VERGENNES TOWNSHIP

PO Box 208
Lowell, MI 49331
Phone: 897-5671 Fax: 897-5674

pd $150.00
First Bank
#
2236

APPLICATION FOR SITE PLAN REVIEW

____PLANNED UNIT DEVELOPMENT (PUD)
____SITE CONDOMINIUM
____REZONING
____PRIVATE ROAD
____SPECIAL USE PERMIT (Amendment)
____INDUSTRIAL

William Schreur
(Name of Applicant)

538 Flat River Dr.
(Street Address of Applicant)
Lowell MI 49331
(City, State, Zip Code)
616-897-5928 / ____
(Phone)Day Evening Fax

Tax: Parcel No:_____
Receipt No:_____
Hearing Date:_____
Name of Responsible Person:_____
Action:_____
Date:_____
Expiration Date:_____

Name and Address of Owner, if different from above:_____

Please Note: All questions must be answered completely. If additional space is needed, number and attach additional sheets. The total number of attached sheets is _____.

I. ACTION REQUESTED

A. PURPOSE FOR REQUEST Enclose Rear West Wall of Pavilion with 10' shear wall returns on each end to meet code

B. A previous application for a variance, special use permit, rezoning or site review on this land (has/has not) been made with respect to these premises in the last 2014 year(s). Please state if action was requested and the decision:

Action requested_____ Date:_____
Decision (approved/denied)_____ Date: Feb 17, 2014

II. PROPERTY INFORMATION

A. Legal description of property affected: _____

→ Acres

Parcel Dimensions: 3.94 - 500 x 490 x 165 x 240 x 235 x 150

Permanent Parcel No. 41-16- 35-276-002

Address of Property: 786 Flat River Dr.

B. List of all deed restrictions (attach additional sheets if necessary).

None

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. (ie. Land Contract Holders, Mortgagees, Banks)

None

D. This area is X unplatted, ____ platted, ____ will be platted. If platted, name of plat _____

Site Condominium Development Name: _____

E. Attach a site plan, drawn to the scale and all other information required by Article V Section 201.502 of the Vergennes Township Zoning Ordinance.

F. Present use of the property is R-3 SEUP B+B / Wedding Venue outdoor recreation

Description of Surrounding Property (Zoning, Current Use, etc.) _____

Flat River District / R-3

G. Estimated Start Date: 3/16 Estimated Completion Date: 5/16

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION

A. Please state specifically the reason for this request at this time on a separate sheet of paper. We are requesting a wind wall on the west (rear) portion only of structure to block wind, snow and rain. This

B. Statement of support for the request. Please justify your request below. The justification should address the following concern:

→ will also strengthen and will improve visual aesthetics on the interior of structure. Guests in past events have never needed or wanted the tent curtains opened on the rear west wall.

1. The relationship of the restrictions of Article V Section 201.502D, Site Development Plan Review Procedures, to the particular use proposed. Do they pose any unusual problems for compliance? NO

2. Relationship of the proposed use to development plans of Vergennes Township.
   Will comply

3. Impacts on the adjacent property and neighborhood. In particular, first indicate what impacts of the proposed use on adjacent property are anticipated and second, what steps will be taken to mitigate any negative impacts. Consider the following concerns:

   a. Could the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood? NO – Proposed wall will not be visible from road or any residences

   b. Could the proposed use be detrimental to the public welfare or injurious to property or improvements in the neighborhood?
   No – our pavilion is inherently safer than and other type of commercial building. ~~in its~~

IV. OTHER INFORMATION AS MAY BE REQUIRED BY THE ZONING ORDINANCE (Insert here)

V. AFFIDAVIT

The undersigned affirms he/she is (or we are) the owner (specify: owner, lessee, or other type of interest) involved in the application, that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or our knowledge and belief.

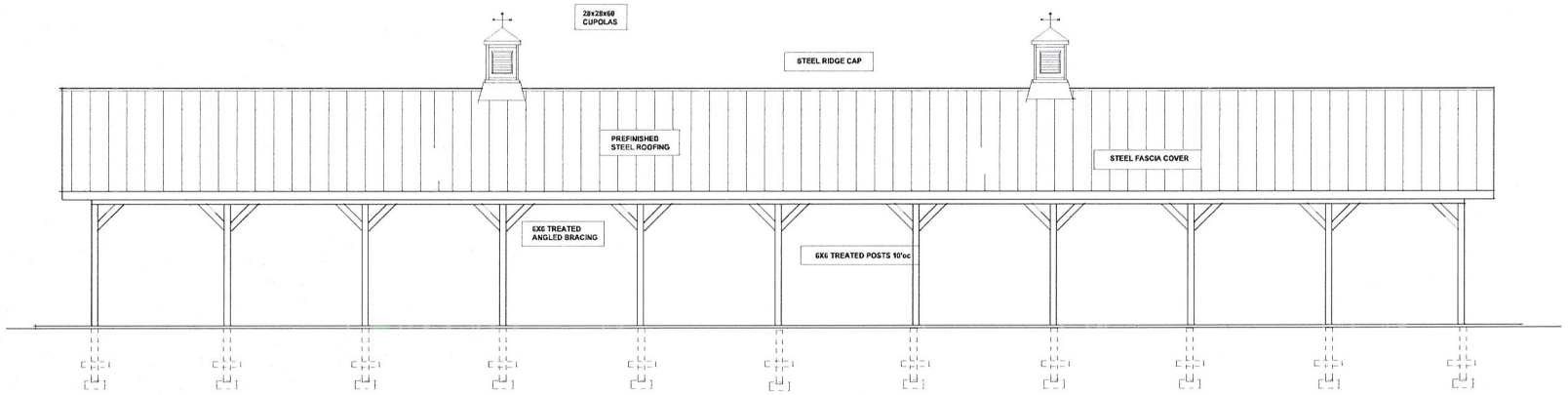
Giving false information could result in revocation of any permit issued.

William Schrem Title: Owner Date: Jan. 21, 2016
(Applicant Signature)

Buda Sheen Owner 1-21-16

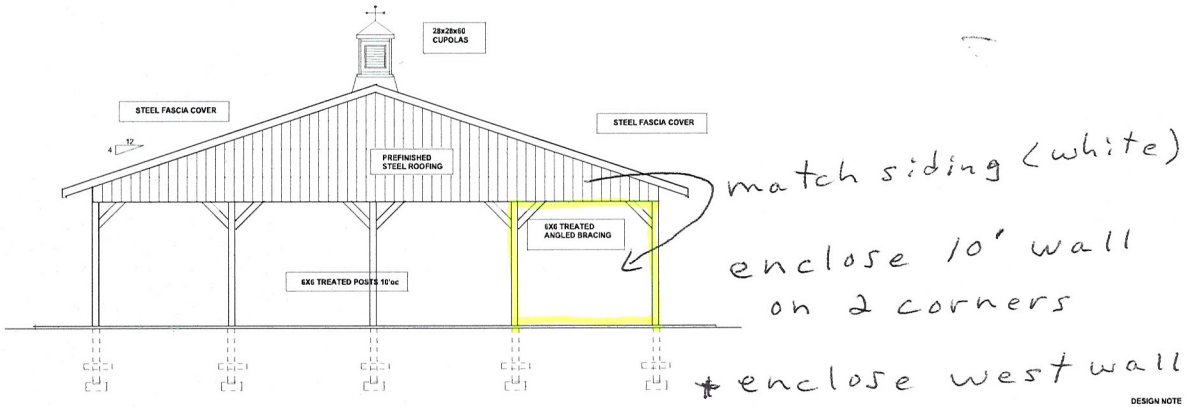
Proposed New Pavilion

786 Flat River Drive
Lowell, Michigan 49331



SIDE ELEVATION - both sides same

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



END ELEVATION - both ends same

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

Michigan Building Code 2009

Use Group A-3
Type of Construction 5 B

New Building
4000 - Total Squre footage
Electrical work to be done by
a licensed contractor, who obtains & pays for required permits.
All contractors to follow all City,
State, and Federal codes as they apply.
Provide 8" Street Numbers of contrasting color.
Provide Handicap Signage for parking to code .
Provide 2A20BC Fire Extinquishers as directed by
Fire Department.

While every attempt has been made to avoid errors,
each contractor on the project must check all dimensions
and details and be resposible for same.

DESIGN NOTE

The Designer is not supervising the construction of this building.
Therefore the use of these drawings by the owner or any contractor, subcontractor, builder, trademen or workman shall constitute a hold harmless agreement between the drawing user and the designer.
The user shall in fact agree to hold the designer harmless for any procedures and for any safety procedures or programs in connection with the work.
Further, the designer shall be held harmless against any liability of any kind whatsoever, or for any responsibility in regard to any costs or problems arising from the negligence of the contractor, subcontractor, builder, trademen or workman. The use of these drawings also implies that the designer shall assume no responsibility for the plan users failure to carry out the work in accordance with the drawings or contract documents.

SHEET SCHEDULE

page 1 ELEVATIONS / TITLE
page 2 FLOOR PLAN
page 3 FOUNDATION PLAN / POST LAYOUT
page 4 ROOF FRAMING PLAN
page 5 SECTION PLAN / ROOF VIEW

PLAN
#34118

DRAWN BY
TIM HOVINGH

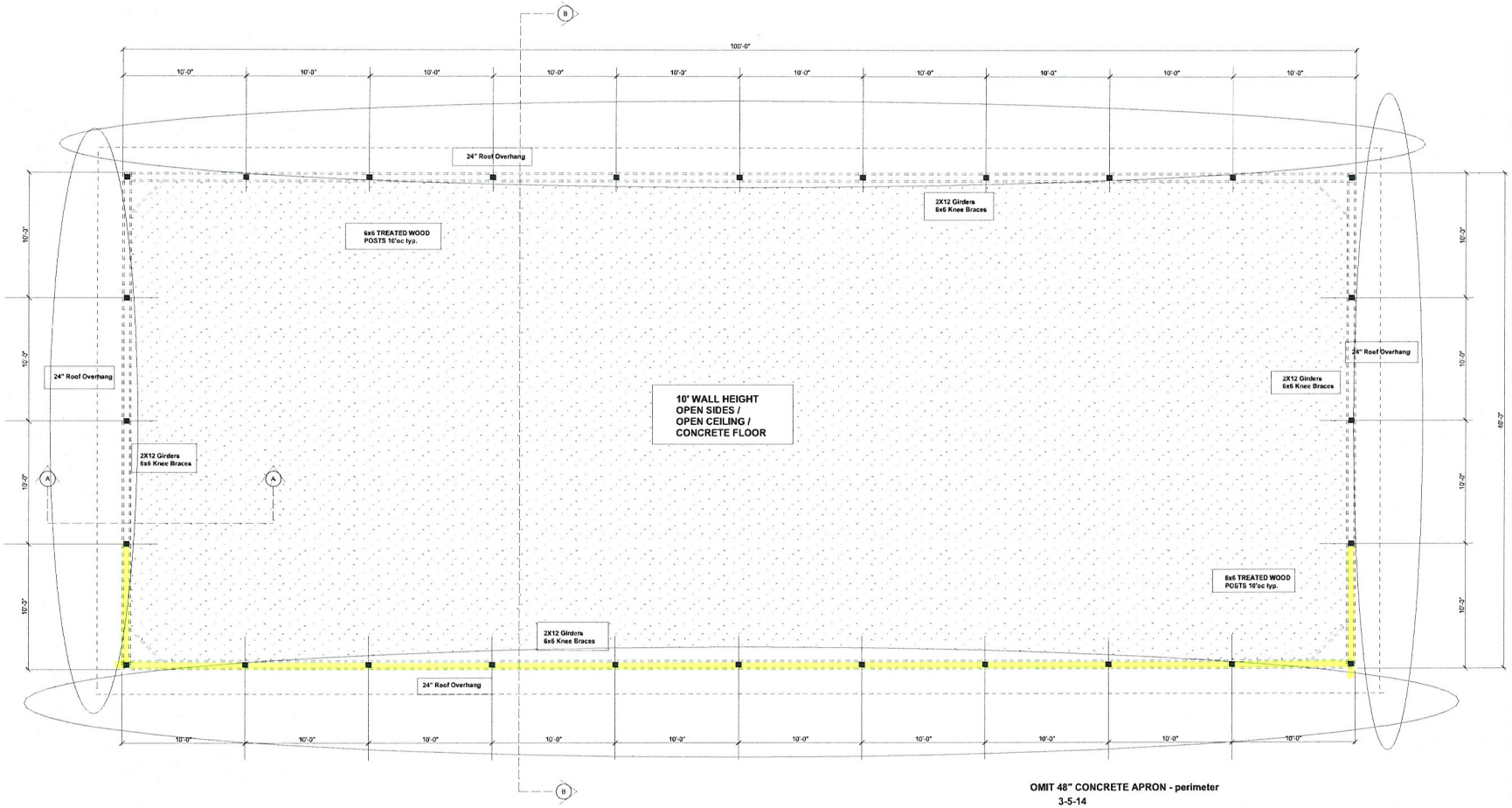
DATE
FEB. 6, 2014
MAR. 5, 2014

Bill / Brenda Schreur
538 Flat River Drive
Lowell, Michigan 49331
p 616-897-5928
e billschreur@gmail.com

AALSBURG ASSOCIATES INC
1125-m BURTON ST SE
GRAND RAPIDS,MICHIGAN
(616)774-8362
(616)243-0889 EX 1262

PM BUILDING DESIGN
1535 KALAMAZOO AVE
GRAND RAPIDS,MICHIGAN
(616)243-0889 EXT 1261
(616) 446-7249
tim_hovingh@standardlumber.com

PLAN #34118
PAGE 1 OF 5



OMIT 48" CONCRETE APRON - perimeter
3-5-14

FLOOR PLAN

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

4000 sq ft

solid wall
remainder walls open

Proposed Open Air Pavilion

MEDEMA, VAN KOOTEN & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS SINCE 1955

PHONE (616) 451-0639
FAX (616) 451-9225
www.mvkengineering.com

252 STATE ST., S.E.
GRAND RAPIDS, MI 49503

DATE: 1–26–14 | PAGE 1 of 1

FOR: Bill Schreur

RE: 786 Flatriver Drive

This Survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

P:\Schreur Bill\dwg\786 Flat River Drive.dwg 1/27/2014 11:31 AM

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