

Village of Oxford Planning Commission Agenda
Council Chamber- 22 W. Burdick St., Oxford MI, 48371
Tuesday, October 4, 2022, 7:00 P.M.

Public input will be allowed during Item 9, Public Comment. Public may voluntarily state their name and address for the record. In adherence to the Open Meetings Act, this time is for commissioners to hear comments from the public and not to engage in discussion with the public. Each person will be allowed an opportunity to speak for no more than 3 minutes. All comments will be addressed to the Chairman.

1. Call to Order by Chairman Justin Ballard at 7:00 pm
2. Respects to the Flag
3. Roll Call: Kelly Arkles, Justin Ballard, Scott Flynn, Maureen Helmuth, Michelle McClellan, Jon Nold, Leslie Pielack.
4. Approval of Agenda: October 4, 2022
5. Approval of Minutes: September 6, 2022
6. Correspondence:
7. New Business:
 - a. **PC-22-12, Parking Lot Expansion with 1000 Gal. Fuel Storage Tank, 675 S Glaspie, PID# PO-04-26-327-010. Applicant Lynn Gromaski. Property Owner, North Oakland Transportation Authority (NOTA).**
 - b. **PC-22-13, Modern High Speed Car Wash, 153 S. Washington St. PID# PO-04-27-278-022. Applicant API-Keith Lutz, Property Owner Samei Pataq.**
- Old Business:
8. **a. Internally Illuminated Signs-Zoning Text Amendment**
9. Public Comment:
10. Consultant & Administration Comments:
11. Commissioner Comments:
 - Oxford Township Planning Commission Update
 - ZBA Update
 - DDA Update
12. Adjournment:

VILLAGE OF OXFORD
PLANNING COMMISSION
September 6, 2022 - 7:00 p.m.
REGULAR MEETING MINUTES

Meeting Location ▪ 22 W Burdick Street, Oxford, MI ▪ Tel: (248) 628-2543
www.thevillageofoxford.org

1. CALL TO ORDER

Chairman Justin Ballard called the meeting to order at 7:00 p.m.

2. RESPECTS TO THE FLAG

ROLL CALL: Members Present: 7. Kelly Arkles, Justin Ballard, Scott Flynn, Maureen Helmuth, Michelle McClellan, Jon Nold, Leslie Pielack. Absent: 0. Staff Present: Recording Secretary Tere Onica, McKenna Planner Mario Ortega.

3. APPROVAL OF AGENDA: Meeting Agenda September 6, 2022.

MOTION: by Helmuth/Pielack to approve the September 6, 2022, agenda as presented.
All in favor. Motion adopted.

4. APPROVAL OF MEETING MINUTES: August 16, 2022, Regular Meeting Minutes.

MOTION: by McClellan/Nold to approve the Village of Oxford August 16, 2022, Planning Commission regular meeting minutes as presented. All in favor. Motion adopted.

5. CORRESPONDENCE: None.

6. NEW BUSINESS:

- a. **PC #22-11: Sign Permit Application. Internally Illuminated Wall Sign. PID# PO-04-27-202-014. Applicant Julie Nash-Flanders, Nash Flanders Law, 4 W. Burdick St. Zoning: C-1 Core.**

Planner Ortega reviewed the McKenna Memorandum Site Design – 4 W. Burdick St./Nash Flanders Law dated August 30, 2022. The sign is a high-quality box sign with LED lights to illuminate. The size of the sign is 19 Sq. Ft. There was no measurement of the side of the building. The Ordinance requires that the sign cannot exceed 1 sq. ft. per linear foot. Planner Ortega assured commissioners that the wall size will be verified in compliance with the ordinance.

MOTION: by Ballard/McClellan to grant approval for PC 22-12, 4 W. Burdick St., Nash Flanders Law for the proposed sign to include the installation of a dimmer switch not to exceed 100 cd/m2 from dusk to dawn, and with confirmation that the wall measurement meets the requirements of the ordinance for the proposed 19 sq. ft. sign.

Roll Call Vote: Ayes: 7. Arkles, Flynn, Helmuth, McClellan, Nold, Pielack, Ballard.
Nays: 0. Absent: 0. Sign Permit Application PC-22-12, approved.

- b. **Discussion regarding internally illuminated signs and PC approval vs. administrative approval.** This would require an amendment to the Zoning Ordinance. There have been several sign permit applications to date. All approvals required a dimmer switch and not to exceed 100 cdm2 from dusk to dawn. The ordinance as it reads today was a compromise to encourage keeping the historic look with goose neck

lighting to illuminate wall signs. The ordinance could allow the building official to require PC approval of a sign if needed.

MOTION: by Nold/McClellan directing Planner Ortega provide an amendment to the sign ordinance that would eliminate the requirement of planning commission approval for illuminated signs as long as a dimmer control switch is installed, brightness does not exceed 100 cdm², and so that there is no delay in the installation of signage but that the building official would be permitted to require application to the Planning Commission for approval if necessary.

Roll Call Vote: Ayes: 5. Arkles, Flynn, McClellan, Pielack, Ballard. Nays: 2. Helmuth, Nold. Absent: 0. Motion adopted.

7. **OLD BUSINESS:** None.

8. **PUBLIC COMMENT:** None.

9. **CONSULTANT & ADMINISTRATION COMMENTS:** None.

10. **COMMISSIONER COMMENTS:**

Oxford Township Planning Commission- Nothing to report.

ZBA Update-no meeting.

DDA- No report.

11. **ADJOURNMENT:** With no further business to discuss, meeting adjourned.

MOTION: by Ballard/Helmuth to adjourn at 7:24 p.m. All in favor. Motion carried.

Respectfully submitted,
Tere Onica, Recording Secretary

VILLAGE OF OXFORD
Planning Commission
22 West Burdick, P.O. Box 94
Oxford, MI 48371-0094
248-628-2543



SITE PLAN REVIEW APPLICATION

A site plan submitted for review and approval shall contain all of the following data prior to its submission. Site plans shall consist of an overall plan for the entire development. All plans must be legible and sufficient quality to provide for reproduction.

Article 9, Chapter 1 of the Zoning Ordinance, has been provided in order to ensure that all site plan information and requirements have been provided by the applicant for Planning Commission review. Missing information could result in a delay in plans being reviewed by the Planning Commission until all required information has been provided.

Applicant must provide ⁴~~10~~ copies of the site plan, application, fees, and all relative documents at least twenty-five (25) days prior to the next regularly scheduled meeting of the Planning Commission.

DATE 7/25/22 PROJECT ADDRESS 675 S Glaspie Oxford

APPLICANT INFORMATION

Name: Lynn Gromaski - Just married was Gustafson
Address: 675 S Glaspie
City: Oxford State: MI Zip: 48371
Phone: (248) 673-7100 x4 Cell: 248-895-6906
Email: lgustafson@ridenota.org

PROPERTY OWNER INFORMATION

Name: North Oakland Transportation Authority
Address: 675 S Glaspie
City: Oxford State: MI Zip: 48371
Phone: 248-693-7100 Cell: _____
Email: lgustafson@ridenota.org

If applicant is not the owner, describe applicant's interest in the property. (Proof of ownership **OR** affidavit is required.)

PROPERTY DESCRIPTION			
Description of Proposed Project: <i>Parking lot expansion</i>			
Zoning Classification:	<input type="checkbox"/> R-1 Single Family	<input type="checkbox"/> C-1 Central Business – Core	
	<input type="checkbox"/> RM Multiple Family	<input type="checkbox"/> C-1 Central Business - Transition	
	<input checked="" type="checkbox"/> I-1 Industrial	<input type="checkbox"/> C-2 General Business	
		<input type="checkbox"/> P-1 Vehicular Parking	
Present Use:		Proposed Use: <i>additional parking, fuel tank</i>	
Front Yard Setback	<i>50</i> ft.	Building Height	ft.
Side Yard Setback	<i>0</i> ft.	Lot Coverage (%)	<i>1.46 acres 73%</i>
Rear Yard Setback	<i>0</i> ft.	Total Floor Area	sq. ft.
Lot Size <i>2 acres</i>	0.44 acres sq. ft.	Off Street Parking	<i>39 required cars</i> <i>95 provided</i>

PROFESSIONALS WHO PREPARED DRAWINGS			
Name: <i>Jim Sharpe - Sharpe Engineering</i>			
Mailing Address: <i>101 N Washington</i>			
City: <i>Oxford</i>	State: <i>MI</i>	Zip: <i>48371</i>	
Telephone: <i>248-877-2102</i>	Email:		
Design Responsibility: <i>Jim Sharpe</i>			
Name:			
Mailing Address:			
City:	State:	Zip:	
Telephone:	Email:		
Design Responsibility:			

INCLUDE THE FOLLOWING:

1. ~~10~~⁴ folded copies of the site plan, sealed by a registered architect, engineer, or landscape architect.
2. Flash drive with application, site plan, and all supporting documentation.
3. A brief written description of the existing and proposed uses, including but not limited to: hours of operation, number of employees on largest shift, number of company vehicles, etc.
4. Proof of property ownership or interest in property (purchase agreement, etc.)
5. Fees: \$200.00 Application Fee
Multi-Family/Commercial/Industrial see Cost form
6. If necessary, review comments or approval received from county, state, or federal agencies that have jurisdiction over the project, including but not limited to:
 - ☐ Oakland County Road Commission
 - ☐ Michigan Department of Environmental Quality
 - ☐ Oakland County Health Department
 - ☐ Oakland County Drain Commissioner
 - ☐ Michigan Department of Natural Resources

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

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

APPLICANT'S ENDORSEMENT

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

Lynn Monastki
Signature of Applicant

Date 7/25/22

Lynn Monaschi
Signature of Property Owner

Date 7/25/22



August 9, 2022

Mr. Joseph Madore
Village Manager
Village of Oxford
22 W. Burdick Street
Oxford, MI 48317

Subject: **North Oakland Transportation Authority Parking Lot Expansion – Site Plan Review #1** (*Site Plan dated July 12, 2022*)

Location: **675 S Glaspie Street – Parcel ID# 04-26-327-010** (*West side of S. Glaspie St, northwest of Oxford Lake Dr.*)

Zoning: **I-1, Industrial**

Dear Mr. Madore:

At the Village's request, we have reviewed the above referenced site plan for the expansion of an existing parking lot at the above reference location. The applicant is Lynn Gromaski representing the North Oakland County Transportation Authority (NOTA) who is the owner of the property and operator of the public service.

SITE LOCATION AND EXISTING CONDITIONS

The site is approximately 2.0 acres in area and is occupied by a single-story 20,000 square foot (SF) building. The western or rear 10,000 SF of the building is leased to PYP Ventures, a pet fencing company. The east or front 10,000 SF is occupied by NOTA. An off-street parking lot is located on the south and west side of the building. The rear/western portion of the site is an approximately 20,000 SF unimproved grass area.

PROPOSED USE

The applicant is proposing to expand the parking lot to the west to allow for more parking and the installation of an on-site fuel storage tank.





SITE PLAN REVIEW COMMENTS

Article 9, Chapter 1 of the zoning ordinance outlines the information requirements, review procedures and approval criteria for site plans within the Village. We provide the following comments for your consideration based on the zoning ordinance, other applicable Village ordinances and sound planning principals.

1. **Use and Dimensional Requirements.** The applicant's current use is the operation of a public transportation service and the associated storage of vehicles. The storage of equipment and associated offices are permitted by right in the I-1 zoning district.

Section 3.4.4 lists the dimensional and setback standards for lots and buildings in the I-1 zoning district. The lot and existing structure are in compliance with all zoning ordinance dimensional requirements.

2. **Off-Street Parking Requirements.** Article 7, Chapter 1 outlines off-street parking requirements. Section 7.1.9 outlines the required number of parking spaces for each type of use. The table below calculates the number of required parking spaces for the existing building.

Section 7.1.9 Parking Requirements by Use	No. of Spaces Required	No. of Spaces Provided	In Compliance?
PYP Ventures: Light Industrial Use and Manufacturing: One (1) parking space per 550 SF usable floor area, plus one (1) space per 350 SF of office floor area (7,200 SF usable floor area + 1,000 SF office floor area)	16	16	Yes
NOTA: Light Industrial Use and Manufacturing: One (1) parking space per 550 SF usable floor area, plus one (1) space per 350 SF of office floor area (7,200 SF usable floor area + 1,000 SF office floor area)	16	78	Yes
<i>After applying the above to determine the total number of required spaces, those spaces must provide with the following:</i>			
One (1) barrier-free parking space* per 25 required parking spaces	4	4	Yes

** The first barrier-free space must be a van-accessible space.*

Sec. 7.1.3(H) states the maximum number of parking spaces shall not exceed 125% of the minimum required parking spaces. As proposed, the additional parking is significantly higher than allowed. However, the narrative supplied by the applicant indicates a parking need for 26 vehicles and potentially 33 employees. The ordinance does allow the Planning Commission to permit additional parking above the maximum based on documented evidence that the quantity allowed by ordinance is not sufficient. We recommend the applicant revise the site plan to identify the total number of parking spaces needed for the facility to function and any additional information that can substantiate the need to exceed the maximum number permitted. We note that the applicant must address additional issues cited below which could impact the number of parking spaces proposed.



3. **Parking Lot Surface and Additional Paving.** Site Plan sheet 2 indicates that there are three locations, one each in the northwest, southwest and southeast corners of the parking lot, that are striped with a cross hatch pattern, indicating no parking will be provided. It does not appear these areas need to be paved and could be good locations for landscaping. The applicant should address the need for the excess pavement. We note that if these areas are proposed for snow storage, landscape islands are suitable for snow storage provided hardy salt tolerant species are planted in the area.

Parking bumper blocks should be provided for the 20 parking spaces adjacent to the building to prevent vehicles from damaging the structure.

The applicant's narrative indicates an additional concrete pad is proposed along with landscape screening for an outdoor employee area, however, no details are provided on the site plan. The site plan must be revised to indicate the location, construction details and proposed landscaping for the outdoor employee area.

4. **Loading.** Sec. 7.1.13 requires one 10 ft by 50 ft loading space for the industrial use. The applicant's narrative letter indicates that PYP Ventures does receive shipments via a tractor-trailer. The site plan must be revised to provide a required off-street loading zone for deliveries. The loading zone must be located in compliance with Sec. 7.1.13 and should not interfere with access to vehicle parking spaces.
5. **Vehicle Circulation.** The NOTA vehicles are two-axle vehicles that appear to have a very similar circulation pattern as a standard passenger vehicle. While the drive aisle widths appear capable of accommodating the NOTA vehicles, the proposed parking lot configuration must also accommodate emergency vehicles and tractor-trailers for deliveries. The applicant must provide a truck maneuvering plan showing the inner and outer wheel paths along with typical truck overhang and curve radii to determine that tractor trailers and emergency vehicles can enter and exit the site.
6. **Landscaping.** The applicant has not submitted a landscape plan for the site. The applicant must provide a landscape plan that identifies the location, species, and quantities of all existing and proposed plant materials along with planting cross section details. A plant material list identifying the quantities, species, and size for all existing and proposed plant material must also be provided. Required plant material shall not include more than 30% of any single plant species and comply with cited minimum size standards. The landscaping must be in compliance with all requirements of Article 7, Chapter 2 of the zoning ordinance including the provision of an irrigation system. The Planning Commission encourages the use of native species and discourages the use of any species that are currently subject to known diseases or infestations. We note that it appears the existing landscaping may comply or be in substantial compliance with the landscape standards. While development note 8 indicates no new landscaping is proposed, submittal of a landscape plan is necessary in order to determine compliance with ordinance standards that may be triggered by the proposed project.
7. **Lighting.** The site plan development note 7 states that no new exterior lighting is proposed. The site plan does not include any information regarding the existing lighting. The applicant must submit a photometric plan that includes the location, mounting height and light levels for all light sources. Cut sheet details for any new fixtures must be provided and all fixtures must be fully shielded, pointed directly downward, and mounted on fixed brackets to ensure fixtures are not capable of being angled after installation. If existing fixtures are not fully shielded, they can be modified with opaque screens to fully direct downward all lighting or could be replaced with new fixtures.



8. **Dumpster Enclosure.** A new dumpster enclosure is proposed at the northwest corner of the building. The site plan includes construction details for the enclosure which are in compliance with the construction and material standards of Sec. 6.1.24.
9. **Sidewalk.** Sec. 6.1.22 requires sidewalks to be constructed along the perimeter of lots adjacent to a street. There is currently no sidewalk along the S. Glaspie Street right-of-way. The site plan must be revised to provide a sidewalk along S. Glaspie Street.
10. **Signage.** The site plan does not show any existing or proposed signage. A ground monument sign is currently located on site. If any new or revised signage is proposed for the site or building it must be in compliance with all signage standards at the time of application of a sign permit.

RECOMMENDATION

While the submitted application is in compliance with some ordinance standards, additional details remain to ensure the site will function affectively for the intended use. Additional information is required to determine if the site complies with requirements of the ordinance. We recommend that the applicant prepare a revised site plan addressing all issues identified above before the project is scheduled for Planning Commission review.

Please do not hesitate to contact us with any questions.

Respectfully submitted,

McKENNA

Mario A. Ortega, AICP
Principal Planner

NOTA – Proposed Parking Lot Expansion Project

Description of Property – The northerly 175 feet of Lot 7 of “Drahner Road Industrial Park” being a subdivision of part of the West ½ of Section 26, Town 05 North, Range 10 East, Village of Oxford, Oakland County, Michigan, as recorded in Liber 141 of Plats, pages 29, 30 & 31 Oakland County records.

Address: 675 S Glaspie Street, Oxford, MI 48371

Project Description – The proposed project consists of the removal of the existing HMA parking lot and the installation of a new expanded HMA parking lot with a protected 1000 gallon fuel tank which will be on a concrete slab. There is also a double dumpster enclosure addition to house two dumpsters, one for NOTA and for the tenant in Suite B – PYP Ventures. An addition of a 20 x 20 concrete pad off of the employee room to have an outdoor area for employees on break with a covering of privacy greens to protect view from street.

Business Use – North Oakland Transportation Authority is a governmental entity transporting the seniors, disabled and low income residents of Oxford, Orion and Addison Townships. NOTA currently has 25 vehicles plus the trolley and we have 33 employees. NOTA’s hours of operation are 6 a.m. to 9 p.m. Monday to Friday and 8 a.m. to 4 p.m. on Saturday and 8 a.m. to 2 p.m. on Sunday. NOTA owns the entire building having purchased it in 2019 however NOTA currently resides in the front half of the building occupying 10,000 sq ft and the address is Suite A. NOTA currently uses private pay gasoline locations to fill up the vehicles. Having a fuel tank onsite will be a convenience and a savings in fuel costs and having the extra space creates a safe place to house the fuel tank and allow employees to fuel up and turn around easily. NOTA also anticipates an expansion in years to come so having the extra parking spots will be a great investment in NOTA’s future.

Suite B is also 10,000 sq feet and is currently rented to PYP Ventures a pet fencing business. They have on average 10 employees and a company truck onsite daily. They also receive daily semi truck loads of materials. Semi trucks have a difficult time loading and unloading with the current parking lot set up and they are very excited about the potential expansion of the parking lot.

Oxford Village Clerk

From: Paul O'Meara <POMeara@rowepsc.com>
Sent: Thursday, September 8, 2022 10:32 AM
To: Oxford Village Manager; McKenna Mario Ortega
Cc: Oxford Office; Oxford Village Clerk
Subject: RE: [EXTERNAL]: FW: NOTA Parking Lot Expansion Response

Hello Joe,

Here are my thoughts:

1. I agree that the sidewalk waiver makes sense, given past precedence.
2. The curb is a borderline question. If the waiver is based on what is happening with other sites, I would say:
 - a. The main benefit of the curb is that provides the opportunity for improved maintenance and upkeep of the lot by eliminating parking blocks. The blocks tend to catch leaves and debris, and it is not an area where some property owners prioritize maintenance. That said, I am not sure what the thinking was on the TKMS site, but it may be different in that the business likely does not get many public visitors, just employees. I know that NOTA has some visitors, but it may not be a large enough number to distinguish it from TKMS.
 - b. The Lume site, I believe, is 595 S. Glaspie(?) If I am correct, that site is different because it was primarily a building renovation – the parking lot was not removed and replaced. Requiring curb there would have required complete removal and replacement of the pavement to adjust the grade down.



Paul T. O'Meara, PE | Project Manager
ROWE Professional Services Company



O: (810) 664-9411 | C: (248) 318-1492 | F: (810) 664-3451
128 N. Saginaw Street | Lapeer, MI 48446
www.rowepsc.com



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From: Oxford Village Manager <Manager@thevillageofoxford.org>
Sent: Thursday, September 8, 2022 9:29 AM
To: McKenna Mario Ortega <mortega@mcka.com>; Paul O'Meara <POMeara@rowepsc.com>
Cc: Oxford Office <office@thevillageofoxford.org>; Oxford Village Clerk <Clerk@thevillageofoxford.org>
Subject: [EXTERNAL]: FW: NOTA Parking Lot Expansion Response

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Mario and Paul,

Please see the updated information from NOTA regarding 675 S. Glaspie. They have some request for waivers (sidewalk, curb) and I want to know from you two if these should be denied administratively or we can go to the PC and see what they think. The sidewalk seems easy, we have allowed development on the west side of S. Glaspie to proceed without installing sidewalk. The curbing is more of a stretch, but I think it is a reasonable request and I think PC could/should make that call

What do you think?

Joe

From: Lynn Gramaski <lynn@ridenota.org>
Sent: Wednesday, September 7, 2022 4:48 PM
To: Oxford Office <office@thevillageofoxford.org>; Oxford Village Manager <Manager@thevillageofoxford.org>; jim@sharpe-engineering.com
Subject: NOTA Parking Lot Expansion Response

Please find a response letter to the comments along with an adjusted site plan and onsite soils info. This is not our final response as we are still waiting for the photo metric and landscape plans but I wanted to keep the progress moving. Jim Sharpe will give you one hard copy for now as well. Please let me know if you need anything else from us. Thank you so much!



*Lynn Gramaski, CPA
North Oakland Transportation Authority
Executive Director
(248) 693-7100 #4*

From: [Paul O'Meara](#)
To: [Oxford Village Manager](#); [McKenna Mario Ortega](#)
Cc: [Oxford Office](#); [Oxford Village Clerk](#)
Subject: RE: [EXTERNAL]: FW: NOTA Parking Lot Expansion Response
Date: Thursday, September 8, 2022 10:32:15 AM
Attachments: [image001.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image003.png](#)
[image012.png](#)

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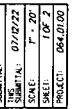
Joe

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Lynn Gromaski, CPA
North Oakland Transportation Authority
Executive Director
(248) 693-7100 #4



LEGEND:

ONLY X - EXISTING ELEVATION

BM - BENCH MARK

○ - P.O. 1/2" BOM ROD

△ - EX. OVERHEAD LAMP

⊙ - EX. POWER POLE

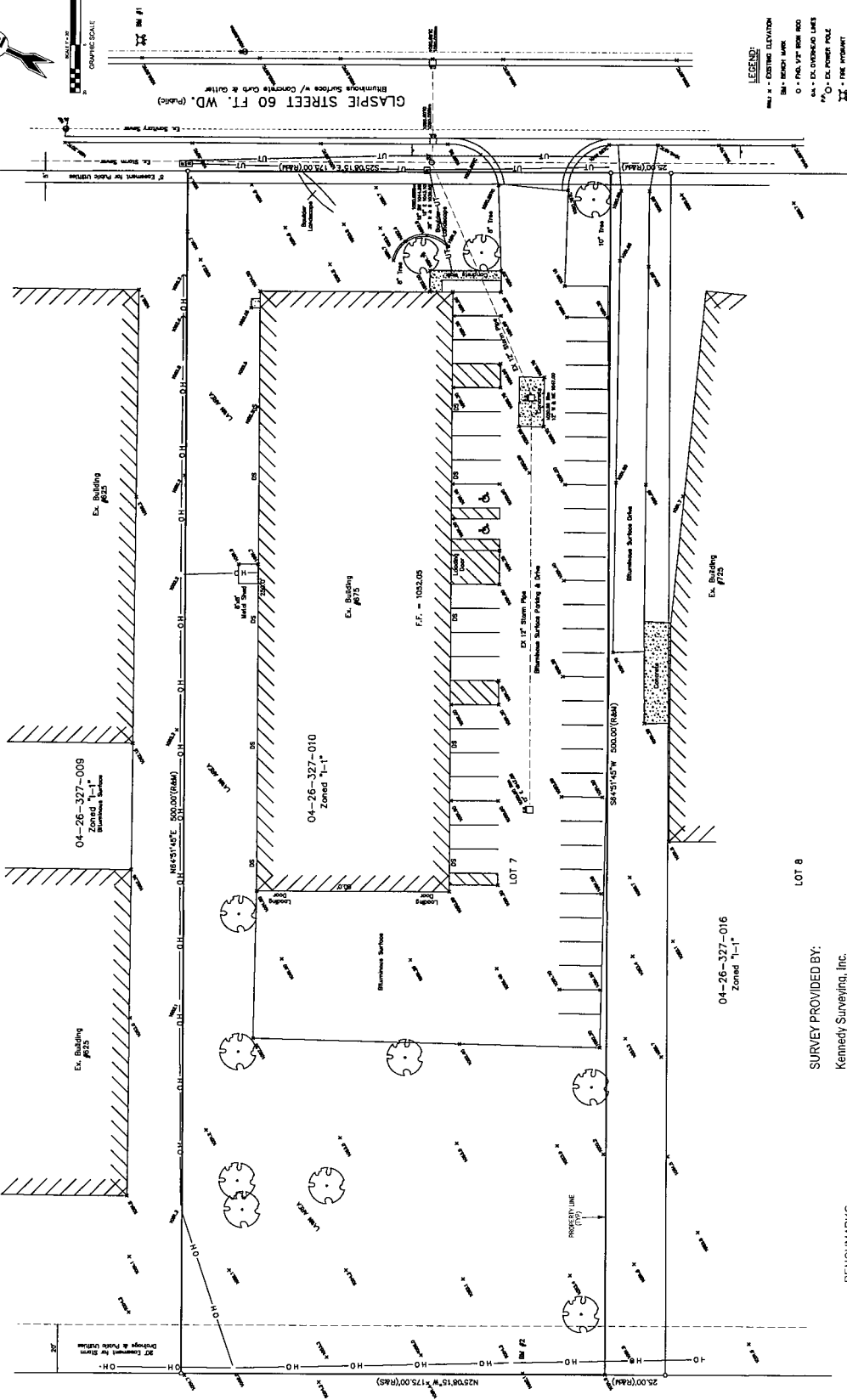
⊕ - FIRE HYDRANT

⊖ - WATER GATE VALVE

⊗ - SANITARY SEWER MANHOLE

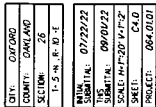
⊙ - STORM SEWER STRUCTURE

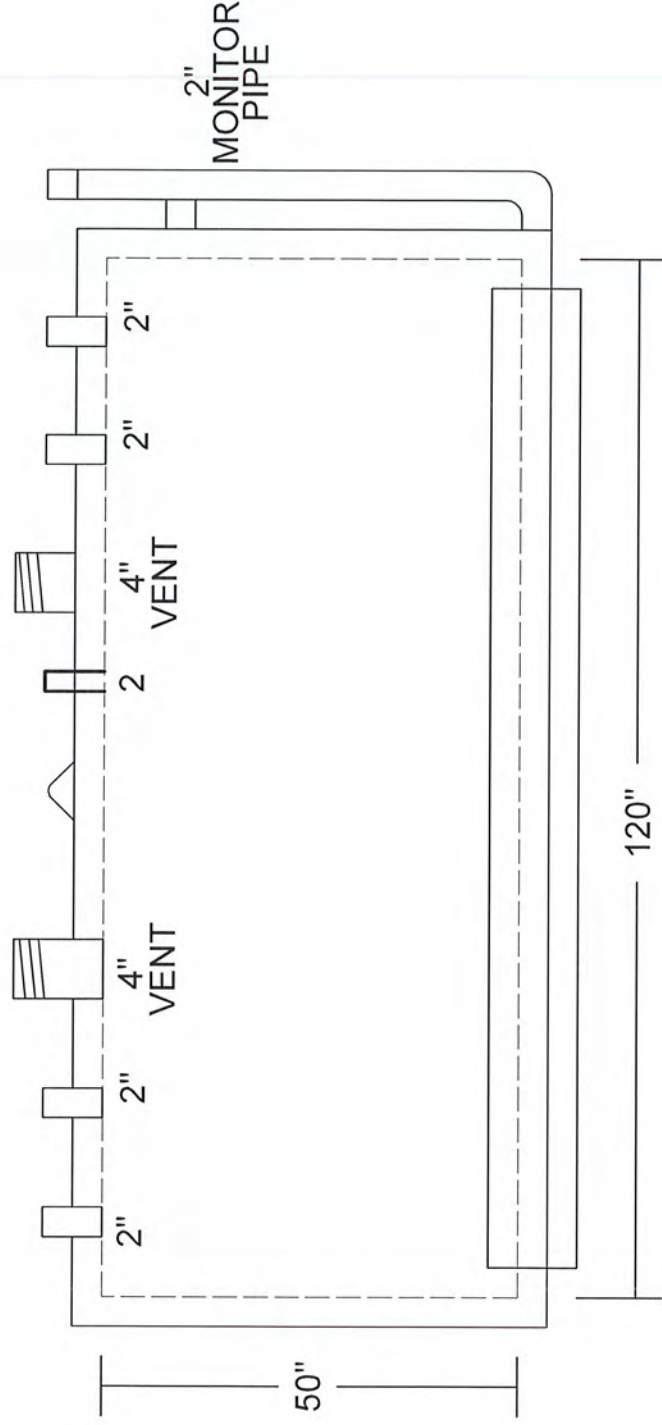
□ - EX. CONCRETE



Bu +1 • Arrow on Fire Hydrant east side of Cascade Street
ELEV. + 1055.39

Bu +2 • Mag Nolin east face Power Pole
ELEV. + 1055.06

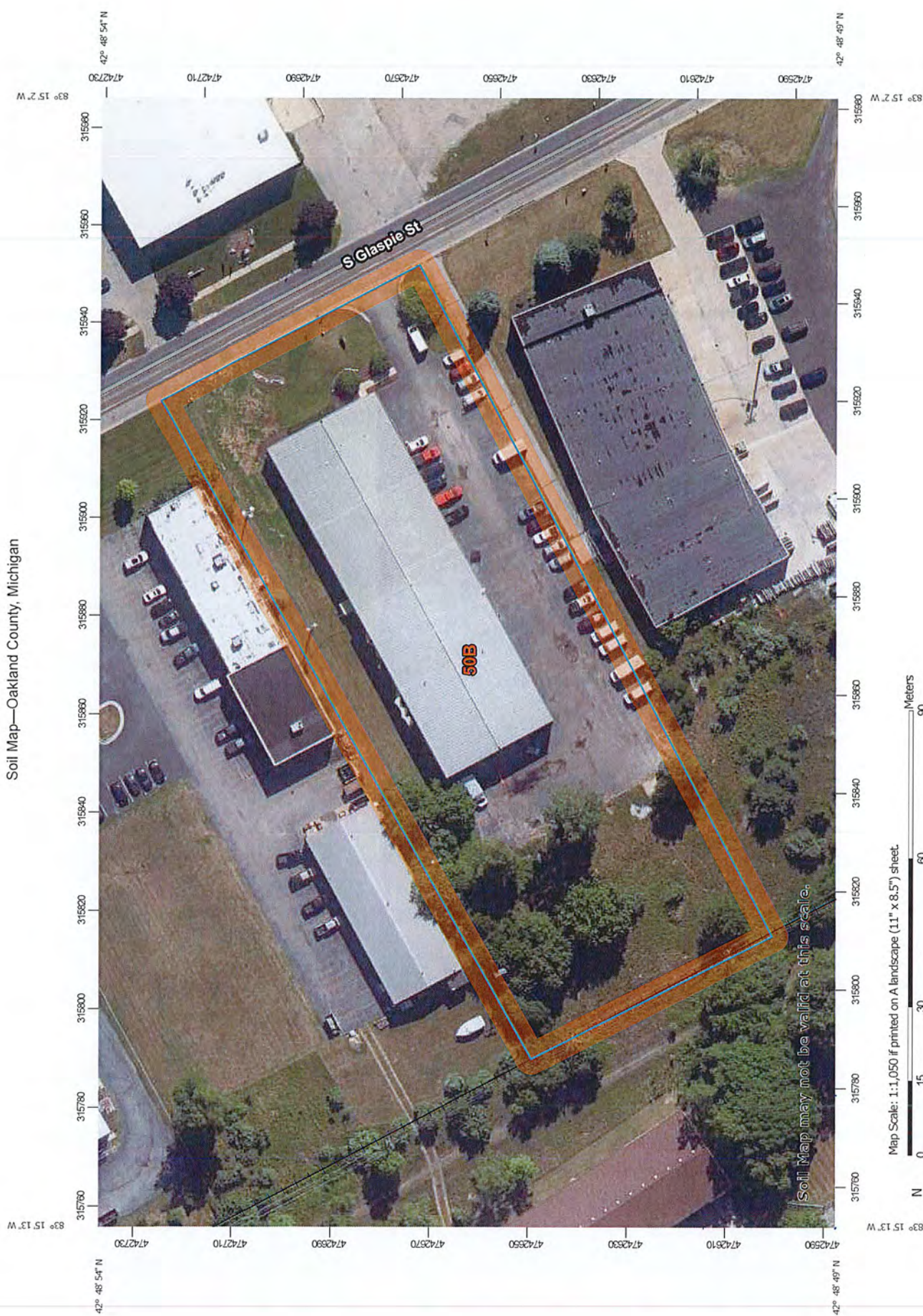




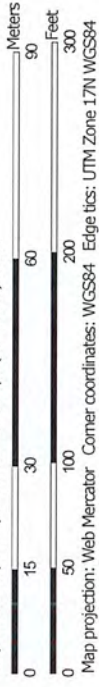
10 GA. INNER
 12 GA. OUTER
 BUILT TO U.L. 142 SPECS.

YORK TANK & MFG, LLC			
DRAWN Name	9/8/05	1000 DW	
CHECKED Name		U.L. 142	
ENGINEER Name	MARC YORK	SIZE	DWG NUMBER
APPROVED Name			1KDW
SCALE	REV -	SHEET 1 OF 1	

Soil Map—Oakland County, Michigan



Map Scale: 1:1,050 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
Soils	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
Special Point Features	 Blowout	 Other
	 Borrow Pit	 Special Line Features
	 Clay Spot	Water Features
	 Closed Depression	 Streams and Canals
	 Gravel Pit	Transportation
	 Gravelly Spot	 Rails
	 Landfill	 Interstate Highways
	 Lava Flow	 US Routes
	 Marsh or swamp	 Major Roads
	 Mine or Quarry	 Local Roads
	 Miscellaneous Water	Background
	 Perennial Water	 Aerial Photography
	 Rock Outcrop	
	 Saline Spot	
	 Sandy Spot	
	 Severely Eroded Spot	
	 Sinkhole	
	 Slide or Slip	
	 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Oakland County, Michigan
Survey Area Data: Version 20, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 29, 2020—Jul 17, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
50B	Udipsamments, undulating	2.2	100.0%
Totals for Area of Interest		2.2	100.0%

Oakland County, Michigan

50B—Udipsamments, undulating

Map Unit Setting

National map unit symbol: 6bj7
Elevation: 660 to 980 feet
Mean annual precipitation: 35 to 40 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 155 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Udipsamments and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udipsamments

Setting

Landform: Outwash plains
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Sandy glaciofluvial deposits

Typical profile

H1 - 0 to 60 inches: sand

Properties and qualities

Slope: 0 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Hydric soil rating: No

Data Source Information

Soil Survey Area: Oakland County, Michigan
Survey Area Data: Version 20, Sep 2, 2021



North Oakland Transportation Authority

675 S. Glaspie St.
Oxford, MI 48371

Phone: 248-693-7100
Website:
www.ridenota.org



September 7, 2022

Joseph Madore, Village Manager
Village of Oxford
22 W. Burdick
Oxford, MI 48371

Re: NOTA Parking Lot Expansion
Revised Site Plan Submittal

Joe,

To assist your consultants with their review of the revised North Oakland Transportation Authority's (NOTA) site plan drawings related to the proposed parking lot expansion, we have prepared this response letter to explain how the comments have been addressed from the previously received consultant review letters. Please accept the following responses:

McKenna letter dated 8/9/22:

- 1) The zoning and use of the facility is compliant. No reply required.
- 2) The additional spaces beyond the zoning requirement are needed due to the nature of the NOTA business operations. We have 25 transportation vehicles that each need a parking space. We have 35 staff members including 29 drivers. We also rent the rear portion of the NOTA building to PYP Ventures that has 15 employees. And lastly, there is high likelihood that the Oakland County 10-year transit millage will pass in November. Passage of this ballot initiative would expand NOTA's service area, thus the need for additional transportation vehicles and drivers. They have asked that NOTA also help to serve the other rural areas of Oakland County including Brandon, Groveland and Holly. With this expansion we expect to at least double our fleet if not more. They are also looking at having same day service similar to Uber be established in a couple of years for non emergency medical transportation through Oakland County. This would also increase our fleet with smaller vehicles designed for 1-2 passengers. The expanded services will also expand the employees we will need to perform the service.

The additional parking space will allow our vehicles to easily fuel up and circle back without having to back up. Also currently PYP Ventures has semi trucks bringing multiple loads in each week and the trucks have to back in currently regularly blocking traffic on Glaspie Street. The new plan will give the trucks room to turn around.

- 3) The excess pavement of the previously crosshatched areas has been removed and will now be grass area. Parking blocks have been added to the spaces adjacent to the building to prevent vehicles from damaging the structure. Details of the outdoor employee area have been added to the plans.
- 4) A 10' x 50' loading zone has been added in the west side of the building.
- 5) A truck maneuvering plan has been added to the site plan.
- 6) A landscaping plan is currently in progress and will be submitted as soon as possible.
- 7) A photometric plan is currently in progress and will be submitted as soon as possible.

- 8) The dumpster is in compliance. No revisions required.
- 9) There is currently no sidewalk on the west side of S. Glaspie along any of the industrial properties. There is an existing sidewalk along the entire east side of the roadway. We are asking for a waiver of the sidewalk requirement in front of our property since it will literally be a sidewalk to nowhere.
- 10) No new signage is proposed at this time.

Rowe Professional Services letter dated 8/8/22:

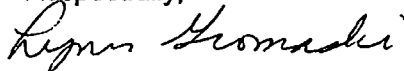
- 1) No changes to the existing building are proposed. No reply required.
- 2) Calculations for detention of the 100-year storm for the added portion of the parking lot have been added to the plan. The proposed leaching basins and underground pipe will accommodate the 100-year event via percolation into the existing soils.
- 3) No reply required.
- 4) We are requesting a waiver regarding curbing around the parking lot. The recent improvements at TKMS, Lume, and others on S. Glaspie did not require the parking lots to be curbed, so we feel that we should not be singled out on our site. Parking blocks are proposed to be placed 2-feet from the building wall in lieu of a curb, as noted in the planner's letter.
- 5) A proposed grading plan is being included with this site plan resubmittal set.
- 6) The location of the accessible spaces has been adjusted.
- 7) A photometric plan is now included with the revised site plan drawing set.
- 8) We are requesting a sidewalk waiver as since there is no sidewalk on the west side of the street. See planner response #9 above.

Oxford Fire Department letter dated 8/10/22:

- 1) Fire extinguisher note added as Note #1 to Fire Department Notes section on revised site plan drawing.
- 2) Emergency Fuel Disconnect note added as Note #2 to Fire Department Notes section on revised site plan drawing.
- 3) No Smoking signs added as Note #3 to Fire Department Notes section on revised site plan drawing.

Having made the necessary corrections to the plans based on the consultant review comments, we are requesting approval of these site plan documents. Please contact me if you have any questions related to the revised documents.

Respectfully,



Lynn Gromaski
Executive Director



OXFORD FIRE DEPARTMENT

96 N. Washington St. Oxford, Michigan, 48371

Ph. (248) 969-9483 • Fax. (248) 969-9489

August 10, 2022

North Oakland Transportation Authority

675 S.Glaspie

Oxford, Michigan

Re: Site Plan

The Oxford Fire Department has received and reviewed the plans submitted. The following comments are made:

- A Fire Extinguisher shall be provided at the fuel island. IFC 2305.5
- An Emergency Fuel Disconnect shall be provided on the exterior of the building. IFC 2303.2
- No Smoking signs shall be posted. IFC 2305.6

Please forward any questions to Chief Peter Scholz at 248-969-9483.

Chief Peter Scholz

THE VILLAGE

OF

Oxford

MICHIGAN



INSPECTORS: POLICE

Attached are a full set of plans that have been checked in and stamped received.

Please review 675 S. GLASPIE for:

PARKING LOT EXPANSION

- Completeness
- Current code
- Life and safety issues

Please make any notes in the space below, sign and date this form below.

* PROPER ILLUMINATION IN PARKING LOT FOR VEHICLE PROTECTION.

* RECOMMENDED OUTDOOR VIDEO SURVEILLANCE OF LOT TO VEHICLES.

Signed: [Signature]

Date: 7/26/22

VILLAGE OF OXFORD
Planning Commission
22 West Burdick, P.O. Box 94
Oxford, MI 48371-0094
248-628-2543



BY: _____

SITE PLAN REVIEW APPLICATION

A site plan submitted for review and approval shall contain all of the following data prior to its submission. Site plans shall consist of an overall plan for the entire development. All plans must be legible and sufficient quality to provide for reproduction.

Article 9, Chapter 1 of the Zoning Ordinance, has been provided in order to ensure that all site plan information and requirements have been provided by the applicant for Planning Commission review. Missing information could result in a delay in plans being reviewed by the Planning Commission until all required information has been provided.

Applicant must provide **10 copies** of the site plan, application, fees, and all relative documents at least twenty-five (25) days prior to the next regularly scheduled meeting of the Planning Commission.

DATE 08/26/2022 PROJECT ADDRESS 153 S. WASHINGTON STREET

APPLICANT INFORMATION

Name: **API - KEITH LUTZ**

Address: **5101 WILLIAMS LAKE ROAD**

City: **WATERFORD**

State: **MI**

Zip: **48329**

Phone: **248-674-1340**

Cell: **810-813-5821**

Email: **KEITH@API-MI.COM**

PROPERTY OWNER INFORMATION

Name: **SAMEI PATAQ**

Address: **34180 VAN DYKE AVENUE**

City: **STERLING HEIGHTS**

State: **MI**

Zip: **48312**

Phone:

Cell: **248-227-2318**

Email: **SAMEI1813@AOL.COM**

If applicant is not the owner, describe applicant's interest in the property. (Proof of ownership OR affidavit is required.)

PROPERTY DESCRIPTION			
Description of Proposed Project: MODERN HIGH SPEED CARWASH			
Zoning Classification:	<input type="checkbox"/> R-1 Single Family	<input type="checkbox"/> C-1 Central Business – Core	
	<input type="checkbox"/> RM Multiple Family	<input type="checkbox"/> C-1 Central Business - Transition	
	<input type="checkbox"/> I-1 Industrial	<input checked="" type="checkbox"/> C-2 General Business	
		<input type="checkbox"/> P-1 Vehicular Parking	
Present Use: VACANT		Proposed Use: CARWASH	
Front Yard Setback	30 ft.	Building Height	24'-4" ft.
Side Yard Setback	0 ft.	Lot Coverage (%)	%
Rear Yard Setback	20 ft.	Total Floor Area	4,331 sq. ft.
Lot Size	1.56 ACRES sq. ft.	Off Street Parking	24 cars

PROFESSIONALS WHO PREPARED DRAWINGS			
Name: API			
Mailing Address: 5101 WILLIAMS LAKE ROAD			
City: WATERFORD		State: MI	Zip: 48329
Telephone: 248-674-1340		Email: ALAN@API-MI.COM	
Design Responsibility: ALAN HALL			
Name:			
Mailing Address:			
City:		State:	Zip:
Telephone:		Email:	
Design Responsibility:			

INCLUDE THE FOLLOWING:


1. **10 folded copies** of the site plan, sealed by a registered architect, engineer, or landscape architect.
2. Flash drive with application, site plan, and all supporting documentation.
3. A brief written description of the existing and proposed uses, including but not limited to: hours of operation, number of employees on largest shift, number of company vehicles, etc.
4. Proof of property ownership or interest in property (purchase agreement, etc.)
5. Fees: \$200.00 Application Fee
Multi-Family/Commercial/Industrial see Cost form
6. If necessary, review comments or approval received from county, state, or federal agencies that have jurisdiction over the project, including but not limited to:
 - ☐ Oakland County Road Commission ☐ Michigan Department of Environment, Great Lakes & Energy
 - ☐ Oakland County Health Department
 - ☐ Michigan Department of Natural Resources ☐ Oakland County Drain Commissioner

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


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

APPLICANT'S ENDORSEMENT

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


Signature of Applicant

8/26/22
Date


Signature of Property Owner

8/26/22
Date



MCKENNA

September 28, 2022

Mr. Joseph Madore
Village Manager
Village of Oxford
22 W. Burdick Street
Oxford, MI 48317

Subject: **Clean Hub Car Wash – Site Plan Review #1** (*Site Plan Dated August 29, 2022*)

Location: **153 S. Washington Street – Parcel ID# 04-27-278-022** (*West side of S. Washington St., south of Lincoln St.*)

Zoning: **C-2, General Commercial**

Dear Mr. Madore:

At the Village's request, we have reviewed the above referenced site plan for the construction of a new car wash at the above reference location. The applicant is Keith Lutz of Architectural Planners, Inc. (API) representing Samei Pataq who is the owner of the property and the operator for the proposed car wash.

EXISTING CONDITIONS

The site is approximately 1.56 acres in area and is occupied by a vacant single-story 4,900 square foot (SF) building that was previously the Kotz Heating and Cooling contractor's office. The southern portion of the property has a single bank of off-street parking spaces and has a continuous asphalt surface shared with the property to the south. The S Washington Street access drive is split with the property to the south. The remainder of the site is unimproved grass area.

PROPOSED USE

The applicant is proposing to demolish the existing building and construct a new car wash building on the northern portion of the site.





SITE PLAN REVIEW COMMENTS

Article 9, Chapter 1 of the zoning ordinance outlines the information requirements, review procedures and approval criteria for site plans within the Village. We provide the following comments for your consideration based on the zoning ordinance, other applicable Village ordinances and sound planning principals.

A. Use and Dimensional Requirements. The site is zoned C-2, General Commercial and car washes are a principal permitted use in the C-2 zoning district.

Sec. 3.4.3 lists the dimensional and setback standards for lots and buildings in the C-2 zoning district. The site is adjacent to R-1 zoned property along its rear property line. As a result, the site has a 20 foot minimum rear yard setback in addition to the standard 30 foot minimum front yard and zero (0) foot minimum side yard setbacks. As proposed, the building is in compliance with all dimensional requirements of the C-2 district.

B. Car Wash Requirements. Sec. 4.1.7 outlines specific requirements applicable to car wash establishments.

- 1) **Vacuuming Location.** Vacuuming activities are required to be located in the rear yard only and setback at least 50 feet from adjacent residential property. The applicant is proposing 20 vacuum spaces located to the north side of the building. While the vacuum spaces meet the 50 ft minimum setback, they are not located in a rear yard. Any site plan approval should be contingent upon the applicant obtaining a variance for the proposed side yard location.
- 2) **Vehicle Circulation.** The ordinance requires that all areas related to vehicle movements including building entry and exit, vehicle stacking, maneuvering lanes shall be done on the private property of the car wash parcel and shall not utilize public streets or alleys. The proposed configuration will result in all stacking and car wash activities being located on site and no vehicles entering or exiting the site should be stacked up and into the S Washington St. right-of-way.
- 3) **Vehicle Drying Space.** The proposed configuration includes two exit stacking spaces immediately in front of the building exit as well as an additional 80 feet of drive aisle before exiting the property. A heated slab is also provide at the building exit to assist with the drying process. As proposed, the site is in compliance with the standard that sufficient space is provided for the vehicle undercarriage to dry prior to exiting onto S. Washington St.
- 4) **Building Orientation.** The ordinance states buildings should be oriented so that open bays, particularly for self-service car washes, do not face onto adjacent streets. This standard is primarily intended to address self-service car washes that have excessively long curb-cuts along a street resulting in multiple vehicles entering and exiting the site. The proposed car wash is automatic and the single building exit does not directly access the street. Vehicles are required to turn to the south in order to access the existing curb-cut to access S Washington St. Given that this is not an actual requirement but a suggestion, we believe the proposed configuration is appropriate.

C. Building Architecture. Elevations have been provided on Sheet A301 and A302. The applicant is proposing to utilize a dark brick along the foundation of the building with a white split-faced block for the walls. Horizontal metal panels are proposed for the office portion of the building at the north end while concrete panels are proposed to for the tower feature at the building exit on the south elevation. Dark colored projected eaves along the cornice line create shadow and add to the overall attractive contrast between light and dark surfaces. Overall, the building is modern and attractive for the proposed use.



- D. Off-Street Parking Requirements.** Article 7, Chapter 1 outlines off-street parking requirements. Section 7.1.9 outlines the required number of parking spaces for each type of use. The table below calculates the number of required parking spaces for the existing building.

Section 7.1.9 Parking Requirements by Use	No. of Spaces Required	No. of Spaces Provided	In Compliance?
Car Wash: One (1) parking space per employee <i>(Three employees on site)</i>	3	4	Yes
Car Wash Stacking: Four (4) entry spaces per wash line plus one (1) exit stacking space <i>(One wash line)</i>	4 Entry + 1 Exit	9 Entry + 2 Exit	Yes
<i>After applying the above to determine the total number of required spaces, those spaces must provide with the following:</i>			
One (1) barrier-free parking space* per 25 required parking spaces	1	1	Yes

** The first barrier-free space must be a van-accessible space.*

The site is in compliance with the minimum standards. We note that the one required barrier-free space is also a vacuum space. Should an employee require the use of the barrier-free space, customers may not have the opportunity to use the vacuum option. If they applicant wishes to offer a barrier-free vacuum option for customers, they should consider making one of the four (4) employee spaces barrier-free or provide additional barrier-free vacuum spaces.

We note that while the zoning ordinance has a maximum allowed number of off-street parking spaces, the 20 provided vacuum spaces function as an accessory use to the car wash establishment and are not categorized as off-street parking. This quantity of vacuum spaces is not uncommon among recently designed car washes.

- E. Landscaping.** While atypical, the site plan on Sheet AS101 also includes landscape plan details. It includes the location, species, size and quantity for the proposed landscape materials and generally appears to be in compliance with ordinance standards. However, the following must be addressed:
- 1) Minimum size for shrubs at installation is 36 inches in height or 30 inches in spread. *Provided shrubs must be revised to meet this standard.*
 - 2) Sec. 7.2.3(C) requires that plant materials shall not include more than 30% of any single plant species. *The plant list must be revised to provide the percentage of each planting.*
 - 3) The planting schedule references Macomb County and Shelby Township. *The schedule must be revised to reflect Oakland County and the Village of Oxford.*

The Planning Commission encourages the use of native species and discourages the use of any species that are currently subject to known diseases or infestations. We defer to the Planning Commission as to whether the proposed landscape materials are appropriate.

- F. Lighting.** A photometric plan has been provided on Sheet AS102. It includes the location of fixtures along with a lighting schedule that includes mounting height. Detailed cut sheets have also been provided. The following must be addressed:



- 1) Sec. 7.3.2(B) states the maximum light intensity at any right-of-way line shall be one (1) footcandle and that maximum light intensity at any property line other than right-of-way lines shall be 0.5 footcandles. The light levels along S Washington St and the north property line exceed these levels and must be revised to comply with the ordinance.
- 2) Fixture A is described as an up/down wall sconce. The Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures provided they do not cause off-site glare or light pollution. We would suggest the use of fixtures that only direct light downward or the use of a different cylinder lens for the uplight that reduces the lumens projected into the sky.
- 3) The detail sheet for the pole mounted Wareligh fixtures all show using an adjustable mounting brackets. Light fixtures are required to be fully shielded and directed downward. All proposed fixtures must be revised to only utilize a fixed mounting bracket. A note must be added stating all fixtures shall be fully shielded, pointed directly downward, and mounted with fixed brackets to ensure fixtures are not capable of being angled after installation.

G. Dumpster Enclosure. A dumpster enclosure is proposed at the southwest corner of the site. The site plan includes construction details for the enclosure which are in compliance with the construction and material standards of Sec. 6.1.24.

H. Sidewalk. Sec. 6.1.22 requires sidewalks to be constructed along the perimeter of lots adjacent to a street. There is currently no sidewalk along the S. Glaspie Street right-of-way. The site plan must be revised to provide a sidewalk along S. Glaspie Street.

I. Signage. The site plan does show a proposed ground mounted sign along S Washington Street and the building elevations show two wall mounted signs. Proposed signage requires a separate permit and must be in compliance with all signage standards at the time of application.

RECOMMENDATION

The project will remove a vacant building and allow for a new use in compliance with ordinance standards. We recommend the Planning Commission grant site plan approval contingent upon the following:

1. The applicant obtaining a variance for the side yard vacuum location.
2. The submittal of a revised landscape plan addressing the issues identified above and any additional items required by the Planning Commission.
3. The submittal of a revised lighting plan addressing the issues identified above.

Please do not hesitate to contact us with any questions.

Respectfully submitted,

McKENNA

Mario A. Ortega, AICP
Principal Planner



September 28, 2022

Mr. Joseph M. Madore, Manager
Village of Oxford
22 West Burdick Street
Oxford, MI 48371

RE: Engineering Site Plan Review for 153 S. Washington Street, Oxford, MI

Dear Mr. Madore:

At your request, ROWE Professional Services Company has completed a site plan review for the address listed above. The plans were prepared by Architectural Planners, Inc., and consists of five conceptual plan sheets that are dated August 29, 2022. A topographic survey dated July 26, 2022, was also provided. None of the plan sheets were sealed by a registered design professional.

The applicant is proposing to construct a 4,331 square foot single bay automatic car wash, and to install a parking area with 22 self-serve vacuum stations loading zone, and four regular parking spaces. Based on ROWE's review, we offer the following comments for your consideration:

GENERAL COMMENTS

The site plan submitted has been designed at the conceptual level for review and comment. Once the applicant has received input of this plan, a more detailed engineered site plan must be prepared and submitted for further review. Of particular concern is the following:

1. No information has been provided regarding the proposed water, sanitary sewer, or storm sewer connections.
2. The storm sewer design will have to demonstrate the ability to retain the runoff from a ten-year storm, sealed by a registered professional engineer.
3. There are potential traffic concerns that could arise from this driveway layout (see more detail below).
4. It appears that a lot split needs to be implemented as a part of this project, and that cross-access easements, either existing or proposed, need to be considered.

As a result, our comments below are general in nature, reflective of the design details as they currently exist.

TOPOGRAPHIC SURVEY

1. The survey depicts the existing building on the property. The plan needs to clarify that this building will be removed as a part of the project.
2. An existing gravel cross access driveway is shown running through the rear, connecting the properties to the north and south. Also, on the conceptual site plan submitted, there

Lapeer, MI: 128 N. Saginaw Street, 48446 | Phone: (810) 664-9411

Civil Engineering | Surveying | Landscape Architecture | Aerial Imagery/Mapping | Planning

Flint, MI (HQ) | Lapeer, MI | Farmington Hills, MI | Kentwood, MI | Mt. Pleasant, MI | Grayling, MI | Myrtle Beach, SC | www.rowepsc.com

is a reference to an existing easement where this cross-access driveway meets the north property line. However, there is no reference to an easement on the survey. Given the long-term nature of this gravel driveway, it would seem highly possible that there is an easement that bisects the property for the benefit of others. The applicant is asked to verify the existence of the easement. ROWE requests that any easement language that exists be submitted with the next plan revisions for our review, to verify what rights or obligations exist from the easement. If there are no access easements on the property, that should be documented as well.

3. Similar to the comment above, an existing easement is shown on the site plan along the south property line, but it is not shown on the survey. The existing easement document needs to be submitted for our review, to verify what rights and obligations that it provides.

SHEET AS101:

1. There are benefits to the driveway layout as shown, such as:
 - a) No additional driveways are proposed on to M-24, which should allow for quicker approval from the Michigan Department of Transportation (MDOT).
 - b) By moving the car wash exit away from the driveway, there will be more room to stack vehicles waiting to exit on to M-24.

However, there is a potential concern with this layout. Assuming a lot split will be a part of this permit application, it is presumed that the applicant will be selling the remaining vacant property to another party, and that a second commercial building is planned to be built in this space. We are concerned that the traffic generation and driveway layout of that development will be critical for traffic safety. If an inbound driveway for that property is built straight west of the existing M-24 driveway, it is possible that when vehicles are backed up to the north of the driveway waiting to enter M-24, that a second or third vehicle may want to turn into the currently vacant property, and not be able to clear the southbound M-24 lanes because car wash traffic is sitting in the way, causing the potential for a crash on M-24. It is recommended that MDOT be asked to review this proposal, even though no driveway work is proposed, to ensure that they also endorse this layout.

2. As part of the review, the applicant will need to lay out proposed easements on the property. The shared driveway at the entrance will require an easement along the front (assuming a lot split is proposed). Also, once the existing easement conditions in the rear of the property are known, an additional easement may be required in that area.
3. The site plan proposes a two-way traffic pattern from north of the exit of the car wash, through the self-serve vacuum area. The applicant should clarify the intention of this traffic, and if it would not be simpler for users if a one-way pattern were used, encouraging all vehicles using the self-serve vacuums (or vehicles entering from the north) to head west only and use the rear exit driveway if a car wash is not desired.

ROWE's plan review is for conformance with the Village's submittal requirements and standard engineering practices for the Village's use in its determination of whether to approve the plans. The developer and designer shall be responsible for the accuracy and validity of the information presented on the plan. Regulatory and other governmental agencies with jurisdiction may have additional comments or requirements. Further review of the proposed design will be necessary as the applicant addresses the comments noted.





Project Narrative – Proposed CleanHub Carwash Development



The Property

The existing property parcel (153 S. Washington) is located on the west side of S. Washington Street, approximately 300' to the south of Lincoln Street and 400' North of Minnetonka Drive. The site is approximately 1.56 acres and is a parallelogram shaped parcel of 226.04' of Frontage along S. Washington. The site is currently zoned C-2, Central Business District. The site currently has an approx.. 4,800 sf building, formerly a Heating and Cooling Contractor. The property abuts R-1, Residential Zoning at the rear yard and C-2 to both the north and south sideyards. The property has an existing shared vehicular entrance to the south frontage, and a new shared easement drive along the north side yard.



The Project

The applicant, API – Architectural Planners Incorporated, along with the Client, Samei Pataq, Owner of CleanHub Carwash, are proposing to construct a modern **4,331 SF Single Tunnel Carwash** with user-friendly vacuum stations, dual stacking lanes, concrete parking areas, and well-maintained landscaped areas throughout. The Site plan redevelops approximately 2/3 of the property, leaving approximately 1/3 for a future outlot.

The Building

The building houses a 120' long state of the art auto wash tunnel. All auto wash equipment will be located indoors. The building will also contain an office as well as a single occupant ADA compliant restroom available for both employee and public use. The building's architecture is designed to break the mold of a stereo-typical car wash to blend in with the surrounding businesses with more of a modern "retail look" curb appeal. The materials are a mix of masonry, metal panels, architectural panels, metal cladding and glass. Building elements have varying heights and features for increased architectural appeal. The parapets are designed to be tall enough to screen rooftop mechanical units.



5101 Williams Lake Road, Waterford, Michigan 48329
Office 248.674.1340 Fax 248.461.6461

www.api-mi.com

The Pay Kiosks

The site layout provides for ample vehicular stacking via a 2-lane drive. The customer arrives at one of two pay kiosk stations. The station is equipped with an attractive weather canopy over the pay terminals. One lane is operated by an employee from within a Pay Station and the other is for contact-free transactions. Once a transaction is processed the gate system opens when clear and the customer proceeds through the wash tunnel. The pay stations are also equipped with radio frequency readers for the members, which quickly identifies a member's decal and allows for a more express user experience.



The Vacuums



The vacuum system is engineered to be sensitive to concerns regarding noise pollution. The system operates from a centralized vacuum "producer" which provides suction to the vacuum boom stations. This setup allows for the Vacuum produced noise to be isolated in a single area, whereas the noise coming from each vacuum boom station is negligible. The vacuum producer is proposed to be located off the eastern corner of the building and surrounded by a landscape buffer. The location is close to the exit of the car wash tunnel, as well as to S. Washington Avenue. The noise produced from the "Producer" in this location will blend with the road noise as well as the noise at the exit of the car wash.

The CleanHub Business Model



This Carwash Development is a different model than what is typical of other carwashes in the community. This model focuses on memberships, easy pay kiosks, modern amenities, and user-friendly vacuums. The Carwash will utilize an Under Ground Reclaim system which utilizes 3 tanks to recycle water and re-use within the carwash. This system reduces water usage by as much as 50%. Excess water is then sent through an Oil and Water Separator prior to leaving the site.

For more information please visit: <https://www.cleanhubcarwash.com/>

The Membership

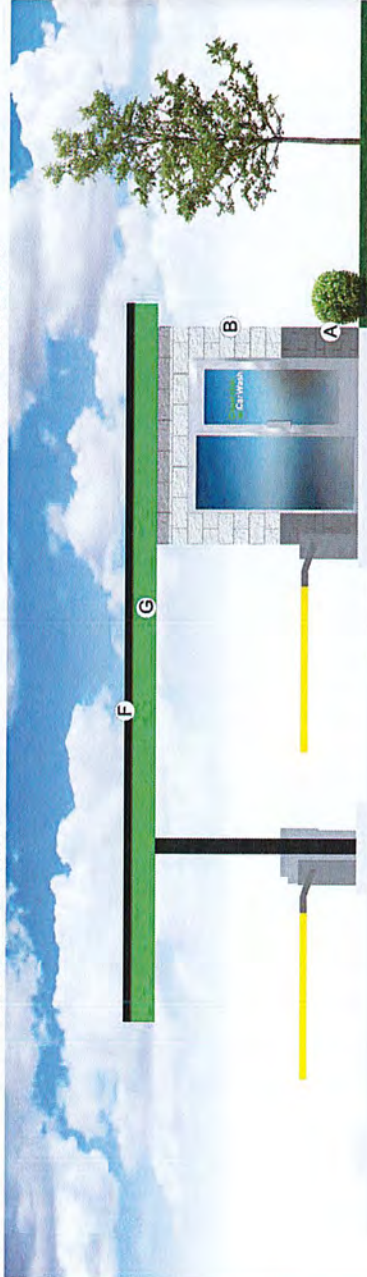


The CleanHub unlimited membership is similar to a "gym" membership. Customers pay one monthly fee that entitles them to unlimited washes for the month. Each time the customer pulls up to the pay station, a radio frequency reader, reads a small window decal and recognizes they are an active member. This allows the customer to conveniently move through the line without having to get out any cash or credit cards. It also promotes a smoother process for the wash owner as customers will process quicker and reduce money handling. A customer can cancel at any time.



EAST ELEVATION

WEST ELEVATION



SOUTH ELEVATION



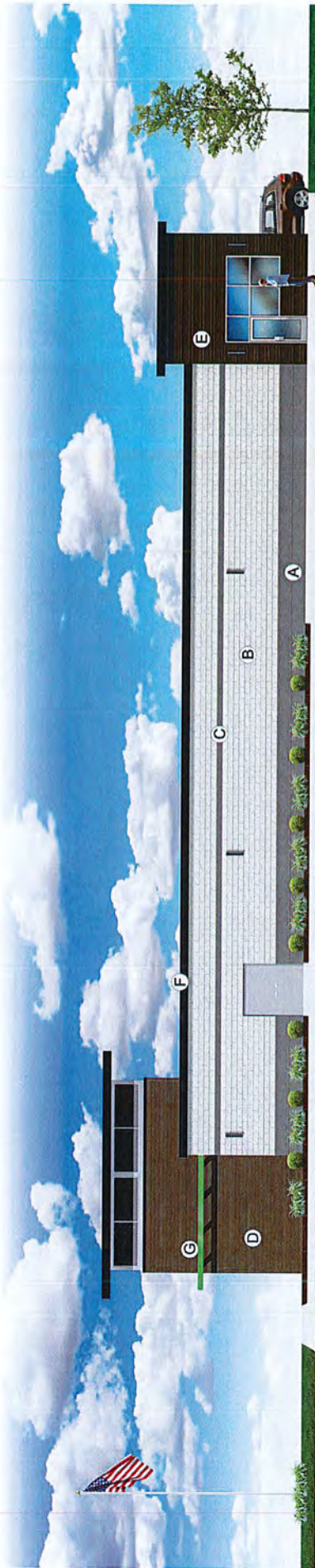
NORTH ELEVATION

MATERIAL SELECTIONS

- A JUMBO BRICK - BOHEMIAN BRICK - (JET BLACK), GRAY MORTAR
- B SPLIT-FACE BLOCK 1 - NATIONAL BLOCK - WHITE, GRAY MORTAR
- C JUMBO BRICK - BOHEMIAN BRICK - (JET BLACK), GRAY MORTAR
- D NICHIHA - VINTAGE WOOD - BARK
- E METAL PANEL - PAC-CLAD 7.2 PANEL (DARK BRONZE)
- F METAL FASCIA - PAC-CLAD - (BLACK)
- G METAL FASCIA - CUSTOM GREEN



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION

MATERIAL SELECTIONS

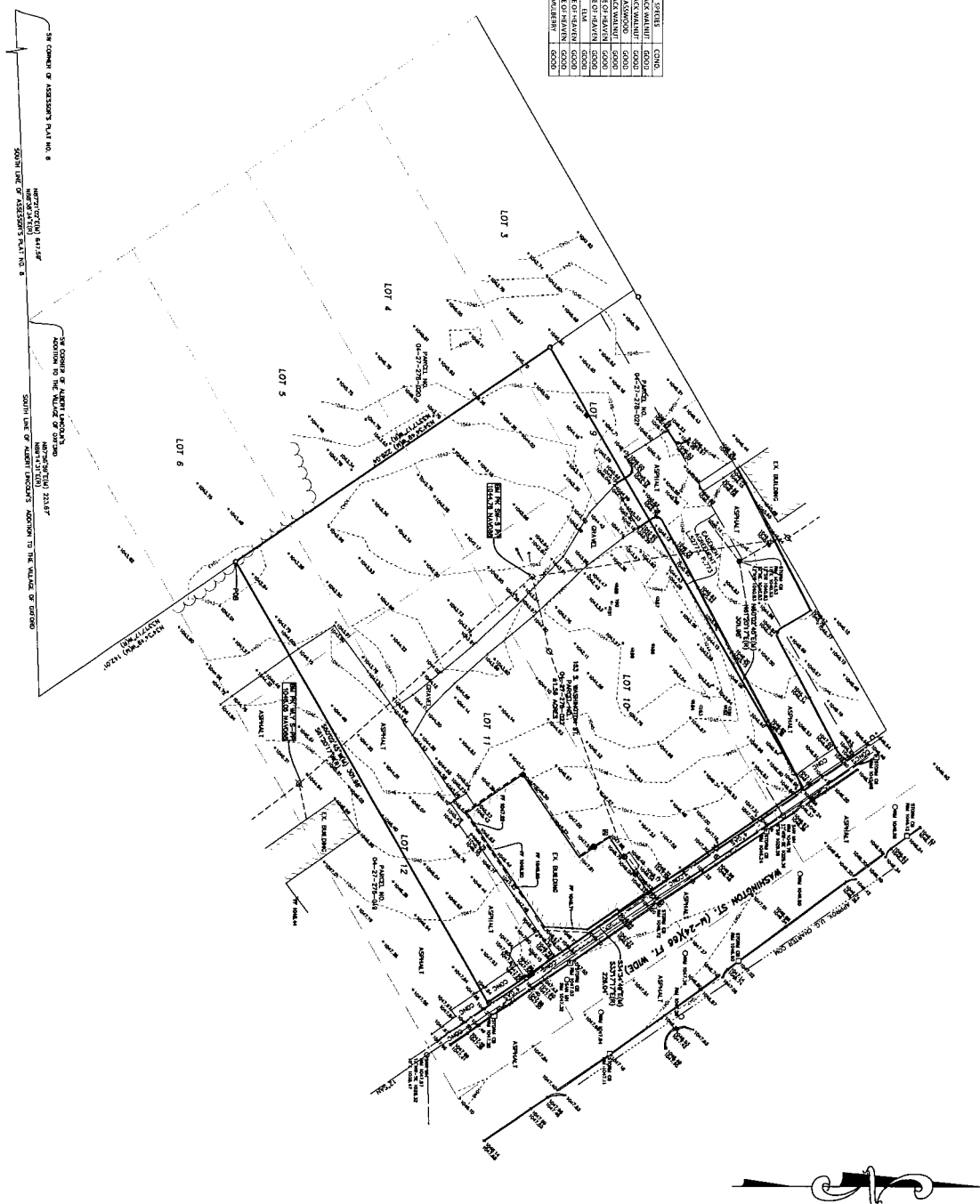
- (A) JUMBO BRICK - BOHEMIAN BRICK - (JET BLACK), GRAY MORTAR
- (B) SPLIT-FACE BLOCK 1 - NATIONAL BLOCK - WHITE, GRAY MORTAR
- (C) JUMBO BRICK - BOHEMIAN BRICK - (JET BLACK), GRAY MORTAR
- (D) NICHHA - VINTAGE WOOD - BARK
- (E) METAL PANEL - PAC-CLAD 7.2 PANEL (DARK BRONZE)
- (F) METAL FASCIA - PAC-CLAD - (BLACK)
- (G) SUNSHADE - CUSTOM GREEN

- | TREE TAG LIST | | |
|---------------|---------------|----------------|
| TR # | DATA (in.) | SPECIES |
| 181 | 24 | BLACK WALNUT |
| 182 | 9 | BLACK WALNUT |
| 183 | 12-12.4-16-16 | BASSWOOD |
| 184 | 20 | BLACK WALNUT |
| 185 | 21 | TREE OF HEAVEN |
| 187 | 20 | TREE OF HEAVEN |
| 188 | 24 | ELM |
| 189 | 21 | TREE OF HEAVEN |
| 190 | 16 | TREE OF HEAVEN |
| 191 | 18 | MULBERRY |

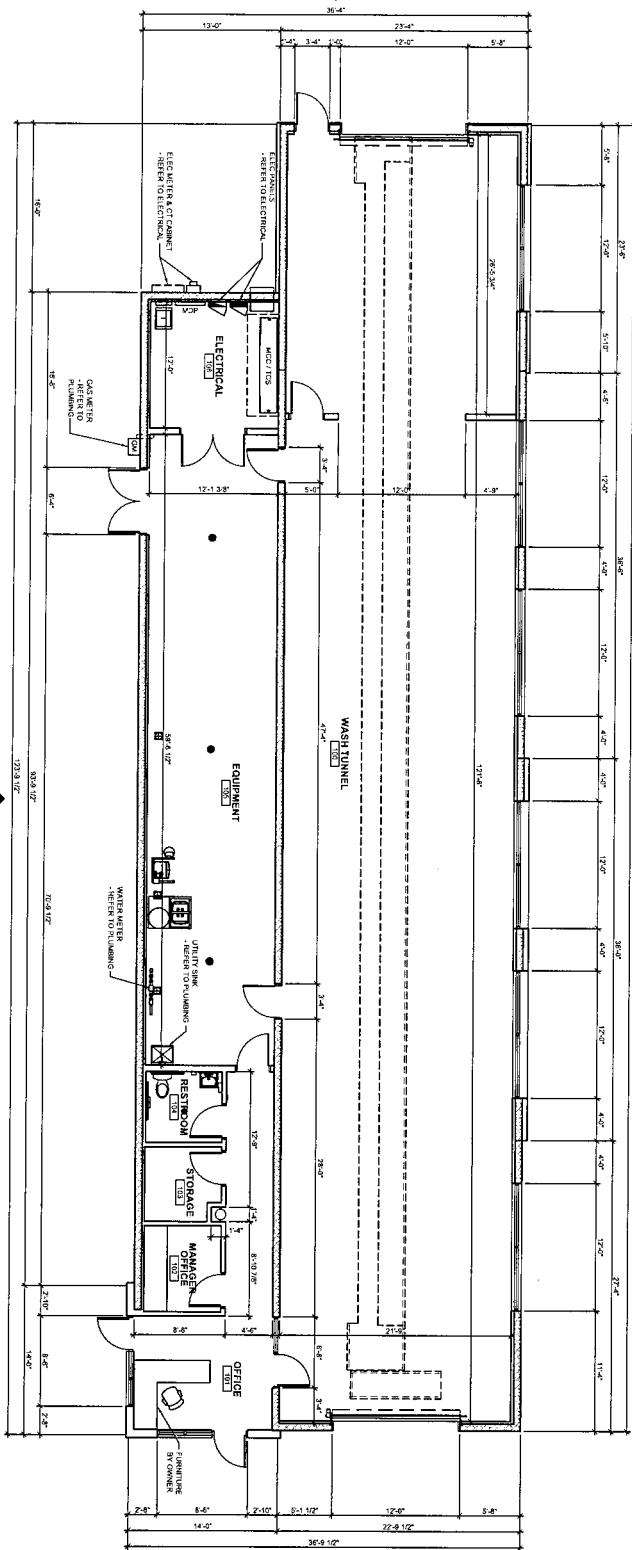
DISPOSITION:

RECEIVED BY: OIA, A. H. H. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 8

NOTE:
- BEARINGS BASED ON MICHIGAN
STATE PLANE COORDINATES,
NAD83, MIDWESTERN SOUTH ZONE
- NOT ALL UTILITY MAPS
PROVIDED AS OF 7-25-22

[illegible]

DATE: 7-26-22 DRAWN BY: JAV CHECKED BY: JAV PLOT: A03 SHEET NO. 1 OF 1 TOTAL SHEETS: 1	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> CLIENT: API PLAN DESIGN BUILD </div> <div style="border: 1px solid black; padding: 10px; margin-bottom: 10px;"> <h2 style="margin: 0;">TOPOGRAPHIC SURVEY</h2> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> 153 S. WASHINGTON STREET SECTION: 27 TOWNSHIP: 36 VILLAGE OF OXFORD OAKLAND COUNTY MICHIGAN </div> <div style="text-align: right;"> RANGE: 10E </div> </div>
48892 WEST ROAD SUITE 200 NOVA, MICHIGAN 48867	<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>RESIDENTIAL</p> <p>SUBSIDIARY SITE CONDOMINIUM MAPS TOPOGRAPHIC SURVEYS PLOT PLANS CONSTRUCTION LAYOUT</p> </div> <div style="width: 30%;"> <p>SURVEYING</p> <p>BOUNDARY SURVEYS TOPOGRAPHIC SURVEYS LAND SURVEYING CONSTRUCTION LAYOUT</p> </div> <div style="width: 30%;"> <p>COMMERCIAL</p> <p>SITE PLANNING SITE ENGINEERING INDUSTRIAL & MULTI-UNIT LAND SURVEYING CONSTRUCTION LAYOUT</p> </div> </div>

[illegible]

DATE	06/16/2007	TIME	11:00 AM
PRE-APP			
DATE PLANT SOLD	06/26/2005		
<p>6. Contractor shall be deemed to have accepted the property of the Agency, and shall be responsible for the care, custody, and maintenance of the property, including the responsibility for the safekeeping of the property, until the property is returned to the Agency. The Contractor shall be responsible for the safekeeping of the property, including the responsibility for the safekeeping of the property, until the property is returned to the Agency.</p>			

AP
PLAN • DESIGN • BUILD
ARCHITECTURAL PLANNERS INCORPORATED
5101 Williams Lake Road, Waterford, MI 48328
Tel: 248-674-8210

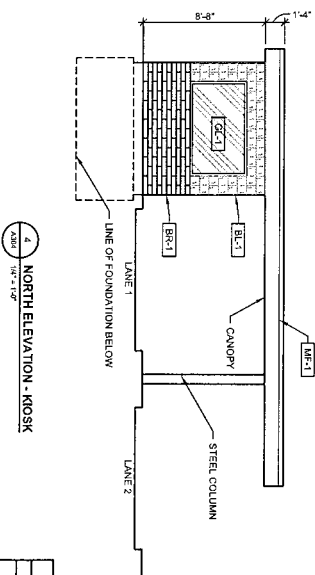
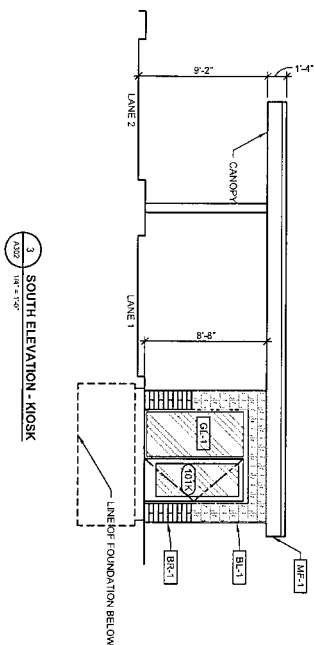
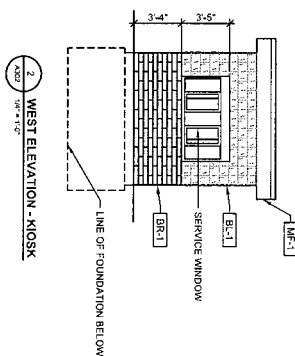
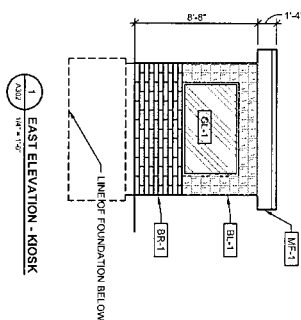
JOB NAME:
PROPOSED CAR WASH BUILDING FOR:
CLEAN HUB CAR WASH

LOCATION:
153 S. WASHINGTON STREET
OXFORD, MI 48371




















FLOOR PLAN









A101

MAL
CHE/DND BY:
MAL
SCALE:
AS NOTED
DON NO:
CHE 2022-16
EXTERIOR ELEVATIONS
A301

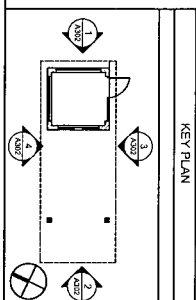


EXTERIOR MATERIAL SCHEDULE

	BK-1 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-2 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-3 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-4 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-5 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-6 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-7 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-8 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-9 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-10 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-11 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-12 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-13 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-14 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-15 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-16 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-17 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-18 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.
	BK-19 TYPE: JUMBO BRICK KRAFT - BOWENMA BRICK COLOR: RED NATIONAL BLOCK & HEADQUARTERS, INC. MOBILE, ALA.

	W41 TINTED ARCHITECTURAL METAL, 3 PANELED WITH 1/2" CLEAR GLASS AND 1/2" PANELED GLASS
	W42 TINTED ARCHITECTURAL METAL, 3 PANELED WITH 1/2" CLEAR GLASS AND 1/2" PANELED GLASS
	W43 TINTED ARCHITECTURAL METAL, 3 PANELED WITH 1/2" CLEAR GLASS AND 1/2" PANELED GLASS
	W44 TINTED ARCHITECTURAL METAL, 3 PANELED WITH 1/2" CLEAR GLASS AND 1/2" PANELED GLASS
	W45 TINTED ARCHITECTURAL METAL, 3 PANELED WITH 1/2" CLEAR GLASS AND 1/2" PANELED GLASS
	W46 TINTED ARCHITECTURAL METAL, 3 PANELED WITH 1/2" CLEAR GLASS AND 1/2" PANELED GLASS
	W47 TINTED ARCHITECTURAL METAL, 3 PANELED WITH 1/2" CLEAR GLASS AND 1/2" PANELED GLASS
	W48 TINTED ARCHITECTURAL METAL, 3 PANELED WITH 1/2" CLEAR GLASS AND 1/2" PANELED GLASS

NOTE:
BUILDING SIGNAGE SHOWN FOR REFERENCE ONLY.
SIGNAGE WILL BE APPROVED UNDER SEPARATE PERMIT.

[illegible]

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PLAN • DESIGN • BUILD
ARCHITECTURAL PLANNERS INCORPORATED
5101 Williams Lake Road, Waterford, MI 48329
Ph: 248.674.1340 www.apl-mi.com

JOB NAME:
PROPOSED CAR WASH BUILDING FOR:
CLEAN HUB CAR WASH

LOCATION:
153 S. WASHINGTON STREET
OXFORD, MI 48371

CHECKED BY:	KAL
SCALE:	AS NOTED
JOB NO:	CHD 2022-18
KIOSK ELEVATIONS	

A302

Project: _____

Fixture Type: _____

Location: _____

Contact: _____



P5642-31
Cylinder

6" uplight/downlight wall cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The aluminum Cylinders offers a contemporary design with its sleek cylindrical form and elegant Black finish, perfect for today's inspired exteriors. Modern details feature a die-cast aluminum wall bracket and heavy-duty aluminum framing - resulting in an impeccable modern accent that adds panache and sophistication to your outdoor spaces. Provides even illumination up and down.

- Black finish.
- Powder coat finish.
- Wet location listed when used with P860046 top cover lens.
- Die-cast aluminum wall brackets and heavy duty aluminum framing.
- Two 250w PAR-38 or 150w BR-40.

Category: Outdoor
Finish: Black (Powder Coat Paint)
Construction: cast aluminum Construction

Width: 6 in
Height: 18 in
Depth: 8-7/8 in
H/CTR: 8 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted	Prewired	Quantity: two 250 W max. PAR-38 or LED equivalent	UL-CUL Damp Location Listed
Mounting strap for outlet box included	6 inches of wire supplied	E26 base porcelain sockets	1-year Limited Warranty
back plate covers a standard 4" recessed outlet box: 4.5" W., 4.5" ht., 2.911" depth	120 V		

Project: _____

Fixture Type: _____

Location: _____

Contact: _____

P860046-031 Cylinder Lens

Create a more versatile and custom lighting experience curated for your lifestyle and design taste with this round cylinder cover accessory. Never sacrifice form for function with this discrete, minimalist lens packed with a punch for optimal performance. The clear lens with a sophisticated black rim offers flexibility when it comes to meeting your design and lifestyle needs with optimal outdoor lighting.

- Pair this lens with a 6-inch outdoor cylinder to take your light fixture from damp locations to any wet location in need of gorgeous illumination and a pinch of minimalist modern design.
- The clear glass lens allows for continued flawless illumination from your outdoor cylinder as it dutifully and stylishly protects the light source from the elements.
- The cylinder cover's rim is coated in a sophisticated black finish.
- Ideal for any outdoor space in need of illumination.
- Perfect for transitional, modern, contemporary, or luxury settings.
- Measures 6-inch width by 0.79-inch height.
- Adapts up/down cylinder fixtures for wet location use.
- Includes installation instructions and mounting hardware.
- Progress Lighting products are designed for exceptional quality, reliability, and functionality.

Category: Cylinder

Finish: Black (Painted)

Construction: Aluminum Construction

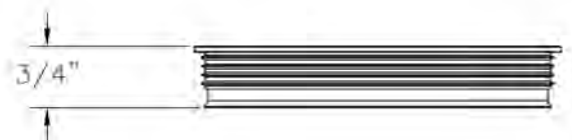
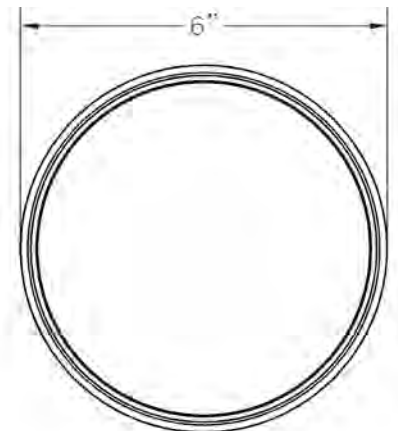
Glass/Shade: Clear glass Round Lens

MOUNTING	ADDITIONAL INFORMATION
Cover fixture mounted	1-year Limited Warranty



Diameter: 6 in
Height: 0-3/4 in

Clear glass Round Lens
Width: 5-3/16 in
Height: 0-1/8 in



PAR38 Series

Cree Professional Series LED Lamps

PRO
SERIES

Rev. Date: V4 01/21/2020

Product Description

At Cree Lighting, we believe in better lighting. Better light is beautiful light. But it's more than just beautiful. It is light that makes you feel more productive, more relaxed and safer. Better light changes everything. That's why the new and improved 90+ CRI Professional Series LED bulbs feature high color rendering that enhances your space and makes the colors of your decor appear vibrant, richer and more natural –true colors the way they are meant to be experienced.

The ENERGY STAR certified, California complaint Cree Lighting Professional Series PAR38 LED bulb is a higher lumen solution ideal for use indoors in a track or recessed can, or outdoors in security or landscaping lighting. Delivering up to 2,100 lumens of 2700K, 3000K, or 4000K light, halogen-like light while using up to 19.5 watts, the PAR38 LED bulb is available in multiple beam angles for different applications. It is fully dimmable and designed to last 25,000 or 50,000 hours.

Performance Summary

Beam Spreads: 15° Spot, 25° Narrow Flood, 40° Flood

Lamp Delivered Light Output: 120W Replacement: 1,330 -1,370 Lumens; 150W Replacement: 1,500 Lumens

Input Power: 120W Replacement: 16.5 watts; 150W Replacement: 19 watts, 250W Replacement: 250W

CRI: >90

CCT: 2700K, 3000K, 4000K

Limited Warranty*: 5 years Commercial use

Lifetime: 120W Replacement: Designed to last at least 50,000 hours; 150W/250W Replacement: Designed to last at least 25,000 Hours

Dimming: Dimmable to 5% with select dimmers

ENERGY Star Certified, CEC California Title 20 Compliant

Can be ordered in Single Lamp Cartons (Master Carton Quantity = 12)

* See <http://creelighting.com/warranty> for warranty terms

120W



150W/250W



Ordering Information

Example: PAR38-120W-P1-30K-40FL-E26-U1

PAR38		P1				E26		U1
Product	Watt Equivalent	Series	CCT	Beam Spread	Voltage	Base	CRI	Packaging Options
PAR38	120W 120 Watt, 1,300 - 1,370 Lumens CBCP = 15°: 16,000 Candelas, 25°: 6,800 - 7,300 Candelas, 40°: 2,500 - 3,000 Candelas 150W 1500 lumens CBCP = 3,360 Candelas 250W 2100 lumens CBCP = 3,272 Candelas	P1 Professional Series 1st Generation	27K 2700K (120W Only) 30K 3000K 40K 4000K (120W, 40° Flood Only)	15SP 15° Spot (120W Only) 25NF 25° Narrow Flood (120W Only) 40FL 40° Flood	Blank 120 Volt	E26 Edison Base	Blank >90 CRI	U1 Single-Lamp Carton Master Carton = 12 Single-Lamp Cartons



CREE **LIGHTING**

US: creelighting.com (800) 236-6800

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

PAR38 Pro Series LED Lamps

Product Specifications

CONSTRUCTION & MATERIALS

- PAR38 120W design weighing 7.8 ounces [221g]; 150W design weighing 7.2 ounces [204g]
- E26 Medium standard screw type base
- Bulb meets ANSI standards for PAR38 dimensions
- Mercury free
- Dimensions:** 120W Replacement: 5.6" H x 4.7" W x 4.7" D (Single Lamp Carton); 11" H x 14.5" W x 9.7" D (Master Carton); 150W Replacement: 6.5" H x 4.9" W x 4.9" D (Single Lamp Carton); 7.2" H x 15.4" W x 20.4" D (Master Carton)

OPTICAL SYSTEM

- Plastic lens offers increased optical spread

ELECTRICAL SYSTEM

- Power Factor:** > 0.9 nominal
- Input Voltage:** 120V, 60Hz
- Dimming:** Dimmable to 5% with select dimmers. Refer to <https://www.creelink.com/exLink.asp?406275150E89G38I54766700> for additional details
- Operating Temperature Range:** -25°C - +45°C (-13°F - +113°F)

REGULATORY & VOLUNTARY QUALIFICATIONS





- cULus Listed
- Suitable for wet locations where exposed directly to weather
- Suitable for use in enclosed light fixtures. Lifetime may be reduced if used in air tight enclosures or in insulated ceiling air tight (ICAT) recessed downlight enclosures
- Meets FCC Part 15, Subpart B, Class B standards for conducted and radiated emissions
- ENERGY STAR® Certified:
Please refer to www.energystar.gov/productfinder/product/certified-light-bulbs/results for most current information
- RoHS compliant. Consult factory for additional details
- CEC California Title 20 Compliant
- CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Packaging

Master Carton = 12 Single Lamp Cartons



Ordering Number	Single-Lamp Carton UPC	Description	Bulb Type	Watts	CCT	Single-Lamp Cartons per Master Carton	Master Carton ITF-14	Total Lamps per Master Carton	Master Cartons per Pallet Qty	CRI	CBCP	Lumens	Rated Life (Hrs)
PAR38-120W-P1-27K-40FL-E26-U1	849665026563	120W Soft White 40° Flood, PAR38 Equivalent	PAR38	16.5	2700K	12	10849665026560	12	40	>90	2,500	1,330	50,000
PAR38-120W-P1-27K-25NF-E26-U1	849665026570	120W Soft White 25° Narrow Flood, PAR38 Equivalent	PAR38	16.5	2700K	12	10849665026577	12	40	>90	6,800	1,330	50,000
PAR38-120W-P1-27K-15SP-E26-U1	849665026587	120W Soft White 15° Spot, PAR38 Equivalent	PAR38	16.5	2700K	12	10849665026584	12	40	>90	16,000	1,330	50,000
PAR38-120W-P1-30K-40FL-E26-U1	849665026594	120W Bright White 40° Flood, PAR38 Equivalent	PAR38	16.5	3000K	12	10849665026591	12	40	>90	3,000	1,370	50,000
PAR38-120W-P1-30K-25NF-E26-U1	849665026600	120W Bright White 25° Narrow Flood, PAR38 Equivalent	PAR38	16.5	3000K	12	10849665026607	12	40	>90	7,300	1,370	50,000
PAR38-120W-P1-30K-15SP-E26-U1	849665026617	120W Bright White 15° Spot, PAR38 Equivalent	PAR38	16.5	3000K	12	10849665026614	12	40	>90	16,000	1,370	50,000
PAR38-120W-P1-40K-40FL-E26-U1	849665026624	120W Daylight 40° Flood, PAR38 Equivalent	PAR38	16.5	4000K	12	10849665026621	12	40	>90	3,000	1,370	50,000
PAR38-150W-P1-30K-40FL-E26-U1	849665023319	150W Replacement Bright White 40° Flood PAR38	PAR38	19	3000K	12	10849665023316	12	30	>90	3,360	1,500	25,000
PAR38-250W-P1-30K-40FL-E26-U1	849665037002	250W Replacement Bright White 40° Flood PAR38	PAR38	19.5	3000K	12	10849665037009	12	30	>90	3,272	2,100	25,000

LIGHTING FIXTURE SCHEDULE												
MARK	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL # / COLOR	QTY	MOUNTING	LAMP VOLT	LAMP TYPE	LIGHT LOSS FACTOR	LAMP TYPE	PHOTOMETRIC LUMINOUS FLUX	REMARKS
A		CYLINDER UP/DOWN WALL SCONCE	PROGRESS LIGHTING	P5642-31/30K (BLACK)	20	WALL	120V/ 277V	16.5W LED	0.80	1,300 LUMENS 3000K	1,370 LM	MOUNT 9'-0" A.F.F. TO CENTER OF FIXTURE
		CYLINDER LENS FOR CYLINDER WALL SCONCE	PROGRESS LIGHTING	P860046-031	20	LIGHT	--	--	--	--	--	USE WITH LIGHT FIXTURE 'A'
B1		15-FT HIGH PARKING LOT POLE LIGHT	WARELIGHT QUASAR G2 LED	WL-PLF-100W-50K-T3-B-A SF-MV-G2 (BRONZE)	5	FLOOR	120V/ 277V	99.72W LED	0.80	13,000 LUMENS 5000K	12581 LM	(9) 15' HIGH SINGLE HEAD POLES
B2		20-FT HIGH PARKING LOT POLE LIGHT	ASMAST LIGHT QUASAR LED	AST-S-G07-100WCT3A1-ab cde40 (BRONZE)	6	FLOOR	120V/ 277V	101W LED	0.80	13,000 LUMENS 3000K	12784 LM	(2) 15' HIGH DOUBLE HEAD POLES
D		TUBE LIGHT FIXTURE	SATCO LAMP	30T8/LED/HO-SIGN/72-840 /BP 4000K	24	SURFACE	120V/ 277V	30W FL	0.80	4,100 LUMENS 4000K	4100 LM	VACUUM BOOMS / MOUNT 7'-0" A.F.F.

PHOTOMETRIC STATISTICS SCHEDULE						
#	Name	MIN	MAX	AVG	MIN / AVG	MIN / MAX
1	OVERALL SITE PROPERTY LINES	0.014 FC	19.4 FC	2.55 FC	-	-
2	PAVED SURFACE FOR VEHICLES	0.37 FC	15.5 FC	4.67 FC	.080	.024
3	SIDEWALK SITTING AREA	2.41 FC	7.58 FC	4.06 FC	.534	.318
4	INTERNAL SIDEWALK	3.71 FC	13.4 FC	6.72 FC	.552	.276

THE QUASAR LED SHOEBOX FLOODLIGHT

FEATURES

- Wattage available: 100W, 150W and 300W
- CCT options: 5,000K (3,000K & 4,000K special order)
- CRI: >70
- Lumens: 13,000, 20,000 and 42,000
- Lifespan: minimum 50,000 hours
- Manufacturer warranty: 5 Years
- Mercury free: no UV
- Aluminum housing
- Standard pole mount compatible
- Dusk to Dawn with photo control
- Ambient operating range: -4°F to 115°F
- Finish: bronze (white or black special order)

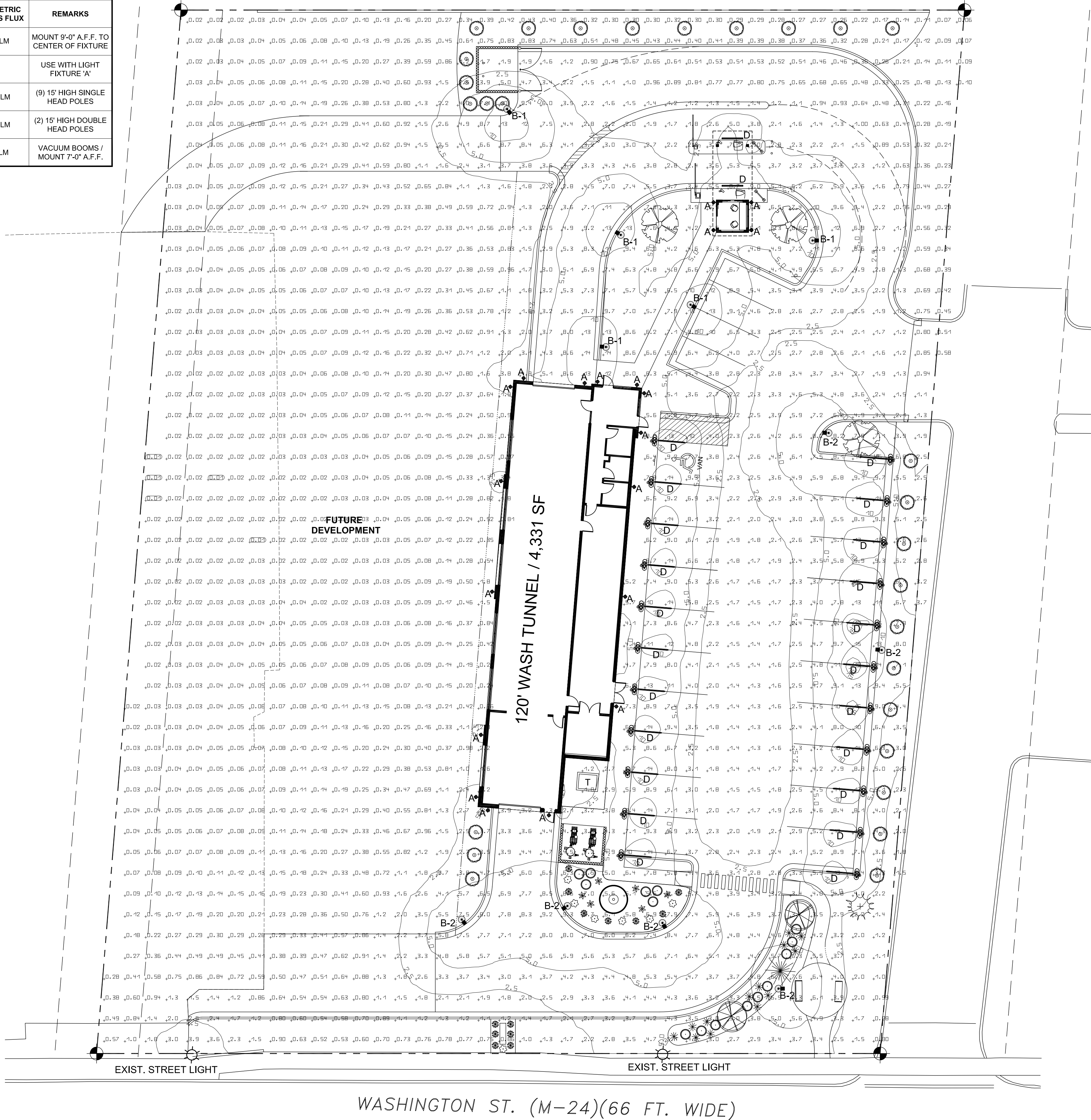
UL
WARRANTY 5 YEARS
DLC
IP65

3 POLE MOUNTED LED PARKING LIGHT
AS102 SCALE: N.T.S. LIGHT FIXTURE "B AND C"

P5642-31/30K

P860046-031
Cylinder Lens

2 TYPICAL WALL SCONCE & LENS
AS102 SCALE: N.T.S. LIGHT FIXTURE "A"



1 SITE PHOTOMETRIC PLAN
AS102 1" = 16'

ISSUED FOR	DATE
REVIEW	09-28-2022

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API
PLAN • DESIGN • BUILD
ARCHITECTURAL PLANNERS INCORPORATED
5101 Williams Lake Road
Oxford, MI 48329
Ph: 248.674.1340 www.apinllc.com

JOB NAME: NEW BUILDING FOR: CLEAN HUB CAR WASH	LOCATION: 153 SOUTH WASHINGTON ST. OXFORD, MI 48371
--	---

DRAWN BY: KAL
CHECKED BY: ASH
SCALE: AS NOTED
JOB NO: CHO-2022-16
SITE PHOTOMETRIC PLAN

AS102



PROJECT NAME: _____ CATALOG NUMBER: _____
 NOTES: _____ FIXTURE SCHEDULE: _____



Adjustable
Slip Fitter
Mount (ASF)

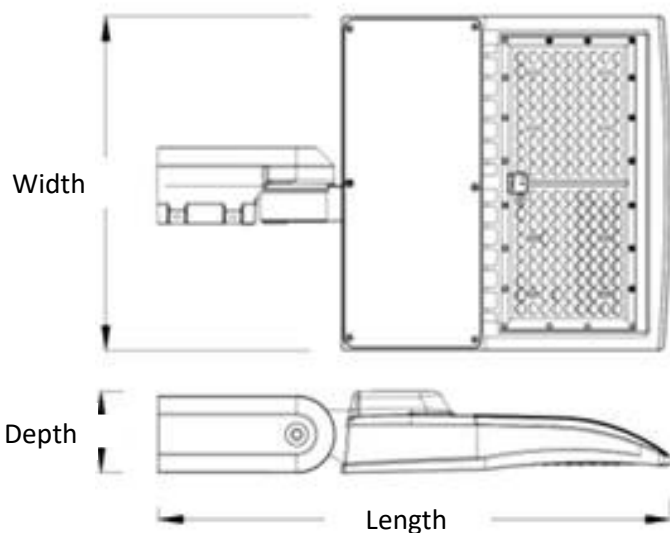
Adjustable
Pole Mount
(APM)

Adjustable
Yoke Mount
(AYM)



DIMENSIONS:

Bracket	Length	Width	Depth
ASF	20.2"	13.11"	3.5"
APM	20.4"	13.11"	6.3"
AYM	19.0"	13.11"	3.6"



PRODUCT DESCRIPTION

The Quasar / Quasar G2 LED shoebox floodlight lighting fixture is applicable for both commercial and residential illumination at the places where need a large amount light such as parking lots, driveways, outdoor courts (basketball, tennis, volleyball, etc.). With the dusk to dawn function (when using the optional twist lock photocell), the light would be on automatically at dusk and off when the dawn comes, which saves the trouble to switch manually for you.

FEATURES

- Wattage / Lumens:
 - 100W / 12500
 - 150W / 19400
- CCT:
 - Bronze: 4000K or 5000K
 - White: 5000K
- CRI: >70
- Lifespan: minimum 50,000 hours
- Manufacturer warranty: 5 Years
- Aluminum housing
- Dusk to Dawn with optional photocell
- Ambient operating range: -4°F to 115°F
- Finish: Bronze or White



WAREHOUSE-LIGHTING.COM

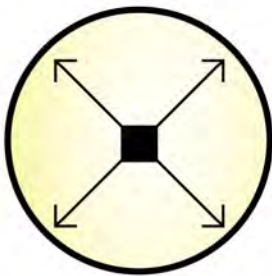
Warehouse-Lighting.com
 2750 South 163rd St
 New Berlin, WI 53151

Warehouse-Lighting.com
 Phone: 888-454-4480
info@warehouse-lighting.com

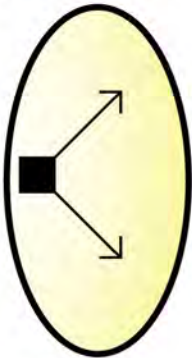


SKU	Wattage	CCT	Light Distribution	Finish Color	Mounting Option	Voltage	Sensor		
WL-PLF-100W-40K-T3-B-ASF-MV-G2	100W	4000K or 5000K	Type 3 or Type 5	Bronze	Adjustable slip fitter, Adjustable square/round pole mount, Adjustable yoke mount	120-277V	Twist Lock Photocell		
WL-PLF-100W-50K-T3-B-ASF-MV-G2	100W								
WL-PLF-150W-40K-T3-B-ASF-MV-G2	150W								
WL-PLF-150W-50K-T3-B-ASF-MV-G2	150W	5000K							
WL-PLF-100W-50K-T3-W-ASF-MV	100W								
WL-PLF-150W-50K-T3-W-ASF-MV	150W								

Type 5 Distribution



Type 3 Distribution





100 Watt

Luminaire Property

Luminaire Manufacturer:
Voltage: 119.9 V
Power: 99.72 W

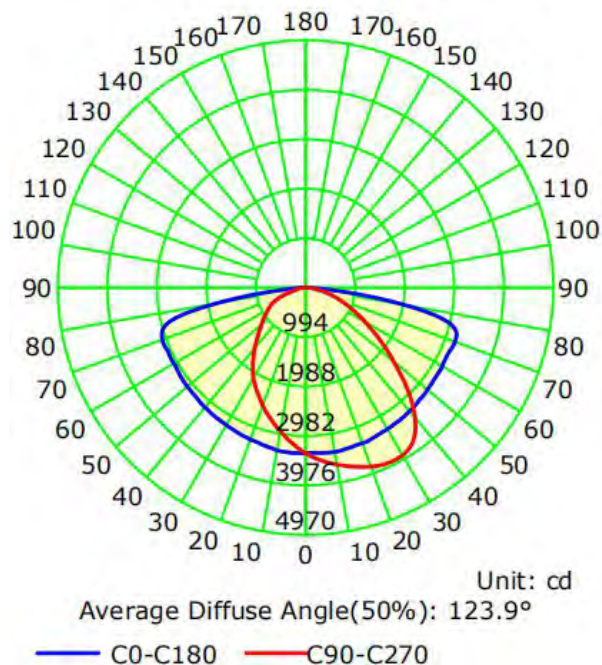
Current: 0.8327 A
Power Factor: 0.998

Photometric Results

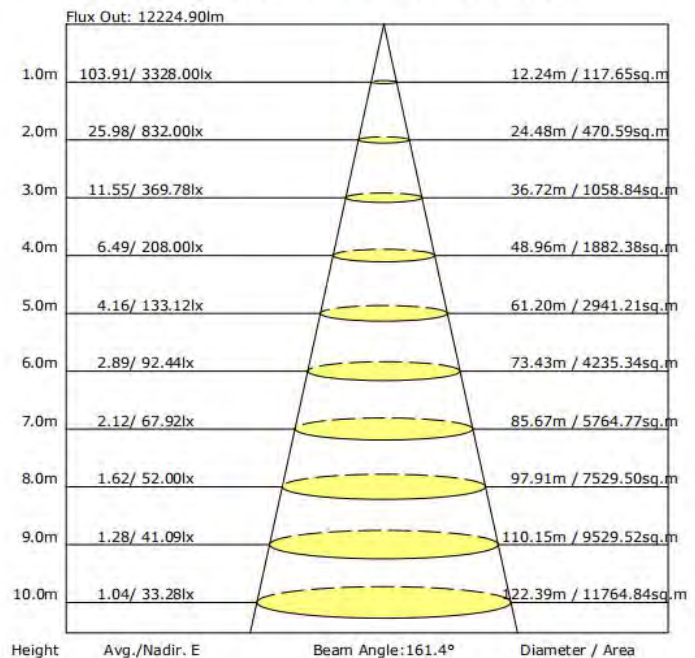
IES Classification: Type III
Total Rated Lamp Lumens: 12581.0 lm
Efficiency: 100%
Upward Ratio: 0%
Central Intensity: 3328 cd
Pos of Max. Intensity: H157.5 V70

Longitudinal Classification: Medium
Measurement Flux: 12581 lm
Downward Ratio: 100%
Luminaire Efficacy Rating (LER): 126.16
Max. Intensity: 3976.27 cd

Luminous Intensity Distribution Curve



The Average Illuminance Effective Figure





150 Watt

Luminaire Property

Luminaire Manufacturer:

Voltage: 119.8 V

Power: 148.69 W

Current: 1.2428 A

Power Factor: 0.997

Photometric Results

IES Classification: Type III

Total Rated Lamp Lumens: 19051.6 lm

Efficiency: 100%

Upward Ratio: 0%

Central Intensity: 5026.23 cd

Pos of Max. Intensity: H157.5 V73

Longitudinal Classification: Medium

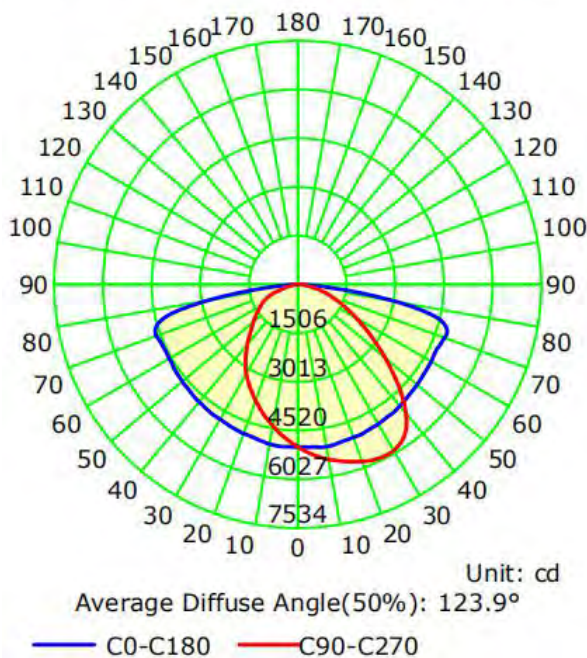
Measurement Flux: 19051.6 lm

Downward Ratio: 100%

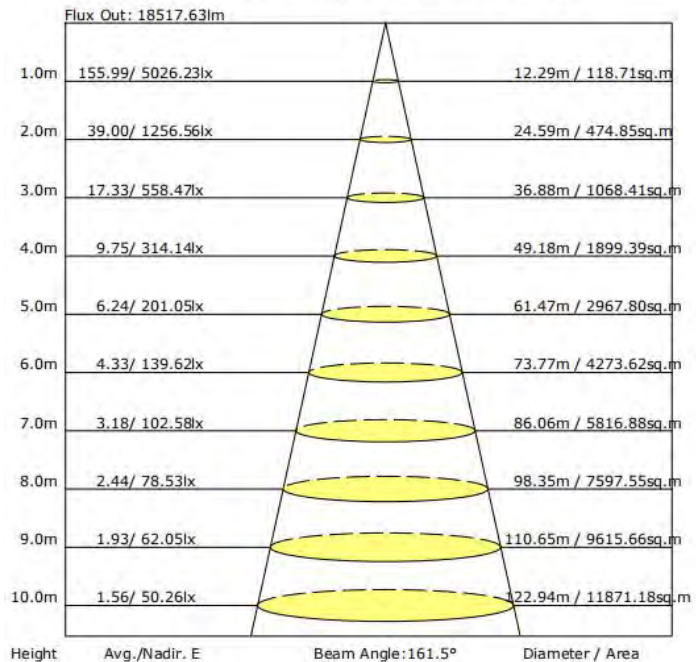
Luminaire Efficacy Rating (LER): 128.13

Max. Intensity: 6027.6 cd

Luminous Intensity Distribution Curve



The Average Illuminance Effective Figure



WAREHOUSE-LIGHTING.COM

Warehouse-Lighting.com
2750 South 163rd St
New Berlin, WI 53151

Warehouse-Lighting.com
Phone: 888-454-4480
info@warehouse-lighting.com



S16408

30T8/LED/HO-SIGN/72-840/BP
30W T8 LED; 4000K; 4100 Lumens; 120-277V; Type B; Single
Ended; Ballast Bypass

Features

- Meets NSF/ANSI Standard 2 requirements for certified use in food handling areas.
- No ballast or external driver required
- Base rotates 90° for easy installation
- Direct wire 120-277V line voltage*



S16408

Item Number	UPC	Voltage	Watts	Operating Frequency	Lamp Shape	Base	ANSI Base
S16408	045923164088	120-277	30	50/60Hz	T8	Recessed Double Contact HO/VHO	R17d

Lamp Code	Finish	MOL In Inches	MOD In Inches	Initial Lumens	Average Rated Hours	Kelvin Temp	Color
30T8/LED/HO-SIGN/72-840/BP	Frosted	72"	1.00"	4100	50000	4000	Cool White

CRI	Beam Spread Deg	Operating Temperature	Pack	Package Type	CEC Status	RoHS Compliant	UL or ETL Listed
83	330	-40C (-40F) to a maximum of +45C (+113F)	10	Sleeve	Not Approved	Yes	UL

UL Classification						Warranty	
cULus Classified - Damp Location Rated						5 Year Limited	

THE VILLAGE OF

Oxford
MICHIGAN



INSPECTORS: Police

Attached are a full set of plans that have been checked in and stamped received.
Please review 153 S. Washington for:

(Cleanhub Carwash)

- Completeness
- Current code
- Life and safety issues

Please make any notes in the space below, sign and date this form below.

PROPER ILLUMINATION THROUGHOUT COMPLEX.

SECURITY CAMERAS TO COVER ALL ANGLES OF COMPLEX.

AUDIBLE ALARM SYSTEM

Signed: [Signature] - Chief of Police

Date: 9/7/22



OXFORD FIRE DEPARTMENT

96 N. Washington St. • Oxford, Michigan, 48371

Ph. (248) 969-9483 • Fax. (248) 969-9489

September 1, 2022

Re: Plan review
Site Plan – Proposed Car Wash
Clean Hub Car Wash
153 S Washington
OXFORD, MI 48371

The Oxford Fire Department has received and reviewed the plans that have been submitted for the above address. The plans are **Approved** with the following comments.

- The Address Shall be legible and placed in a position that is visible from the street.
- A Knox Box will be required to be mounted to right or left side of the main entrance to the building
- There are no fire hydrants on the west side of S Washington, it is the fire department recommendation that A hydrant shall be installed on the westside of the road.

Please forward further questions to Fire Marshal Frantz

BJ Frantz

Fire Marshal
Office: 248 969-9483
Cell: 248 916-8600



THE VILLAGE

OF

Oxford

MICHIGAN



INSPECTORS: DPW

Attached are a full set of plans that have been checked in and stamped received.
Please review 153 S. WASHINGTON for:

(CLEAN HUB CARWASH)

- ☐ Completeness
- ☐ Current code
- ☐ Life and safety issues

Please make any notes in the space below, sign and date this form below.

This Plan does Not contain any water service or
sewer service details

Signed: Don Buttry

Date: 9-6-22

VILLAGE OF OXFORD
PLANNING COMMISSION
December 07, 2021, 7:00 p.m.
REGULAR MEETING MINUTES

Meeting Location ▪ 22 W Burdick Street, Oxford, MI ▪ Tel: (248) 628-2543
www.thevillageofoxford.org

1. CALL TO ORDER

Vice-Chairman Leslie Pielack called the meeting to order at 7:00 p.m.

2. RESPECTS TO THE FLAG

3. ROLL CALL: Members Present: 4. Flynn, Nold, Pielack, Helmuth. Absent: 3. Ballard, Arkles, McClellan. Staff Present: Recording Secretary Tere Onica, Village Manager Joe Madore, McKenna Planner Mario Ortega.

4. APPROVAL OF AGENDA: Meeting Agenda December 07, 2021.

MOTION: by Helmuth/Nold to approve the December 07, 2021, agenda as presented.
All present voting in favor. Motion carried.

5. APPROVAL OF MEETING MINUTES: October 19, 2021, Regular Meeting Minutes.

MOTION: by Flynn/Nold to approve the Village of Oxford October 19, 2021, regular planning commission meeting minutes as presented. All in favor. Motion carried.

6. CORRESPONDENCE: None.

7. NEW BUSINESS:

a. PC 21-21, Norah's Bridal, 6 N. Washington, PID # PO-04-22-460-015, Contractor Allied Signs. Sign Permit Application/Design Approval

Allied Signs on behalf of business owner Karen Weaver has applied for a sign permit to install one (1) internally illuminated wall sign for a new business at 6 N. Washington. The sign will face Washington St. and be located on the building's west elevation. A second sign will be on the building's east elevation facing the parking lot. The illuminate sign is 9.78 square feet (SF) in area. The parking lot is non-illuminated with a 5.9 SF area. The business is located in the C-Core Zoning District. The signs meet the dimensional and locational requirements of the Zoning Ordinance. The signs have channel cut letters that will be internally illuminated with an LED light source. Each letter will be individually illuminated. The sign style is in keeping with the overall design and aesthetic encouraged in the Village.

MOTION: by Helmuth/Nold to grant site plan approval the proposed sign located at 6 N. Washington, Norah's Bridal, PO-04-22-460-015 contingent upon the installation of a dimmer switch on the internally illuminated wall sign and approval of the second non-illuminated sign on the east elevation which complies within the design standards of the Village Ordinance.

Roll Call Vote: Ayes: 4. Flynn, Helmuth, Nold, Pielack. Nays: 0. Absent: 3. Arkles, Ballard, McClellan. Sign Permit Application approved.

b. Sign Ordinance-Awnings Discussion. Article 7: General Provisions. Awning and canopy signs. A graphic of Article 7: General Provisions, page 99 of the Zoning Ordinance was presented for discussion. An amendment to 'Awning and canopy signs' on page 101, item four (4), especially as signage is permitted on awnings for business that have a corner

building, or front and back should be considered under design standards. Commissioners revisited the reason for the ordinance was to respond to Wireless Toys some years ago that had eight (8) awnings with signage; an excessive signage problem permitted by ordinance. Commissioners asked that an ordinance amendment be placed on future agendas, and it was the consensus among commissioners to begin perusing the downtown area, considering the impact of signage and awnings and what type of standards would be appropriate in the ordinance. Until such a time that the zoning ordinance could be amended, it was suggested that dimmer switches on illuminated (LED) lighting be designed into a sign until light levels could be quantified, or a standard for illumination could be determined.

8. **OLD BUSINESS:** None

9. **PUBLIC COMMENT:** None.

10. **CONSULTANT & ADMINISTRATION COMMENTS:** Annual Report and future planning will be prepared for January. There will be another Cannabis Application ready for review by the January 4, 2022, meeting.

11. **Commissioner Comments:**

Oxford Township Planning Commission-Update from Jon Nold. Township is revising Zoning Map. Site Plan review for a new building for upcoming agenda.

ZBA Update-no meeting.

DDA Update-Chief Scholz commented on DDA events, lighting solutions, Façade Grants and Capital Improvements being considered.

12. **ADJOURNMENT:**

With no other business to discuss, Chairman Pielack adjourned the meeting at 7:41 p.m.

Respectfully submitted,

Tere Onica, Recording Secretary



Memorandum

TO: Planning Commission
Village of Oxford

FROM: Mario A. Ortega, AICP

SUBJECT: **Proposed Sign Ordinance Amendment**

DATE: September 28, 2022

The Planning Commission has seen a consistent number of sign reviews for internally illuminated signs in the C-1 Core downtown area over the past several years. Currently, the zoning ordinance requires internally illuminated signs to be reviewed by the Planning Commission.

In an effort to expedite the review process without losing any of the design standards the Planning Commission has applied in the past, the following ordinance text changes are proposed. The proposed text which would allow the building official to review and approve illuminated signs but also give them permission to forward the application to the PC if they so choose.

Village of Oxford
Draft Zoning Ordinance Amendment Language

The current ordinance standards are in normal text.

~~Standards proposed to be deleted are in red strikethrough text.~~

Proposed ordinance changes are in blue italics text.

AMENDMENT: Change Downtown Illuminated Sign Review Process.

The Planning Commission has seen a consistent number of sign reviews for illuminated signs in the C-1 Core downtown area. In an effort to expedite the review process without losing any of the design standards the Planning Commission has applied in the past, the following ordinance text changes are proposed. The proposed text which would allow the building official to review and approve illuminated signs but also give them permission to forward the application to the PC if they so choose.

EXISTING ZONING ORDINANCE LANGUAGE:

ARTICLE 7 • GENERAL PROVISIONS

SECTION 7.4.8: DISTRICT REGULATIONS

F. Signs Permitted in the C-1 Core, C-1 Transition and C-2 Districts.

1. Wall Signs

- b.) In the C-1 Core and C-1 Transition District internally illuminated signs may be permitted subject to design *review and* approval by the ~~Planning Commission~~ *building official. The building official may choose to forward an application to the Planning Commission for their review. Any application denied approval by the building official may request to be forwarded to the Planning Commission for a second consideration.*

Internally illuminated box signs shall install a dimmer and photometric sensor that automatically dims the luminance of a sign face to 100 candela per meter squared from dusk to dawn. Channel cut letter signs shall install a dimmer that can reduce the luminance level of a sign. The design review of a sign shall consider the size and scale of the sign in relation to the building and/or storefront width and the sign's location in relation to the existing doors, windows and architectural elements. The sign shall be determined to be aesthetically pleasing and contribute to the overall character of the building and/or storefront. When illuminated the sign shall be determined to not be garish, shall not draw excessive attention due to high brightness or design elements, and shall not have flashing or moving lights.

In the C-2 District, internally illuminated signs are permitted and are not subject to design approval by the Planning Commission.

Signs may also be externally illuminated with external light fixtures attached to the building or ground, or may be backlit (i.e. halo effect) when the sign lettering is entirely opaque. Such lighting shall be located and directed toward the building or sign in such a manner that glare is not visible by pedestrians or vehicles. Externally illuminated signs are permitted in the C-1 Core, C-1 Transition, and C-2 districts and do not require design approval by the Planning Commission.

- c.) Wall signs shall be placed on an architecturally continuous wall surface uninterrupted by doors, windows, and architectural detail. Signs shall not obscure windows, grillwork, piers, pilasters, and other ornamental features.