

**NOTICE
OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

REGULAR MEETING - VIRTUAL

Participate through this Zoom link:

<https://us02web.zoom.us/j/83134928869>

Or by calling: 1-929-205-6099

Meeting ID: 831 3492 8869

(Refer to the www.oshtemo.org Home Page or page 3 of this packet for additional Virtual Meeting Information)

TUESDAY, MAY 25, 2021

3:00 P.M.

AGENDA

1. Call to Order
2. Roll Call and Remote Location Identification
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes: April 27th, 2021
6. **Public Hearing – Meijer Lighting Variance Request**
Consideration of the application of Fishbeck, on behalf of Meijer, Inc., for a variance from Article 54 Lighting, Section 54.60 Outdoor Lighting Standards, to allow pole-mounted lights that exceed 20,000 lumens per luminaire and to allow wall lights that exceed the 14-foot maximum mounting height. The subject property is located at 6660 West Main Street.
7. **Site Plan - Dental Office Expansion**
Dr. Katherine Bandos is requesting Site Plan approval to construct a 1,049 square foot addition to an existing 2,712 square foot dental office located at 5925 Venture Park.
8. Public Comment
9. Other Updates and Business
10. Adjournment

**Policy for Public Comment
Township Board Regular Meetings, Planning Commission & ZBA Meetings**

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official or staff member to respond at a later date. More complicated questions can be answered during Township business hours through web contact, phone calls, email (oshtemo@oshtemo.org), walk-in visits, or by appointment.

b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be Board discussion prior to call for a motion. While comments that include questions are important, depending on the nature of the question, whether it can be answered without further research, and the relevance to the agenda item at hand, the questions may not be discussed during the Board deliberation which follows.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name, but it is not required.

All public comment offered during public hearings shall be directed, and relevant, to the item of business on which the public hearing is being conducted. Comment during the Public Comment Non-Agenda Items may be directed to any issue.

All public comment shall be limited to four (4) minutes in duration unless special permission has been granted in advance by the Supervisor or Chairperson of the meeting.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor or Chairperson of the meeting shall terminate any public comment which does not follow these guidelines.

(adopted 5/9/2000)
(revised 5/14/2013)
(revised 1/8/2018)

Questions and concerns are welcome outside of public meetings during Township Office hours through phone calls, stopping in at the front desk, by email, and by appointment. The customer service counter is open from Monday-Thursday 8:00 am- 5:00 pm, and on Friday 8:00 am-1:00 pm. Additionally, questions and concerns are accepted at all hours through the website contact form found at www.oshtemo.org, email, postal service, and voicemail. Staff and elected official contact information is provided below. If you do not have a specific person to contact, please direct your inquiry to oshtemo@oshtemo.org and it will be directed to the appropriate person.

Oshtemo Township Board of Trustees		
<u>Supervisor</u>		
Libby Heiny-Cogswell	216-5220	libbyhc@oshtemo.org
<u>Clerk</u>		
Dusty Farmer	216-5224	dfarmer@oshtemo.org
<u>Treasurer</u>		
Clare Buszka	216-5221	cbuszka@oshtemo.org
<u>Trustees</u>		
Cheri L. Bell	372-2275	cbell@oshtemo.org
Kristin Cole	375-4260	kcole@oshtemo.org
Zak Ford	271-5513	zford@oshtemo.org
Kizzy Bradford	375-4260	kbradford@oshtemo.org

Township Department Information			
<u>Assessor:</u>			
Kristine Biddle	216-5225	assessor@oshtemo.org	
<u>Fire Chief:</u>			
Mark Barnes	375-0487	mbarnes@oshtemo.org	
<u>Ordinance Enf:</u>			
Rick Suwarsky	216-5227	rsuwarsky@oshtemo.org	
<u>Parks Director:</u>			
Karen High	216-5233	khigh@oshtemo.org	
Rental Info	216-5224	oshtemo@oshtemo.org	
<u>Planning Director:</u>			
Iris Lubbert	216-5223	ilubbert@oshtemo.org	
<u>Public Works:</u>			
Marc Elliott	216-5236	melliott@oshtemo.org	

Zoom Instructions for Participants

Before a videoconference:

1. You will need a computer, tablet, or smartphone with a speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. If you are going to make a public comment, please use a microphone or headphones with a microphone to cut down on feedback, if possible.
3. Details, phone numbers, and links to videoconference or conference call are provided below. The details include a link to “**Join via computer**” as well as phone numbers for a conference call option. It will also include the 11-digit Meeting ID.

To join the videoconference:

1. At the start time of the meeting, click on this link to [join via computer](#). You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to [join.zoom.us](#) on any browser and entering this **Meeting ID: 831 3492 8869**

If you are having trouble hearing the meeting or do not have the ability to join using a computer, tablet or smartphone then you can join via conference call by following instructions below.

To join the conference by phone:

1. On your phone, dial the teleconferencing number: **1-929-205-6099**
2. When prompted using your touchtone (DTMF) keypad, enter the Meeting ID number: **831 3492 8869#**

Participant controls in the lower-left corner of the Zoom screen:



Using the icons at the bottom of the Zoom screen, you can (some features will be locked to participants during the meeting):

- Participants – opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand. **This will be used to indicate that you want to make a public comment.**
- Chat – opens pop-up screen that allows participants to post comments during the meeting.

If you are attending the meeting by phone, to use the “Raise Hand” feature **press *9 on your touchtone keypad.**

Public comments will be handled by the “Raise Hand” method as instructed above within Participant Controls.

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**OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

DRAFT MINUTES OF A VIRTUAL MEETING HELD APRIL 27, 2021

Agenda

PUBLIC HEARING: VARIANCE FOR HUNTINGTON RUN MOBILE HOME PARK EXPANSION

THE FOUR LEAF COMPANIES, ON BEHALF OF HUNTINGTON RUN PARTNERS LLC, WAS REQUESTING RELIEF FROM SECTION 49.150(C) OF THE ZONING ORDINANCE WHICH REQUIRES THAT ALL MOBILE HOME PARKS HAVE A MINIMUM OF TWO ACCESS STREETS CONNECTING THE PARK TO OSHTEMO'S STREET NETWORK. THE REQUEST WAS TO ALLOW THE HUNTINGTON RUN MOBILE HOME PARK AND THE PROPOSED EXPANSION AREA TO HAVE ONE POINT OF FULL INGRESS/EGRESS.

A virtual meeting of the Oshtemo Charter Township Zoning Board was held Tuesday, April 27, 2021 beginning at approximately 3:00 p.m.

MEMBERS PRESENT: Neil Sikora, Chair
Anita Smith, Vice Chair
Dusty Farmer
Fred Gould

(All attending within Oshtemo Township)

MEMBERS ABSENT: Ollie Chambers
Micki Maxwell

Also present were Iris Lubbert, Planning Director, James Porter, Township Attorney, Colten Hutson, Zoning Administrator, and Martha Coash, Meeting Transcriptionist.

Guests present included Rob Lamer, Excel Engineering and Kevin Shaughnessy, Four Leaf.

Call to Order and Pledge of Allegiance

Chairperson Sikora called the meeting to order and invited those present to join in reciting the "Pledge of Allegiance."

APPROVAL OF AGENDA

After determining no changes were needed, Chairperson Sikora requested a motion.

Mr. Gould made a motion to approve the agenda as presented. Ms. Farmer seconded the motion. The motion was approved unanimously by roll call vote.

Chairperson Sikora moved to the next agenda item.

APPROVAL OF THE MINUTES OF February 23, 2021

The Chair asked if there were any additions, deletions, or corrections to the minutes of February 23, 2021.

Four minor typos/corrections were suggested.

Ms. Farmer made a motion to approve the Minutes of February 23, 2021 as corrected. Mr. Gould seconded the motion. The motion was approved unanimously by roll call vote.

Chairperson Sikora moved to the next agenda item and asked Mr. Hutson for his presentation.

PUBLIC HEARING: VARIANCE FOR HUNTINGTON RUN MOBILE HOME PARK EXPANSION **THE FOUR LEAF COMPANIES, ON BEHALF OF HUNTINGTON RUN PARTNERS LLC, REQUESTED RELIEF FROM SECTION 49.150(C) OF THE ZONING ORDINANCE WHICH REQUIRES THAT ALL MOBILE HOME PARKS HAVE A MINIMUM OF TWO ACCESS STREETS CONNECTING THE PARK TO OSHTEMO'S STREET NETWORK. THE REQUEST IS TO ALLOW THE HUNTINGTON RUN MOBILE HOME PARK AND THE PROPOSED EXPANSION AREA TO HAVE ONE POINT OF FULL INGRESS/EGRESS.**

Mr. Hutson explained that Four Leaf Companies, on behalf of Huntington Run Partners LLC, was requesting relief from Section 49.150(C) of the Zoning Ordinance which requires that all mobile home parks have a minimum of two access streets connecting the park to Oshtemo's street network. The request was to allow the Huntington Run Mobile Home Park and the proposed expansion area to have one point of ingress/egress. An emergency access drive was proposed to replace the required second access street. If approved, the parcel encompassing the expansion area would be required to be combined with the parcel(s) currently comprising the existing portion of the mobile home park.

He said the area in question is zoned R-5: Residence District. Mobile home parks are listed as special uses within this district. Site plans for special exception uses of this nature generally go through a formal review process that begins at an administrative

level and then ultimately goes before the Township Board following a recommendation from the Planning Commission. However, as the proposal is in direct conflict with Section 149.50(C) of the Zoning Ordinance, staff could not move the item forward to the Planning Commission. However, Section 49.150(C) also states that the Zoning Board of Appeals has the authority to grant a variance from the requirement for additional access streets where, in the opinion of said Board, the additional access or accesses would not improve traffic safety because of the peculiar characteristics of the proposed development. The applicant has requested the Zoning Board of Appeals consider a variance for their proposal from Section 49.150(C): Mobile Home Parks and Accessory Buildings and Uses. If the requested variance is approved, a complete site plan will still be required to go through the formal planning process and be reviewed by the Planning Commission and Township Board for site plan and special use approval.

SECTION 49.150(C): Mobile Home Parks and Accessory Buildings and Uses

Mr. Hutson said the applicant provided the following rationale for this variance request from Section 49.150(C):

- Atlantic Avenue is a public street that runs NE/SW connecting both major roads that run E/W-Parkview Avenue and N/S-South 9th Street. Atlantic Avenue is a connector road to these two streets and does not continue NE past Parkview Avenue and there is not a purpose to continue west past S. 9th Street. As a connector road, the need for a second access point is diminished because it serves the purpose of the ordinance.
- The existing access point is not a small entrance. The Cranbrook Lane entrance off Atlantic Avenue is a boulevard entrance with 24' wide ingress lane, 24' wide island, and 24' wide egress lane. Two-way traffic could travel on the ingress or egress lanes alone, if ever needed. The Oshtemo Zoning Ordinance for a private two-way road width is 24'. There is the ability to stack 20 cars turning left in the egress lane without impeding right turning traffic. We have never seen this many cars stacked to turn left.
- The proposed Huntington Run Expansion is a plan that was approved by the Oshtemo Township without the second access in 2005.

He indicated Michigan courts have applied the following principles for a dimensional variance, which collectively amount to demonstrating a practical difficulty, as follows.

STANDARDS OF APPROVAL OF A NONUSE VARIANCE (PRACTICAL DIFFICULTY):

*Standard: Unique Physical Circumstances
Are there unique physical limitations or conditions which prevent compliance?*

*Standard: Conformance Unnecessarily Burdensome
Are reasonable options for compliance available?
Does reasonable use of the property exist with denial of the variance?*

*Standard: Minimum Necessary for Substantial Justice
Applied to both applicant as well as to other property owners in district.
Review past decisions of the Zoning Board of Appeals (ZBA) for consistency (precedence).*

*Standard: Self-Created Hardship
Are the conditions or circumstances which resulted in the variance request created by actions of the applicant?*

*Standard: Public Safety and Welfare
Will the variance request negatively impact the health, safety, and welfare of others?*

Mr. Hutson said Staff analyzed the request against the principles for a dimensional variance and offered the following information:

- **Special or unique physical conditions and circumstances exist which are peculiar to the property involved and which are not generally applicable to other properties in the same district.**

His Comment:

The 8-acre expansion area is located to the west of the existing portion of the mobile home park. Residential property surrounds the vacant parcel to its north, east, and west, with industrial property being situated to the south. The developed portion of the mobile home park possesses roughly 750' of road frontage adjacent to Atlantic Avenue and Parkview Avenue, whereas the expansion area itself has approximately 40.5' of road frontage adjacent to S 9th Street. Although the developed area of the mobile home park has sufficient road frontage to the north to install a secondary point of ingress/egress, approving such would defeat the purpose of requiring a secondary access drive due to its proximity to the mobile home park's existing access drive. The approximate 40.5' of road frontage on S 9th Street is not wide enough to facilitate a 66' wide right-of-way required per Section 49.150(F). Without acquiring easements or additional land from neighboring properties to gain an alternative access point to the parcel, creating a secondary point of ingress/egress is not likely.

He added that even if the mobile home park acquired sufficient road frontage on S 9th Street through an easement or additional land, the Road Commission of Kalamazoo County has expressed to Township staff that they would not grant said access due to the number of existing curb cuts and high traffic volumes on S 9th Street.

- **Strict compliance with the standard would unreasonably prevent the landowner from using the property for a permitted use; or would render conformity to the ordinance unnecessarily burdensome.**

His Comment:

Many mobile home parks outside and within Oshtemo Township possess more than one access street connecting said park to a public roadway. Requiring a secondary full access point is not unreasonable given that mobile home parks are one of the most intense land uses within Oshtemo Township. For perspective, subdivisions and site condominiums with an excess of 50 dwelling units require a secondary ingress/egress be installed. The expansion to Huntington Run Mobile Home Park would increase the number of dwelling units to 233 in total. Acquisition of easements or additional land could be explored further to provide a full secondary access point to the site. Requiring a secondary point of ingress/egress is not unreasonable.

It should also be noted that other permitted uses, permitted uses with conditions, and special uses within the R-5: Residence District would still be able to develop on this parcel if the reviewing body were to deny the variance request. Section 51.30(A) of the Zoning Ordinance outlines that a commercial driveway that facilitates two-way traffic shall have a maximum throat width of 36'. With the parcel having approximately 40.5' of frontage along S 9th Street, accommodating a width less than 40.5' would suffice.

- **The variance is the minimum necessary to provide substantial justice to the landowner and neighbors.**

His Comment:

In researching past ZBA decisions regarding reducing the number of access streets for mobile home parks, Planning Department staff identified two comparable cases:

1. *Pheasant Ridge Mobile Home Park (aka Huntington Run Manufactured Home Community), 6255 Cranbrook Lane, 01/21/1991:*

A variance was granted by the Zoning Board of Appeals on January 21, 1991 to allow Pheasant Ridge Mobile Home Park to have one point of ingress/egress rather than the two points of ingress/egress required per Zoning Ordinance. The existing portion of the mobile home park has approximately 574' of road frontage adjacent to Atlantic Avenue and 176' of road frontage adjacent to Parkview Avenue (750' total). Excerpts of the minutes from said public hearing indicate that two points of ingress/egress were initially proposed for the development, one being located on Atlantic Avenue and the second being located along Parkview Avenue.

During the public comment stage of the meeting, a citizen expressed to the Zoning Board of Appeals that they had several safety concerns regarding the Atlantic Avenue and Parkview Avenue intersection, noting that it was already dangerous as it was. The citizen also expressed that the site plans for any proposed development at this location should incorporate having the intersection reconfigured in such a way to accommodate increased traffic. Minutes from the meeting demonstrate Zoning Board of Appeals members' concerns regarding the safety issues of the Atlantic Avenue and Parkview Avenue intersection as well, noting that eliminating the Parkview Avenue

access point would help alleviate many potential traffic problems posed by the existence of the Parkview Access.

Staff at the time who presented the report indicated that the Fire Department did not have any opposition to the elimination of the proposed secondary access point for the site. When the applicant offered to install a gated emergency access drive adjacent to Parkview Avenue rather than a normal point of ingress/egress, the Fire Department declined the offer, having no interest in a gated emergency access drive at this location. It should be noted that when the variance was granted in 1991 an Oshtemo Fire Station was located on the corner of Parkview Avenue and Stadium Drive, which is where the Oshtemo Community Center is now located. That said Fire Station has since been removed; the closest Fire Station is located on S 6th Street. The proximity of the Fire Station to the mobile home park in 1991 most likely influenced the Oshtemo Fire Department's reasoning for not requiring a secondary access point or emergency drive. The secondary entrance not being in accordance with the Township's adopted Access Management Plan influenced board members' decision as well.

Although a variance was granted to reduce the number of access streets from two to one, he noted one of the major reasons for granting approval was that the Zoning Board of Appeals recommended that the secondary access point on Parkview Avenue be eliminated entirely. This is mainly attributed to the safety issues associated with the site and as to where the secondary access point would be located. The shortness in distance between both access points in addition to their proximity to the busy intersection of Parkview Avenue and Atlantic Avenue heavily influenced the Zoning Board of Appeals' decision to grant the variance. The Zoning Board of Appeals strongly considered the safety aspects of the proposal and chose to approve the variance.

2. *Wildwood Mobile Home Park (aka Woodland Estates), 4797 S 4th Street, 02/04/1991*

A variance was granted by the Zoning Board of Appeals on February 04, 1991 to allow Wildwood Mobile Home Park to have one point of ingress/egress rather than the two points of ingress/egress required per Zoning Ordinance. Excerpts of the minutes from said public hearing indicate that two access points existed when the property originally developed in the 1960s, one adjacent to S 4th Street and the second adjacent to S 5th Street. Although the mobile home park had two access points, the access point on S 5th Street was only a gated access drive. The applicant requested a variance to formally close the once approved S 5th Street access point in its entirety.

Minutes from the public hearing identified the following reasons to support the elimination of the S 5th Street access point: 1) the Township's Access Management Plan indicated that only mobile home parks with over 600 units warrant consideration for a secondary access drive, 2) low traffic volumes recorded for 4th Street by the Road Commission of Kalamazoo County, 3) the Fire Department did not oppose the elimination of the secondary access drive, 4) Pheasant Ridge Mobile Home Park on January 21, 1991 was granted a variance to reduce the number of access drives from two to one, and 5) a second access point would not improve traffic and safety. It should

be noted that some Board Members were worried whether one access point would be sufficient for a mobile home park of this size. One Board Member conveyed that since the Fire Department was not in opposition to closing the secondary access point, and given the reasons mentioned earlier, that they should grant the variance.

The Zoning Board of Appeals decided to grant the variance request to eliminate the established secondary access point adjacent to S 5th Street. The existing portion of the park had approximately 200 units at the time of the variance request. However, it should be noted that when this project expanded to the north in 1996 to construct an additional 116 mobile home units, a second point of ingress/egress was installed.

- **The problem is not self-created.**

His Comment:

The applicant's desire to construct an additional 31 mobile home units has triggered this variance request. When Huntington Run Mobile Home Park was originally constructed in the early 1990s a variance was granted that allowed for one point of ingress/egress rather than the two points of ingress/egress required by the code. As previously noted in this report, an expansion of this special use was approved 16 years ago on March 24, 2005. At that time, it was determined that a variance was not required. Per Section 65.50: Duration of Approval, special use permits terminate if such special use did not commence within one year from its date of approval. As the previous owner never capitalized on the opportunity to proceed with the development and an extension was not requested, the 2005 approval is no longer valid. This submission is considered a new project and this request needs to be considered under current policies and best practices. The previous approval of the project cannot be considered. Expanding the mobile home park is not required nor necessary. The request is a self-created hardship.

- **Public safety and welfare.**

His Comment:

Mobile home parks are one of the most intense uses the Township possesses in terms of density. With the expansion, the site would cover over 46 acres in area and have approximately 233 dwelling units in the community. Having more than one normal access point which allows for two-way traffic provides many benefits to the future residents of the mobile home park. From a life and safety perspective it should be noted that the Oshtemo Fire Department highly prefers regularly used entrances and does not favor limited access roads.

However, the National Fire Protection Association's Fire Code (NFPA-1 as adopted by Oshtemo on 3/9/2021) does allow for a gated limited access road to address the Fire Department's needed access to the site. If a variance were granted, Huntington Run would be required to install an emergency access drive adjacent to S 9th Street. Although not preferred by the Oshtemo Fire Department, they would need to have 24/7 access to the control gate. The limited access drive would also need to meet all safety standards and specifications imposed by the Oshtemo Fire Department.

Oshtemo Township's engineering consultant, Prein and Newhof, evaluated the existing and future development of Huntington Run and the driveway connected to Atlantic Avenue from a traffic engineering standpoint. Data from traffic counts collected by the Kalamazoo Area Transportation Study (KATS) from 2017 found there to be an Average Daily Traffic (AADT) of 1,812 vehicles. This indicates the traffic on Atlantic Avenue is moderately low. Using Land Use Code 240 'Mobile Home Park' for the calculation from the ITE trip generation book for the future addition to the park and comparing it to existing conditions, Prein and Newhof believes the additional traffic generated by the proposed development expansion alone is not enough to trigger the need for a secondary full point of ingress/egress.

Mr. Hutson suggested the Zoning Board of Appeals may make a motion including the following findings of fact relevant to the requested variance:

- Support of variance approval
 - The unique physical characteristics of the property's frontage creates challenges and limits the opportunity of developing a mobile home park at the site. A full access point at this property's frontage on S 9th Street is not feasible.
 - There are two previous cases in which mobile home parks were granted a variance to allow for one point of ingress/egress rather than two.
 - Per the Access Management Plan, mobile home parks with over 600 units warrant consideration for additional full access points. Huntington Run Mobile Home Park, including the expansion, would have 233 units. The variance request, if approved, would not be creating a life and safety issue.
- Support of variance denial
 - The variance request is a hardship that is self-created, as the applicant is not required to expand the development.
 - Other reasonable options for compliance are available. Other uses permitted in the R-5: Residence District could build here without a variance. In addition, easements or land acquisition from neighboring properties could be explored further.

He suggested possible motions for the Zoning Board of Appeals to consider:

1. Variance Approval.

The Zoning Board of Appeals approves the variance request due to unique physical circumstances of the property in question, minimum necessary for substantial justice, and approval will not impact the health, safety, and welfare of others.

2. Variance Denial

The Zoning Board of Appeals denies the variance request as the need for the variance is a self-created hardship and conformance with code requirements is not unnecessarily burdensome.

Chairperson Sikora thanked Mr. Hutson for his report and asked whether Board members had questions.

Mr. Gould asked whether the applicant was aware of the requirement that prior approval had to be implemented within 12 months.

Attorney Porter said it is a standard provision that after 12 months a site plan approval ceases to exist if not acted upon within that time frame.

Ms. Lubbert noted the mobile home park was recently purchased and that the applicant is not the same as the one granted the approval 16 years ago.

Hearing no further questions from Board Members, Chairperson Sikora asked if the applicant wished to speak.

Mr. Rob Lamer, Engineer with Excel Engineering and representing the owner of Four Leaf, said when the park was purchased last year the owners were not aware of the site plan expiration, which is why they have come before the ZBA.

He stated safety is most important and is the biggest reason they were seeking a second emergency limited access drive. The Kalamazoo County Road Commission does not feel it would be safe to add a 9th Street access, that it would be safer to funnel traffic to the main roads (9th and Parkview) from one spot on Atlantic. Fire Department access is also important. He noted it would take about the same time for fire department vehicles to access the south end of the park from the existing ingress/egress as it does to reach the west end, toward 9th Street. Fire Department access would not be less safe than it is today. The 24-foot ingress/egress boulevard lanes were likely designed to provide emergency access. He offered to answer any questions the board might have but noted Mr. Hutson had provided a thorough report.

As there were no questions from ZBA members, Chairperson Sikora moved to Public Hearing. Although there were no members of the public present, two letters were received from residents. Both writers were concerned with safety. The two letters are attached to these minutes.

Hearing nothing further, The Chair closed the public hearing and moved to Board Deliberation.

Ms. Farmer cited reluctance from the Fire Department to the requested variance, but noted they indicated that safety with a limited emergency access drive would be "better than nothing."

Ms. Lubbert explained that seeking possible alternatives, such as a second ingress/egress from Atlantic or Parkview or the acquisition of easements, had been explored and had all fallen through.

Board members came to consensus that although they did not see a good solution, approval of the variance was the best of a bad situation with limited available options.

Ms. Farmer made a motion to approve the request for variance to allow Huntington Run to have one point of full ingress/egress with the addition of an emergency access drive to replace the required second access street, based on:

- 1) the unique physical characteristics of the property's frontage that creates challenges and limits the opportunity of developing a mobile home park at the site, means a full access point at this property's frontage on S 9th Street is not feasible,
- 2) substantial justice as there are two previous cases in which mobile home parks were granted a variance to allow for one point of ingress/egress rather than two, and
- 3) approval will not impact the health, safety and welfare of others.

Chairperson Sikora seconded the motion. The motion was approved unanimously by roll call vote.

Public Comment on Non-Agenda Items

There were no comments from the public.

Other Updates and Business

Ms. Lubbert said there are currently three items to be addressed on the May agenda which will likely require a longer meeting.

The Chair said he received an e-mail regarding a DNR Trust Fund Grant to allow the Township to purchase right of way for the Fruit Belt #2 recommendation.

Ms. Farmer confirmed the grant will be voted on by the legislature.

Chairperson Sikora said if that goes through it will be impressive and commended township staff for its work on this initiative.

Adjournment

Chairperson Sikora noted the Zoning Board of Appeals had exhausted its Agenda. There being no other business, he adjourned the meeting at approximately 4:07 p.m.

Minutes prepared: April 28, 2021

Minutes approved: _____, 2021

Ontario Charter Township Zoning Board of Appeals
Parcel No 3905-35-255-010

It would take several businesses to build
and take care of, 60 mobile home sites,
and buildings,

Emergency Vehicles = Fire - Police - Ambulance - etc.

This ingress/egress of 33 feet, is 3 feet
from my garage-home "I say NO!"

The traffic on S. 9th Street can be
very, very busy and backed up
several times, in any day.

I say NO! to the 33 feet and 300 feet

Shirley E. Reynolds
3635 S. 9th St.

269-375-5951 phone

Re: Zoning Board variance request for Huntington Run.

1. It is probably safe to say none of the members of the Zoning Board have physically made a site visit to Huntington Run.
2. The section of road in our ^(West Wembley Lane) community that will be impacted the most by the proposed development on a map doesn't look like it would present any traffic issues. I decided to take photos for you to see the many blind spots. People do not obey the posted 15 mph. Many drive on the opposite side of the road in the curved areas.
3. In the last year since Four Leaf Properties have taken ownership, we have had 9 new homes added to this section of road. (20 new homes overall to the community). This increase was not here when the previous variance was approved in 2005. The proposed development and addition of 31 new homes is going to impact the safety along this portion of our community.
4. I feel an additional entrance and exit is needed for the safety of our residents that frequently walk and for families with children riding bikes, there are no sidewalks.

I know from reading the agenda packet that many options have been explored and found not feasible or practical for a second ingress and egress.

With the isolated location of the proposed development within our community, it feels rather like building a large home with only one doorway. It is not safe.

Thank you for your time,

Phyllis Lubbert

3582 West Wembley Lane
Kalamazoo, MI 49009

I am not opposed to the addition of these new 31 homes, but I would like to see it done in a manner that would be safe for all residents current and future.

Explanation of photos

1. Entrance (Ingress) to Huntington Run.
2. STOP SIGN (which is treated as a FIELD by most)
3. First blind curve
4. Straight road (heading south)
5. Second curve (blind also)
6. 7. Showing ~~the~~ limited visibility of upcoming STOP SIGN. (which is only slowed at)
8. STOP SIGN and 4 way intersection
9. After turning ^(west) towards new proposed development
10. From the east side of intersection
11. ~~Looking from the south side of intersection looking toward front of ~~exit~~.~~
12. Looking East ~~toward~~ ^{from} the ^{the} proposed development
13. Looking north towards community entrance
14. Going north mid-way down west Wembley
15. Last curve before entrance/exit (egress/ingress)
16. an area that might require a 4 way stop?
(Closer to exit (egress))
17. Exit (egress) I question how 20 cars could "stack" here for exit

Phyllis Libbet
3582 West Wembley Lane
Kalamazoo, MI 49009



11

12

13

14



Huntington Run manufactured Home Community

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May 20, 2021

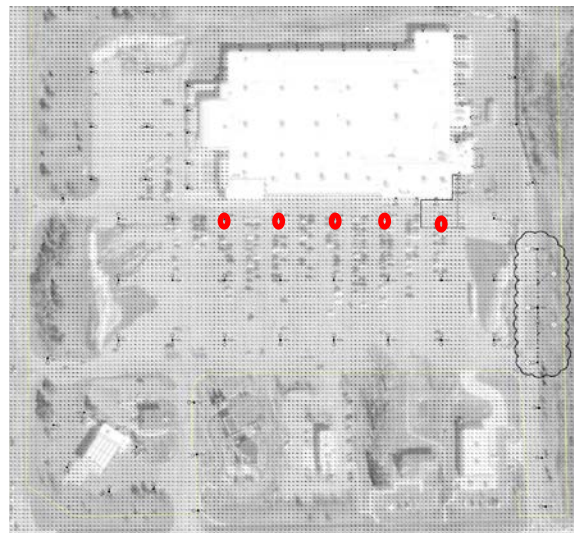
To: Zoning Board of Appeals
From: Karen High, Zoning Administrator
Mtg Date: May 25, 2021
Applicant: Brian Thompson, Fishbeck
Owner: Meijer, Inc
Property: 6660 W Main Street, parcel number 05-14-185-022
Zoning: C: Local Business District

OVERVIEW:

Meijer, Inc is planning to replace the existing pole-mounted and building-mounted lighting on their 38-acre site at 6660 W Main Street. Most of the proposed lighting meets the requirements of Article 54 of the Zoning Ordinance, Lighting. However, the applicant is requesting relief from two requirements of Section 54.60, Outdoor Lighting Standards. The request is as follows:

1. Allow pole-mounted luminaires to exceed the 20,000 lumen maximum at five (5) poles located directly in front of the store. These poles are circled in red on the lighting plan below. Luminaires with 26,000 lumens are proposed.
2. Allow building-mounted lights to exceed the 14' mounting height maximum. This request includes 22 fixtures located at the north and east sides of the building that illuminate the truck dock and truck circulation area. Three fixtures are located at the front of the store near the curbside pickup area, where higher light levels are desired. The applicant proposes to mount the lights at their current height of approximately 18'.

In their submitted letter of intent, attached to this staff report, the applicant reasons that: "higher light levels near entry points and curbside pickup are desired to ensure pedestrian and employee safety during evening hours and to further help security camera systems more clearly show pedestrians and vehicles". The letter further states that: "at the back of the store and at the truck docks, the building-mounted lighting serves as area lighting in lieu of additional poles in areas of high truck traffic. When the building mounted lights were modelled with cutoff LED luminaires at 14' above grade, the average light levels and uniformity suffered as a result from the lowered height. This was especially true in the truck dock area, where poles cannot be added without becoming obstacles to the regular truck traffic in this area."



STANDARDS OF REVIEW:

The Michigan courts have applied the following principles for a variance, which collectively amount to demonstrating a practical difficulty, as follows:

- Special or unique physical conditions and circumstances exist which are peculiar to the property involved and which are not generally applicable to other properties in the same district.
- Strict compliance with the standard would unreasonably prevent the landowner from using the property for a permitted use; or would render conformity to the ordinance unnecessarily burdensome.
- The variance is the minimum necessary to provide substantial justice to the landowner and neighbors.
- The problem is not self-created.
- If granted, the spirit of the ordinance is observed, and public safety and welfare secured.

STAFF ANALYSIS:

The Zoning Board Appeals (ZBA) is required by law to consider the five criteria, and only the five criteria, outlined by the Michigan Courts when deciding on an application for a nonuse variance. For the Board's use and reference please see staff's analysis below of the proposal against these criteria.

Criteria: *Unique Physical Circumstances*

Are there unique physical limitations or conditions which prevent compliance?

There appear to be no physical limitations or conditions which prevent compliance.

Criteria: *Conformance Unnecessarily Burdensome*

Are reasonable options for compliance available? Does reasonable use of the property exist with denial of the variance?

All of the pole mounted lights on the site are proposed to be replaced. Existing poles vary in height from 25' to 39'. New poles will be placed in the same locations as the existing poles, but are proposed to be 22' tall with a new 2.5' concrete pole base in order to meet the 25' mounting height requirement of our current ordinance. The lower mounting height reduces average light levels and uniformity. To address this issue the applicant proposes to increase the lumen levels of the five light fixtures closest to the building to counteract this effect and to provide the desired light levels near entry points and curbside pickup to ensure pedestrian and employee safety. The applicant could reduce the spacing between light poles in order to increase light levels and meet the ordinance. However, changing the pole spacing on this previously developed site could be considered unnecessarily burdensome as it would require redesign of the site and the addition of underground utilities.

The existing wall lights are mounted at a height of approximately 18'. Our ordinance outlines a maximum mounting height of 14' for wall mounted lights. As noted above in the discussion of pole mounted lights, lowering the mounting height will reduce average light levels and uniformity. Adding wall mounted fixtures to reduce spacing between them would increase light levels but may be unnecessarily burdensome.

In addition, the ordinance section that outlines a 14' maximum height for building-mounted lighting specifically relates to pedestrian walkways and doorways. The ordinance does not include a requirement for the mounting height of building mounted lighting to illuminate truck docks or truck circulation routes.

As previously stated, 22 of the 25 wall mounted fixtures are to illuminate truck dock and truck circulation areas. The applicant suggests, and Planning Department staff agrees, that the 14' maximum mounting height does not allow for adequate lighting levels in these areas. If these areas were lit with pole mounted lights, a mounting height of 25' and 20,000 lumens would be permitted. The new wall mount fixtures are proposed to have luminaires with either 4,270 or 6,100 lumens. Our ordinance allows up to 8,000 lumens. The applicant suggests pole lights in the truck dock area could be a hazard in that the poles would block vehicular circulation. The higher building-mounted lighting is proposed to function as area lighting in lieu of additional poles in areas of high truck traffic. The three wall mounted fixtures above the entrance are proposed to remain at their existing 18' height in order to improve light levels and uniformity at the front entrance and curbside pickup area.

Criteria: Minimum Necessary for Substantial Justice

Applied to both applicant as well as to other property owners in district. Review past decisions of the ZBA for consistency (precedence).

Oshtemo Township adopted a new lighting ordinance in 2019. This is the first variance request received since the ordinance was adopted. The current ordinance regulates the maximum number of lumens allowed; the previous ordinance regulated wattage. Therefore, it is difficult to make direct comparisons with previous requests. However, Planning Department staff researched past Zoning Board of Appeals decisions that related to the amount of light allowed to help the ZBA consider past precedence. The two cases described below are similar to this request despite the fact that they are for watts rather than lumens. Staff was unable to identify previous decisions regarding the height of building mounted lights.

1. Costco, Parcel # 3905-25-240-001, 12/17/2013: The applicant requested a variance to allow 875 watt fixtures on all pole-mounted lights; the maximum permitted by ordinance was 400 watts. A total of 28 poles were proposed. The applicant stated that if the variance was denied, eight additional poles (35 poles total) with 400 watt fixtures would be needed to meet light levels. The Zoning Board of Appeals approved the request based on past precedence and because they felt that 35 poles would be unnecessarily burdensome and a detriment to the site.
2. SW Corner of Century and West Michigan Avenues, Parcel #3905-25-240-009, 5/26/2015: This site, now home to Sportsman's Warehouse, is adjacent to the site described above. The applicant again requested and was granted a variance to allow 875 watt fixtures, exceeding the maximum limit of 400 watts. The Zoning Board of Appeals approved the request based on past precedence and on condition that light levels at the property line not exceed ordinance requirements.

Criteria: Self-Created Hardship

Are the conditions or circumstances which resulted in the variance request created by actions of the applicant?

When the site was developed, the ordinance allowed for higher mounting heights of pole and wall mounted fixtures. Changing the lighting onsite could be considered a self created hardship as it is the choice of the property owner to upgrade the lighting. However, the applicant describes the lighting on site as being approximately 30 years old, in poor condition, and in need of replacement. Our current ordinance requires that when fifty percent or more of existing outdoor light fixtures are replaced or modified, all lighting must be brought into compliance with the new lighting ordinance. Therefore, the applicant doesn't have the option to keep a few of the existing fixtures in place. Instead, they are

proposing to replace all fixtures, poles, and pole bases in order to provide uniform light levels and reduce energy usage. New LED fixtures, new 22' tall fiberglass poles, and new concrete pole bases will be installed. Overall, the proposed lighting meets ordinance requirements and will be an improvement.

Criteria: Public Safety and Welfare

If granted, will the spirit of the ordinance be observed, and public safety and welfare secured?

Article 54 was adopted to regulate the placement and arrangement of lighting within the Township. These regulations are intended to:

- Protect the public health, safety and general welfare by regulating lighting levels;
- Control light spillover and glare;
- Minimize the detrimental effect of urban sky glow;
- Encourage lighting systems which conserve energy and costs;
- Preserve community character and enhance the appearance of the Township;
- Provide for nighttime safety, and security.

Outdoor lighting must satisfy the following objectives:

- Avoid excessive light spillover onto any adjacent premises;
- Be shielded, and downward directed so that the light intensity or brightness will not interfere with the enjoyment, health, safety, and welfare of surrounding properties;
- Control illumination of vertical architectural surfaces.
- Provide for uniform lighting within sites.
- Enable the fair and consistent enforcement of these regulations.

The pole mounted fixtures with 26,000 lumens are located directly in front of the store, not near the property line. The building mounted fixtures will be no higher than the current fixtures. Required light levels at the property line will be met and will not impact neighboring properties.

Through reviewing the outlined intentions of the code and considering the request at hand, it can be argued that approving this request would be in keeping with the intent of the Ordinance in that the public health, safety and general welfare will be protected, and nighttime safety and security will be provided.

POSSIBLE ACTIONS:

The Zoning Board of Appeals may take the following possible actions:

- Motion to approve as requested (conditions may be attached)
- Motion to approve with an alternate variance relief (conditions may be attached)
- Motion to deny

The motion should include the findings of fact relevant to the requested variance. Based on the staff analysis, the following findings of fact are presented:

- Support of variance approval:
 - Changing the locations of poles and height of building mounted lights on a previously developed site would be unnecessarily burdensome
 - There is precedence that variances have been granted to allow for increased lighting at other commercial establishments

- Approving this request would benefit public health, safety, or welfare because uniform lighting will be provided and energy use will be reduced.
- Support of variance denial:
 - Without relief, the lighting plan can be redesigned to meet current requirements. Conformance with the Zoning Ordinance is not unnecessarily burdensome.

Possible motions for the Zoning Board of Appeals to consider include:

1. Applicant's Request

Based on the findings of fact discussed in this memo, motion to approve the variance request, allowing the applicant to install pole-mounted luminaires with 26,000 lumens maximum at five (5) poles located directly in front of the store.

Also to allow the building-mounted lights to be installed at the existing height, exceeding the 14' mounting height maximum.

If the ZBA chooses this motion, staff requests that a condition be attached requiring the property owner to complete the building permit process via the Southwest Michigan Building Authority and that the Zoning Board of Appeals send a request to the Planning Commission to consider an ordinance amendment that addresses building mounted lighting to illuminate truck docks or truck circulation routes.

2. Motion to deny the requested variance because reasonable use of the property is possible under the current Ordinance standards.

Attachments: Application, Applicant's statement, Lighting plan, Minutes for the two substantial justice cases

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7275 W. Main Street, Kalamazoo, Michigan 49009-9334
Phone: 269-216-5223 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS Meijer Store 119 - Site Lighting Replacement
(6660 W. Main Street, Kalamazoo, MI 49009)

PLANNING & ZONING APPLICATION

Applicant Name : Brian Thompson
Company Fishbeck
Address 1515 Arboretum Drive, SE
Grand Rapids, MI 49546
E-mail bthompson@fishbeck.com
Telephone 616-464-3741 Fax _____
Interest in Property Electrical Engineer/Lighting Designer

THIS
SPACE
FOR
TOWNSHIP
USE
ONLY

OWNER*:

Name Meijer, Inc.
Address 2929 Walker Avenue NW
Grand Rapids, MI 49544
Email Chris.Bronson@meijer.com
Phone & Fax 616-791-5695 x15695

Fee Amount _____
Escrow Amount _____

NATURE OF THE REQUEST: (Please check the appropriate item(s))

- | | |
|---|---|
| <input type="checkbox"/> Planning Escrow-1042 | <input type="checkbox"/> Land Division-1090 |
| <input type="checkbox"/> Site Plan Review-1088 | <input type="checkbox"/> Subdivision Plat Review-1089 |
| <input type="checkbox"/> Administrative Site Plan Review-1086 | <input type="checkbox"/> Rezoning-1091 |
| <input type="checkbox"/> Special Exception Use-1085 | <input type="checkbox"/> Interpretation-1082 |
| <input checked="" type="checkbox"/> Zoning Variance-1092 | <input type="checkbox"/> Text Amendment-1081 |
| <input type="checkbox"/> Site Condominium-1084 | <input type="checkbox"/> Sign Deviation-1080 |
| <input type="checkbox"/> Accessory Building Review-1083 | <input type="checkbox"/> Other: _____ |

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): _____

1) Allow pole mounted luminaires under 25' in height to not exceed 26,000 lumens at
five pole locations directly in front of the store. 2) Allow building-mounted area lighting
to be replaced with LED fixtures mounted at the existing height (18' typical).

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

SEC 14-2-12 COMM AT CENTER 1/4 POST TH N01DEG03'51"E 69.55' ALG N & S 1/4 LI TO POB; TH N89DEB52'53"W ALG NLY ROW OF M-43 HSY 115.96' TH N01DEG28'44"W 55.5' TH S89DEG52'52"E 25' TH N01DEG28'44"W 260.90' TH NLY 58.76' ALG A CURVETO LEFT WI A RAD OF 38.50' AND CH BEARING N45DEG12'05"W 53.22' TH N88DEG55'26"W 702.36' TH SWLY 76.33' ALG A CURVE TO LEFT WI A RAD 48.5' AND CH BEARING S45DEG57'45"W 68.73' TH S00DEG50'55"W 126.24' TH S12DEG16'20"E 48.98' TH S00DEG46'46"W 118.5' TO NLY ROW OF M-43 HWY TH N89DEG52'52"W ALG SD ROW 70.16' TH N01DEG02'55"E 330' TH N89DEG52'52"W 370' TO W LI E 1/2 NW1/4 TH N01DEG02'55"E ALG SD W LI 1219.22' TH S90DEG 1322.70' PAR WI E & W 1/4 LI TO N & S 1/4 LI TH S01DEG03'51"W THEREON 1576.98' TO BEG ***12/05 COMBINE 14-185-021, 027, & 030 AND SPLIT INTO 14-185-022, 14-185-031, 14-185-033, 14-185-036, 14-185-039***

PARCEL NUMBER: 3905- 05-14-185-022

ADDRESS OF PROPERTY: 6660 West Main Street, Kalamazoo, MI, 49009

PRESENT USE OF THE PROPERTY: 201 - Commercial

PRESENT ZONING 201 - Commercial **SIZE OF PROPERTY** 38.05 acre

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)	Address(es)

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.

Owner's Signature (* If different from Applicant)	Date
Applicant's Signature	Date

- Copies to:
 - Planning -1
 - Applicant -1
 - Clerk -1
 - Deputy Clerk -1
 - Attorney-1
 - Assessor -1
 - Planning Secretary - Original

PLEASE ATTACH ALL REQUIRED DOCUMENTS

April 13, 2021
Project No. 200551

Iris Lubbert
Planning Director
Oshtemo Charter Township
7275 West Main Street
Kalamazoo, MI 49009

**Request for Luminaire and Building-Mounted Lighting Variance
Meijer Store 119
6660 West Main Street
Kalamazoo, MI**

Dear Iris:

Meijer, Inc. identified Store 119, located at 6660 West Main Street in Kalamazoo, Michigan, as in need of site lighting upgrades and contracted Fishbeck to lead the design process. The site lighting upgrades were to range from changing fixtures to LED to a full site replacement of fixtures, poles, and poles bases, based upon existing site conditions.

Upon a site visit to Store 119, Fishbeck found 30-year-old steel poles varying in height from 25' to 39', many poles were noted with considerable amounts of rust, cracks, and handhole covers missing. The majority of concrete pole bases had cracks originating from the pole anchor bolts and down the side, as well as other vehicular damage sustained over the years. Most pole-mounted fixtures were 30-year-old high-pressure sodium (HPS), orange light, fixtures with historically poor color rendering index (CRI) values, meaning that colors seen under HPS lighting all appear to be different shades of orange. Building-mounted fixtures are of similar age and are typically mounted at 18'-0", these fixtures are metal halide (MH), white light.

Based on the poor condition of all items found on site, Fishbeck recommended Meijer replace all fixtures, poles, and pole bases. Meijer agreed to begin design with fixtures being upgraded to LED type, poles being upgraded to fiberglass, and all new concrete pole bases. Our design constraints were as follows: Limit the number of new pole locations, reduce pole heights, limit the number of different fixture types, reduce site lighting energy usage, and create a uniform light level throughout the parking areas. Higher light levels were desired near customer entrance points and the current curbside ordering pick-up zone. These constraints were desired for a multitude of reasons as outline below.

LED fixtures will increase the CRI, which will help pedestrians and video cameras see colors and color differences better, making the lighted areas safer. Using different patterns of lights strategically, these fixtures allow flexibility in design to create very even light levels across large areas, depending on mounting heights and lumen packages chosen. This can limit 'hot spots' in parking areas where your eyes will need to constantly adjust to properly see and keeps uniformity (maximum to minimum levels) very low. The higher light levels near entry points and curbside pickup are desired to ensure pedestrian and employee safety during evening hours and to further help security camera systems more clearly show pedestrians and vehicles.

Fishbeck submitted preliminary plans on March 9, 2021 for a sketch plan review. Based on the feedback from this preliminary site plan review and hearing that some neighbors have already complained about the existing Meijer site lighting, Meijer felt it was best to further reduce the height of the proposed poles and redesign the luminaires accordingly.

Poles being upgraded to fiberglass will reduce the possibility of failures due to rust in the future. A pole height of 22' was selected to be used throughout and to be mounted on a 2-1/2' concrete pole base. The 24-1/2' fixture mounting height will allow for use of a lower lumen package fixture to cover smaller areas around the perimeter of the Meijer site well. The 22' pole height was selected to be in full compliance with the fixture height requirement in the Oshtemo Charter Township zoning ordinance.

Initially, Fishbeck intended on using a standard of 22' fiberglass poles across the entire site with fixtures less than 20,000 lumens, as outlined in Zoning Ordinance 54.60.B.4. This design led to uniformity values exceeding IES recommendations in the heaviest pedestrian safety areas near the customer entrance points which increases the risk of pedestrian-vehicular accidents. Light levels were also less than IES recommendations with lower overall average values near entry points and curbside pickup. The Illuminating Engineering Society (IES) 2016 Guide for Security Lighting for People, Property, and Critical Infrastructure (IES G-1-16) states in section 8.2.6 Parking Lots "the recommended security and safety illuminance for open parking facilities should be at least a maintained average of 32 lx (3.0 fc) on the pavement..." This value of 3.0 fc is not attainable near store entry points without raising the lumen package of nearby fixtures. Taking these factors into consideration, Fishbeck created a design maintaining a maximum fixture height of 24-1/2' with fixtures less than 20,000 lumens throughout the site, with the exception of five (5) locations utilizing fixtures less than 26,000 lumens as outlined in Zoning Ordinance 54.60.B.5.

Fishbeck, on Meijer's behalf, is requesting that Oshtemo Charter Township grant a variance to allow luminaires up to 26,000 lumens at the five (5) pole locations directly in front of the store to increase the average light levels and create better uniformity in accordance with IES G-1-16.

The existing building-mounted lighting is MH and typically mounted about 18' above grade. At the back of the store and at the truck docks, the building-mounted lighting serves as area lighting in lieu of additional poles in areas of high truck traffic. The Oshtemo Charter Township Zoning Ordinance notes that building-mounted pedestrian walkway and doorway lighting shall not exceed 14' in height. In the case of the Meijer building-mounted area lights, Fishbeck would argue the building-mounted site lighting is not intended to light pedestrian walkways or doorways. These 18' building mounted lights replace lights that would otherwise be pole mounted at a height of 25' in accordance with the Oshtemo Charter Township Zoning Ordinance.

When the building mounted lights were modelled with cutoff LED luminaires at 14' above grade, the average light levels and uniformity suffered as a result from the lowered height. This was especially true in the truck dock area, where poles cannot be added without becoming obstacles to the regular truck traffic in this area.

Fishbeck, on Meijer's behalf, is requesting that Oshtemo Charter Township grant a variance to allow building mounted area lighting luminaires to be replaced with cutoff LED lighting mounted at the existing height (typically 18' above grade and less than the 25' pole mounted luminaire requirement). We propose the building-mounted lighting will not exceed 8,000 lumens.

The proposed variance requests with respect to pole mounted maximum lumens and building-mounted luminaire heights allow for an even distribution of light across the entire parking area. The light levels produced will aid in the health and safety of pedestrians, customers, and Meijer employees, along with ensuring more clear imagery from security systems in place. Please note that Meijer and Fishbeck have taken great care since receiving the sketch plan review comments to better align with the Oshtemo Charter Township Zoning Requirements. We feel

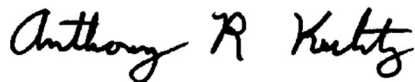
this proposal of minor variance, illustrates Meijer's commitment to the community and willingness to compromise with its neighbors.

We request that Oshtemo Charter Township grant Meijer the following variances with respect to its upcoming site lighting replacement project:

1. Allow pole mounted luminaires under 25' in height to not exceed 26,000 lumens (in lieu of the 20,000 lumen maximum) at the five (5) pole locations directly in front of the store; to increase the average light levels and create better uniformity.
2. Allow building mounted area lighting luminaires to be replaced with cutoff LED lighting mounted at the existing height (typically 18' above grade and less than the 25' pole mounted luminaire requirement); to increase the average light levels and create better uniformity.

If you have any questions or require additional information, please contact me at 616.464.3722 or tkuhtz@fishbeck.com.

Sincerely,



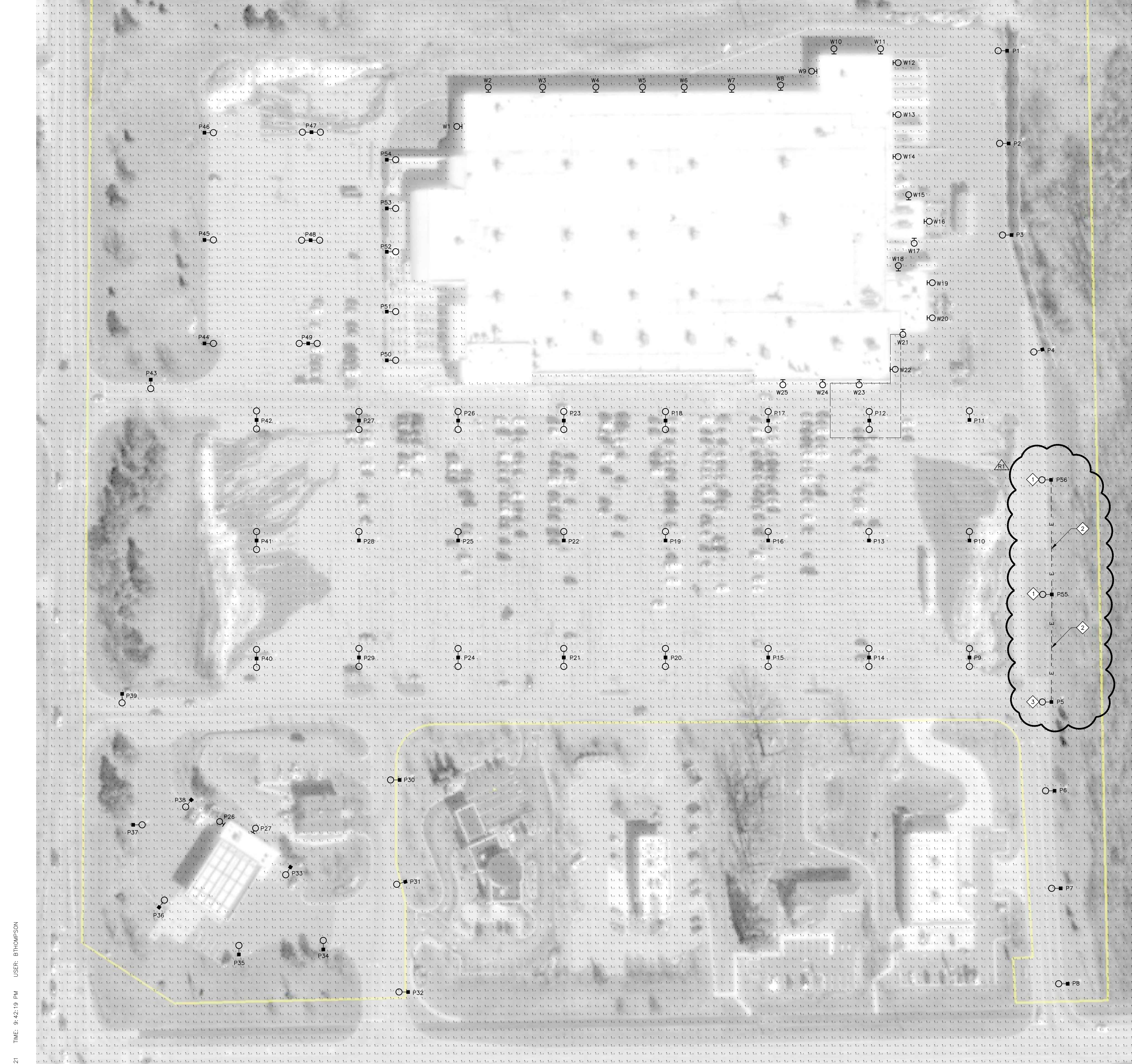
Tony Kuhtz PE, LEED AP

Vice President/Senior Electrical Engineer

Attachments

By email

Copy: Chris Bronson – Meijer
Brian Thompson – Fishbeck



SITE ELECTRICAL PLAN
SCALE: 1" = 60'
NORTH

POLE MATERIAL SCHEDULE				
POLE TYPE	DESCRIPTION	MANUF./CATALOG NO.	QUANTITY	REMARKS
LP22	22" FIBERGLASS WHITE POLE WITH ANCHOR BASE COVER	ALLIANCE COMPOSITES	56	NOTE 1, 2, 3
LP25	25" FIBERGLASS WHITE POLE WITH ANCHOR BASE COVER	ALLIANCE COMPOSITES	0	NOTE 1, 2, 3
LP30	30" FIBERGLASS WHITE POLE WITH ANCHOR BASE COVER	ALLIANCE COMPOSITES	0	NOTE 1, 2, 3
LP35	35" FIBERGLASS WHITE POLE WITH ANCHOR BASE COVER	ALLIANCE COMPOSITES	0	NOTE 1, 2, 3
LP39	39" FIBERGLASS WHITE POLE WITH ANCHOR BASE COVER	ALLIANCE COMPOSITES	0	NOTE 1, 2, 3

NOTES

- EXACT CATALOG NUMBER TO BE DETERMINED BY SUPPLIER DURING SUBMITTAL REVIEW.
- SUPPLIER TO DETERMINE IF ANCHOR BOLT ADAPTER OR CUSTOM POLE BASE TO ACCEPT EXISTING ANCHOR BOLT CIRCLE IS NECESSARY DURING SUBMITTAL REVIEW.
- SUPPLIER TO VERIFY POLE LOAD AND EPA RATINGS ARE SUFFICIENT FOR ALL LUMINAIRES AND ACCESSORIES MOUNTED ON POLE.

LUMINAIRE MATERIAL SCHEDULE									
MARK	DESCRIPTION	MANUFACTURER	CATALOG NO.	LUMINAIRE DATA					
				QUANTITY	VOLTAGE	LOAD	LUMENS	CCT	CRI
SLR2	WHITE TYPE III, 111W, 4000K MOUNTED LED	LITHONIA	RSX2-LED-P2-40K-R3-XVOLT-RPA-DWHXD	10	480	111	17,202	4000	70
SLR3	WHITE TYPE IV, 71W, 4000K MOUNTED LED	LITHONIA	RSX2-LED-P1-40K-R4-XVOLT-RPA-DWHXD	10	208/277	71	11,136	4000	70
SLR5	WHITE TYPE IV, 111W, 4000K MOUNTED LED	LITHONIA	RSX2-LED-P2-40K-R4-XVOLT-RPA-DWHXD	8	480	111	17,427	4000	70
SLR5	WHITE TYPE V, 111W, 4000K MOUNTED LED	LITHONIA	RSX2-LED-P2-40K-R5-MVOLT-RPA-DWHXD	1	208	111	17,661	4000	70
SLR8	WHITE TYPE V, 111W, 4000K MOUNTED LED	LITHONIA	RSX2-LED-P2-40K-R5-XVOLT-RPA-DWHXD	8	480	111	17,661	4000	70
SLR7	(2) WHITE TYPE V, 111W, 4000K MOUNTED LED	LITHONIA	(2)RSX2-LED-P2-40K-R5-XVOLT-RPA-DWHXD	14	480	111	17,661 EA	4000	70
SLR08	(2) WHITE TYPE V, 187W, 4000K MOUNTED LED	LITHONIA	(2)RSX2-LED-P4-40K-R5-XVOLT-RPA-DWHXD	5	480	187	25,669	4000	70
SLW1	WHITE TYPE IV MEDIUM, 47W, 4000K WALL MOUNTED LED	CREE	XSPW-B-WM-4ME-6L-40K-UL-WH	15	277	47	6,100	4000	70
SLW8	WHITE TYPE II MEDIUM, 31W, 4000K WALL MOUNTED LED	CREE	XSPW-B-WM-2ME-4L-40K-UL-WH	5	277	31	4,270	4000	70

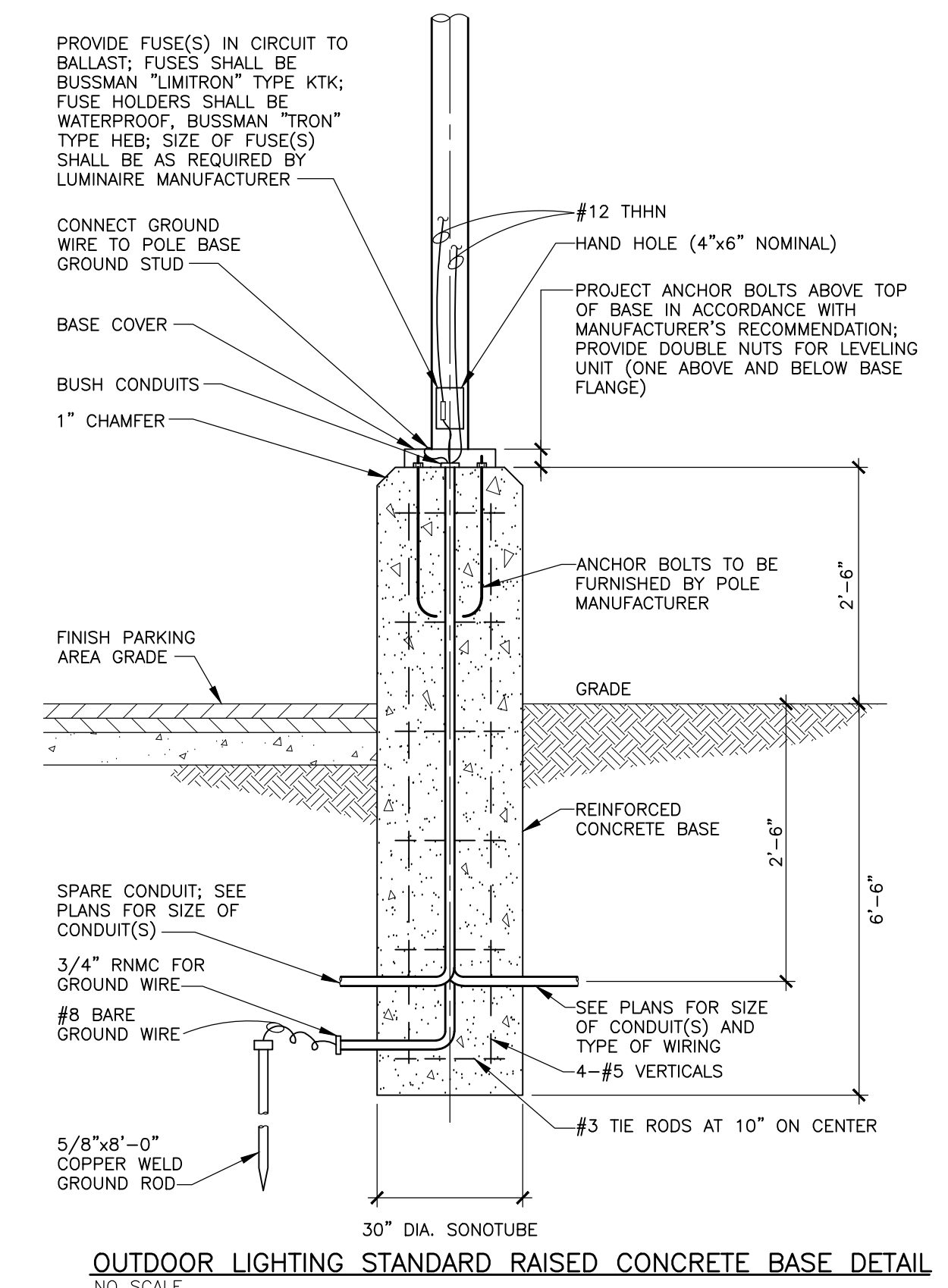
POLE LOCATION SCHEDULE					
LOCATION ID	LUMINAIRE MARK	POLE TYPE	ANCHOR BOLT CIRCLE DIA.	ANCHOR BOLT DIA.	REMARKS
P1	SLR5	LP22		NOTE 4	NOTE 1
P2	SLR5	LP22		NOTE 4	NOTE 1
P3	SLR5	LP22		NOTE 4	NOTE 1
P4	SLR5	LP22		NOTE 4	NOTE 1
P5	SLR2	LP22		NOTE 4	NOTE 1
P6	SLR2	LP22		NOTE 4	NOTE 1
P7	SLR2	LP22		NOTE 4	NOTE 1
P8	SLR2	LP22		NOTE 4	NOTE 1
P9	SLR7	LP22		NOTE 4	NOTE 1
P10	SLR8	LP22		NOTE 4	NOTE 1
P11	SLR8	LP22		NOTE 4	NOTE 1
P12	SLR8	LP22		NOTE 4	NOTE 1
P13	SLR8	LP22		NOTE 4	NOTE 1
P14	SLR7	LP22		NOTE 4	NOTE 1
P15	SLR7	LP22		NOTE 4	NOTE 1
P16	SLR8	LP22		NOTE 4	NOTE 1
P17	SLR8	LP22		NOTE 4	NOTE 1
P18	SLR8	LP22		NOTE 4	NOTE 1
P19	SLR8	LP22		NOTE 4	NOTE 1
P20	SLR7	LP22		NOTE 4	NOTE 1
P21	SLR7	LP22		NOTE 4	NOTE 1
P22	SLR8	LP22		NOTE 4	NOTE 1
P23	SLR8	LP22		NOTE 4	NOTE 1
P24	SLR7	LP22		NOTE 4	NOTE 1
P25	SLR8	LP22		NOTE 4	NOTE 1
P26	SLR8	LP22		NOTE 4	NOTE 1
P27	SLR7	LP22		NOTE 4	NOTE 1
P28	SLR8	LP22		NOTE 4	NOTE 1
P29	SLR7	LP22		NOTE 4	NOTE 1, 2
P30	SLR2	LP22		NOTE 4	NOTE 1, 2
P31	SLR2	LP22		NOTE 4	NOTE 1
P32	SLR2	LP22		NOTE 4	NOTE 1
P33	SLR3	LP22		NOTE 4	NOTE 1, 3
P34	SLR3	LP22		NOTE 4	NOTE 1
P35	SLR3	LP22		NOTE 4	NOTE 1
P36	SLR3	LP22		NOTE 4	NOTE 1
P37	SLR3	LP22		NOTE 4	NOTE 1
P38	SLR5	LP22		NOTE 4	NOTE 1
P39	SLR5	LP22		NOTE 4	NOTE 1
P40	SLR7	LP22		NOTE 4	NOTE 1
P41	SLR7	LP22		NOTE 4	NOTE 1
P42	SLR7	LP22		NOTE 4	NOTE 1
P43	SLR2	LP22		NOTE 4	NOTE 1
P44	SLR5	LP22		NOTE 4	NOTE 1
P45	SLR5	LP22		NOTE 4	NOTE 1
P46	SLR5	LP22		NOTE 4	NOTE 1
P47	SLR7	LP22		NOTE 4	NOTE 1
P48	SLR7	LP22		NOTE 4	NOTE 1
P49	SLR7	LP22		NOTE 4	NOTE 1
P50	SLR3	LP22		NOTE 4	NOTE 1
P51	SLR3	LP22		NOTE 4	NOTE 1
P52	SLR3	LP22		NOTE 4	NOTE 1, 2
P53	SLR3	LP22		NOTE 4	NOTE 1
P54	SLR3	LP22		NOTE 4	NOTE 1
P55	SLR2	LP22		NOTE 4	NOTE 1
P56	SLR2	LP22		NOTE 4	NOTE 1
W1	SLW1	N/A	N/A	N/A	-
W2	SLW8	N/A	N/A	N/A	-
W3	SLW8	N/A	N/A	N/A	-
W4	SLW8	N/A	N/A	N/A	-
W5	SLW8	N/A	N/A	N/A	-
W6	SLW8	N/A	N/A	N/A	-
W7	SLW1	N/A	N/A	N/A	-
W8	SLW1	N/A	N/A	N/A	-
W9	SLW1	N/A	N/A	N/A	-
W10	SLW1	N/A	N/A	N/A	-
W11	SLW1	N/A	N/A	N/A	-
W12	SLW1	N/A	N/A	N/A	-
W13	SLW1	N/A	N/A	N/A	-
W14	SLW1	N/A	N/A	N/A	-
W15	SLW1	N/A	N/A	N/A	-
W16	SLW1	N/A	N/A	N/A	-
W17	SLW1	N/A	N/A	N/A	-
W18	SLW1	N/A	N/A	N/A	-
W19	SLW1	N/A	N/A	N/A	-
W20	SLW1	N/A	N/A	N/A	-
W21					EXISTING LUMINAIRE TO REMAIN.
W22					EXISTING LUMINAIRE TO REMAIN.
W23					EXISTING LUMINAIRE TO REMAIN.
W24					EXISTING LUMINAIRE TO REMAIN.
W25					EXISTING LUMINAIRE TO REMAIN.
W26					EXISTING LUMINAIRE TO REMAIN.
W27					EXISTING LUMINAIRE TO REMAIN.

NOTES

- ALL EXISTING LIGHTING CONTROLS AND FEEDER CIRCUIT BREAKERS SHALL REMAIN UNCHANGED.
- CONTRACTOR SHALL OBTAIN PERMITS AS REQUIRED FROM LOCAL AUTHORITY HAVING JURISDICTION.
- FIELD VERIFY EXISTING CONDITIONS. NOTIFY OWNER/ENGINEER IF FIELD CONDITIONS DIFFER FROM PLAN.
- CONTRACTOR SHALL VERIFY CIRCUITS AND CONTROL OPERATION BEFORE AND AFTER WORK IS COMPLETE. THE CONTRACTOR MUST DEMONSTRATE COMPLETE OPERATION OF SITE LIGHTING AT SUBSTANTIAL COMPLETION.
- IF FRONT OF STORE POLES HAVE FLOODLIGHTS TO LIGHT BUILDING FACADE, THESE SHALL BE REMOVED AND NOT REPLACED. THE CURRENT DESIGN STANDARD DOES NOT UTILIZE FACADE FLOODLIGHTING.
- EXISTING POLE, ARMS, AND LUMINAIRE SHALL BE REMOVED AND REPLACED AS INDICATED.
- NEW POLE HEIGHT SHALL BE EQUAL TO OR LESS THAN EXISTING POLE HEIGHT.
- DESIGN IS BASED ON REUSING EXISTING ANCHOR BOLTS AND EXISTING POLE BASES. UNO, NEW POLES AND LUMINAIRES ARE TO BE PROVIDED IN THE SAME LOCATION AS THE EXISTING POLES.
- REMOVE AND REINSTALL ALL POLE ACCESSORIES (TRASH BINS, WAYFINDING SIGNAGE, ETC.)
- LIGHT PHOTOMETRIC VALUES ARE BASED ON LIGHT LOSS FACTOR RELATED TO 100,000 HOURS OF USE. LIGHT LEVELS WILL BE APPROXIMATELY 10% HIGHER AT INITIAL INSTALLATION.
- PROVIDE NEW CONCRETE POLE BASE IF EXISTING ANCHOR BOLT HARDWARE CANNOT BE REMOVED OR IT CANNOT BE REINSTALLED ON EXISTING ANCHOR BOLTS DUE TO RUST.
- REMOVE GROUT AROUND ANCHOR BOLTS TO ALLOW NEW POLE TO BE LEVELLED AND TO ALLOW PROPER POLE VENTING.
- PROVIDE NEW CONCRETE POLE BASE FOR ALL POLE LOCATIONS. SEE OUTDOOR LIGHTING STANDARD RAISED CONCRETE BASE DETAIL.
- REFER TO MEIJER DESIGN STANDARD SPECIFICATIONS FOR NEW CONCRETE POLE BASE REQUIREMENTS.

KEY NOTES

- NEW POLE LOCATION.
- PROVIDE 2#6, #8, 1" C.
- EXTEND EXISTING OUTDOOR LIGHTING CIRCUIT AND CONTROL FROM EXISTING LOCATION TO NEW POLE LOCATION. CIRCUIT SHALL BE CONCEALED WITHIN NEW CONCRETE POLE BASES.



OUTDOOR LIGHTING STANDARD RAISED CONCRETE BASE DETAIL
NO SCALE

NOTES

- PROVIDE NEW ANCHOR BOLTS FOR NEW CONCRETE BASE.
- CONCEAL NEW CONDUIT INSIDE NEW CONCRETE POLE BASE. EXISTING SURFACE MOUNTED CONDUIT SHALL BE REMOVED.
- TRIM TREE TO ALLOW INSTALLATION OF NEW POLE/LIGHT AND TO SAFELY ILLUMINATE THE AREA.
- PROVIDE NEW CONCRETE POLE BASE WITH ANCHOR BOLT CIRCLE AND ANCHOR BOLTS AS RECOMMENDED BY POLE MANUFACTURER.

DATE: 4/12/2021 USER: BTHOMPSON LAYOUT: E-1 PLOT INFO: Z:\2020\200551\CAD\CD\0101-19_200551.DWG

fishbeck
Engineers | Architects | Scientists | Constructors

meijer

Store 119 Site Lighting
2020 Analysis / Design
6660 West Main Street
Kalamazoo, Michigan

4/13/2021 REVISION NO. 1
2/27/2021 OWNER REVIEW

Drawn By: BRT
Designer: BRT
Reviewer: ARK
Manager: ARK

Hard copy is intended to be 30"x42" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.:
-119

SHEET NO.:
E-1

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Consultant Project No. 2200551



RSX2 LED Area Luminaire

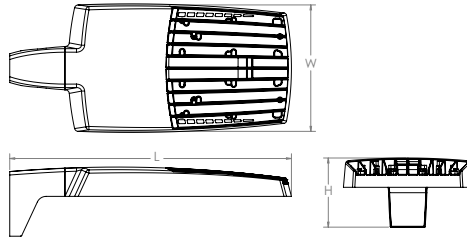


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft ² @0°):	0.69 ft ² (0.06 m ²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ³ 277 ⁵ 208 ³ 347 ⁵ 240 ³ 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options	Finish
<p>Shipped Installed</p> <p>HS House-side shield⁷</p> <p>PE Photocontrol, button style^{8,9}</p> <p>PEX Photocontrol external threaded, adjustable^{9,10}</p> <p>PER7 Seven-wire twist-lock receptacle only (no controls)^{9,11,12,13}</p> <p>CE34 Conduit entry 3/4" NPT (Qty 2)</p> <p>SF Single fuse (120, 277, 347)⁵</p> <p>DF Double fuse (208, 240, 480)⁵</p> <p>SPD20KV 20KV Surge pack (10KV standard)</p> <p>FAO Field adjustable output^{9,13}</p> <p>DMG 0-10V dimming extend out back of housing for external control (control ordered separate)^{9,13}</p> <p>DS Dual switching^{9,14}</p>	<p>Shipped Installed</p> <p>*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)</p> <p>NLTAIR2 nLight AIR generation 2^{13,15,16}</p> <p>PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2)^{13,14,17}</p> <p>*Note: PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.</p> <p>Shipped Separately (requires some field assembly)</p> <p>EGS External glare shield⁶</p> <p>EGFV External glare full visor (360° around light aperture)⁷</p> <p>BS Bird spikes¹⁸</p>
	<p>DDBXD Dark Bronze</p> <p>DBLXD Black</p> <p>DNAXD Natural Aluminum</p> <p>DWHXD White</p> <p>DBBXTD Textured Dark Bronze</p> <p>DBLBXD Textured Black</p> <p>DNATXD Textured Natural Aluminum</p> <p>DWHGXD Textured White</p>



Ordering Information

Accessories

Ordered and shipped separately.

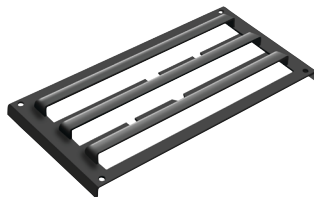
RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSBCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁹
DLL347F 1.5 CULJU	Photocell -SSL twist-lock (347V) ¹⁹
DLL480F 1.5 CULJU	Photocell -SSL twist-lock (480V) ¹⁹
DSHORT SBK U	Shorting cap ¹⁹

NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE or PEX.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, DS, PIRHN).
- Requires 120V, 208V, 240V, or 277V.

- Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- Two or more of the following options cannot be combined including DMG, DS, PER7, FAO and PIRHN.
- DS only available on performance package P5 and P6.
- Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

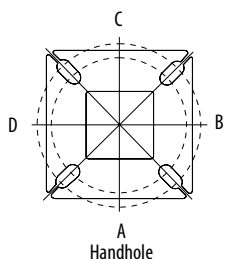


External 360 Full Visor

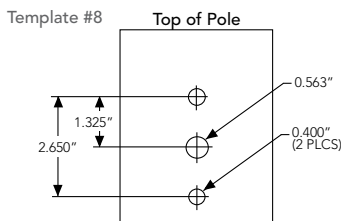
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

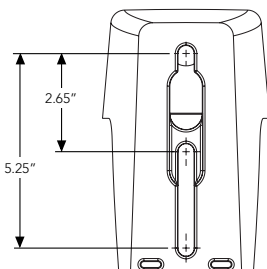
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX2 - Luminaire EPA

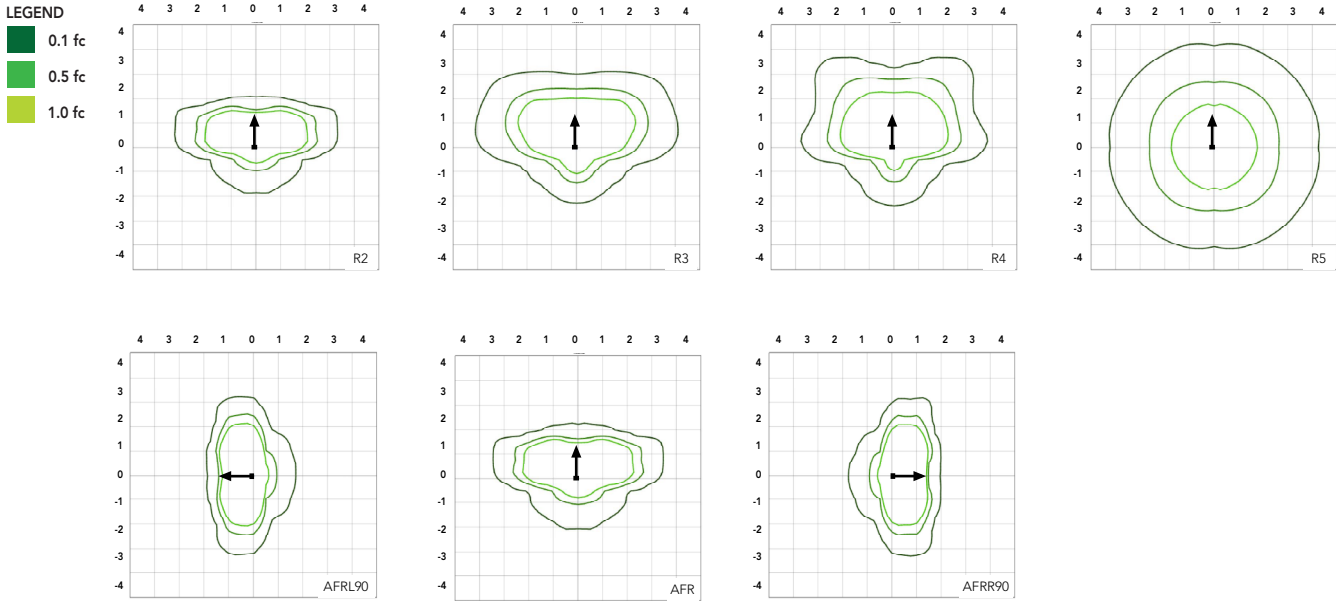
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side	
SPA - Square Pole Adaptor	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74	
RPA - Round Pole Adaptor	0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84	
MA - Mast Arm Adaptor	0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58	
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41	

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.



Lumen Output

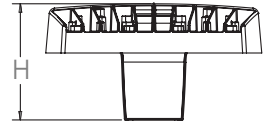
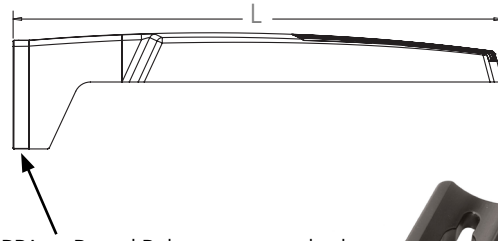
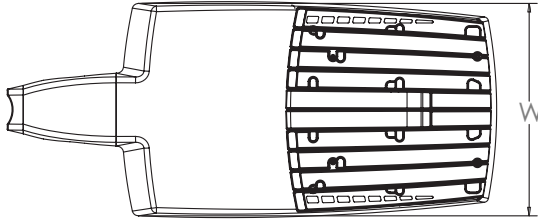
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)					
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	
P1	71W	SLRB3	R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
			R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
			R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
			R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
			R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
			R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
			R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
			AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
			AFRR90	10,122	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
			AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
P2	111W	SLRA2, SLRB5, SLRC5, SLRC8, SLRD7	R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
			R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
			R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
			R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
			R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
			R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
			R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
			AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
			AFRR90	15,841	3	0	3	139	17,404	4	0	3	153	17,404	4	0	3	153
			AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
P3	147W		R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
			R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
			R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
			R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
			R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
			R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
			R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
			AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
			AFRR90	20,017	4	0	3	133	21,992	4	0	3	147	21,992	4	0	3	147
			AFRL90	20,101	4	0	3	134	22,084	4	0	3	147	22,084	4	0	3	147
P4	187W	SLRD8	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
			R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
			R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
			R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
			R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
			R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
			R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
			AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
			AFRR90	23,023	4	0	3	121	25,295	4	0	3	133	25,295	4	0	3	133
			AFRL90	23,120	4	0	3	122	25,401	4	0	3	134	25,401	4	0	3	134
P5	210W		R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
			R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
			R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
			R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
			R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
			R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
			R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
			AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
			AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
			AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W		R2	27,646	3	0	2	112	30,374	3	0	2	123	30,374	3	0	2	123
			R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
			R3S	28,283	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
			R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
			R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
			R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
			R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
			AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
			AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
			AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

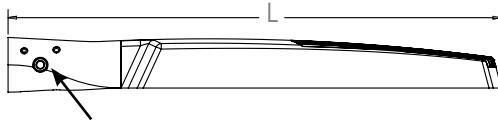
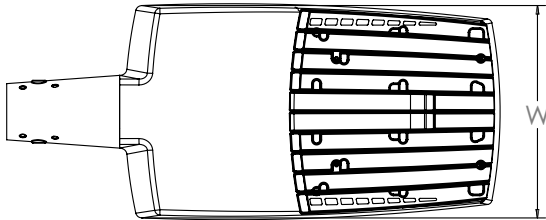
RSX2 with Round Pole Adapter (RPA)



Length: 30.3" (77.0 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.3 cm) Arm

Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

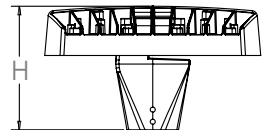
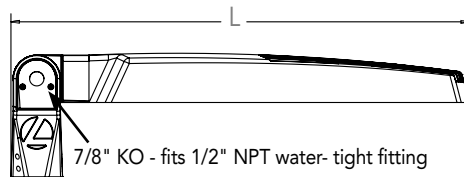
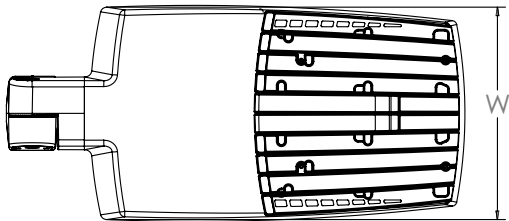
RSX2 with Mast Arm Adapter (MA)



7/16" locking thru bolt/nut provided

Length: 30.6" (77.7 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm

RSX2 with Adjustable Slipfitter (IS)

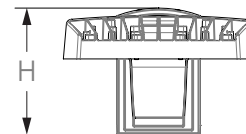
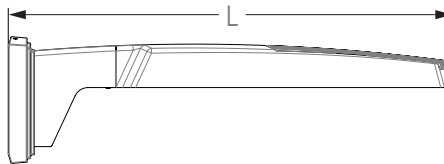
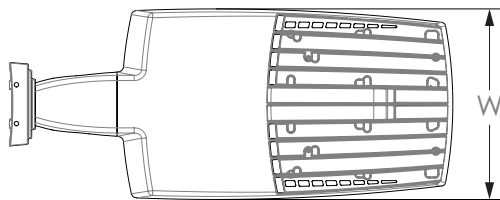


7/8" KO - fits 1/2" NPT water-tight fitting

Length: 28.3" (71.9 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm

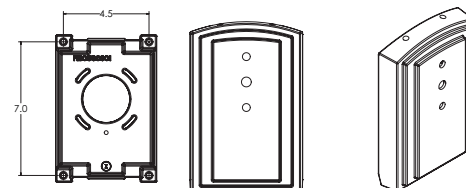
Dimensions

RSX2 with Wall Bracket (WBA)

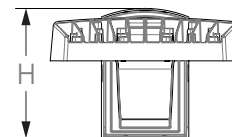
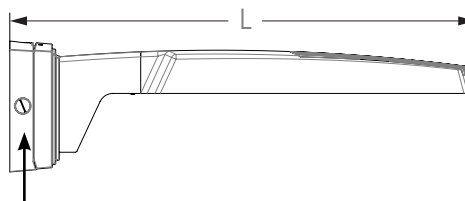
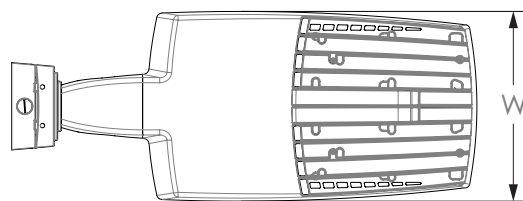


Length: 31.2" (79.2 cm)
 Width: 13.4" (41.7 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



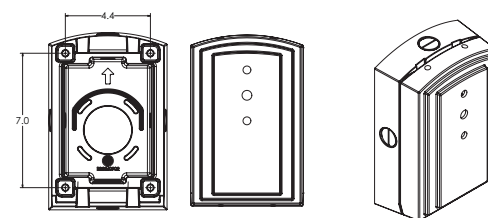
RSX2 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

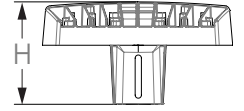
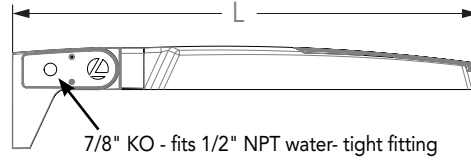
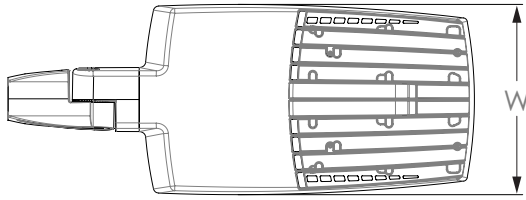
Length: 32.8" (83.3 cm)
 Width: 13.4" (41.7 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

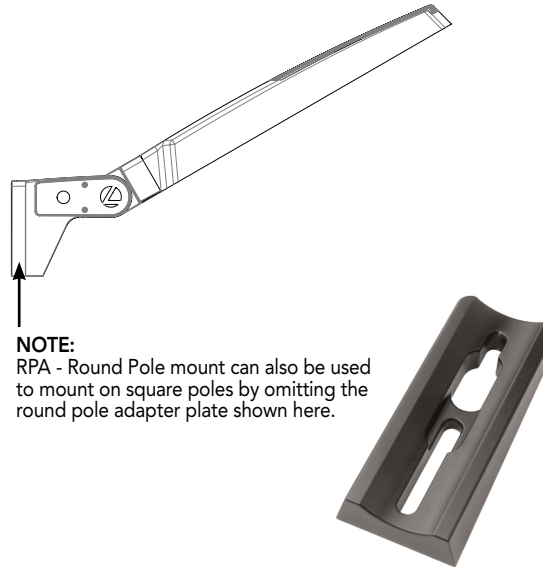


Dimensions

RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 32.8" (83.3 cm) **AASP**
 33.8" (85.9 cm) **AARP**
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm



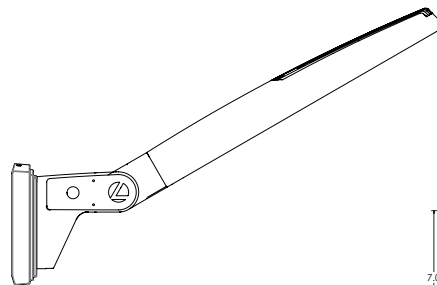
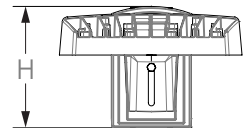
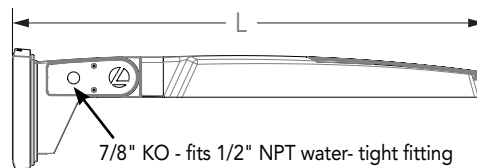
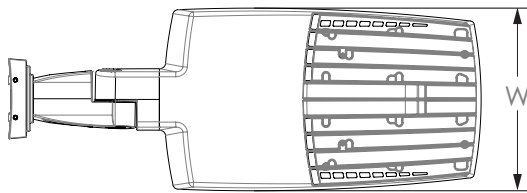
NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Notes

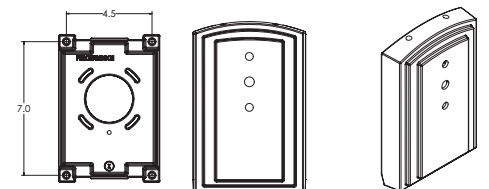
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)



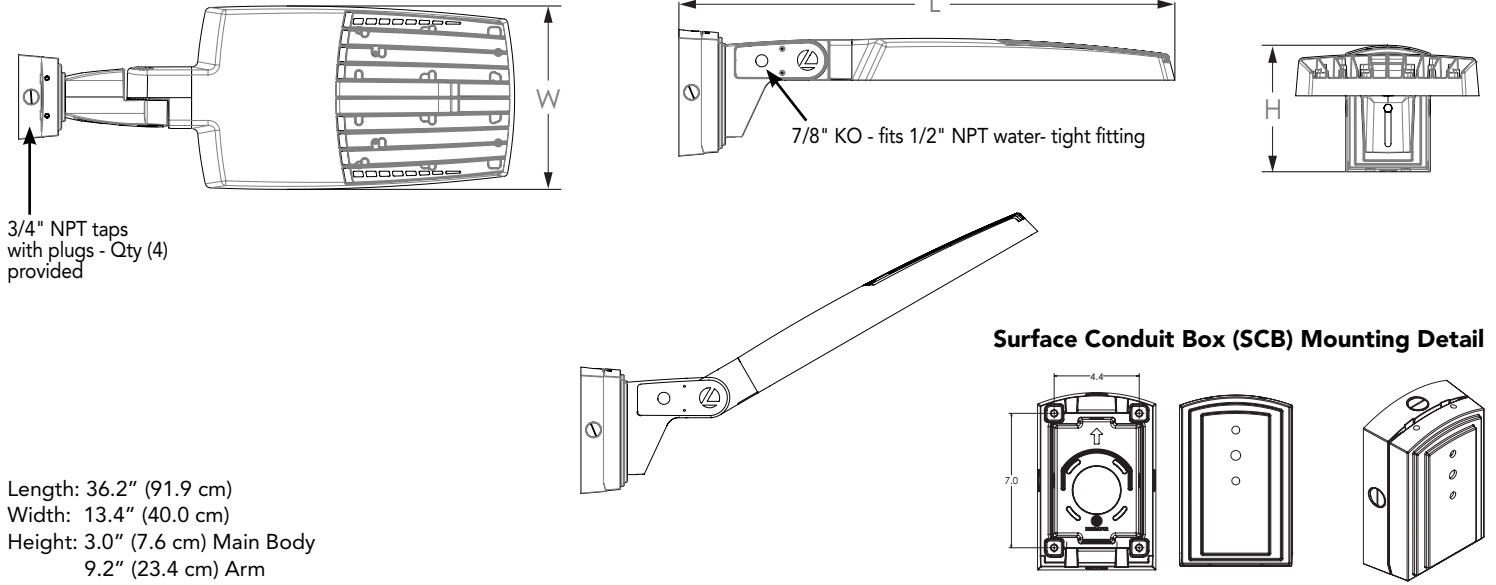
Wall Bracket (WBA) Mounting Detail



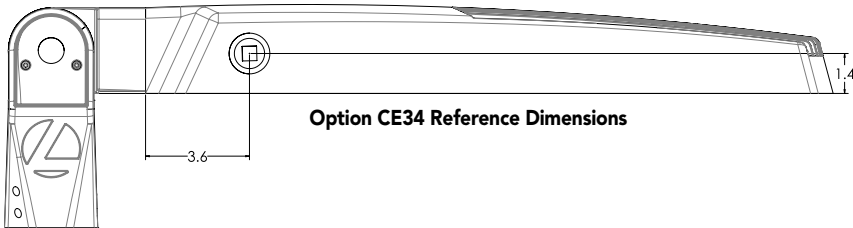
Length: 34.7" (88.0 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Dimensions

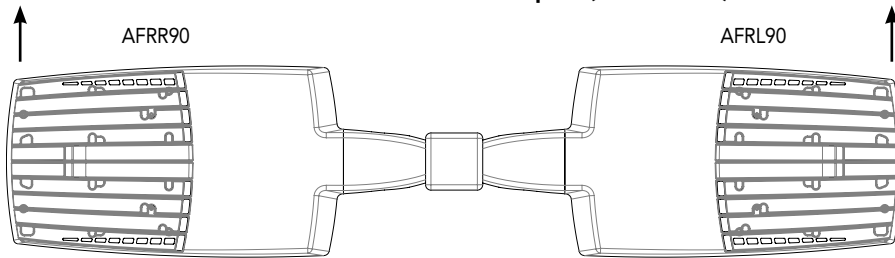
RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



Additional Reference Drawings

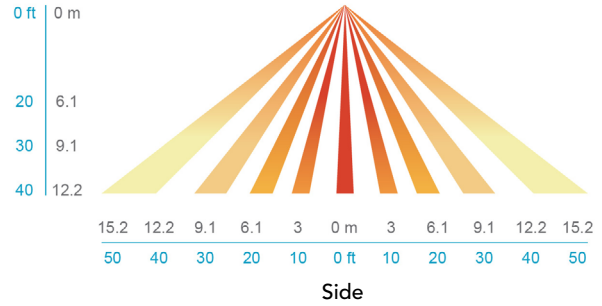
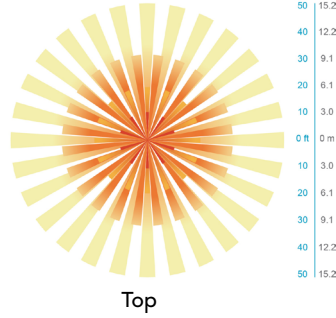
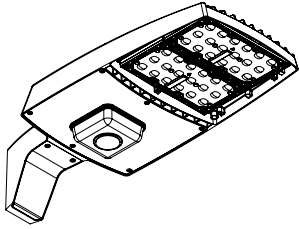


Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

NLTAIR2 PIRHN nLight Sensor Coverage Pattern nLight PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION AND DESIGN

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral “no drill” mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR rotated AFRR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral “no-drill” mounting arm allows for fast, easy mounting using existing pole drillings. Select the “SPA” option for square poles and the “RPA” option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the “MA” option to attach the luminaire to a 2 3/8” horizontal mast arm or the “IS” option for an adjustable slipfitter that mounts on a 2 3/8” OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Rev. Date: VersionB V4 02/25/2020

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

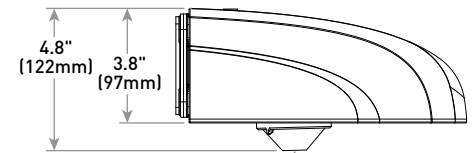
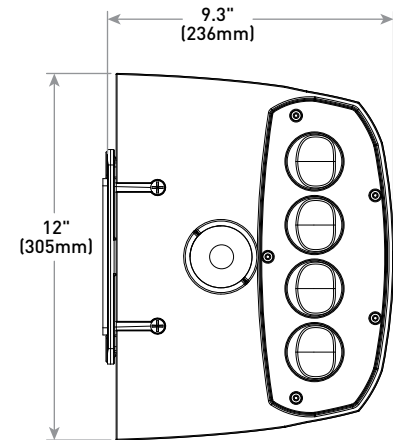
Limited Warranty[†]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

[†] See <http://creelighting.com/warranty> for warranty terms

Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color



Multi-Level Sensor location (ordered as an option)

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

Ordering Information

Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WM						
Product	Version	Mounting	Optic	Lumen Package*	CCT	Voltage	Color Options	Options
XSPW	B	WM Wall	2ME Type II Medium 3ME Type III Medium 4ME Type IV Medium	2L 2,490 lumens 4L 4,270 lumens 6L 6,100 lumens 8L 8,475 lumens	30K 3000K - 70 CRI 40K 4000K - 70 CRI 50K 5000K - 90 CRI 57K 5700K - 70 CRI	UL Universal 120-277V UH Universal 347-480V 34 347V - For use with P option only	BK Black BZ Bronze SV Silver WH White	ML Multi-Level - Refer to ML spec sheet for details - Available with UL voltage only P Button Photocell - Not available with ML or PML options - Available with UL and 34 voltages only PML Programmable Multi-Level - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values



US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.15 mA
- Refer to [Dimming spec sheet](#) for details
- **Operating Temperature Range:** -40°C - +50°C (-40°F - +122°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to <https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/> for most current information
- DLC and DLC Premium qualified versions available. Please refer to <https://www.designlights.org/search/> for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*									
Lumen Package	CCT/CRI	System Watts	Efficacy	Total Current (A)					
				120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance Factors ¹					
Ambient	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Estimated ³ LMF	100K hr Estimated ³ LMF
5°C (41°F)	1.03	0.98	0.96	0.94	0.92
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.92
20°C (68°F)	1.01	0.96	0.95	0.93	0.91
25°C (77°F)	1.00	0.96	0.94	0.92	0.90
30°C (86°F)	0.99	0.95	0.93	0.91	0.89
35°C (95°F)	0.98	0.94	0.92	0.90	0.88
40°C (104°F)	0.97	0.93	0.91	0.89	0.87

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

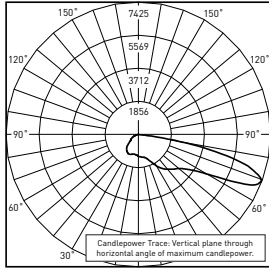
² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

³ Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

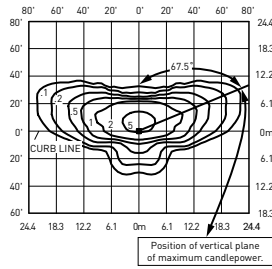
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall>

2ME



CESTL Test Report #: PL12798-001A
 XSPW-B-**-2ME-8L-40K-UL
 Initial Delivered Lumens: 8,622

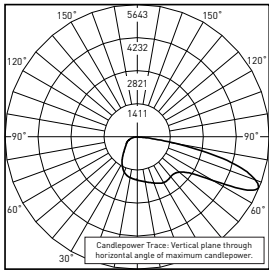


XSPW-B-**-2ME-8L-40K-UL
 Mounting Height: 15' (4.6) A.F.G.
 Initial Delivered Lumens: 8,475
 Initial FC at grade

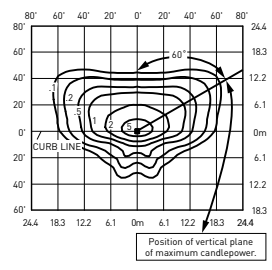
Type II Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

3ME



CESTL Test Report #: PL12366-007A
 XSPW-B-**-3ME-8L-40K-UL
 Initial Delivered Lumens: 8,543



XSPW-B-**-3ME-8L-40K-UL
 Mounting Height: 15' (4.6m) A.F.G.
 Initial Delivered Lumens: 8,475
 Initial FC at grade

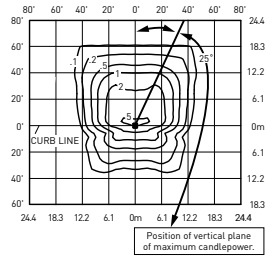
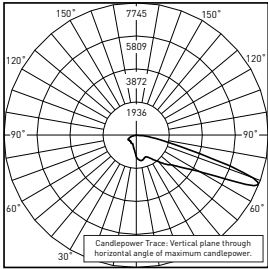
Type III Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall>

4ME



RESTL Test Report #: PL14415-001A
 XSPW-B-**-4ME-8L-40K-UL
 Initial Delivered Lumens: 8,763

XSPW-B-**-4ME-8L-40K-UL
 Mounting Height: 15' (4.6m) A.F.G.
 Initial Delivered Lumens: 8,475
 Initial FC at grade

Type IV Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B1 U0 G2	8,475	B1 U0 G2	6,925	B1 U0 G2	8,475	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

SLW1

Pole/Wall Number	Pole			Fixture(s)					
	Description	Pole Height	Approx. Age (Years)	Shape/Quantity	Mounting	Lamp	Approx Wattage	Voltage	Approx. Age (Years)
P1	Square straight white steel pole	39'	30	Shoebox	Direct Mount	High Pressure Sodium	1,000	480	30
P2	Square straight white steel pole	39'	30	Shoebox	Direct Mount	High Pressure Sodium	1,000	480	30
P3	Square straight white steel pole	39'	30	Shoebox	Direct Mount	High Pressure Sodium	1,000	480	30
P4	Square straight white steel pole	30'	30	Shoebox	Direct Mount	High Pressure Sodium	400	480	30
P5	Square straight white steel pole	30'	30	Shoebox	Direct Mount	High Pressure Sodium	400	480	30
P6	Square straight white steel pole	30'	30	Shoebox	Direct Mount	High Pressure Sodium	400	480	30
P7	Square straight white steel pole	30'	30	Shoebox	Direct Mount	High Pressure Sodium	400	480	30
P8	Square straight white steel pole	30'	30	Shoebox	Direct Mount	High Pressure Sodium	400	480	30
P9	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P10	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P11	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P12	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P13	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P14	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P15	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P16	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P17	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P18	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P19	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P20	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P21	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P22	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30

Pole/Wall Number	Description	Pole Height	Approx. Age (Years)	Shape/Quantity	Mounting	Lamp	Approx Wattage	Voltage	Approx. Age (Years)
P23	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P24	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P25	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P26	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P27	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P28	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P29	Square straight white steel pole	32'	20	Pole Top	Yoke Mount	High Pressure Sodium	1,000	480	20
P30	Square straight white steel pole	30'	30	Shoebox	Direct Arm Mount	High Pressure Sodium	400	480	30
P31	Square straight white steel pole	30'	30	Shoebox	Direct Arm Mount	High Pressure Sodium	400	480	30
P32	Square straight white steel pole	30'	30	Shoebox	Direct Arm Mount	High Pressure Sodium	400	480	30
P33	Round tapered white fiberglass pole	25'	28	Shoebox	Tenon Arm Mount	Metal Halide	400	208	28
P34	Round tapered white fiberglass pole	25'	28	Shoebox	Tenon Arm Mount	Metal Halide	400	208	28
P35	Round tapered white fiberglass pole	25'	28	Shoebox	Tenon Arm Mount	Metal Halide	400	208	28
P36	Round tapered white fiberglass pole	25'	28	Shoebox	Tenon Arm Mount	Metal Halide	400	208	28
P37	Round tapered white fiberglass pole	25'	28	Shoebox	Tenon Arm Mount	Metal Halide	400	208	28
P38	Round tapered white fiberglass pole	25'	28	Shoebox	Tenon Arm Mount	Metal Halide	400	208	28
P39	Square straight white steel pole	30'	30	Shoebox	Direct Arm Mount	High Pressure Sodium	400	480	30
P40	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P41	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P42	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P43	Square straight white steel pole	30'	30	Shoebox	Direct Arm Mount	High Pressure Sodium	400	480	30
P44	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P45	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30

Pole/Wall Number	Description	Pole Height	Approx. Age (Years)	Shape/Quantity	Mounting	Lamp	Approx Wattage	Voltage	Approx. Age (Years)
P46	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P47	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P48	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P49	Square straight white steel pole	39'	30	Pole Top	Spider Mount	High Pressure Sodium	1,000	480	30
P50	Square tapered white steel pole	30'	30	(2) Flood light	Double Tenon Crossarm	(2) Metal Halide	(2) 400	277	30
P51	Square tapered white steel pole	30'	30	(2) Flood light	Double Tenon Crossarm	(2) Metal Halide	(2) 400	277	30
P52	Square tapered white steel pole	30'	30	(2) Flood light	Double Tenon Crossarm	(2) Metal Halide	(2) 400	277	30
P53	Square tapered white steel pole	30'	30	(2) Flood light	Double Tenon Crossarm	(2) Metal Halide	(2) 400	277	30
P54	Square tapered white steel pole	30'	30	(2) Flood light	Double Tenon Crossarm	(2) Metal Halide	(2) 400	277	30
W1	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	Metal Halide	250	277	30
W2	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	Metal Halide	250	277	30
W3	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	Metal Halide	250	277	30
W4	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	Metal Halide	250	277	30
W5	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	Metal Halide	250	277	30
W6	N/A	N/A	N/A	Wall Mount	Wall at 17'-0" AFG	Metal Halide	250	277	30
W7	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	Metal Halide	250	277	30
W8	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	Metal Halide	250	277	30
W9	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	Metal Halide	250	277	30
W10	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	Metal Halide	250	277	30
W11	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	Metal Halide	250	277	30
W12	N/A	N/A	N/A	Wall Mount	Wall at 21'-0" AFG	Metal Halide	250	277	30
W13	N/A	N/A	N/A	Wall Mount	Wall at 21'-0" AFG	Metal Halide	250	277	30
W14	N/A	N/A	N/A	Wall Mount	Wall at 17'-0" AFG	Metal Halide	250	277	30
W15	N/A	N/A	N/A	Wall Mount	Wall at 17'-0" AFG	Metal Halide	250	277	30
W16	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	Metal Halide	250	277	30

Pole/Wall Number	Description	Pole Height	Approx. Age (Years)	Shape/Quantity	Mounting	Lamp	Approx Wattage	Voltage	Approx. Age (Years)
W17	N/A	N/A	N/A	Wall Mount	Wall at 21'-0" AFG	Metal Halide	250	277	30
W18	N/A	N/A	N/A	Wall Mount	Wall at 21'-0" AFG	Metal Halide	250	277	30
W19	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	Metal Halide	250	277	30
W20	N/A	N/A	N/A	Wall Mount	Wall at 17'-6" AFG	Metal Halide	250	277	30
W21	N/A	N/A	N/A	Wall Mount	Wall at 17'-6" AFG	LED	80	277	5
W22	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	LED	80	277	5
W23	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	LED	80	277	5
W24	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	LED	80	277	5
W25	N/A	N/A	N/A	Wall Mount	Wall at 18'-0" AFG	LED	80	277	5
W26	N/A	N/A	N/A	Surface	Wall at 10'-0" AFG	LED	80	120	<10
W27	N/A	N/A	N/A	Surface	Wall at 10'-0" AFG	LED	80	120	5

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**OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

MINUTES OF A MEETING HELD DECEMBER 17, 2013

Agenda

REQUEST FOR VARIANCES TO ALLOW THE LOADING AREA FOR A PROPOSED NEW RETAIL FACILITY TO BE LOCATED WITHIN THE FRONT YARD AREA ALONG WEST MICHIGAN AVENUE, A VARIANCE FROM THE REQUIREMENTS OF SECTION 68.301; TO ALLOW OFF-STREET PARKING WITHIN THE BUFFERYARD AREA ALONG WEST MICHIGAN AVENUE REDUCING SAID BUFFERYARD FROM 20 FEET TO 11 FEET, A VARIANCE FROM SECTION 75.130.D; AND TO ALLOW THE INSTALLATION OF LIGHT FIXTURES WITH LAMPS AT 875 WATTS, 475 WATTS GREATER THAN THE 400 WATT MAXIMUM PROVIDED FOR IN SECTION 78.720.C.(3). THE SUBJECT PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF STADIUM DRIVE AND DRAKE ROAD IN THE C-LOCAL BUSINESS DISTRICT AND CURRENTLY CONSISTS OF SEVERAL PARCELS.

A meeting of the Oshtemo Charter Township Zoning Board of Appeals was held on Tuesday, December 17, 2013, at approximately 3:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Roger Taylor, Chairperson
Cheri Bell
Lee Larson
Millard Loy
Neil Sikora, First Alternate
L. Michael Smith
James Sterenberg, Second Alternate

MEMBERS ABSENT: None

Also present were Greg Milliken, Planning Director; James Porter, Attorney; and three interested persons.

Call to Order and Pledge of Allegiance

The meeting was called to order by Chairperson Taylor at approximately 3:00 p.m., and the "Pledge of Allegiance" was recited.

Public Comment on Non-Agenda Items

Chairperson Taylor called for public comment on non-agenda items. Hearing none, he proceeded to the next agenda item.

Approval of the Minutes of November 26, 2013

The Chairperson asked if there were any additions, deletions or corrections to the minutes of November 26, 2013. No changes were noted. Mr. Loy made a motion to approve the minutes as presented. Mr. Smith seconded the motion. The motion was approved unanimously.

Request for Variances to Allow the Loading Area for a Proposed New Retail Facility to be Located within the Front Yard Area along West Michigan Avenue, a Variance from the Requirements of Section 68.301; to Allow Off-Street Parking within the Bufferyard Area along West Michigan Avenue Reducing said Bufferyard from 20 feet to 11 feet, a Variance from Section 75.130.D; and to Allow the Installation of Light Fixtures with Lamps at 875 Watts, 475 Watts Greater than the 400 Watt Maximum Provided for in Section 78.720.C.(3). The Subject Property is Located on the Northwest Corner of Stadium Drive and Drake Road in the C-Local Business District and Currently Consists of Several Parcels.

Chairperson Taylor asked Mr. Milliken to provide background regarding the proposed variances requested by the applicant.

Mr. Milliken indicated that Costco has proposed to construct a 150,000 square foot retail store with an 8 pump gas station on 16.29 acres within a larger 39.25 acre commercial development in the C Local Business zoning district at the northwest corner of Stadium Drive and Drake Road. The property is also adjacent to US-131 and West Michigan Avenue.

Mr. Milliken indicated that the Planning Commission had reviewed the site plan and special exception use last week at a public hearing and approved it with conditions. One of these conditions was obtaining a variance for the three items identified in the public hearing notice. Should they be denied, the site plan would need to be amended.

Mr. Milliken reiterated that the approval by the Planning Commission was not a mandate to the Zoning Board of Appeals that the variances be approved.

Mr. Milliken reviewed the details of the site plan and its layout with the Board. He indicated three variances were required.

The first variance involved Section 68.301, which prohibits loading areas in front yards. Front yards are defined as the open space between the front property line and

the closest projection of the building. Because the property fronts on West Michigan Avenue, that is technically a front yard.

Mr. Milliken stated that the building is really a four-sided building. There is access on all four sides due to the service drive surrounding the structure. The primary entry to the retail store is on the south / southwest side with the majority of the traffic being routed around the south and west sides. The north side is the service side and adjacent to a detention basin. Mr. Milliken pointed out that the loading area is over 100 feet from the West Michigan Avenue right of way and also separated by up to 15 feet in elevation change along with substantial screening along the street frontage. This landscaping includes evergreens for all season screening.

Mr. Milliken stated that the plan could be shifted so the loading area was not near West Michigan Avenue but then would effectively (if not technically) be in the front yard of the rest of the development. This four-sided arrangement is unique.

Mr. Milliken indicated the second variance needed involves the bufferyard requirement along West Michigan Avenue. The bufferyard is required to be 20 feet wide. Section 75.130.D requires that there be no parking or circulation within the required bufferyard area. The site plan shows parking within 11 feet of the right of way area.

Mr. Milliken indicated this is new development on nearly 40 acres and could be shifted south to accommodate the required bufferyard requirement. He also stated that there is a unique aspect related to this, and that is the right of way along West Michigan Avenue. It is 100 feet wide, as opposed to the typical 66 feet wide right of way found on most County roads.

Mr. Milliken indicated that the developer has received permission to do grading and landscaping in the right of way so there will be the perception that the 20 foot bufferyard has been provided. The Board will need to determine if the right of way situation is unique enough to warrant the granting of the variance or if it will need to be brought into compliance.

Mr. Milliken stated that the last request for a variance was from Section 78.720(c) which limits lamps of 35 feet in height to 400 watts and the applicant desires 875 watts. He stated that the applicant has satisfied all other requirements of the Ordinance including the spread of light and light levels at exterior property lines. He stated that the facility will turn off all parking lot lights during overnight hours once all employees have left at the end of the day.

Mr. Milliken confirmed that the lights could be brought into conformance with the standards by using lower wattage bulbs but would result in placement of additional lamps and poles. This was the case with Wal-Mart who was denied their request for a variance to allow use of 1000 watt lamps. Upon denial, they replaced the 1000 watt

lamps with three 400 watt lamps resulting in additional light on the site. Several larger commercial uses were granted this variance in the past.

Chairperson Taylor asked if the Township had received any comments or questions from notified neighbors regarding this request. Mr. Milliken indicated they had not.

Mr. Larson asked what the zoning was across the street. Mr. Milliken stated that the zoning on the north side of West Michigan Avenue was industrial.

Mr. Smith asked if there was any likelihood that the Road Commission would give up the additional right of way to reduce West Michigan Avenue from 100 feet to 66 feet in width. Mr. Milliken suggested that the applicant could speak to the current status of the discussions with the Road Commission.

Mr. Sterenberg asked about the staging of trucks near the loading area and whether those would be visible from West Michigan Avenue. The Board members engaged in a discussion of truck staging, the landscaping along West Michigan, and the traffic patterns around the site. Mr. Milliken indicated that the entire service drive would be designated as a fire lane and that would limit the ability for trucks to stage in that area for an extended period of time.

Ms. Bell asked if the amount of parking was compliant with Ordinance standards. Mr. Milliken indicated that it was.

Mr. Sterenberg asked what the status was of the Road Commission discussions. Mr. Milliken said that was something the applicant could address.

Joe Gesmundo of American Village Builders introduced himself as the property owner, developer, and applicant. He presented his vision for the development and potential for the site.

Mr. Gesmundo presented the history of his association with the property. He has been acquiring the property in this area for over 20 years. He also described the MDOT project that will be occurring adjacent to the site next year.

Mr. Gesmundo presented the overall plan for the entire development and how Costco is related to the other potential development on the site. He indicated that the service drive could have been a County Road, but that would have raised issues of plowing, landscaping, maintenance, etc. If it were a County Road, all four sides would not just function as front yards but likely would be defined as such as well. He presented the four-sided architecture

Tim Britain, Viridis Design Group, stated that he was the landscape architect who helped with the design of the property. He indicated there is a lot of evergreen material along West Michigan Avenue including several elements with significant height starting

at a minimum of 8 feet. He also pointed out that the truck dock is lowered against the building.

The Board discussed the walls and loading area and the section drawings along West Michigan Avenue. There was discussion of the screening along West Michigan Avenue and the screening for the loading area.

Mr. Britain stated that Costco would install 192 trees and 350 shrubs; the development would install 220 trees, 520 shrubs, and 2000 perennials in first phase; and there would likely be at least 750 trees within the development when complete.

Mr. Sterenberg asked if the wall at Stadium and Drake will be installed right away. Mr. Britain confirmed that was correct.

Mr. Sterenberg asked what the space that is left undeveloped would look like when complete.

Mr. Britain stated it would be seeded, stabilized, graded, and maintained.

Mr. Larson asked if all landscape materials would be native and non-invasive. Mr. Britain said they would not all be native but that they would not be invasive.

Mr. Gesmundo stated that West Michigan Avenue used to be Territorial Road and then was US 12. It was eventually replaced by I-94 and then Stadium Drive. It now terminates at Venture Park and Drake Road. It is not going to be extended to the east or west. Therefore, the 100 foot wide right of way does not seem necessary anymore.

Mr. Gesmundo stated that they had a traffic engineer study the traffic to be generated by Costco and the potential surrounding development and collaborated with traffic engineers for MDOT, the Road Commission, the City, Costco, and the Township. They projected how much traffic would be generated, projected it out 20 years, and added additional traffic to be safe. The engineers determined seven times more traffic would be necessary to warrant the installation of a left turn lane on West Michigan.

Mr. Gesmundo demonstrated that the 66 foot right of way provides adequate space for all of the improvements they have been asked to make as well as the potential for a left turn lane should it be needed in the future. The Road Commission did not rule out reduction of the right of way, but the process is onerous and time does not permit proceeding at this time.

Ms. Bell confirmed that the Road Commission has approved the placement of the various elements shown on the plans within the right of way.

Mr. Gesmundo stated that is correct. He indicated they have met with the Road Commission multiple times and are in agreement with them regarding the lack of justification for a center turn lane, have received general agreement regarding an

easement for elements within the right of way, and approval of the driveway location on West Michigan Avenue.

Ms. Bell asked about the implications of the Road Commission expanding the roadway in the future and possibly going into the wall and landscaping area. Mr. Porter stated that is why the easement is important and would be executed before construction.

Mr. Britain stated that the reason for a bufferyard area is for setback of various land uses and for screening. He indicated that considering the landscaping, wall, and use of the property within the right of way, the intent of the setback and screening is achieved even if not all of it occurs on the private property.

Mr. Sterenberg stated he envisions a lot of traffic coming in the back way on West Michigan Avenue. He asked if that was considered in the analysis.

Mr. Gesmundo stated it was, and in fact the traffic engineers added additional traffic to West Michigan from what was originally proposed. Still there was no significant impact.

Mr. Loy stated he asked the same question of the traffic engineer at the public hearing and was assured there would be no impact.

Mr. Gesmundo assured the Board that there would still be room in the right of way for addition of such a lane in the future if it is determined to be needed.

The Board continued discussion of the easement and uniqueness of the site.

Mr. Gesmundo showed the lighting plan as proposed with 875 watt lamps on 28 poles with 45 fixtures. He indicated if denied, they would use 400 watt lamps on 35 poles with 98 fixtures. He illustrated that the site will be nearly dark in the evening once the employees leave about 11pm.

Mr. Loy said they discussed the gas station lighting at the Planning Commission.

Mr. Larson asked for clarification of Ordinance requirements and compliance. Mr. Milliken explained the requirements and indicated that they comply with all except the lamp wattage.

Mr. Gesmundo discussed the difference between 875 watt and 400 watt bulbs in terms of energy use, number of fixtures, and light levels. He stated he would rather see less poles and fixtures when there is really no benefit to the reduction in wattage.

Chairperson Taylor opened the public hearing and asked if there were any comments from the public. Hearing none, he closed the public hearing. He moved into deliberation and suggested that the variances be addressed individually.

Mr. Smith indicated in terms of the loading area variance, the north side of the building is not really the front of the building, and in fact all four sides of the building function as and are design to serve as if located in front yards. Due to this uniqueness, Mr. Smith made a motion to approve a variance from Section 68.301 to allow a loading area to be located within a front yard area. Mr. Larson seconded the motion. The motion was approved unanimously.

Mr. Loy indicated that he felt West Michigan Avenue is unique in terms of its right of way. Ms. Bell confirmed through Mr. Milliken that there are few if any other roads in the Township in a similar situation to West Michigan Avenue in terms of right of way and history. Ms. Bell indicated it was important to note that the requirement was still being satisfied although some of the material is located in the right of way. Mr. Loy made a motion to approve a variance from Section 75.130.D to allow off-street parking with a bufferyard area along West Michigan Avenue reducing the width of said bufferyard from 20 feet to 11 feet. This was on the condition that the Township receives an agreement or easement from the Road Commission to allow the screening material / wall to be located within the right of way. Mr. Smith seconded the motion. The motion was approved unanimously.

Mr. Larson indicated he favors less lighting fixtures, the lighting still complies with the other requirements of the Ordinance, and the proposed lighting plan has less total wattage than it would if the variance were denied. The Chairperson stated he thought the Township is looking at these standards. Ms. Bell reminded the Board they need to look at the criteria. Mr. Porter suggested it could be considered unnecessarily burdensome to comply with the requirement due to the additional poles and fixtures that would be required and the fact that others have received similar variances in the past. The Board agreed that these standards need to be addressed. Ms. Bell made a motion to approve a variance from Section 78.720.c.(3) to allow use of lamps with 875 watts. Mr. Loy seconded the motion. The motion was approved unanimously.

Any Other Business / ZBA Member Comments

Mr. Milliken indicated that this was Chairperson Taylor's last meeting. He has served on the Board since May 2006. He presented Chairperson Taylor with a certificate and thanked him for his leadership and service.

There were no other comments from ZBA members.

Adjournment

Chairperson Taylor noted the Zoning Board of Appeals had exhausted its Agenda, and with there being no other business, he adjourned the meeting at approximately 5:05 p.m.

Minutes prepared:
December 19, 2013

Minutes approved:
May 27, 2014

OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS

MINUTES OF A MEETING HELD MAY 26, 2015

Agenda

PUBLIC HEARING. APPLICANT (GESMUNDO, LLC) REQUESTS A VARIANCE TO ALLOW PARKING SPACES TO BE LOCATED WITHIN THE REQUIRED 20 FOOT GREEN SPACE ALONG THE WEST BOUNDARY LINE OF A PROPOSED DEVELOPMENT IN THE C-LOCAL DISTRICT AS REQUIRED BY SECTION 75.130.D OF THE TOWNSHIP ZONING ORDINANCE. SUBJECT PROPERTY IS LOCATED NEAR THE SOUTHWEST CORNER OF CENTURY AVENUE AND WEST MICHIGAN AVENUE (PARCEL NO. 3905-25-240-009).

PUBLIC HEARING. APPLICANT (GESMUNDO, LLC) REQUESTS A VARIANCE TO ALLOW THE INSTALLATION OF 875-WATT LIGHT FIXTURES, 475-WATTS GREATER THAN THE 400-WATT MINIMUM AS REQUIRED BY SECTION 78.720 OF THE OF THE TOWNSHIP ZONING ORDINANCE. SUBJECT PROPERTY IS LOCATED NEAR THE SOUTHWEST CORNER OF CENTURY AVENUE AND WEST MICHIGAN AVENUE (PARCEL NO. 3905-25-240-009).

PUBLIC HEARING. APPLICANT (GESMUNDO, LLC) REQUESTS SITE PLAN REVIEW OF A PROPOSED 50,000 SQUARE FOOT RETAIL BUILDING ON A 5.43 ACRE LEASE AREA NEAR THE SOUTHWEST CORNER OF CENTURY AVENUE AND WEST MICHIGAN AVENUE (PARCEL NO. 3905-25-240-009).

PUBLIC HEARING. APPLICANT (GESMUNDO, LLC) REQUESTS A SIGN DEVIATION TO ALLOW THE INSTALLATION OF A 280 SQUARE FOOT WALL SIGN ON THE SOUTH FAÇADE OF A NEW RETAIL STORE IN THE C LOCAL BUSINESS DISTRICT, 45 SQUARE FEET LARGER THAN ALLOWED BY SECTION 76.170 OF THE ZONING ORDINANCE. SUBJECT PROPERTY IS LOCATED NEAR THE SOUTHWEST CORNER OF CENTURY AVENUE AND WEST MICHIGAN AVENUE (PARCEL NO. 3905-25-240-009).

PUBLIC HEARING. APPLICANT (GESMUNDO, LLC) REQUESTS A SIGN DEVIATION TO ALLOW THE INSTALLATION OF A MULTI-TENANT POLE SIGN WITH AN AREA OF 172.50 SQUARE FEET AND A HEIGHT OF 32 FEET, 88.5 SQUARE FEET GREATER AND 12 FEET TALLER THAN THE MAXIMUM PERMITTED BY SECTION 76.170 OF THE ZONING ORDINANCE. THE SUBJECT PROPERTY IS LOCATED NEAR THE NORTHWEST CORNER OF DRAKE ROAD AND STADIUM DRIVE IN THE C-LOCAL BUSINESS DISTRICT (PARCEL NO. 3905-25-240-009).

PUBLIC HEARING. APPLICANT (SIGNART, INC. FOR MAPLE HILL LEASEHOLD, LLC) REQUESTS A SIGN DEVIATION TO ALLOW THE INSTALLATION OF SIX WALL SIGNS, TWO MORE THAN THE MAXIMUM PERMITTED BY SECTION 76.170 OF THE ZONING ORDINANCE. SUBJECT PROPERTY IS IN THE C-LOCAL BUSINESS DISTRICT AT 5622 WEST MAIN STREET (PARCEL NO. 3905-13-180-035).

A meeting of the Oshtemo Charter Township Zoning Board was held on Tuesday, May 26, 2015, at approximately 3:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Cheri Bell, Chairperson
Bob Anderson, Second Alternate
Millard Loy
Neil Sikora, First Alternate
L. Michael Smith
James Sterenberg

ABSENT: None

Also present were Greg Milliken, Planning Director; James Porter, Attorney; Ben Clark, Zoning Administrator; Martha Coash, Meeting Transcriptionist; and seven interested persons.

Call to Order and Pledge of Allegiance

Chairperson Bell called the meeting to order and the “Pledge of Allegiance” was recited. Due to Mr. Larson’s resignation from the Township Board, a vacant on the ZBA was created, and Mr. Sikora was called upon to act as a sitting member for the meeting.

Public Comment on Non-Agenda Items

There were no comments on non-agenda items.

Approval of the Minutes of February 24, 2015

The Chairperson asked if there were any additions, deletions or corrections to the minutes of February 24, 2015. No changes were noted.

Mr. Sikora made a motion to approve the minutes of February 24, 2015 as presented. Mr. Smith seconded the motion. The motion was approved unanimously.

Chairperson Bell moved to the next item on the agenda and asked Mr. Milliken for his review.

Mr. Milliken confirmed with Attorney Porter that in order to unify discussion it would be appropriate to review items 5 – 7 together as long as separate motions were made and separate actions were taken on each item by the Board. Mr. Porter agreed.

PUBLIC HEARING. APPLICANT (GESMUNDO, LLC) REQUESTS A VARIANCE TO ALLOW PARKING SPACES TO BE LOCATED WITHIN THE REQUIRED 20 FOOT GREEN SPACE ALONG THE WEST BOUNDARY LINE OF A PROPOSED DEVELOPMENT IN THE C-LOCAL DISTRICT AS REQUIRED BY SECTION 75.130.D OF THE TOWNSHIP ZONING ORDINANCE. SUBJECT PROPERTY IS LOCATED NEAR THE SOUTHWEST CORNER OF CENTURY AVENUE AND WEST MICHIGAN AVENUE (PARCEL NO. 3905-25-240-009).

PUBLIC HEARING. APPLICANT (GESMUNDO, LLC) REQUESTS A VARIANCE TO ALLOW THE INSTALLATION OF 875-WATT LIGHT FIXTURES, 475-WATTS GREATER THAN THE 400-WATT MINIMUM AS REQUIRED BY SECTION 78.720 OF THE OF THE TOWNSHIP ZONING ORDINANCE. SUBJECT PROPERTY IS LOCATED NEAR THE SOUTHWEST CORNER OF CENTURY AVENUE AND WEST MICHIGAN AVENUE (PARCEL NO. 3905-25-240-009).

PUBLIC HEARING. APPLICANT (GESMUNDO, LLC) REQUESTS SITE PLAN REVIEW OF A PROPOSED 50,000 SQUARE FOOT RETAIL BUILDING ON A 5.43 ACRE LEASE AREA NEAR THE SOUTHWEST CORNER OF CENTURY AVENUE AND WEST MICHIGAN AVENUE (PARCEL NO. 3905-25-240-009).

Mr. Milliken said items five and six request variances to allow parking spaces to be located within the required 20 foot green space near the southwest corner of Century Avenue and West Michigan Avenue and to allow the installation of 875-watt light fixtures within the commercial development. Item seven is a request for site plan review.

Mr. Milliken told the Board the subject property is located in the Corner @ Drake commercial development. The specific building site within the development is the westernmost site located at the southwest corner of Century Avenue and West Michigan Avenue. The lease area is 5.43 acres and includes 367 feet of frontage on West Michigan Avenue.

He explained the proposal is to construct a new 50,000 square foot retail store for Field & Stream, an outdoor recreation retailer, and retail is a permitted use in the C district. The site plan includes 246 parking spaces. The proposed site plan requires two variance requests.

He said the setback on West Michigan Avenue is 70 feet from the road right of way, and the building is located 70 feet from the right of way at its closest point. The setback from Century Avenue, a private drive, is 15 feet from the easement boundary. The east façade of the building is located 31 feet from the Century Avenue easement.

Similar to Costco next door, he said, the building site is fairly unique and requires that the structure be a four-sided structure, which is challenging for a large building and use that requires loading facilities. Like Costco, the northern, West Michigan Avenue frontage will house the loading and unloading facilities. A screening wall is located there extending west from the edge of the building to screen the loading dock as well as the dumpster and compactor. As will be described later, enhanced screening, including a berm, is proposed along West Michigan to screen these facilities from the adjacent right of way.

Mr. Milliken noted access to the property is via Century Avenue, a private access drive that connects West Michigan Avenue to Drake Road. The parking lot to the south will also continue and tie into adjacent development creating shared parking and access opportunities. Access to Century Avenue is provided in two locations: one at the north end of the lease area immediately north of the building and one at the very south end of the lease area.

He explained retail uses are required to provide one parking space per 150 feet of net floor area. The minimum number of spaces required is 234. The applicants have provided 246 spaces. All spaces and drive aisles satisfy the minimum dimensional requirements of the Ordinance.

Mr. Milliken felt the applicants proposed an interesting concept to the rear / north side of the building. For this type of use, it is common place for customers to visit in larger vehicles including RV's and trucks with trailers. These can create challenges for maneuvering in parking lots as well as in terms of parking lot occupancy. To address this, they have designated specific spaces to the rear of the building for the parking of these oversized vehicles.

He said the non-motorized plan for the Township calls for a sidewalk on the north and south side of West Michigan Avenue. This plan was updated following the approval of the site plan for Costco. A sidewalk facility already exists along Century Avenue.

He noted for the north side greenbelt requirement, a 20 foot wide greenbelt is required with a minimum of six canopy trees, nine understory trees, and 12 shrubs.

For the east side greenbelt along Century Drive, a 15 foot wide greenbelt is required with a minimum of seven canopy trees and 13 understory trees. A number of trees are already located here having been planted with the installation of the roadway. The applicant is proposing installation of seven canopy trees and four understory trees to supplement the existing trees already installed.

For the west side greenbelt along 131, a 20 foot wide greenbelt is required. Again, a berm is proposed. Section 75.130.C of the Zoning Ordinance allows for a 25% reduction in plant material when a berm is included in the proposed landscaping. A three foot berm is proposed here to minimize the view of vehicles and the parking lot while maintaining visibility of the store. For the greenbelt, 15 canopy trees, 22

understory trees, and 29 shrubs are typically required, but with the 25% reduction, those numbers become 12, 17, and 22 respectively. The plan proposes installation of 13 canopy trees, 24 understory trees, and 70 shrubs.

Mr. Milliken explained that along this west side, the applicant is in talks with MDOT to secure the ability to install and maintain the landscaping in the MDOT right of way between the subject property and the adjacent freeway ramp. This will further extend the greenway and add additional greenspace and landscape material under similar control.

He said this is noteworthy as one of the variance requests involves the location of parking within the required greenspace area. The Zoning Ordinance does not permit parking within greenspace areas (Section 75.130.D). However, the parking along the west side of the site encroaches within this 20 foot area to various degrees. Thus, much of the proposed landscaping here is within MDOT right of way as agreed to between MDOT and the applicant.

Mr. Milliken said the parking lot, requires a total of 7,380 square feet of landscape area along with 37 canopy trees and 74 shrubs. The site plan includes over 8,000 square feet of landscape areas, 37 canopy trees, and 75 shrubs. Five of the canopy trees are shown at the south end of the site. These are in an area that will be an island as the development continues south. Staff is comfortable counting them towards this plan with the understanding that they will not be able to be counted towards the landscape requirement for a future development. Section 75.180.A requires 75% of the canopy trees and 30% of the other landscape elements be native plants. Staff review of revised plans submitted, satisfies these requirements.

For consistency, he said, the applicant is proposing use of the same outdoor lighting fixtures in the parking lot utilized by Costco. The proposed fixtures are cut-off box lights 35 feet in height at 875 watts per bulb. The Ordinance has a limit of 400 watts per bulb. Therefore a variance is required for this as well. Costco received a variance for the use of these fixtures.

Mr. Milliken said the photometric plan shows the footcandle distribution of light on the site. The Ordinance requires that light be maintained on site and no more the 0.1 footcandles spill on to adjacent properties or rights of way. The applicant is working to adjust the plan to eliminate this spillover.

He told the Board no substantial issues were raised by the Fire Marshall or the Township Engineer regarding the proposed plan.

Mr. Milliken reviewed the greenspace variance. He said the site plan calls for parking along the west side of the site within the required 20 foot side greenspace area (Section 75.130.D of the Zoning Ordinance). This area is required along the US-131 right of way area. In the northern portion of the site, the encroachment is significant, hitting a maximum of 18 feet. As the site continues south, the amount of encroachment

is reduced with only three to five feet of the parking lot encroaching into the greenspace area.

He noted the landscape plan calls for satisfaction of the required landscaping material as well as installation of a berm for additional screening. This is possible due to an agreement with MDOT allowing for planting within the right of way area. In addition, the applicant is pursuing additional rights to plant and maintain landscaping even further down the right of way to ensure continuity of material and appearance.

He felt with the addition of the space already allowed from MDOT along with space under negotiation with MDOT within the right of way, it is likely that the applicant will have control of greenspace along the west side of the property significantly greater than the 20 foot requirement. Thus, the intent of ensuring perimeter landscaping around sites is secured. Similar logic was used when a variance was granted last year to allow parking in the greenspace along the West Michigan Avenue frontage of Costco. West Michigan Avenue has an oversized right of way, and the applicant secured permission from the Road Commission to allow the ability to plant and maintain material in the right of way.

Mr. Milliken said, as stated previously, the applicant is proposing to use the same lights and fixtures in the parking lot as was used and approved for Costco in order to maintain a consistent appearance in the center. The Costco fixtures are 875 watts, which exceeds the 400 watt limit for outdoor lighting provided in Section 78.720 in the Zoning Ordinance. To date, Staff has not received complaints about the lighting at the Costco facility.

He indicated all Standards of Approval are met and concluded by saying this is the second outbuilding development at the Corner @ Drake development, and would provide another anchor draw to the center. The proposed development is consistent with plans proposed during review of the overall development as well as with the requirements of the Zoning Ordinance.

Mr. Milliken explained the two required variances are in concert with similar requests made and granted for the Costco site within the same development and should be considered first before considering the site plan.

Chairperson Bell thanked Mr. Milliken for his review and asked if anyone had questions.

In response to a question from the Chairperson, Mr. Milliken indicated that if parking spaces were not permitted in the greenspace area, it is likely all of the parking spaces on the west side would be eliminated. He explained that if the variance was not granted, the entire site plan would need to be reconsidered to try to find where parking spaces could be added back into the plan. Given the space restrictions, the spots would need to be smaller and the result would be that there would be more than 11 spots lost which would result in not achieving the minimum number of parking spots required.

Mr. Sterenberg asked about the agreement with MDOT to use their space to extend the buffer.

Mr. Milliken said MDOT agreed to plantings and a berm on their right of way and that Township staff is comfortable with that since the intent is to provide perimeter landscaping. A lay person would not know where the lines are drawn. He indicated the Township will obtain a copy of the applicant's agreement with MDOT. He also noted the tenant would prefer to have control of maintenance of that area.

Mr. Milliken confirmed the light pole heights are the same as those installed by Costco.

There were no further questions from the Board. Chairperson Bell asked if the applicant wished to speak.

Mr. Joe Gesmundo, AVB Developer, 4200 W. Centre Street, reviewed his vision for the property for the Board. He noted the special location with easy access from most of the county including the two main retail corridors of West Main Street and Westnedge Avenue, is attractive to large national retailers despite a smaller population in the area than they usually require. Costco's success over the last year, which is 20% greater than anticipated, has made the property attractive to businesses we do not currently have in the area, the types of retailers it was hoped would become part of the Corner @ Drake from the beginning.

He explained that Field & Stream's standard requirements for parking were modified to accommodate the space available and to meet Township ordinance. They are excited to have the RV parking for customers. He also noted the plan provides a significant buffer, screening the building, lights and headlights from Michigan Avenue.

He said it was a challenge to keep to .01 lumens of light at the edge of the property, that it was being worked on, but that lights from the highway ramps might be an added factor and he hoped the Board might give Staff some flexibility in that standard if needed. He will make an effort to get information on the lighting MDOT plans to use on the ramps.

Mr. Gesmundo also said they are talking with MDOT about keeping the hillside area natural, looking like a prairie by planting some shrubbery and wildflowers and noted that MDOT has been more than cooperative and as a result well over the 20 foot minimum requirement will be achieved.

Chairperson Bell determined there was no one else who wished to speak and moved to Board Deliberations.

Mr. Smith and Mr. Sterenberg both felt the greenspace request meets the spirit of the law by getting the space required back from MDOT.

The Chairperson wanted to have the agreement with MDOT in writing and on file in the Township.

Attorney Porter suggested that should be part of a motion.

Mr. Smith felt approval of the variance was acceptable based on the staff report and the conditions listed there.

Mr. Smith moved approval of the greenspace variance request, based on Board discussion and with the condition that the written agreement with MDOT be placed on file with the Township. Mr. Sterenberg supported the motion. The motion was approved unanimously.

Mr. Loy spoke about the lighting variance request. He felt they should come very close to the .01 requirement; that has been firm for many years and reiterated the desire to find out the ramp light wattage from MDOT. He felt it would be acceptable if the poles were the same height and provided the same wattage as the Costco lights.

Mr. Gesmundo noted the Costco lights are not LED since although the bulbs last longer, the drivers have a relatively short life. A 10 year warranty is in the works for LED drivers and if that occurs, they will go with LED which would result in less wattage.

Mr. Smith asked if the motion could make approval of the lighting wattage conditional with Staff approval.

Attorney Porter said that could be done.

Chairperson Bell addressed the substantial justice standard of approval, noting the applicant is working to meet the requirement, and that variances were granted to others in the past. She was comfortable with staff approval on this point.

Mr. Milliken pointed out the variance request was for wattage, not footcandles and if that is an issue he would not be comfortable making a decision on footcandles without noticing the public.

Mr. Sterenberg agreed the current variance request is for wattage only and that if footcandles become an issue that would need to come back to the Board as a separate issue.

Mr. Smith moved approval of the outdoor lighting variance to allow 875 watt light fixtures, contingent upon Staff approval. Mr. Sterenberg supported the motion. The motion was approved unanimously.

Chairperson Bell asked Mr. Milliken to address conditions in the Staff memo regarding sidewalks in the site plan.

Mr. Milliken said when the conditions were written it appeared there was a gap in the sidewalk to the east from the front of the store to the existing sidewalk on Century Drive, which was why #1 was included as a condition; he has learned that gap does not exist, so condition #1 is not necessary.

He addressed condition #5 in the Staff memo, saying it is important to try to implement the non-motorized plan. As amended the plan calls for sidewalks on the north and south sides of Michigan Avenue. The site plan should adhere to the non-motorized plan. There are challenges with that, but it is required to do so. A commitment is the best way as this is in the Road Commission's jurisdiction. The width of the bridge is an issue. The non-motorized plan was not in effect when Costco was built, so a sidewalk will not likely be installed in the immediate future, but having a commitment in place is appropriate, whether by escrow or an agreement for a special assessment.

Mr. Gesmundo said he would not oppose commitment to a sidewalk along the West Michigan Avenue frontage and suggested it might be done in connection with the tax capture for the Drake Road trail system

Attorney Porter said an option would be a commitment to develop a sidewalk at the time Drake Road is upgraded, which would necessitate Costco coming in as well.

Mr. Sterenberg moved approval of the Site Plan as presented, including the following conditions:

1. Site plan approval is contingent upon approval of the variance requests for outdoor lighting and parking in the greenspace area. If the variances are not granted, the site plan shall be modified accordingly to be in conformance with the Ordinance.
2. No overnight camping or storage of recreational vehicles and trailers shall be permitted in the extended spaces on the north side of the site.
3. Provision of a commitment for a sidewalk along the West Michigan Avenue frontage either through an escrow, agreement not to oppose a special assessment, or commitment to provide at the time the Drake Road sidewalk is installed.
4. Securing and maintaining an easement from MDOT for the required landscape material along the west side of the property.
5. Replacement of any dead or dying landscape material previously installed in the overall development.
6. There be no light spillover in excess of 0.1 footcandles onto adjacent properties or rights of way caused by lighting from the proposed development.

7. Site plan approval is subject to the approval of the Fire Department, pursuant to adopted codes.
8. Site plan approval is subject to the review and acceptance of the Township Engineer.

Mr. Loy supported the motion. The motion was approved unanimously.

Chairperson Bell moved to the next item on the agenda.

PUBLIC HEARING. APPLICANT (GESMUNDO, LLC) REQUESTS A SIGN DEVIATION TO ALLOW THE INSTALLATION OF A 280 SQUARE FOOT WALL SIGN ON THE SOUTH FAÇADE OF A NEW RETAIL STORE IN THE C LOCAL BUSINESS DISTRICT, 45 SQUARE FEET LARGER THAN ALLOWED BY SECTION 76.170 OF THE ZONING ORDINANCE. SUBJECT PROPERTY IS LOCATED NEAR THE SOUTHWEST CORNER OF CENTURY AVENUE AND WEST MICHIGAN AVENUE (PARCEL NO. 3905-25-240-009).

Chairperson Bell said the next item was a request for sign deviation to allow the installation of a 280 square foot wall sign on the south façade of a new retail store near the southwest corner of Century Avenue and West Michigan Avenue. She asked Mr. Milliken to review the application.

Mr. Milliken said the applicant is requesting a sign deviation in order to install a wall sign on the south façade of the newly approved Field & Stream store that exceeds the maximum square footage permitted by Ordinance. The ordinance allows wall signage to be a maximum area of one square feet for each foot in length of the wall to which it is affixed. The wall is 235 feet wide and the sign is 280 square feet. Therefore, a deviation is required.

He said the building is really a four-sided building with frontage on three roads and a main entry to the south at the parking lot. To the north, east, and west where the building faces adjacent roadways, the building will have a 130 square foot wall sign. This sign area is compliant with the width of the facades in these areas.

He explained a larger sign is proposed on the south side of the building. This is the primary entry and has a substantial entry feature associated with the architecture. The sign is mounted on the entry feature over the entry doors and does not seem oversized or out of place considering the surrounding building elements. The 280 square foot sign has five foot letters at their largest and is internally illuminated. The sign requires a sign deviation due to the fact that the width of the south façade is 235 feet.

Mr. Milliken said it should be noted the south side of the building will not be visible from West Michigan Avenue, Drake Road, or likely Stadium Drive. It will be

visible from US-131. With the increased distance to the highway and higher speed of traffic along the road, the applicant is seeking the deviation for the increased sign size.

He addressed Standards of Approval, saying the granting of the requested deviation would not be materially detrimental to the adjacent property owners or tenants. As stated, the sign will not be visible to properties or drivers on West Michigan Avenue or Drake Road and likely will not be visible from Stadium Drive except from the freeway overpass. While larger than permitted, the proposed sign fits with the architecture and proportions of the proposed building.

He continued, saying the site is unique. Field & Stream is not the only large box retailer in the Township, but there are not a ton either. An analysis of 10 other similar size retail facilities in the Township found that only one had a wall size with an area that exceeded the length of the wall upon which it was affixed. All others were compliant with the 1:1 requirement. Two other similar deviation requests had been denied. That being said, "Field & Stream" is a longer name than "Target" or "MC Sports".

He said particularly unique however is the frontage of the building. Most of the other similar uses are located on West Main Street or Drake Road. The primary goal of the sign is to attract traffic from the parking lot or from the adjacent road that is a couple hundred feet away with traffic travelling 35 mph or less. For the proposed sign, the primary goal for attracting off-site traffic will be to grab vehicles from the freeway before the interchange, which will be about a half mile away with traffic travelling twice as fast.

He emphasized this is very unique. It is not anticipated this situation will present itself again within this development. No other outlot in the Corner @ Drake development has this type of frontage on the freeway. As the West Main Street / US-131 interchange redevelops / develops in the future, there may be a similar situation arise there, but that would really be the only opportunity for this scenario to emerge again without substantial changes to the zoning and existing development pattern.

Mr. Milliken concluded by saying the Board and the Township has traditionally held a firm line on wall sign deviation requests. This, however, is a very unique case considering the location and orientation of the sign. The Board should consider this and determine if it is in fact unique and whether that sets an adverse precedent for future wall sign deviation requests.

Chairperson Bell thanked Mr. Milliken for his comments and asked if Board Members had any questions.

Mr. Sterenberg asked if the sign is a standard size for the franchise.

Mr. Milliken said the sign proposed is a reduced version of the standard Field & Stream sign but suggested that question be directed to the applicant.

There were no further questions for Mr. Milliken. Chairperson Bell asked if the applicant would like to speak.

Mr. Gesmundo indicated the standard size sign for Field & Stream stores is 475 square feet. In order for their store to be successful in an area with our size market, they need to pull in customers from the interstate and the sign must be large in order to do that. They are willing to reduce the sign to 280 square feet, but it is critical to them that it be no smaller or they will not build here. He indicated it would be an LED, internally lit sign.

The Chairperson asked if others wished to speak.

Mr. Steve VanderSloot of Sign Art, 5757 E. Cork Street, said he has worked with Dick's Sporting Goods, which is affiliated with Field & Stream, and asked the Board to keep in mind that national businesses have national sign programs that are very standardized models built to specifics on a large scale. Any change from that standardization is a sticking point. He mentioned the Board granted a variance to Lowe's for a larger sign since the store was set back so far from the road and that an extreme set back does warrant a larger size. He pointed out the Eagle image on the sign is more of a decorative element reminiscent of what it means to be an outdoorsman. The eagle is not illuminated; everything about the Field and Stream's site is very much organic.

There were no further comments and Chairperson Bell moved the meeting to Board Deliberations.

Mr. Loy said the sign is not an issue with visibility only from US-131.

Mr. Sterenberg said he was in favor of granting the deviation because of the uniqueness of the site. Because the sign's audience is travelers on US-131 it almost fits into the billboard category.

Mr. Smith noted 45 additional square feet is not a huge percent over 235, especially with a muted feel as described.

Mr. Sikora felt the request for deviation meets Township standards.

Mr. Anderson said he was in favor of granting the deviation.

Mr. Smith moved approval of the sign deviation as requested based on Board discussion. Mr. Anderson supported the motion. The motion was approved unanimously.

Chairperson Bell moved to the next item on the agenda.

PUBLIC HEARING. APPLICANT (GESMUNDO, LLC) REQUESTS A SIGN DEVIATION TO ALLOW THE INSTALLATION OF A MULTI-TENANT POLE SIGN WITH AN AREA OF 172.50 SQUARE FEET AND A HEIGHT OF 32 FEET, 88.5

May 20, 2021

Mtg Date: May 25, 2021

To: Zoning Board of Appeals

From: Karen High, Zoning Administrator

Applicant: Dr. Katherine Bandos, DMD
Owner: Schier Real Estate Holdings LLC, Katherine Bandos, Member

Property: 5925 Venture Park Road, Parcel number 05-25-153-170

Zoning: C: Local Business District

Request: Site Plan amendment to allow a 1,049 square foot building addition to an existing 2,712 square foot building.

Section(s): 18: C: Local Business District
64: Site Plan Review

Project Name: Dental Office Expansion, Katherine Bandos DMD

PROPOSAL:

Dr. Katherine Bandos is requesting Site Plan approval from the Zoning Board of Appeals to construct a 1,049 square foot addition to an existing 2,712 square foot dental office located at 5925 Venture Park. The property, circled in blue in the aerial photo at right, is located north of Stadium Drive, east of Quail Run Road.

ANALYSIS:

The property is zoned C: Local Business District. Uses permitted in the C zoning district are outlined in Article 18 of the Township's Zoning Code. Offices, hospitals and medical clinics are identified as Permitted Uses within this section. Because the scale of the addition is more than one-fourth of the floor area of the existing structure, review and approval of the proposal is required by the Zoning Board of Appeals (Section 64.20). A proposal for a site plan expansion of a permitted use needs to be reviewed against the criteria outlined in Section 64.60 - Application Procedure, C - Site Plan. Staff's summary of the requirements and analysis of the proposal is provided over the next few pages.



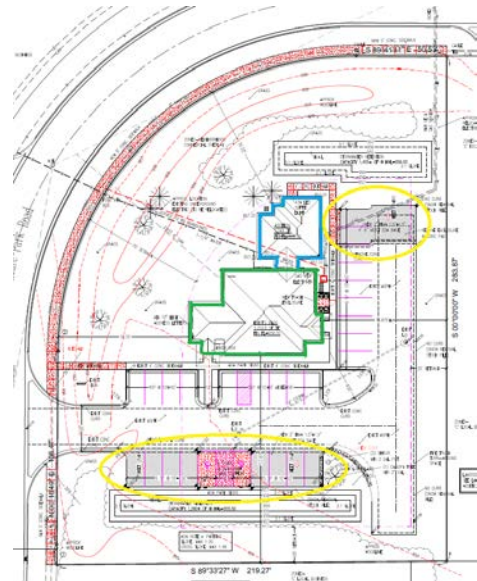
General Zoning Compliance

Zoning: 5925 Venture Park Road is located within the C: Local Business District. Land to the north, south, east and west is also in the C: Local Business District. The C: Local Business District is shown in red in the zoning map excerpt to the right. The subject site is circled in blue.



The building addition is proposed to the north of the existing structure. (The existing building is outlined in green and the proposed addition is outlined in blue in the site plan excerpt below.) If approved, the total building area will be 3,761 square feet.

Setbacks: The proposed addition would expand the building 40 feet north toward Venture Park Road, which curves around the west and north side of the site. The minimum setback requirement from street right-of-way lines in the C zoning district is 70 feet. The side and rear yard setback requirement is 20 feet or the height of the abutting side of the building at its highest point as measured from the grade of the property line, whichever is greater (Section 50.60 (c)). The proposed addition meets all setback requirements.



Access and Circulation

Access: Vehicle access to the site will remain unchanged. The existing curb cut and drive to Venture Park Road will continue to be utilized.

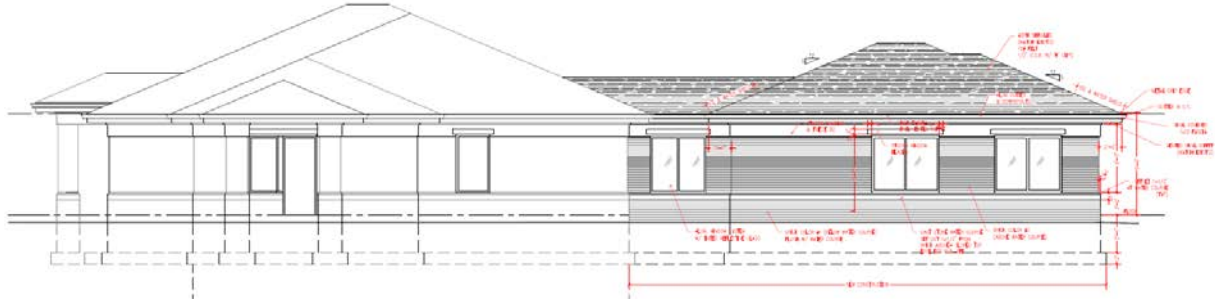
Parking: Per Section 52.100, Minimum Required Parking

Spaces, Medical, Dental Offices and Clinics are required to have one parking space for each 150 square feet of net floor area. Therefore, 25 parking spaces are required, at least two of which must meet ADA requirements for accessibility. The site currently has 19 parking spaces, including one ADA spot. The maximum number of parking spaces permitted per 52.50 H, Maximum Number of Spaces, is 28, or 110% of the minimum number of parking spaces. Nine additional parking spaces are proposed, for a total of 28 parking spaces. New parking spaces are circled in yellow on the site plan excerpt above. Included in the 28 parking spaces are two new concrete ADA parking spaces. They are located across the drive aisle, not immediately adjacent to the entrance. Oshtemo's Public Works Department noted that the grades shown for the ADA spaces need to be revised slightly to meet code. They also note that more information is needed to ensure ADA requirements are met for the route across the driveway and up to the entrance. If feasible, a preferred solution is to relocate the ADA spaces closer to the entrance. Staff recommends approval be conditioned on the applicant working with Public Works staff to ensure all ADA requirements for access are met.

Sidewalk – Per Section 57.90, sidewalks indicated on the Township's Non-motorized Plan shall be installed by the developer when properties adjacent to planned nonmotorized facilities receive site plan approval from the municipality. The Township's Non-motorized Plan shows a sidewalk in front of this property. A proposed sidewalk is shown on the plan. However, the applicant has requested a waiver of this requirement because there are no connecting sidewalks on either adjacent property. They also note

that because the site is located on a curve, approximately 500' of sidewalk is required. They indicate this is disproportionate to the scale of the 1,049 square foot addition.

Building Design



The building addition is designed to complement the existing building as shown in the east elevation shown above. Siding will be brick. The proposed asphalt shingle roofing will match the roofing and pitch of the roof of the existing building.

Landscaping

Landscaping is required along Venture Park Drive per Section 53.60 Street Rights-of-Way Greenbelts. In this instance, existing trees to be preserved meet all planting requirements. Landscaping is also required for the parking lot expansion. One tree and three shrubs are required. The site plan shows the location of the required plantings but the plant species and sizes are needed to ensure that requirements for native species and minimum size at planting are met. Staff recommends that a revised landscape plan be required as a condition of approval.

Site Lighting

The applicant states that no pole lights are proposed. One new building mounted soffit light is shown above the new exit on the north side. More information is needed to ensure this fixture meets all ordinance requirements. Staff recommends that a lighting plan be required as a condition of approval.

Engineering

Prein & Newhof, the Township's civil engineering agent, has reviewed the project site plan. Aside from the ADA concerns noted previously, all requirements are met.

Fire Department

Oshtemo's Fire Department has reviewed the site plan and indicated that all requirements are met. A flow test was conducted to ensure that the existing hydrant in the area had adequate water flow.

RECOMMENDATION:

Staff recommends that the Zoning Board of Appeals approve the proposed Site Plan for the Dental Office Expansion with the following conditions:

1. A revised landscape plan shall be required prior to issuance of a building permit to ensure that requirements for native species and minimum size at time of planting are met.

2. A lighting plan shall be required prior to issuance of a building permit to ensure the proposed wall mounted fixture meets ordinance requirements.
3. A sidewalk SAD agreement is entered into prior to building permit issuance.
4. A revised site plan that meets ADA requirements for parking and access shall be required prior to issuance of a building permit.

Attachments: Application, Site Plan, Floor Plan, Elevations



7275 W. Main Street, Kalamazoo, Michigan 49009-9334
Phone: 269-216-5223 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS KATHERINE BANDS, DMD - ADDITION
5925 VENTURE PARK

PLANNING & ZONING APPLICATION

Applicant Name: WALTER R. HANSEN, PRESIDENT

Company HANSEN BUILDING AND DESIGN CO. P.

Address 3027 WOODHAMS AVE
PORTAGE, MI 49002

E-mail WALTER.HANSEN@AOL.COM

Telephone 269-399-4212 Fax _____

Interest in Property DEVELOPER

THIS
SPACE
FOR
TOWNSHIP
USE
ONLY

OWNER*: SCHIER REAL ESTATE HOLDINGS, LLC.

Name KATHERINE BANDS, MEMBER

Address 5925 VENTURE PARK

Fee Amount _____

KALAMAZOO, MI 49009

Escrow Amount _____

Email KATIESCHIER@G-MAIL.COM

Phone & Fax 269-353-3700

NATURE OF THE REQUEST: (Please check the appropriate item(s))

- Planning Escrow-1042
- Site Plan Review-1088
- Administrative Site Plan Review-1086
- Special Exception Use-1085
- Zoning Variance-1092
- Site Condominium-1084
- Accessory Building Review-1083
- Land Division-1090
- Subdivision Plat Review-1089
- Rezoning-1091
- Interpretation-1082
- Text Amendment-1081
- Sign Deviation-1080
- Other: _____

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): _____

ADDITION TO EXISTING DENTAL CLINIC - SEE ATTACHED
DRAWINGS

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

SEE ATTACHED DRAWING

PARCEL NUMBER: 3905- 25-153-170

ADDRESS OF PROPERTY: 5925 VENTURE PARK

PRESENT USE OF THE PROPERTY: DENTAL CLINIC

PRESENT ZONING _____ **SIZE OF PROPERTY** SEE ATTACHED

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)

Address(es)

N/A

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.

Kyle S. Buehler Member
Owner's Signature (* If different from Applicant)

4/7/21
Date

[Signature] President
Applicant's Signature

4-7-21
Date

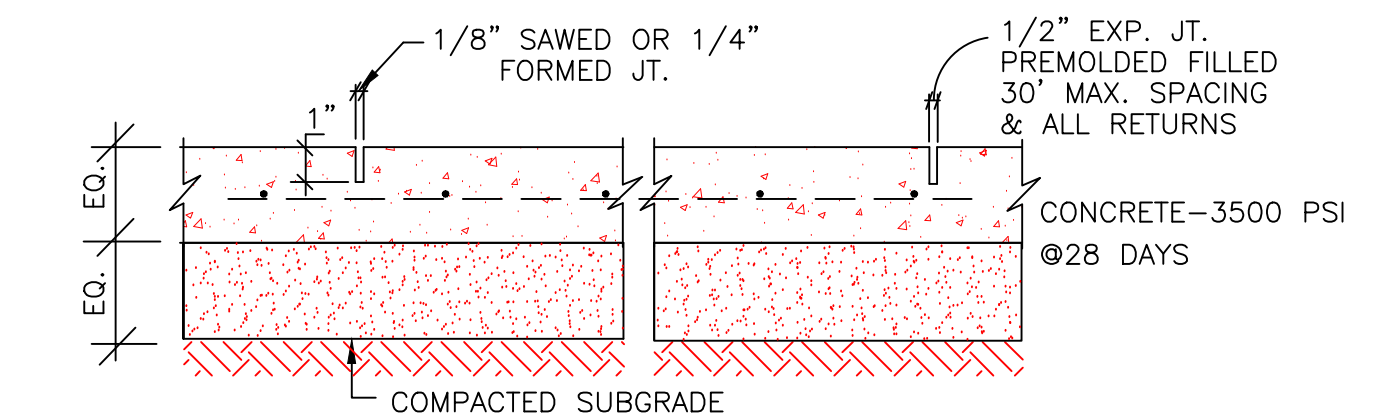
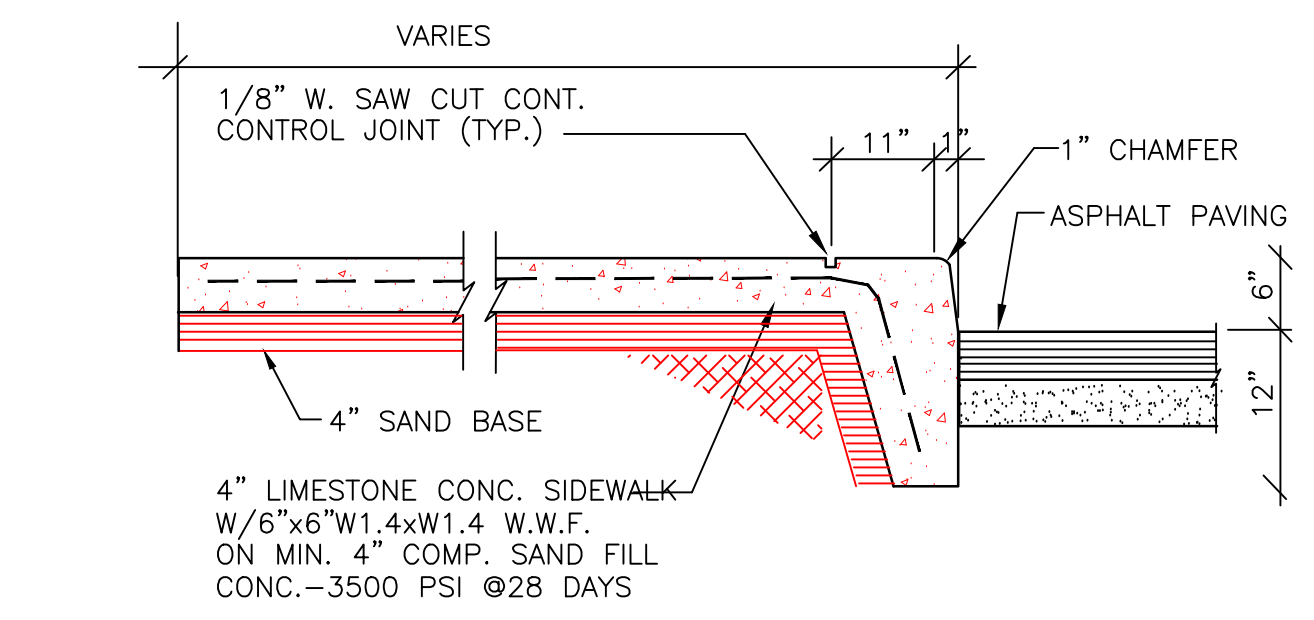
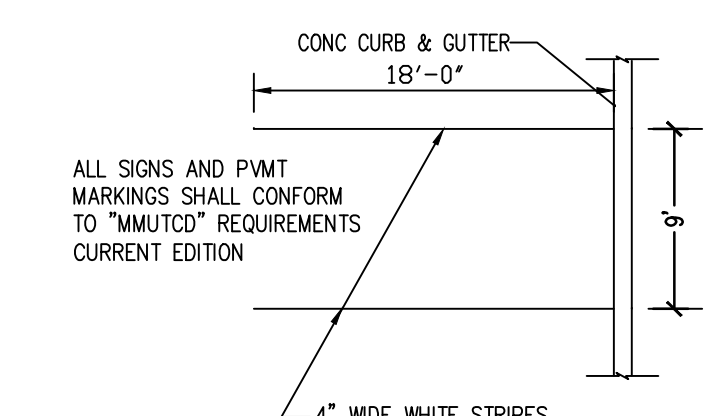
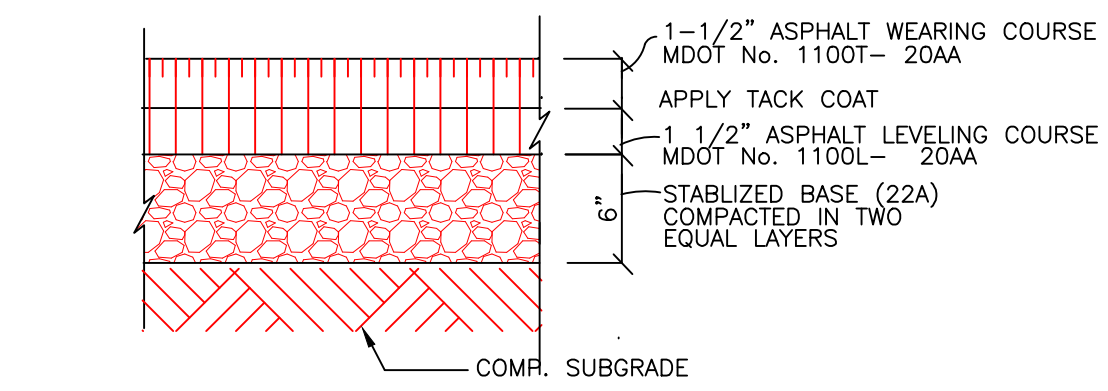
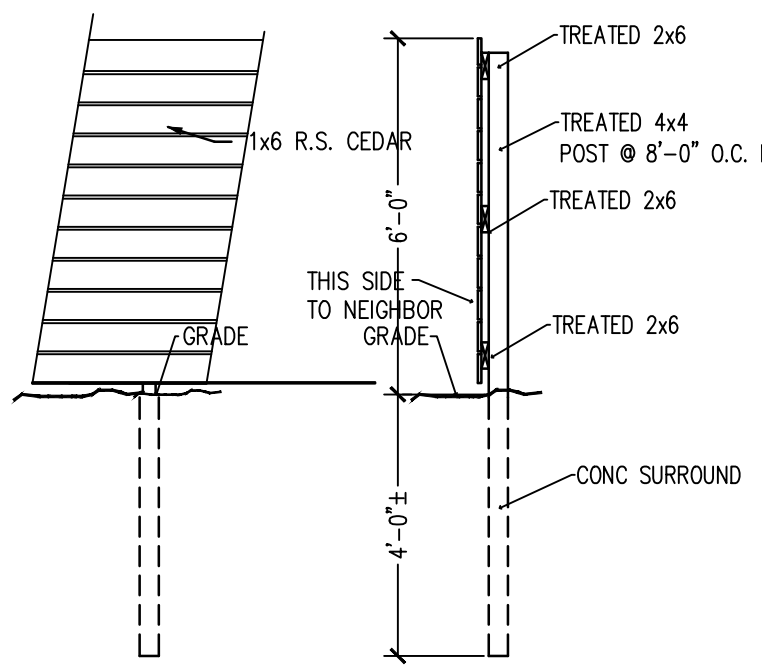
- Copies to:
- Planning -1
- Applicant -1
- Clerk -1
- Deputy Clerk -1
- Attorney-1
- Assessor -1
- Planning Secretary - Original

PLEASE ATTACH ALL REQUIRED DOCUMENTS

Dental Office Expansion

Dr. KATHERINE BANDOS DMD

5925 Venture Park
Kalamazoo, Michigan

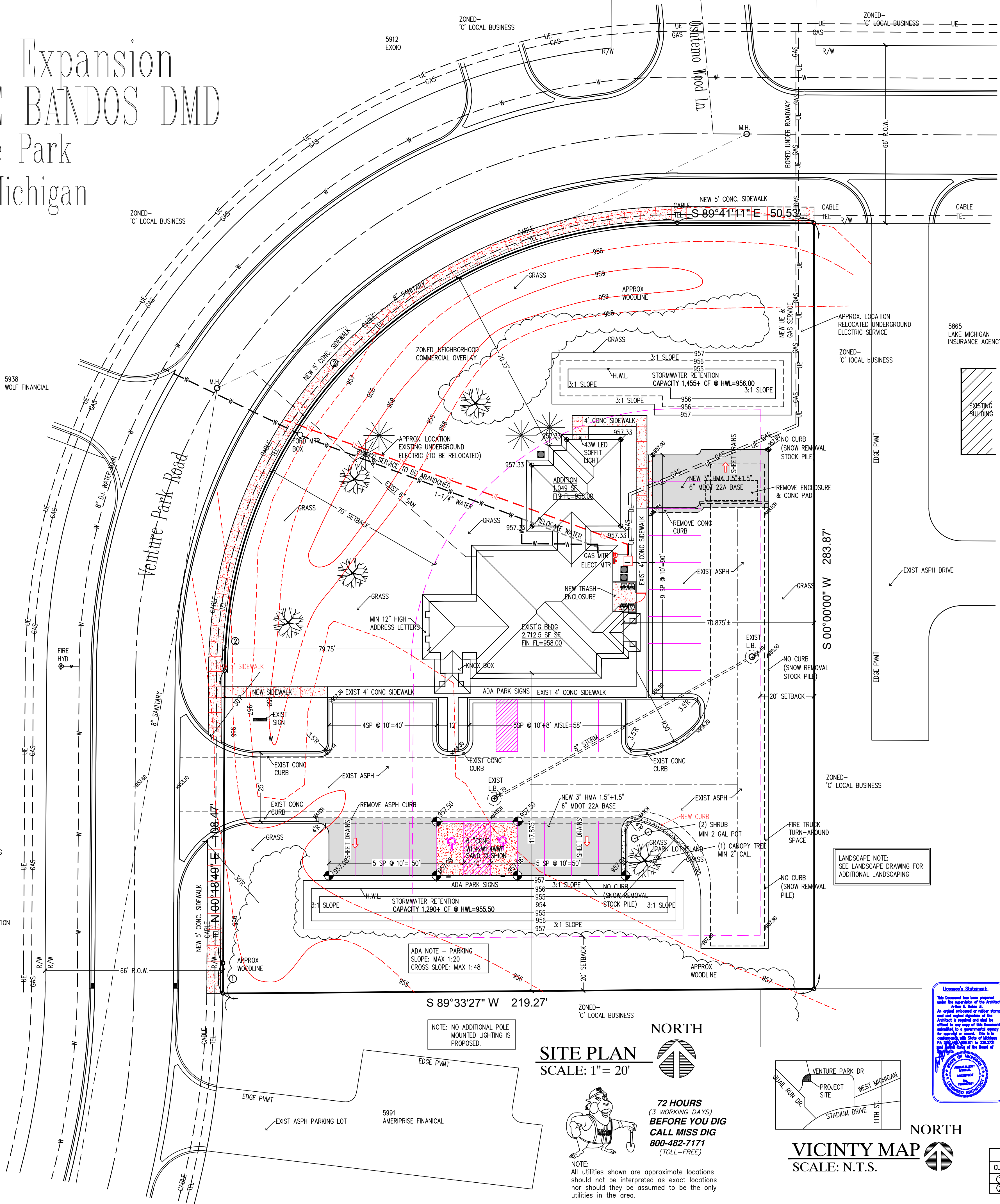


STORM WATER DESIGN

- STORAGE: VOLUME STORM WATER REQUIRED.
 $V = CAP \times V \times C$
 $V =$ VOLUME CU FT.
 $C =$ BUILDING - 0.95
 $C =$ PAVEMENT - 0.96
 $C =$ GRASS - 0.17
 $P =$ 6.15 INCHES RAINFALL
- STORAGE: VOLUME STORM WATER REQUIRED.
 NOTE: EXISTING STORM WATER APPROVED IN ORIGINAL SITE PLAN. THESE CALC. FOR ONLY NEW DISTURBED AREAS.
 $AREA - 'A' =$ PAVT - 2,450.0 SQ FT SOUTH PARKING EXPANSION
 $PVMT VOL = 0.96 (2450/43560) \times 6.15 \times 3630 = 1206 CF$
 $AREA - 'B' =$ BLDG ADD. + PVMT BLDG ADD. + EXPAND PARKING
 $BLDG VOL = 0.95 (1300/43560) \times 6.15 \times 3630 = 633 CF$
 $PVMT VOL = 0.96 (1412/43560) \times 6.15 \times 3630 = 695 CF$
 TOTAL VOL = 1,528 C.F. REQ.
- RETENTION BASIN CAPACITIES:
 $AREA - 'A' = 1,290 CF @ H.W.L. = 955.50$
 $AREA - 'B' = 1,455 CF @ H.W.L. = 956.50$

MAINTENANCE SCHEDULE - STORM WATER SYSTEM

- OWNER SHALL BE RESPONSIBLE FOR MAINTAINING STORM WATER SYSTEM IN COMPLIANCE WITH STORM WATER MAINTENANCE AGREEMENT AND CITY BMP REQUIREMENTS.
- MINIMUM VISUAL INSPECTION MONTHLY.
- SEDIMENT SHALL BE REMOVED FROM BASIN WHEN VISIBLE AND WHEN INFILTRATION IS REDUCED.
- LIGHT EQUIPMENT SHALL BE USED FOR MAINTENANCE TO AVOID OVERCOMPACTION OF SOILS.
- ERODED AND BARREN AREAS SHALL BE REVEGETATED AS SOON AS POSSIBLE.
- TRASH AND DEBRIS SHALL BE REMOVED MINIMUM EVERY MONTH OR SOONER AS MAY BE NECESSARY TO MAINTAIN CLEAN BASIN.



- SITE DATA**
- Property Owner: Katherine Bandos DMD, 5925 Venture Park Drive, Kalamazoo, Michigan 49009
 - Property Address: 5925 Venture Park Drive, Kalamazoo, MI 49009
 - Developer: HANSEN BUILDING & DESIGN CORP., 3027 Woodhams Portage, Michigan 49002, Tel: 269-599-4212
 - Architect: BATES/ARCHITECTS, 8793 Western Woods Drive, Kalamazoo, Michigan 49009, Tel: 269-349-3314
 - Parcel Number: 05-25-153-170
 - Legal Description: Situated in Township of Oshkemo, County of Kalamazoo, State of Michigan, described as follows: Venture Park Condominium Unit 17.
 - Property Size: 56,278± sq. ft. = 1.29 Acres.
 - Present Land Use: Professional Office - Dental
 - Present Zoning: 'C' Local Business
 - Proposed Land Use: Professional Office - Dental
 - Proposed Building Type Construction: Type "SB" - Existing Single story wood frame, slab on grade with partial basement. Masonry, veneer and shingled roof. First Fl. = 2,712.5 SF + Bsmt = 526.4 SF = 3,238.9 SF. Proposed Addition = 1,049 SF
 - Building Mean Roof Height: 15'-0"±
 - Minimum spacing between buildings: N/A
 - Setbacks: Front/road - 70 feet, Side - 20 feet, Rear/side - 20 feet
 - Land Usage: Building = 8.5%, Pavement = 31.2%, Green Space = 60.3%
 - Parking Requirements: Dental Office (1) space per 150 sq. ft. U.F.A. 4,288 sq. ft / 150 = 29. Total Parking Spaces Required = 29 spaces. One Barrier Free Min per 25 req. spaces (1 space).
 - Parking Spaces Provided: 26 Sp @ 10'x 20', 2 B.F. Sp @ 10'x 20' + 8' Aisle, 28 Total Spaces provided.
 - Loading Area: Sec 21.08 Off-Street Loading Load/Unload Space 10'x50'x14' (Not required)
 - All Storm Water to remain on site.
 - All floor drains to be connected to Sanitary Sewer.
 - Erosion & Sediment Control (SESC) work shall comply with Standards and Specifications of Oshkemo Township.
 - Hazardous Materials Right-to-Know Form shall be submitted with Building Plans.
 - All Pavement markings & Traffic Signs shall conform to "MMUTCO", Current Ed.
 - Building Code: Michigan 2015 Building Code.
 - Occupancy Use Group: "B" Business
 - This Site is not located in a Flood Plain.
 - Signs: All Signs shall conform to Oshkemo Township Zoning Code & be submitted for separate permits.
 - Site Lighting:
 - Parking Lot Lighting shall be "Off" during non-operational hours - 10:00 P.M. To 06:00 A.M.
 - All exterior lighting shall be controlled by Photocell & Timer.
 - Soffit Downlights shall be 75W maximum.
 - All outdoor lighting will be installed and maintained consistent with Oshkemo Township Code. All exterior lights shall be shielded (sharp cut-off style) Light levels shall not exceed 0.3 footcandles along the east & south property lines where abutting residential land use/zoning.
 - Landscaping: As shown on drawings, & at minimum conform to Oshkemo Township Zoning requirements for type of Use.
 - Appropriate Permits to be obtained from Oshkemo Township, Kalamazoo County, Michigan prior to commencing construction.
 - Trash enclosure: Enclosed Courtyard Owner to use Herbie-Curbs.

REVISIONS
REVISED 05/17/21 PER PLAN REVIEW COMMENTS

BATES ARCHITECTS
8793 WESTERN WOODS DRIVE, KALAMAZOO, MI 49009
TELEPHONE 269/349-3314 ar@bates-arch.com

AMENDED SITE PLAN

DENTAL OFFICE EXPANSION
KATHERINE BANDOS DMD
5925 VENTURE PARK
KALAMAZOO, MICHIGAN

HANSEN BUILDING AND DESIGN CORPORATION
3027 WOODHAMS
PORTAGE, MI 49002

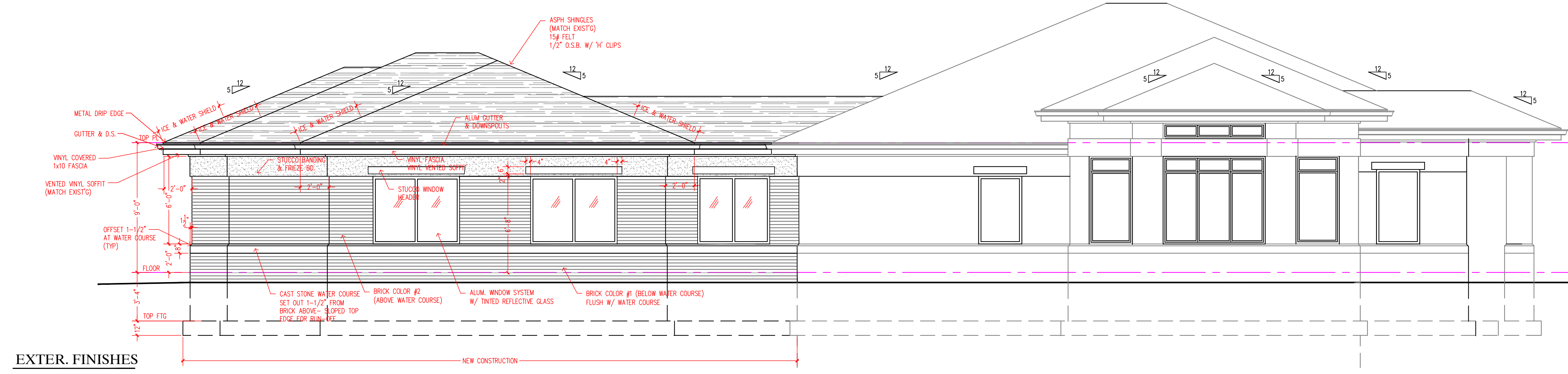
04/05/21

C1
2106

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE PROJECT SITE. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT.

THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF SERVICE ARE, AND SHALL REMAIN PROPERTY OF THE ARCHITECT.



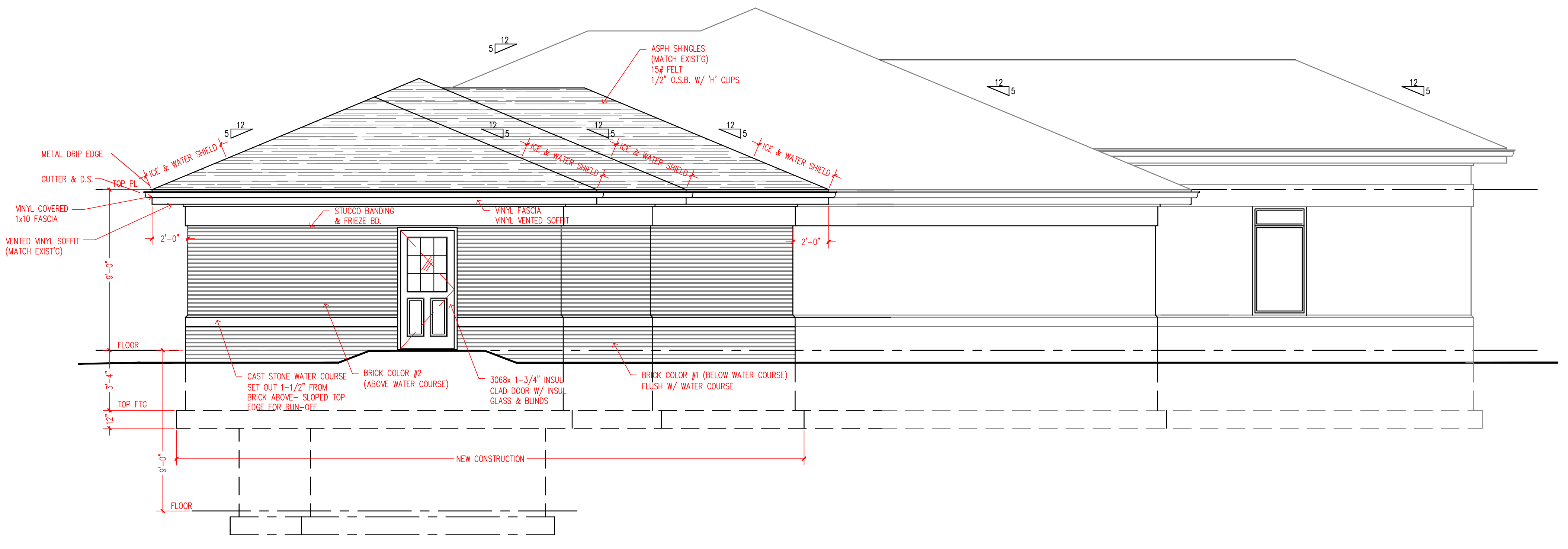
WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXTER. FINISHES

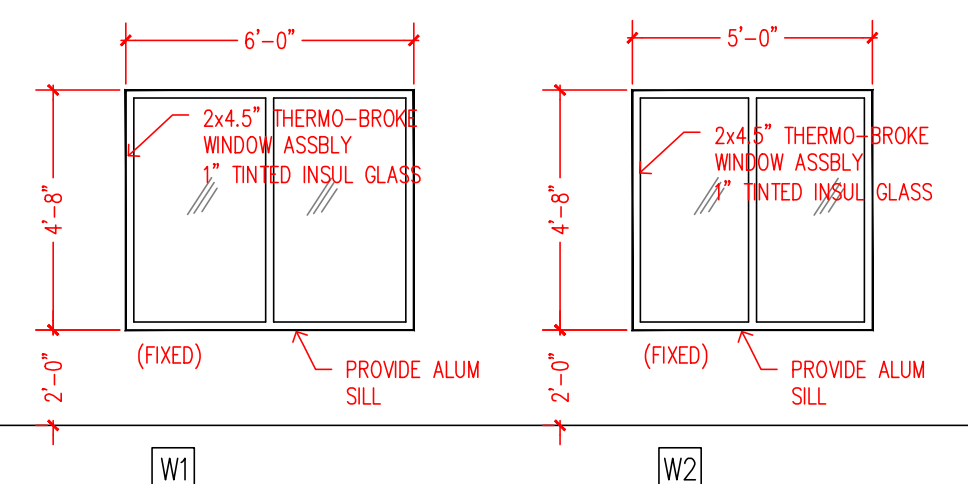
- BRICK VENEER (MODULAR SIZE) MATCH EXISTING COLOR AND RANGE.
- MORTAR - MATCH EXISTING COLOR AND JOINTS.
- ROOFING - 30 YR. ASPHALT DIMENSIONAL MATCH EXISTING COLOR & SHAPE.
- WINDOWS SYSTEM - ALUM. WINDOW SYSTEM KAWNEER 451-T DOUBLE INSULATED W/ THERMAL BREAK MATCH EXISTING COLOR & FINISH.
- FASCIA & SOFFIT - VINYL AS MANUFACTURED BY WOLVERINE TECHNOLOGIES - MATCH EXISTING TYPE, SHAPE & COLOR.
- GUTTERS & DOWNSPOUTS - PREFINISHED SEAMLESS METAL GUTTER MATCH EXISTING TYPE & COLOR.
- CAST STONE (CONCRETE) WATER COURSE MATCH EXISTING SHAPE & COLOR.

GENERAL NOTES

- ALL APPLICABLE INDUSTRY STANDARDS, ASTM CLASSIFICATIONS, MANUFACTURER'S SPECIFICATIONS, INSTITUTE CRITERIA CODE REQUIREMENTS, AND CURRENT PUBLISHED MANUFACTURER'S OR INSTITUTE INSTALLATION INSTRUCTIONS AND SPECIFICATIONS SHALL BE APPLICABLE TO MATERIALS SPECIFIED IN THE FOLLOWING HEADINGS.
- EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT ALL WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK, THE SUBCONTRACTOR SHALL OBTAIN A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- EACH SUBCONTRACTOR SHALL VISIT THE SITE THOROUGHLY REVIEW THE DRAWINGS AND SPECIFICATIONS SO AS TO BE SURE ALL ANOMALY COSTS HAVE BEEN COVERED IN HIS/HERS BID. THE OWNER WILL NOT ENTERTAIN REQUESTS FOR EXTRA COMPENSATION FOR WORK THAT SHOULD HAVE REASONABLY BEEN ANTICIPATED OR OBSERVED.
- EACH SUBCONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, AND TECHNIQUES OF CONSTRUCTION, SAFETY PRECAUTIONS IN CONNECTION WITH THEIR WORK, AND FOR THEIR ACTS OR OMISSIONS.
- EACH SUBCONTRACTOR SHALL NOT SCALE THE DRAWINGS TO DETERMINE ANY DIMENSION. USE ONLY THE DIMENSIONS AS SHOWN ON THE DRAWINGS. SHOULD THERE BE A CRITICAL DIMENSION OMITTED OR AN UNCERTAINTY WITH THE DIMENSIONS SHOWN, VERIFY WITH THE ARCHITECT BEFORE PROCEEDING.
- EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEE INSPECTIONS, AND APPROVALS REQUIRED FOR CONSTRUCTION BY ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. EACH SUBCONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS, FEES, ETC., AS RELATED TO THEIR SPECIFIC PORTION OF THE WORK.
- THE VARIOUS MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL MECHANICAL, PLUMBING, AND ELECTRICAL REQUIREMENTS REQUIRED BY LOCAL, STATE, AND FEDERAL CODES.
- EACH SUBCONTRACTOR SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGES FOR THE LIMITS AS REQUIRED BY LAW. THE OWNER, THE SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THEIR WORK.
- EACH SUBCONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS (UNLESS NOTED OTHERWISE), EQUIPMENT, TOOLS, UTILITIES, INSURANCE, TAXES, TRANSPORTATION AND MISCELLANEOUS SERVICES REQUIRED FOR THE COMPLETE INSTALLATION AND OPERATION OF THEIR PORTION OF THE SUBCONTRACT FOR THIS PROJECT AS INDICATED IN THESE DOCUMENTS - WHETHER TEMPORARY OR PERMANENT.
- ALL SUBCONTRACTORS MUST COMPLY WITH RULES AND REGULATION OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, STATE, AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES, AND ORDINANCES.
- ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE FROM EXCESS VIBRATION.
- ALL MATERIALS SHALL BE NEW, UNSEEN, AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED OR TO BE USED FOR FORMS AND/OR TEMPORARY STRUCTURES.
- ALL SURFACES SHALL BE PROPERLY CURED AND PREPARED BEFORE THE APPLICATION OF FINISH MATERIALS.
- TO BEGIN THE APPLICATION OF A FINISH MATERIAL MEANS THAT THE SUBCONTRACTOR ACCEPTS THE SURFACE AND SUBSEQUENT RESPONSIBILITY FOR THE APPEARANCE OF THE FINAL FINISH.
- ALL MATERIALS, FINISHES, AND EQUIPMENT REQUIRED FOR THE COMPLETION OF THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, AS WELL AS GUIDELINES SET FORTH IN THESE DOCUMENTS.
- EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE OWNER WITH ALL MAINTENANCE AND OPERATION MANUALS, WARRANTIES, AND GUARANTEES ON ALL EQUIPMENT AND MATERIALS.
- ALL MATERIALS, EQUIPMENT, AND LABOR SHALL CARRY A MINIMUM OF ONE (1) YEAR WRITTEN WARRANTY/GUARANTEE AGAINST DEFECT STARTING FROM THE DATE OF APPROVAL FOR FINAL PAYMENT.
- THE CONSTRUCTION SITE SHALL AT ALL TIMES BE KEPT FREE FROM DEBRIS, WASTE AND RUBBISH. THE PREMISES SHALL BE MAINTAINED IN A MANNER TO PROVIDE A SAFE ENVIRONMENT FOR WORKERS AND THE PUBLIC. CONDUCT CLEANING AND DISPOSAL OPERATIONS TO COMPLY WITH ALL LOCAL ORDINANCES AND ANTI POLLUTION LAWS. UPON COMPLETION OF WORK, REMOVE ALL WASTE MATERIALS, EQUIPMENT, DEBRIS, AND CLEAN ALL SOOT-EXPOSED SURFACES. TOUCH-UP PAINTING OF MARKED SURFACES AND REPAIR OF ALL DAMAGES LEAVING THE PROJECT READY FOR OCCUPANCY. TRASH SHALL BE REMOVED FROM THE PROJECT SITE AS SUBCONTRACTOR'S EXPENSE. IF THE SUBCONTRACTOR FAILS TO HAVE THE SITE READY FOR OCCUPANCY, THE GENERAL CONTRACTOR MAY HIRE AN OUTSIDE AGENCY FOR THIS SERVICE AND THE COST SHALL BE CHARGED TO THE SUBCONTRACTOR.
- UPON COMPLETION OF THE PROJECT, A "PUNCH LIST" WILL BE COMPILED BY THE CONTRACTOR AND OWNER'S REPRESENTATIVE WHICH WILL CONSIST OF ITEMS IN NEED OF CORRECTION OR UNSATISFACTORY AND/OR INCOMPLETE WORK.
- THE GENERAL CONTRACTOR SHALL OBTAIN CERTIFICATE FOR OCCUPANCY FROM THE APPROPRIATE REGULATORY AGENCY BUILDING DEPARTMENT.

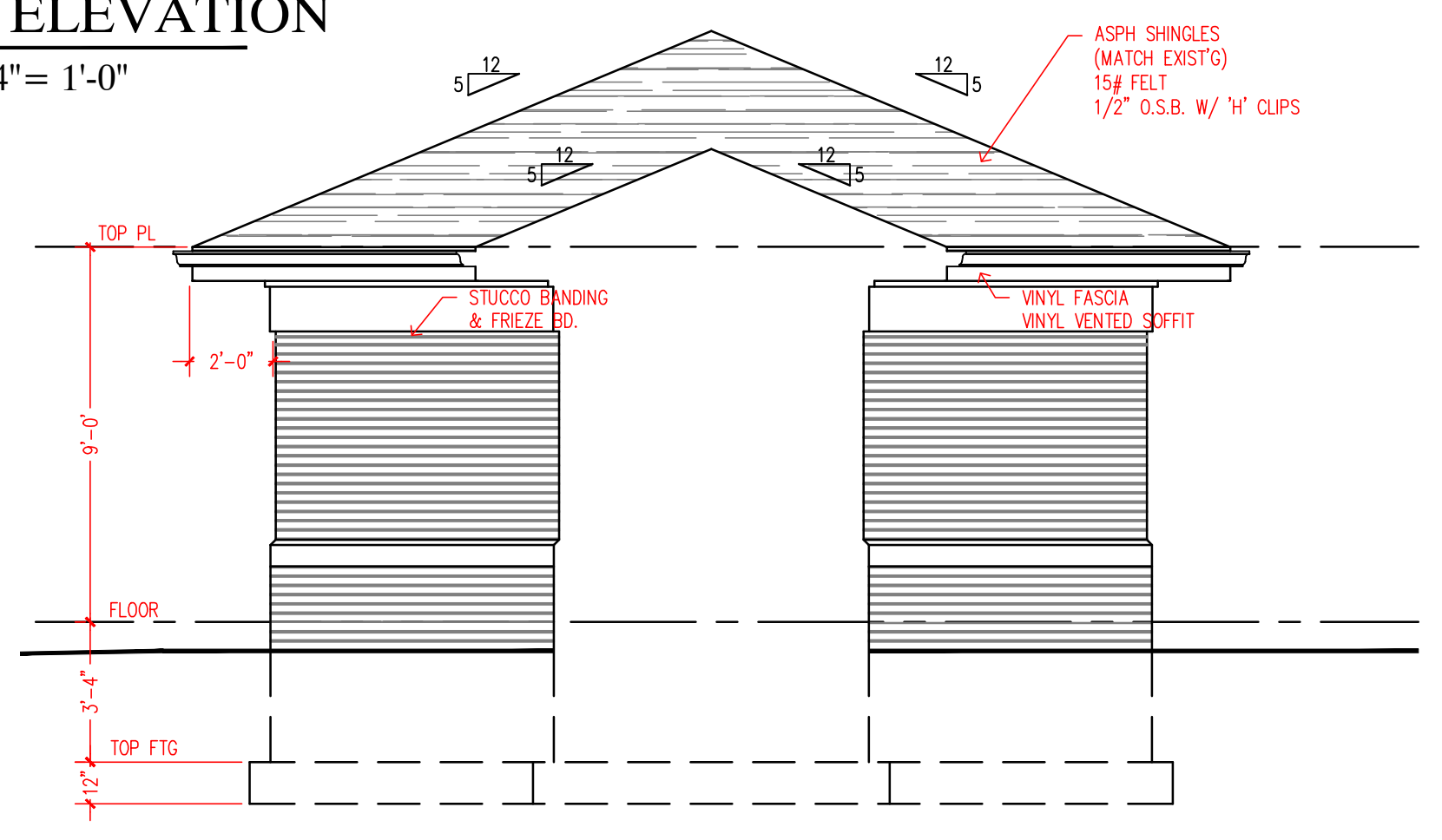


NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WINDOW TYPES
SCALE: 1/4" = 1'-0"

NOTE: ALL GLAZING IN DOORS, & WINDOWS TO MEET THE MICHIGAN BUILDING CODE 2015 ED, SECTION 2406 SAFETY GLAZING AND LABELING TO CONFORM TO THOSE REQUIREMENTS.



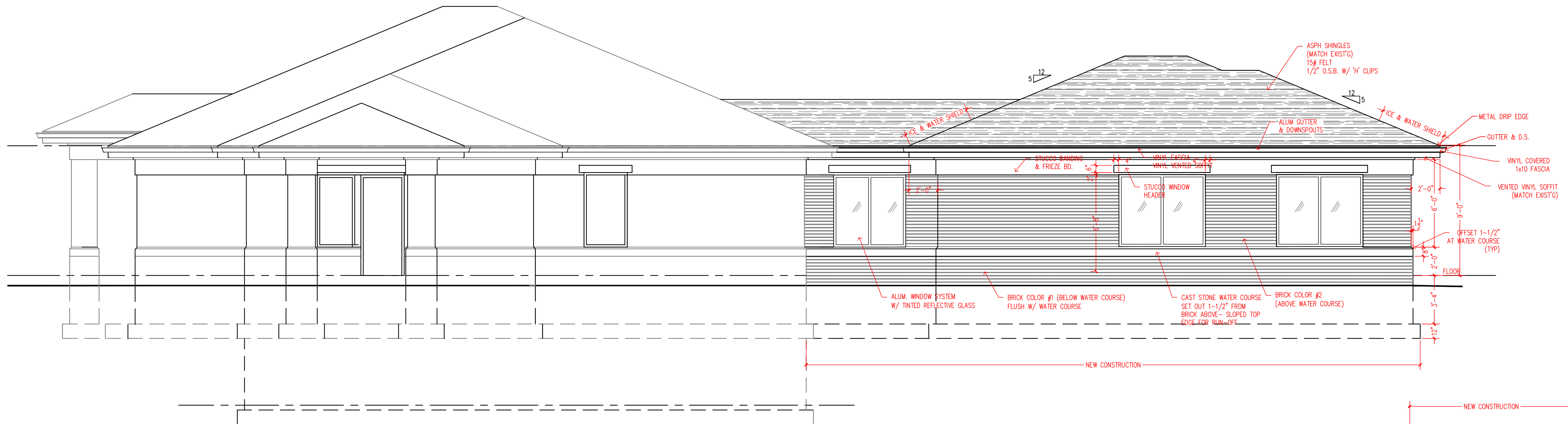
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Building Code Requirements

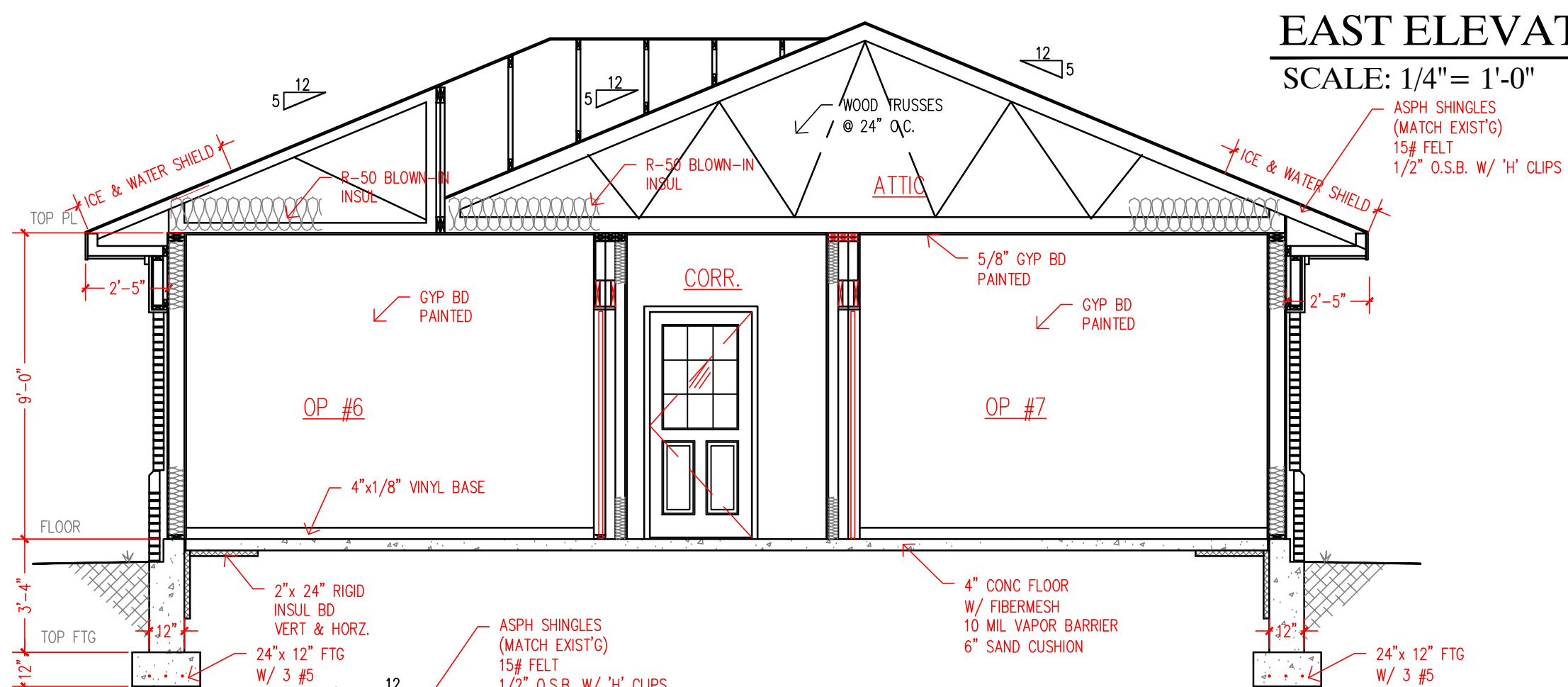
- Applicable Codes**
 - Building Code: Michigan Building Code 2015
 - Fire Code: International Fire Code 2015 and Life Safety 101 2015 ed
 - Mechanical Code: Michigan Mechanical Code 2015
 - Plumbing Code: Michigan Plumbing Code 2015
 - Electrical Code: National Electrical Code 2014 & Michigan Electrical Code Rules Part 8.
 - Barrier Free: ANSI A117.1-2010 ed
 - Michigan Energy Code - 2015
- Occupant Load:** Table 1004.1.2
 Main Floor = 2,713 sq. ft./ 100 sf gross = 28
 Lower Level = 527 sq. ft./ 100 sf gross = 6
 New Constr. = 1,065 sq. ft./ 100 sf gross = 11
 Total = 45 Occupants.
- Use/Occupancy Classification:** "B" Professional Offices
- Required exits per floor:** Section 1006
 1st Floor = (39 + 6) Two exit required.
 Basement = (1) One exit required 1018.2
 Max Travel Dist. Table 1017.2 ("B" non-sprinkled) - 200 ft.
 Egress Width - Stair = 48" Min
 Egress Width - 36" Min eo. exit.
- Allowable floor area**
 - 9,000 sf per floor, 2 stories 40' (code requirement)
 Existing 1st floor = 2,713 gross sf
 New Constr. = 1,065 gross sf
 Total square ft. 1st floor = 3,778 sq. ft.
- Construction Type:** "5b" Unprotected (Non-sprinkled)
- Structural fire rating:** Table 601 & 602 (Type 5B)
 - Exterior load bearing walls 0 hours
 - Exterior non load bearing walls 0 hours
 - Floor Construction 0 hours
 - Roof Construction 0 hours
- Sprinkler requirements:** Section 903.
 Use Group "B" - none required
 Mezzanine: None required per Section 903
- Required Occupancy Separation** - None required.
- Draftstop**
 Attic: 3,000 sf in attic for B Occupancy.
- Incidental Use Areas** - Fire rating (1) Hour
 Storage Rooms over 100 Sq. ft. (1 hr).
 Mechanical Room - Table 302.1.1 - (1) hr rated horizontal & vertical with units over 400,000 BTU (not required, all units are under max. btuh).
- CHAPTER 11 ACCESSIBILITY**
 Where required: (1103.1) Buildings and structures, temporary or permanent, including their associated sites and facilities, shall be accessible to persons who has physical disabilities. (See exceptions 1103.2 thru 1103.2.13)
 1103.2.9 Equipment spaces: Spaces frequented only by personal for maintenance, repair or monitoring of equipment are not required to be accessible.
 Multilevel building and facilities (1104.4) At least one accessible route shall connect each accessible level, including mezzanines, in multistory building and facilities.
 Exceptions:
 1. An accessible route is not required to floors above and below accessible levels that have an aggregate area of not more than 3,000 square feet.
- Interior Wall & Ceiling Finish Materials:**
 Corridors & Stairs - Class "B"
 Flame Spread 0-75
 Smoke Developed 0-450
 Rooms & Enclosed spaces - Class "C"
 Flame Spread 76-200,
 Smoke Developed 0-450

SPECIAL NOTE:

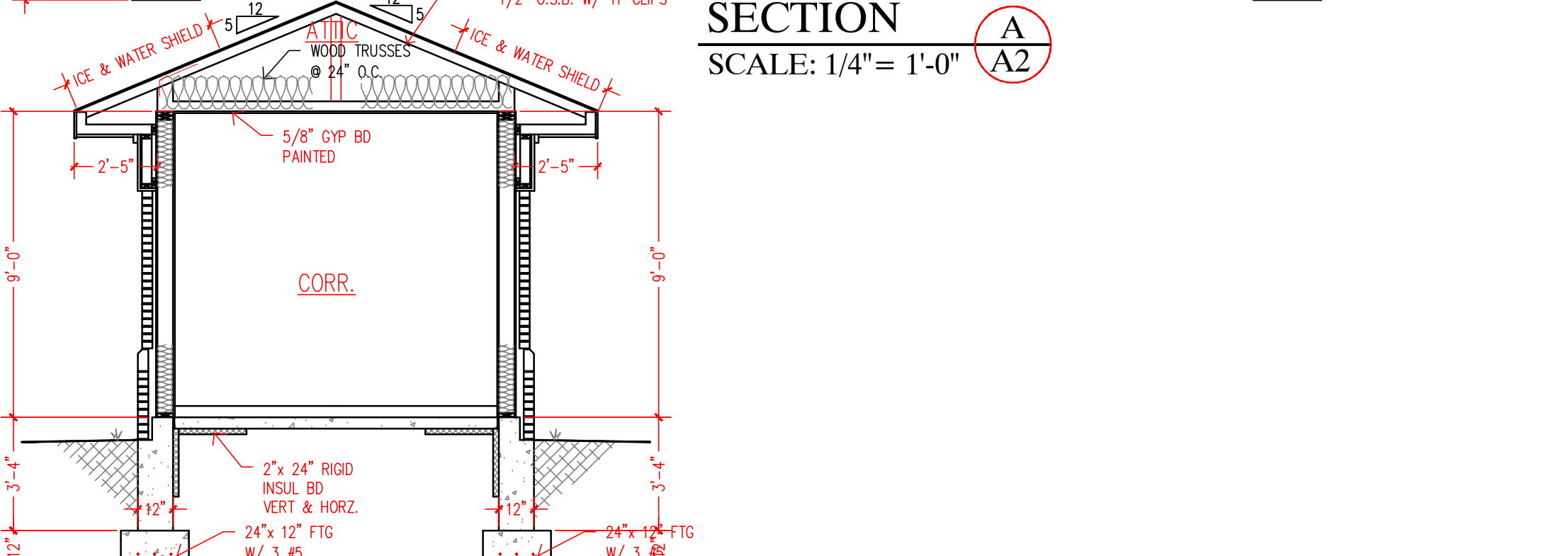
IN THE EVENT THE CLIENT CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES CHANGES TO ANY PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE ARCHITECT, THE CLIENT RECOGNIZES THAT SUCH CHANGES AND THE RESULT THEREOF ARE NOT THE RESPONSIBILITY OF THE ARCHITECT. THEREFORE, THE CLIENT AGREES TO RELEASE THE ARCHITECT FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION, USE OR RESULT OF SUCH CHANGES. IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW TO INDEMNIFY AND HOLD THEIR ARCHITECT HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST ARISING FROM SUCH CHANGES.



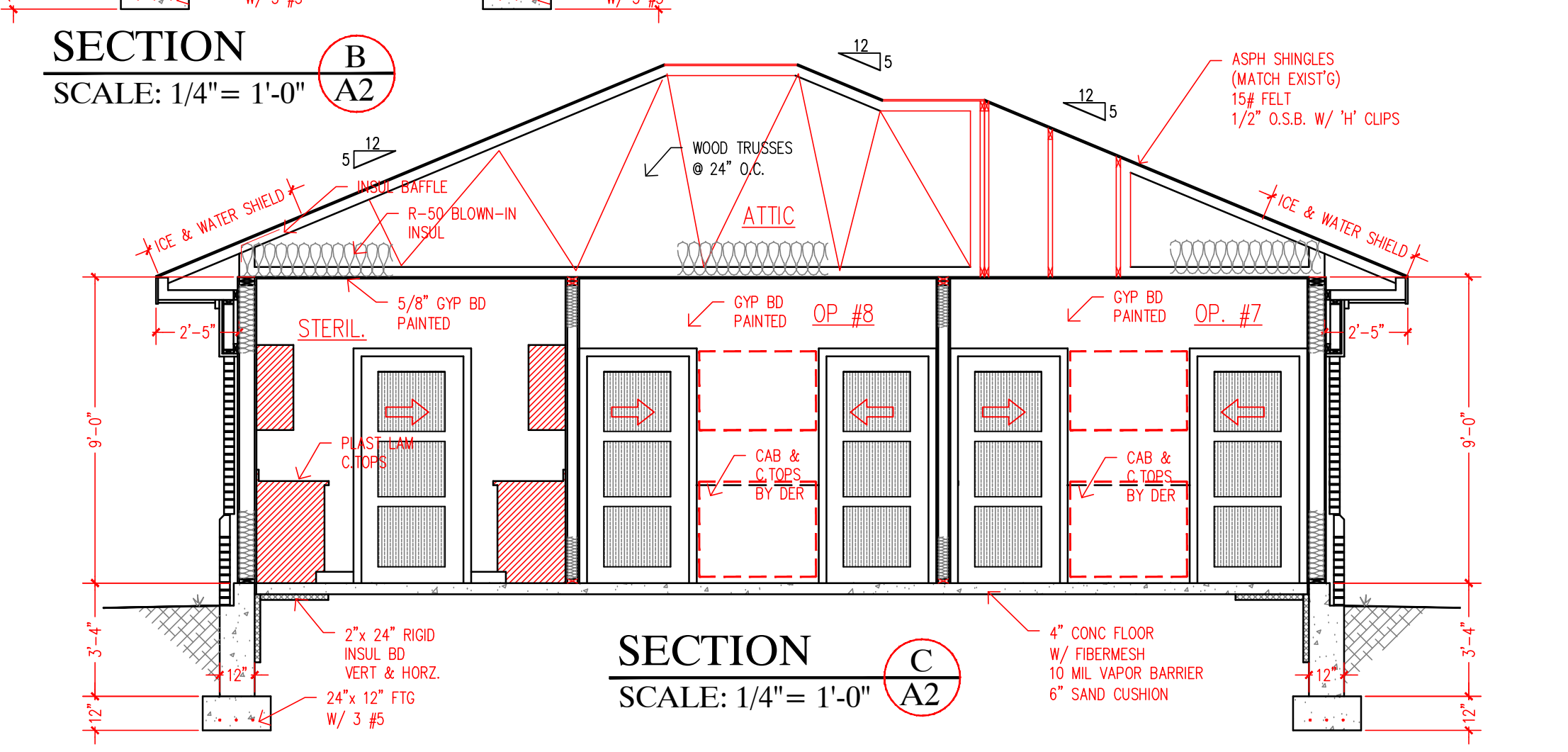
EAST ELEVATION
SCALE: 1/4" = 1'-0"



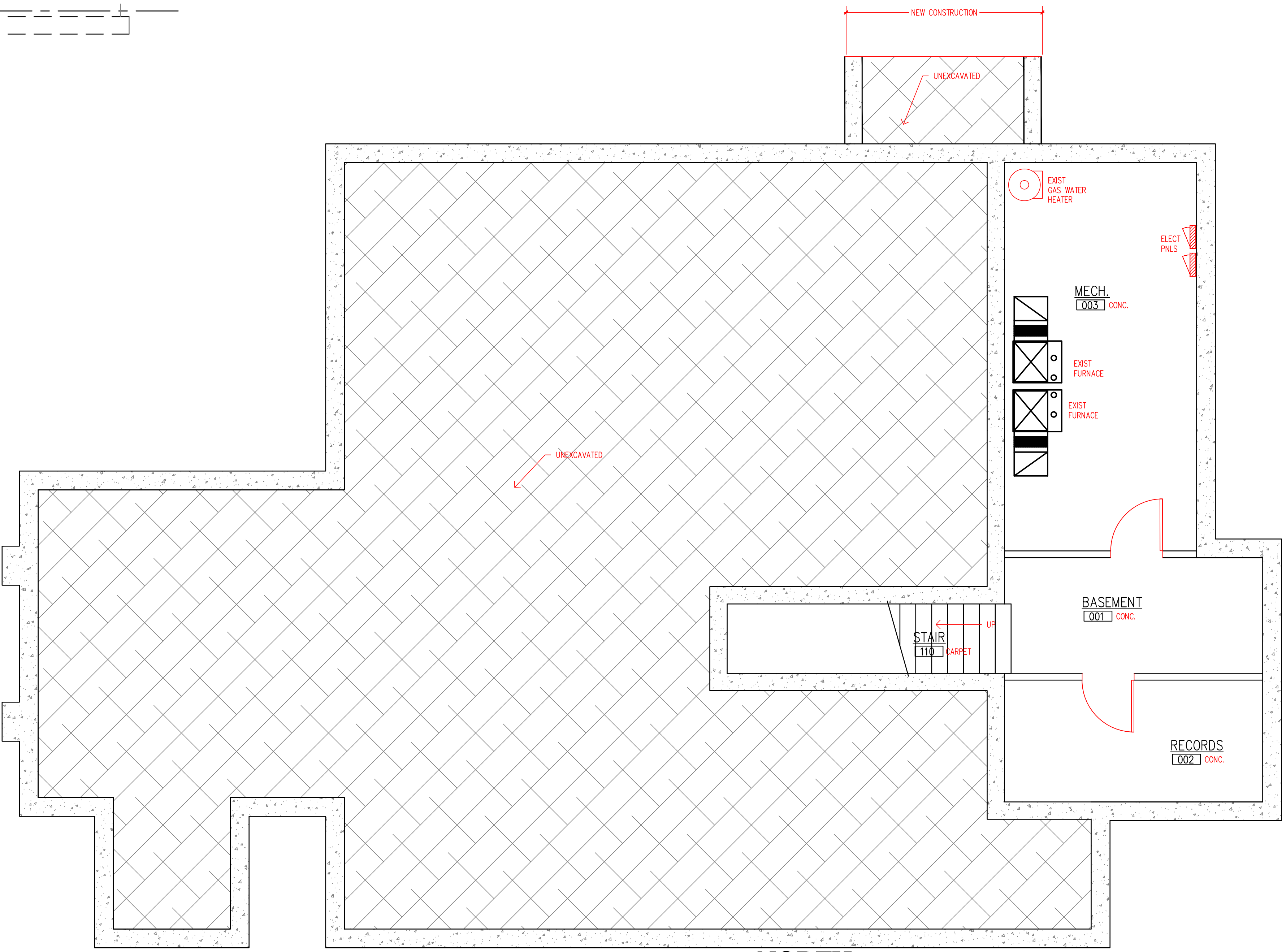
SECTION A
SCALE: 1/4" = 1'-0"



SECTION B
SCALE: 1/4" = 1'-0"



SECTION C
SCALE: 1/4" = 1'-0"



BASEMENT PLAN
SCALE: 3/16" = 1'-0"



DRAWINGS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE, AND SHALL REMAIN PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND CORRELATING DIMENSIONS AT THE PROJECT SITE. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT.

REVISIONS

EXTERIOR ELEVATIONS

DENTAL OFFICE EXPANSION
DR. KATHERINE BANDOS, DMD.
5925 VENTURE PARK
KALAMAZOO, MICHIGAN

HANSEN BUILDING
AND DESIGN CORPORATION
3027 WOODHAMS
PORTAGE, MI 49002

04/05/21

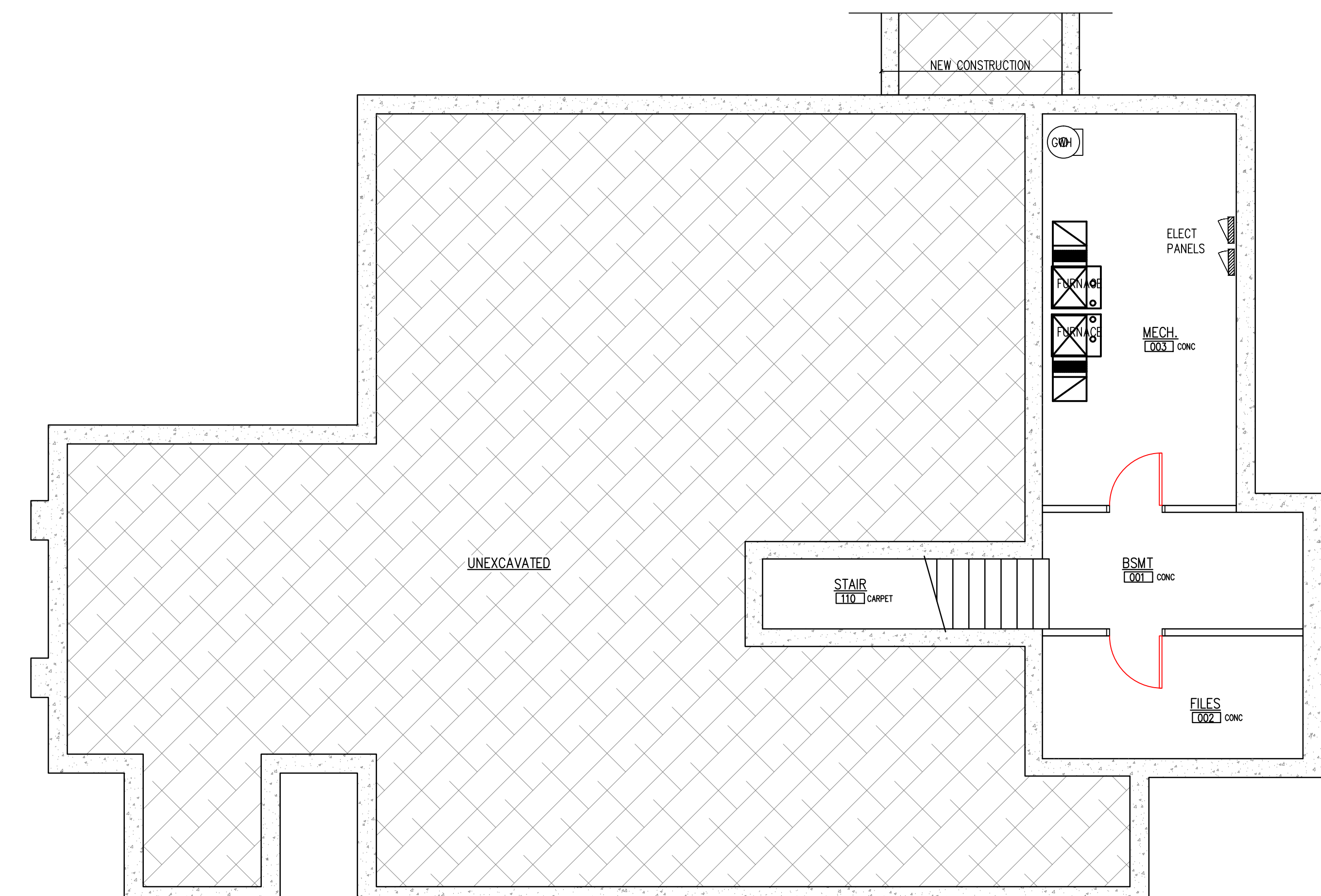
A2

2106

BATES
BATES/ARCHITECTS
8793 WESTERN WOODS DRIVE, KALAMAZOO, MI 49009
TELEPHONE 268/349-3314
art@bates-arch.com

ROOM FINISH SCHEDULE

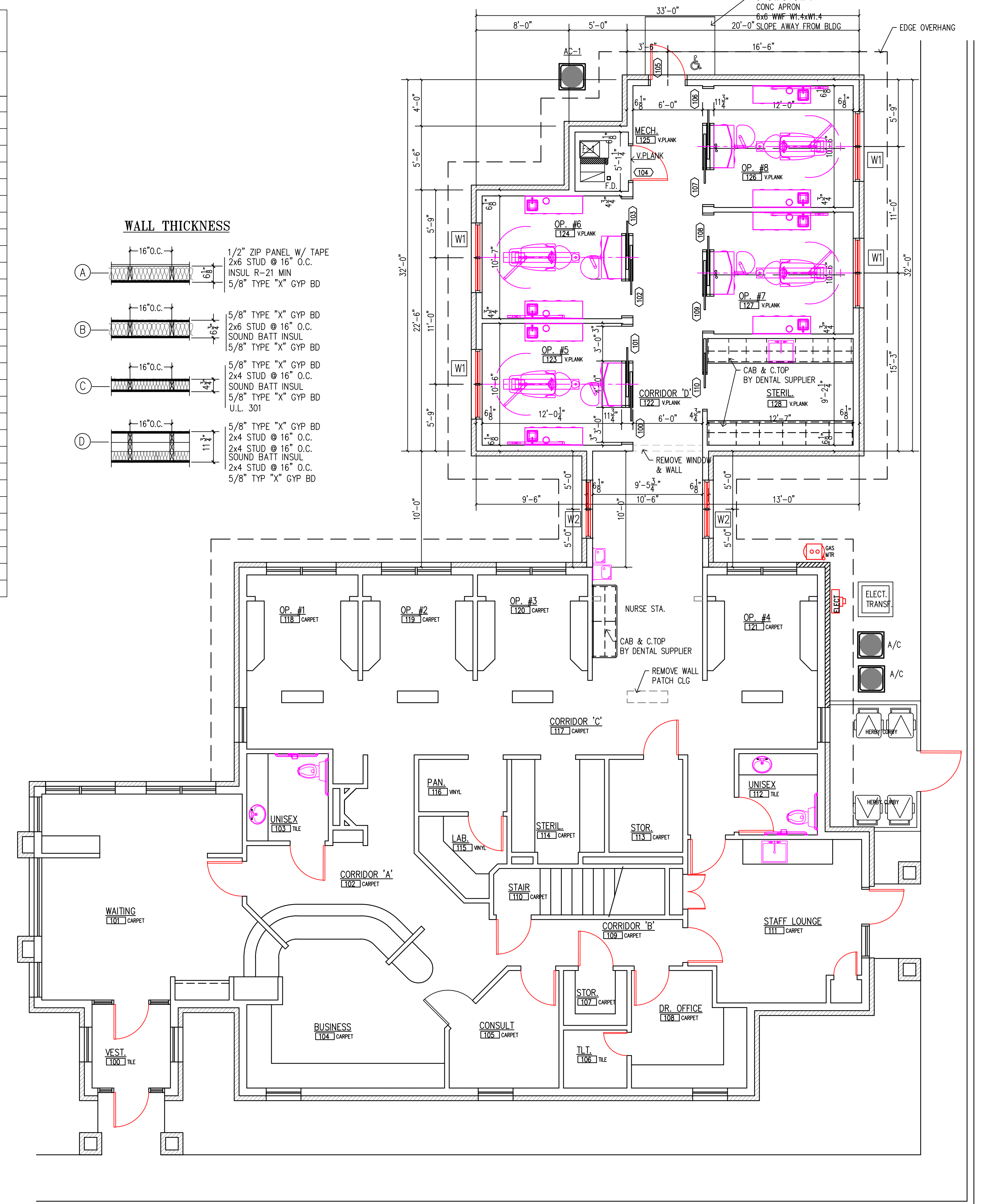
ROOM NO	ROOM NAME	EXISTING	NEW	RENOVATED	FLOOR	BASE	WALL		CEILING		CLG HGT	TRIM				COUNTERTOPS			ROOM NO	REMARKS
							MAT.	FIN.	MAT.	FIN.		WINDOW	FIN.	DR. FRAME	FIN.	MAT.	SPLASH	EDGE		
100	VESTIBULE	●			C. TILE	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	11'-0"+	WOOD	STAIN	WOOD	STAIN				100	
101	WAITING	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	11'-0"+	WOOD	STAIN	WOOD	STAIN				101	
102	CORRIDOR 'A'	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	11'-0"+	WOOD	STAIN	WOOD	STAIN				102	
103	UNISEX	●			C. TILE	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				103	
104	BUSINESS OFFICE	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				104	
105	BUSINESS OFFICE	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				105	
106	PRIVATE TOILET	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				106	
107	STORAGE	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				107	
108	DR. OFFICE	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				108	
109	CORRIDOR 'B'	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				109	
110	STAIR	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				110	
111	STAFF LOUNGE	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				111	
112	UNISEX	●			C. TILE	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				112	
113	STORAGE	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				113	
114	STERILIZATION	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				114	
115	LAB	●			VINYL	WOOD	LEAD GYP. BD.	PAINT	LEAD GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				115	
116	PAN	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				116	
117	CORRIDOR 'C'	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				117	
118	OPERATORY #1	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				118	
119	OPERATORY #2	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				119	
120	OPERATORY #3	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				120	
121	OPERATORY #4	●			CPT	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				121	
122	CORRIDOR 'D'	●	●	●	V. PLANK	VINYL	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN	PLAS. LAM	YES	RUBBER	122	
123	OPERATORY #5	●	●	●	V. PLANK	VINYL	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN	CABS & C. TOP	-BY DENTAL EQUIP		123	
124	OPERATORY #6	●	●	●	V. PLANK	VINYL	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN	CABS & C. TOP	-BY DENTAL EQUIP		124	
125	MECHANICAL RM.	●	●	●	V. PLANK	VINYL	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN				125	
126	OPERATORY #8	●	●	●	V. PLANK	VINYL	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN	CABS & C. TOP	-BY DENTAL EQUIP		126	
127	OPERATORY #7	●	●	●	V. PLANK	VINYL	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN	CABS & C. TOP	-BY DENTAL EQUIP		127	
128	STERILIZATION	●	●	●	V. PLANK	VINYL	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	WOOD	STAIN	WOOD	STAIN	CABS & C. TOP	-BY DENTAL EQUIP		128	



NORTH

BASEMENT PLAN

SCALE: 3/16" = 1'-0"



NORTH

FLOOR PLAN

SCALE: 3/16" = 1'-0"

- F.E. CLASS A,B,C,-10# DRY CHEMICAL
- F.E. FIRE EXTINGUISHER

- LOAD & NON LOAD BEARING WALL NOTES:**
- EXTERIOR WALL HT = 9'-0"
 - INTERIOR WALL HT = 9'-0"
 - INTER & EXTER WALL STUDS 2x4 OR 2x6 WOOD @16" O.C. AS SHOWN.
 - ALL INTERIOR WALLS TO HAVE SOUND INSUL FULL HEIGHT.
 - ALL EXTERIOR WALLS TO HAVE 5-1/2" R-21 MIN INSUL FULL HT.

- LEGEND**
- 100 ROOM NUMBER
 - 03 DOOR NUMBER
 - W2 WINDOW TYPE
 - F.E. FIRE EXTINGUISHER
 - A5 SECTION NUMBER
 - A5 DWG SHT NUMBER
 - C DETAIL NUMBER
 - A5 DWG SHT NUMBER

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DR. KATHERINE BANDOS, DMD. 5925 VENTURE PARK KALAMAZOO, MICHIGAN

DENTAL OFFICE EXPANSION

FLOOR PLAN

REVISIONS

BATES ARCHITECTS 8703 WESTERN WOODS DRIVE, KALAMAZOO, MI 49009 TELEPHONE: 269/349-3314 or@bates-arch.com

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