

301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
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**CITY OF LOWELL, MI
PLANNING COMMISSION**

**PUBLIC NOTICE FOR A REGULAR MEETING TO BE HELD AT CREEKSIDE PARK
AT 7:00 P.M. ON MONDAY SEPTEMBER 14, 2020 WITH OPTION TO HOLD
REMOTELY VIA "ZOOM" IF INCLEMENT WEATHER PERSISTS**

A regular meeting of the Lowell Planning Commission will be held Monday September 14, 2020 at 7:00 PM with an in-person meeting at Creekside Park in the Pavilion. In the event of inclement weather, this meeting will be held remotely with no in-person meeting occurring at City Hall via "Zoom".

To mitigate the spread of the COVID-19 pandemic, protect the public health, and provide essential protections to City of Lowell residents; the City is holding this meeting consistent with crowd size and social distancing recommendations, and the Governor's Executive Order 2020-75. It is the intent of the City to adhere to EO 2020-75 and the Open Meetings Act in order to promote government accountability and fostering openness in government to enhance responsible decision-making.

The **Lowell Planning Commission meeting** will be held via "Zoom" online meeting platform only in the event of inclement weather and will be noticed via the www.lowellmi.gov and the City of Lowell Facebook page in the event of such change. The meeting is open remotely to the public to follow along and participate during the public portion of the meeting.

<https://us02web.zoom.us/j/84216957855>

Meeting ID: 842 1695 7855

One tap mobile

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+1 669 900 9128 US (San Jose)

Meeting ID: 842 1695 7855

Find your local number: <https://us02web.zoom.us/u/kdUgDfhzQq>

Public comments or questions may be submitted to the City Clerk at sullery@ci.lowell.mi.us. Comments and questions submitted will be read aloud during the public comment portion of the meeting.

Persons with disabilities may attend and participate using any of the above described methods. If you require special accommodations, please email sullery@ci.lowell.mi.us and we will be happy to accommodate you. If you have any questions or need further assistance, please email sullery@ci.lowell.mi.us. More meeting information, including the meeting agenda, will be available at our website www.lowellmi.gov.

According to the Michigan Attorney General Dana Nessel, interrupting a public meeting in Michigan with hate speech or profanity could result in criminal charges under several State statutes relating to

Fraudulent Access to a Computer or Network (MCL 752.797) and/or Malicious Use of Electronics Communication (MCL 750.540). According to the US Attorney for Eastern Michigan, Federal charges may include disrupting a public meeting, computer intrusion, using a computer to commit a crime, hate crimes, fraud, or transmitting threatening communications. Public meetings are being monitored and violations of statutes will be prosecuted.

DATED: September 10, 2020

Susan Ullery
City Clerk



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085

PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
AGENDA

**FOR A REGULAR MEETING TO BE HELD AT CREEKSIDE PARK
AT 7:00 P.M. ON MONDAY SEPTEMBER 14, 2020 WITH OPTION TO HOLD
REMOTELY VIA "ZOOM" IF INCLEMENT WEATHER PERSISTS**

1. CALL TO ORDER: PLEDGE OF ALLEGIANCE, ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS
 - a. July 13, 2020 – Regular Meeting
4. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA
5. OLD BUSINESS
 - a. None.
6. NEW BUSINESS
 - a. Site Plan Review – 126 S. West Street
7. STAFF REPORT
8. COMMISSIONERS REMARKS
9. ADJOURNMENT

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, JULY 13, 2020 AT 7:00 P.M.**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL.

The Meeting was called to order at 7:00 p.m. by Chair Barker.

Present: Commissioners Michael Gadula, Tony Ellis, Dave Cadwallader, Amanda Schrauben and Chair Bruce Barker.

Absent: Commissioners Collin Plank and Marty Chambers.

Also Present: Andy Moore with William & Works and Lowell City Clerk Sue Ullery.

2. EXCUSE OF ABSENCES.

IT WAS MOVED BY ELLIS and seconded by CADWALLADER to excuse the absence of Commissioners Plank and Chambers.

YES: 5. NO: None. ABSENT: 2. MOTION CARRIED.

3. APPROVAL OF AGENDA.

IT WAS MOVED BY CADWALLADER and seconded by GADULA to approve the agenda as written.

YES: 5. NO: None. ABSENT: 2. MOTION CARRIED.

4. APPROVAL OF MINUTES OF PREVIOUS MEETING.

IT WAS MOVED BY ELLIS and seconded by GADULA to approve the minutes from the June 9th Regular Planning Commission meeting as written.

YES: 5. NO: None. ABSENT: 2. MOTION CARRIED.

5. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA.

There were no comments.

6. OLD BUSINESS.

a. Mike Winick – Ada Lowell Self Storage – 2075 Bowes Road – Site Plan Re-Approval.

Andrew Moore with Williams & Works went through the site plan and explained that the Planning Commission approved this on August 13, 2018 but because it has been over a year it just needs to be reapproved with the same conditions that applied originally. No changes are anticipated.

The Planning Commission reviewed the Site Plan Review Standards and agreed that all had been met.

Moore recommends the approval of the Special Land Use request with five special conditions which are as follows:

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.

2. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow and other fees related to the request.
3. The applicant shall maintain all required state, federal, and local permits and approvals.
4. The applicant shall comply with the stipulations of the City Fire Department and any other applicable emergency personnel regarding emergency access to the new structure.
5. The applicant shall indicate the total area of each unit on the site plan. (1,100 sq. ft. for each unit).

IT WAS MOVED BY CADWALLADER and seconded by ELLIS to approve the special land use at 2075 Bowes RD as presented with the stated five special conditions.

ROLL CALL: COMMISSIONER CADWALLADER, COMMISSIONER ELLIS, COMMISSIONER GADULA, COMMISSIONER SCHRAUBEN, AND CHAIR BARKER.

YES: 5. NO: NONE. ABSENT: 2. MOTION CARRIED.

b. Riverview Flats Site Plan Amendment.

Todd Schaal who resides at 216 W. Main had Andy Moore with Williams & Works give a summary that reconfigures some parking, property adjacent and the landscaping plan that has been updated. This is just an amendment of an approved PUD. All conditions will still apply.

The Planning Commission reviewed the PUD Plan and Rezoning Standards and agreed all had been met.

The Planning Commission reviewed the Floodplain Overlay District Standards and agreed with the remarks noted by Moore.

Moore recommends the approval of the Site Plan amendment with the conditions which are as follows:

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
2. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
3. The proposed PUD shall satisfy all applicable local, state, and federal laws, rules, and regulations.
4. The applicant shall comply with any requirements from the City's Department of Public Works, City Engineer, Fire Department, Board of Light and Power, and other City officials.
5. The applicant shall provide update photometric and landscaping plans for review by the Zoning Enforcement Officer.
6. All necessary permits shall have been issued by the appropriate local, state, and federal authorities, including a floodplain permit, or letter of no authority from the Michigan Department of Natural Resources under authority of Act 451, of the Public Acts of 1994, as amended. Where a permit cannot be issued prior to the issuance of zoning compliance permit, a letter from the issuing agency indicating intent to issue contingent only upon proof of zoning compliance shall be acceptable.
7. The most recent flood elevation data received from the Federal Insurance and Mitigation Administration (FIMA) shall take precedence over data from other sources.

IT WAS MOVED BY BARKER and seconded by CADWALLADER to recommend to be sent to City Council for approval of the Riverview Flats Site Plan Amendment along with the conditions stated above.

YES: 6. NO: None. ABSENT: 2. MOTION CARRIED.

Chair Barker then called for a two-minute break.

7. **NEW BUSINESS.**

a. **Public Hearing – Joyology – Special Land Use – 2399 W. Main St.**

Chair Barker opened the Public Hearing.

Andy Moore with William & Works reviewed the site plan and application. The subject property is approximately 0.32 acres in the I Industrial district. The property was previously used as a car dealership and there is an existing building located on the property. A purchase agreement for the property was included with the application. The applicant is proposing to use the existing building, which is approximately 1,945 square feet, for the adult use marihuana establishment. The building exterior would be updated and several new walls would be constructed inside the building, as indicated on the floor plan. The subject property is adjacent to the I industrial district along north, south, and east property boundaries. Across West Main Street to the south is the C3 General Business district, which is occupied by a credit union. The proposed use would be an adult use recreational marihuana retailer. By definition, 'marihuana retailer' is a type of adult use marihuana establishment.

Brian Toma representing Joyology stated he is a retailer who has been approved through the State of Michigan and hopes to open the facility here in Lowell, has two other locations that have been open for over a month now.

Moore went through each of the site plan review standards. He is concerned with the parking. Agreement with the property owner to the left would have to be made to share driveway. Driveway permit from M-DOT would then be required.

All the Commissioners agreed that all the site plan review standards have been met.

Moore then reviewed the Special Land Use Standards.

All the Commissioners agreed that all the Special Land Use Standards have been met.

Moore reviewed the Adult Use Marihuana Establishment Special Land Use Standards.

All the Commissioners agreed that all the Adult Use Marihuana Establishment Special Land Use Standards have been met.

Chair Barker closed the public hearing.

IT WAS MOVED BY BARKER and seconded by CADAWALLADER that they accept the Site Plan for the Joyology Special Land Use at 2399 W. Main Street (PPN 41-20-03-301-022) with all the conditions below met.

ROLL CALL: COMMISSIONER CADWALLADER, COMMISSIONER ELLIS, COMMISSIONER GADULA, COMMISSIONER SCHRAUBEN, AND CHAIR BARKER.

YES: 5. NO: NONE. ABSENT: 2. MOTION CARRIED.

1. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
2. The applicant shall comply with any requirements from the City's Department of Public Works, City Engineer, City Fire Department, City Police Department, or other City officials.
3. The proposed special land use shall comply with all applicable federal, state and local requirements, and copies of all applicable permits shall be submitted to the City.

4. The applicant shall continually comply with applicable ordinances, codes, and requirements of the City of Lowell.
5. The applicant shall include all missing items as required in Section 18.04 B, 17.04 FF (3) and 17.04 FF (4) and noted above in "Completeness of Submission" on the site plan, unless deemed unnecessary by the Zoning Enforcement officer.
6. The applicant shall submit a copy of a provisional license issued by the City of Lowell pursuant to Chapter 28 of the City of Lowell code of ordinances. The facility shall not open until appropriate operating licenses have been obtained from the City of Lowell and the State of Michigan.
7. The applicant shall submit a copy of the state license to operate the marihuana facility to the City.
8. Exterior lighting shall comply with Section 4.24 of the Zoning Ordinance.
9. Signage shall comply with Chapter 20 of the Zoning Ordinance and a sign permit shall be obtained prior to the erection of any signage on the site.
10. The security plan shall address the items outlined in our confidential memo dated July 8, 2020.
11. The applicant shall comply with the landscape standards of Section 4.26 of the Zoning Ordinance, unless specifically waived by the Planning Commission.
12. Plant materials and lawn areas shall be maintained in a healthy condition and be neat and orderly in appearance. If any plant material required by this Ordinance dies or becomes diseased, it shall be replaced.
13. An MDOT driveway permit shall be obtained prior to occupancy.
14. The planning commission may require a cross access easement between the subject property and neighboring properties to the east and west.
15. The trash enclosure shall be depicted on the site plan and shall be secure and locked at all times.
16. The marihuana establishment shall not also sell alcoholic beverages or tobacco products.
17. Parking areas shall be designed so that vehicles do not trespass onto adjacent property. The ADA parking spaces shall be designed to meet ADA minimum standards for parking space dimensions. The Planning Commission may require the applicant seek a shared parking arrangement with a neighboring property to ensure that sufficient parking is provided.
18. The applicant shall submit a copy of a shared access agreement to the City indicating permission to share the existing curb cut on the adjacent property.
19. The marihuana establishment shall comply at all times and in all circumstances with the MTRMA and applicable. Rules for Adult Use Marihuana Establishments, as amended, promulgated by LARA.
20. The applicant shall include a carbon filtration system and maintain negative air pressure in the building to mitigate any odors that may result from the establishment. Doors and windows shall remain closed except for the time needed to allow people to ingress or egress the building.
21. Any chemicals used on the property shall be stored in a secured and locked area.
22. The owner and/or licensee shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The city shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the city upon request.
23. In the event of any conflict, the terms of this ordinance are preempted and the controlling authority shall be the statutory regulations set forth by the MRTMA or the adopted Rules for Adult Use Marihuana Establishments, as amended, promulgated by LARA.
24. The northernmost parking space on the site plan shall be removed to allow for improved vehicular circulation
25. Handicap spaces shall be constructed to ADA standards
26. The applicant shall provide a method to clearly delineate the property line separating the subject parcel with the parcel directly to the west.

b. Public Hearing – Five Lakes Farm, LLC – Special Land Use – 2335 W. Main.

Chair Barker opened the public hearing.

Andrea Hendricks representing 2335 W. Main spoke stating their intentions as grow processors.

Andy Moore with Williams & Works reviewed the site plan and application. Five Lakes Farm, LLC, has submitted an application to construct an adult use marihuana establishment at 2335 W. Main Street. The subject property is located in the I Industrial district and has an area of approximately 3.1 acres in the I industrial district. The I Industrial district is also adjacent to the west, the R3 Multiple Family Residential district is adjacent to the north, the PF Public Facilities district is adjacent to the east, and the C3 General Business district is across Main Street to the south. Currently, the subject property contains four existing buildings, one of which is proposed for the grow and processor facility. This main building is approximately 25,923 square feet. The applicant is proposing to keep the site largely unaltered, but has proposed the following exterior modifications:

- Removal of a nonconforming storage building (approx. 1,400 sq. ft.) along the western property boundary;
- Removal of the east curb cut, in accordance with MDOT requirements;
- A privacy fence along the east property line; and
- Minor landscaping.
-

Two phases are proposed for the project. The first phase would involve the office renovation, northern growing area, and processing area. The second phase would increase grow space into the southeast arm of the building. The applicant is proposing to establish an adult use recreational marihuana establishment that contains four Class C adult-use grow facilities and a processor operation. By definition, "marihuana grower" and "marihuana processor" are types of adult use marihuana establishments.

Moore went through each of the site plan review standards.

All the Commissioners agreed that all the site plan review standards have been met.

Moore then reviewed the Special Land Use Standards.

All the Commissioners agreed that all the Special Land Use Standards have been met.

Moore then reviewed all the Adult Use Marihuana Establishment Special Land Use Standards.

All the Commissioners agreed that all the Adult Use Marihuana Establishment Special Land Use Standards have been met.

Chair Barker then closed the Public Hearing.

IT WAS MOVED BY BARKER and seconded by GADULA to accept the Site Plan for Five Lakes Farm, LLC at 2335 W. Main-Special Land Use (PPN 41-20-03-301-033) with all the conditions below met:

ROLL CALL: COMMISSIONER CADWALLADER, COMMISSIONER ELLIS, COMMISSIONER GADULA, COMMISSIONER SCHRAUBEN, AND CHAIR BARKER.

YES: 5. NO: NONE. ABSENT: 2. MOTION CARRIED.

1. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
2. The applicant shall comply with any requirements from the City's Department of Public Works, City Engineer, City Fire Department, City Police Department, or other City officials.
3. The proposed special land use shall comply with all applicable federal, state and local requirements, and copies of all applicable permits shall be submitted to the City.
4. The applicant shall continually comply with applicable ordinances, codes, and requirements of the City of Lowell.

5. The applicant shall include all missing items as required in Section 18.04 B, 17.04 FF (3) and 17.04 FF (4) and noted above in "Completeness of Submission" on the site plan, unless deemed unnecessary by the Zoning Enforcement officer.
6. The applicant shall submit a copy of a provisional license issued by the City of Lowell pursuant to Chapter 28 of the City of Lowell code of ordinances. The facility shall not open until appropriate operating licenses have been obtained from the City of Lowell and the State of Michigan.
7. The applicant shall submit a copy of the state license to operate the marihuana facility to the City.
8. The applicant shall continually comply with all site development requirements of Section 4.26, unless specifically waived by the Planning Commission.
9. The applicant shall comply with all landscape and screening requirements of Section 4.26, unless specifically waived by the Planning Commission.
10. Plant materials and lawn areas shall be maintained in a healthy condition and be neat and orderly in appearance. If any plant material required by this Ordinance dies or becomes diseased, it shall be replaced.
11. The applicant shall provide two ADA barrier free parking spaces, one of which is van accessible, on the site.
12. Signage shall comply with Chapter 20 of the Zoning Ordinance and a sign permit shall be obtained prior to the erection of any signage on the site.
13. The security plan shall address the items outlined in our confidential memo dated June 24, 2020.
14. The applicant shall submit a signed and notarized copy of the statement of consent to the City.
15. The applicant shall receive approval from and comply with any requirements of MDOT and Lowell Light and Power.
16. Doors and windows shall remain closed, except for the minimum time length needed to allow people to ingress or egress the building.
17. An MDOT driveway permit shall be obtained prior to occupancy.
18. The planning commission may require a cross access easement between the subject property and neighboring properties to the east and west.
19. A trash enclosure, if provided, shall be secure and locked at all times and shown on the site plan.
20. Any fuel, fertilizer, pesticide, fungicide, rodenticide, herbicide, or other substance toxic to wildlife, children, or pets shall be stored in a secured and locked area and be in compliance with State pesticide laws and regulations and be subject to inspection and approval by the Fire Department to ensure compliance with applicable fire codes.
21. The marihuana establishment shall not also sell alcoholic beverages or tobacco products.
22. The marihuana establishment shall comply at all times and in all circumstances with the MTRMA and applicable Rules for Adult Use Marihuana Establishments, as amended, promulgated by LARA.
23. The owner and/or licensee shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The city shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the city upon request.
24. All necessary building, electrical, plumbing, and mechanical permits shall be obtained for any portion of the structure which contains electrical wiring, lighting, and/or watering devices that support the cultivation growing or harvesting of marihuana.
25. In the event of any conflict, the terms of this ordinance are preempted and the controlling authority shall be the statutory regulations set forth by the MRTMA or the adopted Rules for Adult Use Marihuana Establishments, as amended, promulgated by LARA.

26. The proposed fence along the eastern property line shall also be extended along the northerly property line.
27. Loading areas shall be illustrated on the site plan.

8. **STAFF REPORT.**

No reports at this time.

9. **COMMISSIONERS REMARKS.**

Commissioner Schrauben asked if City Council ever put a limit on the number of establishments in the City.

City Manager Michael Burns answered with an explanation.

Chair Barker thanked all the commissioners for getting through a long night.

10. **ADJOURNMENT.**

IT WAS MOVED BY CADWALLADER and seconded by GADULA to adjourn at 9:10 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk

williams&works

engineers | surveyors | planners

MEMORANDUM

To: City of Lowell Planning Commission
Date: September 11, 2020
From: Andy Moore, AICP
Whitney Newberry
RE: 126 S. West Avenue SE

Klosner Properties LLC, represented by Ryan Klosner, has applied for site plan approval to construct a building at 126 S. West Avenue SE (PPN 41-20-02-353-002). The purpose of this memorandum is to review the request pursuant to Chapter 18 Site Plan Review of the City of Lowell Zoning Ordinance.

Background

The subject property has an area of approximately 0.3 acres and has long been a vacant parcel within the C3 General Business district. The site plan indicates that the building's end use will be a marihuana growing establishment and dispensary (microbusiness); however, the applicant has applied first for site plan approval, and intends to erect the building and apply for the adult use marihuana special land use permit at a future date. Therefore, the marihuana use will not be evaluated in this review; rather, a separate special land use application must be submitted and reviewed to evaluate a marihuana microbusiness use in the proposed building. This site plan review is not intended to authorize any land use; rather, it is intended only to evaluate the merits of the building in relation to the site and surrounding area. Unless a special land use permit is subsequently submitted and approved, the building cannot be occupied for any use other than those permitted by right in the C3 General Business district.

It is also worth noting that the site plan shows that the building would be used for "retail" and a majority of the floor area would be used for "warehousing." While retail is permitted in the C-3 district, warehousing is not. The applicant should be mindful of the land uses that are permitted in C-3 and be prepared to demonstrate compliance with the zoning ordinance if the plans for a microbusiness are not fulfilled.



Completeness of Submission

The applicant has submitted site plan documents for review. Section 18.04 B provides a list of information required for a detailed site plan review unless deemed unnecessary by the zoning enforcement officer. We find that the site plan is generally complete for review; however, the following items were not included:

1. Name of the professional individual responsible for the preparation of the site plan. The seal of a professional surveyor is present on the site plan. However, proposed site improvements appear to be hand-drawn over the survey.
2. The size (in acres) of the subject property.
3. The front yard setback.
4. The location of all existing and proposed signs, exterior lighting, curbing, dimensions of a typical parking space, and unloading areas.
5. The existing zoning and use of all properties abutting the subject property.
6. The location, type, and size of all proposed landscaping, and the location, height, and type of existing and proposed fences and walls.
7. Size and location of existing and proposed utilities, including any proposed connections to public sewer or water supply systems.
8. The location and size of all surface water drainage facilities.
9. Existing and proposed topographic contours at a minimum of five (5) foot intervals.

While some of the above items can be considered not pertinent to the application, at a minimum, updated plans should be provided that include items 1, 4, 6, 7, 8, and 9 from the above list.

SITE PLAN REVIEW

Setbacks and Dimensional Requirements. The site plan appears to meet the front, side, and rear setback requirements. The subject property is legally nonconforming in terms of its lot area and width. Section 12.04 requires a minimum lot size of 20,000 square feet and a lot width of 100 feet in the C3 district. The subject property is about 13,000 square feet and has a width of 66 feet. However, the City permits nonconforming lots to be developed in accordance with the underlying zoning district, provided that all applicable setbacks are met.

Landscaping. Landscaping is not included on the site plan. The applicant has submitted a narrative that low impact, drought-tolerant species are proposed with either recycled wood or reflective white marble chips as ground cover. This narrative states the applicant's intent to be environmentally friendly and desire to reduce the building's impact on water needs.

Section 4.26 E(2) requires front yard landscaping in the C-3 district, with a minimum of one canopy tree and three deciduous shrubs for every 30 feet of lot width. Based on the subject

property's width of 66 feet, this equates to two canopy trees and six deciduous shrubs. Additionally, Section 4.26 E(3)(b) requires frontage parking lot landscaping where a parking area faces a public street. This should include either a strip of land at least five feet wide with a solid screen of a hedge, fence, or decorative wall at least three feet tall, or a strip of land 10 feet wide containing at least one canopy tree for each 30 feet in lot width. This strip of land does not appear to be proposed on the site plan between the parking area and West Street. The applicant may satisfy front yard landscaping and frontage parking lot landscaping with the same trees and shrubs, if desired. These should be indicated on the site plan or on a separate landscaping plan.

The Planning Commission may modify the landscape requirements when it finds circumstances that warrant a change in the requirements or in finding that existing landscaping, screening, or existing conditions on the site would be preserved and meet the intent of Section 4.26.

Lighting. The building floor plan includes notes regarding the means of egress illumination. This includes illumination of egress spaces at all times and emergency power in the event of a power supply failure. The locations of exterior building or site lights are not depicted on the site plan. All lighting must comply with Section 4.24, which may be included as a condition of approval.

Parking/Circulation. The applicant is proposing seven parking spaces, including one ADA space. The purpose of this site plan review is to evaluate the building on the site and its potential impacts on the surrounding area. Therefore, a specific land use is not being considered in this application and thus parking requirements are not defined for review. However, because the applicant intends to use the building for retail and warehouse purposes, parking requirements for these uses are considered to ensure the building would be appropriately situated to accommodate parking for future occupancy.

Retail stores require one parking space for each 200 square feet of gross floor area. The site plan indicates that the mercantile portion of the building is 855 square feet, equating to five required spaces. Warehouse uses require one parking space for each 2,000 square feet of gross floor area, with a minimum of four spaces. The site plan notes that the building's storage use is approximately 1,545 square feet, requiring a minimum of four spaces. In total, nine spaces would be required for this building if it is later approved for warehouse and retail uses. Therefore, it is worth noting that additional parking may be required in the future to satisfy future parking requirements.

Signage. Because this review will not authorize a specific land use, signage is not currently proposed and will be addressed in a future application for land use approval.

Site Plan Review Standards. In order to approve a special land use, the Planning Commission must find that each of the standards listed in Section 18.06 would be met. Following are the standards and our remarks on each:

- A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site shall be planned to take into account topography, size

of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.

Remarks: All surrounding properties are in the C-3 General Business district. The applicant is not proposing a specific land use; rather, he has requested approval of the building before land use approval. If the applicant intends to operate a marihuana microbusiness in the building, a separate special land use application is required and this standard will be evaluated again with consideration of this use. In order to ensure any potential uses in the building remain compatible with the surrounding area, the Planning Commission should include a condition of approval that this building cannot be occupied by any use except for those permitted by right in the C-3 General Business district unless special land use approval is received at a future date. Additionally, a condition of approval can require that a certificate of occupancy not be granted until a zoning compliance permit is obtained from the city.

Additionally, utilities to the building are not indicated on the site plan. Considering that the applicant intends to create a marihuana microbusiness, the building may require additional utilities beyond a typical retail or warehouse use. The Planning Commission may discuss the location and size of utilities being connected to the building to ensure the site can adequately provide any proposed services. The Planning Commission may defer to the Township Engineer and Lowell Light & Power in this regard.

- B. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation shall be provided for ingress/egress points and within the site. Drives, streets, and other circulation routes shall be designed to promote safe and efficient traffic operations within the site and at ingress/egress points.

Remarks: A curb cut exists on the property from West Street, although the rest of the property is vacant. The site plan indicates that this curb cut would be used to provide access to the site, although it is unknown if there would be any improvements or resurfacing of this existing concrete. This location appears to provide safe access to the proposed parking area from West Street.

Parking spaces are designated near the front of the building to provide convenient access. Interior vehicular circulation is unknown, as paved areas are not defined on the site plan. Although the parking areas are present, the surface and edge of the lot are not included in the site. The Planning Commission may address this to determine the circulation routes of vehicles.

A sidewalk exists along the property front and connects to adjacent properties. An eight-foot-wide covered porch is also proposed along the building front, which would provide access from the parking area to building ingress/egress locations. Pedestrian circulation is expected to be safe and convenient.

- C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area shall be planned to provide a safe and efficient circulation system for traffic within the City of Lowell.

Remarks: The applicant is proposing to use the existing curb cut on West Street to provide site access. A curb cut at this location is expected to contribute to safe and efficient traffic along West Street. Although is near a curb cut on the adjacent property, but no vegetation would obscure views between the properties. Provided the applicant receives a driveway permit from the City, the Planning Commission may find this standard met.

- D. Removal or alteration of significant natural features shall be restricted to those areas, which are reasonably necessary to develop the site in accordance with the requirements of this ordinance. The planning commission requires that approved landscaping, buffers and/or greenbelts be continuously maintained to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

Remarks: The site plan materials do not indicate the presence of any natural features on the site. A review of aerial imagery indicates that the site is mostly open space, although a few trees may exist near the rear lot line. It is expected that the building would not result in the removal of significant natural features; however, the Planning Commission may inquire whether any trees will be removed from the site.

- E. Satisfactory assurance shall be provided that the requirements of all other applicable ordinances, codes, and requirements of the City of Lowell will be met.

Remarks: A condition of approval can stipulate continual compliance with applicable codes and ordinances.

- F. The general purposes and spirit of this ordinance and the Comprehensive Plan of the City of Lowell shall be maintained.

Remarks: The purpose of the C3 General Business district is to permit a mixture of residential, office, and commercial uses that do not necessarily adhere to the style of downtown buildings. This district offers more automobile-related uses that would not always be compatible with residential uses. The building form and site layout appear to align with the intent of the C3 General Business district.

The City of Lowell's Master Plan was adopted in 2007 and outlines a desired vision for land uses in the City. The subject property is located in the Mixed Use future land use category. The Mixed Use designation is "intended to permit a mixture of residential, office, and commercial land uses but not necessarily in a downtown style building." Although not in a downtown style building, the Plan notes that these areas should still be pedestrian-oriented. The proposed building and subject property appear to maintain the general purposes and spirit of the Ordinance and Master Plan. The Planning Commission may find that this standard is met.

Recommendation

At the September 14th meeting, the Planning Commission should discuss the site plan, application, and carefully consider any comments from the public and the applicant. Subject to those comments, the Planning Commission may approve the application. If the Planning Commission approves the site plan, we suggest the following conditions be included, along with any others deemed necessary:

1. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
2. The applicant shall comply with any requirements from the City's Department of Public Works, City Engineer, Light and Power, or other City officials.
3. The proposed special land use shall comply with all applicable federal, state, and local requirements, and copies of all applicable permits shall be submitted to the City.
4. The applicant shall continually comply with applicable ordinances, codes, and requirements of the City of Lowell.
5. The applicant shall submit an updated site plan containing all site plan items required in Section 18.04 B and identified as missing above unless specifically waived by the zoning enforcement officer.
6. Site landscaping shall comply with the applicable standards of Section 4.26 of the Zoning Ordinance unless specifically modified by the Planning Commission.
7. Any exterior lighting shall comply with the lighting standards of Section 4.24 and 19.03 C of the Zoning Ordinance.
8. The proposed building shall not be occupied by any use except for those permitted by right in the C-3 General Business district unless special land use approval is received at a future date. A certificate of occupancy for the building shall not be granted until a zoning compliance or special use permit is obtained from the city.

Request Number: _____

Filing Fee: _____



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085

APPLICATION FOR SITE PLAN REVIEW

- All drawings must be sealed by an architect, engineer or surveyor unless waived by the Zoning Administrator.
- 15 copies of the site plan must be submitted to the City Manager's office no later than three weeks before the Planning Commission meeting to allow adequate staff review.
- The Planning Commission meets the second Monday of the month at 7:00 p.m. where plans are approved, rejected or modified.
- Preliminary plans may be presented for Planning Commission comment, but no final approval is given until all required conditions are met.
- After approval, public works and building permits must be secured before construction may commence.

1. Street Address and/or Location of Request: 126 S West Ave SE
2. Parcel Identification Number (Tax I.D. No.): #41-20-02-353-002
3. Applicant's Name: Klosner Properties LLC Phone Number (248) 763-2037
Address: 8780 Currie rd Northville MI 48168
Street City State Zip
Fax Number — Email Address RWKLOSNER@gmail.com
BKLOS8780@gmail.com
4. Are You: ☒ Property Owner ☐ Owner's Agent ☐ Contract Purchaser ☐ Option Holder
5. Applicant is being represented by: Ryan Klosner Phone Number (248) 756-0180
Address: 13992 Grand River Dr SE Lowell, MI 49331
6. Present Zoning of Parcel C-3 Present Use of Parcel Vacant
7. Description of proposed development (attach additional materials if needed):
2400 sqft office/warehouse building
40 x 60 x 10 ft eave height

The facts presented above are true and correct to the best of my knowledge.

Signature: [Signature] Date: 8-18-2020

Type or Print Your Name Here: Ryan W. Klosner

Property Owner Approval: As owner I hereby authorize the submittal of this application and agree to abide by any decision made in response to it. [Signature] 8-18-2020
Owner Date

The following 16 points make up the **CHECKLIST** of required information needed on the drawing for final plan approval (unless specifically waived by the Planning Commission). Please go over this **CHECKLIST** with the City Manager and Zoning Administrator before presenting to the Planning Commission.

1. Date, north arrow and scale (not more than 1" = 100', supplementary site plans at a 1" = 50' or larger scale are encouraged)
2. A city locational sketch
3. Legal description and City address of the subject property
4. The size in acres or square feet of the subject property
5. All lot and/or property lines with dimensions, including building setback lines
6. The location of all existing structures within one hundred (100) feet of the subject property's boundary
7. The location and dimensions of all existing and proposed structures on the subject property
8. The location and dimensions of all existing and proposed:
 - Drives
 - curb openings (NOTE: all new openings onto M-21 (Main Street) must receive State Transportation Department approval)
 - sidewalks
 - exterior lighting
 - curbing
 - parking areas (include and delineate the total number of parking spaces showing dimensions of a typical space)
 - unloading areas
 - recreation areas
 - common use areas
 - areas to be conveyed for public use and purpose
9. The location, pavement width and right-of-way width of abutting roads, alleys or easements
10. The existing zoning of all properties abutting the subject project
11. The location of all existing and proposed:
 - landscaping and vegetation
 - location, height and type of existing and proposed fences and walls
12. Proposed cost estimates of all site improvements
13. Size and location of existing and proposed hydrants and utilities including proposed connections to public sewer or water supply systems
14. The location and size of septic and drain fields
15. Contour intervals shown at five (5) foot intervals
16. **FOR RESIDENTIAL DEVELOPMENT**, the following information is required (affixed to the drawing):
 - Net developable area, in acres or in square feet, defined as all areas that could be developed subtracted by lands used or dedicated for existing easements and rights of way
 - The number of dwelling units proposed (by type), including typical floor plans for each type of dwelling
 - The number and location of efficiency and one or more bedroom units
 - Typical elevation views of the front, side and rear of each type of building
 - Dwelling unit density of the site (total number of dwellings / net developable area)

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Kent County Web Map

August 20, 2020



Kent County, MI makes no warranty, expressed or implied, regarding the accuracy, completeness or usefulness of information presented. Users of this information assume all liability for its fitness for a particular use.



SITE IMPROVEMENT COST ESTIMATE

The estimated value of all site improvements is \$25,650.00, exclusive of landscaping. This includes saw cutting of curb and gutter, paving, concrete approach, water and sewer hook ups, striping of parking lot.

Landscaping

We are proposing to utilize low impact, drought tolerant plants with either recycled wood as ground cover or reflective white marble chips in the front areas of the property. Since we are trying to be as environmentally conscious as possible, we will need to verify that the city will allow us some latitude in order to reduce our water imprint for this building.

KLOSNER, LLC

40' x 60' POLE BLDG.

CODES:

2015 MICHIGAN BUILDING CODE- COMMERICAL
2015 MICHIGAN PART 8 ELECTRICAL CODE
2017 NATIONAL ELECTRICAL CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN PLUMBING CODE
2015 MICHIGAN UNIFORM ENERGY CODE

DESIGN CRITERIA

BUILDING END USE: MARIJUANA GROWING AND DISPENSARY
USE GROUP CLASSIFICATION: BUSINESS
TYPE OF CONSTRUCTION: VB
FLOOR AREA: 40'-0" x 60'-0"; 2,400 SFT.
LEAN-TO AREA: 8'-0" x 40'-0"; 320 SFT.
TOTAL AREA: 2,720 SFT
ALLOWABLE BUILDING AREA, N.S.: 9,000 SFT.
ROOF SLOPE: 4/12
LEAN-TO ROOF SLOPE: 1/12
GROUND SNOW LOAD: 35 PSF.
ROOF SNOW LOAD (FLAT) Pf: 24.5 PSF.
ROOF SNOW LOAD (SLOPED) Ps: 20.0 PSF, MIN. SNOW LOAD
SNOW DRIFT LOADS WERE INCLUDED IN LEAN-TO DESIGN
TOP CHORD DL: 3 PSF.
BOTTOM CHORD DL: 10 PSF.
RISK CATEGORY: II
SNOW EXPOSURE FACTOR, Ce: 1.0
SNOW IMPORTANCE FACTOR, Is: 1.0
ROOF SLOPE FACTOR, Cs: 0.94
TERRIAN CATEGORY: "B"
THERMAL FACTOR, Ct: 1.0
ULTIMATE WIND SPEED, Vult: 115 MPH
NOMINAL DESIGN WIND SPEED, Vasd: 89 MPH
WIND IMPORTANCE FACTOR, Iw: 1.0
DESIGN WIND LOAD: 19.4 PSF.
SEISMIC CATEGORY: "A"
SEISMIC IMPORTANCE FACTOR: 1.0
ALLOWABLE SOIL BEARING CAPACITY: 3000 PSF.
DEFLECTION LIMITS:
SECONDARY ROOF STRUCTURAL MEMBERS SUPPORTING
FORMED METAL ROOFING, DESIGN LL DEFL. < /= 1/150
SECONDARY WALL MEMBERS SUPPORTING FORMED METAL
SIDING, DESIGN WIND LOAD DEFL. < /= 1/90
BEAMS AND HEADERS: 1/240

ENERGY EFFICIENCY

CLIMATE ZONE: 5A
ATTIC INSULATION: R-38
WOOD FRAMED WALLS: R 20
SLABS: R 10 FOR 24 "

PROJECT NOTES

1. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE REMOVED FROM THE LOCATION WHERE THE SLAB AND/OR THE FOOTINGS WILL BE CONSTRUCTED.
2. FOOTINGS ARE DESIGNED TO BEAR ON NATURAL MATERIALS OR GRANULAR FILL. A 12" SAND BASE, MINIMUM, CONSISTING OF WELL GRADED SAND OR GRAVELLY SAND WITH LITTLE OR NO FINES SHALL BE PLACED ON A PREPARED SURFACE AND COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB.
3. 28 DAY COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,500 PSI. CONCRETE FORM WORK SHALL BE SQUARE AND ACCURATE TO THE DIMENSIONS SHOWN ON THE PLAN. THE SLAB SURFACE IS TO BE STEEL TROWELED AND FREE OF VOIDS AND TROWEL MARKS.
4. ALL CONCRETE REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, ANCHOR BOLTS ASTM A 307, GRADE A. REINFORCING STEEL SHALL BE FREE OF RUST, BENT AROUND CORNERS AND CONTINUOUS WITH 12" LAPS. REINFORCEMENT LAPS MAY BE NONCONTACT WITH A MINIMUM CLEARANCE OF 3".
5. LUMBER IN CONTACT WITH CONCRETE PRODUCTS SHALL BE PRESSURE TREATED WITH CHEMICAL PERSERVATIVE.
6. INSULATION INSTALLED AROUND THE PERIMETER OF THE FOUNDATION SHALL BE RIGID CLOSED-CELL EXTRUDED POLYSTYRENE THERMAL BOARD INSULATION COMPLYING WITH ASTM C 578-92. VERTICAL INSULATION AND NONBEARING HORIZONTAL INSULATION CAN BE TYPE IV, DENSITY 1.6 LBS./CU. FT. COMPRESSIVE STRYFOAM BRAND SQUARE EDGE, STRENGTH 25 PSI.
7. VERTICAL INSULATION PLACED ALONG THE EXTERIOR EDGE OF THE SLAB-ON-GRADE SHALL HAVE A OPAQUE AND WATER RESISTANT PROTECTIVE COVERING. THE PROTECTIVE COVERING, FLASHING, SHALL BE COMPARIBLE WITH THE INSULATION MATERIAL AND EXTEND A MINIMUM OF 6" BELOW FINISHED GRADE. EXTERIOE HORIZONTAL INSULATION SHALL HAVE A MINIMUM OF 10" OF SOIL COVER.
8. THE ELEVATION OF THE TOP OF SLAB SHALL BE ESTABLISHED ON SITE WITH THE OWNER TO ENSURE SURFACE WATER DRAINS AWAY FROM THE BUILDING FOUNDATION.
9. CONTROL JOINTS: SAW CUT 20' O.C. MAXIMUM.
CONSTRUCTION JOINTS: PROVIDE AND INSTALL #4 REBAR 2' O.C., 12" MINIMUM EMBEDMENT EACH POUR.

GENERAL NOTES

1. OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.
2. WHEN CONTRADICTION OCCURS BETWEEN PLANS AND SPECIFICATIONS AND/OR ERRORS ARE FOUND IN EITHER, THE CONTRACTOR/OWNER SHALL OBTAIN CLARIFICATION FROM THE ENGINEER OF RECORD BEFORE CONTINUING WITH CONSTRUCTION.
3. CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE PLANS AS APPROVED BY THE KENT COUNTY CODE COMMISSION AND CITY OD LOWELL, MI IF REQUIRED.
4. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS DIG". CALL 811.
5. THESE PLANS ARE FOR FOUNDATION AND BUILDING CONSTRUCTION. THE OWNER/CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE BUILDING PERMIT.
6. ALL OTHER CONTRACTORS INVOLVED IN THE CONSTRUCTION OF THIS PROJECT, WILL BE REQUIRED TO PROVIDE THE NECESSARY INFORMATION TO THE CODE COMMISSION, AS IT RELATES TO THEIR TRADE, IN ORDER TO SECURE A WORK PERMIT FOR THIS PROJECT.
7. THE ENGINEER OF RECORD AND THE CODE COMMISSION SHALL BE ADVISED OF STRUCTURAL CHANGES WHICH MAY COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING.
8. DO NOT SCALE DIMENSIONS FROM PLAN. DIMENSIONS SHALL BE AS INDICATED ON DRAWINGS. CONTRACTOR AND/OR OWNER SHALL CONTACT THE ENGINEER OF RECORD FOR CLARIFICATION OF DISCREPANCES OR QUESTIONS. ALL DIMENSIONS ARE FROM FACE OF STUDS OR FACE OF FOUNDATION UNLESS OTHERWISE NOTED.

INDEX TO PLANS

COVER SHEET	C1.0
FOUNDATION PLAN	S1.0
BUILDING SECTION DETAIL A-A	S2.0
LONGITUDINAL SECTION B-B	S3.0

OWNER:
KLOSNER, L.L.C. LOWELL, MI. 49331

DATE:
2/13/2020
SHEET NO.
C1.0

PROJECT: KLOSNER, LLC
40' x 60' POLE BARN
8' x 40' LEAN-TO

COVER SHEET

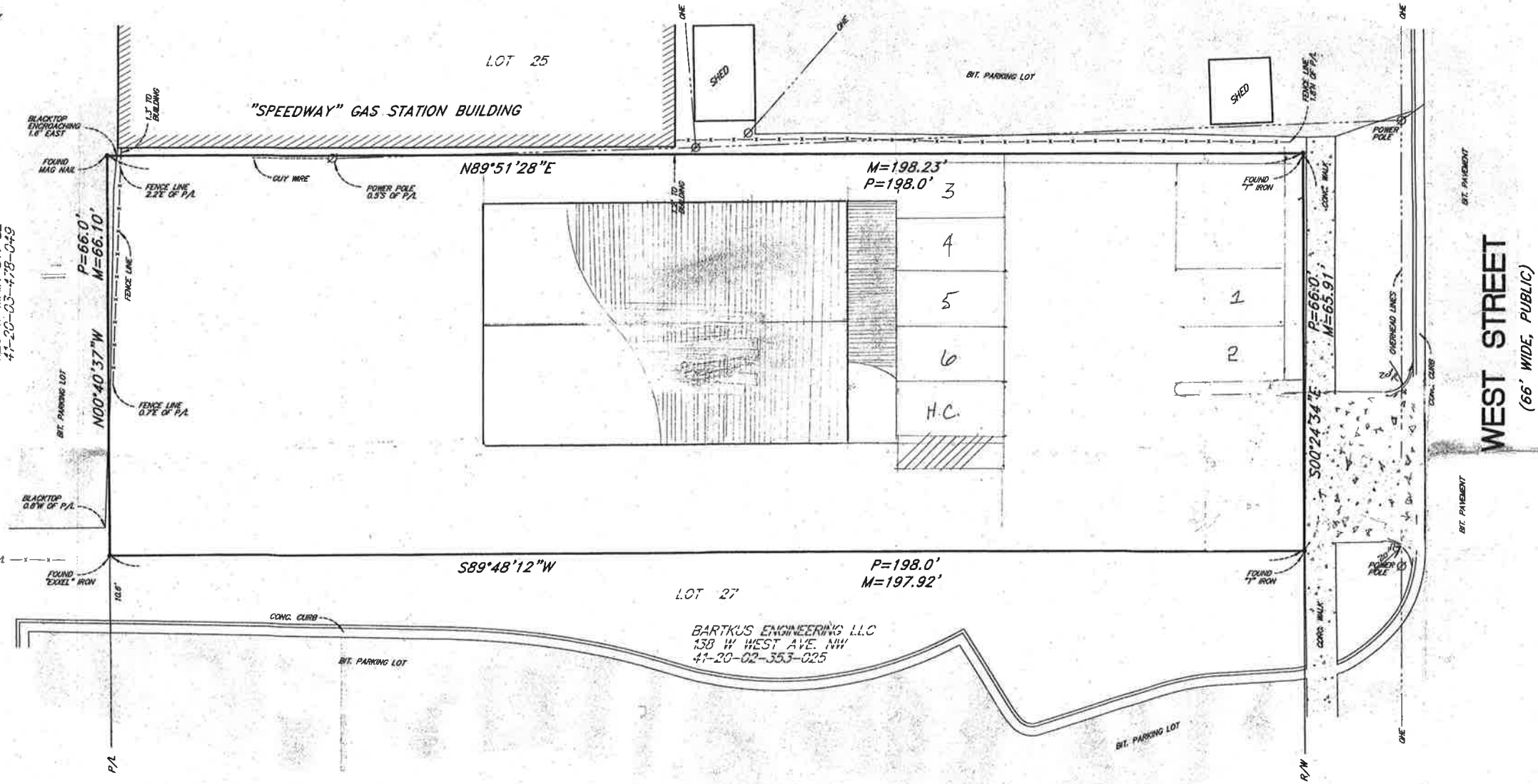


JACOBETTI ENGINEERING
1321 EVERGREEN DR.
IRON MOUNTAIN MI. 49801
(906) 779-1332

- LEGEND
- o - IRON STAKE - SET
 - - IRON PEG
 - - IRON STAKE
 - R - RECORDED DIMENSION
 - P - PLATTED DIMENSION
 - M - MEASURED DIMENSION
 - C - CENTER LINE
 - CC - CORNER ON CONCRETE
 - EB - EDGE OF BITUMINOUS
 - EC - EDGE OF CONCRETE
 - EO - EDGE OF GRAVEL
 - S - SPOT ELEVATION
 - GR - GROUND ELEVATION
 - OTR - FLOW LINE OF OUTLET
 - ONE - OVERHEAD ELECTRIC/UTILITY LINE
 - S - LIGHT POLE
 - - EX. CONTAINMENT LINE
 - X-X - FENCE LINE
 - CONC - CONCRETE
 - BT - BITUMINOUS PAVEMENT
 - ENR - PROPERTY LINE ENCROACHMENT
 - UTL - UTILITY
 - ELEC - ELECTRIC
 - RET - RETAINING WALL
 - P/L - PROPERTY LINE
 - PHIL - PAVEMENT
 - W.S. - WATER SERVICE LATERAL
 - RM - RENDAMANT
 - W.V. - WATER VALVE
 - HYD - FIRE HYDRANT
 - CB - CATCH BASIN
 - MAN - MANHOLE

SPEEDWAY SUPER AMERICA LLC
1004 W MAIN ST
41-20-02-353-012

LOT 25
"SPEEDWAY" GAS STATION BUILDING



To: First American Title Insurance Company and Bowne Construction Corporation, a Nevada Corporation.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 8, 9, 13, 16, and 18 of Table A thereof. The field work was completed on August 22, 2018.

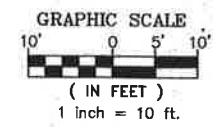
Kevin Roosen, PS#31604

Date: August 23, 2018



LEGAL DESCRIPTION FROM FIRST AMERICAN TITLE POLICY NO. 821045:
Lot(s) 26 of SWEET & SMITH'S ADDITION, City of Lowell, Kent County, Michigan, according to the plat thereof recorded in Liber 7 of Plats, Page 13 of Kent County Records.

NOTE:
1. According to FEMA FIRM map dated May 16, 1983, community panel no. 260108 0001 B, subject parcel lies in Zone B, which is described as areas lying between the 100 year flood plain and 500 year flood plain zones.



REVISIONS	
DATE: AUGUST 23, 2018	REVISIONS
DRAWN BY: KR	
APPROVED BY: KR	
DATE: AUGUST 23, 2018	
REVISIONS	
Serving the needs of our clients since 1887	
Roosen & Associates SURVEYING AND ENGINEERING	
3005 PLANKFIELD AVE. NE LOWELL, MI 49331	
TEL: (616) 361-7255 FAX: (616) 361-1822	
ALTA/NSPS LAND TITLE SURVEY 126 S WEST STREET SE SWEET AND SMITH'S ADD. CITY OF LOWELL, KENT CO., MI.	
CLIENT: SHAWN BOWNE BOWNE CONSTRUCTION 806 N WASHINGTON ST. LOWELL, MI 49331	
PROJECT NO. 181056	
SHEET 1 of 1	

Building Code Summary

Site Address:	126 S. West Avenue SE Lowell, Michigan
Project Description:	This project involves the construction of a 2,400 sq. ft., one-story pole barn structure.
Local Jurisdiction:	City of Lowell, Michigan
Applicable Building Code:	Michigan Building Code 2015 (MBC) Accessibility Code ANSI/ICC 117.1-2009
Use Group Occupancy:	M (Mercantile per MBC 309.1) S-1 (Storage per MBC 311.1) Building governed as Non-separated (M) per MBC 508.3
Construction Type:	Type V-B (Combustible)
Automatic Sprinkler System:	Non-Sprinkled
Gross Building Floor Area:	855 sq ft - Mercantile (M) Area 1,545 sq ft - Storage (S-1) Area Total building sq ft = 2,400 sq ft
Allowable Floor Area:	Allowable Area (MBC 503 - Table 508.2): 9,000 sq ft (M - base allowable) Frontage Increase (MBC 508.3): 0 sq ft Total Allowable Area: 9,000 sq ft
Proposed Building Height:	Building Height (MBC 503): 17'-6 1/2" / 1 Story Allowable Height (MBC 504 - Table 504.3 & 504.4): 40'-0" / 1 Story
Fire Rated Separation:	None Required
Fire Rated Exterior Walls:	None Required - Table 602 - Separation Distance 10' < X < 30'
Fire Alarm System:	None Required
Fire Extinguishers:	Must be located within 75' of every location within the building. Rated 3A:40BC per NFPA 10 and IFC 808.
Relaxed Character and Braille Exit Signs:	Provided at each door to an area of refuge, an exterior area for assisted rescue, an exit stairway, an exit ramp, an exit passageway and the exit discharge per MBC 1013.1.
Draftstopping:	Draftstopping not required; no attic compartments greater than 3,000 sq ft per MBC 716.4.3.
Smoke and Heat Vents:	Not required
Interior Wall/Ceiling Finishes:	All interior wall and ceiling finishes shall maintain the following per MCB 803.1.1 and Table 803.1.1: At rooms and enclosed spaces: (Class C) Flame spread Index 0-200 Smoke Developed Index 0-400
Maximum Common Path of Egress:	M: 75'-0" w/o sprinkler system per MBC Table 1008.2.1
Maximum Exit Access Travel Distance:	M: 200'-0" w/o sprinkler system per MBC Table 1017.2
Building Occupant Load:	Mercantile (M) Area (1/80 gross) - 625 sq ft = 10.4 occupants Storage (S-1) Area (1/200 gross) - 1,074 sq ft = 5.37 occupants TOTAL: 16 occupants
Plumbing Fixture Count-Required/Provided:	1 Unisex Restroom w/ 1 WC, 1 Lav (ADA Accessible fixtures) 1 Hi-Lo Drinking Fountain (DF) 1 Mop Sink (MS)

Codes Implemented

Building:
2015 MICHIGAN BUILDING CODE
Energy Code:
2015 COMMERCIAL MICHIGAN UNIFORM ENERGY CODE
Mechanical:
2015 MICHIGAN MECHANICAL CODE
Electrical:
2017 MICHIGAN ELECTRICAL CODE
Fire/Life Safety Code:
2015 INTERNATIONAL FIRE CODE
Accessibility:
ICC/ANSI 117.1-2009
Plumbing:
2015 MICHIGAN PLUMBING CODE

Means of Egress Illumination (Commercial Tenant Spaces)

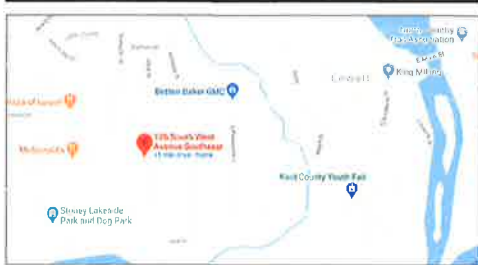
- 1008.2 - Illumination required. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.
- 1008.2.1 - Illumination level. The means of egress illumination level shall not be less than 1 footcandle (11 lux) at the walking surface.
- 1008.3 - Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:
- 1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:
1. Aisles.
 2. Corridors.
 3. Exit access stairways and ramps.
- 1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:
1. Interior exit access stairways and ramps.
 2. Interior and exterior exit stairways and ramps.
 3. Exit passageways.
 4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.
 5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.
- 1008.3.3 Rooms and spaces. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:
1. Electrical equipment rooms.
 2. Fire command centers.
 3. Fire pump rooms.
 4. Generator rooms.
 5. Public restrooms with an area greater than 300 square feet (27.87 m²).
- The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.

Project Team

OWNER Klosner Properties, LLC 8780 Currie Road Northville, MI 48168	CONSTRUCTION MANAGER Bowne Construction Corp. 2531 W. Main Street Lowell, MI 49331 Phone: (616) 965-2345 Contact: Shawn Bowne sbowne@bowneconstruction.com
ARCHITECTURE Dixon Architecture 523 Ada Drive SE #200 PO Box 404 Ada, MI 49301 Phone: (616) 682-4570 Contact: Ken Dixon ken@dixonarch.com	STRUCTURAL ENGINEERING Jacobatti Engineering 1321 Evergreen Drive Iron Mountain, MI 49801 Phone: (908) 779-1332 Contact: Colin Jacobatti

CIVIL ENGINEERING
TBD

Vicinity Map



Klosner Pole Barn

126 S. West Avenue SE | Lowell, MI

Review Set: 4/6/2020

dixon
ARCHITECTURE
523 Ada Drive SE, Suite 200
PO Box 404
Ada, MI 49301
p. (616) 682-4570
www.dixonarch.com

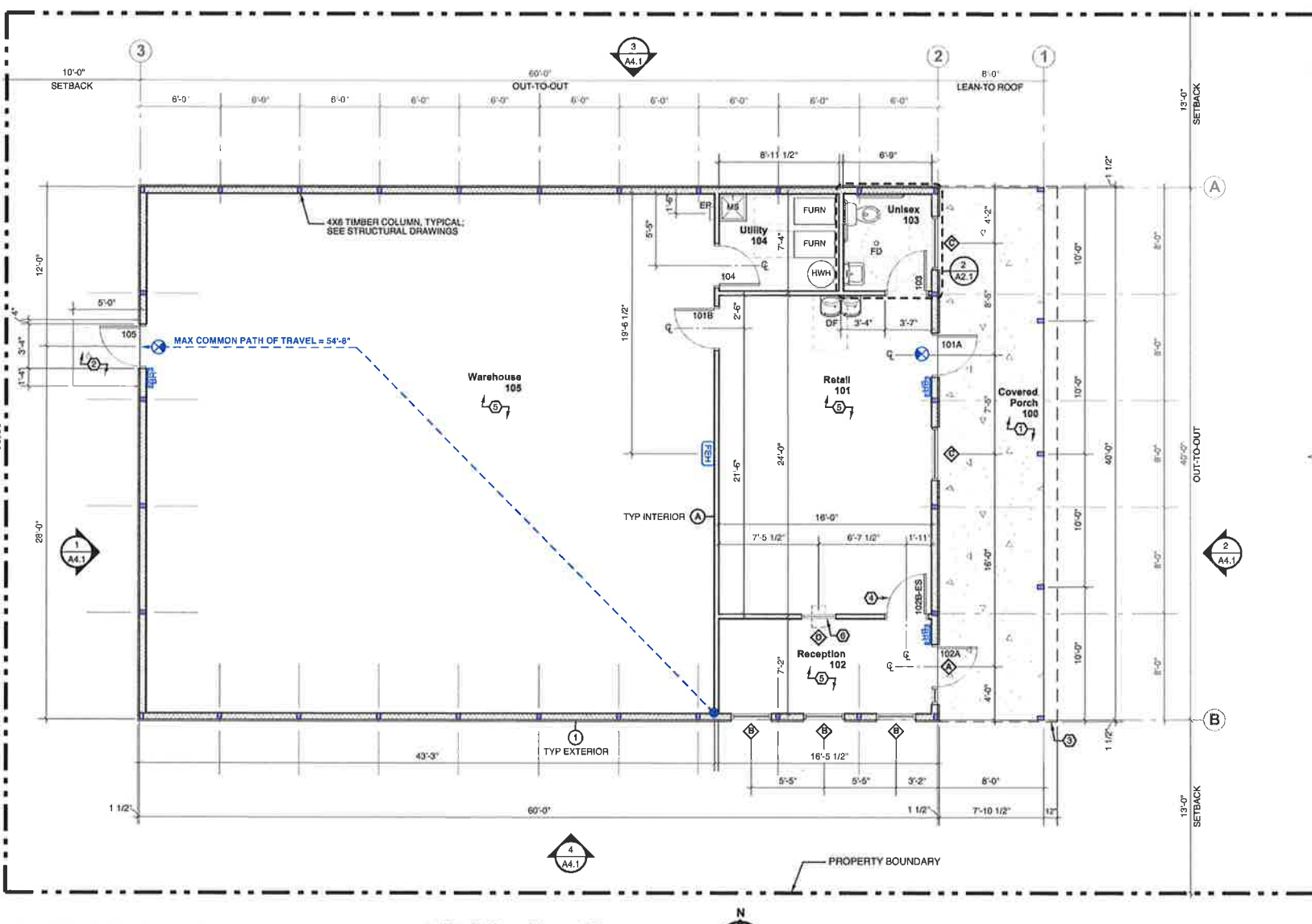
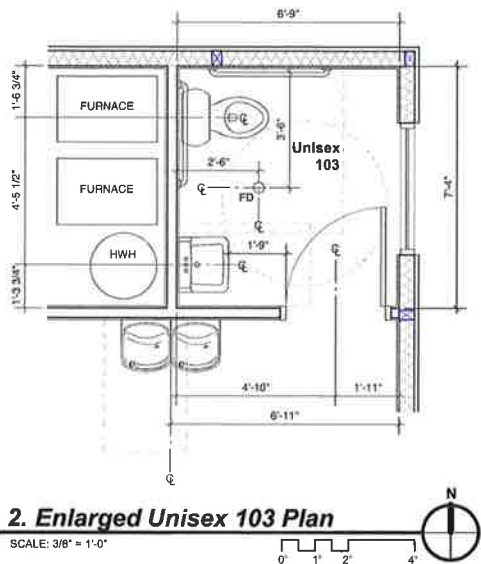
Klosner Pole Barn
126 S. West Avenue SE
Lowell, Michigan
Code Summary & Building Floor Plan

Made in Michigan

Revisions:
Review Set: 4/6/20

Project No: 220010
Issue Date: 4/6/20
Reviewer: KCD
Drawn By: KCD/PJH

A2.1



Fire Life-Safety Legend

- EMERGENCY EXIT SIGNAGE
- FIRE EXTINGUISHER ON WALL MOUNT HANGER
- RAISED CHARACTER AND BRAILLE EXIT SIGNAGE

1. Building Floor Plan

SCALE: 3/16" = 1'-0"
BUILDING AREA: 2,400 SQ FT

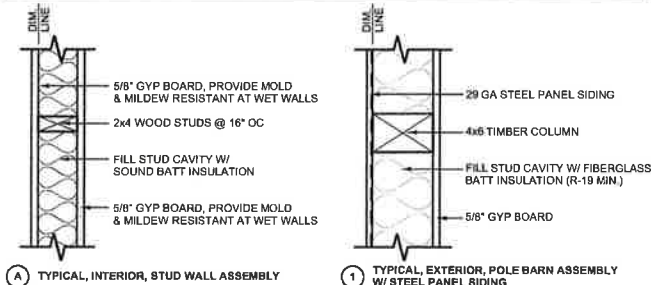
Floor Plan Legend

- MP MOP SINK
- FD FLOOR DRAIN
- EP ELECTRICAL PANEL
- DF DRINKING FOUNTAIN

Building Floor Plan Key Notes

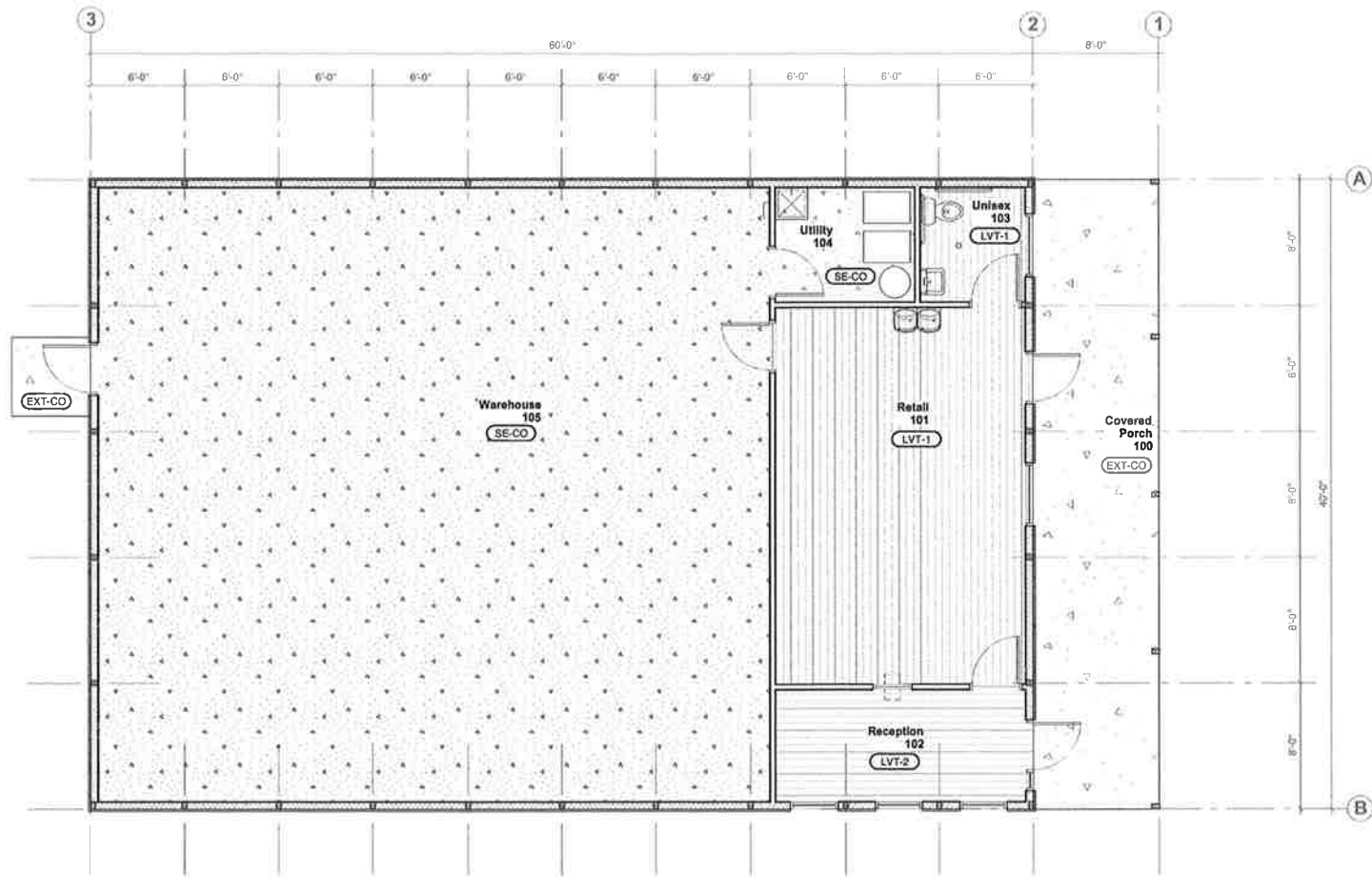
- 40' X 8' CONCRETE PORCH AT EAST SIDE OF BUILDING; SLOPE 2% AWAY FROM BUILDING FOR PROPER DRAINAGE.
- 5' X 5' CONCRETE STOOP AT WEST SIDE OF BUILDING; SLOPE 2% AWAY FROM BUILDING FOR PROPER DRAINAGE.
- ROOF CANOPY OVERHEAD; SEE EXTERIOR ELEVATIONS ON SHEET A4.1. SEE STRUCTURAL DRAWINGS FOR WALL SECTIONS.
- PROVIDE ELECTRIC STRIKE FOR DOOR OPERATION BETWEEN RETAIL 101 AND PURCHASING 102.
- INSTALL 4" REINFORCED CONCRETE SLAB THROUGHOUT; PROVIDE CONTROL JOINTS PER STRUCTURAL ENGINEER'S RECOMMENDATION.
- 30" X 4" TRANSACTION WINDOW WITH DRAWER; SET SILL AT 34" ABOVE FLOOR FINISH (AFF).
- GENERAL NOTE: INSTALL ON DEMAND HEATER FOR SINK IN RESTROOM AND MOP SINK.

Wall Compositions



General Notes

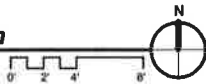
- UNLESS NOTED OTHERWISE, ALL INTERIOR PARTITION WALLS SHALL BE CONSTRUCTED OF 2x4 WOOD STUDS @ 16" OC W/ SOUND ATTENUATION BATTS AND 5/8" GYP BOARD EACH SIDE.
- REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL MATERIALS.
- PROVIDE GYP. BD CONTROL JOINTS @ 30' O.C. MAXIMUM AT WALL PARTITIONS AND CEILINGS.
- ALL WOOD FRAMING THAT COMES IN CONTACT WITH DISSIMILAR MATERIAL SHALL BE TREATED TO RESIST DECAY AND/OR HAVE A BARRIER TO PREVENT MOISTURE TRANSMISSION.
- ALL METAL TO METAL CONNECTIONS SHALL BE SUCH AS TO AVOID DISSIMILAR METAL GALVANIC CORROSION.
- FLOOR DRAINS, UNLESS REQUIRED OTHERWISE, SET ALL FLOOR DRAINS 1" BELOW FLOOR LINE AND PITCH FROM 24" RADIUS.
- UNLESS INDICATED OTHERWISE, FLOOR MATERIAL CHANGES SHALL OCCUR BENEATH DOORS OR THRESHOLDS.
- WHERE OPENINGS IN INTERIOR PARTITIONS OCCUR (INCLUDING DOORS AND WINDOWS), CONSTRUCTION ABOVE OPENINGS SHALL MATCH ADJACENT CONSTRUCTION IN FINISH AND FIRE RATING.



Floor Finish Legend			
	SE-CO INTERIOR CONCRETE SLAB - CLEAN & SEAL		EXT-CO EXTERIOR CONCRETE SLAB SLOPED FOR DRAINAGE
	LVT-1 LUXURY VINYL TILE AT EMPLOYEE AREAS MANUFACTURER: TBD COLOR & STYLE: TBD		LVT-2 LUXURY VINYL TILE AT CUSTOMER AREAS MANUFACTURER: TBD COLOR & STYLE: TBD

1. Floor Finish Plan

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



General Notes

1. REFER TO FLOOR PLANS FOR ALL BUILDING DIMENSIONS.
2. REFER TO A6.1 FOR FINISH SCHEDULES.
3. FOR ALL SITE WORK, INCLUDING SIDEWALKS AND LANDSCAPING, REFER TO CIVIL DRAWINGS.
4. GYPSUM BOARD TO BE MOLD, MILDEW & MOISTURE RESISTANT AT ALL WET WALL LOCATIONS.
5. UNLESS NOTED OTHERWISE, FLOOR FINISH TRANSITIONS WILL OCCUR AT DOOR THRESHOLDS.
6. ALL WALLS TO BE PAINTED, UNLESS NOTED OTHERWISE.
7. ALL WINDOW SILLS TO BE PAINTED BIRCH WOOD.

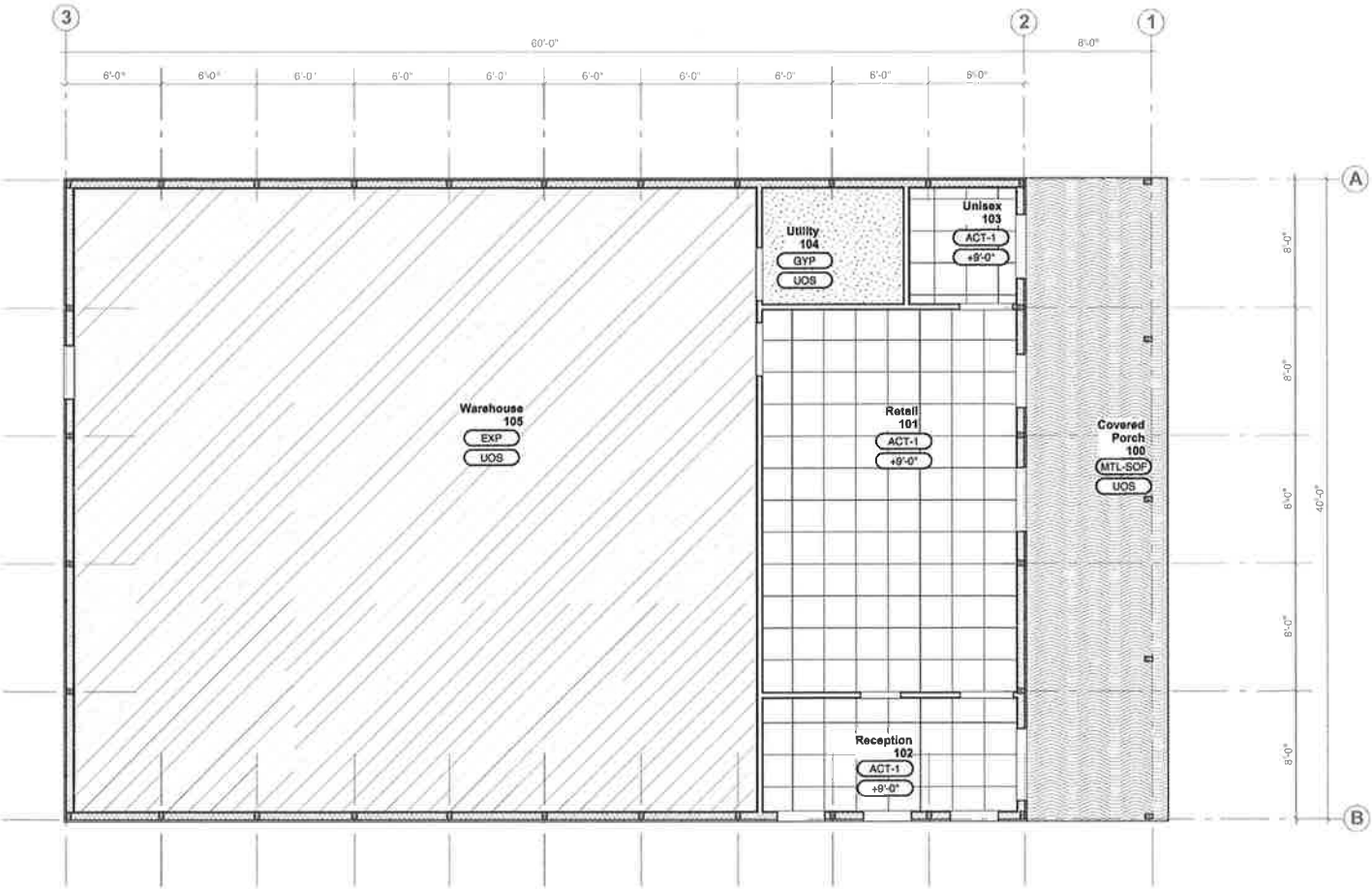
Klosner Pole Barn
126 S. West Avenue SE
Lowell, Michigan
Reflected Ceiling Plan



Revisions:
Review Set: 4/6/20

Project No: 220010
Issue Date: 4/6/20
Reviewer: KCD
Drawn By: KCD/PJH

A3.2



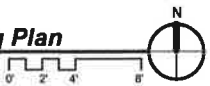
Ceiling Finish Legend			
	ACT-1 ACOUSTICAL CEILING TILE MANUFACTURER: TBD COLOR & STYLE: TBD		GYP GYP, BOARD, PAINTED. PAINT COLOR TBD.
	MTL-SOF (EXTERIOR) METAL SOFFIT ABOVE. SEE ENLARGED DETAILS. FINISH COLOR: WOOD GRAIN		EXP EXPOSED TO UNDERSIDE OF STRUCTURE PAINT COLOR TBD.

General Notes

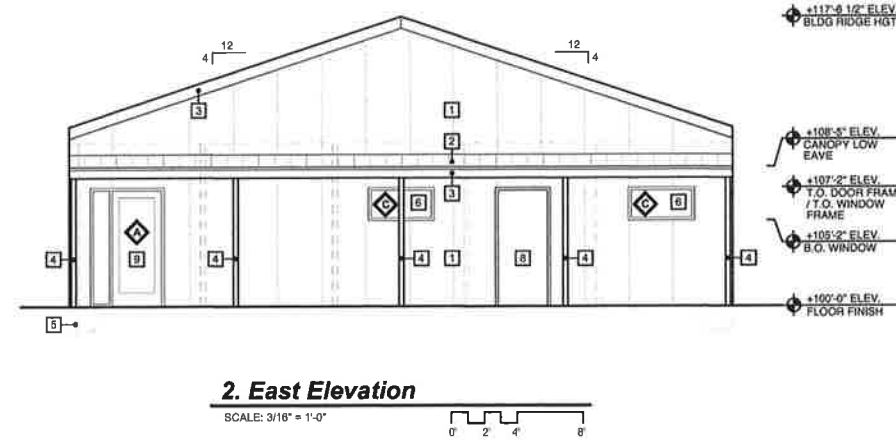
1. REFER TO FLOOR PLAN 1/A2.1 FOR BUILDING DIMENSIONS.
2. REFER TO A6.1 FOR FINISH SCHEDULES.
3. FOR ALL SITE WORK, INCLUDING SIDEWALKS AND LANDSCAPING, REFER TO CIVIL DRAWINGS.
4. GYP BOARD TO BE MOLD, MILDEW & MOISTURE RESISTANT AT ALL WET WALL LOCATIONS.
5. ALL GYP BOARD CEILINGS TO BE PAINTED, UNLESS NOTED OTHERWISE.
6. REFER TO MECHANICAL DRAWINGS FOR ALL MECHANICAL EQUIPMENT LOCATIONS AND/OR CEILING PENETRATIONS.
7. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHT TYPES, LOCATIONS & LEVELS PRIOR TO PROCUREMENT.

1. Reflected Ceiling Plan

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



1. ALL DOOR HARDWARE MUST COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS.
2. CLOSERS AND LOCKSETS SHALL MEET ADA REQUIREMENTS PER ANSI A117-1:2009.
3. EXTERIOR DOORS TO HAVE A MAXIMUM PUSH/PULL PRESSURE OF 8.5 LBS. INTERIOR DOORS TO HAVE A MAXIMUM PUSH/PULL PRESSURE OF 5 LBS.
4. ALL LOCKSETS TO BE KEVED SEPARATELY.
5. EGRESS DOORS TO BE MAINTAINED OPEN DURING BUSINESS HOURS AND SHALL REQUIRE NO SPECIAL KNOWLEDGE, TOOLS OR OPERATION TO OPEN OR UNLOCK.
6. THRESHOLD HEIGHT (1/2"-INCH MAXIMUM).
7. MANUALLY OPERATED EDGE OR SURFACE-MOUNT FLUSH BOLTS ARE PROHIBITED @ ALL DOUBLE DOORS.
8. ALL MAIN DOORS FOR THIS BUILDING SHALL MEET THE ACCESSIBILITY REQUIREMENTS, INCLUDING PUBLIC AND PRIVATE CIRCULATION PATHS, OFFICES, RESTROOMS, COMMON AREAS AND STAIRWAYS.
9. DOOR LATCHES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FINGERING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE LATCHES SHALL BE 5 LBS. MAXIMUM.
10. A SMOOTH SURFACE, BOTTOM RAIL, THAT IS A MINIMUM OF 10-INCHES SHALL BE PLACED ON THE PUSH SIDE OF ALL FULL LITE DOORS.
11. PROVIDE TACTILE SIGNAGE (ADA RAISED CHARACTER AND BRAILLE) AT EACH EXTERIOR EXIT DOOR STATING "EXIT". REFER TO FIRE-LIFE SAFETY PLANS FOR SIGNAGE DETAILS AND REQUIREMENTS.



SCALE: 1/4" = 1'-0" (T) = TEMPERED / SAFETY GLAZING



RM #	ROOM NAME	DOOR				FRAME		FIRE	LOCKSET	NOTES
		SIZE	TYPE	THICK	MAT'L	TYPE	MAT'L			
101A	RETAIL	3'-0" X 7'-0"	A	1-3/4"	HM	1	HM	-	1	
101B	RETAIL	3'-0" X 7'-0"	A	1-3/4"	HM	1	HM	-	2	
102A	RECEPTION	3'-0" X 7'-0"	B	1-3/4"	AL	1	AL	-	3	SEE 'A' IN THE WINDOW SCHEDULE
102B	RECEPTION	3'-0" X 7'-0"	A	1-3/4"	HM	1	HM	-	4	
103	UNISEX RESTROOM	3'-0" X 7'-0"	A	1-3/4"	HM	1	HM	-	5	
104	UTILITY	3'-0" X 7'-0"	A	1-3/4"	HM	1	HM	-	2	
105	WAREHOUSE	3'-0" X 7'-0"	A	1-3/4"	HM	1	HM	-	1	

ADDITIONAL DOOR NOTES:

1. ALL DOORS SHALL BE ADA LEVER TYPE; CONTRACTOR TO VERIFY HARDWARE STYLE / FINISH WITH OWNER PRIOR TO ORDER AND INSTALLATION
2. CONTRACTOR TO VERIFY ALL DOOR KEYING WITH OWNER PRIOR TO ORDER AND INSTALLATION
3. ALL HOLLOW METAL DOOR FRAMES TO BE WELDED FRAMES

SET # 1 (Typical Exterior Man Door)

QTY.	ITEM	MODEL NO.	STYLE	MANUFACTURER
3 EA	HINGE, BALL BEARING	PROVIDED BY MANUF.		
1 EA	PUSH/PULL	PROVIDED BY MANUF.		
1 EA	DEAD BOLT W/ THUMB TURN	PROVIDED BY MANUF.		
1 EA	PIVOTS	PROVIDED BY MANUF.		
1 EA	WEATHER STRIP W/ SWEEP	PROVIDED BY MANUF.		
1 EA	THRESHOLD	PROVIDED BY MANUF.		
1 EA	CLOSER	PROVIDED BY MANUF.		

SET #2 (Interior Passage Door with Lock)

QTY.	ITEM	MODEL NO.	STYLE	MANUFACTURER
3 EA	HINGE	68B1 4.5 x 4.5	613	IVES
1 EA	STOREROOM LOCK	AL60P JUP	613	SCHLAGE
1 EA	SURFACE CLOSER	1450 RWIPA	095	LGN
1 EA	KICK PLATE	8400 10" x 2" LDW B-CS	613	IVES
1 EA	WALL STOP	WS406/407CCV	613	IVES
1 EA	SILENCER	SR#4	613	IVES

SET # 3 (Exterior Alumn. Storefront Door)

QTY.	ITEM	MODEL NO.	STYLE	MANUFACTURER
1 EA	CONT HINGE	112HD	613	IVES
1 EA	PANIC HARDWARE	9847-EO	613	VON
1 EA	RIM CYLINDER	20-057	613	SCHLAGE
1 EA	90 DEG OFFSET PULL	8190HD 10" O	613	IVES
1 EA	SURFACE CLOSER	4050 SCUSH	695	LCN
1 EA	DOOR SWEEP	C627A	CL	NGP
1 EA	THRESHOLD	425	AL	NGP
1 EA	WEATHERSTRIP BY DOOR/FRAME MANUFACTURER			

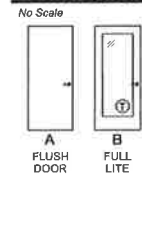
SET #4 (Interior Passage Door with Lock)

QTY.	ITEM	MODEL NO.	STYLE	MANUFACTURER
3 EA	HINGE	5B81 4.5 X 4.5	613	IVES
1 EA	ELECTRIC STRIKE LOCK	AL80PD JUP	613	SCHLAGE
1 EA	SURFACE CLOSER	1458 RW/PA	605	LCN
1 EA	KICK PLATE	8400 10" X 2" LDW B-CS	613	IVES
1 EA	WALL STOP	WS406/407CCV	613	IVES
1 EA	SILENCER	SR64	613	IVES

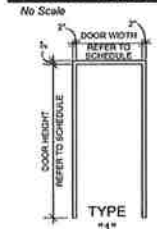
SET #5 (Private Restroom)

QTY.	ITEM	MODEL NO.	STYLE	MANUFACTURER
3 EA	HINGE	5BB1 4.5 x 4.5	640	IVES
1 EA	PRIVACY SET	F40 ACC 716	716	SCHLAGE
1 EA	SURFACE CLOSER	4050 RW/PA	695	LCN
1 EA	WALL STOP	WS406/407 CCV	US10B	IVES

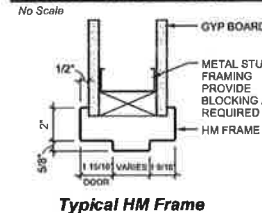
Door Types



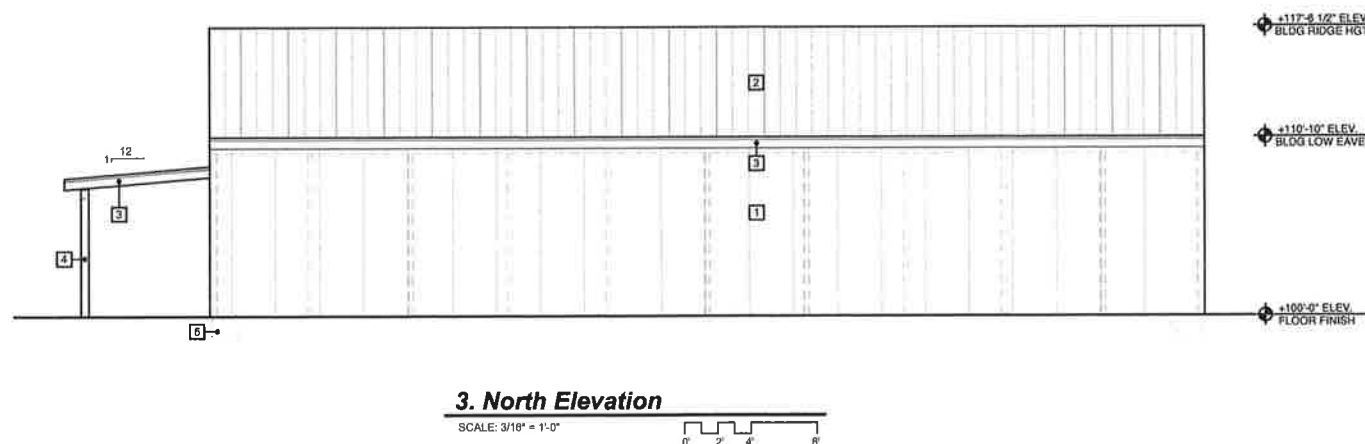
Frame Types



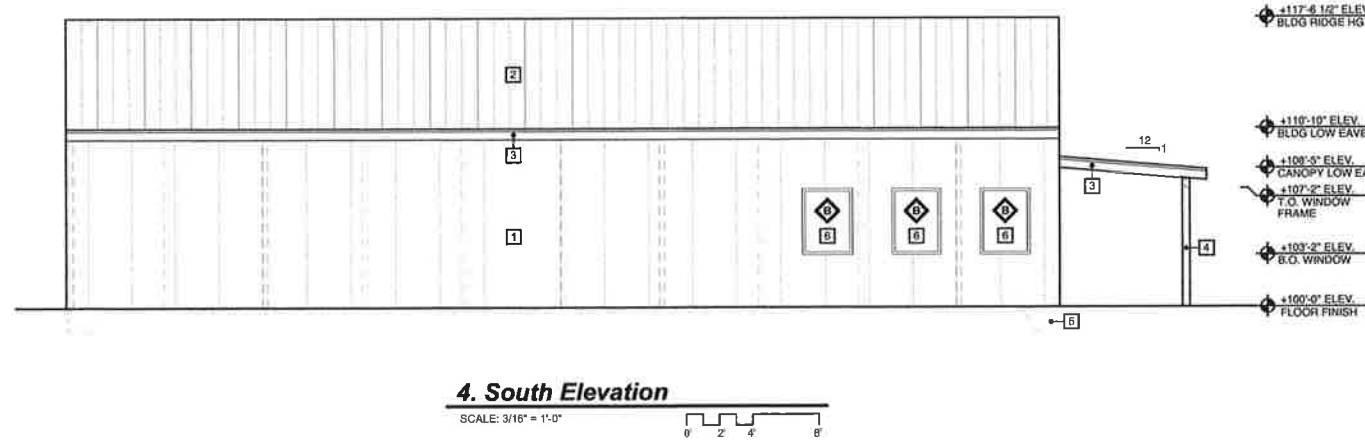
Frame Types - Jambs



LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	29 GA RIB-STEEL WALL PANELS	TBD	TBD	TBD
2	29 GA RIB-STEEL ROOF PANELS	TBD	TBD	TBD
3	2X8 FASCIA BOARD W/ STEEL WRAP	TBD	TBD	TBD
4	4X8 TIMBER COLUMN	TBD	TBD	TBD
5	CONCRETE FOOTING, SEE STRUCTURAL	TBD	TBD	TBD
6	WINDOW	TBD	TBD	TBD
7	EXTERIOR LIGHT FIXTURE	TBD	TBD	TBD
8	HOLLOW METAL DOOR	TBD	TBD	TBD
9	EXTERIOR STOREFRONT DOOR	TBD	TBD	TBD



3. North Elevation



4. South Elevation



Klosner Pole Barn
126 S. West Avenue SE
Lowell, Michigan

**Exterior Elevations,
Window & Door Schedules**

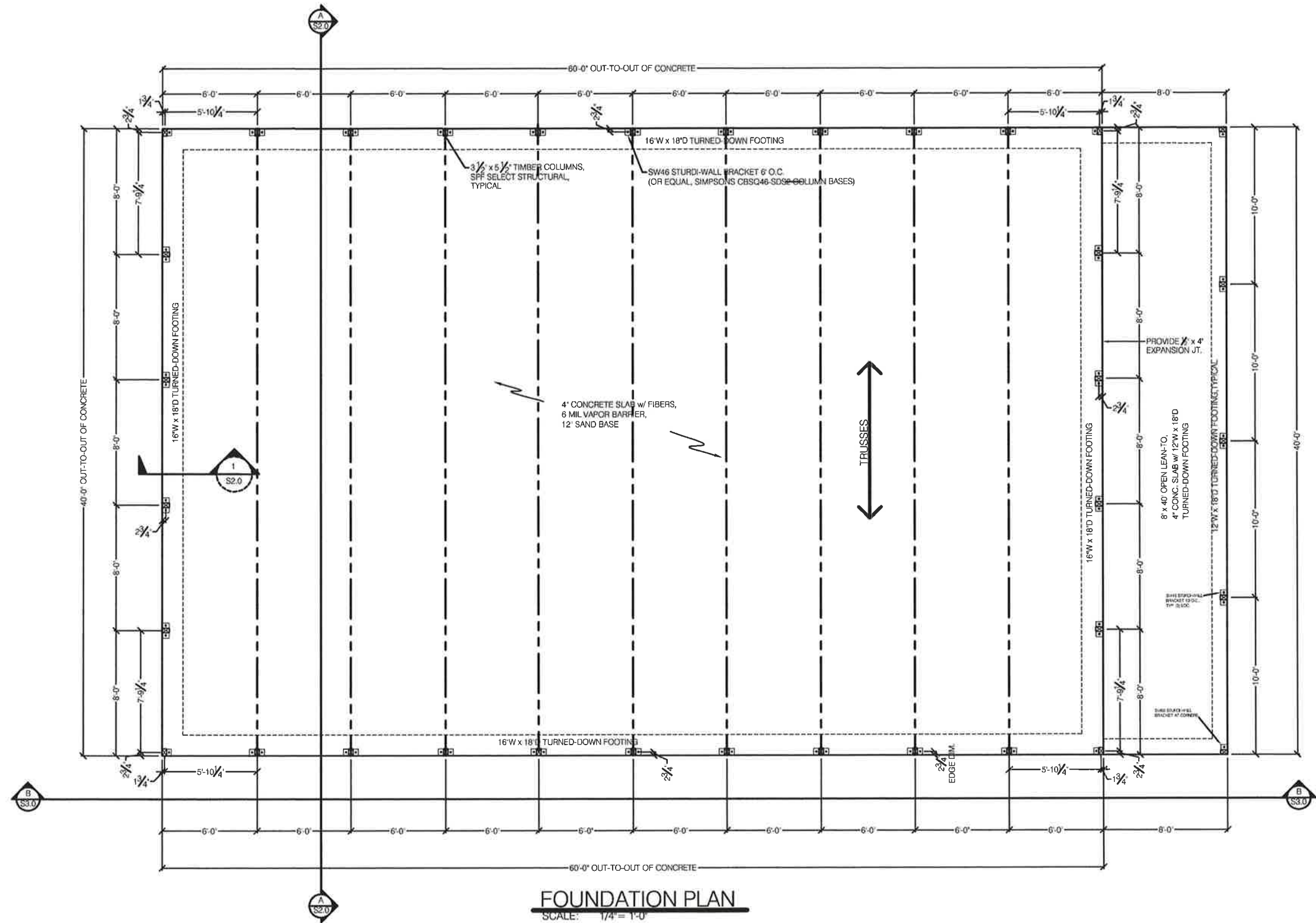


Made in Michigan

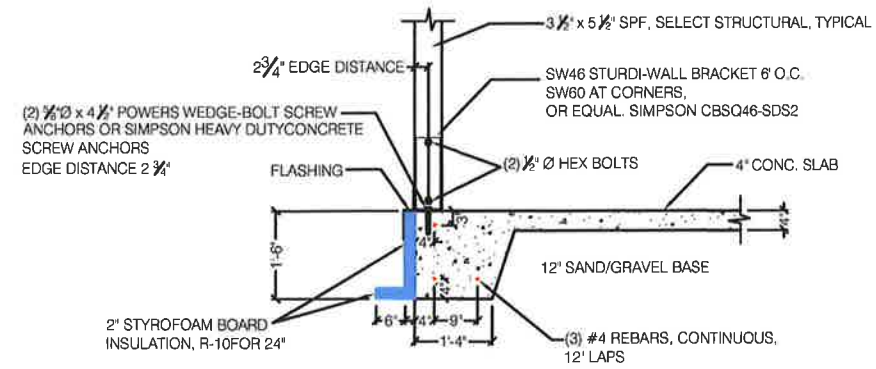
Revisions:
Review Set: 4/6/20

Project No: 220010
Issue Date: 4/6/20
Reviewer: KCD
Drawn By: KCD/PJH

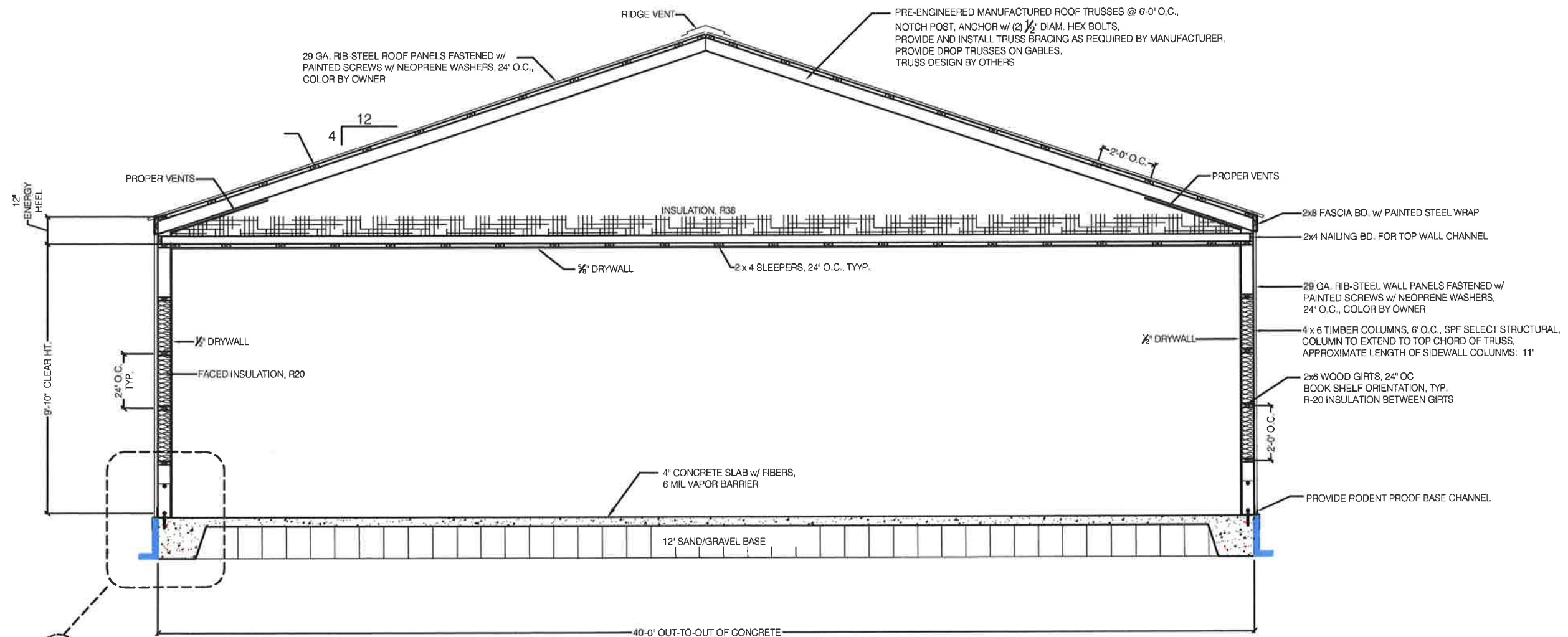
A4.1



JACOBIETTI ENGINEERING 1321 EVERGREEN DR. IRON MOUNTAIN MI 49801 (906) 779-1332		FOUNDATION PLAN	
		PROJECT: KLOSNER, LLC 40' x 60' POLE BARN 8' x 40' LEAN-TO	DATE: 2/13/2020 SHEET NO. S1.0



1
S2 TURNED-DOWN FOOTING DETAIL
SCALE: 1/2" = 1'-0"



1
S2.0

A BUILDING SECTION
A2.0 SCALE: 1/4" = 1'-0"

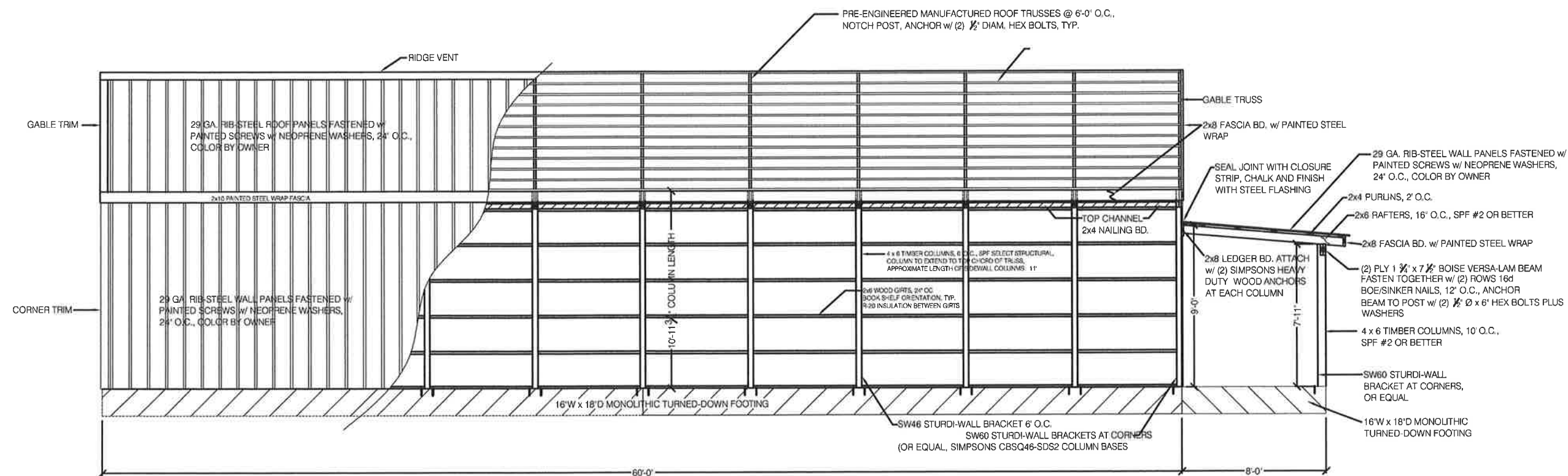


LONGITUDINAL SECTION

PROJECT: KLOSNER, LLC
40' x 60' POLE BARN
8' x 40' LEAN-TO

DATE:
2/13/2020

SHEET NO.
A3.0



SIDEWALL FRAMING ELEVATION, TYPICAL

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

2020

Open Date	Close Date	Address	Name/Business	Subject
01/6/2020	01/16/2020	930 Sibley	Darla Maloney	Egress Window
02/21/2020	02/21/2020	159 S. West	Suzie Reinbold	Various Repairs
03/7/2020	03/07/2020	220 N. Division	David Brandt	Fence
03/11/2020	03/11/2020	1751 Gee Drive	Tony Beers	Partial finish basement
03/03/2020	03/18/2020	1264 Fun	John VanderWilp	Pole Barn
03/24/2020	03/26/2020	722 N. Washington	Sue Murley	Various Imp Inside
04/14/2020	04/17/2020	917 Lincoln Lake	Michael Johnson	Shed
03/31/2020	04/03/2020	1701 Faith	Dean Milstead	Shed
04/21/2020	04/24/2020	1100 Sibley	Brian Cook	Fence
04/27/2020	04/30/2020	1020 Sibley	Tracie Eikey	Fence
04/27/2020	05/01/2020	1965 W. Main	Meds Café	Temp Sign
04/27/2020	05/12/2020	1100 Sibley	Brian Cook	Deck
05/08/2020	05/08/2020	318 Lincoln Lake	Casmir Delnick	Pool
05/28/2020	06/02/2020	1115 E. Main	Louis D'Agostino	Renovation/Porch
05/28/2020	06/01/2020	312 E. Main	ZPS Investments	Demo
06/02/2020	06/04/2020	1335 W. Main	H&H Management	Renovation
06/11/2020	06/11/2020	203 N. Hudson	Robert Halvorson	Fence
06/09/2020	06/23/2020	2475 Gee Drive	Scott and Brandi Barriger	Covered Porch
06/23/20	06/23/20	257 Donna	Elizabeth Sparks	Reroof
06/08/20	06/23/2020	2050 W. Main	T-Mobile	Signs
06/22/2020	06/23/2020	924 N. Hudson	Emma Wikstrom	Fence
06/16/2020	06/24/2020	96 & 100 W. Main	Scott Brown Enterprises	Interior Demo
07/20/2020	07/20/2020	280 Valley Vista Drive	Cyndie Drake	Shed
07/24/2020	07/24/2020	624 Lafayette	Ann Dimmick	Sun Room
07/28/2020	07/28/2020	312 E. Main	ZPS Investments	Demo
07/28/2020	07/28/2020	109 Riverside	Jeff Altoft	Roof/Siding

08/06/2020	08/06/2020		701 Amity	Mike Steele		Rebuild garage
08/06/2020	08/06/2020		216 W. Main	Amber Rau		Remodel
08/10/2020	08/10/2020		2050 W. Main	Wild Bills Tobacco		Remodel
09/01/2020			570 Foreman St	Serveforce		Fence
09/01/2020			611 N Jefferson	Lou Augustino		Demo
09/01/2020			623 N Jefferson	Lou Augustino		Demo
09/02/2020			145 S Center	Chris Cavanaugh		Home addition
09/02/2020			1240 Grand River Dr	Ed Zigmont		Outdoor Wood Furnace
09/02/2020			216 W. Main St	Amber Rau		Sign - Temporary