7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
269-216-5220 Fax 375-7180 TDD 375-7198
www.oshtemo.org

NOTICE
OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS - REGULAR MEETING

MEETING WILL BE HELD IN PERSON
AT OSHTEMO TOWNSHIP HALL
7275 W MAIN STREET
Masks Are Now Optional in Oshtemo Township Buildings

(Meeting will be available for viewing through https://www.publicmedianet.org/gavel-to-gavel/oshtemo-township)

TUESDAY, FEBRUARY 20, 2024
3:00 P.M.

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment on Non-Agenda Items
5. Approval of Minutes: December 12, 2023
6. Election of 2024 Officers – Chair, Vice Chair, and Recording Secretary
7. **Public Hearing – Site Plan Review and Variance Request for 1560 S 8th Street:**
   Scott Williams, on behalf of 1560 S 8th St LCC, is requesting relief from the setback provisions of Section 50.70 of the Zoning Ordinance in order to construct a 6,684 square foot building with a connecting breezeway to an existing building on-site.
8. Other Updates and Business
9. 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 a.m.-1 p.m. and 2-5 p.m., and on Friday, 8 a.m.–1 p.m. 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

Supervisor		
Cheri Bell	216-5220	cbell@oshtemo.org
Clerk		
Dusty Farmer	216-5224	dfarmer@oshtemo.org
Treasurer		
Clare Buszka	216-5260	cbuszka@oshtemo.org
Trustees		
Neil Sikora	760-6769	nsikora@oshtemo.org
Kristin Cole	375-4260	kcole@oshtemo.org
Zak Ford	271-5513	zford@oshtemo.org
Michael Chapman	375-4260	mchapman@oshtemo.org

Township Department Information

Assessor:		
Kristine Biddle	216-5225	assessor@oshtemo.org
Fire Chief:		
Greg McComb	375-0487	gmccomb@oshtemo.org
Ordinance Enforcement:		
Rick Suwarsky	216-5227	rsuwarsky@oshtemo.org
Parks Director:		
Vanessa Street	216-5233	vstreet@oshtemo.org
Rental Info	216-5224	oshtemo@oshtemo.org
Planning Director:		
Vacant	375-4260	planning@oshtemo.org
Public Works Director:		
Anna Horner	216-5228	ahorner@oshtemo.org

February 15, 2024

Mtg date: February 20, 2024

To: Oshtemo Township Zoning Board of Appeals

From: Leeanna Harris, Zoning Administrator

Applicant: Scott Williams

Owner: 1560 South 8th Street LLC

Property: 1560 South 8th Street, Parcel ID: 3905-22-485-030

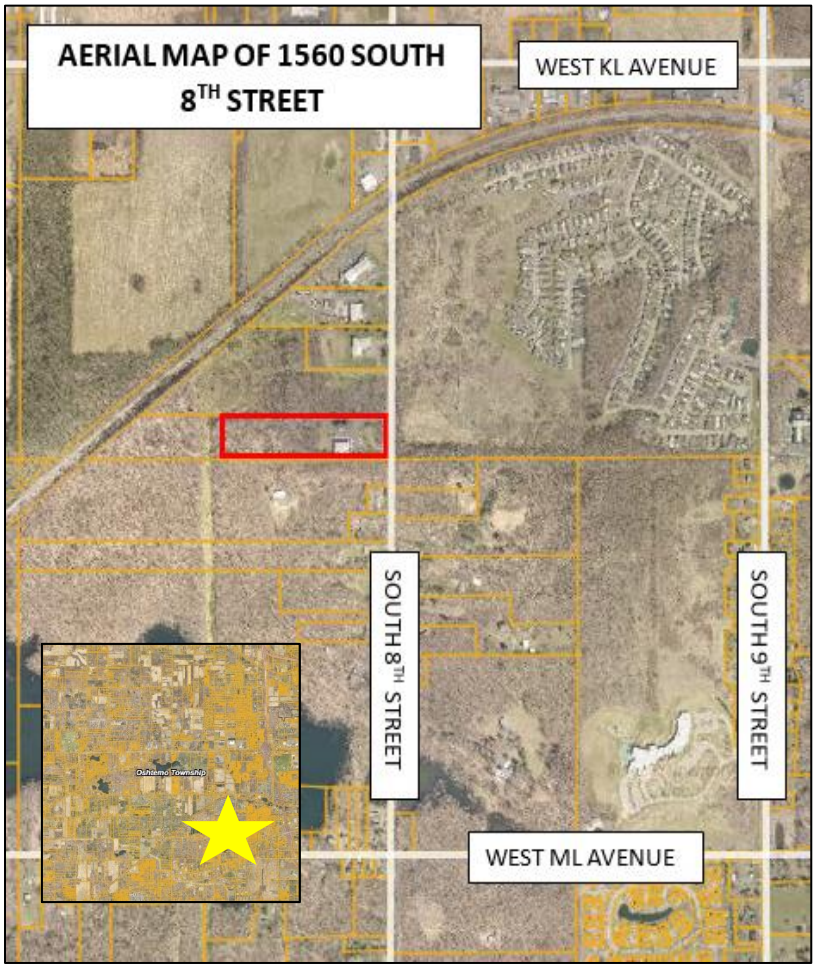
Zoning: I-1: Industrial District

Request: Site Plan Review and Variance Request from Setback Provisions

Section(s): Article 27 – I-1: Industrial District
Article 50 – Schedule of Regulations
Article 64 – Site Plan Review

OVERVIEW:

The applicant, on behalf of 1560 S. 8th St LLC, is requesting Site Plan Review and relief from Section 50.70.B of the Zoning Ordinance in order to construct a 6,684 square foot building with a connecting breezeway to an existing building on-site. If approved, the variance would permit a new building 65 feet from the south property line while the ordinance requires 100 feet, a setback reduction of 35 feet. The subject property is currently zoned I-1: Industrial District and is located in the southeast quadrant of the Township. A map showing the location of the property is provided on the right, outlined in red.



The property in question presently possesses an existing 7,803 square foot building situated on the far east end of the site. A church previously occupied the building; however, in 2023, the property was successfully rezoned from R-3: Residence District to I-1: Industrial District, to accommodate future industrial land uses. As such, the property now hosts an office space and the applicant wishes to expand the business through constructing a 6,684 square foot building to serve as a manufacturer for the

printing and embroidery of pre-manufactured items, and other supplies. To facilitate the business's expansion, the applicant's desire is to place the proposed building northeast of the existing building along the parcel's south property line. Generally, the required side yard setback for a new Industrial building within an I-1 zoning district is 20 feet or the height of the abutting side of the building at its highest point. However, the presence of a residential land use to the subject property's immediate south, the supplemental setback provisions outlined in Section 50.70.B of the Zoning Ordinance gets triggered, which governs that there shall be a 100-foot setback that applies to industrially zoned property when abutting residentially zoned property. For this reason, the applicant has requested a variance for relief from said code section so that the proposed building be setback 65 feet from the side yard property line rather than the required 100 feet outlined in Section 50.70.B of the Zoning Ordinance.

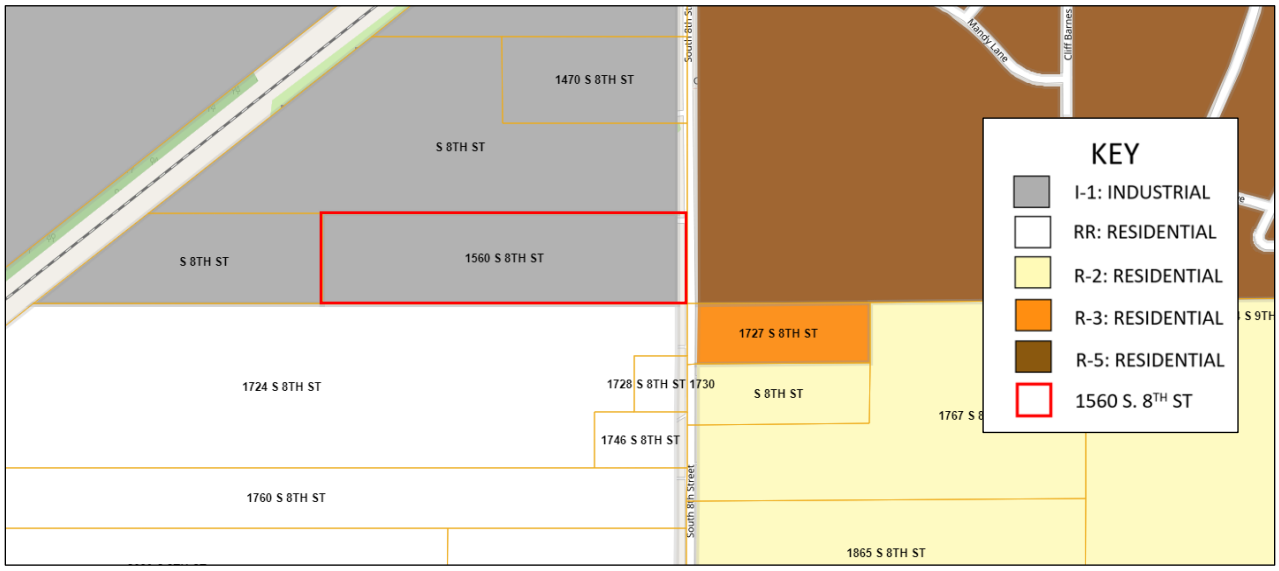
ANALYSIS:

When reviewing this site plan and variance request, there are two sets of criteria that need to be considered: 1) the general Site Plan Review criteria outlined in Section 64, and 2) the supplemental setback provisions pertaining to industrial land uses abutting residentially zoned property outlined in Section 50.70.B. Below is an analysis of the proposal against these two code sections.

SECTION 64 - SITE PLAN REVIEW:

General Zoning Compliance:

Zoning: 1560 S. 8th Street is currently zoned I-1: Industrial District and is located in the southeast quadrant of the Township. The property possesses 300 feet of frontage and is approximately eight acres in size. Surrounding zoning adjacent to the north is I-1: Industrial District zoned property, adjacent to the south is RR zoned property, and across South 8th are R-5 zoned properties (shown in zoning map below). The proposed warehousing and present office use are considered permitted uses within the I-1: Industrial District. All general zoning requirements have been met.



Access and Circulation:

Access: The subject property currently has an existing drive into the site from South 8th Street along the northeast corner of the property. All drives will continue to be used in a similar fashion as before. The circulation aisle widths are proposed to be 24 feet wide, which is the minimum width required under Section 52.50 of the Zoning Ordinance for two-way travel. Requirements are met.

Parking: A total of 32 parking spaces are shown on the Site Plan, nine of which are newly proposed. Two of the 32 parking spaces are ADA accessible and are proposed to be made of concrete. All parking spaces are proposed to be 10 feet by 20 feet. Office spaces require 1 per each 150 square feet of net floor area. Showrooms require 1 space per each 400 square feet of net floor area. Manufacturing and distribution uses require 1.5 space per 1,000 square feet, plus the required parking devoted to other uses. Storage requires 1 space per 1,500 square feet, plus the required parking devoted to other uses. After calculating the parking needed for the proposed uses on-site based on the floor plan and square footage calculation provided by the applicant, a total of 34 parking spaces will be required on-site. An additional two parking spaces will need to be provided and can be reviewed and approved administratively prior to building permit issuance.

Easements: All easements have been illustrated. Easements are present along the eastern property line for Consumers Power Company and for Michigan Bell Telephone.

Shared Use Path and Internal Sidewalk Network: The applicant is applying for two ***deviations*** from the shared use path and internal sidewalk network requirements outlined in Section 57.90 of the Township Zoning Ordinance, as well as the Township's Nonmotorized Transportation Plan, which requires connection to and establishment of a sidewalk or shared use path along South 8th Street. Specifically, a 6-foot-wide shared use path is indicated on the west side of South 8th Street along the subject site. The applicant has indicated that their reasoning for requesting said *deviation* (letter from request attached) is the proposed sidewalk would be running through an existing water run-off area and under existing utilities, there is steep terrain along the site, and significant site rework would be required. The applicant also applied for a ***deviation*** from the internal sidewalk network requirements connecting the existing and proposed buildings to the shared use path for the reasons listed above.

Per Section 57.90 of the Zoning Ordinance, unique circumstances may exist such that the installation of non-motorized facilities in compliance with this article may not be appropriate at the time of development. Accordingly, the property owner may, in lieu of constructing the required non-motorized facility, request to enter into an Escrow Agreement with the Township as outlined in the Non-Motorized Facilities/ Sidewalk Ordinance. The reviewing body is authorized to approve an Escrow Agreement in lieu of the required non-motorized facility in the following instances:

A. *Where strict application [of implementing the sidewalks and non-motorized facilities] would result in extraordinary difficulty, including, but not limited to, severe variations in topography, unsuitable soils, or difficulty in providing safe separation between pedestrian and vehicular traffic due to site location, layout, or existing building arrangements.*

In addition to considering the above, the Oshtemo Public Works Department did provide a letter supporting the two deviations for the shared use path and for the internal sidewalk network. With the Oshtemo Public Works Department's support, **staff recommends that the Zoning Board of Appeals grant the requested deviations to permit the applicant to enter into an Escrow Agreement with the Township outlined in the Non-Motorized Facilities/ Sidewalk Ordinance in lieu of constructing the required nonmotorized facility and not be required to construct the connecting internal sidewalk network.**

Building Design:

Building Information. The proposed 6,684 square foot building is proposed to be approximately 26 feet to the east of the existing building on-site, connected by a breezeway, and is proposed to have a height of 18 feet. The proposed dumpster location will remain in place and submitted details meet Ordinance requirements. An elevation sheet was provided with the site plan. A snapshot of the north elevation for the proposed building can be found to the right. The exterior material for the proposed building will be black vertical ribbed siding.

Lot Dimensions: The overall project site is about eight acres in size and has approximately 300 feet of frontage adjacent to South 8th Street. The lot exceeds both the property area (min. 50,000 square feet) and frontage (min. 200 feet) requirements for unplatted parcels carrying an I-1: Industrial District designation. The site's dimensions satisfy Zoning Ordinance requirements.

Setbacks: Building setbacks from the north, east, and west property lines have been met as the proposed building is set back in excess of 100 feet from said property lines. However, the proposed building location as proposed does not meet the minimum side yard setback requirement of 100 feet from the south property line. Per Section 50.70.B of the Zoning Ordinance, an enhanced setback is required when industrially zoned property abuts property carrying a residential zoning designation. Due to this provision in the Zoning Ordinance, the applicant has applied for a variance, which will be discussed later in this report, requesting that the proposed side yard building setback from the south property line be reduced from the required 100 feet in the Ordinance down to 65 feet (a reduction of 35 feet). See evaluation under Section 50.70.B – Setback Provisions (Variance).

Landscaping: A landscaping plan was provided, but a number of details are still missing on the landscaping plan. **An updated landscaping plan meeting all applicable requirements of Article 53 of the zoning ordinance shall be submitted to the Township and be reviewed and approved administratively.**

Lighting: A lighting and photometric plan has been provided; however, some details are missing or need to be slightly adjusted. An updated lighting plan meeting all applicable requirements of Article 54 of the zoning ordinance shall be submitted to the Township. **Staff is confident that a revised lighting plan can be reviewed and approved administratively and recommend the Zoning Board of Appeals include such as a condition of approval.**

Signs: The applicant previously received approval for one monument sign near the northeast corner of the property, near the entrance from South 8th Street. The specs and location of the sign is satisfactory and meets all Ordinance requirements.

Engineering: Prein & Newhof and the Oshtemo Public Works Department have reviewed the proposal and have noted that there are some engineering concerns that have not yet been addressed**; however, felt that the remaining engineering concerns are minor enough where they can be reviewed and approved administratively and recommend the Zoning Board of Appeals include such as a condition of approval.**

Fire Department: The Fire Marshal has reviewed the site plan and for the most part is satisfied with the site; however, does have some concerns about the breezeway connecting the existing building to the proposed building. The Fire Marshal provided three different courses of action that the applicant could take to address the concerns. **Staff are confident that this is something that can be reviewed and approved administratively and recommend the Zoning Board of Appeals include such as a condition of approval.**

SECTION 50.70.B – SETBACK PROVISIONS (VARIANCE)

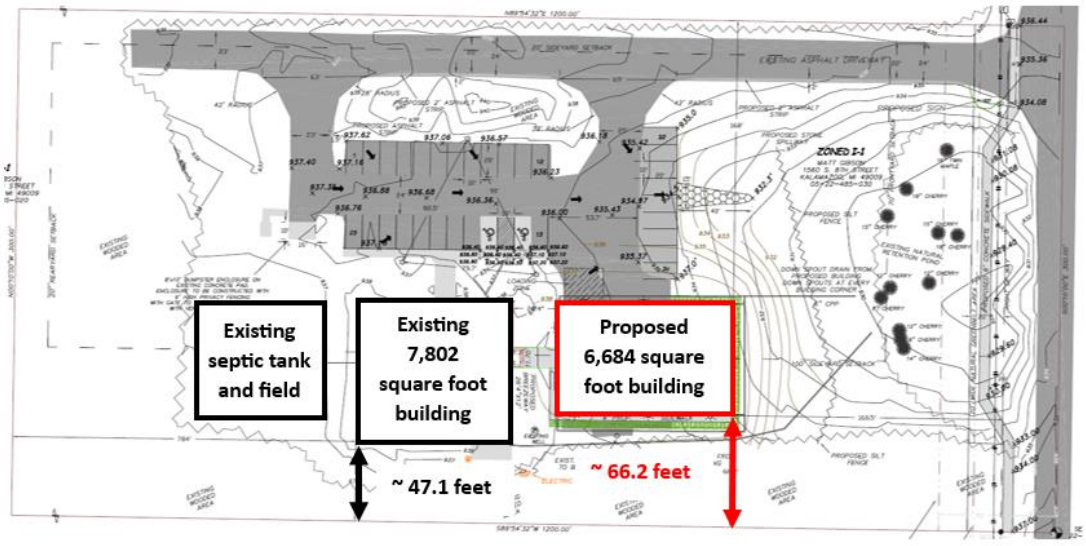
STANDARDS OF REVIEW - STAFF ANALYSIS:
The Michigan courts have applied the following principles for a dimensional variance, which collectively amount to demonstrating a practical difficulty, as follows:

- 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.
- Public safety and welfare.

Staff has analyzed the request against these principles and offer the following information to the Zoning Board of Appeals.

<u>STANDARDS OF APPROVAL OF A NONUSE VARIANCE (PRACTICAL DIFFICULTY):</u>
Standard: *Unique Physical Circumstances*
Are there unique physical limitations or conditions which prevent compliance?

Comment: The applicants indicated that unique physical circumstances in this case would be the location and size of the existing parking lot, the location of the existing septic tank and drain field, the setback of the existing building (shown to the right), and the location of the entrances into



the existing building. However, the location of the building is entirely discretionary and could be placed elsewhere, even with the aforementioned site elements. The property is 300 feet in width, has an average depth of 1,200 feet, and approximately 360,000 square feet in size (not including the unaddressed/uncombined parcel to the rear).

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

Comment: The applicants indicated that the location of the proposed building was largely chosen in part due to the location of the existing 7,803 square foot building, existing building entrances, existing septic and drain field, existing parking lots, existing driveways and to encourage traffic flow and promote attractive curb appeal. However, the matter of building an additional structure on this property is discretionary and reasonable use of the property does still exist, whether in its present state or in a different configuration, even with the enhanced setback provisions abutting the residential zoning on the southern property line. The proposed building could be placed elsewhere on the property, especially given that the applicants also own the 5.320 acres of property to the immediate west, giving more options for reasonable compliance.

Standard: *Minimum Necessary for Substantial Justice* – need to review documents in office.
Applied to both applicant as well as to other property owners in district.
Review past decisions of the ZBA for consistency (precedence).

Comment: In researching past Zoning Board of Appeals decisions regarding the request for relief from increased setback requirements, Planning Department staff were able to identify 3 similar cases.

1. D & R Sports, 8178 West Main Street, 10/6/2014: The applicants sought relief from the supplemental setback requirements for properties abutting residential zoning districts from the Zoning Board of Appeals to allow for the construction of a new storage building. If approved, the new structure was proposed to be located 58 feet from the property line, 33 feet less than required by the supplemental setback provisions. The applicant indicated that there was an existing berm fully planted with spruce trees that should completely obstruct the view of the building. The Zoning Boards of Appeals granted the variance request given the adjacent use of the property is a unique element and it was unlikely to have a material impact on the adjacent property. Minutes from the meeting are attached.
2. Spurr Dental, 1624 South Drake Road, 4/8/2002: The applicant sought relief from the supplemental setback requirements from CR: Local Commercial District, Restricted classification to adjacent R-3 properties from the Zoning Board of Appeals to allow for the construction of a new office building on the property. Without the variance, the applicants argued it would be difficult to construct a building with the resulting width of the property with the supplemental setbacks required on the north and south property lines. The Zoning Board of Appeals granted the variance request, allowing the building to be built to the standard commercial office setback requirements and not have to follow the enhanced applicable setbacks, citing that the conformance was unnecessarily burdensome, that the hardship was not self-created, and that the spirit and intent of the Ordinance would be observed by the variance. Minutes from the meeting are attached.
3. Friendship Animal Hospital, 2999 South 11th Street, 11/14/2023: The applicant sought relief from the supplemental setback requirements for properties abutting residential zoning districts, with single-family homes located on them, from the Zoning Board of Appeals to allow for the construction of a new animal hospital. Without the variance, the applicants argued it would be difficult to construct a building with the resulting width of the property with the supplemental

setbacks required on the north and south property lines of 50 feet, leaving approximately 19 feet to construct a building. The Zoning Boards of Appeals denied the variance request given the request was a self-created hardship.

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

Comment: In 2023, the current property owners elected to rezone the property from R-3: Residential District to I-1: Industrial District. With the current configuration of the site, it could be argued that the need for the variance requested is self-created since the previous setbacks to the south were 50 feet for R-3 zoning classifications abutting RR zoning classifications, but due to the rezoning, now it is subject to an increased setback requirement. The applicants did indicate that this would not be a self-created hardship since they were not the original developer of the property; however, it is the applicants desire to expand and construct a 6,684 square foot building.

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

Comment: Setbacks act as a crucial part for any type of structure as they provide a form of security and privacy between adjacent uses, especially from Industrial uses to Residential uses, and in-between property owners. Setbacks can be considered the breathing room between properties where building restrictions apply. Although, the applicants indicated that careful planning was utilized in order to preserve the green belt along the south boundary line, in between the existing building and the residential property to the south. It should be also noted that there is currently a legally nonconforming 7,802 square foot building approximately 47 feet from the southern property line. Additionally, the applicants indicated that the property owner to the immediate south does not have any issues with the placement of the proposed building; however, it is important to note that ownership of property is not static. The current property owner could be okay with the proposed layout, but this does not mean that such will continue into the future with the future landowners.

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

- Motion to approve as requested (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
    - Substantial justice is met as the Zoning Board of Appeals granted setback variances for two similar cases in the past.
- Support of variance denial
    - The necessity of the variance from the enhanced 100-foot setback is a self-created hardship.
    - There are no unique physical limitations that prevent strict compliance with the Zoning Ordinance.
    - Conformance to the ordinance is not unnecessarily burdensome.
    - Allowing the variance may have a negative impact to the health, safety, or welfare of the public by allowing the building to be built within the required enhanced setback.

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

A. Site Plan and Variance Approval

The Zoning Board of Appeals approves the site plan and variance request due to substantial justice being met with the following conditions:

1. Zoning Board of Appeals to grant deviations from the requirements in 57.90 for internal sidewalk network and shared use path.
2. An updated landscaping plan meeting the requirements outlined in Section 53 of the Zoning Ordinance shall be submitted to the Township for review and approval prior to building permit issuance.
3. A revised lighting plan meeting the requirements outlined in Section 54 of the Zoning Ordinance shall be submitted to the Township for review and approval prior to building permit issuance.
4. Finalization of grading details and any other engineering details shall be subject to the administrative review and approval of the Township Engineer prior to building permit issuance.
5. Annotations on sheet 1 indicating that the setbacks are 20 feet for the side are incorrect and shall be eliminated from the site plan prior to building permit issuance.
6. Verification of floor plan area calculations in relation to parking shall be reviewed and approved administratively prior to building permit issuance.
7. A Soil Erosion and Sedimentation Control (SESC) permit from the Kalamazoo County Drain Commissioner's Office will be required prior to building permit issuance.

B. Site Plan and Variance Denial

The Zoning Board of Appeals denies the site plan and variance request due to the proposal being a self-created hardship, the lack of unique physical limitations on-site, conformance to the ordinance is not unnecessarily burdensome as reasonable use of the property will remain if denied, and allowing the variance might have a negative impact to the health, safety, and welfare of the public.

Attachments: Application for Site Plan Review, Site Plan, Exterior Elevations, Applicant's Letter of Intent for the Deviation Request, Landscaping Plan, Lighting Plan, Floor Plan, Drainage Calculations, Application for the Variance Request, Applicant's Letter of Intent for the Variance Request, Minutes from 10/6/2014 meeting, Minutes from 4/8/2002 meeting, Minutes from 11/14/2023 meeting

Oshtemo CHARTER TOWNSHIP · Established 1839 ·

7275 W. Main Street, Kalamazoo, Michigan 49009-9334
Phone: 269-375-4260 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS: CTO 1560 S. 8th St.

PLANNING & ZONING APPLICATION

Applicant Name: 1560 S. 8th St LLC
Company: 1560 S. 8th St LLC

Address: 1560 S. 8th St
Kalamazoo MI 49009
E-mail: Scott.williams.smw@gmail
Telephone: 269.598.6928 Fax: _____
Interest in Property: Owner

OWNER*:
Name: Scott Williams
Address: 703 Treasure Island Dr
Mattawan MI 49071
E-mail: Scott.williams.smw@gmail.com
Phone & Fax: 269-598-6928

THIS SPACE FOR TOWNSHIP USE ONLY

Fee Amount _____

Escrow Amount _____

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

- ___ Pre-Application Review
- [X] Site Plan Review – I088
- ___ Administrative Site Plan Review – I086
- ___ Special Exception Use – I085
- ___ Zoning Variance – I092
- ___ Site Condominium – I084
- ___ Accessory Building Review – I083
- ___ Rezoning – I091
- ___ Subdivision Plat Review – I089
- ___ Interpretation – I082
- ___ Other: _____

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): Site plan review for new ~~addition~~ to ~~existing~~ building on site. Building. Connected by open Breeze way Next to

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

Sec 22-2-12 S 300ft of E 1200ft SE 1/4 xxx 5-95
1995 SPLIT From 22-485-019

PARCEL NUMBER: 3905- 05-22-485-030

ADDRESS OF PROPERTY: 1560 S. 8th St

PRESENT USE OF THE PROPERTY: Light manufacturing

PRESENT ZONING: I-1 **SIZE OF PROPERTY:** 7,802

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

Name(s)	Address(es)
Scott Williams	703 Treasure Island Dr
Mott Gibson	8604 Swan St

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.

[signature] 10-2-23

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

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PLEASE ATTACH ALL REQUIRED DOCUMENTS

Rev. 9/14/22

December 28, 2023

Charter Township of Oshtemo
Attn: Leeanna Harris/Colten Hutson
7275 W. Main St.
Kalamazoo, MI 49009

To Whom It May Concern:

Enclosed, please find a revision to our original LOI for our construction project at 1560 S. 8th St. This version shares more context into the properties intended use as requested.

Broadly speaking, our intention is to construct a new 6,864 SF building which will conform with all township ordinances and codes. The new building will be connected by an open breezeway to the existing building on the property. We have entered into a long term lease agreement with local business, Complete Team Outfitters. They intend to operate all printing and other embroidery equipment used to run the business and to decorate pre-manufactured items.

The existing building will house all typical office related staff positions plus a samples showroom. The intent of the sample showroom is for sales staff to see a product prior to recommending anything to a client. They will not host any retail operations and have standard hours of operation 8-4pm M-F.

Should you have any questions, please do not hesitate to contact me as needed.

Sincerely,

Scott M. Williams
Member, 1560 S. 8th St. LLC
1560 S. 8th St, LLC

Enclosures:
1. $1,000.00 fee

CC:
Anthony Pearson, FBi Buildings
Matthew Gibson, President, Complete Team Outfitters

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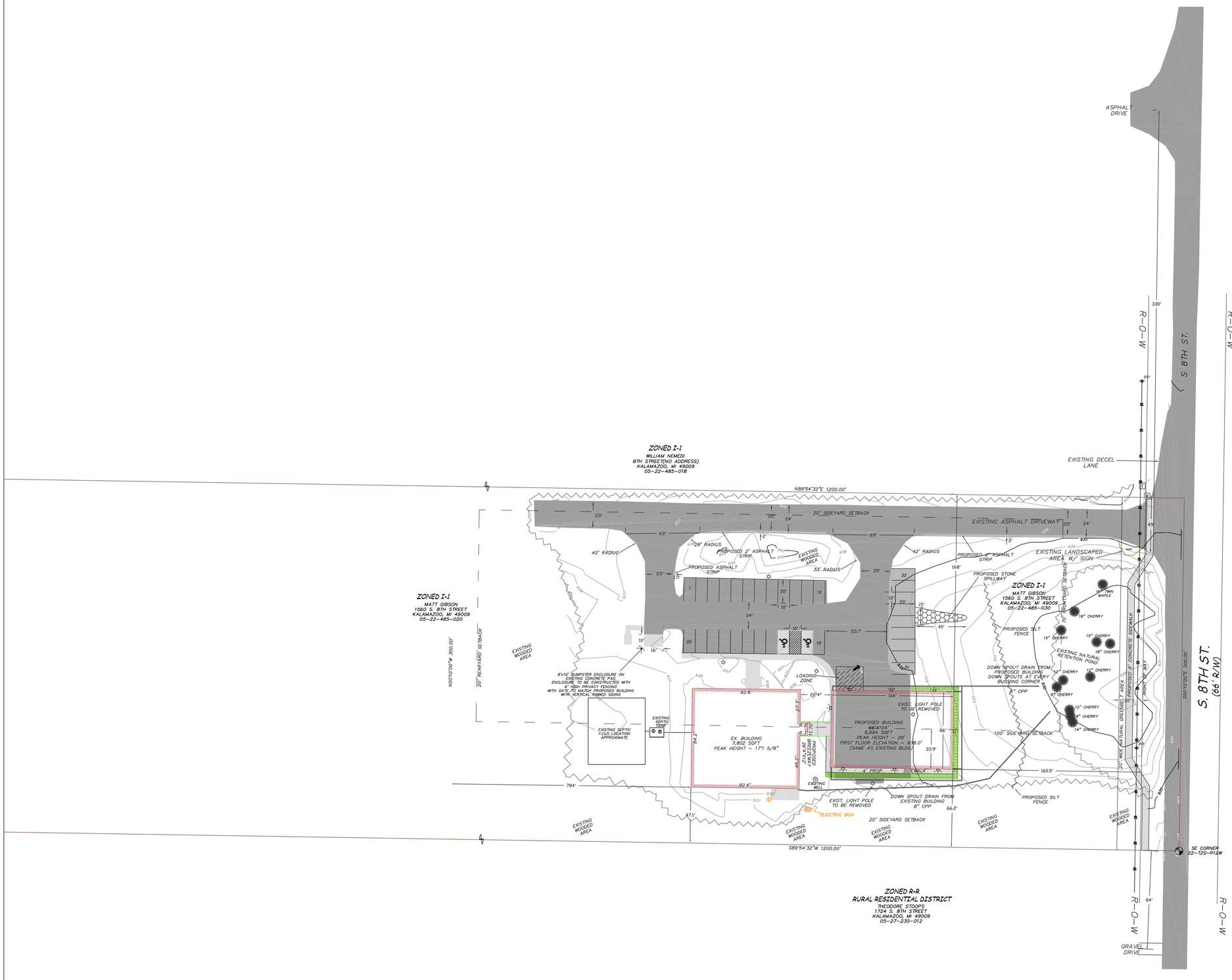

N

W E

S

LEGAL DISCRIPTION:

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF KALAMAZOO, TOWNSHIP OF OSHTEMO.
PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWN 3 SOUTH, RANGE 12 WEST, OSHTEMO TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN, FURTHER DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 89 °54'32" WEST ON THE SOUTH LINE OF SAID SECTION, 1200.00 FEET; THENCE NORTH 00°10'00" WEST PARALLEL WITH THE EAST LINE OF SAID SECTION, 300.00 FEET; THENCE NORTH 89 °54'32" EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 1200.00 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 00°10'00" EAST ON SAID EAST SECTION LINE OF 300.00 FEET TO THE POINT OF BEGINNING.

PROJECT GENERAL DESCRIPTION:

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SOIL CHARACTERISTICS:

THE SITE CONSISTS OF THREE TYPES OF SOILS:

KALAMAZOO LOAM(2-6% SLOPE) - NORTHEAST CORNER

SPINKS LOAMY SAND(0-6% SLOPE) - CENTER & SOUTHERN SIDE OF PROPERTY

SPINKS LOAMY SAND(6-12%) - NORTH WESTERLY AREA

SETBACKS:
70' FRONT YARD SETBACK
20' SIDE YARD SETBACK
100' SIDE YARD SETBACK BETWEEN I-1 & RR
20' REAR YARD SETBACK

20' BETWEEN BUILDINGS
PROPOSED BUILDING HEIGHT - 18'

AREA:
BUILDINGS = 14,678.8 SQFT = 0.33 ACRES
ASPHALT = 36,981 SQFT = 0.85 ACRES
OPEN SPACE = 7.08 ACRES

TOTAL AREA = 8.26 ACRES

LOT COVERAGE:
TOTAL LOT: 8.27 ACRES
AREA COVERED BY BUILDINGS: 0.33 ACRES
% OF LOT COVERED BY BUILDINGS: 3.99 %
% ASPHALT/CONCRETE: 10.3 %
% OF LOT IN USE: 14.29 %

LEGEND

- LIGHT POLE
- UTILITY POLE
- PHONE PEDESTAL
- MAIL BOX
- WELL
- SANITARY LID
- GAS METER
- FOUND SURVEY MARKER
- TREE LINE
- LANDSCAPED AREA
- CONCRETE
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- PROPOSED WALL MOUNTED LIGHT
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- STORM WATER FLOW
- CANOPY TREE
- EXISTING SPOT ELEVATION

PROPERTY OWNER:
1560 S. 8TH STREET, LLC
1560 S. 8TH STREET
KALAMAZOO, MI 49009

MERRITT MIDWEST INC.
CIVIL ENGINEERING + LAND SURVEYING + ARCHITECTURE
13560 76TH STREET
SOUTH HAVEN, MI 49090
PH: 269-637-9205
FX: 269-637-9206

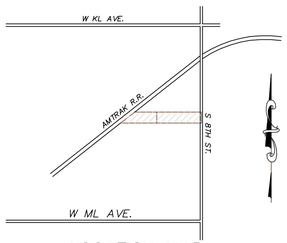
COMPLETE TEAM OUTFITTERS
1560 S 8TH ST.
KALAMAZOO, MI

NEIGHBORING DRIVEWAY MAP

SHEET	OF	PROJECT NO.
4	4 SHEETS	23-114

SCALE: 1' = 40'
DRAWN: 10/16/23
REVISIONS:

FILE NAME: 23-114 Gibson (Lifespring Church).dwg



LOCATION MAP
(NOT TO SCALE)

SITE PLAN NOTES:

1. PROPERTY ZONED I-1, INDUSTRIAL DISTRICT MANUFACTURING & SERVICE

2. FIRE PROTECTION TO BE APPROVED BY FIRE MARSHAL

3. UTILITIES:

A. SEWER - ON-SITE SEPTIC SYSTEM
B. WATER - ON-SITE WATER WELL
C. ELECTRIC - CITY OF KALAMAZOO
D. STORM WATER SYSTEM - ON-SITE NATURAL RETENTION. THE SITE STORM WATER FLOWS TO A NATURAL WOODED RETENTION AREA ALONG THE EAST SIDE OF THE PROPERTY. THE ADDITIONAL IMPERVIOUS SURFACE CREATED BY NEW ASPHALT AND BUILDING COVERAGE IS 3,622 SQFT. THE NATIVE SANDY SOILS WILL ALLOW THE STORM WATER FOR THIS SITE TO CONTINUE TO PERCOLATE INTO THE GROUND IN THE RETENTION AREA. REQUIRED STORM WATER RETENTION FOR PROPOSED SITE 21,884 CFT, STORM WATER RETENTION PROVIDED 21,884 CFT. SEE ATTACHED CALCULATIONS.

4. PROPOSED LIGHTING SHALL CONFORM WITH OSHTEMO TOWNSHIP ZONING. SHIELDED WALL PACK ON OUTSIDE WALLS OF PROPOSED BUILDING. WALL PACKS SHALL BE RAB LIGHTING, MODEL WP3XFU120. 18K LUMEN ON NORTH AND EAST WALLS, 12K LUMEN ON SOUTH AND WEST WALLS. SEE ATTACHED SPECIFICATIONS.

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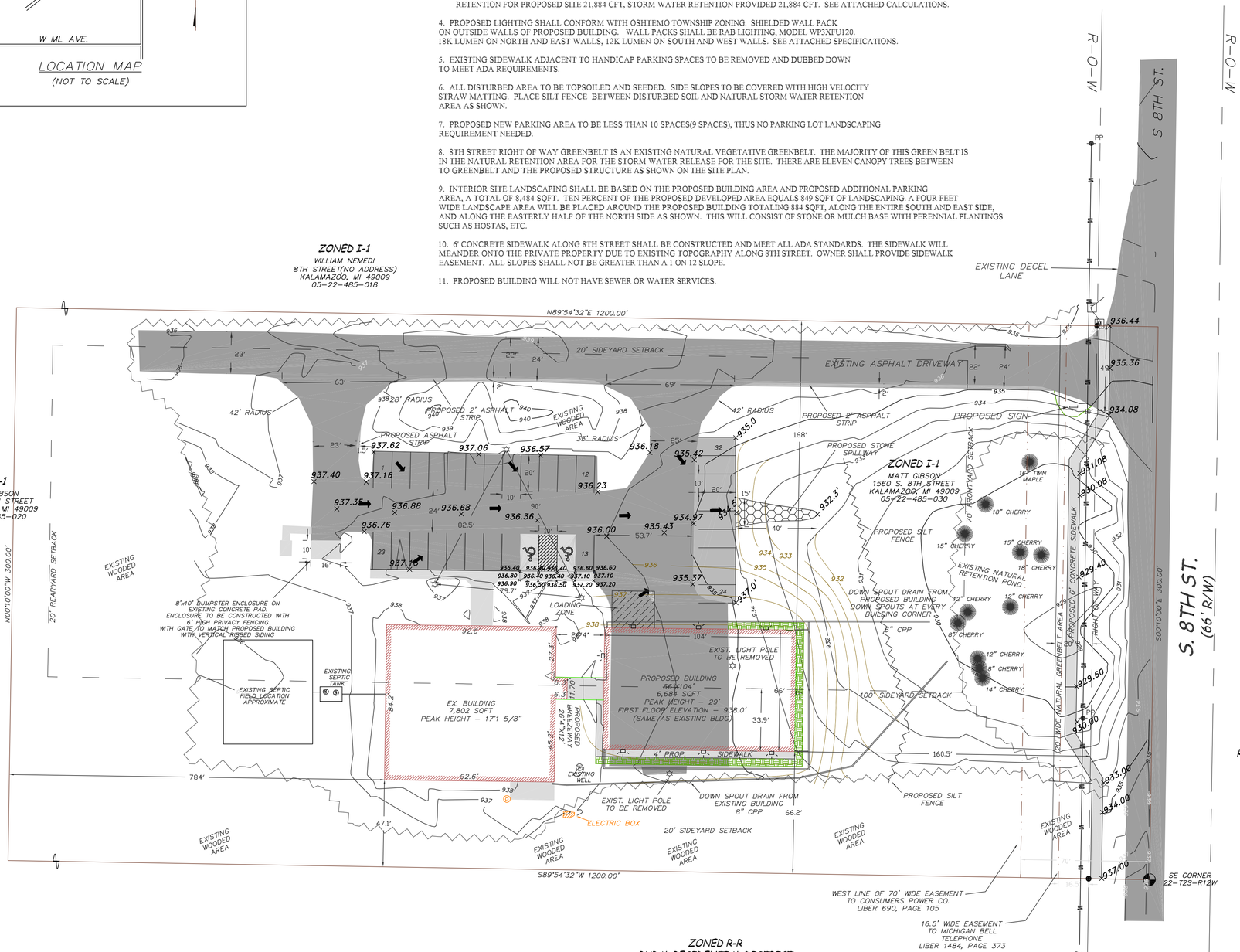

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1.5 PARKING SPACE PER 1000 SQFT OF NET FLOOR AREA
6684 SQFT/1000 = 6.68 * 1.5 = 10 SPACES

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TOTAL 5,802 SQFT - 2200 SQFT OF NET FLOOR OFFICE AREA

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1560 S. 8TH STREET
KALAMAZOO, MI 49009

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SCALE: 1" = 30

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STATE OF MICHIGAN
ROBERT D. ANDREW
License No. 6201040931
REGISTERED PROFESSIONAL ENGINEER

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CIVIL ENGINEERING • LAND SURVEYING • ARCHITECTURE
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1560 S 8TH ST.
KALAMAZOO, MI

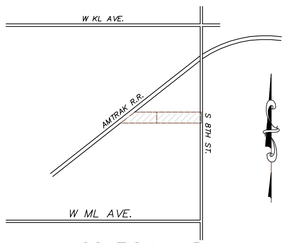
SITE PLAN

SHEET	OF SHEETS	PROJECT NO.
1	4	23-114

SCALE:	DRAWN:
1" = 30'	10/16/23

REVISIONS:
1/29 OSHTEMO PLAN REVIEW REVISIONS RP

FILE NAME: 23-114 Gibson (Lifespring Church).dwg



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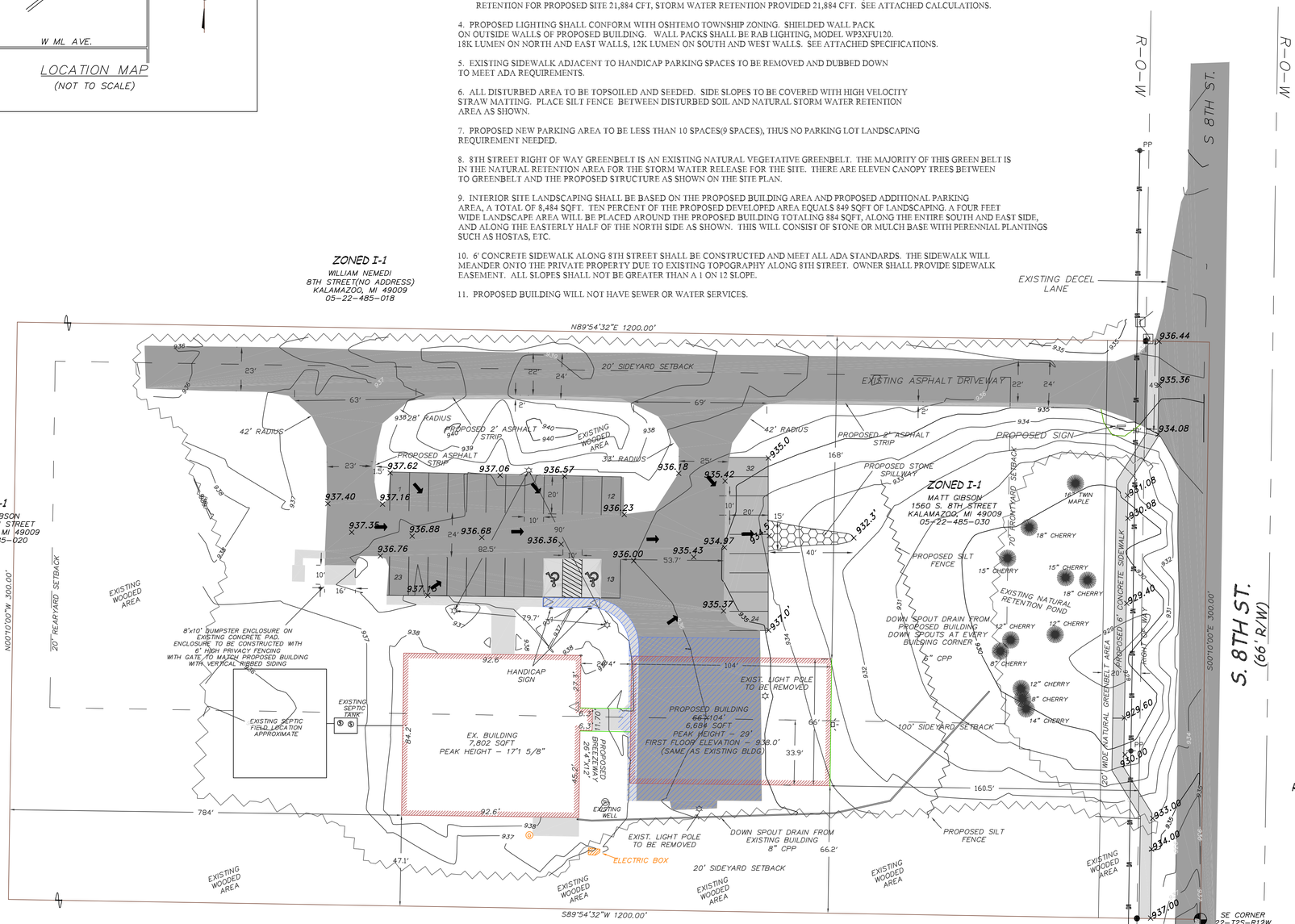

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15 0 30 60
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REMOVAL PLAN

SHEET	OF	PROJECT NO.
2	4 SHEETS	23-114

SCALE: 1" = 30'
DRAWN: 10/16/23
REVISIONS:
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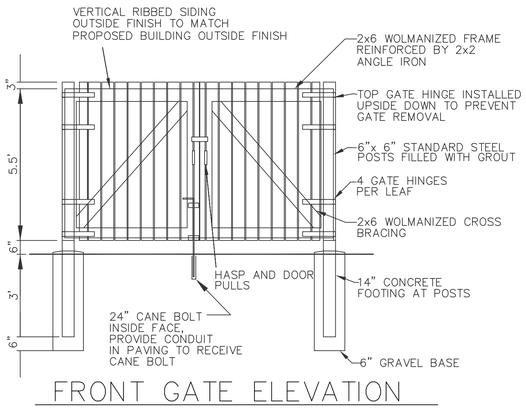
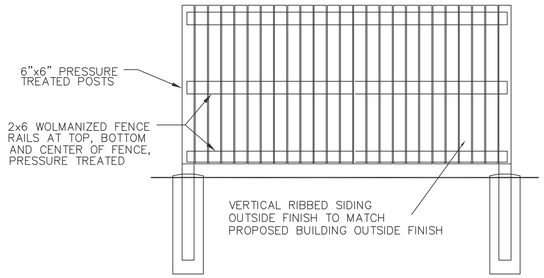
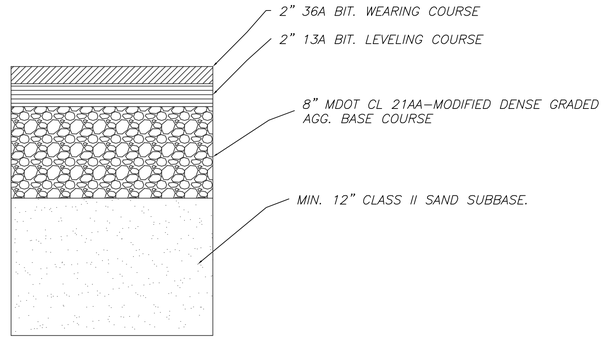


FRONT GATE ELEVATION

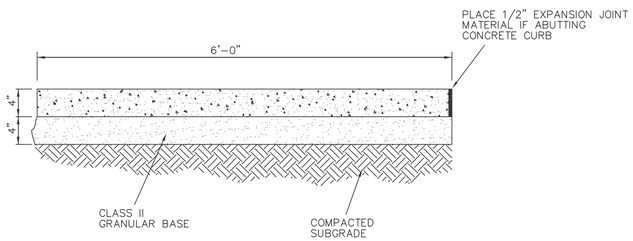


DUMPSTER ENCLOSURE SIDE ELEVATION

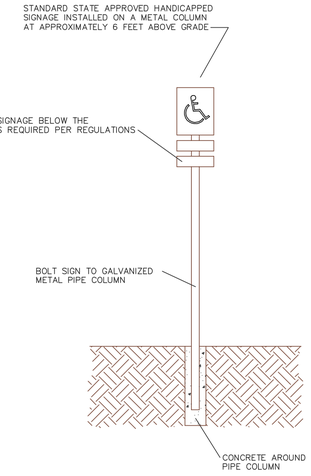
NOT TO SCALE



LIGHT DUTY PAVEMENT SECTION
PARKING LOT

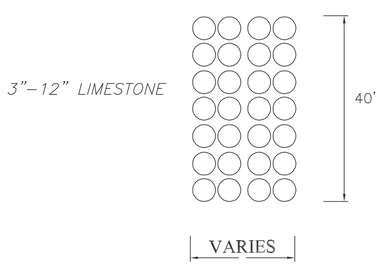


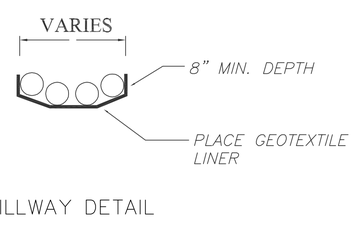
SIDEWALK DETAIL



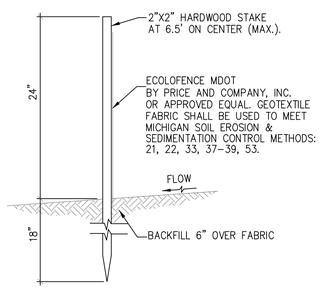
HANDICAP SIGNAGE

TO BE PLACED AT EVERY HANDICAP SPACE

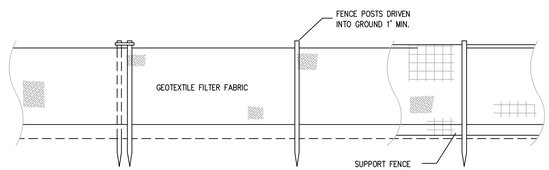




SPILLWAY DETAIL



SIDE ELEVATION



SILT FENCE DETAIL

MERRITT MIDWEST INC.
MERRITT MIDWEST, INC.
CIVIL ENGINEERING • LAND SURVEYING • ARCHITECTURE
13560 76TH STREET
SOUTH HAVEN, MI 49090
PH: 269-637-9205
FX: 269-637-9206

COMPLETE TEAM OUTFITTERS
1560 S 8TH ST.
KALAMAZOO, MI

DETAIL SHEET

SHEET 3 OF 4 SHEETS
PROJECT NO. 23-114
SCALED 1" = 30'
DRAWN 10/16/23
REVISIONS:

FILE NAME: 23-114 Gibson CLIfespring Church0.dwg

January 5, 2024

Charter Township of Oshtemo
Attn: Zoning Board of Appeals
7275 W. Main St.
Kalamazoo, MI 49009

To the Leaders of Oshtemo Zoning Board:

Following, please find a supporting letter respectfully addressing the township's request for a sidewalk located on the west side of 8th Street and additionally perpendicular from 8th Street to the building (1560). I request to be relief from this request. It has come to my attention that neighboring business owners are not aware of a potential future sidewalk request for their properties that would run towards the railroad tracks, which raises questions about its necessity and impact. Along with this, it is understood that there is no plan for the residential area to the south of 1560 8th Street to participate in this project. These two items would leave a large gap and make the sidewalk unused for many years to come.

Furthermore, the proposed sidewalk causes concerns not limited to: running through an existing water run-off area on the site which was requested to be designated on the property by the township prior to our purchase of the site; steep terrain specifically on the west side of 8th Street being not suitable considering potential ramping, leveling required to meet code for construction of the sidewalk that may mean significant site rework; sidewalk would have to weave around existing utility poles presenting a choppy look; and difficulty providing a safe separation between pedestrian and vehicular traffic speeds in a small corporate area. I highly encourage a brief site visit as the above-mentioned concerns will be apparent.

My goal is to bring economic development and employment opportunities to Oshtemo Township. I want to contribute to the local economy and provide tangible benefits to the community while being a responsible corporate citizen seeking to engage constructively with the township and its residents. I kindly ask for a thorough review of our concerns and a collaborative exploration of solutions that will benefit both our company and the township. I'm optimistic that a mutually beneficial resolution can be reached through open dialogue and pragmatic decision-making.

Should you have any questions, please do not hesitate to contact me as needed.

Sincerely,

Scott M. Williams
Owner
1560 S. 8th St, LLC

CC:
Anthony Pearson, FBi Buildings
Matthew Gibson, President Complete Team Outfitters

57.90 SIDEWALKS AND NON-MOTORIZED FACILITIES

For those uses requiring Site Plan review under this ordinance, an internal sidewalk network (including connection to and establishment of a sidewalk or shared use path in the right-of-way of any arterial, collector, or local road indicated on the Non-motorized Facilities Map abutting the site) shall be required to be constructed within public street rights-of-way and/or private street easements. Sidewalk easements on private property may be entered into and utilized if determined appropriate by the Township Engineer.

However, unique circumstances may exist such that the installation of non-motorized facilities in compliance with this article may not be appropriate at the time of development. Accordingly, the property owner may in lieu of constructing the required non-motorized facility, request to enter into an Escrow Agreement with the Township as outlined in the Non-Motorized Facilities/ Sidewalk Ordinance. The reviewing body is authorized to approve an Escrow Agreement in lieu of the required non-motorized facility in the following instances:

A. Where strict application would result in extraordinary difficulty, including, but not limited to, severe variations in topography, unsuitable soils, or difficulty in providing safe separation between pedestrian and vehicular traffic due to site location, layout, or existing building arrangements.

B. The Township has plans to install sidewalks along the property in question in the next five years or in coordination with an anticipated project.

Section 294.000 NON-MOTORIZED FACILITIES/SIDEWALKS

Sec V Construction Regulations

H. Escrow Agreement - When the Township determines it is in the Township's best interest to delay construction of sidewalks, the developer/owner of the real property may pay the cost of construction of the sidewalk (as determined by the Township Engineer) to the Township and shall execute the Township's standard escrow agreement to guarantee completion of the sidewalk or non-motorized path/facility, pursuant to all Township standards and requirements. The cost figure shall include the costs of design, site preparation, construction, site restoration and site inspection.

Engineering comments based on information above:

- 57.90A applies: Trade-off of below considerations, protecting natural features and natural site topography would be more appropriate and beneficial to the community (Ord 56.20)
    - To follow natural topography would compromise integrity of sidewalk and potentially safety of users if submerged as it would be construction through and long the bottom of a retention pond essentially.
    - Adding fill to construct to a more appropriate grade would disrupt existing natural features and retention area which is also called to be preserved in other sections of Ord.
    - Unknown time of NM install on 8th St – largely because of bridge over Amtrak to the north of this site does not have adequate facilities for non-motorized at this time.
    - Low, retention area also collects public road runoff and construction of acceptable non-motorized facilities would require extensive work to create defined ditch, add drive culvert, etc. to accommodate public road standards if any impacts.

DECIDUOUS CANOPY TREE

PRESERVED TREE

FLOWERING UNDERSTORY TREE

OSHTEMO TOWNSHIP ZONING ORDINANCE LANDSCAPE REQUIREMENTS

SECTION 53.40 SCREENING BETWEEN LAND USES
– RR ZONING REQUIREMENT 300 L.F. TOTAL
SOUTH PROPERTY LINE HAS MORE THAN 30' REQUIRED BUFFER AND EXISTING PLANT MATERIALS OF CANOPY TREES AND UNDERSTORY TREES TO MEET ORDINANCE REQUIREMENT SCREENING INTENT

– ADJACENT USE BOTH NORTH AND WEST HAVE AN EXISTING WOODLAND PRESERVED AREA AND ARE ZONED I–1 AND DO NOT REQUIRE SCREENING

SECTION 53.60 STREET RIGHTS–OF–WAY GREENBELTS
266 L.F. TOTAL OF FRONTAGE ON 8TH STREET
PLAN SHOWS 11 MATURE TREES WITH SPECIES IDENTIFIED AND CALIPER REQUIREMENT ON PLAN
NOTE: THESE EXISTING NATURAL TREES ARE LOCATED IN THE VEGETATIVE BUFFER GREENBELT AND LOCATED IN THE NATURAL RETENTION AREA FOR THE STORM WATER FOR THE SITE.
9 TREES REQUIRED 11 PRESERVED EXISTING TREES SHOWN ON PLAN

SECTION 53.70 INTERIOR SITE LANDSCAPING
SITE REQUIREMENT
A. TOTAL OF 8,484 S.F. FOR THE PROPOSED ADDITION AND PARKING AREA
10% REQUIREMENT 848 S.F. REQUIRED 972 S.F. PROPOSED
SEE THE DESIGNED PLANTING BED AREAS ARE APPROXIAMTELY 9,000 S.F. (SEE PLAN)
B. LANDSCAPING SHALL ADDRESS AT LEAST ONE SIDE YARD OR REAR YARD ADJACENT TO THE PROPOSED BUILDING
C. ADDITIONAL LANDSCAPE REQUIREMENT
1 TREE IS REQUIRED FOR EVERY 1,500S.F. AND 1 CANOPY TREE FOR EVERY 2,500S.F.

	REQUIRED	PROPOSED
CANOPY TREES	0	0
UNDERSTORY TREES	0	0

SECTION 53.50 PARKING LOT LANDSCAPE
PROPOSED PARKING LOT ADDITION IS 10 SPACES THEREFORE IS EXEMPT FROM PARKING LOT LANDSCAPE REQUIREMENTS

N 0 20 30 40
1 inch = 20 ft.

EXISTING TREES
N89°13'E 1200.00'
EXISTING TREES
EXISTING TREES
N00°10'00"W 300.00'
S00°10'00"E 300.00'
S89°54'32"W 1200.00'
EXISTING TREES
DENSE EXISTING CANOPY AND UNDERSTORY TREES
EXISTING BUILDING
PROPOSED ADDITION
PROPOSED PLANTING BED AREAS
S. 8TH ST.
1 Lt
1 Ac
1 Cc
7 Ea
5 Jg
7 Ea
16" TWIN MAPLE
18" CHERRY
15" CHERRY
15" CHERRY
18" CHERRY
12" CHERRY
12" CHERRY
8" CHERRY
12" CHERRY
8" CHERRY
14" CHERRY
PP
92.6'
84.2'
27.3'
6.3'
11.70'
6.3'
45.8'
92.6'
42'
52'
55'

CANOPY TREES

LT TULIP TREE LILIODENDRON TULIPIFERA 2.5"CAL.

UNDERSTORY TREES:

AC SHADBLOW SERVICEBERRY AMELANCHIER CANADENSIS 8' HT.

CC EASTERN REDBBUD CERCIS CANDENSIS 8' HT.

SHRUB PLANTINGS

EA DWARF BURNING BUSH EUONYMOUS ALATAS COMPACTUS' 18–24" HT.
HP LITTLE LIME HYDRANGEA HYDRANGEA PANICULATA 'JANE' 18–24" HT.
JG GREY OWL JUNIPER JUNIPERUS VIRGINIANA 'GREY OWL' 18–24"

SITE NOTES:
-ALL TREE PLANTINGS TO RECEIVE 3" OF BARK TO MAKE A 4' BARK SAUCER

-ALL DISTURBED AREAS SHALL BE DRILL SEEDED AND HYDROMULCHED WITH SPARTAN GRADE A LAWN MIX
240 LBS./ACRE SEED RATIO
-ALL TREE PLANTING PITS SHALL BE DUG TWO TIMES THE SIZE OF THE ROOTBALL AND BACKFILLED WITH 1/3TOPSOIL 1/3 SAND 1/3 COMPOSTED PLANTING MIX
-ALL TREE PLANTINGS ARE REQUIRED TO BE STAKED WITH 3 HARDWOOD STAKES AND ARBOR TIES TO ENSURE HEALTHY GROWTH

-ALL SLOPES GREATER THAN 1:4 SHALL RECEIVE DS–75 EROSION BLANKETS

-OWNER TO WATER MAINTAIN PLANTINGS TO ENSURE HEALTHY VIGOROUS NURSERY STOCK

PLANS PREPARED BY:

TMB Landscape Consulting

DRAWN: tb CHECKED: TMB

TODD BRUNNER LANDSCAPE ARCHITECT No. 3901001960 STATE OF MICHIGAN REGISTERED LANDSCAPE ARCHITECT

No.	DATE	BY
0		tb
1		
2		
3		
4		

ISSUED FOR:

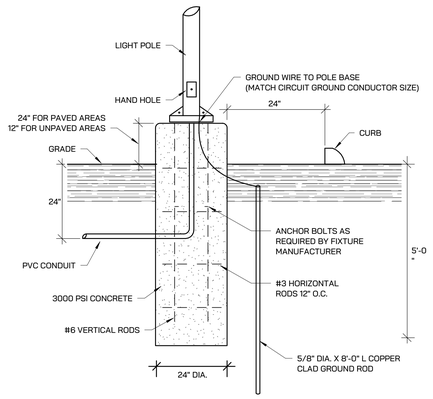
LANDSCAPE PLAN
COMPLETE TEAM OUTFITTERS
1560 S. 8TH STREET, LLC

SHEET TITLE:
PROJECT:
CLIENT:

JOB NUMBER 2421010

DATE 01/15/2024

SHEET NUMBER L-100



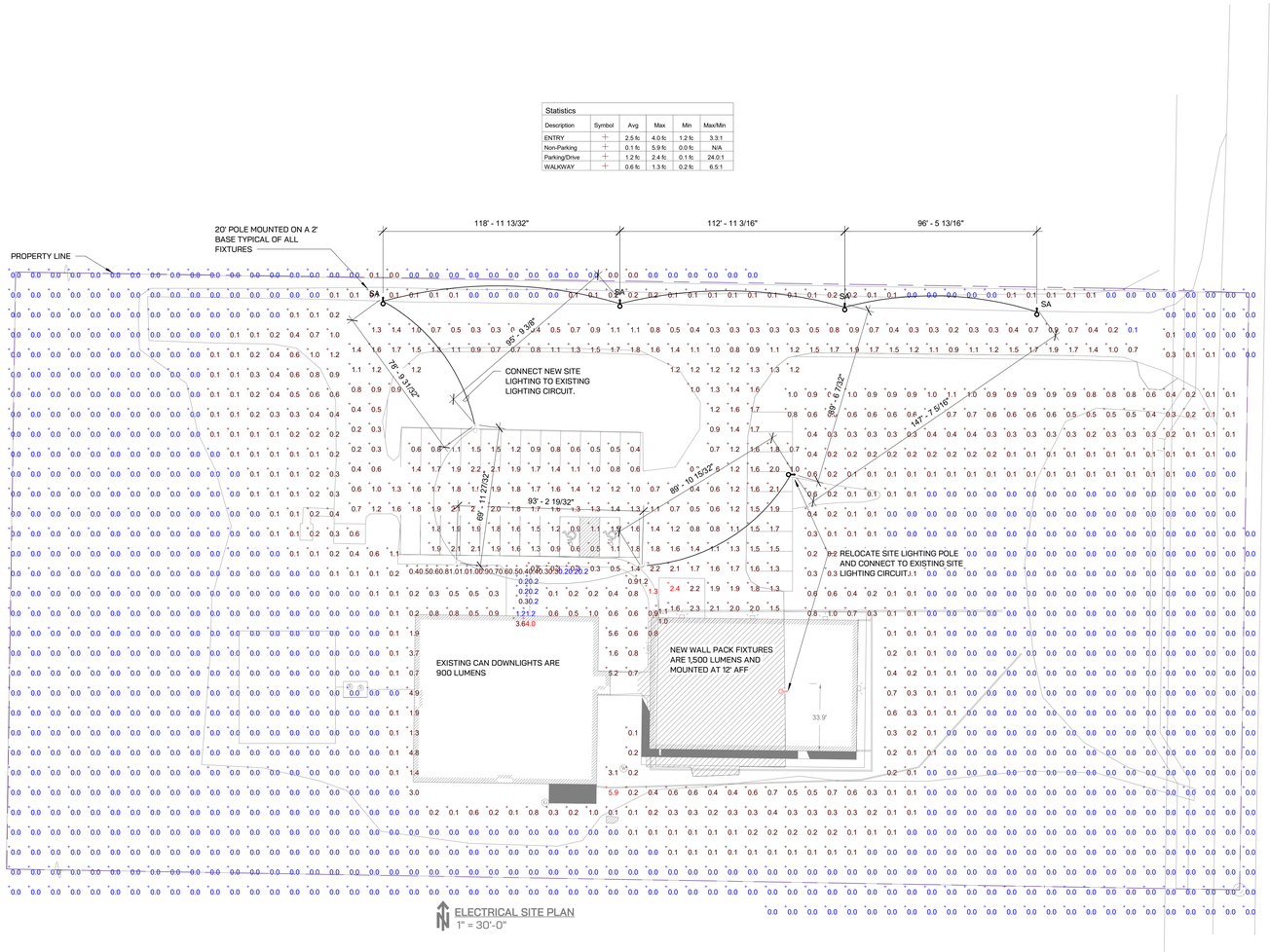
2 / E010 TYPICAL SITE LIGHT POLE BASE DETAIL
SCALE: NONE

LIGHTING CONTROL NOTES:

1. ALL POLE MOUNTED FIXTURES WILL BE CONNECTED TO A MECHANICAL TIMMER TUNRING THE FIXUTRES ON AT 6:00 AM AND OFF AT DAWN. THE FIXTURES WILL COME ON A DUSK AND TURN OFF AT 10:00 PM.
2. ALL BUILDING MOUNTED LIGHTS WILL BE CONNECTED TO A MECHANICAL TIMMER TUNRING THE FIXUTRES ON AT 6:00 AM AND OFF AT DAWN. THE FIXTURES WILL COME ON A DUSK AND TURN OFF AT 10:00 PM.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min
ENTRY	+	2.5 fc	4.0 fc	1.2 fc	3.3:1
Non-Parking	+	0.1 fc	5.9 fc	0.0 fc	N/A
Parking/Drive	+	1.2 fc	2.4 fc	0.1 fc	24.0:1
WALKWAY	+	0.6 fc	1.3 fc	0.2 fc	6.5:1



ELECTRICAL SITE PLAN
1" = 30'-0"

Complete Team Outfitters

IGNYTE
MECHANICAL + ELECTRICAL DESIGN

Project Status — Issue Date
Issued For: — Date

STAMP

THE FOLLOWING DIMENSION EQUALS ONE INCH WHEN PRINTED TO SCALE.
1"

SCALE

Drawing Title:

ELECTRICAL SITE PLAN

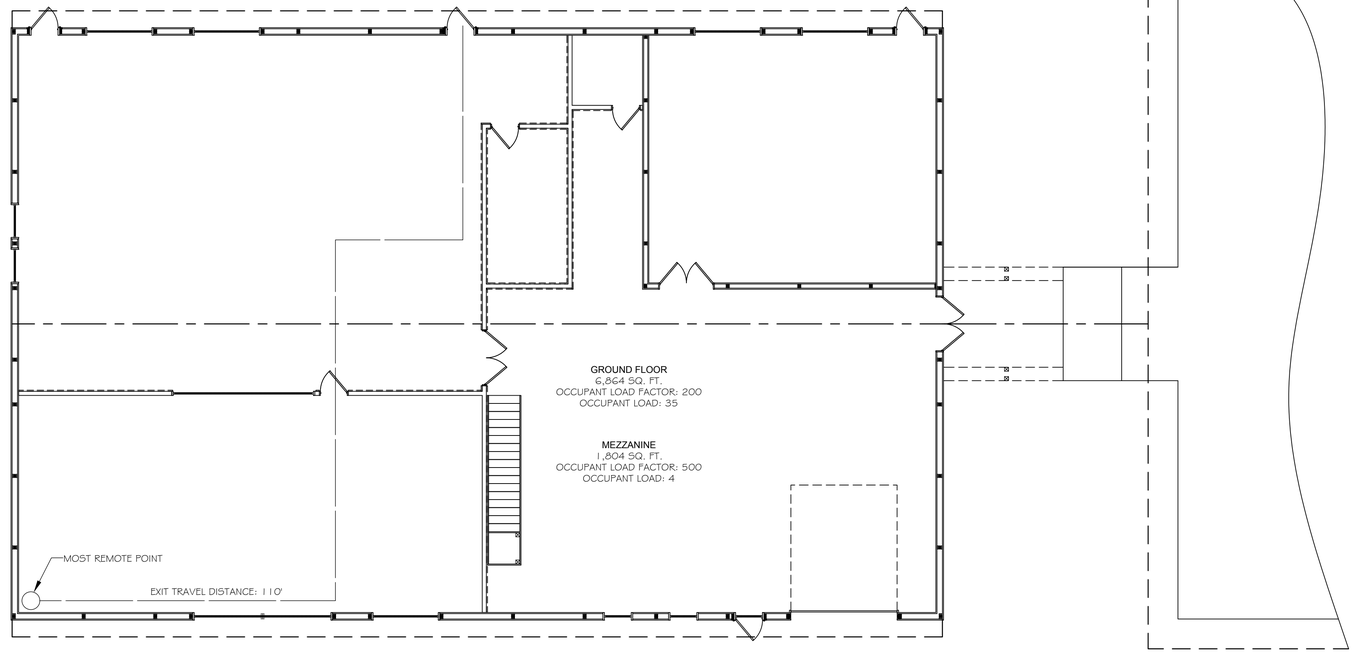
Project No: 24.003

E010

ACCESSIBLE ROUTES SHALL BE PROVIDED ACCORDING TO IBC 2015, CHAPTER 11, SECTION 1104: ACCESSIBLE ROUTE

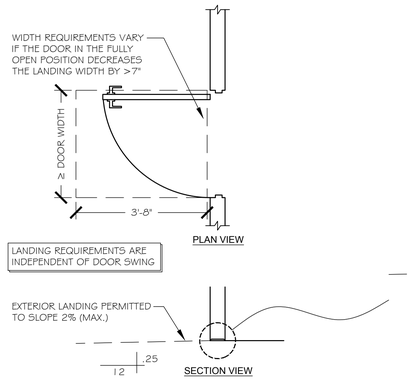
FIRE EXTINGUISHERS PROVIDED & INSTALLED ACCORDING TO IBC 2015, CHAPTER 9, SECTION 906: PORTABLE FIRE EXTINGUISHERS

TOTAL BUILDING OCCUPANT LOAD: 39



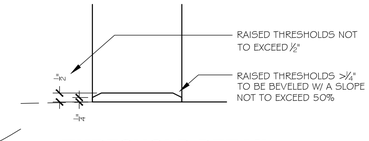
FIRE & LIFE SAFETY PLAN

SCALE : 1/8" = 1'-0"



LANDING DETAIL (DOORS @ GRADE)

SCALE: 1/2" = 1'-0"



THRESHOLD DETAIL

SCALE: 3" = 1'-0"

PROJECT INFORMATION:

MODEL BUILDING CODE:	2015 MICHIGAN BLDG CODE
CONSTRUCTION TYPE:	5B
OCCUPANCY:	F-1
STORIES:	1
ALLOWABLE MEAN HEIGHT:	40'-0"
ACTUAL MEAN HEIGHT:	23'-11 1/8"

BUILDING AREA:

PERIMETER OF ENTIRE BUILDING (P):	340	ft
PERIMETER FRONTING OPEN SPACE (F):	340	ft
WIDTH OF OPEN SPACE (W):	28	ft
FRONTAGE AREA INCREASE FACTOR (I_f):	0.70	
SPRINKLER AREA INCREASE FACTOR (I_s):	0	
BASE TABULAR AREA (A_t):	8,500	ft^2
AREA INCREASE ($A_t \times I_f$)+($A_t \times I_s$):	5,963	ft^2
ALLOWABLE AREA (A_a):	14,463	ft^2
EXISTING AREA:	0	ft^2
PROPOSED AREA:	6,864	ft^2
TOTAL AREA:	6,864	ft^2

FIRE AREA:

ALLOWABLE AREA:	12,000	ft^2
EXISTING AREA:	0	ft^2
PROPOSED AREA:	8,668	ft^2
TOTAL AREA:	8,668	ft^2

DESIGN LOADS:

ASCE LOAD STANDARD:	7-10	
GROUND SNOW LOAD (P_g):	35	psf
ROOF SNOW LOAD (P_f):	21.7	psf
ROOF LIVE LOAD (reducible, L_r):	20	psf
TOP CHORD DEAD LOAD:	4	psf
BOTTOM CHORD DEAD LOAD:	4	psf
BALANCED SNOW:	21.7	psf
WINDWARD SIDE:	6.5	psf
LEEWARD SIDE:	21.7	psf
LEEWARD UNBALANCED:	20.8	psf
UNBALANCED DIST. FROM RIDGE:	10.2	lnft
ADDITIONAL DRIFT:		
magnitude at start:	N/A	psf
magnitude at end:	N/A	psf
distance:	N/A	lnft
ADDITIONAL SLIDING:		
magnitude:	N/A	psf
distance:	N/A	lnft
DESIGN WIND SPEED:	115	mph
RISK CATEGORY:	2	
EXPOSURE CATEGORY:	C	
INTERNAL PRESSURE COEFFICIENT:	+/-.18	
SEISMIC DESIGN CATEGORY:	B	
SITE CLASS:	D	
RESPONSE MODIFICATION FACTOR:	6 1/2	
ANALYSIS PROCEDURE:	SIMPLIFIED	
PRESUMED SOIL BEARING PRESSURE:	2,000	psf

THE ALLOWABLE FIRE AREA FOR THIS PROJECT IS GOVERNED BY SECTION 903.2.4 #1 FROM THE 2015 IBC. OTHER USES WITH MORE STRINGENT FIRE AREA RESTRICTIONS WITHIN THE S-1 OCCUPANCY USE GROUP ARE NOT PERMITTED WITH THIS DESIGN.

NO.	DATE	BY	DESCRIPTION
5	2023-10-13	LCS, LLC	Permit Set (incl. eng revisions & addl interior changes)
4	2023-10-11	LCS, LLC	Permit Set (incl. COA/P100623, interior changes)
3	2023-09-29	LCS, LLC	Permit Set (incl. engineering revisions)
2	2023-09-08	LCS, LLC	Permit Set
1	2023-09-06	LCS, LLC	Draft for engineering review

SEAL

STATE OF MICHIGAN — ALAN J. SCHWABACH — No. 6201064762 — PROFESSIONAL ENGINEER

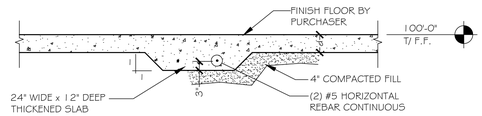
10/16/2023

CTO
1560 S 8th St.
Kalamazoo, MI 49009

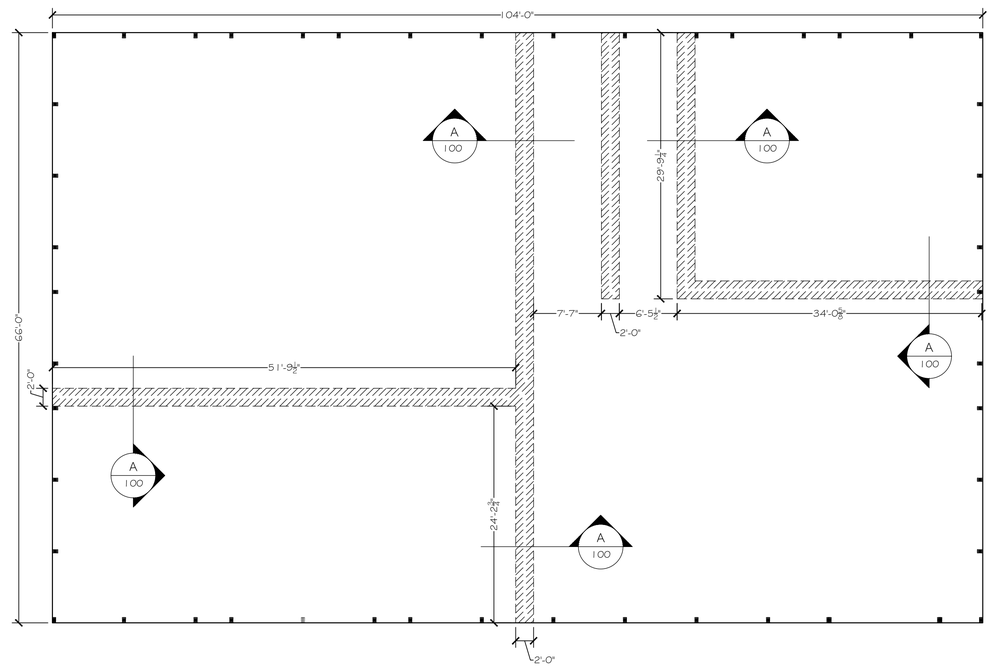
SHEET TITLE:
FIRE LIFE SAFETY

FBi Buildings
fbibuildings.com • (800) 552-2981

DRAWN BY :	LCS, LLC
MTO BY :	XX
ENG. BY :	Josh S.
PSC :	Anthony P.
SHEET :	002
FBi PROJECT # :	20-1667-00



A 100 **FOUNDATION DETAIL**
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN
SCALE : 1/8" = 1'-0"

N

NO.	DATE	BY	DESCRIPTION
5	2023-10-13	LCS_LLC	Permit Set (incl. eng revisions & addl interior changes)
4	2023-10-11	LCS_LLC	Permit Set (incl. COA/P100623, interior changes)
3	2023-09-29	LCS_LLC	Permit Set (incl. engineering revisions)
2	2023-09-28	LCS_LLC	Permit Set
1	2023-09-06	LCS_LLC	Draft for engineering review

SEAL

STATE OF MICHIGAN
ALAN J. SCHAMBACH
No. 6201064762
PROFESSIONAL ENGINEER

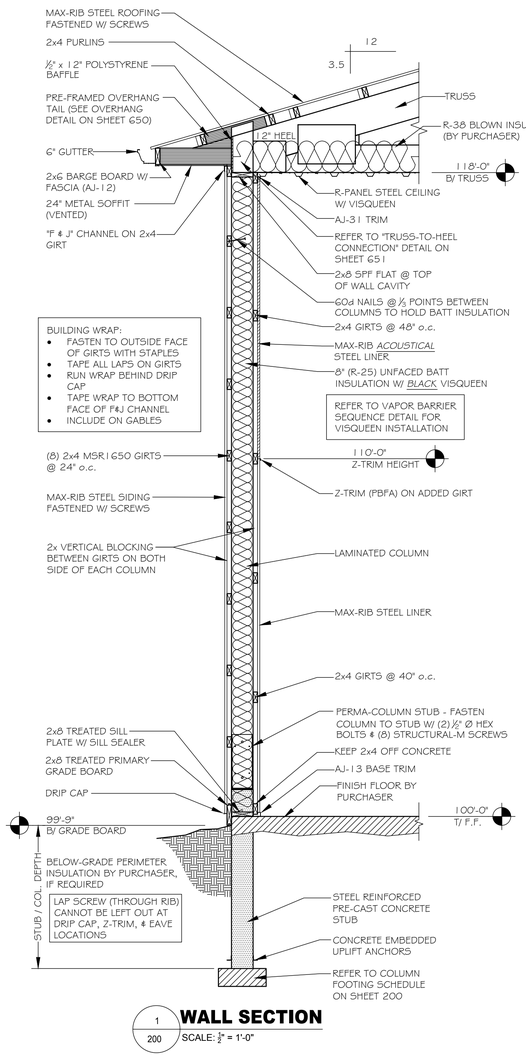
10/16/2023

CTO
1560 S 8th St.
Kalamazoo, MI 49009

SHEET TITLE:
FOUNDATION PLAN

FBi Buildings
fbibuildings.com • (800) 552-2981

DRAWN BY :	LCS_LLC
MTO BY :	XX
ENG. BY :	Josh S.
PSC :	Anthony P.
SHEET :	100
FBi PROJECT # :	20-1667-00



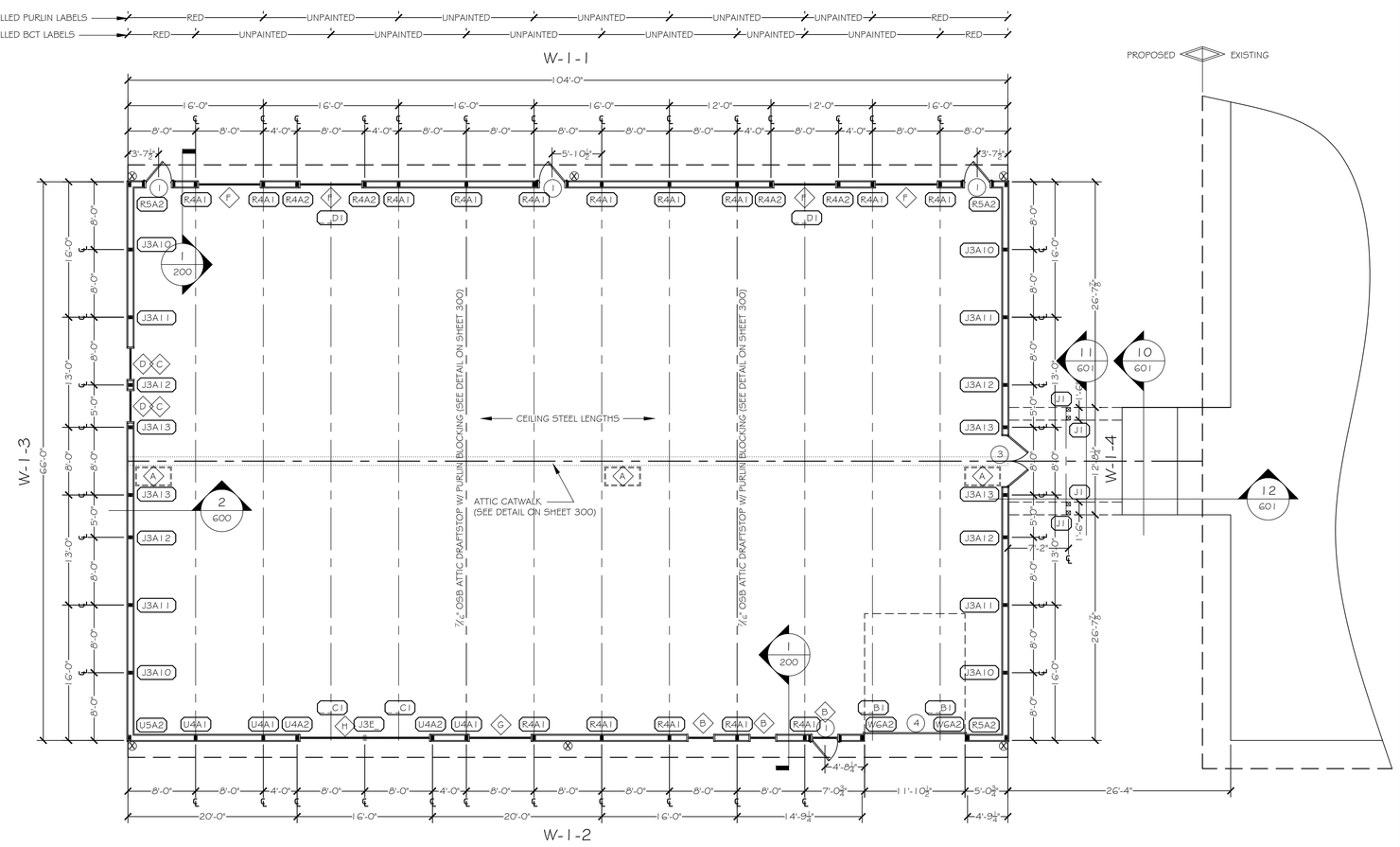
1 / 200 **WALL SECTION**
SCALE: 1/2" = 1'-0"

COLUMN TAG KEY:

IN-GROUND COLUMNS: M1A1 (FOOTING, STUB, MIDDLE, TOP)
PORCH COLUMNS: M1 (FOOTING, COLUMN)

Thermal:
To have a great-performing thermal package materials must be installed correctly and be properly maintained throughout the duration of the project. Purchaser is responsible for holding all trades accountable for maintaining / repairing any penetrations through insulation or barrier(s) to their original uncompromised state.

The following sequence / details are provided to aid in the proper installation of the thermal package:
1. See "Building Wrap" notes for proper installation.
2. Install visqueen and insulation per "Thermal Installation Sequence @ Corner" detail on sheet 650.
3. Install ceiling visqueen and liner per "Vapor Barrier Sequence Detail" on sheet 650.
4. Spray foam around doors & windows per "Walkdoor & Window Frameout Details" on sheet 650 prior to installing interior trims.



FLOOR PLAN
SCALE : 1/8" = 1'-0"

Wood Specs:
1. Design and construction of all structural wood members shall be in accordance with the current or referenced issue of AF&PA-NDS with supplement.
2. Minimum grades of all wood members shall be as follows unless noted otherwise:
   Girts - (2X4) MSR1650 SPF - (2x6) #2 SPF or better
   Purlins, studs & bracing - (2x4) #2 SPF or better - (2x6) #2 SPF or better
   Columns - (2x6) #1 SYP treated & non-treated
   Columns - (2x8) #1 SYP treated & MSR2400 SYP non-treated
   Truss webs, chords, headers, joist, rafters & all other framing material
   #1 or #2 SYP - (2x4 & 2x6)
   MSR 2400 SYP - (2x8, 2x10 & 2x12)
   2.0E F_b = 3,100psi - (LVL)
3. All members in contact with soil or concrete shall be preservative-treated to min 0.8 #/c.f. retention CCA for columns/posts and UC4 Ground Contact for all others.
4. Plywood and OSB, when shown on construction documents shall be APA rated.
5. Deflections of wood members shall be limited to the model building code-specified minimums.

Fastener Specs:
1. Nails shall be called out on drawings by penny weight. The following fasteners & specs have been used in design & shall be used in construction:
   - 10d x 1 ½" - .148" x 1 ½"
   - 10d - .120" x 2 ¾" threaded pneumatic
   - 16d - .162" x 3 ½" common
   - 16d R.S. - .148" x 3 ½" threaded hardened-steel
2. Substitution of fasteners shall not be permitted without the written consent of the design engineer except as follows:
   - 10d nails may be used to replace 16d or 16d R.S. nails where specified at a 2:1 ratio.
   - 16d or 16d R.S. nails may be used to replace 10d nails where specified at a 2:3 ratio.
3. Unless noted otherwise all nails shall be evenly distributed over the connection area, placed in an orderly straight pattern, and shall be driven into the center of the narrow face of 2x members when applicable. Edge distances, end distances and spacing for nails shall be sufficient to prevent splitting of the wood. Nails that do not make a solid connection shall be compensated for by adding extra nails that meet the required specs.
4. Fasteners in pressure treated lumber must be hot-dipped galvanized, stainless steel or tested for that purpose.
5. All light-gauge metal connectors shall be fastened per manufacturer's specs.
6. Fasteners called out on the drawings shall be as follows:
   - STRUCTURAL-X5 - ½" x 1 ½" GRK RSS or equal
   - STRUCTURAL-S - ⅜" x 2 ½" GRK RSS or equal
   - STRUCTURAL-M - ⅜" x 4" GRK RSS or equal
   - STRUCTURAL-L - ⅜" x 5 ½" CONNEXTITE structural wood screw or equal
   - PURLIN SCREW - ⅜" x 6" FASTENMASTER HEADLOK or equal
   - I-BEAM SCREW - ¼-20 x 2 ¾" IMPAX WOOD TO METAL SELF-DRILLER or equal
   - CONCRETE SCREW - ¼ x 2 ¾" TAPCON or equal

COLUMN FOOTING SCHEDULE

LABEL	PAD SIZE	TYPE	MISCELLANEOUS NOTES
J	16"Ø x 1.5"	COMPOSITE	REFER TO ESR-2147 DOCUMENT
R	30" Ø x 13"	P.I.P.	N/A
U	42" Ø x 20"	P.I.P.	N/A
W	30" Ø	COMPOSITE & P.I.P.	SEE EXTENDER DETAIL ON SHEET 600

COLUMN STUB SCHEDULE

FULL COLUMNS OR STUBS							
LABEL	STUB / COL. SIZE	LENGTH	UPLIFT ANCHORS	UPLIFT ANCHOR FASTENERS	COMMENTS	BRACKET TYPE	STUB / COL. DEPTH
1	6x6 POST	16'-0"	(2) 12" TR. BLOCKS	(10) 10d NAILS PER BLOCK	TREATED BREEZEWAY POST	N/A	4'-0"
3	3-PLY 2x8	5'-0"	(2) 2" x 2" x X 1/2"	(1) 1/2" Ø CARRIAGE BOLT	CONCRETE STUB	REG.	4'-0"
4	3-PLY 2x8	5'-0"	(2) 3" x 3" x 12"	(1) 1/2" Ø CARRIAGE BOLT	CONCRETE STUB	REG.	4'-0"
5	3-PLY 2x8	5'-0"	(2) 3" x 3" x 12"	(1) 1/2" Ø CARRIAGE BOLT	CONCRETE STUB	CORNER	4'-0"
6	4-PLY 2x8	5'-0"	(11) 2" PC EXTENDER	(1) 1/2" Ø GR. 8 HEX BOLT	CONCRETE STUB	OFFSET	5'-0"

COLUMN MIDDLE SCHEDULE

LABEL	COLUMN SIZE	COMMENTS
A	3-PLY 2x8	NON-TREATED MIDDLE
B	3-PLY 2x8	NON-TREATED OHD MIDDLE
C	3-PLY 2x8	NON-TREATED WINDOW MIDDLE
D	3-PLY 2x8	NON-TREATED WINDOW MIDDLE
E	3-PLY 2x8	NON-TREATED WINDOW SILL MIDDLE

COLUMN TOP SCHEDULE

LABEL	COLUMN SIZE	COMMENTS
1	3-PLY 2x8	SIDE TOP
2	3-PLY 2x8	DOOR / CORNER TOP
10	3-PLY 2x8	END TOP
11	3-PLY 2x8	END TOP
12	3-PLY 2x8	END TOP
13	3-PLY 2x8	END TOP

PRE-CUT GIRT SCHEDULE

LENGTH (-1/16")	COLOR
20'-0"	RED
16'-0"	GREEN
14'-9 1/4"	YELLOW
13'-0"	ORANGE
12'-0"	PURPLE
8'-0"	BLUE
4'-9 1/4"	BLACK

OPENINGS SCHEDULE

LABEL	TYPE	MFTR/MODEL	SIZE	ROUGHOUT	ACCESSORIES	DETAIL LOCATION / COMMENTS
1	WALKDOOR	AJ #5100 SERIES	3068	40 5/16" x 81"	SOLID PANEL W/ TEMP. LOCKSET	FBi TO FRAME OUT & INSTALL, SEE FRAME OUT DETAIL ON SHEET 650
2	WALKDOOR	AJ #5100 SERIES	3068	40 5/16" x 81"	1-LITE W/ NO LOCKSET	FBi TO FRAME OUT & INSTALL, SEE FRAME OUT DETAIL ON SHEET 650
3	WALKDOOR	BY PURCHASER	6070	VERIFY ON SITE	PURCHASER TO SUPPLY & INSTALL CODE COMPLIANT HARDWARE	FBi TO PROVIDE FRAME OUT ONLY, PURCHASER TO FURNISH & INSTALL DOOR
4	OVERHEAD	BY PURCHASER	12' x 14'	11'-10 1/2" x 13'-11 1/2"	NONE	FBi TO FRAME OUT, PURCHASER TO SUPPLY & INSTALL, SEE DOOR #4 DETAIL ON SHEET 600
A	ATTIC ACCESS	FBi	24" x 44"	24 1/8" x 44 1/8"		VERIFY LOCATION W/ PURCHASER, SEE DETAIL ON SHEET 300
B	WINDOW	BY PURCHASER	40" x 42"	VERIFY ON SITE	BY PURCHASER	FBi TO PROVIDE FRAME OUT ONLY, PURCHASER TO FURNISH & INSTALL WINDOW
C	WINDOW	BY PURCHASER	48" x 42"	VERIFY ON SITE	BY PURCHASER	FBi TO PROVIDE FRAME OUT ONLY, PURCHASER TO FURNISH & INSTALL WINDOW
D	WINDOW	BY PURCHASER	48" x 120"	VERIFY ON SITE	BY PURCHASER	FBi TO PROVIDE FRAME OUT ONLY, PURCHASER TO FURNISH & INSTALL WINDOW
E	WINDOW	BY PURCHASER	78" x 54"	VERIFY ON SITE	BY PURCHASER	FBi TO PROVIDE FRAME OUT ONLY, PURCHASER TO FURNISH & INSTALL WINDOW
F	WINDOW	BY PURCHASER	96" x 24"	VERIFY ON SITE	BY PURCHASER	FBi TO PROVIDE FRAME OUT ONLY, PURCHASER TO FURNISH & INSTALL WINDOW
G	WINDOW	BY PURCHASER	96" x 48"	VERIFY ON SITE	BY PURCHASER	FBi TO PROVIDE FRAME OUT ONLY, PURCHASER TO FURNISH & INSTALL WINDOW
H	WINDOW	BY PURCHASER	192" x 48"	VERIFY ON SITE	BY PURCHASER	FBi TO PROVIDE FRAME OUT ONLY, PURCHASER TO FURNISH & INSTALL WINDOW
J	WINDOW	BY PURCHASER	192" x 54"	VERIFY ON SITE	BY PURCHASER	FBi TO PROVIDE FRAME OUT ONLY, PURCHASER TO FURNISH & INSTALL WINDOW

MISCELLANEOUS NOTES

DIAGONAL: (66'-0" x 52'-0") = 84'-0 25/32" (x2)
⊗ = 4" x 3" DOWNSPOUT LOCATION

MISCELLANEOUS PRE-CUT SCHEDULE

LENGTH	COLOR	COMMENTS
+	RED	+
+	GREEN	+
+	YELLOW	+
+	ORANGE	+

NO.	DATE	BY	DESCRIPTION
5	2023-10-13	LCS_LLC	Permit Set (incl. eng revisions & addl interior changes)
4	2023-10-11	LCS_LLC	Permit Set (incl. COA#10662, interior changes)
3	2023-09-29	LCS_LLC	Permit Set (incl. engineering revisions)
2	2023-09-25	LCS_LLC	Permit Set
1	2023-09-06	LCS_LLC	Draft for engineering review

SEAL
ALAN J. SCHWABACH No. 6201064762
STATE OF MICHIGAN PROFESSIONAL ENGINEER
10/16/2023

CTO
1560 S 8th St.
Kalamazoo, MI 49009

SHEET TITLE:
FLOOR PLAN

FBi Buildings
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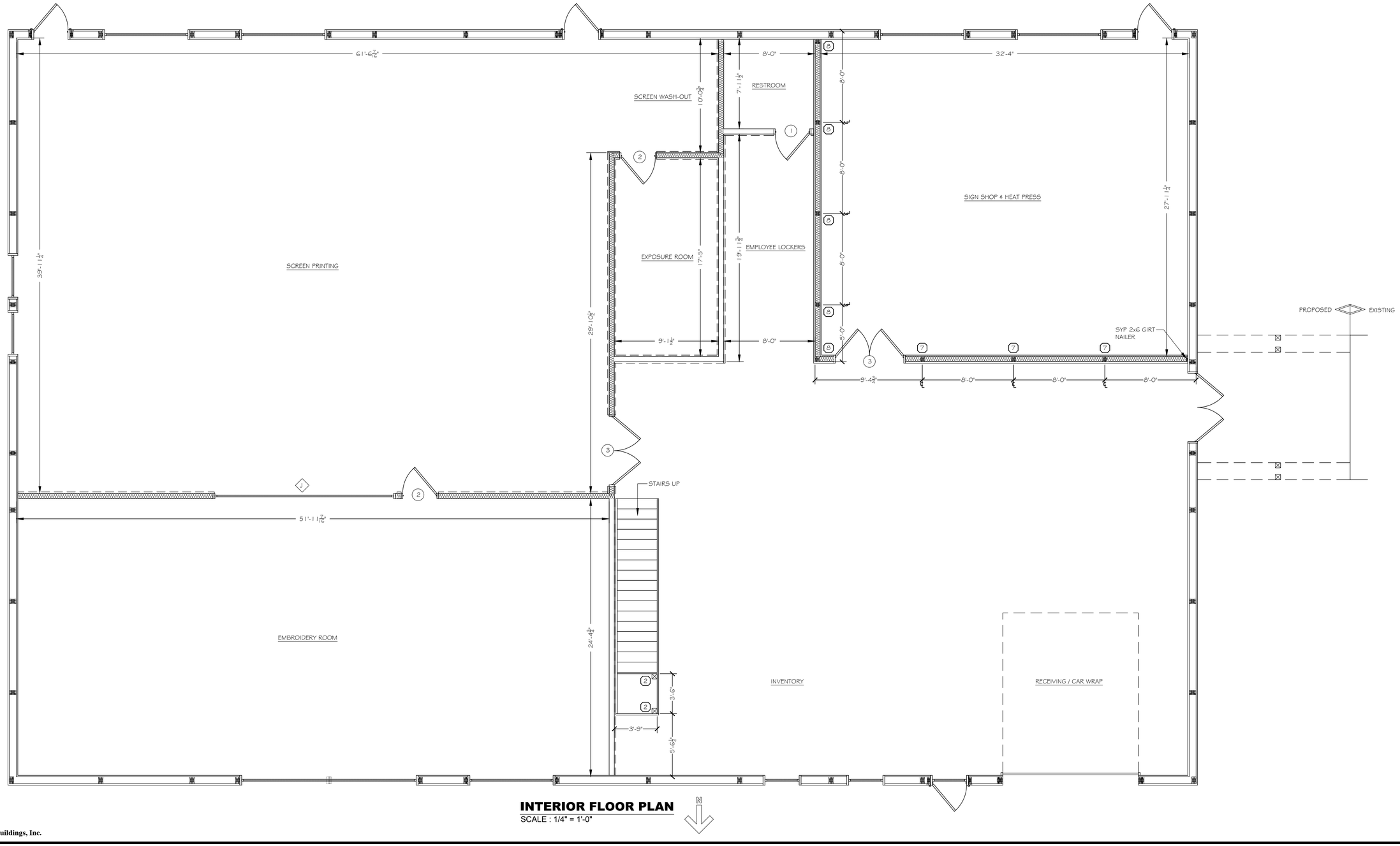
DRAWN BY : LCS_LLC
MTO BY : XX
ENG. BY : Josh S.
PSC : Anthony P.
SHEET : 200
FBi PROJECT # : 20-1667-00

COLUMN STUB SCHEDULE

FULL COLUMNS OR STUBS

LABEL	STUB / COL. SIZE	LENGTH	UPLIFT ANCHORS	UPLIFT ANCHOR FASTENERS	COMMENTS	BRACKET TYPE	STUB / COL. DEPTH
2	6x6 POST	16'-0"	(2) 1/2" Ø x 6" TITEN	(8) STRUCTURAL-M SCREWS	LANDING SUPPORT POST	UNIV.	N/A
7	3-PLY 2x6	19'-0"	(2) 1/2" Ø x 6" TITEN	(8) STRUCTURAL-M SCREWS	PARTITION COLUMN	UNIV.	N/A
8	3-PLY 2x6	19'-0"	(2) 1/2" Ø x 6" TITEN	(8) STRUCTURAL-M SCREWS	PARTITION COLUMN	UNIV.	N/A



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

NO.	DATE	BY	DESCRIPTION
5	2023-10-13	LCS_LLC	Permit Set (incl. eng revisions & addl interior changes)
4	2023-10-11	LCS_LLC	Permit Set (incl. COA#100623, interior changes)
3	2023-09-29	LCS_LLC	Permit Set (incl. engineering revisions)
2	2023-09-28	LCS_LLC	Permit Set
1	2023-09-06	LCS_LLC	Draft for engineering review

SEAL

ALAN J. SCHAMBACH
No. 6201064762
STATE OF MICHIGAN
PROFESSIONAL ENGINEER

10/16/2023

CTO
1560 S 8th St.
Kalamazoo, MI 49009

SHEET TITLE:
INTERIOR FLOOR PLAN

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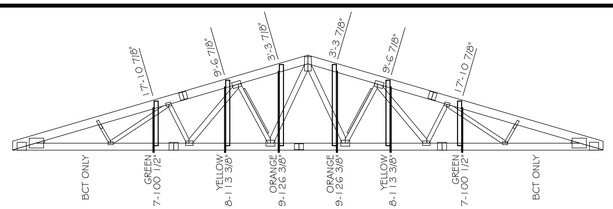
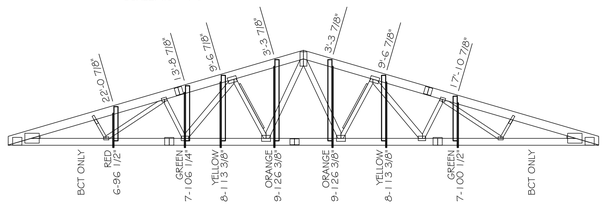
DRAWN BY :	LCS_LLC
MTO BY :	XX
ENG. BY :	Josh S.
PSC :	Anthony P.
SHEET :	201
FBi PROJECT # :	20-1667-00



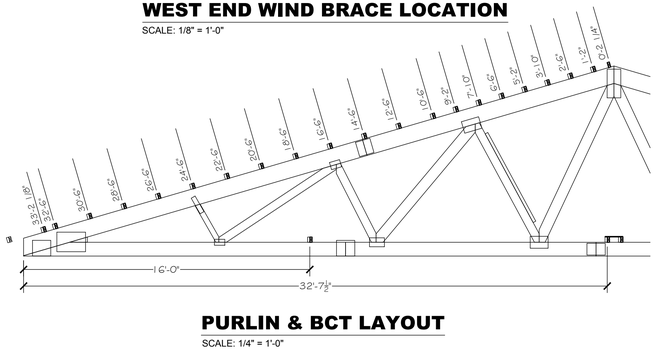
EAST END WIND BRACE LOCATION

SCALE: 1/8" = 1'-0"



WEST END WIND BRACE LOCATION

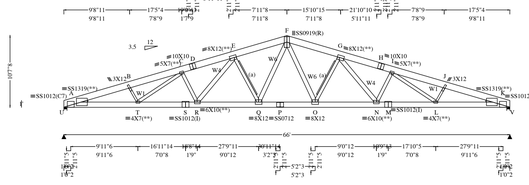
SCALE: 1/8" = 1'-0"



PURLIN & BCT LAYOUT

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

20-1667-00 CTO T1	Ply: 1 Qty: 14 Wgt: 736.4 lbs	SEQN: 11259 / T1 / COMN FROM: JSS	DRW: ... / ... 09/22/2023



Loading Criteria (psf) TCLL: 22.00 TCDL: 4.00 BCLL: 0.00 BCDL: 4.00 Des Ld: 30.00 NCBCLL: 0.00 Soffit: 2.00 Load Duration: 1.15 Spacing: 96.0 "	Wind Criteria Wind Std: ASCE 7-10 Speed: 115 mph Enclosure: Closed Risk Category: II EXP: C Mean Height: 15.00 ft TCDL: 2.4 psf BCDL: 2.4 psf MWFRS Parallel Dist: 0 to h/2 C&C Dist a: 6.00 ft GC(p): 0.18 Wind Duration: 1.33	Snow Criteria (Pg,Pf in PSF) Pg: 35.0 Ct: 1.1 CAT: II Pf: 24.3 Cs: 0.9 Lu: 35.0 Cs: 1.00 Snow Duration: 1.15 Code / Misc Criteria Bldg Code: IBC 2015 TPI Std: 2007 Rep Factors Used: No FT/RT: (0)0)/5(0)/4(0) Plate Type(s): 18SS, WAVE	Def/LCSI Criteria PP Deflection in loc L/defl L/# VERT(LL): 1.364 Q 577 240 VERT(TL): 2.053 Q 384 240 HORZ(LL): 0.409 L - - HORZ(TL): 0.615 L - - Creep Factor: 1.5 Max TC CSI: 0.950 Max BC CSI: 0.989 Max Web CSI: 0.963 Mfg Specified Camber: VIEW Ver: 21.01.01A.0521.21

▲Maximum Reactions (lbs)

	Gravity			Non-Gravity	
Loc	R+ /R-	/Rh	/Rw	/U	/RL
U	8561 /-	/-	/2503	/2349	/550
V	8561 /-	/-	/2503	/2349	/-

Wind reactions based on MWFRS
U Brg Width = 5.5 Min Req = 7.1
V Brg Width = 5.5 Min Req = 7.1
Bearings U & V are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	12742-	23795	F - G	9679 -	16943
B - C	12640-	23190	G - H	11465 -	20790
C - D	11431-	20869	H - I	11431 -	20869
D - E	11465-	20790	I - J	12641 -	23190
E - F	9679-	16943	J - K	12742 -	23795

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - T	22550-	11786	P - O	14488 -	6999
T - S	20917-	10540	O - N	17737 -	8908
S - R	20917-	10540	N - M	20917 -	10543
R - Q	17737 -	8908	M - L	20917 -	10543
Q - P	14488 -	6999	L - K	22550 -	11783

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
B - T	1030 -	1079	F - O	5052 -	2146
T - C	1586 -	1055	O - G	2386 -	4879
C - R	1741 -	2673	G - N	3536 -	1823
R - E	3536 -	1823	N - I	1741 -	2673
E - Q	2386 -	4879	I - L	1585 -	1055
Q - F	5052 -	2146	L - J	1030 -	1079

<to>Lumber</to>

<gap/>Top chord: 2x12 SP 2400f-2.0E; Bot chord: 2x10 SP 2400f-2.0E; Webs: 2x6 SP #1; W1 2x4 SP #1; W4, W6 2x8 SP 2400f-2.0E; Lt Wedge: 2x4 SP #1;Rt Wedge: 2x4 SP #1;

<to>Bracing</to>

<gap/>(-x) 2x4 #3 or better "L" reinforcement. 80% length of web member. Attach with 10d Box or Gun (0.128"x3",min,nails @ 6" oc.

<to>Plating Notes</to>

<gap/>(-D) - plates so marked were sized using 0% Fabrication Tolerance, 0 degrees Rotational Tolerance, and/or zero Positioning Tolerance.

<gap/>(-**) 10 plate(s) require special positioning. Refer to scaled plate plot details for special positioning requirements.

<to>Purlins</to>

<gap/>In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:

Chord	Spacing(in o/c)	Start(ft)	End(ft)
TC	24	0.00	33.00
TC	24	33.00	66.00
BC	192	0.15	65.85

Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

<to>Loading</to>

<gap/>Trusses designed for unbalanced snow loads.

<to>Wind</to>

<gap/>Wind loads based on MWFRS with additional C&C member design.

<to>Additional Notes</to>

<gap/>WARNING! Reaction exceeds allowable

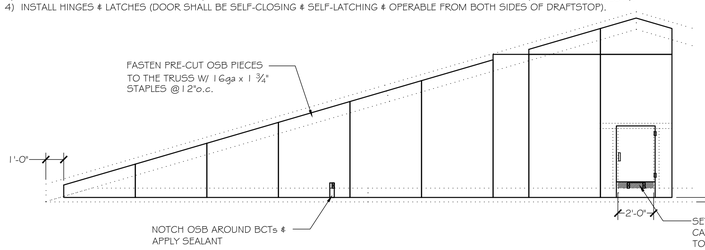
<gap/>WARNING: Furnish a copy of this DWG to the installation contractor. Failure to follow provisions of BCSI in handling and installation of trusses can result in serious injuries. Do not permit inexperienced and uninstructed people to install trusses. See "WARNING" note below. BCSI recommends retaining a registered professional engineer for the design of temporary bracing.

WARNING READ AND FOLLOW ALL NOTES ON THIS DRAWING!
IMPORTANT FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS
Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise,top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 100A-Z for standard plate positions.
ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing,any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the truss shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
For more information see this job's general notes page and these web sites: ITWBCG: www.itwbcg.com; TPI: www.tpinst.org; SBCA: www.sbcindustry.com; ICC: www.iccsafe.org

TRUSS DRAWING - T1

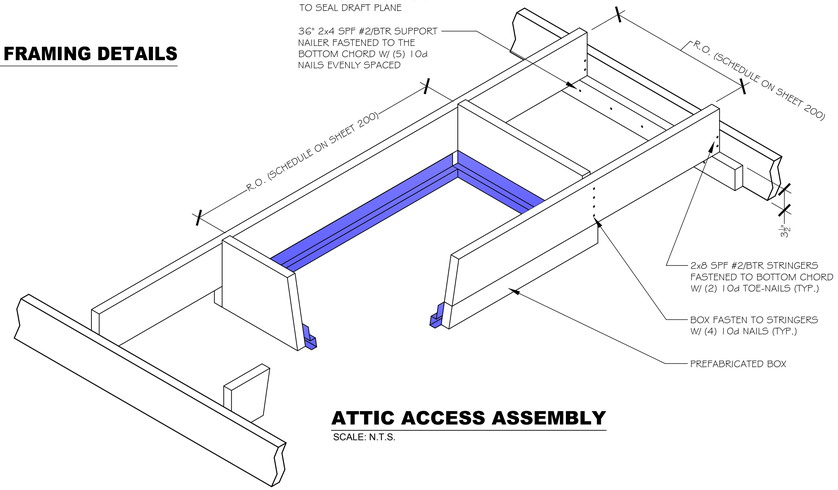
SCALE : N.T.S.

INSTRUCTIONS FOR DRAFTSTOP ACCESS DOOR:
1) FRAME 24" WIDE OPENING AT CENTER OF DRAFTSTOP. TOP OF DOOR FRAME = PRE-FRAMED HORIZONTAL 2x4 IN TRUSS WEBBING.
2) CUTOUT DOOR PANEL IN OSB SHEET SO THAT PANEL LAPS THE 2x4 FRAMING 1". WIDTH OF DOOR PANEL SHOULD BE 26".
3) IF DOOR IS LOCATED OVER A CATWALK, THEN MAKE SURE DOOR & CATWALK FRAMING CREATE A DRAFT SEAL (SEE DRAWING BELOW).
4) INSTALL HINGES & LATCHES (DOOR SHALL BE SELF-CLOSING & SELF-LATCHING & OPERABLE FROM BOTH SIDES OF DRAFTSTOP).



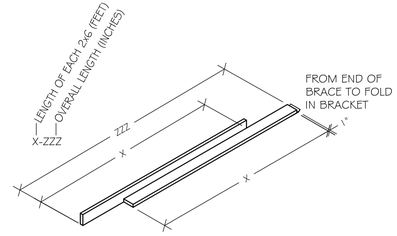
DRAFTSTOP FRAMING DETAILS

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



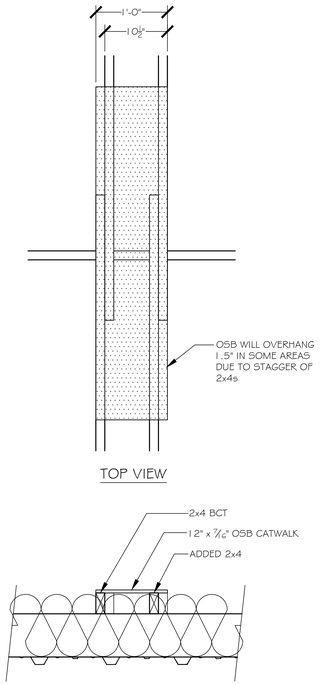
ATTIC ACCESS ASSEMBLY

SCALE: N.T.S.



WIND BRACE ASSEMBLY

SEE ALSO DETAIL ON SHEET 651



TOP VIEW

CAT WALK DETAIL

SCALE: 1" = 1'-0"

Q-LYFT FRAME & ROOF BRACING PLAN

Q-LYFT ERECTION NOTES:
1. (4) BOLTS PER BEAM CONNECTION
2. 2" ANTICIPATED DEFLECTION
3. IF BEAMS CANNOT BE LIFTED TO WITHIN 6" OF BOTTOM OF TRUSS, CONFIRM THAT QUAD WILL NOT HIT ROOF WHEN LIFTING
4. FRAMES MUST BE TIED TOGETHER BEFORE DESCENDING
5. BRACE BUILDING ACCORDING TO BRACING MANUAL AFTER LIFTING OR SEE BRACING PLAN (IF APPLICABLE)
6. INSTALL BCTS BEFORE LIFTING

NO.	DATE	BY	DESCRIPTION
5	2023-10-13	LCS, LLC	Permit Set (incl. eng revisions & addl interior changes)
4	2023-10-11	LCS, LLC	Permit Set (incl. COAP100623, interior changes)
3	2023-09-29	LCS, LLC	Permit Set (incl. engineering revisions)
2	2023-09-25	LCS, LLC	Permit Set
1	2023-09-06	LCS, LLC	Draft for engineering review

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10/16/2023

CTO
1560 S 8th St.
Kalamazoo, MI 49009

SHEET TITLE:
FRAME/BRACING PLAN

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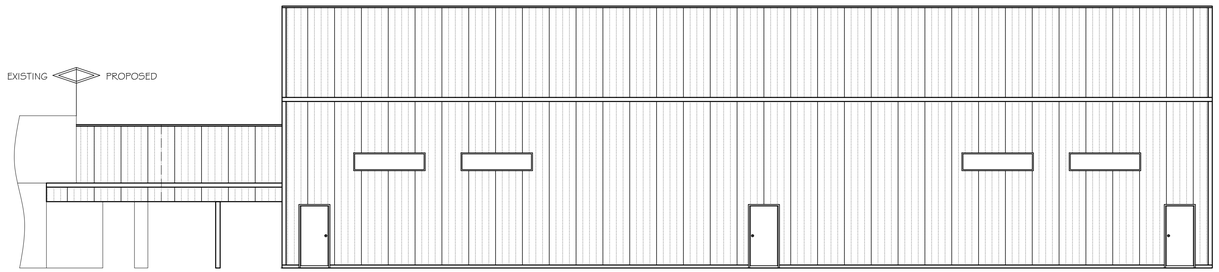
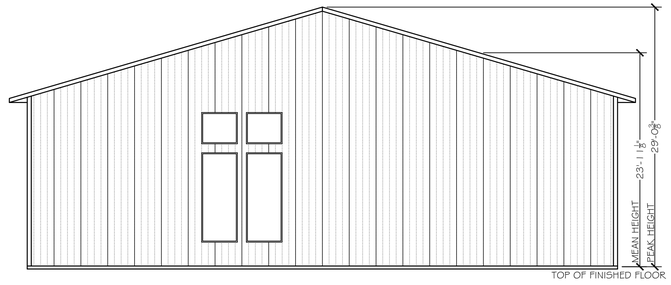
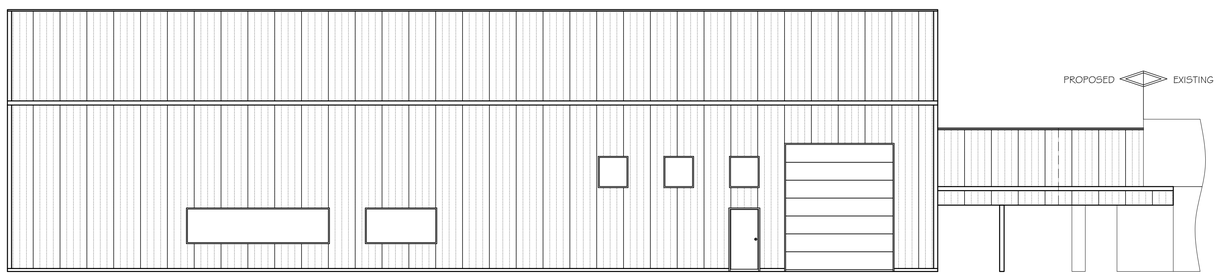
DRAWN BY :	LCS_LLC
MTO BY :	XX
ENG. BY :	Josh S.
PSC :	Anthony P.
SHEET :	300
FBi PROJECT # :	20-1667-00



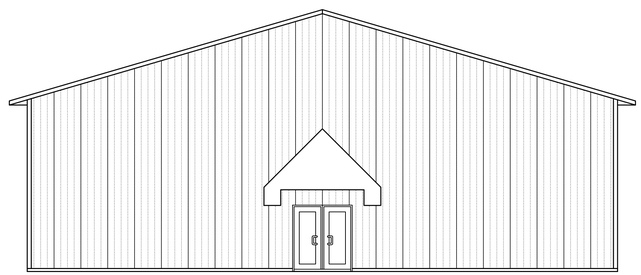
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



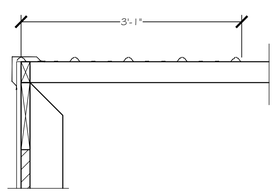
EAST ELEVATION
SCALE: 1/8" = 1'-0"



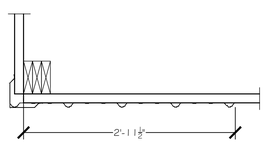
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



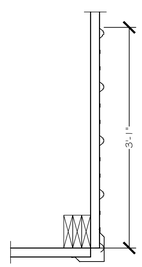
WEST ELEVATION
SCALE: 1/8" = 1'-0"



ROOF STARTER PANEL
SCALE: 1" = 1'-0"



SIDEWALL STARTER PANEL
SCALE: 1" = 1'-0"



ENDWALL STARTER PANEL
SCALE: 1" = 1'-0"

FINISH GRADE ELEVATION AT BUILDING PERIMETER TO BE BELOW STEEL SIDING DRIP CAP AND ABOVE THE BOTTOM OF THE PRIMARY GRADE BOARD.

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5	2023-10-13	LCS_LLC	Permit Set (incl. eng revisions & addl interior changes)
4	2023-10-11	LCS_LLC	Permit Set (incl. COAP100623, interior changes)
3	2023-09-29	LCS_LLC	Permit Set (incl. engineering revisions)
2	2023-09-28	LCS_LLC	Permit Set
1	2023-09-06	LCS_LLC	Draft for engineering review

SEAL

STATE OF MICHIGAN
ALAN J. SCHAMBACH
No. 6201064762
PROFESSIONAL ENGINEER

10/16/2023

CTO
1560 S 8th St.
Kalamazoo, MI 49009

SHEET TITLE:
BUILDING ELEVATIONS

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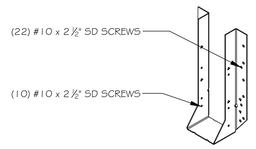
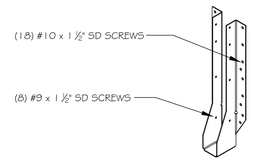
DRAWN BY :	LCS_LLC
MTO BY :	XX
ENG. BY :	Josh S.
PSC :	Anthony P.
SHEET :	400
FBI PROJECT # :	20-1667-00



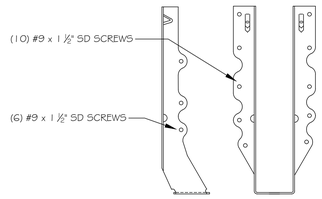
SIMPSON HU212-2 BRACKET

SCALE : N.T.S.



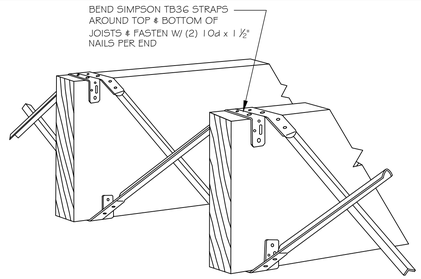
SIMPSON HU216 BRACKET

SCALE : N.T.S.



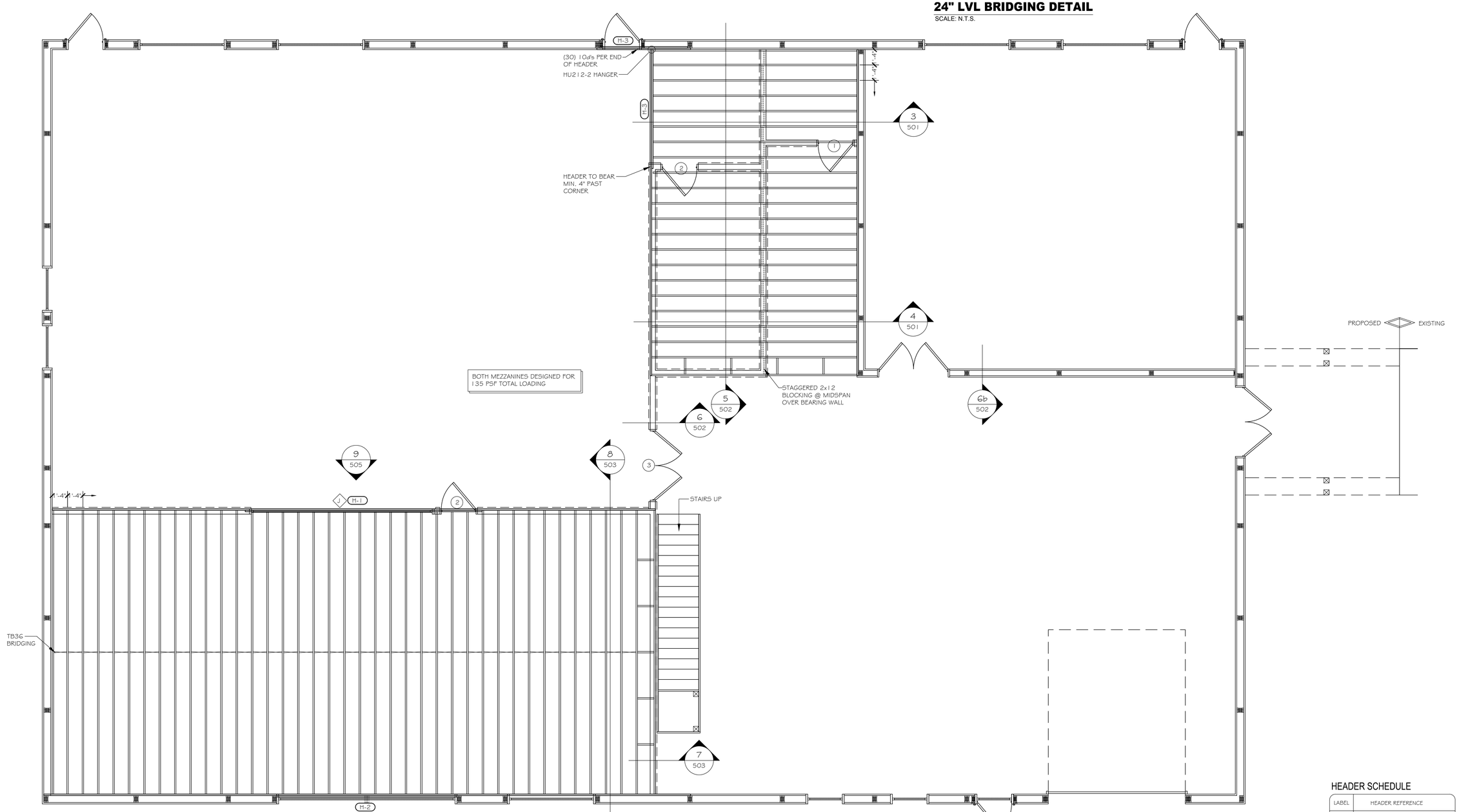
SIMPSON LU210 BRACKET

SCALE : N.T.S.



24" LVL BRIDGING DETAIL

SCALE: N.T.S.



MEZZANINE FRAMING PLAN

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

HEADER SCHEDULE

LABEL	HEADER REFERENCE
H-1	SEE DETAIL (H-1) SHEET 505
H-2	SEE DETAIL (H-2) SHEET 505
H-3	SEE DETAIL (H-3) SHEET 501

NO.	DATE	BY	DESCRIPTION
5	2023-10-13	LCS_LLC	Permit Set (incl. eng revisions & addl interior changes)
4	2023-10-11	LCS_LLC	Permit Set (incl. COAP100623, interior changes)
3	2023-09-29	LCS_LLC	Permit Set (incl. engineering revisions)
2	2023-09-28	LCS_LLC	Permit Set
1	2023-09-06	LCS_LLC	Draft for engineering review

SEAL

10/16/2023

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SHEET TITLE:
INTERIOR DIMENSION PLAN

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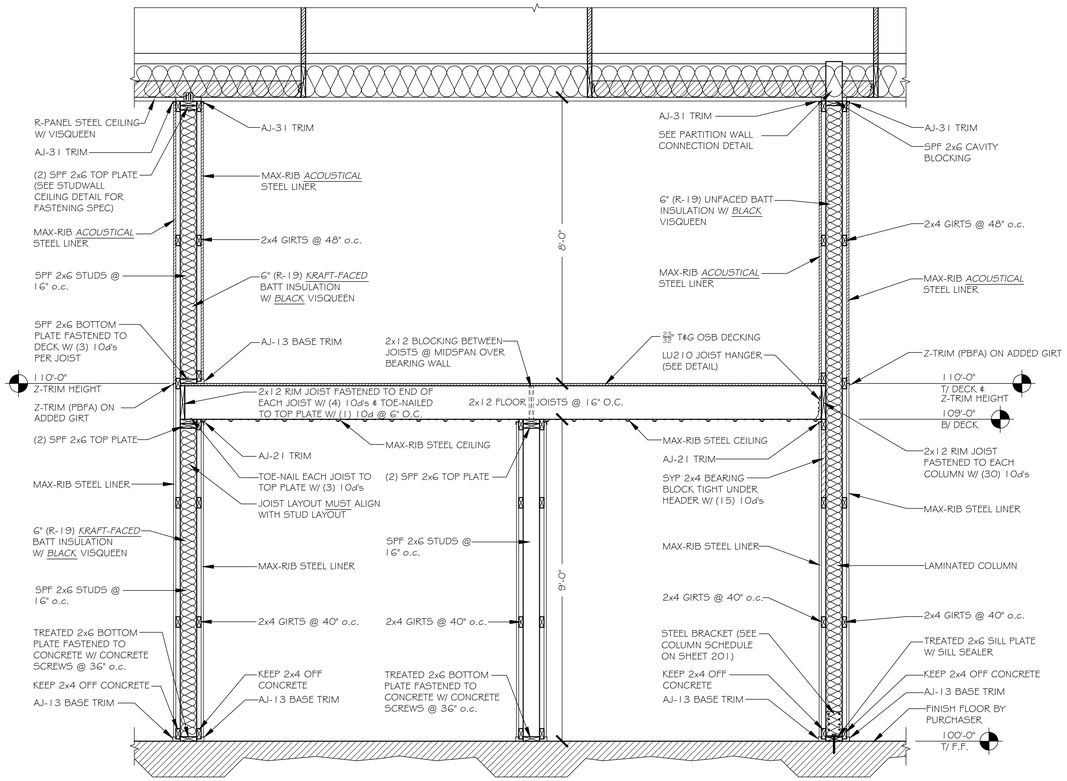
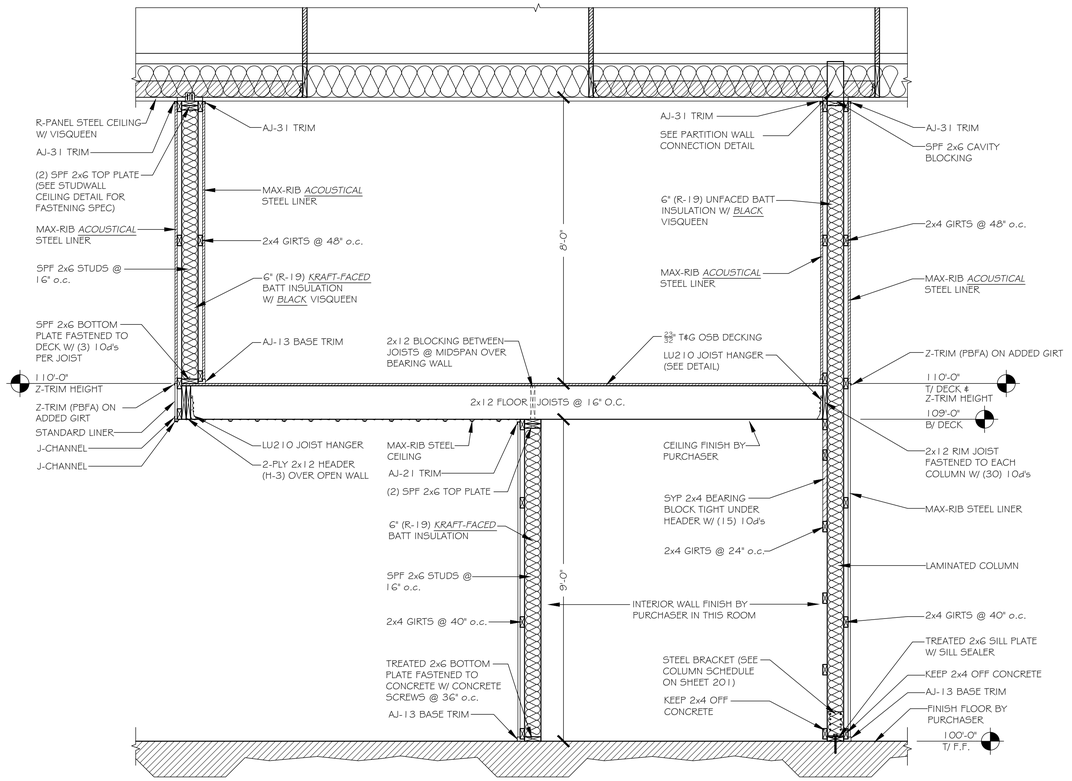
DRAWN BY :	LCS_LLC
MTO BY :	XX
ENG. BY :	Josh S.
PSC :	Anthony P.
SHEET :	500
FBi PROJECT # :	20-1667-00



4 / 501 **MEZZANINE SECTION @ EXPOSURE ROOM & EMPLOYEE LOCKERS**

SCALE: $\frac{1}{2}$" = 1'-0"



3 / 501 **MEZZANINE SECTION @ SCREEN WASH-OUT & RESTROOM**

SCALE: $\frac{1}{2}$" = 1'-0"

NO.	DATE	BY	DESCRIPTION
5	2023-10-13	LCS_LLC	Permit Set (incl. eng revisions & addl interior changes)
4	2023-10-11	LCS_LLC	Permit Set (incl. COA/P100623, interior changes)
3	2023-09-29	LCS_LLC	Permit Set (incl. engineering revisions)
2	2023-09-25	LCS_LLC	Permit Set
1	2023-09-08	LCS_LLC	Draft for engineering review

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SHEET TITLE:
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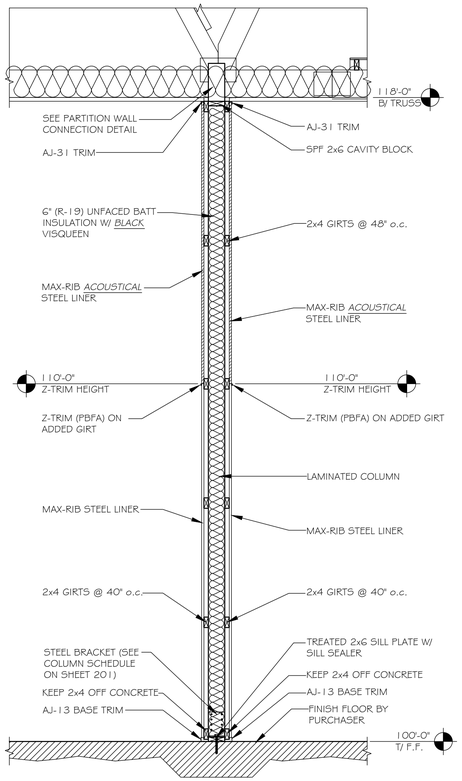
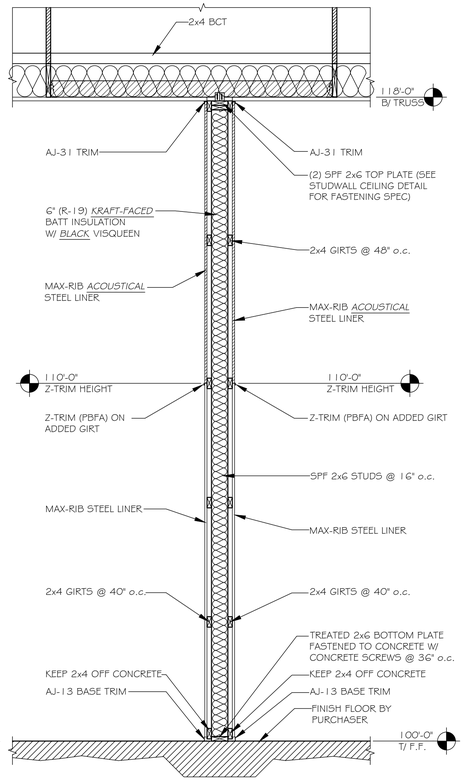
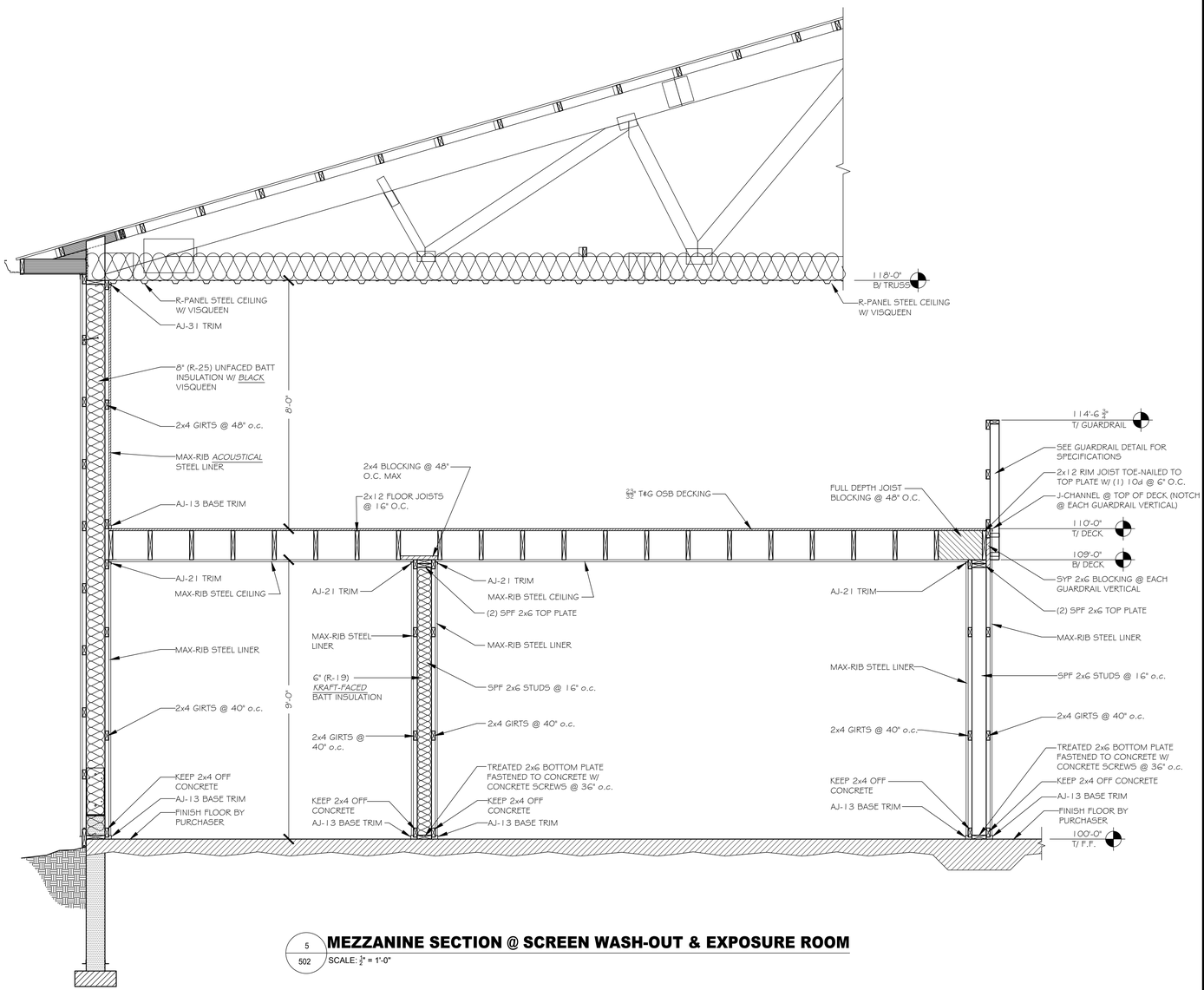
MTO BY :	XX
ENG. BY :	Josh S.
PSC :	Anthony P.
SHEET :	501
FBi PROJECT # :	20-1667-00







6b / 502 **PARTITION SECTION**
SCALE: 3/4" = 1'-0"

6 / 502 **PARTITION SECTION**
SCALE: 3/4" = 1'-0"

5 / 502 **MEZZANINE SECTION @ SCREEN WASH-OUT & EXPOSURE ROOM**
SCALE: 3/4" = 1'-0"

NO.	DATE	BY	DESCRIPTION
5	2023-10-13	LCS_LLC	Permit Set (incl. eng revisions & addl interior changes)
4	2023-10-11	LCS_LLC	Permit Set (incl. COA/P100623, interior changes)
3	2023-09-29	LCS_LLC	Permit Set (incl. engineering revisions)
2	2023-09-25	LCS_LLC	Permit Set
1	2023-09-06	LCS_LLC	Draft for engineering review

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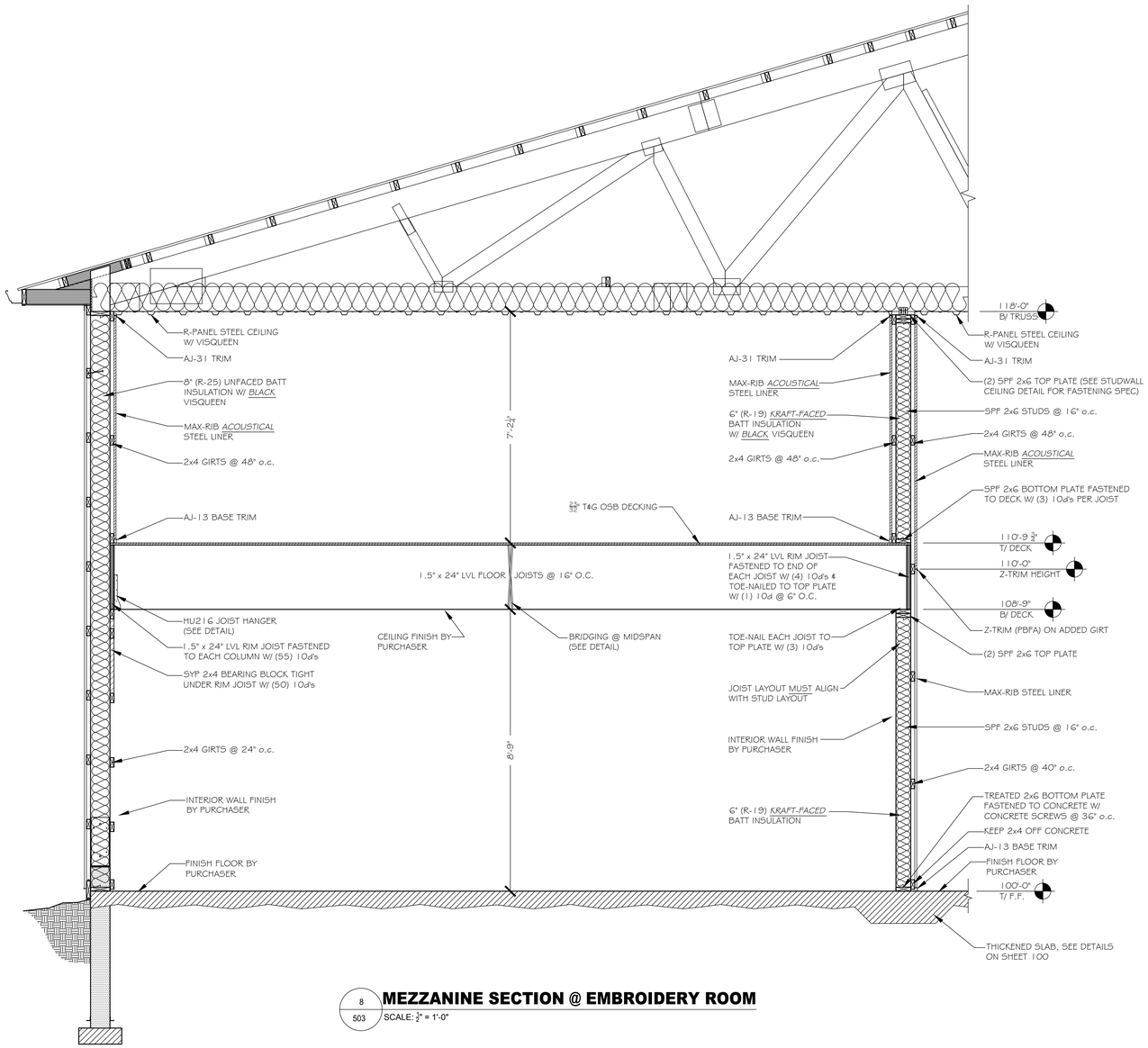
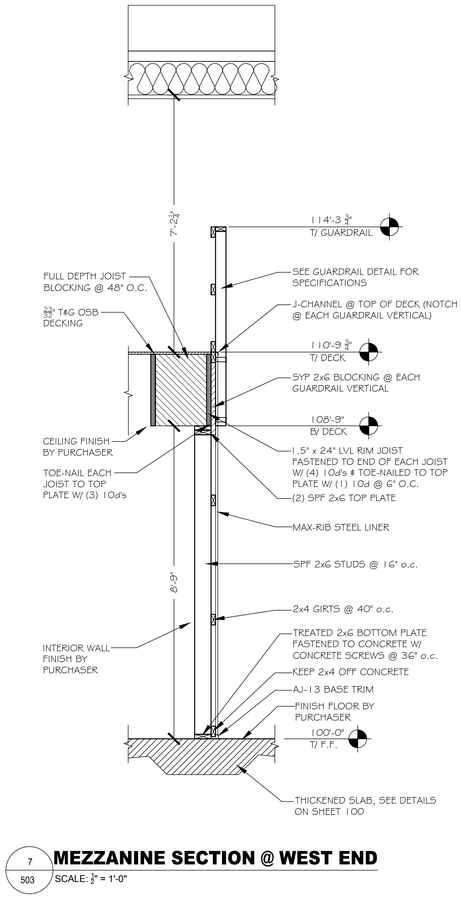
MTO BY :	XX
ENG. BY :	Josh S.
PSC :	Anthony P.
SHEET :	502
FBi PROJECT # :	20-1667-00



8 / 503 **MEZZANINE SECTION @ EMBROIDERY ROOM**

SCALE: ¾" = 1'-0"



7 / 503 **MEZZANINE SECTION @ WEST END**

SCALE: ¾" = 1'-0"

NO.	DATE	BY	DESCRIPTION
5	2023-10-13	LCS_LLC	Permit Set (incl. eng revisions & addl interior changes)
4	2023-10-11	LCS_LLC	Permit Set (incl. COA#10062, interior changes)
3	2023-09-29	LCS_LLC	Permit Set (incl. engineering revisions)
2	2023-09-28	LCS_LLC	Permit Set
1	2023-09-06	LCS_LLC	Draft for engineering review

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SHEET TITLE:
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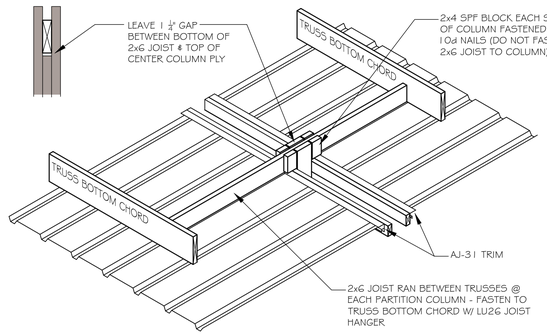
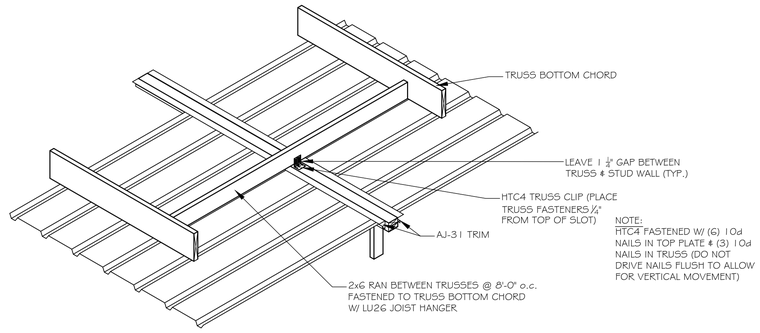
SHEET :	503
FBi PROJECT # :	20-1667-00 XX



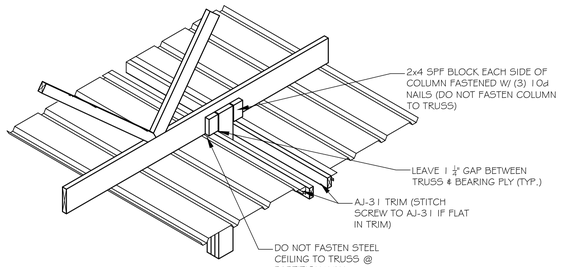
PARTITION WALL SLIP CONNECTION

SCALE: 1/2" = 1'-0"



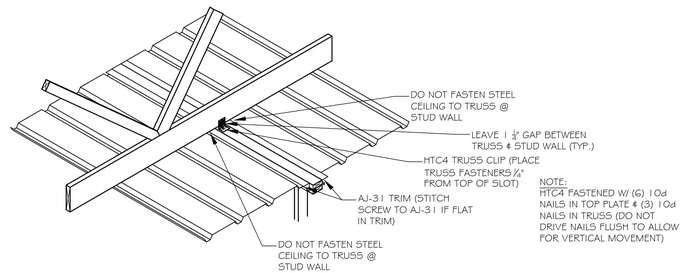
STUD WALL W/ STEEL CEILING PARALLEL TO TRUSS

SCALE: 1/2" = 1'-0"



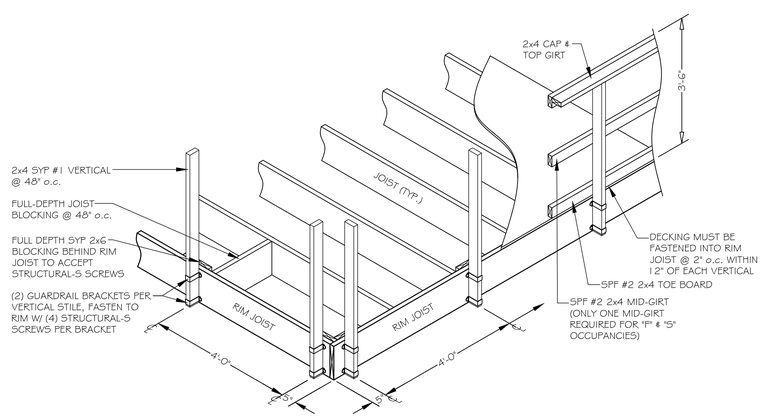
PARTITION WALL W/ STEEL CEILING PERPENDICULAR TO TRUSS

SCALE: 1/2"=1'-0"



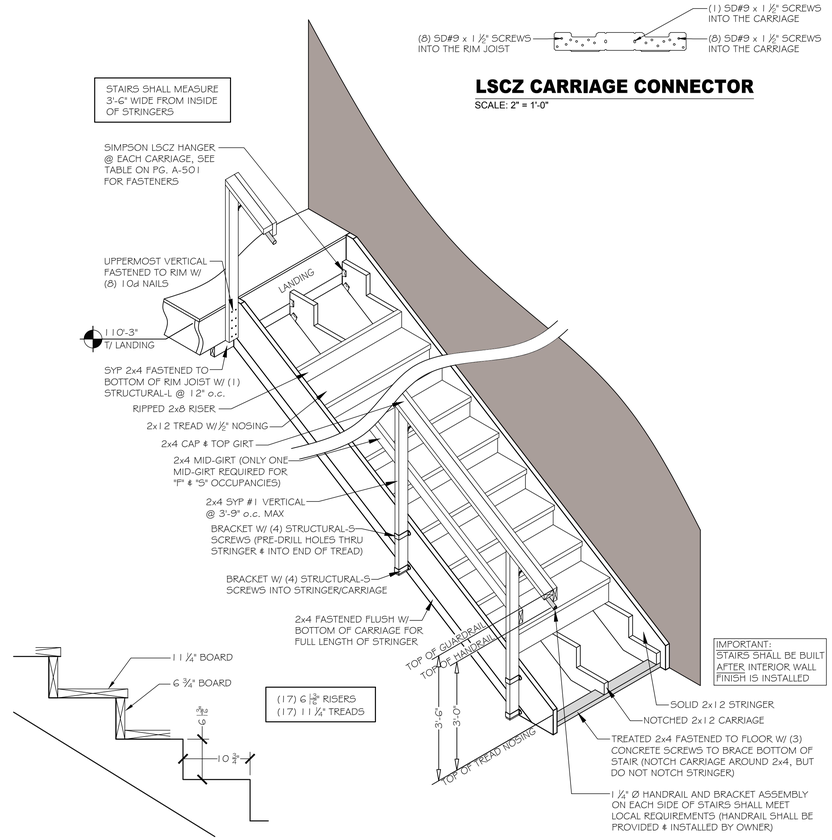
STUD WALL W/ STEEL CEILING PERPENDICULAR TO TRUSS

SCALE: 1/2" = 1'-0"



GUARDRAIL FRAMING DETAIL

SCALE: ¾" = 1'-0"



LSCZ CARRIAGE CONNECTOR

SCALE: 2" = 1'-0"

STAIR FRAMING DETAIL

SCALE: ¾" = 1'-0"

NO.	DATE	BY	DESCRIPTION
5	2023-10-13	LCS_LLC	Permit Set (incl. eng revisions & addl interior changes)
4	2023-10-11	LCS_LLC	Permit Set (incl. COAP100623, interior changes)
3	2023-06-29	LCS_LLC	Permit Set (incl. engineering revisions)
2	2023-06-28	LCS_LLC	Permit Set
1	2023-06-09	LCS_LLC	Draft for engineering review

SEAL

STATE OF MICHIGAN — ALAN J. SCHWABACH — No. 6201064762 — PROFESSIONAL ENGINEER

10/16/2023

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SHEET TITLE: INTERIOR WALL SECTIONS

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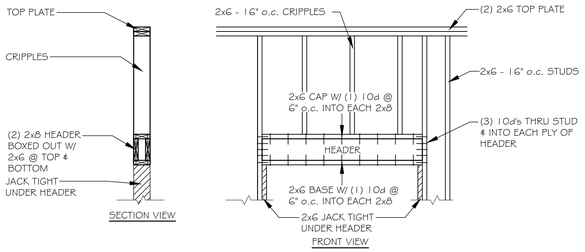
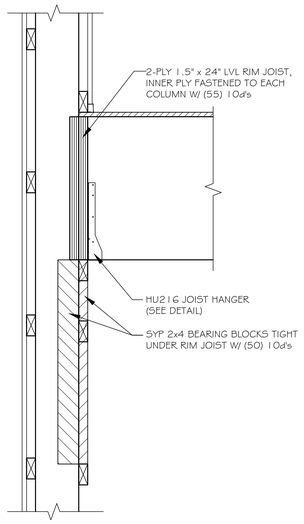
DRAWN BY :	LCS_LLC
MTO BY :	XX
ENG. BY :	Josh S.
PSC :	Anthony P.
SHEET :	504
FBi PROJECT # :	20-1667-00



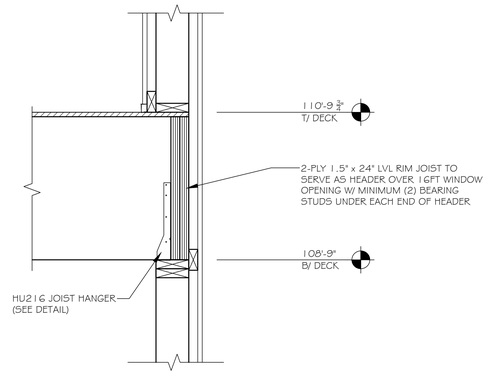
NON-BEARING STUD WALL HEADER DETAIL (TYP.)

SCALE: 1/2" = 1'-0"



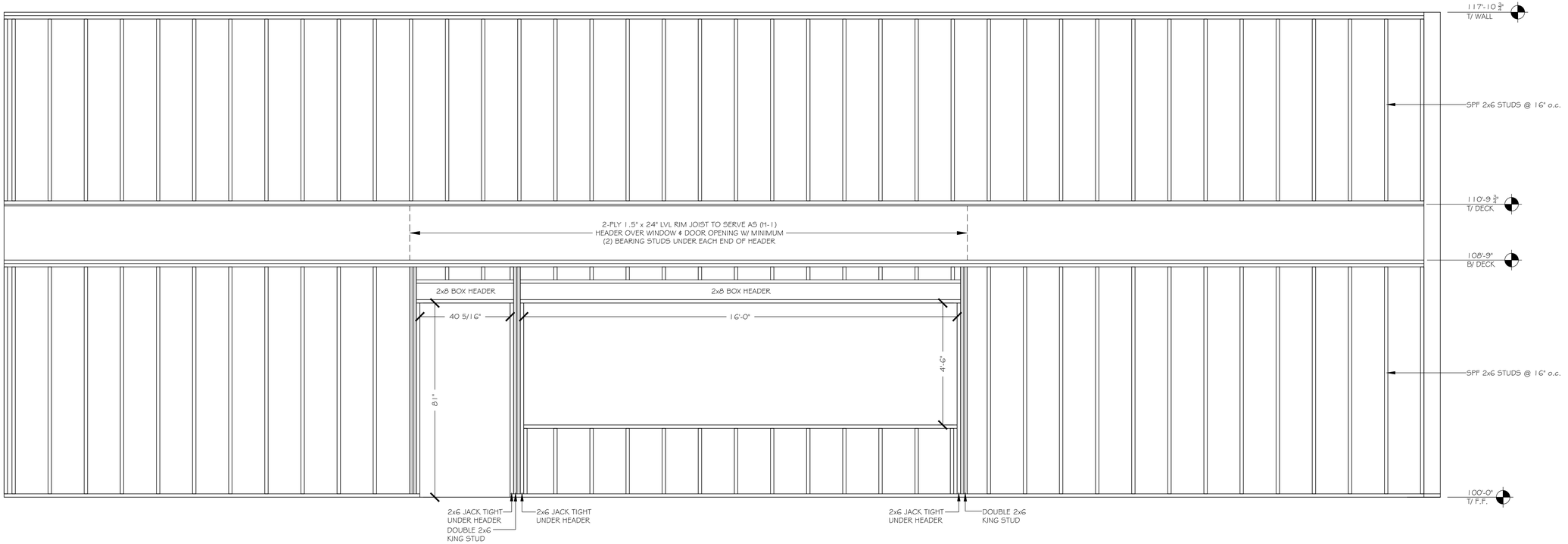
(H-2) HEADER DETAIL

SCALE: 1" = 1'-0"



(H-1) HEADER DETAIL

SCALE: 1" = 1'-0"



9 / 505

STUD WALL FRAMING ELEVATION @ EMBROIDERY AREA

SCALE: 3/4" = 1'-0"

NO.	DATE	BY	DESCRIPTION
5	2023-10-13	LCS_LLC	Permit Set (incl. eng revisions & addl interior changes)
4	2023-10-11	LCS_LLC	Permit Set (incl. COAP100623, interior changes)
3	2023-09-29	LCS_LLC	Permit Set (incl. engineering revisions)
2	2023-09-28	LCS_LLC	Permit Set
1	2023-09-06	LCS_LLC	Draft for engineering review

SEAL

STATE OF MICHIGAN — ALAN J. SCHAMBACH — No. 6201064762 — PROFESSIONAL ENGINEER

10/16/2023

CTO
1560 S 8th St.
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SHEET TITLE:
INTERIOR WALL SECTIONS

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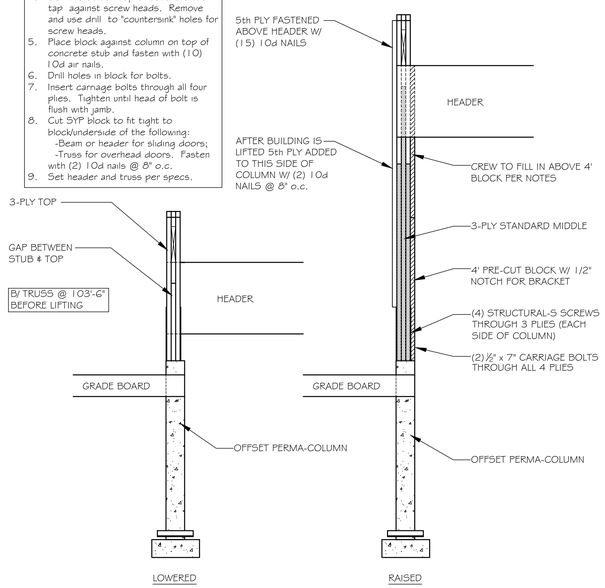
DRAWN BY :	LCS_LLC
MTO BY :	XX
ENG. BY :	Josh S.
PSC :	Anthony P.
SHEET :	505
FBi PROJECT # :	20-1667-00

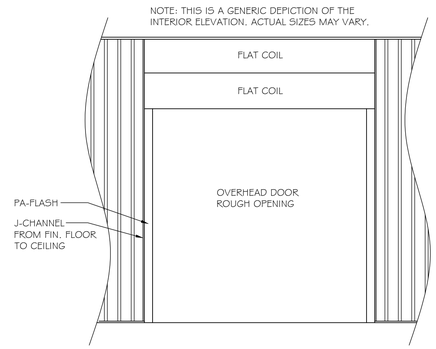
NOTES:

1. Place inside face of offset jamb stub flush with inside edge of door opening with bracket away from door opening.
2. Set 3-Ply laminated column in pocket of PC and fasten with structural screws.
3. Drill holes for bolts.
4. Set 4' block on top of concrete and tap against screw heads. Remove and use drill to 'countersink' holes for screw heads.
5. Place block against column on top of concrete stub and fasten with (10) 10d air nails.
6. Drill holes in block for bolts.
7. Insert carriage bolts through all four plies. Tighten until head of bolt is flush with jamb.
8. Cut SYP block to fit tight to block/underside of the following:
   -Beam or header for sliding doors;
   -Truss for overhead doors. Fasten with (2) 10d nails @ 8" o.c.
9. Set header and truss per specs.



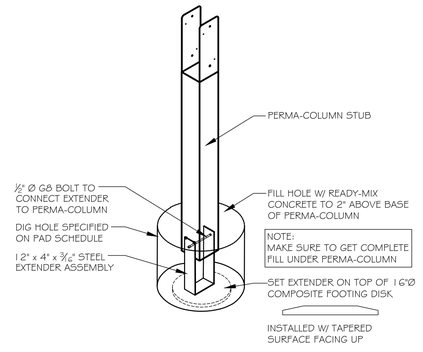
OHD COLUMN DETAIL

SCALE: ¾" = 1'-0"



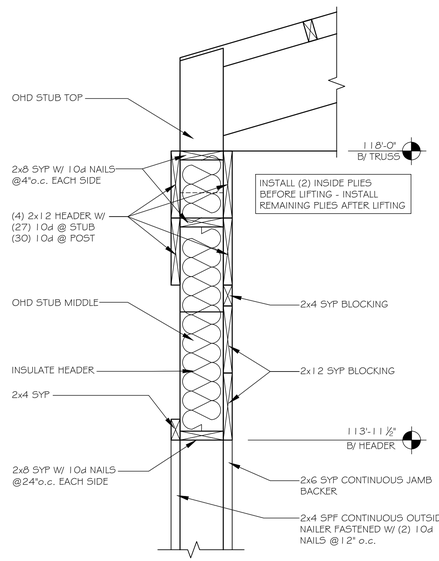
OHD INTERIOR FINISH ELEVATION

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



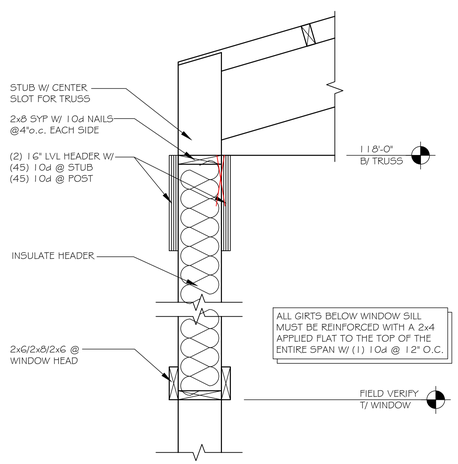
PERMA-COLUMN EXTENDER DETAIL

SCALE: 1/2" = 1'-0"



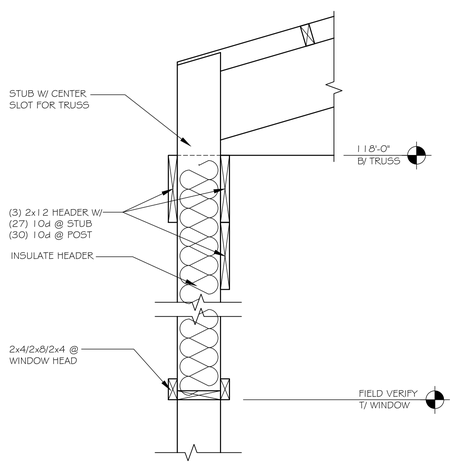
DOOR #4 HEADER DETAIL

SCALE: 1" = 1'-0"



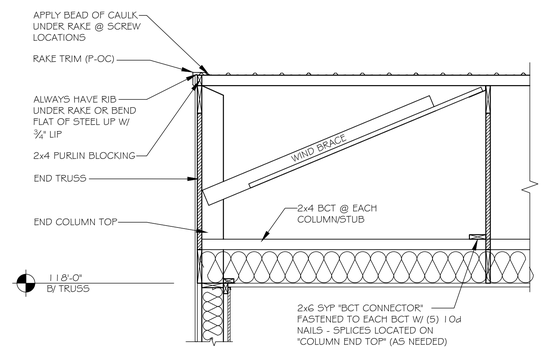
WINDOW "H" HEADER DETAIL

SCALE: 1" = 1'-0"



WINDOW "F" HEADER DETAIL

SCALE: 1" = 1'-0"



2/600 GABLE END SECTION

SCALE: ¾" = 1'-0"

NO.	DATE	BY	DESCRIPTION
5	2023-10-13	LCS, LLC	Permit Set (incl. eng revisions & addl interior changes)
4	2023-10-11	LCS, LLC	Permit Set (incl. COAP100623, interior changes)
3	2023-09-29	LCS, LLC	Permit Set (incl. engineering revisions)
2	2023-09-28	LCS, LLC	Permit Set
1	2023-09-06	LCS, LLC	Draft for engineering review

SEAL

STATE OF MICHIGAN — ALAN J. SCHAMBACH — No. 6201064762 — PROFESSIONAL ENGINEER

10/16/2023

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SHEET TITLE:
WALL SECTION DETAILS

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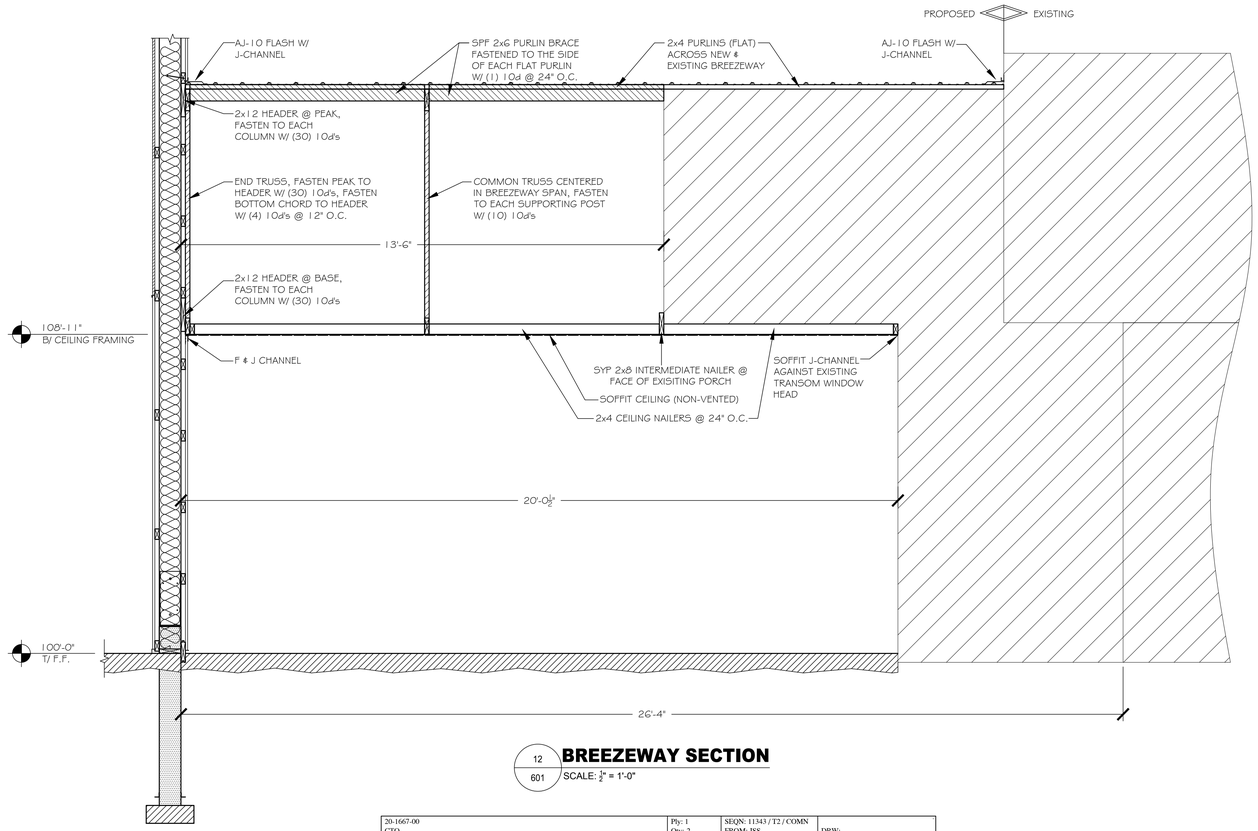
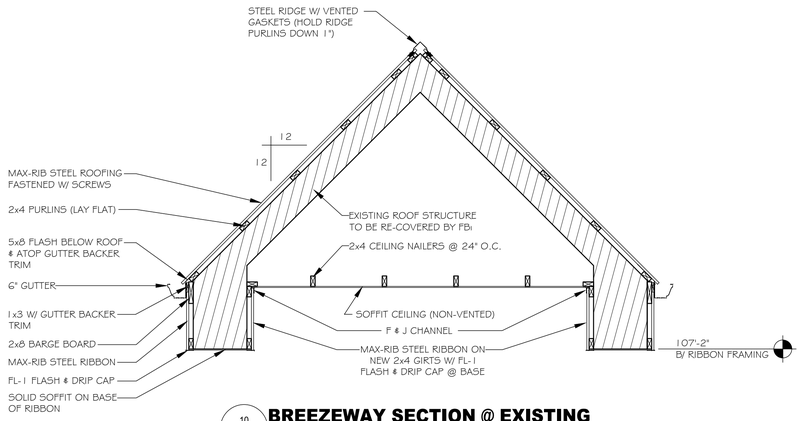
DRAWN BY :	LCS_LLC
MTO BY :	XX
ENG. BY :	Josh S.
PSC :	Anthony P.
SHEET :	600
FBi PROJECT # :	20-1667-00



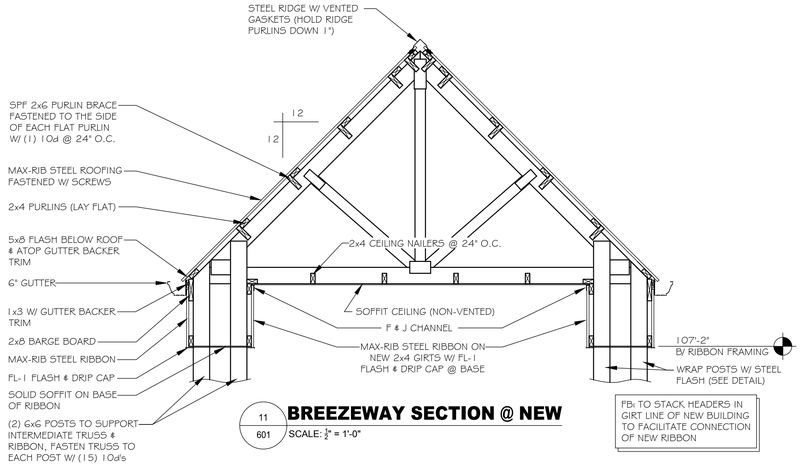
12 / 601 **BREEZEWAY SECTION**

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



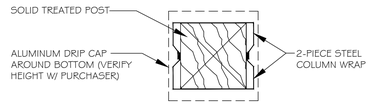
10 / 601 **BREEZEWAY SECTION @ EXISTING**

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



11 / 601 **BREEZEWAY SECTION @ NEW**

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



TREATED 6x6 POST W/ STEEL WRAP

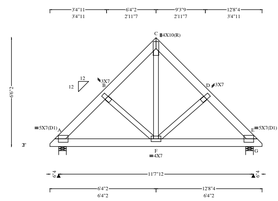
SCALE: 2" = 1'-0"

20-1667-00
CTO
T2

Ply: 1
Qty: 2
Wgt: 91.0 lbs

SEQN: 11343 / T2 / COMN
FROM: JSS

DRW:
... / ... 09/28/2023



Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg,Pf in PSF)	Defl/CSI Criteria
TCLL: 52.00	Wind Std: ASCE 7-10	Pg: 35.0 Cr: 1.2 CAT: II	PP Deflection in loc L/defl L/#
TCDL: 4.00	Speed: 115 mph	Pf: 26.5 Cr: 0.9	VERT(LL): 0.042 F 999 240
BCLL: 0.00	Enclosure: Part. Enc.	Lu: 35.0 Cs: 1.00	VERT(TL): 0.054 F 999 240
BCDL: 4.00	Risk Category: II	Snow Duration: 1.15	HORZ(LL): 0.022 B - -
Des Ld: 60.00	EXP: C		HORZ(TL): 0.028 B - -
NCBCLL: 0.00	Mean Height: 15.00 ft	Code / Misc Criteria	Creep Factor: 1.5
Soffit: 2.00	TCDL: 2.4 psf	Bldg Code: IBC 2015	Max TC CSI: 0.332
Load Duration: 1.15	BCDL: 2.4 psf	TPI Std: 2007	Max BC CSI: 0.984
Spacing: 96.0 "	MWFRS Parallel Dist: 0 to h/2	Rep Factors Used: No	Max Web CSI: 0.417
	C&C Dist a: 3.00 ft	FT/RT: 10(0)/5(0)/4(0)	Mfg Specified Camber:
	GCpi: 0.55	Plate Type(s):	
	Wind Duration: 1.33	WAVE	VIEW Ver: 21.01.01A.0521.21

▲Maximum Reactions (lbs)

	Gravity			Non-Gravity	
Loc	R+	/R-	/Rh	/Rw	/U /RL
A	3125	/-	/-	/801	/583 /583
G	3125	/-	/-	/801	/583 /-

Wind reactions based on MWFRS
A Brg Width = 5.5 Min Req = 3.3
G Brg Width = 5.5 Min Req = 3.3
Bearings A & G are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	946	-3391	C - D	974	-2550
B - C	974	-2550	D - E	946	-3391

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - F	2141	-532	F - E	2141	-415

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
B - F	704	-911	F - D	704	-911
C - F	1402	-836			

<to>Lumber</to>

<gap/>Top chord: 2x6 SP #1;
Bot chord: 2x6 SP #1;
Webs: 2x4 SP #1;

<to>Purlins</to>

<gap/>In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:

Chord	Spacing(in oc)	Start(ft)	End(ft)
TC	24	0.52	6.34
TC	24	6.34	12.17
BC	N/A	0.00	12.69

Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

<to>Wind</to>

<gap/>Wind loads based on MWFRS with additional C&C member design.

<gap/>Left and right cantilevers are exposed to wind

WARNING READ AND FOLLOW ALL NOTES ON THIS DRAWING!
IMPORTANT FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS

Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise,top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, of B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions.

FBi Buildings Components Group Inc. shall not be responsible for any deviation from this drawing,any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec. 2.

For more information see this job's general notes page and these web sites: ITWBCG: www.itwbcg.com. TPI: www.tpinst.org; SBCA: www.sbcindustry.com; ICC: www.iccsafe.org

TRUSS DRAWING - T2

SCALE : N.T.S.

NO.	DATE	BY	DESCRIPTION
5	2023-10-13	LCS_LLC	Permit Set (incl. eng revisions & addl interior changes)
4	2023-10-11	LCS_LLC	Permit Set (incl. COAP100623, interior changes)
3	2023-09-29	LCS_LLC	Permit Set (incl. engineering revisions)
2	2023-09-28	LCS_LLC	Permit Set
1	2023-09-06	LCS_LLC	Draft for engineering review

SEAL

STATE OF MICHIGAN — ALAN J. SCHAMBACH — No. 6201064762 — PROFESSIONAL ENGINEER

10/16/2023

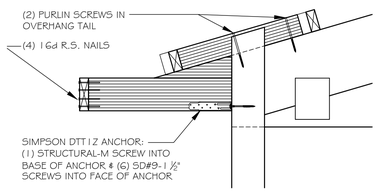
CTO
1560 S 8th St.
Kalamazoo, MI 49009

SHEET TITLE:
BREEZEWAY SECTION

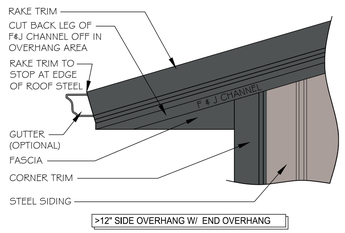
FBi Buildings
fbibuildings.com • (800) 552-2981

DRAWN BY :	LCS_LLC
MTO BY :	XX
ENG. BY :	Josh S.
PSC :	Anthony P.
SHEET :	601
FBi PROJECT # :	20-1667-00

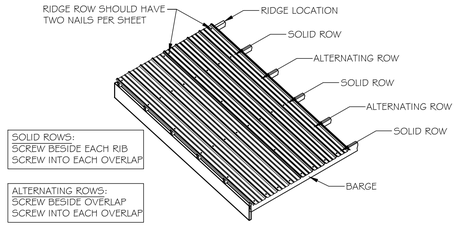
THIS IS A GENERIC DETAIL TO SHOW OVERHANG FASTENERS. ACTUAL OVERHANG CONSTRUCTION MAY VARY FROM THIS DETAIL.



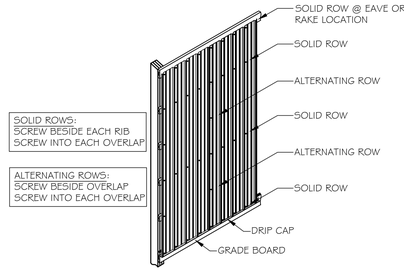
24" OVERHANG CONNECTION
SCALE: 1" = 1'-0"



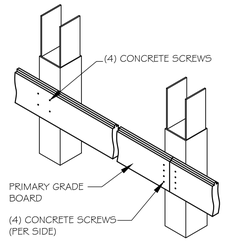
RAKE FINISH DETAIL
SCALE: 1" = 1'-0"



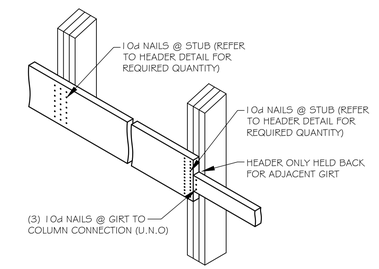
ALTERNATING SCREW PATTERN (ROOF)
SCALE: 1/4" = 1'-0"



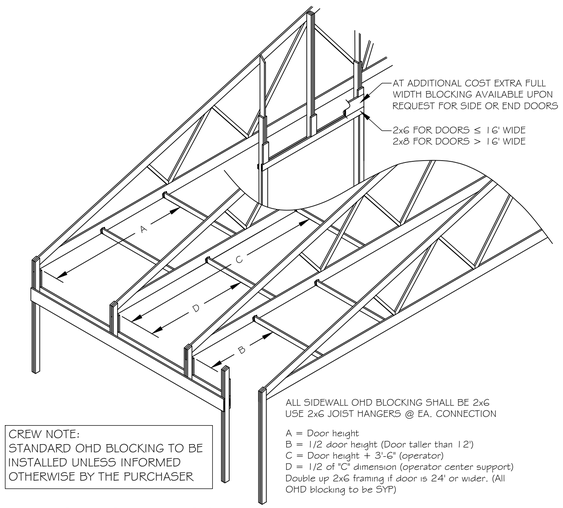
ALTERNATING SCREW PATTERN (WALL)
SCALE: 1/4" = 1'-0"



PRIMARY GRADE BOARD CONNECTION
SCALE: 3/4" = 1'-0"

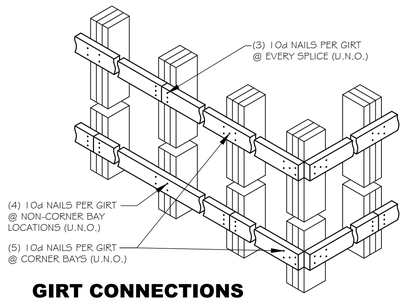


WOOD HEADER FASTENER PATTERN
SCALE: 3/4" = 1'-0"

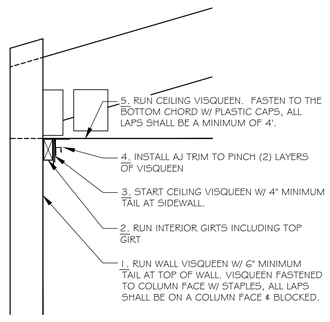


CREW NOTE:
STANDARD OHD BLOCKING TO BE INSTALLED UNLESS INFORMED OTHERWISE BY THE PURCHASER

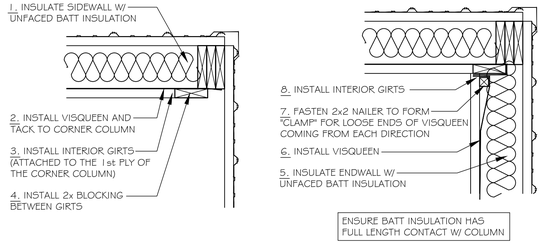
TYPICAL OHD BLOCKING DETAIL (TYPICAL 24" HEADROOM TRACK ONLY)
SCALE: NTS



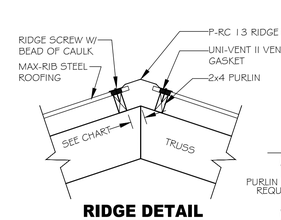
GIRT CONNECTIONS
SCALE: 3/4" = 1'-0"



VAPOR BARRIER SEQUENCE DETAIL
SCALE: 1" = 1'-0"



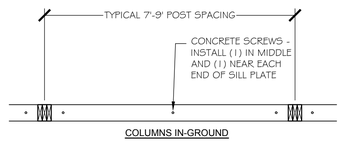
COMMERCIAL THERMAL INSTALLATION SEQUENCE @ CORNER
SCALE: 1" = 1'-0"



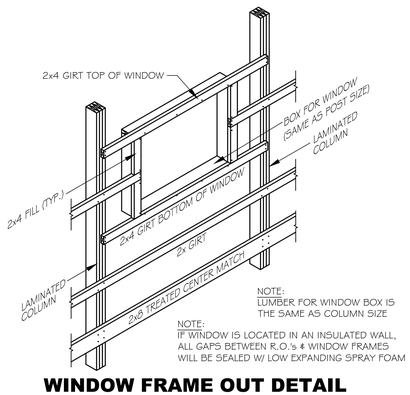
REFERENCE CHART

ROOF PITCH	DISTANCE TO FIRST PURLIN
2/12	3"
2.5/12	2 3/4"
3/12	2 1/2"
3.25/12	2 1/2"
3.5/12	2 1/4"
4/12	2 1/4"
4.5/12	2"
5/12	1 3/4"
5.5/12	1 3/4"
6/12	1 1/2"
6.5/12	1 1/2"
7/12	1 1/4"
7.5/12	1"

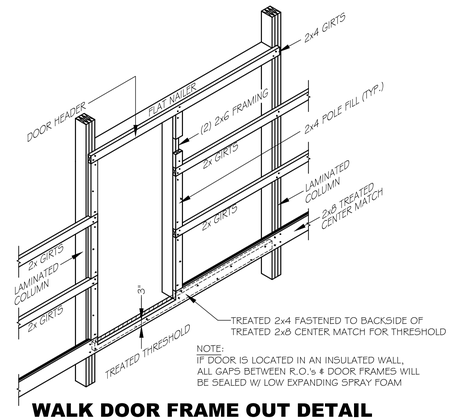
RIDGE DETAIL
SCALE: 1" = 1'-0"



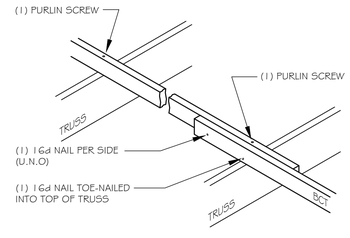
SILL PLATE INSTALLATION
SCALE: 1/2" = 1'-0"



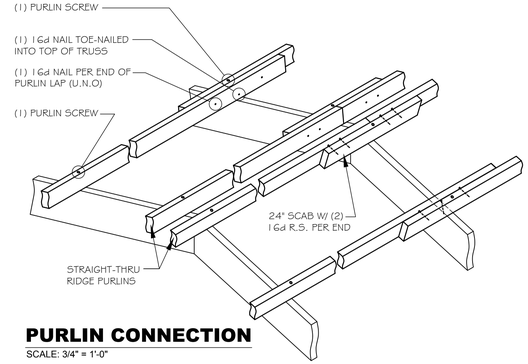
WINDOW FRAME OUT DETAIL
SCALE: 3/4" = 1'-0"



WALK DOOR FRAME OUT DETAIL
SCALE: 3/4" = 1'-0"



BCT CONNECTION
SCALE: 3/4" = 1'-0"



PURLIN CONNECTION
SCALE: 3/4" = 1'-0"

NO.	DATE	BY	DESCRIPTION
5	2023-10-13	LCS_LLC	Permit Set (incl. eng revisions & addl interior changes)
4	2023-10-11	LCS_LLC	Permit Set (incl. COAP100623, interior changes)
3	2023-09-29	LCS_LLC	Permit Set (incl. engineering revisions)
2	2023-09-25	LCS_LLC	Permit Set
1	2023-09-06	LCS_LLC	Draft for engineering review

SEAL

STATE OF MICHIGAN · ALAN J. SCHAMBACH · No. 6201064762 · PROFESSIONAL ENGINEER

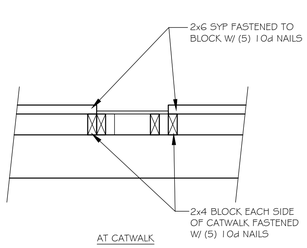
10/16/2023

CTO
1560 S 8th St.
Kalamazoo, MI 49009

SHEET TITLE: MISC DETAIL

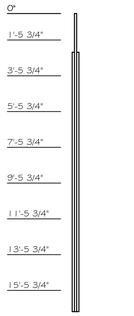
FBi Buildings
fbibuildings.com • (800) 552-2981

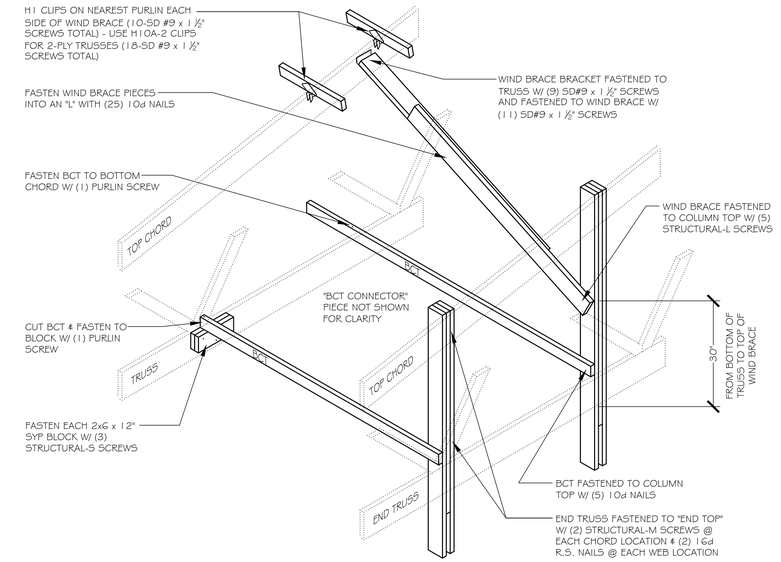
DRAWN BY :	LCS_LLC
MTO BY :	XX
ENG. BY :	Josh S.
PSC :	Anthony P.
SHEET :	650
FBi PROJECT # :	20-1667-00



2x6 BCT CONNECTOR AT CATWALK INTERSECTION

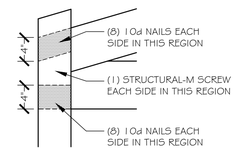
SCALE: 1" = 1'-0"





END TOP/WIND BRACE CONNECTION

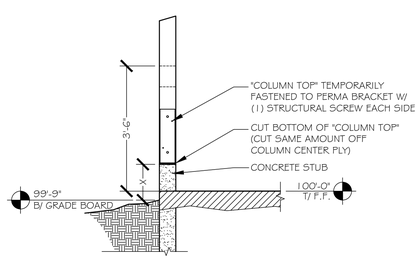
SCALE: 1/2" = 1'-0"



TRUSS-TO-HEEL CONNECTION

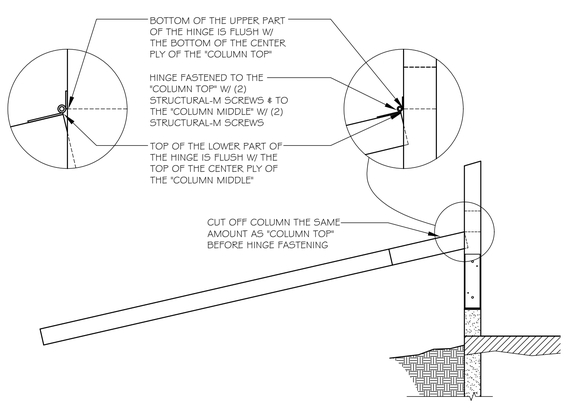
SCALE: 1" = 1'-0"

PERMA-COLUMN NOTES:
1. STUB MUST BE SET TO +/- 6" VERTICAL TOLERANCE.
2. MTO TO SEND OUTSIDE PLIES OF COLUMN-TOP 6" LONGER THAN STANDARD PC LENGTH TO BE FIELD TRIMMED AS NECESSARY.
3. MTO TO SEND CENTER PLY OF COLUMN-MIDDLE 6" LONGER THAN STANDARD PC LENGTH TO BE FIELD TRIMMED AS NECESSARY.
4. BOTTOM OF COLUMN-MIDDLE WILL NOT BE CUT.
5. CUT-OFF AMOUNT = X" - 6"
6. GIRT MARKS MEASURED FROM TOP OF CENTER PLY OF COLUMN MIDDLE AFTER CUTTING.



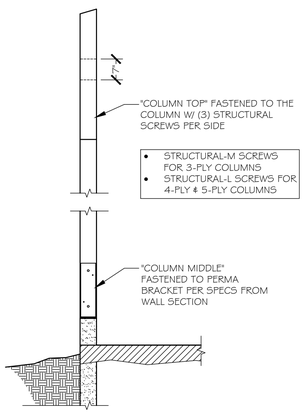
STUB-TO-TOP CONNECTION DETAIL

SCALE: ¾" = 1'-0"



HINGE CONNECTION DETAILS

SCALE: ¾" = 1'-0"



SPLICE CONNECTION DETAILS

SCALE: ¾" = 1'-0"

NO.	DATE	BY	DESCRIPTION
5	2023-10-13	LCS_LLC	Permit Set (incl. eng revisions & addl interior changes)
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1	2023-09-06	LCS_LLC	Draft for engineering review

SEAL

STATE OF MICHIGAN · ALAN J. SCHAMBACH · No. 6201064762 · PROFESSIONAL ENGINEER

10/16/2023

CTO
1560 S 8th St.
Kalamazoo, MI 49009

SHEET TITLE:
O-Lyft Details

FBi Buildings
fbibuildings.com • (800) 552-2981

DRAWN BY :	LCS_LLC
MTO BY :	XX
ENG. BY :	Josh S.
PSC :	Anthony P.
SHEET :	651
FBi PROJECT # :	20-1667-00

COMPLETE TEAM OUTFITTERS
OSHTEMO TOWNSHIP, KALAMAZOO COUNTY
STORMWATER CALCULATIONS

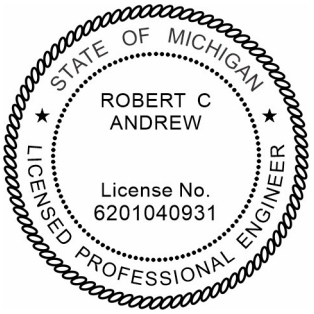
Addition of proposed building and parking to existing site. Stormwater management to be provided by on-site retention in existing low area of site.

Affected Area of Parcel: 300'x550' = 165,000 SFT/43,560 = 3.8 Acres

Proposed Total Impervious Area:

Buildings:	0.33 Acre
Asphalt and Concrete:	0.85 Acre
Total Impervious:	1.18 Acres

Impervious Percentage:
1.18/3.8 = 31% Impervious
Non-Impervious Percentage:
100%-31% = 69% Non-Impervious



Average "C Factor" runoff value

Impervious area:	C = 0.90	0.90 x 31%
Non-Impervious area:	C = 0.30	0.30 x 69%
Average:		49%

Use C = 0.49 for site calculations

Infiltration Rate:
Low area of site is Spinks Loamy Sand.
Permeability rate for Spinks Loamy Sand is 2-20 inches per hour from USDA/SCS Soil Survey. Use 2 inches per hour as conservative minimum.
Assume water within 930 elevation contour for infiltration rate determination.
9,836 SFT x 2 in/hour x 1 ft/12 inch x 1 hour/60 min. x 1 min./60 sec. = 0.46 CFS
Use 0.46 CFS as total site infiltration rate.
0.46/3.8 = 0.1211 CFS/Acre, Use 0.1211 CFS/Acre in spreadsheet

Storage Volume Required:
From Modified Kalamazoo County Rational Method Detention Basin Sizing Tool.
Release rate set to 0.1211 CFS/Ac based on infiltration rate.
Result is 27,355 CFT as required volume of retention storage with 1.25 factor of safety.
27,355/1.25 = 21,884 CFT required per Oshtemo Township with 1.0 factor of safety.

Retention Volume in low area on site.

Cross sectional areas:		Volume between contours:
Elevation 931:	17,349 SFT	
		(17,349+9,836)/2 = 13,592 CFT
Elevation 930:	9,836 SFT	
		(9,836+703)/2 = 5,269 CFT
Elevation 929:	703 SFT	
		Total below 931 = 18,831 CFT

21,884 CFT – 18,831 below 931 = 3,053 CFT above 931
3,053 CFT / 17,349 SFT at 931 = 0.176 feet max additional depth

High water elevation at required volume = 931.2 feet, more or less. Excess capacity is available in retention area.

Merritt Midwest, Inc.
Project No. 23-114
12-28-23

Rational Method
Detention Basin Sizing Tool

Version 1.0

Location:	Kalamazoo County
Project:	Complete Team Outfitters
Job No.:	23-114
Date:	12/28/2023
By:	Robert C. Andrew, PE

Contributing Area [ac] =	3.8
Runoff "C" Value =	0.49
Allowable Release Rate [cfs/ac] =	0.1211
Rainfall Frequency =	100-year
Site Release Rate [cfs] =	0.46018
Factor of Safety =	1.25
Required Storage Volume [cft] =	27355
Time to Empty [hr] =	16.5

Time [hr]	*Rainfall Intensity [in/hr]*	*Runoff Volume [cft]*	*Discharge Volume [cft]*	*Storage Volume [cft]*	*Storage Volume [ac-ft]*	*Time to Empty [hr]*
0.167	7.740	8719	276	10554	0.24	6.4
0.250	6.640	11220	414	13507	0.31	8.2
0.333	5.752	12959	552	15509	0.36	9.4
0.500	4.560	15411	828	18228	0.42	11.0
0.667	3.800	17122	1104	20022	0.46	12.1
0.750	3.516	17822	1242	20725	0.48	12.5
0.833	3.275	18449	1381	21336	0.49	12.9
1.000	2.890	19534	1657	22346	0.51	13.5
2.000	1.785	24130	3313	26021	0.60	15.7
3.000	1.313	26631	4970	27076	0.62	16.3
4.000	1.055	28510	6627	27355	0.63	16.5
5.000	0.887	29968	8283	27106	0.62	16.4
6.000	0.768	31159	9940	26524	0.61	16.0
7.000	0.682	32272	11597	25844	0.59	15.6
8.000	0.615	33235	13253	24977	0.57	15.1
9.000	0.560	34085	14910	23969	0.55	14.5
10.000	0.516	34845	16566	22849	0.52	13.8
12.000	0.446	36161	19880	20351	0.47	12.3
18.000	0.321	39067	29820	11560	0.27	7.0
24.000	0.256	41568	39760	2261	0.05	1.4

Notes:

1. Runoff volume is calculated by multiplying the Rational formula discharge, *CIA,* by the time, *t*. $V_R = (CIA)\,t$

2. Discharge volume is calculated by multiplying the site release rate, Q_o, by the time, *t*. $V_o = Q_o\,t$

3. Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o)\,f_s$

4 The time to empty is the storage volume divided by the site release rate.

Disclaimer:

Disclaimer: This Excel spreadsheet is furnished by the Kalamazoo County Drain Commissioner and FTC&H for the convenience of the recipient to show compliance with the Kalamazoo County Site Development Rules.

Any additional conclusions or information obtained or derived from this spreadsheet program will be at the user's sole risk.

Oshtemo
CHARTER TOWNSHIP
· Established 1839 ·

7275 W. Main Street, Kalamazoo, Michigan 49009-9334
Phone: 269-375-4260 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS CTO 1560 S 8th St

PLANNING & ZONING APPLICATION

Applicant Name: 1560 S. 8th St LLC

Company: 1560 S. 8th St LLC

Address: 1560 S. 8th St LLC
Oshtemo, MI

E-mail: scott.williams.smw@gmail.com

Telephone: 269-598-6928 Fax: _____

Interest in Property: Owner

OWNER*:

Name: Scott Williams

Address: 703 Treasure Island Dr
Mattawan, MI 49071

E-mail: scott.williams.smw@gmail.com

Phone & Fax: 269-598-6928

THIS SPACE FOR TOWNSHIP USE ONLY

Fee Amount _____

Escrow Amount _____

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

____ Pre-Application Review
____ Site Plan Review – I088
____ Administrative Site Plan Review – I086
____ Special Exception Use – I085
XXX Zoning Variance – I092
____ Site Condominium – I084
____ Accessory Building Review – I083
____ Rezoning – I091
____ Subdivision Plat Review – I089
____ Interpretation – I082
____ Other: _____

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): Our request is for a 35' deduction from the 100' setback requirement from the south property line. This would allow the proposed building to align with the north wall of the existing building to create better aesthetics and enhance curb appeal. It will also preserving existing parking lots, drive lanes, and entrances into the existing building. Due to the placement of existing drain fields, septic, parking lots, and drive lanes the best location was chosen for the proposed building.

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

SEC 22-2-12 S 300FT OF E 1200FT SE1/4

* **5-95 1995 SPLIT FROM 22-485-019

PARCEL NUMBER: 3905- 05-22-485-030

ADDRESS OF PROPERTY: 1560 S. 8th St Kalamazoo, MI 49009

PRESENT USE OF THE PROPERTY: Light Manufacturing

PRESENT ZONING: I-1 **SIZE OF PROPERTY:** 7.802

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

Name(s)	Address(es)
Scott Williams	703 Treasure Island Dr Mattawan, MI 49071

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.

SMW 12/27/23

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

\\Oshtemo-SBS\Users\Lindal\LINDA\Planning\FORMS

Rev. 9/14/22

January 11, 2024

Charter Township of Oshtemo
Attn: Zoning Board of Appeals
7275 W. Main St.
Kalamazoo, MI 49009

To the Leaders of Oshtemo Zoning Board:

Enclosed please find a supporting variance letter respectfully addressing *Section 50.70.B.3 of the Township's Zoning Ordinance that requires a 100' minimum setback distance between any building or structure and any rear or side property line for "I-1" zoning abutting "RR" zoning.*

We are requesting a setback reduction for our proposed building construction, in consideration of the above-mentioned zoning ordinance, from 100' to 65'. Our newly proposed building site does not extend further south than the existing building's footprint. The thought was to inset the building an additional 24' from the existing structure's most southern line, furthering the setback from the RR property. Although this falls outside of the updated ordinance, the location was chosen to create a functional work/traffic flow, minimal green space/topography disruption and to be as far from Mr. Matthew Stoops' residence as possible.

Additionally, Mr. Stoops who lives to the immediate south has been informed of the proposed construction project in detail with renderings, site plans and a personal walk-thru. We took great care and consideration to be completely transparent with Mr. Stoops to ensure he was in favor of the location. Mr. Stoops did not raise any concerns about our proposed building and was supportive of the proposed location in comparison to other options that would be more visually impactful to his home. Further, Mr. Stoops has offered to participate with the Zoning Board to discuss this request in detail.

Should you have any questions, please do not hesitate to contact me as needed.

Sincerely,

Scott M. Williams
Owner
1560 S. 8th St, LLC

Enclosure: ZBA – Variance Request Review Form

CC:
Anthony Pearson, FBi Buildings
Matthew Gibson, President Complete Team Outfitters

ZONING BOARD OF APPEALS - VARIANCE REQUEST REVIEW FORM

Criteria 1:
No: The proposed building location was selected with thorough consideration of all other alternative options. Using existing features on the property like existing building placement, existing building entrances, existing septic and drain field, existing parking lots, existing driveways, traffic flow, and curb appeal. This group feels the best most reasonable location was chosen.

Criteria 2:
We are not aware of past decisions.

Criteria 3:
Yes: We are limited in other reasonable locations due to existing parking lots, existing driveways, existing building placement, existing septic and drain fields.

Criteria 4:
No: The conditions were created due to the original developer of this property and Oshtemo Township's approval of their plans.

Criteria 5:
Yes: Careful planning has been used to preserve the 100+ foot green belt between this project and the residential property to the south. Investments will be made to enhance the property and existing building to improve the curb appeal. Regular communication has been made with he property owner to the south, ensuring our plans will not disrupt their quality of life and property.

Scott Williams

Mr. Fred Gould, 1919 Quail Run Drive, stated he was the former owner of the J Avenue property now owned by his daughter. He wants to maintain the integrity of their property. He and his wife are concerned about possible future development on the property adjacent to theirs if the variance were granted, especially if a building were placed close to their property and noted the intent of the previous owner, Mr. Snow, was not to divide the parcel in question and voicing their concern about quality of life and for wildlife in the area and their opposition to shrinking the "footprint" of the original property. Mr. Gould said there had been an opportunity for them to purchase the property in question from Mr. Snow, but that they had chosen not to do so. He also said he would have been at previous meetings regarding past similar requests if he had been notified, but that the 300 foot notification does not cover many people in more rural areas and suggested the Township consider expanding its notification guidelines.

Attorney Porter commented that if people buy property they can build on it wherever they choose as long as they follow the ordinance.

At this point, Chairperson Bell moved to Board Deliberations.

Mr. Smith said he appreciated the Goulds' sentiment, but that the request was not unique and noted that if one does not like what might occur on adjacent property in the future, they should buy it.

Comments indicated there was consensus in favor of the request.

Chairperson Bell asked for a motion to approve the variance request.

Mr. Smith made a motion to approve the request from Mr. Schoolmaster for the reasons listed above regarding the standards of approval and precedent as a result of previous approvals in the area for similar requests. Mr. Larson seconded the motion. The motion was approved unanimously.

PUBLIC HEARING: APPLICANT (D&R SPORTS) REQUESTS VARIANCE FROM THE OSHTEMO TOWNSHIP ZONING ORDINANCE TO ALLOW THE CONSTRUCTION OF A 9,600 SQUARE FOOT STORAGE BUILDING WITH A SUPPLEMENTAL SIDE YARD SETBACK OF 58 FEET, 33 FEET LESS THAN THE 91 FOOT MINIMUM PROVIDED IN SECTION 64.750(b) OF THE TOWNSHIP ZONING ORDINANCE. THE SUBJECT PROPERTY IS LOCATED AT 8178 WEST MAIN STREET IN THE C-LOCAL BUSINESS DISTRICT (PARCEL #3905-16-280-012).

Chairperson Bell said the next item on the agenda was a request from D & R Sports for a supplemental side yard setback variance and asked Mr. Milliken to speak regarding the request.

Mr. Milliken told the Board the applicants own and operate D&R Sports on West Main Street and seek to add a new 80'x120' (9,600 square feet) storage building on site

for interior storage of boats and equipment. A 26 foot overhang / porch would be included on the east side of the structure. The proposed building is located on the western portion of the site about 300 feet from West Main Street. It is proposed to be 31 feet in height at its peak.

He said the subject property is predominately located in the C – Commercial zoning district. The side yard setback for buildings in the C district is 20 feet or the height of the building, whichever is greater. However, when the property is adjacent to a residential zoning district, the setback is expanded to 85 feet plus one foot for each foot in height of the proposed structure over 25 feet. The property to the west of the subject property is in the RR-Rural Residential zoning district. Thus, the side yard setback requirement for the proposed structure is 91 feet.

He noted the new structure is proposed to be located 58 feet from the west property line, 33 feet less than the required, enhanced setback. Because of the nature of the use and improvements proposed and existing on site, the development could be approved administratively. However, due to the encroachment into the side yard setback, it is before the ZBA for a dimensional variance request.

He said while the adjacent property is in a residential district, it is occupied by a commercial entity – Handley's Tree Service – who has submitted a letter of support in favor of the proposed variance. It is unlikely that the proposed expansion would have a material impact on the adjacent property due to the unique nature of the use.

Mr. Milliken referred to the Standards of Approval and said in its current configuration, the building really cannot be shifted east to accommodate the setback requirement. With the large trucks and trailers involved on the site, it is important to maintain the separation between buildings. The building could be reconfigured to be narrower and longer and not encroach into the setback, although this could affect its functionality. It could also be relocated to the northern portion of the site.

He reviewed past decisions of the ZBA noting an August 26, 2014 denial of a variance request from Kalamazoo Hotels, LLC, denied due to potential impact on the adjacent Church facility, particularly considering the intensity of the commercial use. A variance was approved for Menard's in 2006 based on the use of adjacent property and a variance request from Hansen / Spurr Dental Office was approved in 2002 because without variance the property was unbuildable.

The prevailing unique element that affects this request is the existing use of the adjacent property. The Ordinance requires an enhanced setback from the subject property when adjacent to a residential zoning district. Although that is the case here, the adjacent property is occupied by a commercial use and the proposed structure would be adjacent to log piles.

He noted the applicant has chosen the size and location of the structure, both of which have combined to result in the need for the current variance. However, the applicant did not place the adjacent commercially used property in a residential zoning

district. The question for the ZBA to consider is whether the use of the adjacent property is a unique element that warrants the granting of the variance.

Chairperson Bell asked if there were any questions for Mr. Milliken regarding the application. Hearing none, she asked the applicant to speak.

Mr. Randy Van Dam, D & R Sports Center, said he has worked with an environmental engineer to address both current and future issues and visions for the site. The original building placement was chosen to leave enough room for future development. He noted one of the reasons for the 26 foot overhang included on the building is to provide more display area for boats that is out of the weather.

In response to a question from Mr. Loy, Mr. Van Dam said the end of the lean-to structure would not be enclosed. He also explained the plan provides enough interior floor area for turnaround space while still leaving room to be able to use both sides of the structure for rack storage.

Mr. Larson confirmed the ridge line runs north and south.

In answer to a question from Mr. Larson about what portion of the 16 foot sidewall would be seen from the adjacent Handley property, Mr. Van Dam said there is an existing elevated berm fully planted with spruce trees that should completely obstruct the view. He commented that he has a good relationship with Mr. Handley and that he has no problem with Mr. Van Dam's request.

Attorney Porter commented the change in topography could be a point for the Board to use as a basis for their decision.

Chairperson Bell moved to Board Deliberation at this point.

Mr. Sikora confirmed with Mr. Milliken that the added outside display did not have a bearing on the request. Mr. Milliken indicated that in fact it would actually reduce the number of boats displayed outside which would be an improvement.

The Chairperson noted Handley's is in the RR district and that because it is adjacent to the D & R property, an enhanced setback is required for the D&R property.

Attorney Porter said commercial activity has been in place at the Handley's site long before now.

Chairperson Bell noted the denial that occurred at last month's meeting for a similar request was because the adjacent property to the commercial property was a church and Mr. Loy also noted that was also a request for a five story building; this request concerns a building that is 16 feet in height and will not be seen from the Handley property due to the existing berm/trees.

Responding to a question about what might occur in the future on the Handley property; Chairperson Bell confirmed with Mr. Milliken that any change would require the berm to remain in place, as approved years ago.

Mr. Loy made a motion to approve the request for setback from D & R for the reasons stated in Board discussion. Mr. Larson seconded the motion. The motion was approved unanimously.

Any Other Business / ZBA Member Comments

Mr. Milliken told the Board a special meeting was scheduled for October 6 regarding a sign deviation request for the "Corner at Drake" development. If Omni is ready with an amended request, it could also be included on the agenda.

Chairperson Bell said she thought the suggestion by Mr. Gould to expand notification to property owners in residential areas was worth consideration.

Attorney Porter noted the Board has, on occasion, expanded notification beyond statute requirement.

Adjournment

Chairperson Bell noted the Zoning Board of Appeals had exhausted its Agenda, and with there being no other business, she adjourned the meeting at approximately 4:23 p.m.

Minutes prepared:
September 25, 2014

Minutes approved:
_____, 2014

OSHTEMO CHARTER TOWNSHIP

ZONING BOARD OF APPEALS

MINUTES OF MEETING HELD APRIL 8, 2002

Agenda

PATTISON - FRONTAGE AND DEPTH-TO-WIDTH VARIANCES - 1600 BLOCK OF 9TH STREET (AT THE END OF STEEPLECHASE COURT) - (PARCEL NO. 3905-11-355-041)

HARDINGS - WALL SIGN DEVIATION - 5161 WEST MAIN STREET- (PARCEL NO. 3905-13-430-036)

EICHELBERG - SITE PLAN REVIEW - HOUSE CONVERSION TO OFFICE USE - 2800 SOUTH 11TH STREET - (PARCEL NO. 3905-25-335-040)

HANSEN (SPURR DENTAL OFFICE) - SUPPLEMENTAL SETBACK VARIANCE - 1624 SOUTH DRAKE ROAD - (PARCEL NO. 3905-25-230-074)

A meeting was conducted by the Oshtemo Charter Township Zoning Board of Appeals on Monday, April 8, 2002, commencing at approximately 3:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT:	Stanley Rakowski, Acting Chairperson Dave Bushouse Jill Jensen Grace Borgfjord
MEMBER ABSENT:	Millard Loy

Also present were Jodi Stefforia, Planning Director, Mary Lynn Bugge, Township Planner; Patricia R. Mason, Township Attorney, and 8 other interested persons.

CALL TO ORDER

The Acting Chairperson called the meeting to order at 3:00 p.m.

MINUTES

The Board considered the minutes of the meeting of March 18, 2002. Ms. Borgfjord moved to approve the minutes as submitted, and Ms. Jensen seconded the motion. The motion carried unanimously.

PATTISON - FRONTAGE AND DEPTH-TO-WIDTH VARIANCES - 1600 BLOCK OF 9TH STREET (AT THE END OF STEEPLECHASE COURT) - (PARCEL NO. 3905-11-355-041)

The Board considered an item tabled from the meeting of March 18, 2002. The applicant requested a variance to allow a parcel with inadequate frontage and a depth-to-width ratio in excess of 4-to-1 to be buildable. The subject property is west of 9th Street in the 1600 block, at the end of Steeplechase Court. The subject property is located in the "AG" Agricultural-Rural District zoning classification and is Parcel No. is 3905-11-355-041.

It was noted that the item had been tabled so that the Attorney could research and consider whether a 66-foot right-of-way could be required of the applicant should he decide to plat the subject property as a one-lot plat. The Township Attorney opined that the Land Division Ordinance did not allow for the requirement of an easement. The Ordinance did have an intent to connect to interior properties, and therefore, there was a section in the Land Division Ordinance concerning connection of street systems to adjacent properties. However, since the applicant would not be proposing an extension of Steeplechase Court, there would be no provision in the Ordinance to require a connection or right-of-way.

Ms. Bugge pointed out that Section 66.203 of the Zoning Ordinance allowed the Zoning Board of Appeals to grant a variance conditioned upon the requirement of conveyance or dedication of a public 66-foot right-of-way. Therefore, as a condition of any variance granted, the Board could require a 66-foot right-of-way. The requirement of such a right-of-way would meet the spirit and intent of the Zoning Ordinance and the Land Division Ordinance. The Attorney felt that the application was distinguishable from others that would be received in that the subject property was the only location which could connect the adjacent plat to the interior lands and ultimately 9th Street.

Ms. Bugge indicated that the Road Commission suggested that the 66-foot right-of-way run the entire length of the property along its north boundary line. The Road Commission had indicated that a road would probably not develop on the whole length of the property but would connect at some point to the property to the north. However, they had not evaluated the most appropriate place along the north boundary line to make that connection.

The applicant was present and had questions regarding the platting process. It was pointed out that the establishment of a plat could eliminate the need for the frontage variance, but that the applicant would continue to require a 4-to-1 depth-to-width ratio variance unless some of the parcel's area was deeded to the adjacent property.

Mr. Bushouse suggested that a variance be granted conditioned upon an easement 66 feet in width along the north boundary line of the property 100 feet east from the west property line where it met Steeplechase Court. He felt that this would best serve the goal of connection to 9th Street without overburdening the subject property. The applicant indicated that his property is flat for about one-third of the length east from Steeplechase but then drops.

After further discussion, Mr. Bushouse moved to grant a variance from the frontage and depth-to-width ratio requirements conditioned upon the conveyance or dedication of a public 66-foot wide right-of-way east 100 feet from the west property line of the subject parcel along its north boundary line. It was reasoned that the variance would best meet the spirit and intent of the Ordinance. Ms. Jensen seconded the motion, and the motion carried unanimously.

HARDINGS - WALL SIGN DEVIATION - 5161 WEST MAIN STREET- (PARCEL NO. 3905-13-430-036)

The Board considered the application of Harding & Hill, Inc. regarding the Hardings at West Main 2000, 5161 West Main Street, Parcel No. 3905-13-430-036. The application sought deviation from the wall sign provisions of Section 76.170 to allow a wall sign package that exceeds the number of wall signs and the area permitted. The subject property is located in the "C-1" Local Business District zoning classification. The Report of the Planning and Zoning Department is incorporated herein by reference.

Ms. Stefforia indicated that her husband had an interest in the request, and therefore, she stepped down from the dias during consideration of the item.

Ms. Bugge stated that the applicant sought to relocate three of the existing signs from the front of the existing building to a new building which would house the Hardings Market. The Board was reminded that the store is located at West Main 2000 and will face Drake Road. Following completion of the new store, the existing Hardings store, which faces West Main Street and Drake Road will be demolished and replaced by a Kohl's department store. The current building has six signs on the West Main facade and three signs on the Drake side. The three signs that would be relocated, pursuant to the request, were the main Hardings Marketplace sign, the Flagstar Bank sign and the Spartan logo sign. The total area would be 392 square feet.

It was noted that the store would be located 670 feet from the center line of Drake Road.

Under Section 76.170, the store would be entitled to one wall sign at a maximum of 253 square feet. The applicant was requesting deviation to permit the three wall signs with the combined sign area exceeding the permitted area by 139 square feet.

It was further noted that the Lowe's signage was approved under the old Ordinance provisions.

Ms. Bugge reminded the Board that it had denied a request from Kalamazoo Beer Distributors for a deviation from the permitted sign area in order to reuse an existing sign. However, in that case, the building setback was less than 70 feet from the right-of-way.

Mark Hill was present on behalf of the applicant. He emphasized that the applicant would be eliminating six of the signs on the existing building, which were "grandfathered" under the old Ordinance provisions. However, they would like to reuse three of the signs. He noted also the considerable distance from Drake Road and indicated that the store would be an even further distance from West Main.

Josh Weiner, of West Main 2000, LLC, was present, stating he felt he deviation was appropriate because the application would reduce the number of signs at the site by two-thirds and would reduce the square footage of signage at the site by 40%. Further, he felt that there was a hardship in visibility due to the distance from Drake Road.

There was no other comment, and the public hearing was closed.

Board members agreed that the deviation would not be materially detrimental to property owners in the vicinity in that it was consistent with other signage at the site. Board members felt that the distance from Drake Road presented a hardship created by the literal interpretation of the Section. Further, it was reasoned that the deviation would not be contrary to the general purpose or set an adverse precedent because the deviation would bring signage at the Hardings Market into closer compliance with current Ordinance provisions.

Mr. Bushouse moved, based on the reasoning cited above, to grant the deviation, and Ms. Borgfjord seconded the motion. The motion carried unanimously.

EICHELBERG - SITE PLAN REVIEW - HOUSE CONVERSION TO OFFICE USE - 2800 SOUTH 11TH STREET - (PARCEL NO. 3905-25-335-040)

The Board next considered the application of Bill Eichelberg for site plan review concerning the conversion of a residence to an office with related site improvements. The subject property is located at 2800 S. 11th Street and is Parcel No. 3905-25-335-040. The site is within the "R-3" Residence District zoning classification. The Report of the Planning and Zoning Department is incorporated herein by reference.

Ms. Stefforia stated that the "R-3" District allows conversion of homes to office use as a permitted use. The applicant sought to move his office (he is a builder) to the site. Ms. Stefforia made reference to Section 23.202 and the criteria located therein. She noted, with reference to this criteria, that there would be no external changes to the building itself. Further, the retention area would be located behind the house. Only two additional lights were proposed for the site, and these would have to be subdued. She felt the application met the requirements as to parking and screening of the site. The site would satisfy the Landscaping Ordinance provisions. The applicant had received tentative approval for its drive from the Kalamazoo County Road Commission.

With regard to the criteria of Section 82.800, Ms. Stefforia emphasized that she would like to see all site improvements, including parking and landscaping, be completed prior to the issuance of a certificate of occupancy. However, she felt it would be acceptable, if landscaping were not completed prior to the applicant seeking occupancy, that a performance guarantee be provided.

Craig Johnson, landscape architect, was present on behalf of the applicant. He stated that they had tried to design the site without removing existing trees to the extent possible. The driveway followed the existing location of the gravel drive. The applicant had tried to "break up" the parking with parking islands so as to keep a residential appearance. Fifteen parking spaces were provided at the site, but two to three spaces might be eliminated due to Fire Department requirements of a turnaround.

Mr. Rakowski suggested the possibility of a shared drive if the property to the north develops as an office. The applicant, Bill Eichelberg, was present, stating that he would be open to the possibility of sharing a drive if details could be worked out with the owner to the north.

There was discussion of the possibility of designing the site to accommodate the possible shared drive, and Larry Harris, a landscape architect for the project, stated that the applicant would rather keep the design submitted and work out a connection later if the property to the north developed as an office.

Mr. Bushouse noted the possibility of the widening of 11th Street. Currently, the right-of-way is 33 feet from the center line. The applicant reported that the Road Commission had indicated that it would be adding six feet to the road surface on this side of the street. The driveway design was created to accommodate this road widening.

Mr. Bushouse wondered whether there would be room for the establishment of sidewalks in the future. The applicant indicated that, after widening, the road surface would still be 15 feet from the property line, and therefore, he felt that sidewalks could be accommodated in the future.

Jan Thompson, a resident to the north of the property, expressed concern about the changes taking place in the area. It was clarified with regard to her questions that some of the existing trees along the property line would be removed, and other plantings installed. There would be a combination of spruce and flowering shrubs established.

Ms. Thompson was concerned about car lights which would shine into her living room window from cars entering the driveway. The applicant stated that, in his opinion, the low shrubs would provide more screening from possible headlights. Further, as an office use, it would be unusual for cars to be entering or exiting the site after 5 p.m.

Lights would not be burning on the building all night. The lights established would be motion sensitive, the applicant stated.

The applicant also stated that he felt the proposal would improve drainage at the site so that it would not be a problem for the property to the north.

There was no other public comment, and the public hearing was closed.

Mr. Rakowski emphasized that he would like to encourage a shared drive with the property to the north if it was developed as an office use.

He questioned the applicant concerning hours of operation, and Mr. Eichelberg stated that he generally closes between 5:00 p.m. and 5:30 p.m. There would be no heavy equipment located at the site as part of the operation of the office.

Mr. Bushouse moved to approve the site plan with the following conditions, limitations and notations:

(1) That there would be no changes to the exterior of the building.

(2) That the parking which is established meet Ordinance requirements.

(3) That any lighting established comply with the lighting guidelines of Sections 23.202(b) and 78.700.

(4) That a shared drive with the property to the north would be encouraged should that property develop for an office use.

(5) That landscaping comply with the requirements of the Township Ordinance in Section 75. All site improvements, including parking and landscaping, must be installed prior to issuance of a certificate of occupancy, or in the alternative, a performance guarantee must be provided by the applicant.

(6) That the proposed driveway is subject to the review and approval of the Kalamazoo County Road Commission.

(7) That no dumpster was proposed, a residential Herby-Curby would be located at the site.

(8) That no outdoor storage was proposed or approved.

(9) That no heavy equipment would be located at the site as part of the office use.

(10) That a sign permit was required before any signage could be established at this property pursuant to Section 76.000.

(11) That the applicant comply with the requirements of the Township Fire Department.

(12) That the approval is subject to the Township Engineer finding the proposed site's engineering is adequate.

(13) That existing well and septic were planned to continue to serve the building.

(14) That an Environmental Permits Checklist and Hazardous Substance Reporting form must be completed and on file with the Township.

(15) That an Earth Change Permit from the Kalamazoo County Drain Commissioner's Office must be obtained before earth removing activities could begin at the site.

Ms. Borgfjord seconded, and the motion carried unanimously.

HANSEN (SPURR DENTAL OFFICE) - SUPPLEMENTAL SETBACK VARIANCE - 1624 SOUTH DRAKE ROAD - (PARCEL NO. 3905-25-230-074)

The applicant requested a variance from the supplemental setback required from the north and south property lines to allow the construction of a new office building on the subject property. The property is located at 1624 South Drake Road and is Parcel No. 3905-25-230-074. The property is located in the "CR" Local Business District zoning classification. The Report of the Planning and Zoning Department is incorporated herein by reference.

Mr. Rakowski indicated that he would like to abstain from consideration of the request because Dr. Spurr is his dentist.

Mr. Bushouse moved to allow Mr. Rakowski to abstain, and the motion was seconded by Ms. Jensen. The motion carried unanimously.

Ms. Bugge noted that the property does not currently comply with the dimensional requirements of the Ordinance, but that it is being platted and would conform once the platting process was complete. Further, the site plan would be reviewed by the Planning Commission at a future date.

It was pointed out that the properties abutting the subject site are currently zoned "R-3", although the Land Use Plan designates their future zoning as "CR". The property to the north, zoned "R-3", is also the location of a dental office.

Because the adjacent properties are "R-3", a supplemental setback of 85 feet from both the north and south property lines is applicable. Since the property is only 159 feet wide, no buildable area would remain.

Steve Bosch was present on behalf of the applicant. He argued that the situation was unique because the property would be unbuildable without a variance.

No public comment was offered, and the pubic hearing was closed.

Reference was made to the criteria required for the issuance of a nonuse variance.

Board members agreed that the conformance was unnecessarily burdensome in this case and that no buildable area would result from the supplemental setback.

Ms. Jensen moved to grant a variance conditioned upon use of the subject site for an office. It was required that the site meet the setbacks applicable to a commercial office building. It was reasoned that substantial justice would weigh in favor of granting the variance in that the office use would not be out of keeping with the office or residential uses

in the area, and further in recognition that conformance was unnecessarily burdensome. Further, the hardship was not self-created. It was felt that the spirit and intent of the Ordinance would be observed by the variance in that the Land Use Plan indicated that surrounding properties would be zoned "CR" in the future.

Ms. Borgfjord seconded the motion, and the motion carried 3-to-0 with Mr. Rakowski abstaining.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 4:35 p.m.

OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS

By: _____
Stanley Rakowski, Acting Chairperson

By: _____
David Bushouse

By: _____
Jill Jensen

By: _____
Grace Borgfjord

Minutes Prepared:
April 11, 2002

Minutes Approved:
May 20, 2002

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OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MINUTES OF A REGULAR MEETING HELD NOVEMBER 14, 2023 AT
OSHTEMO TOWNSHIP HALL, 7275 WEST MAIN STREET

Agenda

2024 ZONING BOARD MEETING DATES

PUBLIC HEARING – VARIANCE: FRIENDSHIP ANIMAL HOSPITAL
Hansen Building and Design Corporation, on behalf of Dr. Laura Billings, was requesting a variance in order to construct a new commercial building 25 feet from both of the side yards while Section 50.70.E. of the Township Ordinance requires 50-foot side yard setbacks.

A meeting of the Oshtemo Charter Township Zoning Board was held Tuesday, November 14, 2023, beginning at approximately 3:02 p.m.

ALL MEMBERS WERE PRESENT:
Anita Smith, Chair
Rick Everett
Dusty Farmer
Fred Gould
Harry Jachym
Louis Williams, Vice Chair
Alistair Smith

Also present were Iris Lubbert, Planning Director, Jim Porter, Township Attorney, Leeanna Harris, Zoning Administrator, Martha Coash, Recording Secretary and several guests.

Call to Order

Chairperson Smith called the meeting to order. Those present joined in reciting the Pledge of Allegiance.

Approval of Agenda

Ms. Lubbert indicated there were no changes to the agenda.

Mr. Everett made a motion to approve the agenda as presented. Mr. Smith seconded the motion. The motion was approved unanimously.

The Chair moved to the next agenda item.

Public Comment on Non-Agenda Items

There were no comments on non-agenda items.

Approval of the Minutes of March 21, 2023

Chairperson Smith asked if there were changes to the minutes of March 21, 2023. Hearing none, she asked for a motion.

Mr. Smith made a motion to approve the Minutes of March 21, 2023 as presented. Ms. Farmer seconded the motion. The motion was approved unanimously.

The Chair moved to the next agenda item.

2024 Zoning Board Meeting Dates

Ms. Lubbert provided the proposed meeting dates for the fourth Tuesday of each month with exceptions for holidays or for consistency with the Development Schedule of Applications:

1/23
2/20*
3/26
4/23
5/21*
6/25
7/23
8/20*
9/24
10/22
11/19*
12/17*
1/21/2025

*Dates shifted to avoid holidays or for consistency with the Development Schedule of Applications.

Chairperson Smith suggested moving the December Meeting to the 10th. Members decided to leave it as proposed, in the normal pattern.

Chairperson Smith asked for a motion.

Ms. Farmer made a motion to approve the Zoning Board Meeting Dates for 2024 as presented. Mr. Williams seconded the motion. The motion was approved unanimously.

The Chair moved to the next agenda item and asked Ms. Harris for her presentation.

PUBLIC HEARING – VARIANCE: FRIENDSHIP ANIMAL HOSPITAL

Hansen Building and Design Corporation, on behalf of Dr. Laura Billings, was requesting a variance in order to construct a new commercial building at 2999 S. 11th St. 25 feet from both of the side yards while Section 50.70.E. of the Township Ordinance requires 50-foot side yard setbacks.

Ms. Harris said 2999 S. 11th Street, has approximately 119 feet of frontage, is 1.24 acres in size, and is zoned R-3: Residence District. The property is located in the southeast quadrant of the Township, southeast of the Crystal Lane and S. 11th Street intersection.

Hansen Building and Design Corporation, on behalf of Dr. Laura Billings, was requesting a variance from Section 50.70.E. of the Township Ordinance that governs the minimum distance between any building or structure (that is not a single-family home or duplex) and any rear or side property line abutting property with a single- or two-family residence located in an equivalent or lower zoning classification. Specifically, the Ordinance outlines that the setback distance shall be 50 feet, or a type F greenspace shall be installed, along the property line between the improved area of the subject property and the abutting residence.

2999 S. 11th Street is zoned R-3 and is currently vacant. The property in question is situated between two parcels that are also zoned R-3 but have single-family homes. Generally, the required side yard setback for a new commercial building within an R-3 zoning district is 20 feet or the height of the abutting side of the building at its highest point. However, the presence of single-family homes triggers the increased setback requirements of 50.70.E of the Zoning Ordinance; a 50-feet setback or type F greenspace is required along the adjoining property lines. It should be noted that there is an R-2: Residence District abutting the southeastern portion of 2999 S. 11th Street.

Although Section 50.70. E references a type F greenspace, she noted the referenced type F greenspace was removed from the Landscaping Ordinance when it was last updated. Staff were able to research the earlier version of the Landscaping Ordinance and found the greenspace standards previously in place. Generally, the minimum setback distance required between any building and any rear or side property line is 20 feet or the height of the building, whichever is greater. This request would meet this Ordinance requirement since the proposed building height is 25 feet.

The applicant provided a letter outlining their reasoning for the variance request. In summary, the applicant contends that the required increased setbacks would leave little developable space on this 119-foot-wide parcel making development difficult and therefore this section of the ordinance unnecessarily burdensome. They also note the approval of this request will have no material impact on adjacent property owners. The applicant adds that even though the setback would be decreased, if approved, in order to meet the intent of the ordinance, they "will be landscaping the site very heavily, providing significant screening to all sides of the parcel. The 8- foot evergreens will be staggered in such a way to obstruct the view of the building from not only the R-2 parcel but the adjoining R-3 parcels as well."

STANDARDS OF REVIEW – STAFF ANALYSIS

Ms. Harris reviewed the principles the Michigan courts have applied for a dimensional variance, which collectively amount to demonstrating a practical difficulty:

- 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.
- Public safety and welfare.

Ms. Harris indicated Staff analyzed the request against these principles and offered the following information to the Zoning Board of Appeals.

Standards of Approval of a Nonuse Variance (practical difficulty)

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

Comment: 2999 S. 11th Street is currently undeveloped with relatively flat terrain. The ordinance outlines that a parcel within the R-3 district is required to have a minimum frontage of 200 feet and a minimum area of 50,000 square feet. This property's frontage of 119 feet is legal non-conforming. The property's area of 1.24 acres exceeds the ordinance required minimum of 50,000 square feet. The narrower width, almost half what is required, is a unique physical limitation. If the increased setback of 50 feet is strictly enforced for the development of this property, it would only allow a nonresidential structure 19 feet wide or less to be built on this site. It could be argued that the increased setback requirement renders the property essentially undevelopable for any use other than a single-family home or duplex without a setback variance being granted.

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

Comment: The matter of building a nonresidential use, specifically a veterinary clinic, on this property is discretionary and reasonable use of the property does still exist as a single- or two-family home; however, the enhanced setbacks from properties abutting those containing single- or two-family homes in equal or lesser zoning classifications severely limits the buildable area of this parcel for any other uses.

Section 50.70 E was originally designed to offer two options for enhanced buffering between uses. The first is a setback of 50 feet and the second is the installation of a type F greenspace (i.e. setback of 35 feet with increased landscaping). The second option is no longer available as the ordinance no longer includes the type F landscaping referenced, leaving the applicant with one less option to develop than previous developers. Even though this option is technically no longer applicable, the Zoning Board of Appeals should consider the original intent of 50.70. E which allowed for a decreased setback, in this case from 50 feet to 35 feet, as long as additional landscaping was provided.

Note: to address the spirit of the ordinance, the applicants have indicated they are willing to provide increased landscaping, to the north, south, and east sides of the parcel. Any proposed landscaping plan will need to be reviewed against the landscaping ordinance and approved by the Planning Commission with the review of the site plan. The Commission should consider this as a condition of approval.

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).

Comment: In researching past Zoning Board of Appeals decisions regarding the request for relief from increased setback requirements abutting single- or two-family homes, Planning Department staff were able to identify two similar cases.

1. Spurr Dental, 1624 South Drake Road, 4/8/2002: The applicant sought relief from the supplemental setback requirements from CR: Local Business District classification to adjacent R-3 properties from the Zoning Board of Appeals to allow for the construction of a new office building on the property. Without the variance, the applicants argued, there would be essentially no buildable area resulting since the width of the property is 159 feet with supplemental setback requirements of 85 feet on both the north and south property lines. The Zoning Board of Appeals granted the variance request, allowing the building to be built to the standard commercial office setback requirements and not have to follow the enhanced applicable setbacks, citing that the conformance was unnecessarily burdensome, the hardship was not self-created, and that the spirit and intent of the Ordinance would be observed by the variance.
2. D & R Sports, 8178 West Main Street, 10/6/2014: The applicants sought relief from the supplemental setback requirements for properties abutting residential zoning districts from the Zoning Board of Appeals to allow for the construction of a new storage building. If approved, the new structure was proposed to be located 58 feet from the property line, 33 feet less than required by the supplemental setback provisions. The applicant indicated there was an existing berm fully planted with spruce trees that should completely obstruct the view of the building. The Zoning Board of Appeals granted the variance request given the adjacent use of the property is a unique element and it was unlikely to have a material impact on the adjacent property.

Self-Created Hardship

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

Comment: With the site currently being vacant, it could be argued that the need for the variance requested is self-created. However, the building setbacks for this property severely limit the amount of space available for development. The width of the property is 119 feet, and with the 50-foot setback on both the north and south, it would give only 19 feet to construct a building.

Public Safety and Welfare

Will the variance request negatively impact the health, safety, and welfare of others?

Comment: The applicant stated they would provide extensive landscape buffering to obscure the site from the properties to the north, south, and east, more similarly aligned with the type F greenspace referenced. If the variance is approved, the

site plan would require the review of the Planning Commission and a public hearing to ensure the proposed use and layout are compatible with the surrounding area. With the willingness to provide additional screening and the safeguards in place through the Planning Commission review, staff does not anticipate that allowing the structure to be built closer to the neighboring properties with single-family homes than is typically allowed would negatively impact the health, safety, or welfare of the neighbors or the community.

POSSIBLE ACTIONS

Ms. Harris suggested Board Members could take the following possible actions:

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

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

- Support of variance approval
    - There are unique physical limitations (property width).
    - Conformance to the ordinance is unnecessarily burdensome as the enhanced setbacks for properties abutting those containing single- or two-family homes in equal or lesser zoning classifications severely limits the buildable area of this parcel.
    - With increased landscaping/screening, per the original intent of 50.70 E, there would be no negative impact to the health, safety, or welfare of the public by allowing the building to be built with the proposed setbacks.
    - Substantial justice is met as the Zoning Board of Appeals granted setback variances for two similar cases in the past.
- Support of variance denial
    - The necessity of the variance from the enhanced 50 foot setback is a self-created hardship.

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

1. Variance Approval
   The Zoning Board of Appeals approves the variance request due to the unique physical limitations that exist, conformance to the ordinance is unnecessarily burdensome and there would be no negative impact to the safety of the public with the condition that enhanced landscaping, reviewed, and approved by the Planning Commission, is installed within the decreased setback areas to meet the intent of Section 50.70.E. and any proposed primary building meets the general zoning setback requirements (in this case, 20 feet or the height of the building, whichever is greater).

2. Variance Denial
   The Zoning Board of Appeals denies the variance request due to the proposal being a self-created hardship.

3. Variance Approval and Denial

The Zoning Board of Appeals can choose to approve portions of the requested variance or provide alternate relief. For example, approve a variance for a setback larger than requested but less than the ordinance requires, ex. 35 feet.

Chairperson Smith thanked Ms. Harris for her presentation and asked if Board Members had questions for her. Hearing none, she asked if the applicant wished to speak.

Mr. Walter Hansen, of Building and Design Corporation spoke on behalf of Dr. Laura Billings, and noted the Kalamazoo County Road Commission has approved the proposed location of the drive, and for soil erosion permissions have both been received. He described the intent to develop an office on the property to the north, the extensive landscaping with evergreen trees that is proposed will provide very good screening, noted there would be 400 feet between the back of the residence on the R-2 zoned property and this development, and that approval of the variance would not result in negatively impacting the home directly to the south .

Without the variance, he said it would be almost impossible for any type of office use on the site, specifically citing that no fire truck turnaround would be possible.

Chairperson Smith thanked Mr. Hansen for his comments and opened a public hearing.

Ms. Penny Marsh, 3065 S. 11th Street spoke in opposition to the variance request. Her comments are attached to these minutes in their entirety.

Hearing no further comments, the Chair closed the hearing and moved to Board Deliberations.

Mr. Smith noted that he would be in support of approving the variance as requested with the conditions outlined by staff. He noted the installation of the additional screening and the non-conforming, pre-existing width of the parcel which is a unique limitation.

Ms. Farmer said the request for variance was the result of a self-created hardship and that the ordinance is in place in large part to protect residential properties. The proposed business would be right next to a residence and cited her concern regarding equal or lesser zoning classifications. She noted that as zoning goes with the land, in the future the building might be an entirely different business.

Chairperson Smith also felt the request was based on a self-created hardship.

Mr. Williams encouraged the applicant to take another look at the plan.

Mr. Everett asked whether the site could be used for a residence.

Attorney Porter said it could be used for a single family residence or a duplex.

Hearing no further discussion, Chairperson Smith asked for a motion.

Ms. Farmer **made a motion** to deny the variance request to construct a new commercial building at 2999 S. 11th St. 25 feet from both of the side yards while Section 50.70.E. of the Township Ordinance requires 50-foot side yard setbacks due to the variance request being the result of a self-created hardship. Mr. Williams **seconded the motion**. The

motion was approved and the variance request denied in a roll call vote of 5 – 2. (Roll Call Vote: Mr. Gould – yes; Mr. Jachym – no; Ms. Farmer – yes; Ms. Smith – yes; Mr. Williams – yes; Mr. Smith – no; Mr. Everett – yes.)

Chairperson Smith moved to the next agenda item.

Other Updates and Business

Ms. Lubbert said there will be two items to consider at the December 12 meeting and wished everyone happy holidays.

Ms. Farmer noted this was the first time Ms. Harris had presented to the group and thanked her for a job well done; Chairperson Smith agreed.

Adjournment

Chairperson Smith noted the Zoning Board of Appeals had exhausted its agenda. There being no other business, she adjourned the meeting at approximately 3:44 p.m.

Minutes prepared:
November 15, 2023

Minutes approved:
December 12, 2023

Statement to Oshtemo Township Zoning Board of Appeals 11/14/2023
Re: Variance for setback of proposed animal hospital on South 11th Street

We are retired and moved to 3065 South 11th Street on December 14, 2022 to be closer to two of our three sons who live in Kalamazoo. We made the decision to buy this house because we fell in love with the park-like character of our lot. Our property looks like a park with many beautiful mature hardwood trees, including maple, cherry and sassafras. We have already added several native woody shrubs and a white oak sapling to the plantings. If the variance is granted to reduce the animal hospital's setback along our property line, there will be a genuine loss to us in the spectacular views and privacy that our property now affords. Our interest is in maintaining the residential quality of our home's setting and the neighborhood's residential assets as well.

We have reviewed the Standards of Approval of a Nonuse Variance published on the Oshtemo Township website and note the following as they apply to this case:

- Re Standard One – reasonable options for compliance *are* available if the developer is willing to alter the sizes and sitings of the building and parking lot.
- Re Standard Three – there *are* no unique physical limitations or conditions to prevent compliance.
- Re Standard Four – the conditions or circumstances which resulted in the variance request *are entirely created by the actions* (planning & design) *of the applicant.*
- Re Standard Five – the spirit of the Ordinance will *not* be observed, the public health, safety, and welfare secured, and substantial justice done if the variance is granted since this neighborhood at this end of South 11th Street is zoned R3 and retains the character of a residential neighborhood.

There are several other nearby Oshtemo Twnp Veterinary clinics:

- Oshtemo Animal Hospital, 6303 Parkview Avenue, 49009 (.9 mile away) *
- Kalamazoo Cat Hospital, 5263 W. KL Avenue, 49009 (1.4 miles away) *
- Pet Vet Family Pet Care Center, 229 S. Drake Rd, 49009 (2.2 miles away) *
- West Main Animal Hospital, 7250 W. Main Street, 49009 (3.8 miles away) *
- Eighth Street Veterinary Care, 624 S. Eighth Street, 49009 (2.9 miles away) *

Consider these facilities' settings, sitings on their lots, surrounding uses, set backs from other properties around them, and tell us what you think!

We do *not* approve of this proposed variance and sincerely hope that you will respect the zoning guidelines for residential setbacks in this case. Thank you for considering our input.

John Klyce and Penny Marsh
3065 South 11th Street, Kalamazoo, MI 49009
269-365-9013

*Distance is from our address/proposed vet clinic address

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OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
DRAFT MINUTES OF A REGULAR MEETING HELD DECEMBER 12, 2023 AT
OSHTEMO TOWNSHIP HALL, 7275 WEST MAIN STREET

Agenda

PUBLIC HEARING - VARIANCE: HCD PROPERTIES LLC
Sign Impressions, on behalf of HCD Properties LLC, was requesting two sign variances pertaining to new on-site signage for an industrial property located at 3680 Stadium Park Way. Both variances were requesting relief from Section 55.90 of the zoning ordinance which governs the use, area, type height, and number of signs allowed for industrial land uses.

A meeting of the Oshtemo Charter Township Zoning Board of Appeals was held Tuesday, December 12, 2023, beginning at approximately 3:00 p.m.

ALL MEMBERS WERE PRESENT: Anita Smith, Chair
Rick Everett
Dusty Farmer
Fred Gould
Harry Jachym
Louis Williams, Vice Chair
Alistair Smith

Also present were Iris Lubbert, Planning Director, Jim Porter, Township Attorney, Martha Coash, Recording Secretary and several guests.

Call to Order

Chairperson Smith called the meeting to order. Those present joined in reciting the Pledge of Allegiance.

Approval of Agenda

Ms. Lubbert indicated there were no changes to the agenda.

Ms. Farmer made a motion to approve the agenda as presented. Mr. Jachym seconded the motion. The motion was approved unanimously.

The Chair moved to the next agenda item.

Public Comment on Non-Agenda Items

There were no comments on non-agenda items.

Approval of the Minutes of November 14, 2023

Chairperson Smith asked if there were changes to the minutes of November 14, 2023.

It was noted the vote on page seven needed correction to reflect that Mr. Smith voted "no" on the motion rather than "yes" and that Mr. Williams voted "yes" rather than "no."

The Chair asked for a motion.

Ms. Farmer made a motion to approve the Minutes of November 14, 2023 as presented with the noted correction. Mr. Smith seconded the motion. The motion was approved unanimously.

The Chair moved to the next agenda item, opened the meeting for public hearing, and asked Ms. Lubbert for her presentation.

PUBLIC HEARING - VARIANCE: HCD PROPERTIES LLC
Sign Impressions, on behalf of HCD Properties LLC, was requesting two sign variances pertaining to new on-site signage for an industrial property located at 3680 Stadium Park Way. Both variances requested relief from Section 55.90 of the zoning ordinance which governs the use, area, type height, and number of signs allowed for industrial land uses.

Ms. Lubbert presented an overview, explaining Sign Impressions, on behalf of HCD Properties LLC,was requesting two sign variances pertaining to new on-site signage for an industrial property located at 3680 Stadium Park Way (parcel no. 05-35-155-050), in the I-1 Industrial District. Both variances requested relief from Section 55.90 of the zoning ordinance which governs the use, area, type, height, and number of signs allowed for industrial land uses. For **Request A**, the applicant asked for a variance to establish a wall sign that is 105.33 square feet in sign area where only 50 square feet is permitted. In **Request B**, the applicant requested a variance for the proposed wall sign to be mounted at 30' in height, exceeding the maximum permited mounting height of 20'.

She noted the subject 11-acre site is located in the southwest quadrant of the Township and has road frontage adjacent to Stadium Drive and Stadium Park Way. The site currently serves as a manufacturing facility for food flavorings. The purpose of the 30,000+ square foot building addition is to provide additional space for warehouse and cold storage needs. Individual industrial buildings located outside of an industrial-office park are allowed one wall sign and one ground sign. Currently, the subject site only has one ground sign erected. If signage is proposed to differentiate from what the zoning ordinance allows with respects to placement, height, size, and the number of signs, a variance request is required. Since the nature of these requests conflict with the code, the applicant requested the Zoning Board of Appeals consider the two variances for their proposal for relief from Section 55.90: Industrial Land Uses.

SECTION 55.90: Industrial Land Uses

Ms. Lubbert reported the applicant provided the following rationale for the two variance requests from Section 55.90. She noted further rationale supporting such could be found in the letter of intent submitted by the applicant.

- "**Criteria 1 Conformance Unnecessarily Burdensome**
  1. The 50 sq ft requirement is significantly too small for the size of the building it will be attached to. Having a sign that you cannot see because it is too small for the size of the building does not benefit anyone in the community.
  2. Having a sign in the middle of the building instead of where it can be seen higher up on the building does not allow for proper visibility."

- "**Criteria 3 Unique Physical Circumstances**
  Are there unique limitations or conditions which prevent compliance? **YES**
  The building is very large, 34' tall x 165' long. Proper visibility requires a larger sign.

  He provided two layouts. One is that of the proposed sign. The other is what is currently allowed by the Township without deviation. The additional sq footage we are requesting is necessary to ensure that the size of the sign is complimentary to the size of the structure it will be attached to. The layout that depicts the 50 sq ft sign is significantly too small for the size of the structure it will be attached to and visibility to the road will be substantially reduced if visible at all."

  Ms. Lubbert reviewed and provided staff analysis of the Standards of Review:

The Michigan courts have applied the following principles for a dimensional 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.
- Public safety and welfare.

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

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

Comment: **Request A)** The subject property possesses approximately 740' of road frontage adjacent to Stadium Drive and approximately 525' adjacent to Stadium Park Way. The segment of Stadium Drive adjacent to the site is a five-lane roadway with a speed limit of 55 mph and is heavily traveled. Additionally, although the minimum front yard setback required by ordinance is 120' from the center of the street right-of-way, the building addition is set back approximately 220' from the center of the street right-of-way from Stadium Drive. It could be argued that a 50 square foot wall sign in this location is at a visual disadvantage due to the speeds in this area and the enhanced setback from Stadium Drive. Having signage visible from this major arterial would help with wayfinding. There are no significant elevation changes as the grade of the property is relatively flat.

Request B) FlavorSum received formal approval from the Zoning Board of Appeals on August 23, 2022, to construct a 30,000+ square foot building at the subject property. The building addition is 34' tall. The zoning ordinance only

allows for wall signs to be placed at a maximum mounting height of 20' above grade. Due to the building's height, the applicant requested a variance to mount the wall sign at 30' above grade. It is typical for a wall sign to be mounted near the top of any building. In this case, the zoning ordinance would restrict any type of wall sign exceeding a mounting height of 20'.

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

Comment: **Request A)** As the building addition is 165' long and 34' tall, it can be expected that a larger sign area is desired to match the building's scale. The building is also set back 220' from the center of the Stadium Drive street right-of-way, or rather 165' from the front yard property line, which also plays a factor into the need for a greater sign area due to the distance from Stadium Drive. However, the applicant can still propose adequate signage that meets the sign area requirements outlined in the zoning ordinance. The wall sign could also be relocated onto the original portion of the principal building which is not as tall or long as the new building addition, though equally as far from Stadium Drive.

Request B) Other than the Ascension Borgess industrial-office development, there are few other industrial buildings that have a height similar to the subject building. The building is 34' tall. If the variance request for the wall sign is denied for a mounting height of approximately 30', the wall sign would need to be placed just above the midway point of the building addition. As noted previously, it is common practice to place walls signs near the top of a building. However, the portion of the principal building which existed prior to the 2022 building addition does possess an elevation facing Stadium Drive as well. The top of said elevation as measured from grade is 18' tall, which is 16' shorter than the top of the building addition where the applicant would like the wall sign to be placed. It can be argued that if the variance for the wall sign was denied, the applicant could relocate the wall sign further east on the south elevation facing Stadium Drive and the visual issue in terms of placement for sign height can be avoided. Reasonable use of the property would also still exist.

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).

Comment: In researching past ZBA decisions regarding sign relief for industrial developments, Planning Department staff were able to identify one similar request to allow for an increased sign area and increased mounting height for wall signs. A summary of said findings are described below. Although there are several similar cases for commercial properties, only the below industrial comparison was found.

Request A) *Ascension Borgess, 2520 Robert Jones Way, September 28, 2021:*
Ascension Borgess requested a variance to increase the sign area of their wall mounted signs. The applicant indicated the request was to help to provide reasonable identification. Some of the unique physical circumstances included that the property has frontage on two major roads, there is a substantial amount

of preserved open space adjacent to the building, and the building is set back a significant distance from the roads. Therefore, wall signs larger than 50 square feet may be deemed appropriate for visibility. The ZBA granted the variance to increase the sign area for the wall sign on the south side of the building to 131.4 square feet in area and the wall sign on the west side of the building to 205.5 square feet in area, where the ordinance allows a sign area of 50 square feet.

Request B) *Ascension Borgess, 2520 Robert Jones Way, September 28, 2021:* Ascension Borgess requested a variance to increase the height of their south and west facing wall mounted signs. The applicant mentioned the request was to help to provide adequate signage in an appropriate location given that the building height ranges anywhere from 30'-47' tall. The increase mounting height of the signage would provide visibility from US-131 and Drake Road and would help guide patients and their families to the site. The ZBA granted the variance to increase the mounting height for the wall sign on the south side of the building to be mounted at a height of 33' above grade and the wall sign on the west side of the building to be mounted at a height of 30' above grade, where the zoning ordinance allows a maximum mounting height of 20 feet.

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

Comment: **Requests A & B)** Industrial buildings are often designed to be large, and in this case, large enough to store goods and other materials in the warehouse to be able to operate the business successfully. The zoning ordinance was not originally written with taller buildings in mind. The zoning ordinance does not have a maximum building height allowed for industrial developments. The applicant followed all requirements outlined in the zoning ordinance while developing the site. However, although all businesses on Stadium Drive share the enhanced setback of 120', it was the property owner's decision to set the building back an additional 100' from what the ordinance requires. It is the applicant's desire to establish a wall sign with an overall sign area that is double the maximum size allowed by code. It is also the applicant's desire to install a wall sign that exceeds the maximum mounting height allowed by the zoning ordinance. Installing a wall sign out of compliance with all aspects of the zoning ordinance is not required nor necessary. The request is a self-created hardship.

Standard: *Public Safety and Welfare*

Will the variance request negatively impact the health, safety, and welfare of others?

Comment: **Requests A & B)** The increased sign area is not intrusive to motorists or any surrounding properties. The sign area requested could be argued to suit the 165' wide elevation the wall sign is proposed to be mounted on. Additionally, it is fairly common for businesses to have their wall signs near the top of their respected building. The zoning ordinance allows for a maximum wall mounting height of 20', whereas the proposed signs would be mounted at 30' in height above grade. This request is to mount the subject wall sign 10' higher than what is allowed by code. Placing signage higher on a taller building to match this practice will not negatively impact members of the public. This has been implemented elsewhere

at other businesses and has shown no negative effects. Neither variance request will negatively impact the health, safety, and welfare of others.

Ms. Lubbert provided possible actions the Zoning Board of Appeals might take and the findings of fact relevant to the requested variance based on staff analysis.

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 for **Request A**
    - There are Unique Physical Circumstances. The property is located on a 55 mph five-lane roadway. The higher speeds in this area in combination with the setback of the building warrants a larger sized wall sign to provide appropriate advertisement to commuters on such traveled way.
    - There is substantial justice. There is one previous case from two years ago in which an industrial-office development is granted a variance to allow for a significantly larger wall sign.
    - Public health, safety, and welfare will be secured.

- Support of variance denial for **Request A**
    - The variance request is a hardship that is self-created, as the applicant is not required to install a larger sign nor was required to set the building back an additional 100'.
    - Reasonable use of the property would still exist if the variance were denied.
    - Reasonable options for compliance are available.

- Support of variance approval for **Request B**
    - FlavorSum received formal approval from the Zoning Board of Appeals on August 23, 2022 which allowed the applicant to construct the building this size and height, presenting a unique physical circumstance. The zoning ordinance was not originally written with taller buildings in mind.
    - There is one previous case in which a taller, industrial building was granted a variance to allow for a greater mounting height for wall signs.
    - If the variance was granted, it would not negatively impact the health, safety, and welfare of the public.

- Support of variance denial for **Request B**
    - Conformance is not unnecessarily burdensome as other options for compliance are available. The wall sign could be relocated and mounted at a height which would comply with ordinance requirements on the portion of the principal building that predated the 2022 building addition which possesses a south elevation facing Stadium Drive.

- Visibility of the wall sign will be maintained regardless of height. Reasonable use of the property exists if the variance is denied.
- The request for the variance is a self-created hardship.

She provided the following possible motions for the Zoning Board of Appeals to consider:

1. Variance Approval for **Request A**
   The Zoning Board of Appeals approves the variance request due to there being unique physical circumstances with the property in question, minimum necessary for substantial justice, and approval will not negatively impact the health, safety, and welfare of the public.

2. Variance Denial for **Request A**
   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.

3. Variance Approval for **Request B**
   The Zoning Board of Appeals approves the variance request due to there being unique physical circumstances with the property in question, minimum necessary for substantial justice, and approval will not negatively impact the health, safety, and welfare of the public.

4. Variance Denial for **Request B**
   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 Smith asked if there were questions from board members.

Ms. Farmer asked what the difference was between this situation and the Robert Jones Parkway medical building that serves hundreds of patients each day. She did not understand the physical disadvantage for wayfinding. It could be argued that the restriction of 50 feet could be a visual disadvantage.

Ms. Lubbert indicated the FlavorSum property has frontage on two different roads and is set back the double required distance from the road. She noted they do have a monument sign.

Ms. Farmer commented the applicant chose the distance from the road, a self-created hardship and compared the amount of daily traffic of Robert Jones Way to that of FlavorSum in light of the substantial justice consideration.

Ms. Lubbert noted the uses are clinical vs. industrial, she suggested not focusing on that too much; it is more about the physical environment. Substantial justice should be considered regarding how past precedent was considered. She added that the medical building also received a variance for a second wall sign, where only one was permitted. This industrial request is only for the size and placement.

Attorney Porter added substantial justice should provide equal protection; the applicant should be treated the same as a former applicant.

Mr. Gould noted the board has revisited taller buildings requirements related to signage and he thought the ordinance was being rewritten to address that issue.

Ms. Lubbert said updating the signage height requirements is on the to-do list.

Attorney Porter said a number of commercial properties have the same issues.

Hearing no further comments the Chair asked if the applicant wished to speak.

Mr. Paul Havenaar, representing Sign Impressions, indicated 50 square feet for a sign that is 220 feet from the road is too small as well as being too small for the size of the building regardless of setback. He listed other local jurisdictions and their requirements, all larger than what Oshtemo allows. He also noted it is a safety issue. Truckers often miss the turn off to get to the back warehouses and have to turn around. The existing electrical box nearby makes the existing sign difficult to see.

He compared the requested sign to other larger business signs around the neighborhood and noted some also have signs mounted higher up on the building and that they are not obtrusive. Sign height is allowed regardless of placement on the building. Signs halfway up on buildings do not look good. The trees on the FlavorSum site, planted to Township requirements, will restrict visibility of a sign as they grow if, placed where currently required.

Ms. Farmer said any motion should include clear reasons as supplied by the Planning Director and asked Mr. Havenaar what method he used to compare industrial buildings' requirements to those of commercial buildings.

Mr. Havenaar said they tried to compare the ratio for larger buildings in the Township, most of which are commercial.

A representative of FlavorSum explained this location will have more traffic as they will be adding more employees, including more truck drivers and more warehouse employees. There will be more truck traffic including semis to deliver raw materials and take shipments out.

Ms. Lubbert clarified the pictures of commercial buildings provided for comparison are covered by the ordinance under different zoning and types of uses. Industrial classifications have more restrictions. She noted a large number of commercial buildings have asked for larger signs and most requests have been approved.

Attorney Porter said information regarding granted requests for commercial buildings were relevant to the discussion and confirmed the Board can take those decisions into account.

Hearing no further comments, the Chair closed the public hearing and moved to Board Deliberations.

Mr. Smith said he supported both requests: size and location for the purpose stated; the request is similar to other accommodations approved and he did not see the difference between this request and the one from Borgess.

Mr. Gould agreed, saying buildings will continue to get taller and adjustments in ordinance will need to be made to accommodate them.

Mr. Williams concurred with their comments.

Attorney Porter confirmed there is no height restriction for buildings in the Township other than for residential districts.

Hearing no further comments, Chairperson Smith noted there seemed to be board consensus and asked for two motions.

Ms. Farmer **made a motion** to approve Request A, a variance to establish a wall sign that is 105.33 square feet in sign area where only 50 square feet is permitted, based on meeting the criteria of unique physical circumstances, substantial justice and public health, safety and welfare. Mr. Williams **seconded the motion**. The **motion was approved** unanimously.

Ms. Farmer **made a motion** to approve Request B, a variance to allow the proposed wall sign to be mounted at 30 feet in height, exceeding the maximum permitted mounting height of 20 feet, based on meeting the criteria of unique physical circumstances, substantial justice and public health, safety and welfare. Mr. Gould **seconded the motion**. The **motion was approved** unanimously.

Chairperson Smith moved to the next agenda item.

Other Updates and Business

Ms. Lubbert noted this would be her last meeting prior to her resignation from her position at the Township on December 21, and announced this would also be Chairperson Smith's last meeting as she was resigning from the ZBA. Chairman Smith was presented with a certificate of appreciation. Members thanked them both for their service and told them they would be missed.

Ms. Lubbert noted the ZBA would need to elect new officers at the first meeting in 2024.

Mr. Williams asked whether the ZBA could request that audience members remove headgear during the Pledge of Allegiance out of respect.

Attorney Porter said it is up to the Township Board to set meeting standards, but will look into what might be required or requested for the future.

Mr. Jachym noted he is an alternate member of the ZBA and asked what that meant as to his duties/restrictions.

Attorney Porter said they are the same as any other member.

Mr. Williams indicated he would be interested in chairing the ZBA in 2024.

Adjournment

Chairperson Smith noted the Zoning Board of Appeals had exhausted its agenda. There being no other business, she adjourned the meeting at approximately 4:06 p.m.

Minutes prepared:
December 13, 2023

Minutes approved:
_____, 2023