VERGENNES TOWNSHIP

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

APPLICATION FOR SITE PLAN REVIEW

____PLANNED UNIT DEVELOPMENT (PUD) ____PRIVATE ROAD
____SITE CONDOMINIUM ____SPECIAL USE PERMIT
____REZONING ✓ INDUSTRIAL

Rec'd 4-27-15

Envision Engineering
(Name of Applicant)

1016 N. Monroe
(Street Address of Applicant)

Lowell MI 49331
(City, State, Zip Code)

616 9970599 / _____ / _____
(Phone)Day Evening Fax

Tax: Parcel No: 41-16-34-451-001
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 Build 60,000 sqft building to move ~~paint~~ ~~business~~ business

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 ____year(s). Please state if action was requested and the decision:

Action requested_____ Date:_____
Decision(approved/denied)_____ Date:_____

II. PROPERTY INFORMATION

A. Legal description of property affected:_____

Parcel Dimensions:_____
Permanent Parcel No. 41-16- Same as Tax Parcel #
Address of Property:_____

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

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)
?

D. This area is___unplatted, ____platted, ____will be platted. If platted, name of plat_____
Site Condominium Development Name: OE Bieri Industrial

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

G. Estimated Start Date: 6/1/15 Estimated Completion Date: 1/1/16

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.

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 _____(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.

_____ Title: OWNER Date: 4-22-2015
(Applicant Signature)

DAN VOS
CONSTRUCTION COMPANY

Building for Life.

May 27, 2015

Vergennes Township
PO Box 208
Lowell, MI 49331

Re: Site Plan Review for: Envision Engineering
Statement of Justification for Requested Action

Envision Engineering is requesting approval of their site plan for a new facility as shown on the attached site plan. This facility will accommodate their office and production activities in Vergennes Township.

The attached site plan has been prepared to fulfill the requirements of the Vergennes Township zoning ordinance and specifically address the requirements for site plan review. The manufacturing use is an allowable use in the industrial district, and no variances are being requested for the property. The site plan illustrates the: building, site layout, earthwork, setbacks, easements, and the stormwater detention system. All items are in consistent with the zoning ordinance, and pose no unusual problems for compliance.

The manufacturing use proposed for the site is compatible with the industrial zone in which the site is located.

The impacts on the adjacent property and neighborhood will be minimal. The facility is anticipated to employ around 42 people, so there is not a great traffic impact on the neighborhood. The building is located in the center of the site and is away from the setbacks. The adjacent residential zone is screened by a wooded area. The other bordering lots are of a similar use.

We do not anticipate the use of the site to be in any way detrimental to the neighborhood.

Sincerely,
DAN VOS CONSTRUCTION CO., INC.

Brent Folkert

Brent Folkert, Project Architect

6160 E. Fulton / PO Box 189 / Ada, MI 49301 / PHONE: 616-676-9169 / FAX: 616-676-2435 / danvosconstruction.com