

Village of Oxford Planning Commission Agenda
Tuesday, December 20, 2022, 7:00 P.M.
Council Chambers located at:
22 W Burdick Street, Oxford, MI
Tel: 248-628-2543

1. Call to Order by Chair Justin Ballard at 7:00pm
2. Respects to the Flag
3. Roll Call: Justin Ballard, Scott Flynn, Maureen Helmuth, Michelle McClellan, Jon Nold, Leslie Pielack.
4. Approval of Agenda: December 20, 2022
5. Approval of Minutes: October 4, 2022
6. Correspondence:
7. Public Hearing: Proposed Special Use Sign, 17 S. Washington, Oxford, MI., Paramount Building. Owner: Matt Blitchok. PID# 04-24-202-019, Pursuant to Section 7.4.3(E) of the Village of Oxford Zoning Ordinance.
8. Call to Public
9. New Business:
 - a. Special Use Sign Permit Review- PID # PO-04-24-202-019, 17 S. Washington St. Paramount Building. Property owner: Matt Blitchok. Application for internally luminated wall sign pursuant to Article 7: General Provisions, Section 7.4.3 (E).
 - b. 153 S. Washington, PID # 04-27-278-022. Applicant API-Jeith Lutz, Property Owner Samei Pataq. Clean Hub Car Wash-Site Plan, New Layout Design.
10. Old Business:
 - a. Internally Illuminated Signs-Zoning Text Amendment- Proposed text amendment presented in the September 28, 2022, McKenna Memorandum.
11. Public Comment:
12. Consultant & Administration Comments:
13. Reports:
 - Oxford Township Planning Commission
 - ZBA
 - DDA
14. Commissioner Comments:
15. Adjournment:

Posted Wednesday, December 14, 2022

VILLAGE OF OXFORD
PLANNING COMMISSION
October 4, 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 October 4, 2022.

MOTION: by Flynn/Helmuth to approve the October 4, 2022, agenda as presented.
All in favor. Motion adopted.

4. APPROVAL OF MEETING MINUTES: September 6, 2022, Regular Meeting Minutes.

MOTION: by Flynn/Nold to amend the September 6, 2022, meeting minutes as follows: Page 2, lines 54 & 55, roll call vote correction. Commissioner Flynn voting no, Commissioner Nold voting yes. All commissioners voting in favor of adopting the September 6th meeting minutes as amended.

5. CORRESPONDENCE: Letter of resignation to Chairman Ballard received from Commissioner Arkles. The commissioner will remain seated until after the October 18th meeting.

MOTION: by Helmuth/Nold to receive and file correspondence received by the chair. All in favor.
Motion adopted.

6. 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).**

Planner Ortega commented on the McKenna Site Plan Review letter dated August 9, 2022. This will be phase one (1) site plan approval. The landscape and lighting plans will be submitted for final site plan approval at a later date. The original site plan was revised to incorporate NOTA response to the August 9th review letter. As such, many of the issues cited by McKenna have already been addressed. Planner comments concluded that the submitted application is in compliance with ordinance standards. Appropriate parking, turning radius for emergency vehicles and meeting the Fire Department review letter dated August 10th were noted.

NOTA representatives Lynn Gromaski and Jim Sharpe of Sharpe Engineering were present for comments and questions. Ms. Gromaski said landscape and lighting plans will be completed soon. Both Sharpe and Gromaski agreed that the 1000-gal fuel storage tank did not need to be filled and agreed to leaving the underground tank empty until final approval was granted by the Planning Commission. Storm water run-off will be maintained on the property as indicated in the site plan. A waiver was requested per ordinance requirement for curb and sidewalk. Sidewalks exist on the East side of Glaspie, and parking bollards will be used to protect the

building from vehicles. TKMS and LUME were not required to provide sidewalks or curbing, though differing circumstances and reasoning were noted.

MOTION: by Nold/Helmuth to grant approval for PC 22-12, Parking Lot Expansion with 1000-Gal. Fuel Storage Tank, 675 S. Glaspie, PID# PO-04-26-327-010 and waive the requirement for sidewalk and curbing with the following conditions:

- 1.) Landscape and lighting plans be submitted to the Planning Commission for final site plan review and approval.
- 2.) Compliance with McKenna Planner Ortega comments on Site Plan Review letter dated August 9, 2022.
- 3.) Compliance with the Fire Department letter dated August 10, 2022, and Police Department review dated July 26, 2022.
- 4.) Waiver granted for curb and sidewalk with installation of parking bollards in lieu of curbing.
- 5.) The 1000-gal underground fuel storage tank will remain empty until final site plan approval is granted by the Planning Commission.

Roll Call Vote: Ayes:7. Arkles, Ballard, Flynn, Helmuth, McClellan, Nold, Pielack.
Nays: 0. Absent: 0. Preliminary Phase 1, NOTA Parking Lot Expansion Site Plan approved.

- b. **PC-22-14, Clean Hub Car Wash, 153 S. Washington St. PID# PO-04-27-278-022. C-2 Zoning District. Applicant API-Keith Lutz, Property Owner Samei Pataq.** Applicants Samei Pataq and Architect Alan Hall presented Modern Car Wash plans commissioners. This will be an express car wash with a fast and affordable membership concept. Hours of operation will be 7 a.m. to 8 p.m. with early closures possible depending on traffic flow. There will be 20 quiet and convenient side yard vacuums that meet the side yard setback requirements; however, a variance will be needed from the ZBA for the location of the vacuums. The commercial parcel backs up to residential property. Placing the vacuums on the side will be less obtrusive to future residential development and provide a bigger buffer between zoning districts. The bar that transfers power to the vacuums will be buffered by a masonry wall. The size of the property is much larger than needed for the car wash. The rear portion of the property with future potential for adjacent residential development will remain grass with no current plans to develop.

Planner Ortega commented on the site plan review letter from McKenna dated September 28, 2022. The landscape plan was very well done but needed revisions to plant types and variety of species with a greater focus on native Michigan tree and plant selection. The light plan needs to be revised as the direction and level of lighting does not meet the requirements of the ordinance.

Concern over vehicle headlight impact to residential home(s) due to the drive radius. A standard 4'6" wall and shrubbery were proposed to shield headlight glare. The Fire Chief requested an 8" water main across (under) M-24 with a fire hydrant installed on the west side of Washington at the site location. Utilities for gas, water and sewer were not shown. They will be handled administratively by the village engineer when building permits are pulled.

MOTION: by Nold/McClellan to approve PC 22-14, 153 S. Washington St. PID# PO-

04-27- 278-022, Clean Hub modern high speed car wash site plan review with the following stipulations:

1. The applicant obtain a variance for the side yard vacuum location.
2. Compliance with the McKenna Site Plan Review letter dated September 28, 2022, and ROWE Engineering letter dated September 28, 2022.
3. Compliance with Fire Department review letter dated September 1, 2022, and Police Department review dated September 7, 2022.
4. Submittal of a revised landscape plan addressing issues identified above and beyond any requirements of the planning commission.
5. Submittal of revised lighting plan addressing issues identified in the September 28, 2022, McKenna review letter.

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

7. OLD BUSINESS:

- a. **Internally Illuminated Signs-Zoning Text Amendment**-Proposed text amendment presented in the September 28, 2022, McKenna Memorandum. The amendment gives the building official the ability to review and approve illuminated signs that meet the requirements: a dimmer switch, photometric sensor, does not exceed 100 candela per meter squared from dusk to dawn. The official has the ability to forward the permit application to the Planning Commission for a second consideration. The dimmer switch and automatic photometric sensor requirements are relatively inexpensive (about \$200 for both). New lighting technology and efficiencies make signage an affordable and desirable. Aesthetics are not considered in approval process, only whether or not the applicant meets the requirements of the ordinance. No action taken.

8. **PUBLIC COMMENT:** Dale Wolicki-M-DOT Sidewalk removal from private property installed without permission of landowner.

9. CONSULTANT & ADMINISTRATION COMMENTS: None.

10. COMMISSIONER COMMENTS:

Oxford Township Planning Commission-Commissioner Nold reporting.
ZBA Update-no meeting.
DDA- Chief Scholz reporting on Scarecrow fest.

11. **ADJOURNMENT:** With no further business to discuss, chairman called meeting adjourned at 8:52 p.m.

Respectfully submitted,
Tere Onica, Recording Secretary

**VILLAGE OF OXFORD
PUBLIC HEARING NOTICE**

Special Use Signs – 17 S. Washington

The Village of Oxford Planning Commission will hold a public hearing on Tuesday, December 20, 2022, beginning at 7:00 p.m. (or soon thereafter) in the Oxford Village Council Chambers located at 22 W. Burdick, Oxford, Michigan 48371 to consider the following:

Applicant: Northern Sign Company

Property Owner: Matt Blitchok

Location: Paramount Building, 17 S. Washington, Oxford, MI.

Parcel ID: 04-24-202-019

Zoning: C-1 Core Zoning District

Request: Pursuant to section 7.4.3 (E) of the Zoning Ordinance -
Special Use Signs, Permit Application for wall sign location.

The proposed special use sign application is available for public review at the Village of Oxford Clerk's Office during normal business hours Monday-Thursday 8:00 a.m.- 5:00 p.m. and is posted online at

www.thevillageofoxford.org. Comments regarding this request may be made in person during the meeting, or in writing to: Justin Ballard, Chairperson, Village of Oxford Planning Commission, P.O. Box 94, Oxford, MI 48371. Anyone with special needs requiring assistance at the meeting should contact the Clerk's office not less than seventy-two (72) hours in advance of the meeting.

Justin Ballard

Planning Commission Chairperson

22 W Burdick, Oxford MI 48371

Publish Oxford Leader 11/29/2022



December 14, 2022

Planning Commission
Village of Oxford
22 W. Burdick Street, PO Box 94
Oxford, Michigan 48371

Subject: **Paramount Residential Contractor – Special Use Sign Review** (*Application received November 22, 2022*)

Location: **17 S. Washington Street – Parcel #04-27-202-019** (*West side of S Washington, south of W. Burdick St.*)

Zoning: **C-1 Core**

Dear Planning Commissioners:

At the request of the Village, we have reviewed the above referenced sign application. The contractor is Northern Sign Co. on behalf of the business owner Paramount, a residential contracting company.

EXISTING CONDITIONS AND REQUESTED SIGNAGE

The lot is currently occupied by a two-story commercial building and the new primary tenant is the Paramount office. Currently, the building has no signage. The applicant is proposing to install one wall sign 19.95 square feet (SF) in area on the S Washington Street frontage. The sign would be comprised of channel cut letters and the company's logo mounted on a rear backing board. The building façade was recently refurbished with a stacked stone wall surface and wide wood columns that have created three equally sized transom areas above the ground floor windows and door alcove. The applicant is proposing to mount the sign in the center of the transom area covering two wood columns.



Section 7.4.8(E)(1)(C) states that 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. height and 24 SF in area. The applicant is requesting a special use sign review by the Planning Commission to allow for the sign to be placed across the wood column architectural features and not be required to be placed on an architecturally continuous wall surface.



REQUESTED SIGN WAIVER

The applicant is requesting the following waiver through the special use sign review process of Section 7.4.10:

- A waiver from Section 7.4.8(E)(1)(c) to install a wall sign that not placed on a architecturally continuous wall surface and to obscure the existing architectural column features.

CRITERIA FOR APPROVAL REVIEW COMMENTS

Section 7.4.10(B) gives the general standards for approval of Special Use Sign Applications. We have reviewed the application in accordance with those standards and sound planning and design principles. We offer the following comments for your consideration.

1. **The sign shall not endanger the public health, safety, and welfare by obscuring the vision of drivers on adjacent roads and streets.** The sign would not obscure the vision of drivers. The wall mounted sign would be parallel to S. Washington Street and not interfere with any driver's view of traffic. However, as an internally illuminated sign, it has the potential to cause excessive glare if the light we recommend a dimmer be installed to control the sign's luminance level. The luminance level should not exceed 100 cd/m² or NITs from dusk to dawn.
2. **The sign shall be constructed of materials that are consistent with the materials used for construction on other lots in the Village within three hundred feet of the proposed location.** The sign is proposed to be an internally illuminated comprised of channel cut letters and the company logo. Some signs have recently been installed in the downtown area with a similar construction. However there are also several signs which have external illumination of a box sign or channel cut letters which are not illuminated. Several businesses utilize goose neck lamps for external illumination, similar to fixtures which are currently installed on the building under consideration. While the proposed sign materials and elements are not unheard of, there are still many signs that are more in keeping with the historic architectural character of the downtown.

The sign is, however, subject to design review by the Planning Commission due to the proposed internal illumination. We have no objections to the design, but if the Planning Commission wishes to request design changes, that is within their jurisdiction under Section 7.4.8(E)(1)(b) of the Zoning Ordinance.
3. **No part of the sign shall extend to a height greater than the height of any other structure within three-hundred feet of the sign location.** The sign will be wall mounted and will not be located higher than any other structure meeting this requirement.
4. **The sign shall not be located so as to block the view of other signs on adjacent or nearby sites, thereby adversely affecting the ability of an existing commercial enterprise to do business in the Village.** The sign is wall mounted. The sign will not be flush with the building's wall surface, it will not project significantly beyond the wall when mounted on the columns. The sign will not block the view of adjacent signs.



5. **The sign shall not be constructed or located so as to be a visual nuisance to nearby residential uses.** Similar to other downtown signs, if any residences exist on the east side of S. Washington St, the sign may be visible but would not be a visual nuisance provide the dimmer recommendation cited above is a condition of approval.
6. **The sign shall be generally compatible with the overall community character and shall not create a disruptive visual appearance that will adversely affect property values in the Village.** The proposed sign is attractive and similar signs have been approved in other locations in the Village. Within the core downtown, there are other building facades that have a similar architectural configuration with three or more columns creating separate architecturally continuous wall surfaces. Those downtown core businesses have signs within each boxed wall surface above their first floor windows that create an attractive symmetrical appearance. The intent of the ordinance is to preserve the character and style created by buildings with architectural details that exhibit historic trends. While the sign is not obscuring the wall surface, it is obscuring the recently renovated architectural detail of the columns.
7. **Downtown Development Authority Recommendation.** Per the zoning ordinance, the Planning Commission may seek the advice of the Oxford DDA regarding the proposed sign. We suggest the DDA provide a recommendation for the Planning Commission's consideration.

RECOMMENDATION

The proposed sign will not obscure the vision of drivers nor block the view of adjacent signs. While some signs of similar construction have been permitted in other areas of the Village, the core downtown still has a significant number of externally illuminated signs that reflect the architectural character of downtown. If the Planning Commission finds that the proposed sign meets the special use sign criteria and would not create a disruptive visual appearance that will adversely impact property values, we recommend any approval be contingent upon the installation of a dimmer that limits the luminance level to 100 cd/m2 from dusk to dawn.

Please feel free to contact us with any questions.

Respectfully submitted,

McKENNA

Mario A. Ortega, AICP
Principal Planner

CC: Joe Madore, Village Manager

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

THE VILLAGE OF



SPECIAL LAND USE APPLICATION

Applicant must provide **15 copies** of the site plan, application, fees, and all relative documents at least thirty-five (35) days prior to the next regularly scheduled meeting of the Planning Commission.

Article 9, Chapter 2 of the Zoning Ordinance has been provided in order to ensure that all accompanying site plan information and requirements have been provided by the applicant for review.

Following the public hearing, the Planning Commission shall review the application for the special land use proposal, with recommendations from Village reviewing agencies. The Planning Commission is authorized to approve, approve with conditions, or deny requests for special land use approval.

DATE 11-22-22 PROJECT ADDRESS 17 S. Washington

APPLICANT INFORMATION

Name: Northern Sign Co.

Address: 2181 E. Walton Blvd. Suite 100

City: Auburn Hills

State: Mi

Zip: 48326

Phone: 248-333-7733

Cell: 248-333-7938

Email: maryellen@northernsign.com

PROPERTY OWNER INFORMATION

Name: Matt Blitchok

Address: 1200 S. Lapeer Rd.

City: Oxford

State: Mi

Zip: 48371

Phone: 248-572-4749

Cell: 248-522-4249

Email: matt@trademarkproperty solutions.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: 19,95 SF Illuminated channel letter set (FRONT)		
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 type="checkbox"/> C-2 General Business
		<input type="checkbox"/> P-1 Vehicular Parking
Present Use:		Proposed Use:
Property Size		sq. ft.

ATTACH THE FOLLOWING:

- 15 folded copies of the site plan, sealed by a registered architect, engineer, or landscape architect.
- Digital copies of application, site plan, and all supporting documents.
- 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.
- Proof of property ownership or interest in property (purchase agreement, etc.)
- Fees:

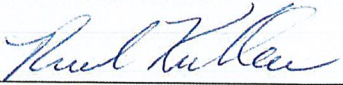
\$200	Application Fee
\$150	Public Hearing Fee
\$500	Planning & Zoning Review Fees
\$225	Fire Department Review Fees
\$ 50	Police/DPW Review Fees
\$500	Each additional Plan Review (if needed)

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

11-22-22

 Date

Attached

 Signature of Property Owner

11-22-22

 Date



Northern Sign Co Inc.

2181 E. Walton Blvd., Suite 100, Auburn Hills, MI 48326
248.333.7733 Office www.northernsign.com 248.333.7684 Fax

AUTHORIZATION AND CONSENT FORM

By my signature below, I hereby represent that I am the owner of the property indicated below or otherwise duly authorized by the Lease to grant authorization for Northern Sign Co. Inc. and/or their sub-contractor to apply for permits, represent said owner at ZBA meetings and install new signage at the below referenced location.

LANDLORD APPROVAL

Signature Maryellen D. Dole Print Name Maryellen Dole Date 11-22-22
Title Owner Email maryellen@northernsign.com
Address 12505 Lapeer RD Phone 248-522-4749
Suite #1
Detroit MI 48321

Return Form To: Northern Sign Co. Inc.
2181 E. Walton Blvd., Suite 100
Auburn Hills, MI 48326

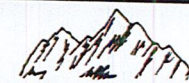
Email to: maryellen@northernsign.com

Site/Job - Property Address:

175 Wadsworth
Detroit MI 48321

Business Name:**Paramount Building****Address:****17 S Washington Oxford****Contact:****Tyler****Phone #:****586.201.2382****Fax #:****Email:****tyler.paramountbuilding@gmail.com****Date of Proposal:****10.13.22**

Artwork Proposal

**NORTHERN SIGN CO. INC.**

2181 E. Walton Auburn Hills, MI 48326

248.333.7733**www.northernsign.com****Northern Sign Representative:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RICK	DION	JUSTIN

Designer: **Justin**☐ **EXISTING**☒ **PROPOSED****Signature:****Please Print Name:****Date:**

50% deposit will be required prior to any fabrication, with balance to be paid in full on date of completion. Any artwork/sketches shall remain the property of Northern Sign Co., Inc.

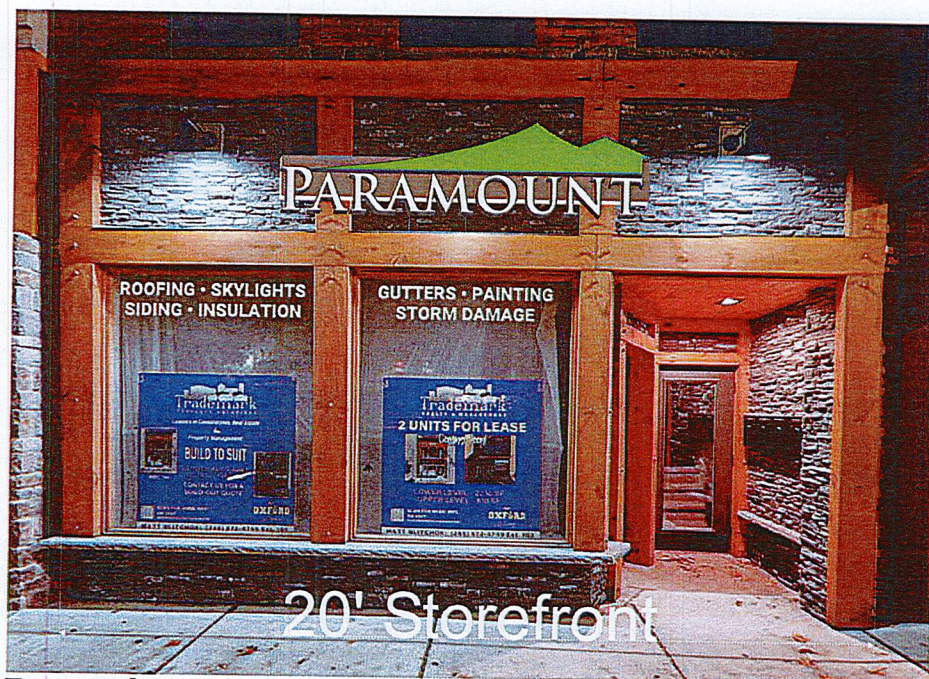
And shall not be duplicated or used without approval and purchase from Northern Sign Co., Inc.

Any designs/time and or logo artwork Cost incurred prior to acceptance of Proposal, shall be that of the customer

Any expenses incurred for changes made after artwork approval shall be that of the customer.

Acceptance of Artwork Proposal:

The above artwork is satisfactory and are hereby accepted. You are authorized to do the work as specified.

**20' Storefront****Front elevation****(1) 9'W x 2' 2.6"H illuminated channel letter set (19.95 ft²)****Door/Window lettering****Left window vinyl size - 54"W x 9.8"H****Right window vinyl size - 51.18"W x 9.8"H****Door window vinyl size - 18"W x 11.15"H**

Business Name:
Paramount Building

Address:
17 S Washington Oxford

Contact:
Tyler

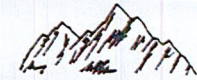
Phone #:
586.201.2382

Fax #:

Email:
tyler.paramountbuilding@gmail.com

Date of Proposal:
10.13.22

Artwork Proposal



NORTHERN SIGN CO. INC.

2181 E. Walton Auburn Hills, MI 48326

248.333.7733

www.northernsign.com

Northern Sign Representative:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RICK	DION	JUSTIN

Designer: **Justin**

☐ EXISTING
☒ PROPOSED

Signature:

Please Print Name:

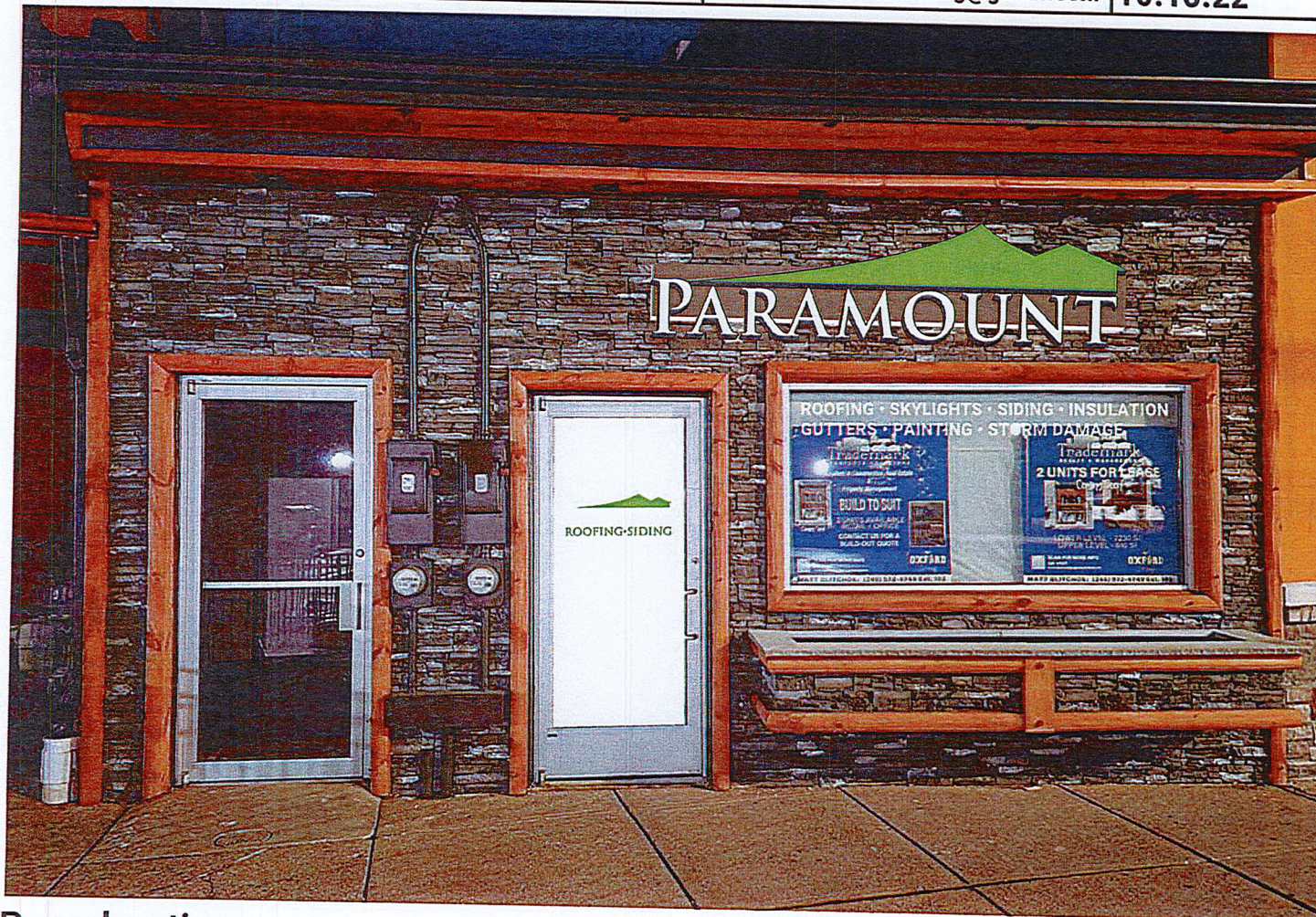
Date:

50% deposit will be required prior to any fabrication, with balance to be paid in full on date of completion. Any artwork/sketches shall remain the property of Northern Sign Co., Inc. And shall not be duplicated or used without approval and purchase from Northern Sign Co., Inc.

Any designs/time and or logo artwork Cost incurred prior to acceptance of Proposal, shall be that of the customer

Any expenses incurred for changes made after artwork approval shall be that of the customer.

Acceptance of Artwork Proposal:
The above artwork is satisfactory and are hereby accepted. You are authorized to do the work as specified.



Rear elevation

(1) 9'W x 2' 2.6"H illuminated channel letter set (19.95 ft²)

Door/Window lettering

Window vinyl size - 84"W x 9.28"H

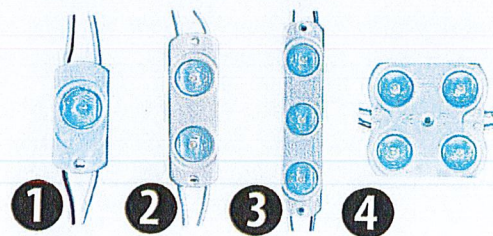
Door window vinyl size - 24"W x 14.86"H

Qwik Mod™ Series

Better coverage with a wider optic — accomplish more with our NEW Qwik Mod™ Series.

SPECIFICATIONS

Beam Angle	170° Ultra-Wide Low Dome Batwing Optic with Diamondback Optic Lens Technology
Certifications	UL & cUL Recognized (SAM Manual), CE, RoHs
Dimensions	QM1: 0.69"W x 1.4"L x 0.25"H QM2: 0.69"W x 2.2"L x 0.25"H QM3: 0.69"W x 3.14"L x 0.25"H QM4: 1.7"W x 1.77"L x 0.25"H
Fastening	Peel & Stick / Mechanical Screw Hole
Input	12VDC
Operating Temp	-30° to +60°C
Packaging	QM1: 150 mods (60 ft.) per bag or 1500 mods (600 ft.) per case QM2: 76 mods (44.7 ft.) per bag or 912 mods (536.52 ft.) per case QM3: 50 mods (33.3 ft.) per bag or 750 mods (500 ft.) per case QM4: 38 mods (25.3 ft.) per bag or 912 mods (608 ft.) per case
Power Supply	P-LED 12VDC
Protection Grade	IP68
Spacing	QM1: 2.5 mods/ft. (fully stretched) QM2: 1.7 mods/ft. (fully stretched) QM3 and QM4: 1.5 mods/ft. (fully stretched)
Warranty	10-Year Product / 5-Year Limited Labor



FEATURES

- Diamondback 170° Optic Lens
- Integrated aluminum heat sink
- Waterproof IP68
- Snap & Peel Qwik Release Tab
- Four different mod styles to perform in a wide variety of sign applications
- More light diffusion with a wider batwing resulting in better coverage

WIRING DETAILS

White Solid	Positive
White/Black Stripe	Negative

Check module for polarity.

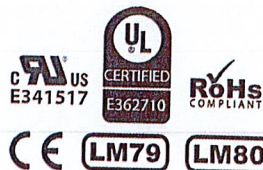
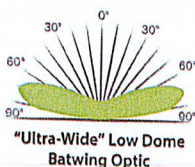


Qwik Release Tab reduces labor time

POWER SUPPLY OPTIONS

Power Supply	60W		36W		20W		12W	
	Watts/Mod	Max Mods	Watts/Mod	Max Mods	Watts/Mod	Max Mods	Watts/Mod	Max Mods
QM1	0.4	150	0.41	87	0.42	47	0.44	27
QM2	0.8	76	0.81	44	0.84	23	0.88	13
QM3	1.2	50	1.22	29	1.26	15	1.32	9
QM4	1.6	38	1.62	22	1.68	11	1.76	6

Watts per mod may vary depending on run footage.



QWIK MOD™ 1

PRODUCT OPTIONS

Color	Efficacy	Intensity	Max Mods (Series)	UL Part Number	Ordering Part Number
4100K*	118 LM/W	47.2 LM/mod (118 LM/ft.)	75 mods (30 ft.)	PL-QM1-MW110-P	M-QMSX0-41
5000K	118 LM/W	47.2 LM/mod (118 LM/ft.)	75 mods (30 ft.)	PL-QM1-NW110-P	M-QMSX0-50
7100K	118 LM/W	47.2 LM/mod (118 LM/ft.)	75 mods (30 ft.)	PL-QM1-TW110-P	M-QMSX0-71

*Available in limited supply

QWIK MOD™ 2

PRODUCT OPTIONS

Color	Efficacy	Intensity	Max Mods (Series)	UL Part Number	Ordering Part Number
2700K	118 LM/W	94.1 LM/mod (160 LM/ft.)	38 mods (22.35 ft.)	PL-QM2-IW150-P	M-QMDX0-27
3000K	118 LM/W	94.1 LM/mod (160 LM/ft.)	38 mods (22.35 ft.)	PL-QM2-DW150-P	M-QMDX0-30
3500K*	118 LM/W	94.1 LM/mod (160 LM/ft.)	38 mods (22.35 ft.)	PL-QM2-WW150-P	M-QMDX0-35
4100K*	118 LM/W	94.1 LM/mod (160 LM/ft.)	38 mods (22.35 ft.)	PL-QM2-MW150-P	M-QMDX0-41
5000K	118 LM/W	94.1 LM/mod (160 LM/ft.)	38 mods (22.35 ft.)	PL-QM2-NW150-P	M-QMDX0-50
5700K*	118 LM/W	94.1 LM/mod (160 LM/ft.)	38 mods (22.35 ft.)	PL-QM2-WN150-P	M-QMDX0-57
7100K	118 LM/W	94.1 LM/mod (160 LM/ft.)	38 mods (22.35 ft.)	PL-QM2-TW150-P	M-QMDX0-71

*Available in limited supply

QWIK MOD™ 3

PRODUCT OPTIONS

Color	Efficacy	Intensity	Max Mods (Series)	UL Part Number	Ordering Part Number
4100K*	114 LM/W	136.7 LM/mod (205 LM/ft.)	25 mods (16.67 ft.)	PL-QM3-MW200-P	M-QMTX0-41
5000K	114 LM/W	136.7 LM/mod (205 LM/ft.)	25 mods (16.67 ft.)	PL-QM3-NW200-P	M-QMTX0-50
7100K	114 LM/W	136.7 LM/mod (205 LM/ft.)	25 mods (16.67 ft.)	PL-QM3-TW200-P	M-QMTX0-71

*Available in limited supply

QWIK MOD™ 4

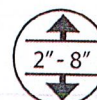
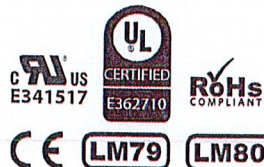
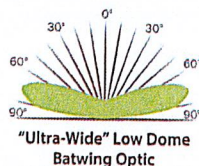
PRODUCT OPTIONS

Color	Efficacy	Intensity	Max Mods (Series)	UL Part Number	Ordering Part Number
4100K*	113 LM/W	180 LM/mod (270 LM/ft.)	19 mods (12.67 ft.)	PL-QM4-MW260-P	M-QMQX0-41
5000K	113 LM/W	180 LM/mod (270 LM/ft.)	19 mods (12.67 ft.)	PL-QM4-NW260-P	M-QMQX0-50
7100K	113 LM/W	180 LM/mod (270 LM/ft.)	19 mods (12.67 ft.)	PL-QM4-TW260-P	M-QMQX0-71

*Available in limited supply



Do not mix with previous version.



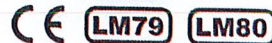
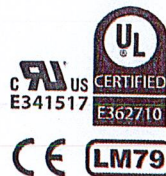
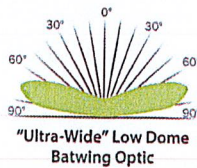
QWIKMOD

SERIES

RECOMMENDED COVERAGE CHART

Model	CCT/ Color	Depth	Mods/ ft.	Single Stroke Width	Multi Row on Center Spacing
QM1	4100, 5000, 7100	2"	3	6"	4"
		3"		8"	7"
		4"	2.5	12"	9"
		5"		12"	11"
QM2	2700, 3000, 3500, 4100, 5000, 5700, 7100	3"	3	8"	7"
		4"	1.7	12"	12"
		5"		16"	13"
		6"		18"	14"
	Red, Blue, Green, Orange, Red-Orange, Amber	3"	3	8"	7"
		4"	1.7	12"	12"
		5"		16"	13"
		6"	1.5	18"	14"
QM3	4100, 5000, 7100	3"	3	8"	7"
		4"	1.5	13"	12"
		5"		16"	13"
		6"		18"	14"
		7"		22"	16"
		8"		24"	18"
	Red, Blue, Green, Orange, Red-Orange, Amber	3"	2	8"	8"
		4"	1.5	13"	12"
		5"		16"	13"
		6"		18"	12"
		7"		20"	14"
		8"		22"	16"
QM4	4100, 5000, 7100	3"	3	8"	7"
		4"	1.5	13"	12"
		5"		16"	13"
		6"		18"	14"
		7"		22"	16"
		8"		24"	18"

Note: Product and depth may vary depending on face material and desired brightness.



ARTICLE 7: GENERAL PROVISIONS

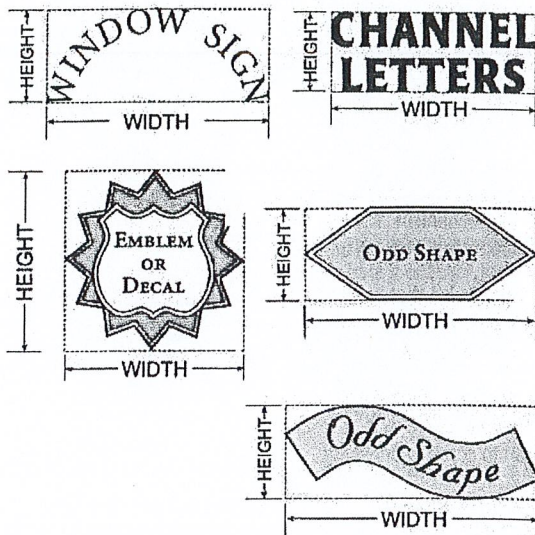
a limited time. Any sign, regardless of construction and intention, that is in place for more than one year shall be considered a permanent sign.

Wall Sign: A sign attached to, painted on, inscribed, or otherwise set upon the exterior wall or surface of any building.

Window Sign: A sign, located within a building or affixed upon a window, which is intended to be visible from any public street, sidewalk, alley, park or public property.

SECTION 7.4.3 • GENERAL STANDARDS

- A. Sign Area.** The entire area within a rectangle or square enclosing the extreme limits of the sign structure, regardless of the shape of the structure; excluding the necessary supports or uprights on which such sign is placed.

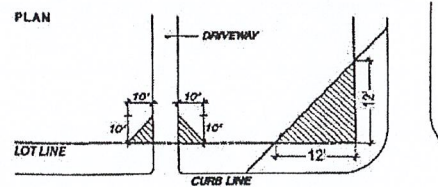
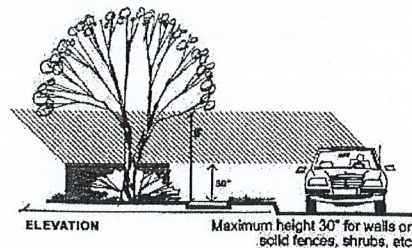


Computation of Sign Area

1. Where a sign has two or more faces, the area of all faces shall be included in determining the sign area, except that where two such faces are placed back to back and are at no point more than two feet from one another, the area of the sign shall be taken as either:
 - a.) the area of one face, if the two faces are of equal area, or
 - b.) the area of the larger face, if the two faces are of unequal area.
2. For ground signs, the area shall include the entire area of the sign upon which copy, lettering, drawings or photographs could be placed, excluding necessary uprights or supports.

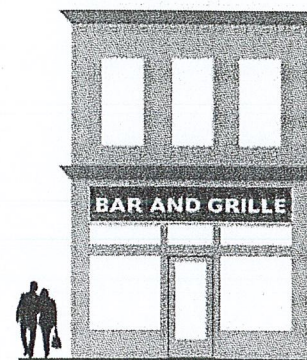
B.

- C. Traffic Interference.** Traffic Interference. No advertising device shall be erected or maintained which simulates or imitates in size, color, lettering, or design any traffic sign or signal or other word, phrase, symbol, or character in such manner as to interfere with, mislead, confuse or create a visual impediment or safety hazard to pedestrian or vehicular traffic.
- D. Clear Corner Vision.** No sign at an intersection above a height of thirty (30) inches shall block the view through a triangle formed by tow points, one on each cross street, each 25 feet from the intersection, and the straight line connecting them, unless visual under-clearance can be assured on the plans.



Clear Vision Area

- E. Fire Escapes.** No signs of any kind shall be attached to or placed upon a building in such a manner as to obstruct any fire escape or escape routes.
- F. Wall Sign Location.** No wall sign extend outside the limits of the wall it is attached to and shall not project above or beyond the highest point of the roof or parapet. Wall signs shall not cover or otherwise obscure windowsills, lintels, or other projecting architectural details.



Wall Sign Location

ARTICLE 9: ADMINISTRATION AND ENFORCEMENT

Chapter 2: Special Land Use Review

SECTION 9.2.1 • STATEMENT OF INTENT

The procedures and standards in this Section are intended to provide a consistent and uniform method for review of proposed plans for special land uses.

In hearing and deciding upon special approvals, the Planning Commission shall base its actions on the theory that the development and execution of a comprehensive zoning ordinance is founded upon the division of the Village into districts, within which districts the use of land and buildings and the bulk and location of buildings and structures in relation to the land are substantially uniform. It is recognized, however, that there are variations in the nature of special uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration in each case of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location.

SECTION 9.2.2 • APPLICATION

The application for Special Land Use review shall be made on the forms and according to the guidelines provided by the Village. Each application shall be accompanied by the following:

- A. The section of this Ordinance under which the Special Use is sought.
- B. A detailed site plan which shall include all the information required by Section 9.1.5, except in the following cases. In the situations listed below, the site plan need only include the information deemed necessary by the Planning Commission to thoroughly review the proposal against the standards of this Ordinance:
 1. Home Occupations Requiring Special Land Use Approval.
 2. Special Use Signs.
 3. Special Uses that are proposed to occupy an existing building and are not proposing to, nor required to, make any exterior changes to the building or lot.
- C. A description of the proposed use of the property.

Other information which the Planning Commission may reasonably deem necessary for review.

The application shall be submitted by the owner of an interest in the land for which special land use approval is sought, or by the owner's designated agent. The applicant or a designated representative shall be present at all scheduled review meetings or consideration of the proposal may be tabled due to lack of representation.

SECTION 9.2.3 • NOTICE OF PUBLIC HEARING

The Village shall schedule a public hearing in accordance with Chapter of 3 of this Article.

SECTION 9.2.4 • PLANNING COMMISSION DETERMINATION

Following the public hearing, the Planning Commission shall review the application for the special land use proposal, together with the public hearing findings and reports and recommendations of the Village Planner, Building Official, the Police and Fire Department, the Village Engineer, and other reviewing agencies. The Planning Commission is authorized to deny, approve, or approve with conditions, requests for special land use approval. Such decision shall include the standards relied upon, finding of fact, conclusions, approval or denial, and conditions, if any, attached to approval.

Performance guarantees may be required by the Planning Commission, in accordance with Chapter 4 of this Article, to insure compliance with special approval conditions.

SECTION 9.2.5 • STANDARDS FOR GRANTING SPECIAL USE APPROVAL

Approval of a special land use proposal shall be based on the determination that the proposed use will comply with all requirements of this ordinance, including the site plan review criteria set forth in Section 9.1.9 and applicable use standards set forth for the specific use in Article 4. In addition, the following standards shall be met:

- A. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and zoning of land.
- B. The proposed use shall promote the use of land in a socially and economically desirable manner. The proposed use shall not adversely impact the social and economic well-being of those who will use the proposed land use or activity; residents, businesses, and landowners immediately adjacent; or the Village as a whole.
- C. The proposed special land use shall be compatible with and in accordance with the general principles and future land use configuration of the Village Master Plan and shall promote the intent and purpose of this Ordinance.
- D. The Planning Commission shall find that a need for the proposed use exists in the community at the time the special land use application is considered.
- E. The proposed use shall be designed, constructed, operated and maintained so as to assure long-term compatibility with surrounding land uses. Consideration shall be given to:
 1. The bulk, placement, and materials of construction of the proposed use in relation to surrounding uses.
 2. The location and screening of vehicular circulation and parking areas in relation to surrounding development.
 3. The location and height of buildings; the location, nature and height of walls and fences; and the nature and extent of landscaping.
 4. The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in

ARTICLE 9: ADMINISTRATION AND ENFORCEMENT

relation to surrounding development.

5. The hours of operation of the proposed use. Approval of a special land use may be conditioned upon operation within specified house considered appropriate to ensure minimal impact on surrounding uses.
6. The location of the proposed special land use within the zoning district shall minimize the impact of the traffic generated by the proposed use. Consideration shall be given to the following:
 - a.) Proximity and access to major thoroughfares.
 - b.) Estimated traffic generated by the proposed use.
 - c.) Proximity and relation to intersections.
 - d.) Location of and access to off-street parking.
 - e.) Required vehicular turning movements.
 - f.) Provision for pedestrian traffic.
7. The proposed special land use shall be consistent with existing and future capabilities of public services and facilities affected by the proposed use.
8. The proposed use shall not involve any activities, processes, materials, equipment, or conditions of operation, and shall not be located or designed so as to be detrimental to public health, safety, and welfare. Site layout shall be such that operations will not be objectionable to nearby dwellings by reason of noise, fumes, glare or flashing lights.
9. The location of the proposed special land use shall not result in a small residential area being substantially surrounded by non-residential development, nor shall the location of the proposed special land use result in a small non-residential area being substantially surrounded by incompatible uses.
10. The proposed use shall be compatible with the natural environment and conserve natural resources and energy.

SECTION 9.2.6 • RECORDING OF PLANNING COMMISSION ACTION

Each action taken with reference to a special land use proposal shall be duly recorded in the minutes of the Planning Commission. The minutes shall record the findings of fact relative to each special land use proposal, the grounds for action taken, and any conditions imposed in conjunction with approval. All records of proceedings shall be kept on file and made available to the public.

SECTION 9.2.7 • EFFECTIVE DURATION OF SPECIAL USE APPROVAL

Special use approvals shall run with the land and shall not be issued for specified periods, unless the use is clearly temporary or time-related in nature.

SECTION 9.2.8 • AMENDMENTS TO SPECIAL LAND USES

When an application is received to expand or change the use, traffic pattern, or other elements of a special land use, the application shall be subject to the same procedures followed for an original special approval of land use.

SECTION 9.2.9 • REVOCATION OF SPECIAL LAND USE APPROVAL

Approval of a special land use proposal and site plan may be revoked by the Planning Commission if construction is not in conformance with the approved plans. In such a case, the Building Official shall place the special land use on the agenda of the Planning Commission for consideration, and give written notice to the applicant at least five (5) days prior to the meeting. The applicant shall be given the opportunity to present information to the Planning Commission and answer questions. The Planning Commission may revoke approval if it finds that a violation exists and has not been remedied prior to the hearing.

Purpose

1

Definition

2

Zoning District and Uses

3

Use Standards

4

Planned Unit Development

5

Development Standards

6

General Provisions

7

Nonconformities

8

Administration & Enforcement

9



December 9th, 2022

TO: Village of Oxford
Planning Department
22 W. Burdick Street
Oxford, MI 48371

RE: Request for Approved Site Plan modifications

After discussions with Oxford Village and it's Consultants we are requesting a site plan re-review for our previously approved CleanHub Carwash Development.

The modifications to the previously approved plan include:

- 1) A parcel split, which entails splitting the existing 1.56 acre site into two (2) separate lots with the carwash portion being the southernmost parcel at .976 acres total development area. The remaining northernmost portion (.585 acres) will be split and will not be developed or reviewed under this review / approval application.
- 2) The car wash site plan is now positioned on the southerly portion of the existing site, whereas the original approval it was positioned on the northerly portion.
- 3) The modified site plan also simplifies and improved the customer transaction experience by introducing an integrated point of sale arrangement rather than a separate kiosk structure. This arrangement simplifies the employee to customer contact point while also improving the traffic flow.
- 4) The new plan also reduces the vacuum spaces from 20 to 14 total. This new vacuum arrangement is simplified into a single row of spaces rather than two separate rows making better use of the site.

Thank you,
Keith Lutz
Architectural Planners Incorporated (API)
248-674-1340
keith@api-mi.com

