



**AGENDA  
CITY OF LAPEER  
ZONING BOARD OF APPEALS  
Monday, November 27, 2023  
6:30 p.m.**

**6:30 P.M.      CALL TO ORDER**

**A.            ROLL CALL**

**B.            MINUTES**

1.      Regular meeting held on October 23, 2023

**C.            PUBLIC COMMENTS**

**D.            PUBLIC HEARING SCHEDULED**

1.      Request for a Variance to the Parking Requirements of Section 7-16.02 for the property located at 1428 Imlay City Road

**E.            OTHER BUSINESS**

1.      Election of Secretary

**F.            CORRESPONDENCE**

**G.            TRAINING REPORT**

**H.            ADJOURNMENT**

**\*\* PLEASE NOTE:** *To assure a quorum, please contact the Planning Dept. Office at 664-4553 as soon as possible if you are unable to attend this meeting.*

**CITY OF LAPEER  
MINUTES OF A REGULAR  
ZONING BOARD OF APPEALS MEETING  
OCTOBER 23, 2023**

A regular meeting of the City of Lapeer Zoning Board of Appeals was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Monday, October 23, 2023 at 6:30 p.m.

**Members Present:** Chairman Jeff Hogan, Vice Chairperson Catherine Bostick-Tullis, Eric Cattane, Lynne McCarthy, Dwayne Burda and Alternate Ken Parker.

**Members Absent:** Paul Parsch.

**Also Present:** Jason Ball Rowe Professional Services Company Planning Consultant and Recording Secretary Kimberly Hodge.

Chairman Hogan called the meeting to order at 6:30 p.m.

**MINUTES**

**068 2023 10-23 MINUTES**

Moved by Cattane. Seconded by Burda.

To approve the minutes of the regular ZBA meeting held on June 26, 2023 as presented.

**Yeas: Hogan, Bostick-Tullius, Cattane, McCarthy, Burda and Parker.**

**Nays: None.**

**Absent: Parsch.**

**MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments.

**PUBLIC HEARING SCHEDULED**

**Blain's Farm & Fleet—SE Corner S. Lapeer Rd./Turrill Rd. – Exterior Building Materials**

Planning Consultant Jason Ball reviewed the request from Blain's Farm & Fleet for approval to allow metal panels as an exterior building finish similar to the previous variance granted in January 2023 to allow the use of precast panels as a predominant building material stating the metal panels are designed to imitate the look of stucco. Ball reviewed the site location and aerial photos, the current site plan for the Blain's development as approved by the Planning Commission and the various perspective design renderings of the proposed amended exterior building design provided by the applicant. Ball reviewed the material calculation list for the building exterior and the previous variance which allowed for non-decorative tilt-up panels.

Ball reviewed the predominate building material language of Zoning Ordinance Section 7.15.01D(2) and the process for the request to be considered by the ZBA as a variance or by a determination by the Planning Commission. Discussion was held on whether the site plan will be resubmitted to the Planning Commission, the difference between decorative and non-decorative tilt-up panels and the proposed texture clad metal wall panel. Ball reviewed the Standards for Approval and staff findings in support and opposition to each standard, the role of the ZBA in granting variances and the Master Plan goals for the development area.

David Wynn, of Blain's Farm & Fleet, reviewed the proposed building size and design changes from the original plan, cost issues which caused Blain's to reconsider the overall building prototype while maintaining the Blain's identity and distributed a sample of the proposed metal panel. Wynn reviewed the site topography, plans to install split-face masonry along the bottom of the building façade and the durability and make-up of the various materials proposed for the building exterior.

Chairman Hogan opened the public hearing at 7:04 p.m.

Barbara Walker, 948 Turrill Road, inquired how the materials will hold up to damages.

There being no further comments the public hearing was closed at 7:05 p.m.

Discussion was held on the fact cost cannot be a consideration when granting a variance, the large amount of the requested variance, whether the Planning Commission should make a determination on the proposed material and the ability of the applicant to appeal the Planning Commission determination to the ZBA.

Brian Najor, of Lapeer Crossing LLC, stated reasons the variance is being requested is not due to just cost, the reasons are the same as when the original variance was approved including maintenance needs and requested clarification on the procedure and process of the Planning Commission and ZBA board relating to the request approval.

Discussion was held on the process if the Planning Commission denies the request.

#### **069 2023 10-23 Postponement – Blain's Exterior Building Material Request**

Moved by Cattane. Seconded by Burda.

To postpone a decision on the requested variance from Blain's Farm & Fleet until the Planning Commission makes a determination on whether the proposed building material is a quality material characteristic of Michigan per the standards of Section 7-15.01.D(2).

#### **ON A ROLL CALL VOTE:**

**Yeas:** Parker, McCarthy, Hogan, Cattane and Burda.

**Nays:** Bostick-Tullius.

**Absent:** Parsch.

**MOTION CARRIED.**

#### **TRAINING REPORT**

There was not a training report.

#### **ADJOURNMENT**

There being no further business, it was moved by Cattane to adjourn the meeting at 7:26 p.m.

**MEETING ADJOURNED.**

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Eric Cattane, Secretary

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Kimberly Hodge, Recording Secretary



# Memorandum

**To:** City of Lapeer, Zoning Board of Appeals  
**From:** Jason Ball Planning Consultant  
**Date:** November 16, 2023  
**RE:** **Variance Request** – Minimum Parking Standard – 1428 Imlay City Road

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Calvin Butrus and Fadi Syouffy have requested a variance from minimum parking standards for a marihuana grow facility located at 1428 Imlay City Road.

## **ACTION REQUESTED**

The variance being requested is:

*A variance from the requirements of Section 7-16.02 Number of Spaces required which requires marihuana grow facilities to have a minimum of 15 parking spaces to provide relief of 9 parking spaces, for a total of 6 spaces on the site.*

## **STANDARDS**

To grant a variance all of the following standards must also be met per Section 7.22.04(e) Variance:

- (1) The standard for which the variance is being granted would unreasonably prevent the owner from using property for a permitted purpose or would render conformity unnecessarily burdensome; and
- (2) The variance would do substantial justice to the applicant as well as to other property owners in the zoning district and a lesser relaxation of the standard would not provide substantial relief and be more consistent with justice to others; and
- (3) The problem is due to circumstances unique to the property and not to general conditions in the area; and
- (4) The problem that resulted in the need for the variance was not created by the applicant or previous owners of the property; and
- (5) Issuance of the variance would still ensure that the spirit of the ordinance is observed, public safety secured and substantial justice done.

## **APPLICANT'S RESPONSE**

We are required to have 15 parking spaces, however, we are only two employees and our building has 6 parking spaces. Due to the size of our lot, we are unable to add more.

## **STAFF FINDINGS**

Attached to this letter is a table showing the previously listed standards and findings in support and opposition associated with each. Please note, to approve a variance all five standards must be found in support. To deny a variance, the ZBA must find that just one specific standard has failed to be met and provide clear findings of fact to support it's denial.



**CONCLUSION**

Due to the unique limitations of the site, including the large right of way for Imlay City Road to the North and the presence of the rail road right of way to the south, there are significant limitations to development of parking areas on the site. Consequently, we recommend the ZBA approve the requested variance because it meets all five standards in Section 7-22.04(e).

These are the opinions of the Staff and how they relate to the ZBA standards in the City of Lapeer Zoning Ordinance. If you have any questions or need clarification on this variance request, please contact the City of Lapeer Planning Department. Planning and Zoning Administrative services are provided by ROWE Professional Services Company. Office hours are held at the Lapeer City Hall all day Tuesday and on Thursday from 9am-4pm. I can also be reached at our corporate office in Flint, Michigan, Monday through Thursday 8am-5pm at (810) 341-7500.



**City of Lapeer**  
**Calvin Butrus & Fadi Syoufjy 1428 Imlay City Rd.**

*Variance for relief from minimum parking requirement*

| Variance From Standards   |           |   |
|---|-----------|---|
| Standard  | Required  | Requested Variance  |
| 1 space per employee in the largest working shift, plus 10 additional spaces with minimum of 15 spaces total. | 15 spaces | Variance of 9 spaces to permit a total of 6 spaces on the site. |

| Facts   |
|---|
| <ol style="list-style-type: none"> <li>1. The proposed use is permitted by-right in the I-1 zoning district which applies to the parcel.</li> <li>2. The building frontage is on Imlay City Road, which has a very large right of way at this point, approximately 135 feet.</li> <li>3. The property abuts a rail road right of way to the southwest.</li> <li>4. The building on the site is 6,120 square feet and the total parcel is approximately 12,350 square feet.</li> <li>5. There is a significant area of concrete and landscaping between the building and the roadway on Imlay City Road that has historically served as parking/loading for the site and adjacent uses, but this area is within the right of way.</li> <li>6. The applicant originally submitted an application for a zoning permit on the site, which was denied due to the lack of parking.</li> <li>7. The applicant has communicated to the planning department that they have not been able to negotiate a shared parking agreement with adjacent property owners.</li> </ol> |

| Standards for Approval of Variances<br>(Section 7-22.04(e))  |  |                                   |     |
|--|--|-----------------------------------|-----|
| In consideration of all variances, the Zoning Board of Appeals shall review each case individually as to its compliance with each of the following standards and may only approve variance requests which comply with all of them:                                       |  |                                   |     |
| Standards  | Does Site Meet Requirements?   |                                   |     |
|  | Yes  | No                                | N/A |
| (1) The standard for which the variance is being granted would unreasonably prevent the owner from using property for a permitted purpose or would render conformity unnecessarily burdensome.   |  |                                   |     |
| PLANNING CONSULTANT FINDINGS IN SUPPORT: <i>There are no options to locate the required parking on the property due to the large right of way and small existing parcel and building. Conformity with the standard for the proposed use it not possible on the site.</i> | PLANNING CONSULTANT FINDINGS IN OPPOSITION: <i>Another industrial use that does not require the same amount of parking could be established on the site.</i> |                                   |     |
| APPLICANT'S COMMENTS:  |  |                                   |     |
| PUBLIC/ZBA COMMENT IN SUPPORT:   |  | PUBLIC/ZBA COMMENT IN OPPOSITION: |     |

| Standards  |   | Does Site Meet Requirements?      |    |     |
|--|---|-----------------------------------|----|-----|
|  |   | Yes                               | No | N/A |
| (2) The variance would do substantial justice to the applicant as well as to other property owners in the zoning district and a lesser relaxation of the standard would not provide substantial relief and be more consistent with justice to others.  |   |                                   |    |     |
| PLANNING CONSULTANT FINDINGS IN SUPPORT: <i>The variance will permit the applicant to establish a permitted use in the zoning district. Other properties along the south side of Imlay City Road also have very constrained parking areas due to the nature of the relatively small amount of land between Imlay City Road and the Railroad right of way. The applicant is proposing the maximum number of spaces available on the site given it's layout.</i> | PLANNING CONSULTANT FINDINGS IN OPPOSITION: N/A |                                   |    |     |
| APPLICANT'S COMMENTS:  |   |                                   |    |     |
| PUBLIC/ZBA COMMENT IN SUPPORT:   |   | PUBLIC/ZBA COMMENT IN OPPOSITION: |    |     |

| Standards   |  | Does Site Meet Requirements?      |    |     |
|---|--|-----------------------------------|----|-----|
|   |  | Yes                               | No | N/A |
| (3) The problem is due to circumstances unique to the property and not to general conditions in the area.   |  |                                   |    |     |
| PLANNING CONSULTANT FINDINGS IN SUPPORT: <i>This property is among the smallest along this portion of Imlay City Road, and the property immediately to the Southeast is larger, where the right of way decreases to approximately 120 feet. Other properties to the Northwest are larger with more available space for parking.</i> | PLANNING CONSULTANT FINDINGS IN OPPOSITION: <i>The entire Imlay City Road corridor is subject to severe space limitations due to the location of the road right of way and the rail road track. The city could consider a special overlay district or amendment to the ordinance to address limitations for all properties in this area.</i> |                                   |    |     |
| APPLICANT'S COMMENTS:   |  |                                   |    |     |
| PUBLIC/ZBA COMMENT IN SUPPORT:  |  | PUBLIC/ZBA COMMENT IN OPPOSITION: |    |     |

| Standards  |  | Does Site Meet Requirements?      |    |     |
|--|--|-----------------------------------|----|-----|
|  |  | Yes                               | No | N/A |
| <b>(4) The problem that resulted in the need for the variance was not created by the applicant or previous owners of the property.</b>   |  |                                   |    |     |
| PLANNING CONSULTANT FINDINGS IN SUPPORT: <i>The issue in this case is the small size of the lot and lack of available area for parking. The current owner did not cause either of these limitations.</i> | PLANNING CONSULTANT FINDINGS IN OPPOSITION: <i>N/A</i> |                                   |    |     |
| APPLICANT'S COMMENTS:  |  |                                   |    |     |
| PUBLIC/ZBA COMMENT IN SUPPORT:   |  | PUBLIC/ZBA COMMENT IN OPPOSITION: |    |     |

| Standards   |   | Does Site Meet Requirements?      |    |     |
|---|---|-----------------------------------|----|-----|
|   |   | Yes                               | No | N/A |
| <b>(5) Issuance of the variance would still ensure that the spirit of the ordinance is observed, public safety secured and substantial justice done.</b>  |   |                                   |    |     |
| PLANNING CONSULTANT FINDINGS IN SUPPORT: <i>The applicant has stated that there will be only two employees in the application. The drawing submitted with the zoning permit application that was denied stated 5 employees at the site. Due to the nature of the proposed use, there should not be any additional traffic or use other than loading/unloading beyond employees.</i> | PLANNING CONSULTANT FINDINGS IN OPPOSITION: <i>The intent of this ordinance provision is to ensure that adequate parking is available. Without enough parking on the site, cars are likely to park within the right of way, which is intended to serve as a cross-access drive between businesses, not additional parking area.</i> |                                   |    |     |
| APPLICANT'S COMMENTS:   |   |                                   |    |     |
| PUBLIC/ZBA COMMENT IN SUPPORT:  |   | PUBLIC/ZBA COMMENT IN OPPOSITION: |    |     |



**CITY OF LAPEER  
NOTICE OF PUBLIC HEARING  
ZONING BOARD OF APPEALS**

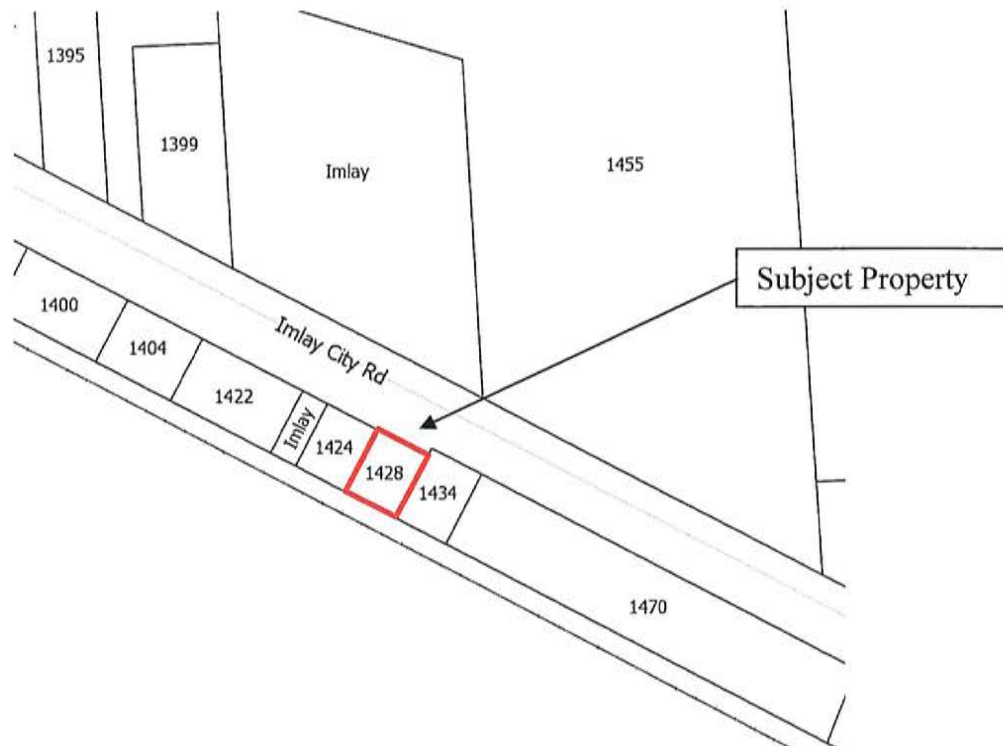
Please take notice that a public hearing has been scheduled before the City of Lapeer Zoning Board of Appeals on Monday, November 27, 2023 at 6:30 p.m. in the Lapeer City Hall Commission Chambers, 576 Liberty Park, Lapeer, Michigan at the request of Calvin Butrus and Fadi Syoufjy to consider a variance from the Zoning Ordinance regarding minimum required parking spaces. The subject property address is 1428 Imlay City Rd. Parcel ID# L21-29-965-040-00. The property is zoned I-1 Industrial.

- Section 7-16.02 requires medical marihuana grow facilities or marihuana growers to have a minimum of 15 parking spaces. The applicant is requesting relief of 9 required parking spaces to provide 6 parking spaces on the site.

The City of Lapeer will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials at the meeting, upon five (5) days notice to the City of Lapeer by writing or calling the City Manager's Office, Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan, 48446, (810)664-5231. Persons with limited English proficiency requiring language translation assistance under Title VI of the Civil Rights Act of 1964 will be provided, free of charge, interpreter services upon seven (7) days notice to the City of Lapeer by writing the City Manager's Office, Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan, 48446. Las personas con conocimientos limitados del inglés traducción en el idioma que requieren asistencia en virtud del Título VI de la Ley de Derechos Civiles de 1964 será proporcionado, a título gratuito, servicios de interpretación a siete (7) días de anticipación a la Ciudad de Lapeer con la redacción de la oficina del Gerente de la ciudad, Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan, 48446.

All interested persons are encouraged to attend the public hearing. Written comments will be received until 5:00 P.M. on Monday, November 27, 2023 and should be addressed to:

Lapeer City Hall  
Attn: Zoning Board of Appeals  
576 Liberty Park  
Lapeer, Michigan



OFFICIAL  
NOTICE



THE CITY OF  
**LAPEER**  
MICHIGAN

**CITY OF LAPEER  
NOTICE OF PUBLIC HEARING  
ZONING BOARD OF APPEALS**

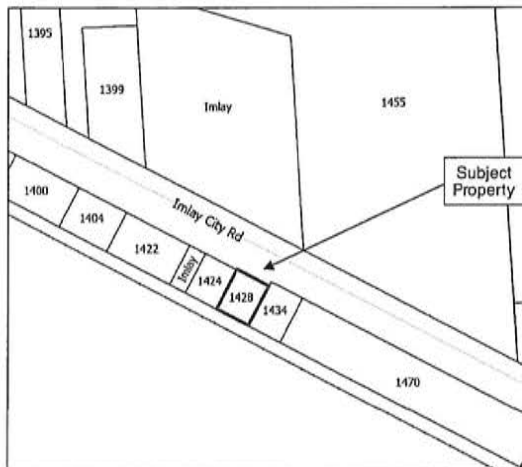
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Lapeer City Hall  
Attn: Zoning Board of Appeals  
576 Liberty Park  
Lapeer, Michigan



County  
Pres  
11/12/2023



**PLANNING DEPARTMENT**  
576 Liberty Park, Lapeer, MI 48446  
(810) 664-4553  
**ZONING BOARD OF APPEALS**  
**VARIANCE APPLICATION**

Fees: Varies See Below

All requests for a zoning variance are subject to a public hearing. **Regular meetings of the Zoning Board of Appeals are held on the fourth (4<sup>th</sup>) Monday of each month at 6:30 p.m. at Lapeer City Hall.** Upon receipt of your application and payment of the fee, this office will prepare all legal notifications required to hold a public hearing. In addition, the Planning Department shall publish notice of the public hearing in a newspaper of general circulation in the local unit of government, as well as provide notice of the public hearing to all property owners within a 300 foot radius of the subject property and utility companies, not less than fifteen (15) days before the date the application will be considered for approval.

**A non-refundable filing fee made payable to the City of Lapeer must accompany your application. A variance application and associated fee should be filed for each variance request regarding a different section of the Zoning Ordinance.**

Single Family Residential Zoning Districts: \$250.00

All Other Zoning Districts: \$450.00 → Pd 10/10/2023

**Applicant Information**

Name: Calvin Butrus / Fadi Syoufjy

Address: 31679 Carolyn Ln, Fraser, MI 48026

Phone Number: 248-259-6079 Email Address: Fadi-19-95@yahoo.com

Property Owner Name and Address (if different than above): Patrick Yasso and

Ghaith A Boodi. Address: 1289 Loon Ridge Commerce TWP  
MI, 48390.

**Property Information**

Property Address: 1428 Imaly City Rd, Lapeer, MI 48446

Parcel Number (Tax ID Number): \_\_\_\_\_ Zoning District: I-1 Industrial

**Action Requested**

The applicant requests the Zoning Board of Appeals to grant a variance(s) to Section(s)

\_\_\_\_\_ of the City of Lapeer Zoning Ordinance.

**Please state the intended action and the reason the project cannot be accomplished within the requirements of the City of Lapeer Zoning Ordinance:**

We are required to have 15 parking spaces, however, we are  
only two employees and our building has 6 parking spaces.  
Due to the size of our lot, we are unable to add more.



# PROPOSED GROW FACILITY

1428 IMLAY CITY ROAD  
LAPEER, MI 48446

OWNERS/DEVELOPERS:  
GROW FACILITY  
1428 IMLAY CITY ROAD  
LAPEER, MI 48446

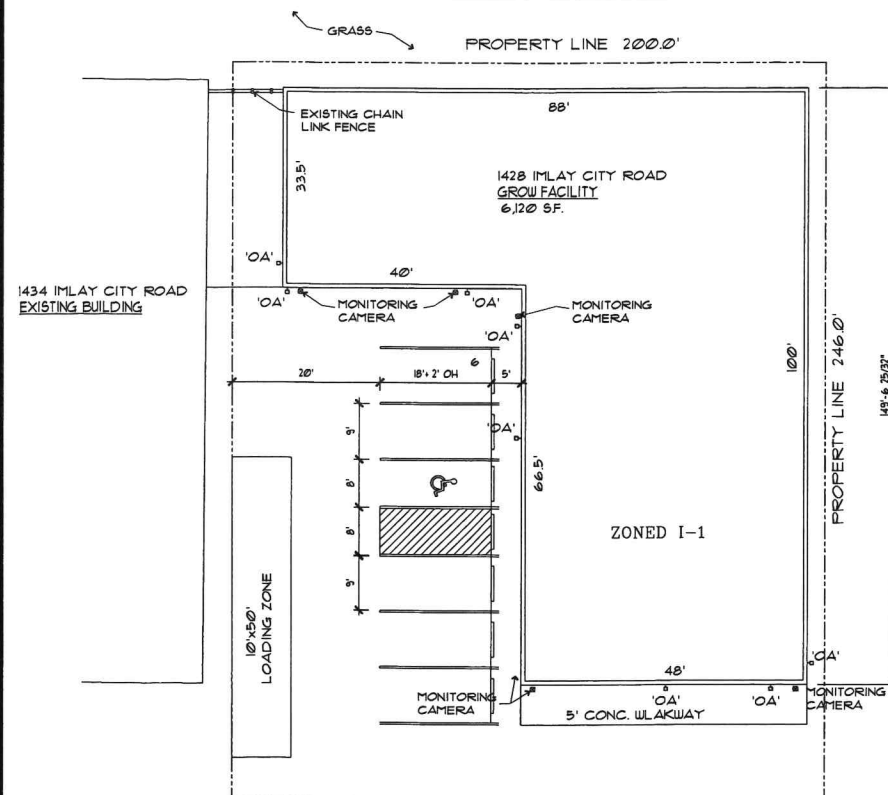
ARCHITECTS/ ENGINEERS:  
C K CONSTRUCTION  
37525 HACKER DR  
STERLING HEIGHTS, MI 48310  
Tel.: (586) 707-0080  
Fax: (248) 398-3822  
E-mail: imadhermiz@gmail.com

## Drawing Index

LEGEND  
ISSUED  
REFERENCE ONLY

| DWG. NO. | DRAWING TITLE               | ISSUED FOR: |
|----------|-----------------------------|-------------|
| A00      | COVER SHEET / DRAWING INDEX |             |
| A01      | EXISTING/DEMO FLOOR PLAN    |             |
| A02      | PROPOSED FLOOR PLAN         |             |
| A03      | SECURITY PLAN               |             |
| E01      | LIGHTING FLOOR PLAN         |             |
| E02      | POWER & SYSTEM FLOOR PLAN   |             |
| E03      | ELECTRICAL ONE LINE DIAGRAM |             |
| E04      | ELECTRICAL SCHEDULES        |             |
| E05      | ELECTRICAL SCHEDULES        |             |
| E06      | ELECTRICAL SCHEDULES        |             |
| E07      | C02 ELECTRICAL PLAN         |             |
| M01      | PLUMBING PLAN               |             |
| M02      | GAS PIPING PLAN             |             |
| M03      | H.V.A.C. PLAN               |             |
| M04      | ROOF PLAN                   |             |

|  |
|--|
| PROPOSED GROW FACILITY<br>SCOPE OF WORK: RENOVATION TO EXISTING<br>BUILDING TO PROPOSE THREE UNITS FOR<br>CULTIVATION OF MEDICAL MARIJUANA   |
| BUILDING CODE INFORMATION<br>GOVERNING CODE: (SECTION 100.1)<br>2015 Michigan Building Code, MBC 2015<br>2015 Michigan Mechanical Code, MFC 2015<br>2015 Michigan Plumbing Code, MPC 2015<br>2014 National Electrical Code w/state amendments, NEC 2011<br>Accessibility: Michigan Barrier Free Design Law, P.A. 1966 as amended and the 2003<br>ICC/ANSI A117 standard as referenced from Chapter 11 of the 2012 MBC.<br>INTERNATIONAL FIRE CODE - 2015 (IFC-2015)<br>BUILDING USE & OCCUPANCY CLASSIFICATION (PER CH. 03):<br>EXISTING USE: VACANT BUILDING (FORMER INDUSTRIAL)<br>PROPOSED USE: MEDICAL MARIJUANA, 'B' BUSINESS AND 'F-1', MODERATE-HAZARD<br>FACTORY INDUSTRIAL<br>TENANT SPACE TO COMPLY WITH SECTIONS 302.1,<br>ZONING: LI-1 (LIGHT INDUSTRIAL DISTRICT)<br>TYPE OF CONSTRUCTION: 5B<br>BUILDING NOT SPRINKLED<br>BUILDING AREA AND HEIGHT<br>TOTAL BUILDING FLOOR AREA: 6,850 Sq. Ft.<br>HEIGHT: 1 STORY HEIGHT, 12'-0"<br>TOTAL PARKING SPACES: 10 SPACES INCLUDING (1) BARRIER FREE PARKING<br>OCCUPANT LOAD (SECTION 100.4.12)<br>BUSINESS 100 GROSS<br>AGRICULTURAL 300 GROSS<br>STORAGE 300 GROSS<br>TOTAL CULTIVATION AREA (FLOWER ROOMS 1-3 + VEGGIE ROOMS 1) =<br>(300' x 300' + 300' x 1340') = 4,040 SF.<br>OFFICE/RECEPTION AREA: 256 SF.<br>STORAGE AREA: 256 SF.<br>TOTAL NO. OF OCCUPANTS: 4,040/300 + 256/100 + 256/300 = 17 OCCUPANTS<br>PROPOSED PLANT GROWING UNITS + 3<br>ACTUAL OCCUPANCY LOAD: 1-6 OCCUPANTS<br>SPACE AND TO COMPLY WITH ALL STATE AND CITY REGULATIONS<br>EXIT ACCESS TRAVEL DISTANCE (200 FT.) (TABLE 1016.1)<br>COMMON PATH OF EGRESS TRAVEL (SECTION 1014.3) SHALL NOT EXCEED 15'<br>EGRESS WIDTH REQUIRED (TABLE 1005.1): 0.1 PER OCCUPANT:<br>17 x 0.1 = 3.4', 3 EXITS PROVIDED 36" WIDE EACH<br>INTERIOR FINISHES CHAPTER 8<br>INTERIOR WALL & CEILING FINISH REQUIREMENT (PER TABLE 803.1) & 803.5)<br>ROOM AND ENCLOSED SPACES "CLASS C"<br>CLASS C: FLAME SPREAD 16-200, SMOKE-DEVELOPED 0-450<br>CORRIDOR "CLASS B"<br>CLASS B: SMOKE-DEVELOPED RATING 0-450<br>NOTE:<br>1. ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8.<br>2. FLOOR SURFACE IN THE MEANS OF EGRESS ARE REQUIRED TO BE SLIP RESISTANT<br>(SECTION 1003.4)<br>3. CLASS A RATING REQUIRED FOR ALL EXIT PASSAGE WAY.<br>PUBLIC BATHROOMS:<br>1 ADA BATHROOM (UNISEX) PROVIDED IN COMMON AREA<br>1 SERVICE SINK REQUIRED & PROVIDED |



### SITE PLAN GENERAL NOTES

- ALL CONCRETE CURBS, CONCRETE APPROACHES, DRIVEWAYS AND SIDEWALKS ARE EXISTING AND TO REMAIN.
- NO EXTERIOR LIGHTING WILL SHINE ON THE RIGHT OF WAY. ALL SITE LIGHTING AND EXTERIOR BUILDING LIGHTING SHALL BE DOWNWARD FACING AND SHIELDED.
- ALL LANDSCAPE MATERIALS ARE EXISTING AND TO BE MAINTAINED BY OWNER OF PROPERTY. FOR NEW LANDSCAPE, REFER TO SHEET LP01.
- ALL STORM SEWER AND DRAIN SYSTEM ON SITE ARE EXISTING AND TO BE MAINTAINED BY OWNER.

### CODE SUMMARY

ZONED: I-1 (INDUSTRIAL DISTRICT)  
PER TABLE 7.16.1: PARKING SPACE NUMERICAL REQUIREMENTS  
WAREHOUSE (NON-RETAIL) AND RELATED ACCESSORY OFFICES  
FIVE (5) PLUS ONE (1) SPACE FOR EVERY ONE (1) EMPLOYEE, IN THE LARGEST WORKING SHIFT,  
OR FIVE (5) SPACES PLUS ONE (1) SPACE FOR EACH 1,700 SQ. FT. OF UFA, WHICHEVER IS  
THE GREATER  
ESTIMATED NO. OF EMPLOYEES: 5 PERSONS  
ESTIMATED UFA: 4,757 S.F. / 1,700 S.F. = 3 PERSONS  
No. OF REQUIRED PARKING SPACES: 15 SPACES (PER CITY OF LAPEER ZONING ORDINANCE)  
No. OF PROPOSED PARKING SPACES: 8 SPACES (5 TYPICAL + 3 BARRIER FREE)  
VARIANCE REQUIRED FROM THE ZONING BOARD OF APPEALS TO WAIVE 9 PARKING SPACES

### ADDRESS IDENTIFICATION

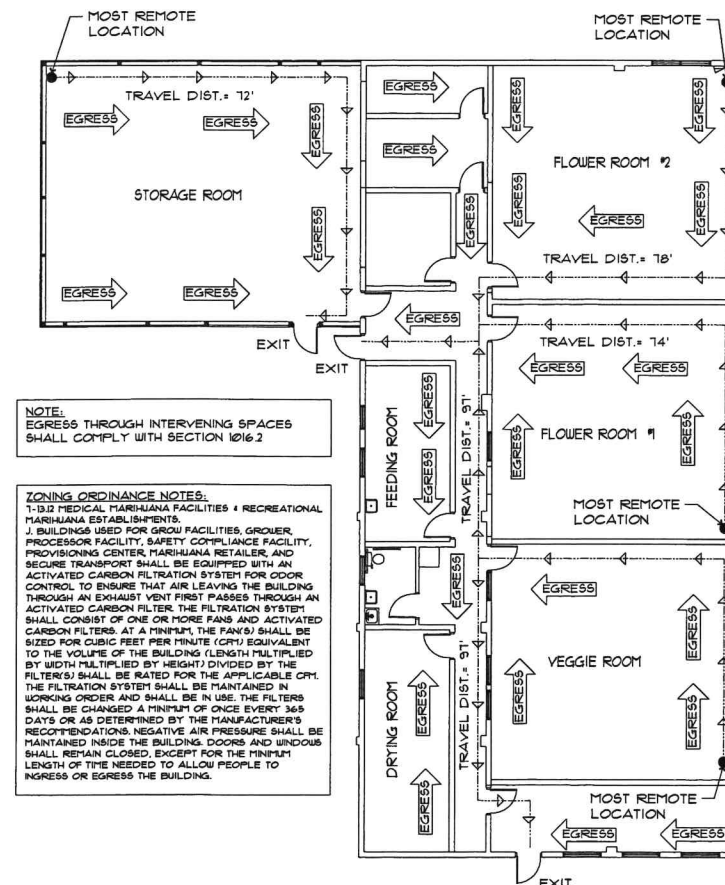
NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION.  
THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE  
FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS  
SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR  
ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE A  
MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2". ADDRESS IDENTIFICATION SHALL BE  
MAINTAINED.

### EXTERIOR LIGHT SPEC.

| 12"   | 12" | SURFACE |
|---|-----|---------|
| ARCHITECTURAL WALL SOURCE LED LIGHTING FIXTURE, TWO BURNERS (20<br>LED'S), 3000K COLOR TEMPERATURE, TYPE S&A FIXTURE, 100W, 120V, 1-1/2"<br>PHOTOELECTRIC CELL, 3480 KRONCE, 3.85 LUMENS, 47W |     |         |
| LEDHALL CATALOG NUMBER: 400W-LED-2-10A70K/<br>13K-384-100-10-10-10  |     |         |

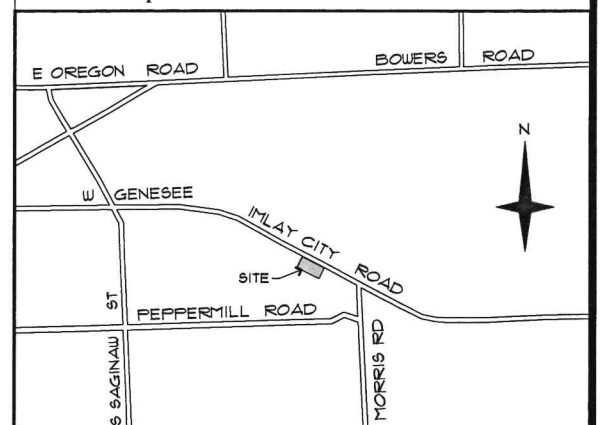
### LEGAL DESCRIPTION

The (County), State of Michigan, being Sharon Eder, Member and Robert Minkler, Member of Minkler Development  
Company LLC, whose address is 237 Trinkle St., PO Box 261, Farmington, MI 48334, (County) and (State)  
of (County), whose address is 1211 Lobe Ridge, Commerce Township, MI 48310, the following  
described parcel:  
Land located in the City of Imlay, County of Lapeer, Michigan, also (to be as follows):  
City of Imlay, 1428 Imlay City Road, Lapeer, MI 48446  
Parcel ID Number: 44-121-23-065-041-01

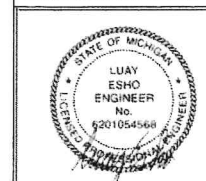


EGRESS PLAN  
NO SCALE

### Location Map



### Professional Seals



10/20/2023

Issued For:  
PERMITS  
August 22, 2023

Project No. 023-06-Imlay City

Set No.  
A00