



**ACME TOWNSHIP SITE PLAN REVIEW COMMITTEE
ACME TOWNSHIP HALL (Via Zoom)
6042 Acme Road, Williamsburg MI 49690
October 8, 2020, 2:30 p.m.**

CALL TO ORDER: 2:33 pm

ROLL CALL:

Committee Present: Wentzloff (PC Chair), Feringa (PC Member), Wolf (Planning & Zoning Administrator)

Members excused: None

Applicant: Kevin Reabe DVM, PO Box 295, Acme, MI 49610

LIMITED PUBLIC COMMENT: None

A. APPROVAL OF AGENDA:

Motion by Feringa to approve agenda as presented, seconded by Wolf. Roll call vote: Feringa, yes; Wentzloff, yes; Wolf, yes. Motion carried.

B. INQUIRY AS TO CONFLICTS OF INTEREST: None

C. CORRESPONDENCE: None

D. APPROVAL OF MINUTES: June 17, 2020.

Motion by Feringa to approve agenda as presented, seconded by Wentzloff. Roll call vote: Feringa, yes; Wentzloff, yes; Wolf, yes. Motion carried.

E. NEW BUSINESS:

1. Site Plan Administrative Review 2020-07, Kevin Raebe

- **Convert vacant fireworks store to a veterinary clinic (use by right)**

Wolf explained the use and staff report lighting requirement. Feringa asked about the requirement for water/sewer permit. Wolf stated it will be needed prior to occupancy. No exterior changes or alternations nothing needed for parking or stormwater

Motion by Feringa, supported by Wolf, to approve the site plan submitted by Kevin Raebe, to convert the existing fireworks store into a veterinary clinic located at 5872 5852 US 31 N, subject to the following conditions prior to the issuance of a land use permit:

- Obtain a permit from the Department of Public works prior to the issuance of a land use permit.
- Any changes to the exterior lighting will require a photometric plan. All exterior lighting shall be limited to shielded, downward facing fixtures located above the entrances and doorways.
- Updated signage will require a permit from Acme Township.

Roll call vote: Feringa, yes; Wentzloff, yes; Wolf, yes. Motion carries.

F. PUBLIC COMMENT: None

ADJOURN:

APPROVED MINUTES

Motion by Feringa to adjourn; support by Wolf. Motion passed unanimously.

ADJOURN: 2:41 pm



Acme Township

6042 Acme Road | Williamsburg, MI | 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

PUBLIC NOTICE ACME TOWNSHIP

**NOTICE IS HEREBY GIVEN that
The Administrative Review Committee Meeting has
been scheduled on**

Thursday, October 8, at 2:30 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/85721700303>

Meeting ID: 857 2170 0303

One tap mobile

+13017158592,,85721700303# US (Germantown)

+13126266799,,85721700303# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 857 2170 0303

Find your local number: <https://us02web.zoom.us/j/85721700303>



ACME TOWNSHIP SITE PLAN REVIEW COMMITTEE
REMOTE ZOOM MEETING AGENDA
October 8, 2020 2:30 p.m.

CALL TO ORDER

ROLL CALL:

- A. LIMITED PUBLIC COMMENT:** The chair will ask for the names or identifying information of all members of the public participating on the conference call. The chair will then open Public Comment by calling on each member of the public on the conference call to allow for each person to provide comment in an orderly fashion. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion.
- B. APPROVAL OF AGENDA:**
- C. INQUIRY AS TO CONFLICTS OF INTEREST:**
- D. CORRESPONDENCE:**
- E. OLD BUSINESS:**
- F. NEW BUSINESS:**
1. Approve Draft Site Plan Review Minutes – June 17, 2020
 2. Site Plan Administrative Review 2020-07, East Bay Animal Hospital
 - Convert fireworks store into a veterinary clinic
- G. PUBLIC COMMENT**

ADJOURN:



**ACME TOWNSHIP SITE PLAN REVIEW COMMITTEE
ACME TOWNSHIP HALL (Via Zoom)
6042 Acme Road, Williamsburg MI 49690
June 17, 2020, 4:00 p.m.**

CALL TO ORDER: 4:00 pm

ROLL CALL:

Committee Present: Wentzloff (PC Chair), Feringa (PC Vice Chair), Wolf (Planning & Zoning Administrator)

Members excused: None

Applicant: Water's Edge, LLC
Stonehound Brewery, Patrick Gibson

LIMITED PUBLIC COMMENT: None

A. APPROVAL OF AGENDA:

Motion by Wentzloff to approve agenda as presented, seconded by Feringa. Motion carried.

B. INQUIRY AS TO CONFLICTS OF INTEREST: None

C. CORRESPONDENCE:

D. NEW BUSINESS:

1. Site Plan Administrative Review 2020-06, Patrick Gibson

- **Convert laundromat to craft brewery and pub seating**

Wolf explained the staff report was updated to include outstanding Health Department permit and DPW approval. Patrick Gibson briefly explained the project and set backs during construction. Outdoor seating and the procedures for approval were discussed. It is currently a special use. The applicant would like to have seating in the future. Outdoor lighting was clarified that it will be under the soffit.

Motion by Wentzloff, to approve the site plan submitted by Patrick Gibson on behalf of Nelson's Cloverdale Enterprises, to convert the existing laundromat into a craft brewery with pub dining room located at 3593 Bunker Hill Road, subject to the following conditions prior to the issuance of a land use permit:

- 1. Obtain a permit from the Department of Public Works.**
- 2. Any changes to the exterior lighting will require a photometric plan. All exterior lighting shall be limited to shielded, downward facing fixtures located above the entrances and doorways.**
- 3. Provide the township with a full-size set of plans signed and sealed by a licensed professional as required by the Acme Township Zoning Ordinance.**
- 4. No outdoor seating is allowed at this time. Outdoor seating requires a special use permit/site plan review and approval by the Planning Commission and Township Board.**

Supported by Feringa. Role call vote: Feringa, yes; Wentzloff, yes; Wolf, yes. Motion carries.

2. Site Plan Administrative Review 2020-03, Water's Edge, LLC

- **Convert 27-unit assisted living facility to a 27-unit hotel.**

If you are planning to attend and are physically challenged, requiring any special assistance, please notify Cathy Dye, Clerk, within 24 hours of the meeting at 938-1350.

Wolf stated the Applicant is proposing to convert an existing building to a 27-unit hotel. There will be minor exterior modifications including the addition of sidewalks and stormwater upgrades. A permit from soil erosion and MDOT will be required. Dogwood arctic sun not a suitable planting. Dogwood red osier was suggested due to salt and run off tolerance. Feringa stated this was previously a hotel and did not have an issue with it being converted back.

Motion by Wentzloff, to approve the site plan submitted by Mansfield Land Use Consultants, to convert the existing 27-unit, 3 story senior care facility into a 27-unit hotel located at 4612 US 31 North, subject to the following conditions prior to the issuance of a land use permit:

- 1. Obtain a permit from Soil Erosion.**
- 2. Obtain a permit from MDOT for work within the right of way (sidewalk).**
- 3. Any changes to the exterior lighting will require a photometric plan. All exterior lighting shall be limited to shielded, downward facing fixtures located above the entrances and doorways.**
- 4. Dogwood, Arctic sun replaced with plantings on the Invasive Species Network approved plantings. Suggested Dogwood, Red-osier.**
- 5. Provide the township with a full-size set of plans signed and sealed by a licensed professional as required by the Acme Township Zoning Ordinance.**

Supported by Feringa. Role call vote: Wolf, yes; Feringa, yes; Wentzloff, yes. Motion carries.

2. Approve Draft Site Plan Review Minutes – October 14, 2019

Motion by Wentzloff, to approve minutes of 10/22/18 Site Plan Review minutes with the correction of the adjourn time at 6:02 p.m. Seconded by Feringa. Motion carries.

Motion by Feringa to adjourn; support by Wentzloff and Wolf. Motion passed unanimously.

ADJOURN: @ 4:13 pm



Acme Township Planning & Zoning Report

Meeting Date: October 8, 2020
Subject: East Bay Animal Hospital
Application No: SPR 2020-07

Date: 10.8.2020

Project: East Bay Animal Hospital
5872 US 31 N & 5852 US 31 N
Williamsburg, MI 49690

Applicant: Kevin Reabe DVM
PO Box 295
Acme, MI 49610
(231)631-0975

Owner: US 31 North LLC
c/o Jeff Schwartz
774 Munson Avenue
Traverse City, MI 49686

Request: Change from former fireworks store to veterinary clinic.

GENERAL DESCRIPTION

Proposal: The Applicant is proposing a change of use of the former fireworks store to a veterinary clinic with four exam rooms. There will be no exterior changes to the footprint of the building.

Parcel Number: 28-01-103-024-20
28-01-103-025-00

Location: 5872 US 31 N
5852 US 31 N

Acres: .610
.284

Zoning District: Corridor Commercial/form-based code district

Current Use: Fireworks Store/vacant

Propose Use: Veterinary Clinic/use permitted by right

Legal Description 5872: PT GOV LOT 1 BEG 33' S OF NE COR SEC 3, W 1187.15' M/L TO E BDRY LINE US 31, S 29 DEG 50' W 216.11', S 28 DEG 52' W 228.24', S 30 DEG 9' W 49.71' TO POB, S 61 DEG 21' E 165', S 30 DEG 9' W 167.32', N 61 DEG 21' W 165' TO HWY LINE, NELY TO POB. SEC 3 T27N R10W. (94)

5852: PT GOV LT 1 COM ON SELY LINE US 31 660.6' FROM INTERSEC W/ S LINE M-72, SWLY ALG HWY 75', SELY AT RT ANG TO HWY 165', NELY = TO HWY 75', NWLY TO POB EXCRD R/W. SEC 3 T27N R10W

Existing Permits: None

Adjacent Zoning & Land Uses:



Traffic Access: US 31 N

ZONING ORDINANCE REVIEW

Listed below are the applicable sections of the Zoning Ordinance that pertain to the proposed project. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with **bold, red text**.

CF: Corridor Flexible District			
[§6.6.5.2]	Building Placement, Density & Parking		
Regulation	Requirement	Site Plan	Met
Minimum Lot Size	n/a	.610 .284	n/a
Minimum Lot Width	n/a		n/a
Min. Lot Depth	n/a		n/a
Street Side, corner lot Side Yard Setback	20' 5'	n/a existing building – no exterior modifications	n/a

Maximum Building Height	3 stories/ 35'	n/a existing building – no exterior modifications	n/a
Lot Coverage	70%	n/a existing building – no exterior modifications	n/a
Impervious Coverage	85%	n/a existing building – no exterior modifications	n/a
[\$6.6.5.3] Land Use By Floor			
Commercial	Ground: Yes	1 story	Yes
[\$6.6.6.3] Site Lighting			
Site Lighting	No lighting level measured at the BTL shall exceed 2.0 fc	Not indicated	No*
[\$6.6.6.5] Water Quality & Storm Water			
Water Quality& Stormwater	n/a	No exterior changes. None needed	Yes*
[\$6.6.6.6] Façade Components			
Façade Components	n/a	Existing building; no exterior changes proposed. New signage will require a permit.	n/a
[\$6.6.6.7] Parking			
Location from Property Line	n/a	Existing	n/a
[\$6.6.6.9] Parking Requirements			
Parking Requirements	Maximum: 1 space per 150 SF floor area Minimum: 1 per 500 SF floor area	4000 SF usable area = Max: 27 Min: 8 Current: 48	Yes
[\$7.5.6.f(2) &h] Landscaping Requirements			
Landscaping Requirements	n/a	No exterior modifications required	n/a

* see site plan review/conditions of approval

SITE PLAN REVIEW

This is a permitted use within the Corridor Commercial (C) District. Due to the change of use and the generation of <500 trips a day Administrative Review is required.

The table below presents the required elements for a site plan review per the Zoning Ordinance, whether included in the site plan drawing, written narrative, or both. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with **bold, red text**.

§8.1.4 Application Requirements			
Item	Description	Shown On Site Plan	Written Documentation
1.	Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams, wetlands, woodlands, wildlife and water.	n/a	n/a
2.	The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.		n/a no exterior changes
3.	The method to be used to serve the development with water and sanitary sewer facilities		Yes

4.	The location, size, and routing of water and sanitary sewer facilities	n/a	
5.	Plans for storm water control and drainage, including measures to be used during construction	n/a	n/a
6.	Storm water calculations; and if requested storm water modeling data.		n/a
7.	If public sewers are not available to the site the applicant shall submit a current approval from the health department or other responsible public agency indicating approval of plans for sewage treatment.		n/a; sewer available
8.	The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights.		n/a
9.	An indication of how the proposed use conforms to existing and potential development patterns and any adverse effects		Yes
10.	Location of known Air Sheds and how the proposed use impacts this natural feature.	n/a	n/a
11.	Plans to control soil erosion and sedimentation.		n/a
12.	Incorporation of low impact development storm water technologies and other best management practices such as, but not limited to, rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavement, and filtered storm water structures.	n/a	n/a
13.	Type, direction, and intensity of outside lighting shown on a photometric plan in compliance with exterior lighting standards.	No	No
14.	Location of any or required cross access management easements.	n/a	n/a
15.	Location of pedestrian and non-motorized facilities; if required.	n/a	n/a
16.	Landscaping plan	n/a	
17.	General description of deed restrictions and/or cross access management easements, if any or required.		n/a
18.	Name(s) and address(es) of person(s) responsible for preparation of site plan drawings and supporting documentation.	Yes	Yes
19.	Sealed drawings from a licensed architect, engineer, or landscape architect.	Yes	Yes

Agency Reviews

1. Soil Erosion and Sedimentation Control – not applicable
2. Health Dept. Well & Septic (well) – not applicable
3. DPW (sewer)– provided
4. Grand Traverse Metro Fire Department – favorable; verbal confirmation 9/23 no exterior changes does not warrant a review. Plans will need to be submitted for any interior alterations.
5. Gosling Czubak Storm Water Review – not applicable
6. MDOT – not applicable

§8.2 Standards for Site Plan Review

Standards for Site Plan Review	
Standard	Finding
a. That the applicant may legally apply for site plan review.	Satisfied: The Applicant is authorized by the owner of the property to apply
b. That all required information has been provided.	Conditionally Satisfied: Per Application requirements 8.1.4 (3) Does not indicate the type of exterior lighting. 8.1.4 if any additional is proposed
c. That the proposed development conforms to all regulations of the zoning district in which it is located and all other applicable standards and requirements of this ordinance, including but not limited to all supplementary regulations.	Satisfied: The proposed use is allowed by right in the Corridor Commercial (C) District and applicable provisions of the Zoning Ordinance.
d. That the plan meets the requirements of Acme Township for fire and police protection, water supply, sewage disposal or treatment, storm, drainage, and other public facilities and services.	Satisfied: A permit from DPW will be required prior to the issuance of a land use permit.
e. That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.	Satisfied: A permit from DPW will be required prior to the issuance of a land use permit.
f. That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se.	Satisfied: There will be no areas of disturbance.
g. That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.	<i>Not Applicable</i> – No floodplains present
h. That the soil conditions are suitable for excavation and site preparation, and that organic, wet, or other soils which are not suitable for development will either be undisturbed, or modified in an acceptable manner.	<i>Not Applicable</i> – No excavation required
i. That the proposed development will not cause soil erosion or sedimentation problems.	<i>Not Applicable</i> – No floodplains present
j. That the drainage plan for the proposed development is adequate to handle anticipated storm water runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.	<i>Not Applicable</i> – No exterior changes
k. That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.	<i>Not Applicable</i> - No grading necessary – existing building and parking lot.
l. That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.	<i>Not Applicable</i>
m. That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.	<i>Not Applicable</i> – No phasing required
n. That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water and sewage facilities.	Satisfied: A permit from DPW will be required prior to the issuance of a land use permit.
o. That landscaping, fences or walls may be required when appropriate to meet the objectives of this Ordinance.	<i>Not Applicable</i>

Standards for Site Plan Review	
Standard	Finding
p. That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.	Satisfied: No impact/no changes to existing parking
q. That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.	Satisfied: No changes to existing parking; enough spaces to accommodate addition
r. That outdoor storage of garbage and refuse is contained, screened from view, and located so as not be a nuisance to the subject property or neighboring properties.	Satisfied: Use of existing dumpster
s. That the proposed site is in accord with the spirit and purpose of this Ordinance, and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.	Satisfied: The proposed use meets the intent of the C: Corridor Commercial District.

SUMMARY OF REVIEW

- The proposed site plan and associated use is allowed by right in the C: Corridor Commercial District. The scale and use of the proposed building is consistent with the existing development on the surrounding properties, and the intent and purpose of the district.
- No light plan was included in the application/site plans.
- Any new signage will require a permit.

SUGGESTED MOTION FOR CONSIDERATION

Motion to approve the site plan submitted by Kevin Reabe on behalf of US 31 N LLC, to convert the existing fireworks store into a veterinary clinic located at 5872 & 5852 US 31 N, subject to the following conditions:

- Obtain a permit from the Department of Public works prior to the issuance of a land use permit.
- Any changes to the exterior lighting will require a photometric plan. All exterior lighting shall be limited to shielded, downward facing fixtures located above the entrances and doorways.
- Updated signage will require a permit from Acme Township.



Special Use Permit/Site Plan Review Application

Township of Acme, Grand Traverse County, Michigan

6042 Acme Road, Williamsburg, MI 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

Planning & Zoning Administrator: Lindsey Wolf Email: zoning@acmetownship.org

Owner Information (please type or print clearly):

Name: US 31 North LLC JEFFREY K. Schwartz Phone: 231-357-8359

Mailing Address: 774 Munson Ave

City: TRAVERSE City State: MI. Zip: 49686

Email Address: Schwartz4MSU@gmail.com

Applicant Information (please type or print clearly):

Name: Kevin Reabe DVM Phone: 231 631-0975

Mailing Address: PO Box 295

City: Acme State: MI Zip: 49610

Email Address: Eastbayvets@aol.com

A. Property Information:

1. Address:

5872 US 31 NORTH WILLIAMSBURG, MI. 49690

5852 US 31 NORTH WILLIAMSBURG, MI. 49690

2. Parcel Number/Property Description:

2801-103-024-20

2801-103-025-00

3. Current Zoning of Property: C: Corridor Commercial

4. If this project is one phase of a larger development and/or property subject to an existing/previous Site Plan Review, Special Use Permit, or Variance, what is/are the applicable permit number(s)? Job #16794

5. **Provide proof of current property ownership.** If applicant is not the current property owner, also provide written permission to act as agent of, and complete contact information for the current property owner.

US 31 NORTH LLC gives permission to KEVIN REABE DVM to act as an agent. All fees and application costs are the responsibility of KEVIN REABE DVM. THANK YOU.

US 31 NORTH LLC, JEFFREY K. SCHWARTZ MEMBER (Updated 01/04/2016 SW)

Application Number: _____

6. **Proposed Use/Change to Property**

Veterinarian Hospital

7. **Estimated Start and Completion Dates:**

Interior work only,
12/1/20 - 3/1/21

B. **Application Packet Requirements: REFER TO ACME TOWNSHIP ZONING ORDINANCE AND COMPLETE ATTACHED CHECKLIST**

C. **Fees:** Include initial fee as required by the Acme Township Ordinance #2004-01

D. **Fee Escrow Policy Acknowledgement:** Provide completed and signed form with initial escrow fee deposit.

E. **Affidavit:** The undersigned affirms that he/she is the agent (owner, agent, lessee, or other interested party) involved in this petition and that the foregoing answers, statements and information are in all respects true and, to the best of his/her knowledge, correct. By making this application, the undersigned grants all officials, staff and consultants of Acme Township access to the subject property as required and appropriate to assess site conditions in support of a determination as to the suitability of the proposed project and/or current or future Special Use Permit and Zoning Ordinance compliance.

Signed: Karin C. Peak Date: 9/9/2020

FOR TOWNSHIP USE ONLY

Application Number: _____

Date Received: _____

Public Hearing/Meeting: _____

Date of Advertising: _____

T&A Account: _____

NOTES:

Site Plan Review Application for existing building and parking lot at 5872/5852 US 31 North.

September 10, 2020

Kevin Reabe DVM, has owned Eastbay Animal Hospital at 5415 US 31 North in Acme since 2004. Kevin has a purchase agreement with US 31 North LLC (Jeffrey K. Schwartz) for 5872 & 5852 US 31 North in Acme, contingent upon approval by Acme Township.

The intent to move Eastbay Animal Hospital from 5415 US 31 North, Acme, one-half mile North on US 31 North to 5872 North. Further, the intent is to offer to sell to the Land Conservancy, the old location (5415 US 31 North) to be used per Acme's Master Plan.

Hours of operation: 8:30 A.M. to 5:30 P.M. Monday, Tuesday, Thursday and Friday.

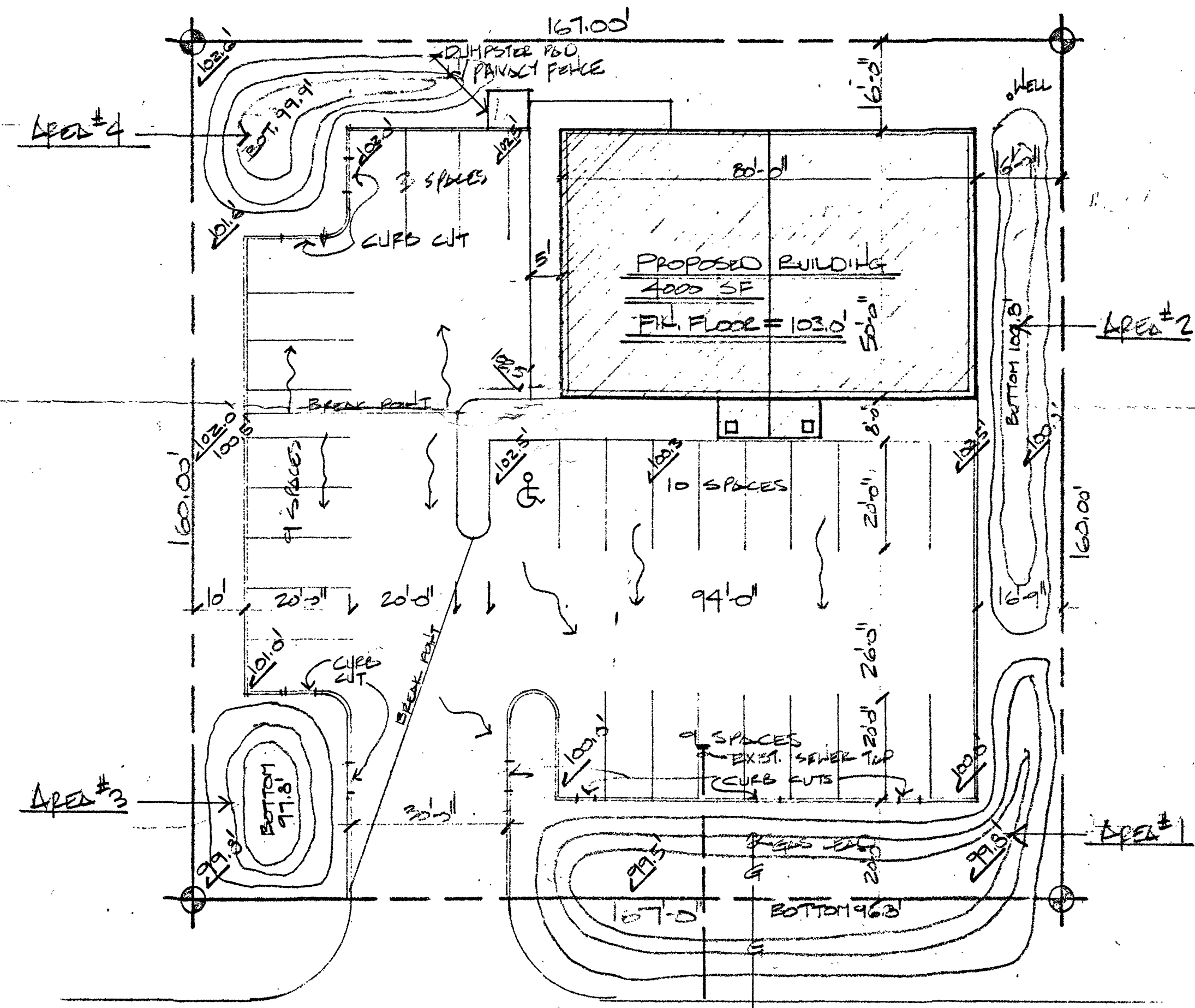
Possible additions: Wednesday the same as above and Saturdays 8:30 A.M. to 3:00 P.M.

Trips: East Bay Animal Hospital sees up to (30) thirty patients a day.

New location has (48) parking spots.

Staff includes (2) two Doctors and (6) support staff.

NOTE 2
ALL SLOPES TO BE 1:13
MULCH & SEED



SITE PLAN
1" = 20'-0"



JOB #16794

RECEIVED

APR 28 1994

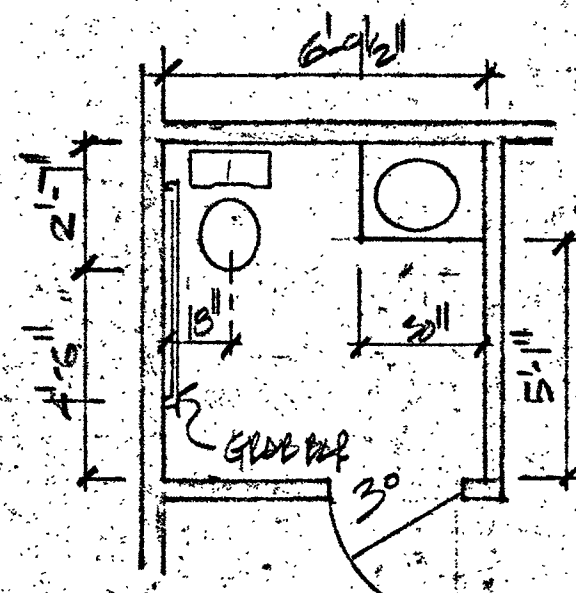
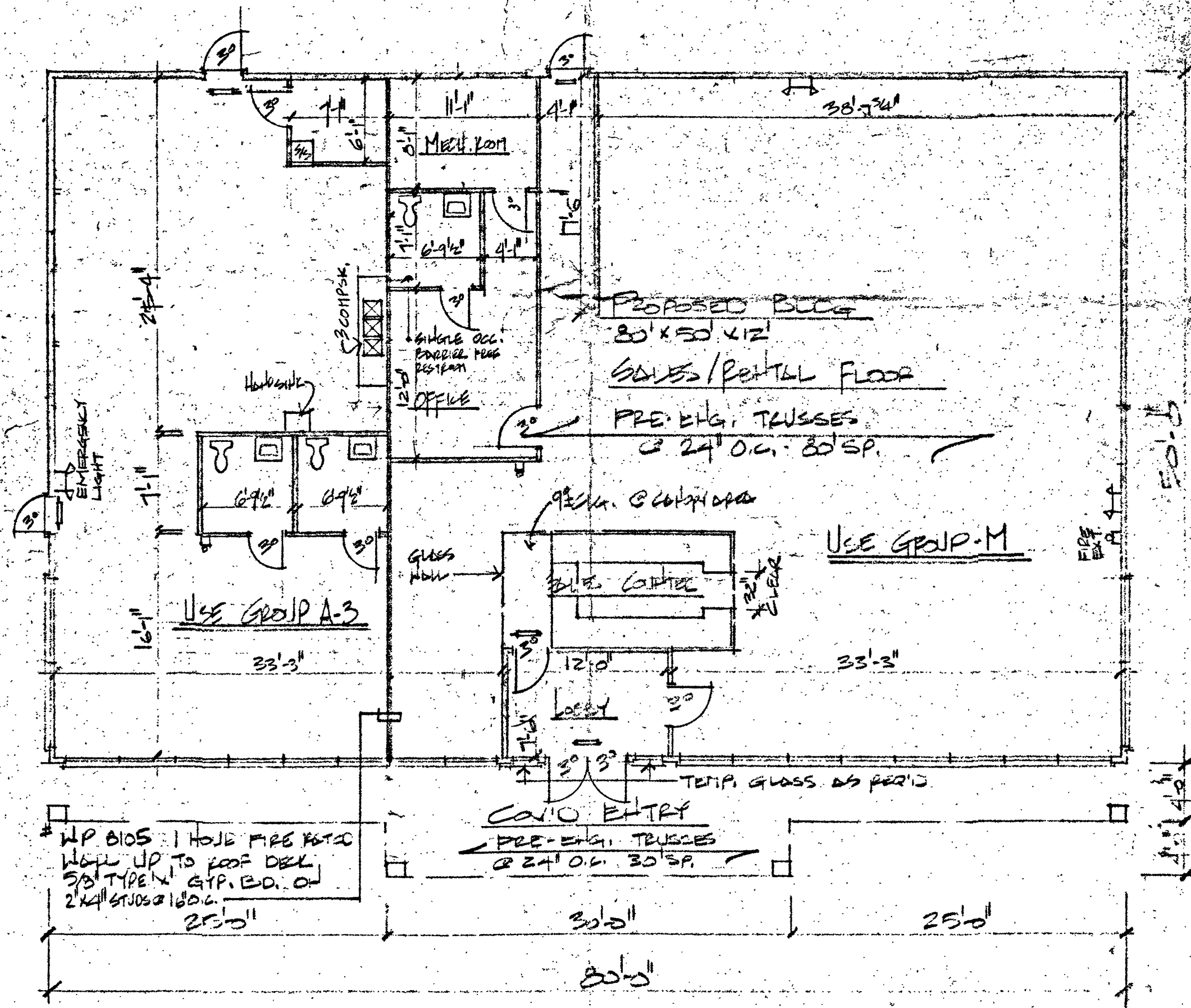
CONSTRUCTION CODE OFFICE

Handwritten signature

HORIZON VIDEO

BURR CHAPMAN CONSTRUCTION

ENG. BY CASE CONTRACTING # ENG. 3-21-94 ATT # 1



GLASS CORNER B.F. RESTROOM RAIL
4'-0"

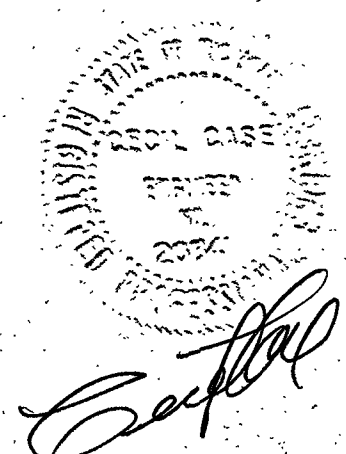
TYPE OF CONSTRUCTION 5-A
 ROOF LOAD ONLY
 TOP CORO WL. 42 PSF
 TOP CORO OL. 1
 BOT. CORO OL. 10
 TOTAL 53 PSF

WIND LOADING
 30 MPH

ASSUMED SO. RFR. CAPACITY
 2000 PSI

SPRINKLER HEAD IN MEET ROOM
 AS PER SECT. 313.1.4.1 2004
 PROVIDE DRAFTSTOPPING IN ATTIC
 MAX. ATTIC AREA 3000 SQ. FT.
 ALL DOORS SHALL HAVE LEVER
 TYPE HANDLES
 APPLICABLE CODES SHALL TAKE
 PRECEDENCE OVER THE DECISIONS
 IN THESE DRAWINGS

FLOOR PLAN 4000 50 71
 13'-0"



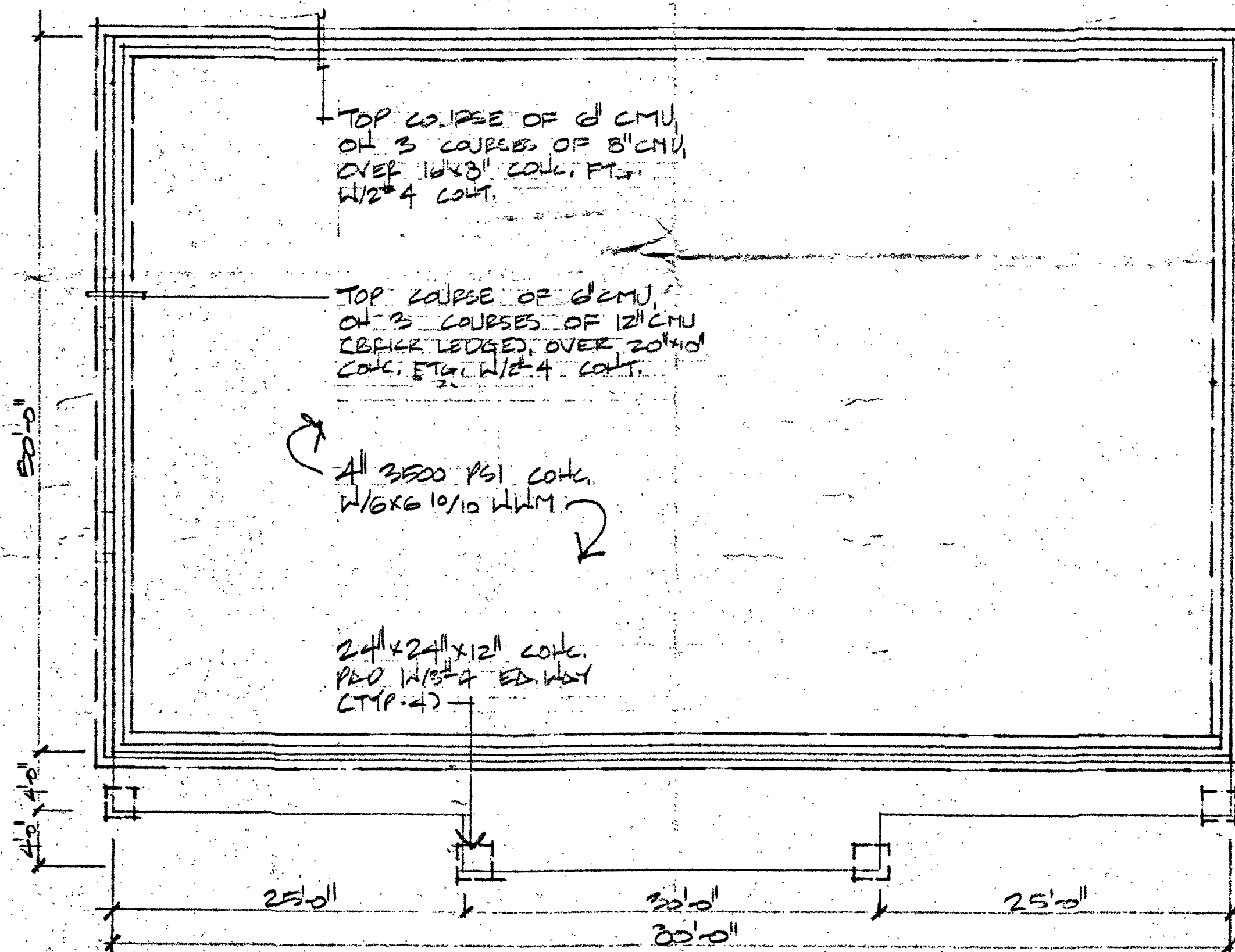
RECEIVED

APR 28 1994

CONSTRUCTION CODE OFFICE

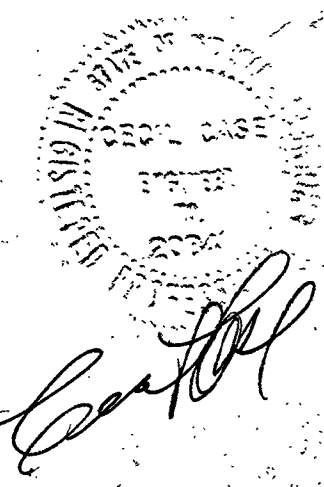
#10811

ALL NEW...
 DUE...
 BUILDING...
 ETC. ETC. CASE...

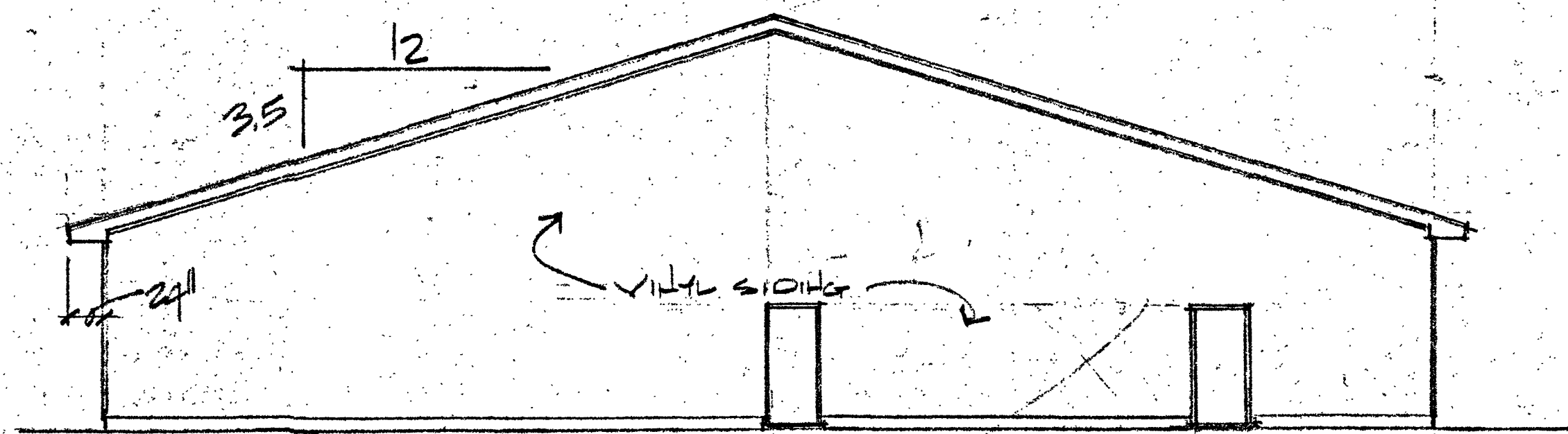


ALL PADS & FOOTINGS TO BEAR
ON GRANULAR UNDISTURBED SOIL

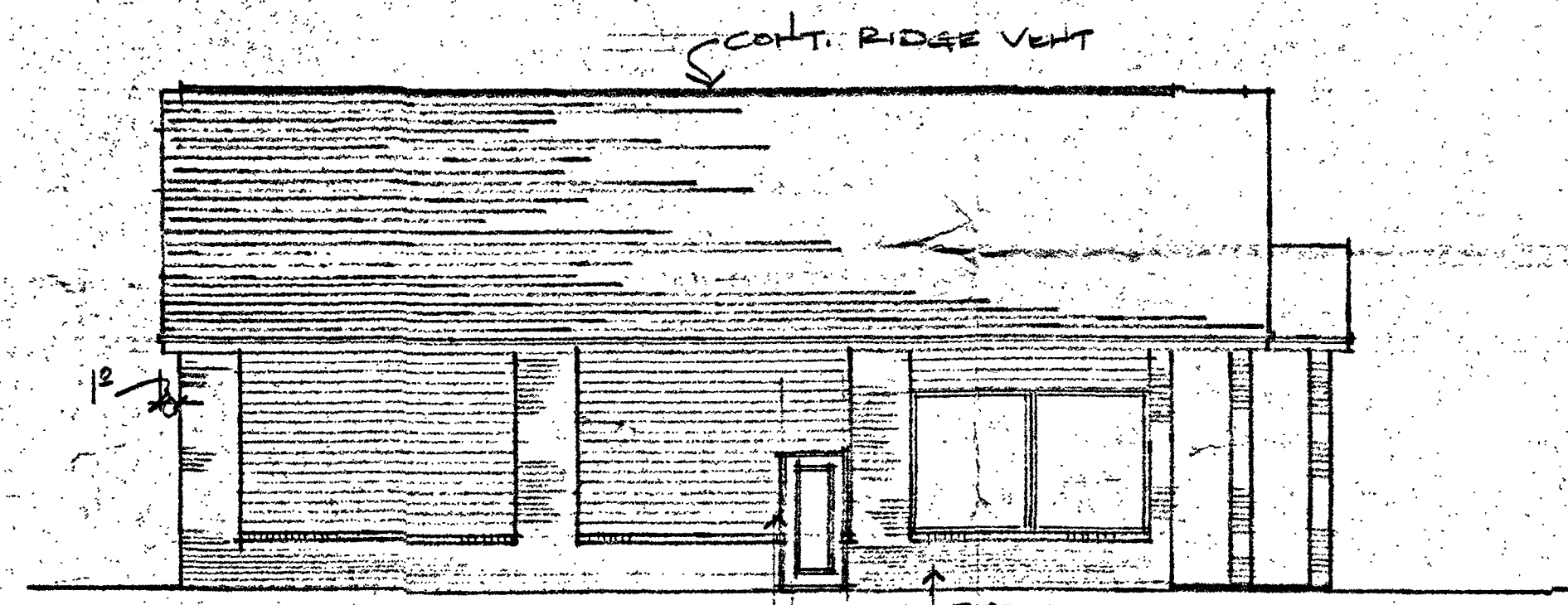
FOUNDATION PLAN
1/4" = 1'-0"



A NEW FACILITY FOR:
DAVE SHEPPE / HORIZONTAL VIDEO
RUDOLPH CHILLOPES CONSTRUCTION, INC. 2004
ENG. BY: CASE CONTRACTING & ENG. 3-24-04

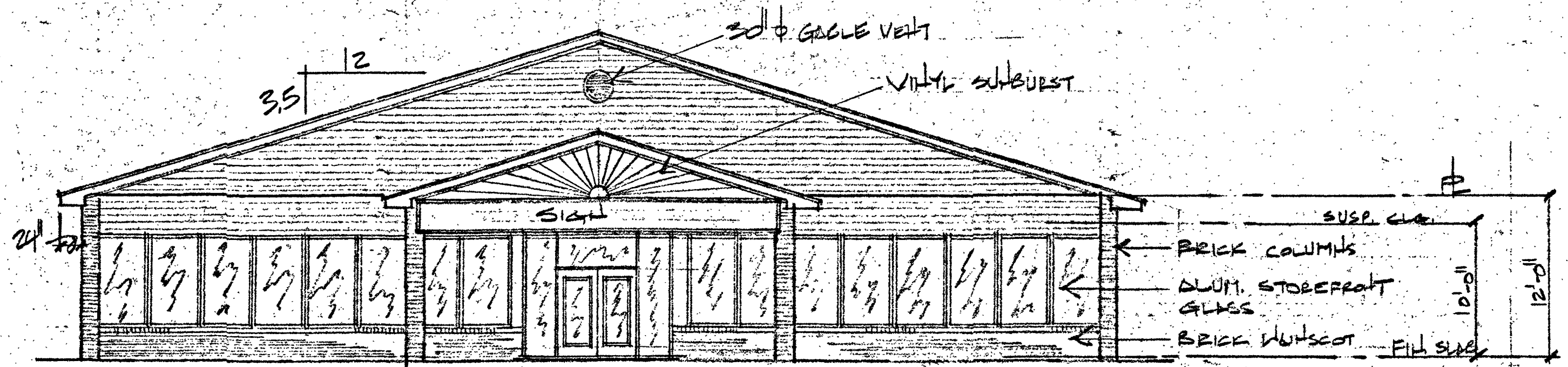


REAR ELEVATION
1/8" = 1'-0"



LEFT END ELEVATION

RIGHT END - OPPOSITE END 1/8" = 1'-0"



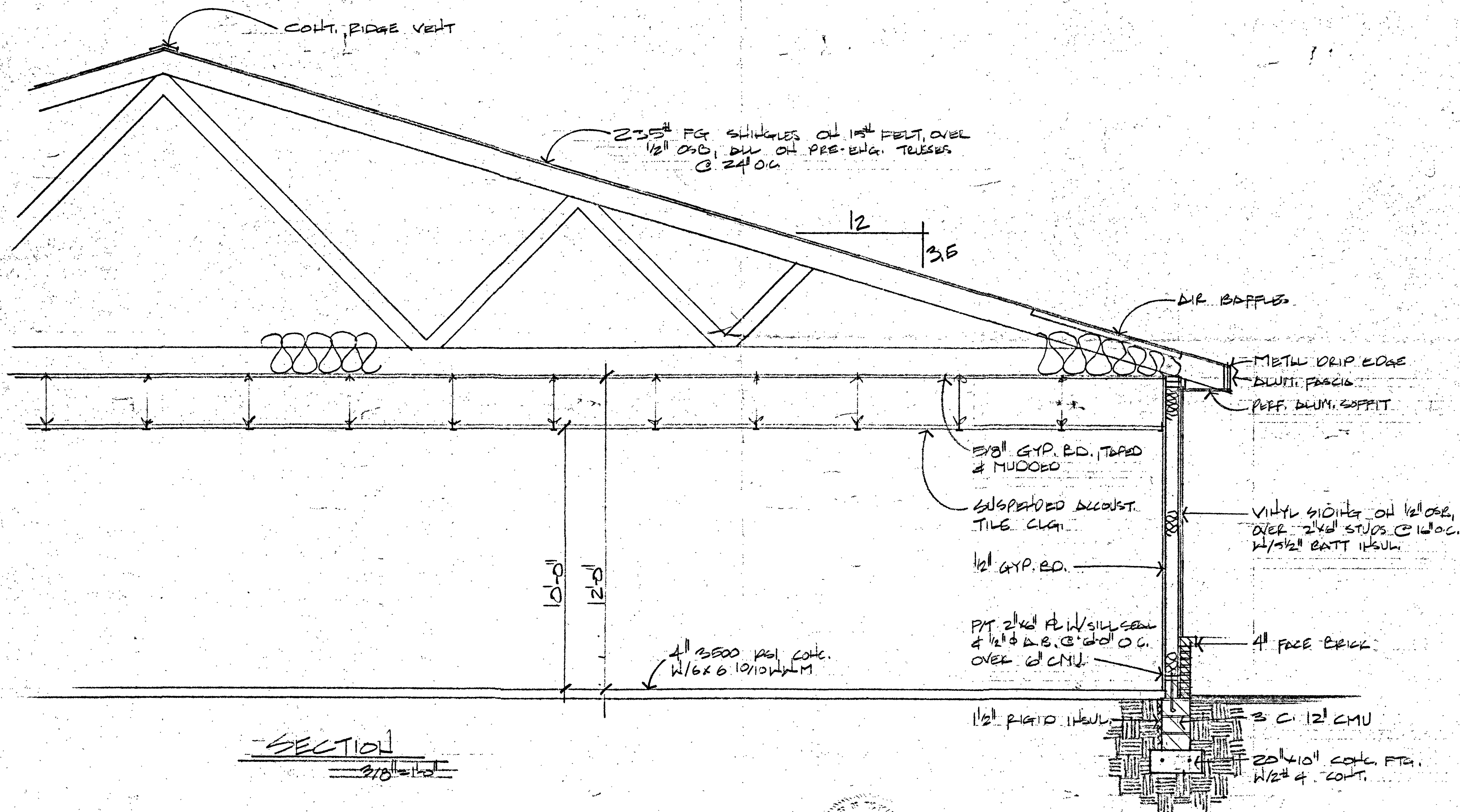
FRONT ELEVATION

1/8" = 1'-0"



Handwritten signature

A NEW FACILITY FOR:
DOVE SHEPPE / HORIZON VIDEO
BLOOMSBURG CHILDRESS CONSTRUCTION SH#3 OF 4
ELG. 1543 CASE CONTRACTING + ELG. 3-2474



Case

NEW FACILITY FOR:
DAVE SHEPPE / HORIZONTAL VIDEO
BLOKS - CHILDRESS CONSTRUCTION
EIG. BY: CASE CONTRACTING & ENGINEERING 3-29-94

SHT 4 OF 4

Lindsey Wolf

From: Mark Johnson <mark@44northtc.com>
Sent: Wednesday, September 23, 2020 9:26 AM
To: 'John Divozzo'
Cc: Lindsey Wolf; mark@44northtc.com
Subject: RE: FW: 5872 US 31 North - Kevin Reabe

John,

I think you have answered the question. Acme Township asked me to find out if the system is sufficient. Based on what you've said, it currently is, and would be for (4) exam rooms.

From what I've read below, is that currently as the new building sits there are no issues with capacity. With a plan to have (4) exams rooms, the Veterinarian Hospital, would need 3.0 benefits and the building currently has 4.6.

Please let me know if I've misunderstood what you've written. Thank you for the explanation.

Best regards,

Mark Johnson
231-620-6020

From: John Divozzo <jdivozzo@gtcountymi.gov>
Sent: Monday, September 21, 2020 2:50 PM
To: Mark Johnson <mark@44northtc.com>
Subject: Re: FW: 5872 US 31 North - Kevin Reabe

Mark,

I'm afraid I do not understand what you are asking. The current building is hooked to sewer and the building you are seeking to move to is also hooked to sewer. I don't think we have a question of capacity.

Are you asking me if there are benefit charges for the new location? In order to answer that question, I would need to look at a floor plan. Based on my review of Acme's sewer ordinance, a veterinary clinic is 1 plus 0.5 benefits/exam room. If you tell me how many exam rooms you plan, I can tell you the number of benefits. There are 4.6 existing benefits on the new property.

If you have any questions, please do not hesitate to contact my office at 231-995-6039.

Thank you.

John Divozzo

On Mon, Sep 21, 2020 at 11:48 AM Mark Johnson <mark@44northtc.com> wrote:

Hi John,