

VERGENNES TOWNSHIP

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

APPLICATION FOR SITE PLAN REVIEW

<input type="checkbox"/> PLANNED UNIT DEVELOPMENT (PUD)	<input type="checkbox"/> PRIVATE ROAD
<input type="checkbox"/> SITE CONDOMINIUM	<input checked="" type="checkbox"/> SPECIAL USE PERMIT
<input type="checkbox"/> REZONING	<input checked="" type="checkbox"/> INDUSTRIAL

ANNENY GROUP LLC
(Name of Applicant)

2820 BEWELL SE
(Street Address of Applicant)

LOWELL MI 49331
(City, State, Zip Code)

616.987.9445 / 616.897.1750 / 616.987.9446
(Phone) Day Evening Fax

Tax: Parcel No: 41-16-35-351-030

Receipt No: _____

Hearing Date: _____

Name of Responsible

Person: DAVID POWELL

Action: _____

Date: NOV 13, 2014

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 OBTAIN APPROVAL FOR EXPANSION OF EXISTING WAREHOUSE & OFFICE FROM 27,937 sq ft to 55,871 sq ft

B. A previous application for a variance, special use permit, rezoning or site review on this land (~~has~~) has been made with respect to these premises in the last 4 year(s). Please state if action was requested and the decision:

Action requested Site Development Plan Date: 11/29/10

Decision (~~approved~~) Approved Date: 12/6/10

II. PROPERTY INFORMATION

A. Legal description of property affected: SEE SITE PLAN (SHEET C2.1)

Parcel Dimensions: 563' x 806.39' (less exception)

Permanent Parcel No. 41-16-35-351-003

Address of Property: 12900 Christopher Drive SE

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)

MICHIGAN CERTIFIED DEVELOPMENT CORP.
(MORTGAGEE) 3737 COOLIDGE RD #2
E. LANSING MI 48823

D. This area is unplatted, platted, will be platted. If platted, name of plat N/A

Site Condominium Development Name: N/A

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 INDUSTRIAL WAREHOUSE / OFFICE.
Description of Surrounding Property (Zoning, Current Use, etc.) MED DENSITY RESIDENTIAL TO NORTH. REMAINING SURROUNDED IS INDUSTRIAL.

G. Estimated Start Date: ~~JAN~~ ^{MAR} 15 Estimated Completion Date: AUGUST 2015

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.

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

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?
2. Relationship of the proposed use to development plans of Vergennes Township.
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?
 - b. Could the proposed use be detrimental to the public welfare or injurious to property or improvements in the neighborhood?

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.

Kelli Powell Title: Managing Member Date: 11/13/14
 (Applicant Signature)

EXHIBIT A

STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION

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STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION

PROPOSED ANNECY GROUP, LLC DEVELOPMENT FOR ENWORK 1089 LINCOLN LAKE, VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN

PPN: 41-16-35-351-003

November 13, 2014

1.0 REASON FOR REQUEST

The existing building is 27,692-square feet, comprised of 5,804-sq. ft. of office and 21,888-sq. ft. warehouse. The proposed expansion will consist of a 27,934-square foot warehouse addition, bringing the total square footage to 55,871. The Subject Property is zoned appropriately (industrial). The reason for this request is to obtain approval to expand the building.

The proposed development is industrial on industrial-zoned property. As a result, Planning Commission approval of a Site Development Plan is required to obtain permits and begin construction.

This request is made at this time because the owner intends to solicit building permits. The owner desires to start site work in March 2015.

2.0 STATEMENT OF SUPPORT FOR THE REQUEST

2.1 SITE DEVELOPMENT PLAN REVIEW PROCEDURES

The Site Development Plan has been prepared pursuant to Article V Section 201.502D and complies with development standards of the Township's Industrial-zoned property. The proposed development includes one item requiring a Special Use Exception.

- (1) The building expansion will exceed 28,000-square feet and employ more than 30.

2.2 PROPOSED USE AND VERGENNES TOWNSHIP PLANS

The proposed development will consist of a single-occupancy building that is approximately 56,000-square feet. It will be used as low intensity warehousing, which is consistent with the lack of public utilities in the township because it requires no process water and limited transportation demands. The proposed development is located in an improved industrial park that has access to a public road (Lincoln Lake).

The proposed use is predominantly warehouse with some office function. This use is consistent with 201.309B as a permitted use in the industrial zoning district. The Subject Property is zoned industrial and the 2006 Vergennes Township Future Land Use map for the Subject Property is also industrial (see Exhibit C).

2.3 IMPACTS ON ADJACENT PROPERTY AND NEIGHBORHOOD

With the exception of the northerly adjacent property, all other adjacent properties are zoned industrial. Furthermore, the Future Land Use Map also plans for the adjacent industrial properties to remain in this use.

Presently, southerly and easterly adjacent property have industrial uses. These industrial uses were first developed in the 1950s through 1970s, and one in the early 1990s. The remaining adjacent industrial property is fallow and unused.

The northerly adjacent property is zoned and planned for medium-density residential. Use at this property is presently a church. The existing and proposed development features on the Subject Property are screened from the northerly adjacent property with over 300-feet of natural and mature woody vegetation. This is well more than required by the 30-foot wide buffer requested as part of the 2010 Site Plan approval. This woody vegetation is predominately deciduous and is ample screening from the northerly adjacent medium-density residential property, which is used as a church.

Because of the existing zoning and planned land uses, there are no foreseeable or material adverse impacts on adjacent properties or the neighborhood. The development project will increase vehicular and truck traffic on the private road Christopher Drive. Furthermore, the delivery/shipping trucks will have ample turning, loading and unloading features within the proposed development property boundaries that will eliminate any need for them to be stacked along Christopher Drive or in the neighborhood.

The proposed development is a warehouse expansion only. There is no plan to expand the existing office space. There are no industrial, manufacturing or processing operations that create noise, pollution, or odors. Compared to other permitted industrial uses, the proposed development generates a minimum of traffic, noise, odors and/or pollution.

The extent of the existing building and proposed expansion is far smaller than what could fit on the Subject Property. As a result, the proposed development creates relatively less offense than other permitted uses that could be developed on the Subject Property.

In summary, there are no foreseeable adverse affects on the health, safety or enjoyment of the adjacent or neighborhood properties. The proposed use does not include any chemical, manufacturing or other operations that create any detriment to public welfare or are potentially injurious to the development or neighborhood.

EXHIBIT B

GENERAL DESCRIPTION OF THE PROPOSED DEVELOPMENT

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GENERAL DESCRIPTION OF THE PROPOSED DEVELOPMENT

PROPOSED ANNECY GROUP, LLC DEVELOPMENT FOR ENWORK 1089 LINCOLN LAKE, VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN

PPN: 41-16-35-351-003

November 13, 2014

1.0 GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT

Annecy Group, LLC intends to expand an existing 27,692-square foot warehouse and office building on the Subject Property. The expansion will consist of a 27,934-square foot warehouse addition, bringing the total square footage to 55,871. Annecy Group, LLC is developing the Subject Property with a single-use building that will be leased exclusively to Enwork.

Enwork will continue to use the development for warehousing and shipping office furniture components, as well as for its general business/office functions. There will be no manufacturing or processing at the development.

The proposed development will be low intensity warehousing with office functions, and is consistent with the lack of public utilities in the township because it requires no process water and limited transportation demands. The Subject Property is located in a private industrial park that contains four parcels, only one other of which is currently developed. The development is serviced and accessed by Christopher Drive (Pvt.), which accesses Lincoln Lake.

The proposed expansion has been designed for minimal impact on existing natural features. The expansion will be located to the west of the existing building in order to preserve a natural wooded buffer on the northerly portion of the property. The development will take place entirely within the Subject Property, which is a single parcel of land. It does not require any lot line adjustments or parcel split.

The proposed development is not directly adjacent to any residential land use. It is, however, adjacent to a medium-density zoning property to the north. Although zoned residential, land use on this adjacent property is a church.

The mature wooded vegetation on the Subject Property will remain largely undisturbed, with the exception of the storm water management pond in the easterly area of the site.

This woody vegetation is more than 300-feet and located between the proposed building and the med-density residential zoned property.

Enwork is a contract office furniture business. Since starting in 2003, the business has evolved from systems furniture components into private office, conference room and many other areas. Today the Enwork dealer network is over 400 and covers all 50 states and Canada.

Enwork has been located in the Lowell-area since 2005. Enwork has outgrown its warehouse space and requires additional building features to accommodate their shipping/receiving functions.

2.0 GENERAL COMPLIANCE WITH DEVELOPMENT STANDARDS

Below is a summary of the site development and industrial land use zoning standards:

2.1 SPECIAL EXCEPTION USES

The proposed development includes one item requiring a Special Use Exception.

- (1) The building expansion will exceed 28,000-square feet and employ more than 30.

2.2 SITE DEVELOPMENT STANDARDS:

2.2.1 Height:

The building height is 30', which is less than the development standard of 35-feet

2.2.2 Lot Area and Width:

- a. Lot area is 10.14-acres and minimum lot width is 563-feet.
- b. Setbacks
 - i. Front: The building and parking complies with the required 75-foot and 25-foot front line setback, respectively.
 - ii. Side: The proposed development easily complies with the required 30-foot side yard setback.
 - iii. Rear: The proposed development easily complies with the required 40-foot rear yard setback.

2.2.3 Construction Materials

The existing building faces residential areas on its east elevation only. Residential uses are not adjacent to the development parcel. All building materials meet appropriate architectural aesthetic and safety concerns and proved for in duly adopted ordinances and/or building and fire codes.

2.2.4 Utilities

The Subject Property is currently served by electricity, natural gas, phone/data and water. Waste water is minimal from restroom facilities and disposed through an on-site septic system.

2.2.5 Landscaping

- 2.2.5.1 All ground surface between the edges of the private road will continue to be landscaped and maintained. Unused areas (i.e., north of the building) will be left natural, except for some minimal lawn area north of the office space.
- 2.2.5.2 Only one property boundary abuts residential (medium density) zoning district. Actual use of this northerly adjacent property is a church. The northerly property boundary will be buffered with the existing 300+ feet of mature woody vegetation.
- 2.2.5.3 No fencing will be installed. However, all landscaping and plantings will be maintained.

2.2.6 Fencing

There will be no exterior uses at the Subject Property that require fencing.

2.2.7 Roads, Streets and Parking

2.2.7.1 Private Road (Christopher Drive)

The Subject Property is serviced by a private road (Christopher Drive). This drive is located in a 66-foot ingress/egress easement, pre-existing and to the best of our knowledge complies with Section 202.003 through 202.007.

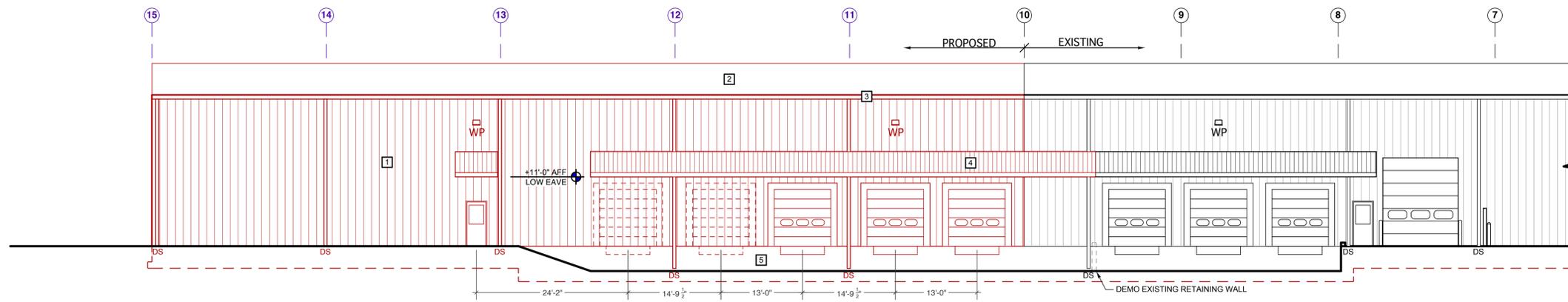
2.2.7.2 Parking

This development integrates an existing surface parking lot, with an expansion of the truck dock from three (3) loading docks to six (6). The existing lot will be re-stripped to contain 93 spaces. This exceeds provisions of Section 201.417, which requires 82 spaces for a building of this size and use.

2.2.8 External Lighting

The existing parking surface will be integrated into the development plan, and contains three existing down lights. No other lighting will be installed in the development.

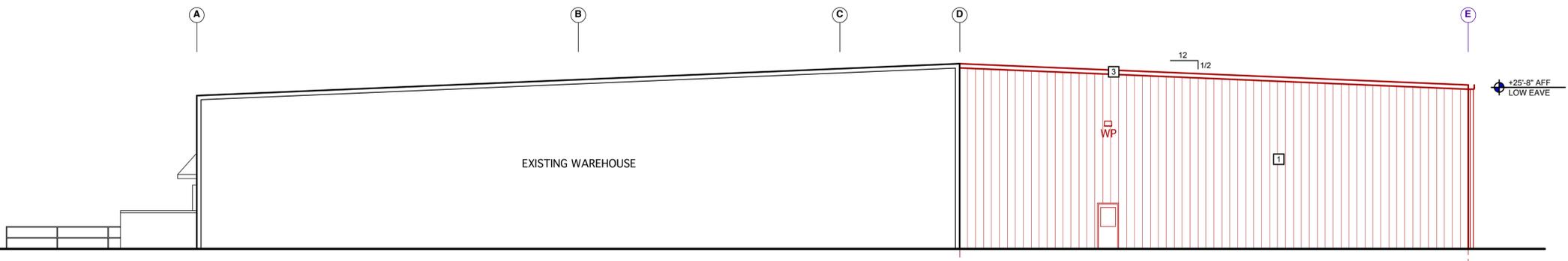
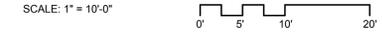
Existing shielding on building wall-pack lighting and the parking lot down lights is designed to confine direct and indirect light to within the development and to prevent glare. The actual light source will not be visible from nearby rights-of-way or adjacent properties, and light-rays will not be emitted from the fixture at angles above the horizontal plane of the fixture. None of the lights are blinking, flashing or fluttering, or change intensity, brightness or colors.



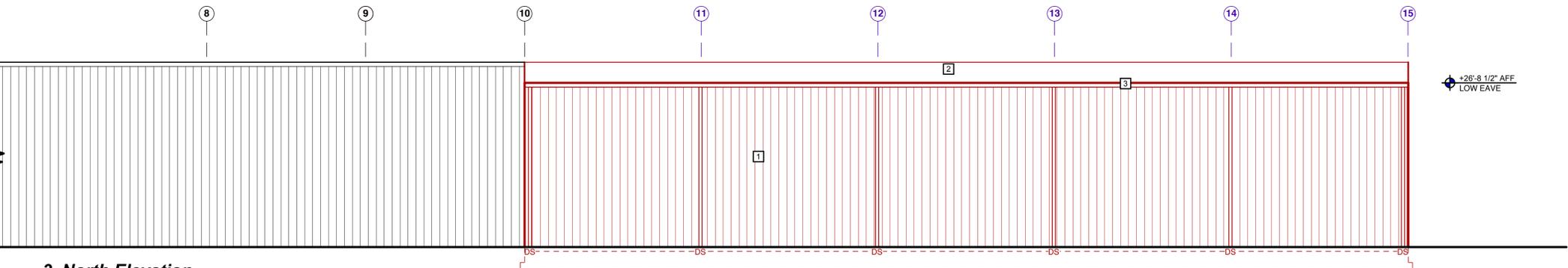
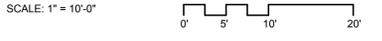
Material Legend

LABEL	MATERIAL	COLOR	
1	MS-3	PRE-ENGINEERED METAL WALL SHEET	Pearl Grey
2	MR-2	PRE-ENGINEERED METAL ROOF	TBD
3	MP-2	METAL PANEL CAP	DRI-025 Silver
4	MR-3	STANDING SEAM METAL ROOF	Charcoal
5		EXPOSED CONCRETE	

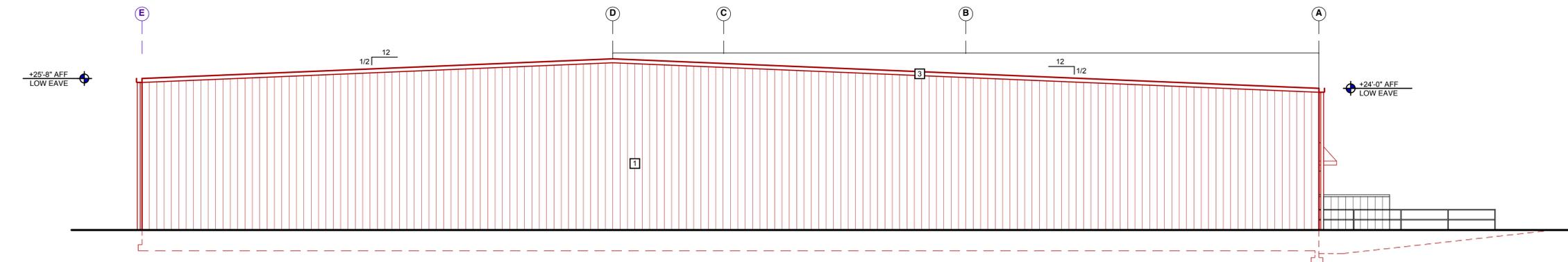
1. South Elevation



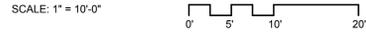
2. East Elevation



3. North Elevation



4. West Elevation



dixon
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www.dixonarch.com

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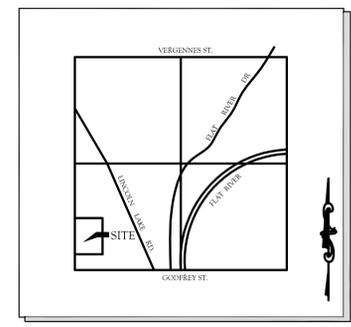
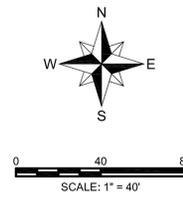
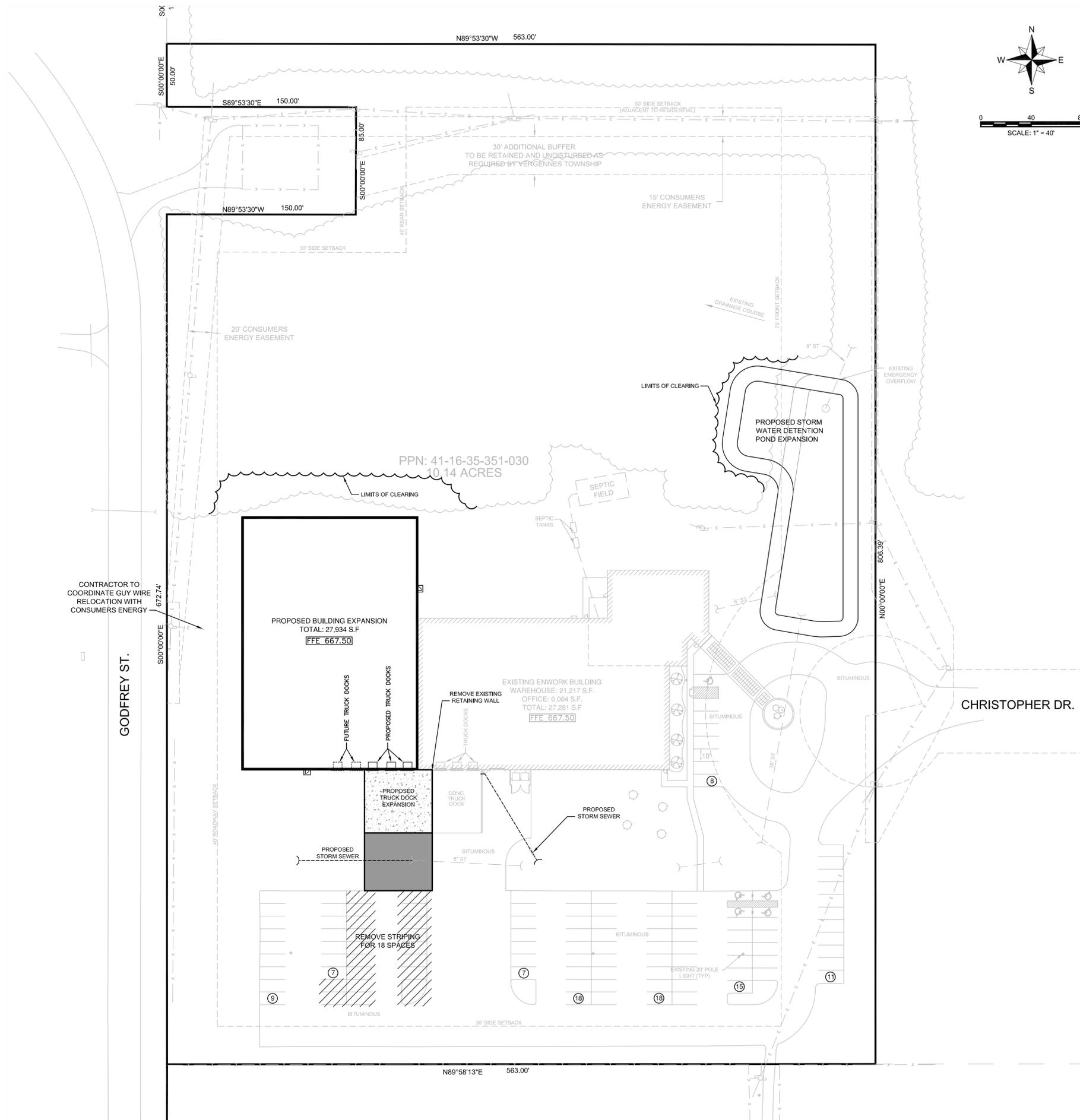
Enwork
12900 Christopher Drive SE
Lowell, MI 49331
p. (616) 987-9445
f. (888) 433-2128
www.enwork.com

Enwork Warehouse Addition
12900 Christopher Drive SE
Lowell, Michigan
Elevations

Revisions:

Project No: 214085
Issue Date: 11/05/14
Reviewer: KCD
Drawn By: RCS

A4.1



SITE DATA:

LAND COVERAGE	EXISTING	PROPOSED
	27%	34%

PARKING DATA:

PARKING REQUIRED:
 1/200 SFT OF OFFICE (6,364/200) = 32 SPACES
 1/1,000 SFT OF WAREHOUSE (49,151/1,000) = 50
 TOTAL REQUIRED = 82 SPACES
 TOTAL PROVIDED = 93 SPACES (INCL. ADA VAN ACCESS. SPACE)

NOTES:

- BUILDING PERIMETER IN GREEN SPACE SHALL HAVE AN ADJACENT 2' WIDE PEA STONE MAINTENANCE STRIP.
- EXISTING NATURAL GAS, ELECTRICAL, CABLE, AND TELEPHONE CONNECTIONS TO BE UTILIZED.
- UPGRADES TO EXISTING WELLS AND SEPTIC SYSTEM TO BE DETERMINED BY KENT COUNTY HEALTH DEPARTMENT.
- PROPOSED STORM SEWER SHALL BE C-76 CLASS IV REINFORCED CONCRETE PIPE, UNLESS OTHERWISE NOTED.
- CHECK VALVE SHALL BE TIDEFLEX CHECKMATE INLINE CHECK VALVE.
- ALL AREAS DISTURBED BY EARTHWORK ACTIVITIES SHALL BE SEEDED WITH A STANDARD SEED MIX, CONSISTING OF BLUEGRASS, RYEGRASS, AND FESCUE.

LEGEND:

- PROPOSED CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT

LEGAL DESCRIPTION

Located in the Township of Vergennes, county of Kent, State of Michigan, and described as:
 That part of Government Lot 4 in the SW 1/4 of Section 35, T7N, R9W, Vergennes Township, Kent County, Michigan, described as: Commencing at the West 1/4 corner of said Section 35; thence S00°00'E 1390.72 feet along the West line of said Section to the place of beginning of this description; thence continuing S0°00'E 50.0 feet along the West line; thence S89°53'30"E 150.00 feet parallel with the East-West 1/4 line of said Section; thence S0°00'E 85.0 feet; thence S89°53'30"W 150.0 feet; thence S0°00'E 672.74 feet along the West line to a point which is 449.62 feet North of the SW corner of said Section; thence N89°59'13"E 563.0 feet along the North line of the South 449.62 feet to the West 1/2 of the SW 1/4, Section 35; thence N0°00'W 806.39 feet; thence N89°53'30"W 563.0 feet parallel with the East-West 1/4 line to the place of beginning.

Subject to and together with a 66 foot wide easement for ingress, egress and utilities, described in Easement Description "X".

EASEMENT DESCRIPTION X: A 66 foot wide easement for ingress, egress and utilities, lying in the SW 1/4 of Section 35, T7N, R9W, Vergennes Township, Kent County, Michigan, the centerline of which is described as: Commencing at the West 1/4 corner of said Section; the S0°00'W 2198.46 feet along the West line of said Section to a point which is 449.62 feet North of the SW corner of said Section; thence N89°58'13"E 563.0 feet along the North line of the South 449.62 feet of the West 1/2 of the SW 1/4, Section 35; thence N0°00'W 279.0 feet to the center point of a 60 foot radius cul-de-sac and the place of beginning for centerline of said easement; thence N89°58'13"E to the West line of Old Lincoln Lake Avenue and the Place of Ending for the said centerline.

BENCHMARKS:

- Benchmark 1: Elevation = 664.25**
Railroad spike in power pole near Transformer Station at the West property line.
- Benchmark 2: Elevation = 667.00**
Railroad spike in Power Pole (High Tension) located on the West Property line.

NOT FOR CONSTRUCTION

**Enwork Warehouse Addition
 12900 Christopher Drive SE
 Lowell, Michigan
 Site Plan**

Revisions:

Drawn By: JWL
 Date: 11/1/14
 Revised: 11/12/14
 Project Mgr: FM