

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA**

Wednesday, May 11, 2016 – 7:30 PM
Board of Trustees Room

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of April 13, 2016.

CORRESPONDENCE:

PUBLIC HEARING:

UNFINISHED BUSINESS:

NEW BUSINESS:

ITEM #1: 16-016 - Temporary Land Use

TITLE: The applicant, Angry Tiger Fireworks LLC, is requesting final approval to host a fireworks tent for a period extending beyond the as-a-right seven consecutive days or less requirement found in Section 4.44 of the Township Zoning Ordinance 06-02-92, as amended.

LOCATION: This site is located at the Metro Park Party Store at 41001 East Huron River. The subject location is on the south side of Huron River Drive, west of Haggerty.

- A. Presentation by the applicant.
- B. Presentation by Township Staff.
- C. Planning Commission discussion.
- D. Planning Commission considers action on Final Approval.

ITEM #2: 16-017 - Temporary Land Use

TITLE: The applicant, Angry Tiger Fireworks LLC, is requesting final approval to host a fireworks tent for a period extending beyond the as-a-right seven consecutive days or less requirement found in Section 4.44 of the Township Zoning Ordinance 06-02-92, as amended.

LOCATION: This site is located at the Stacks at 45378 Ecorse. The subject location is on the south side of Ecorse, west of Belleville Road.

- A. Presentation by the applicant.
- B. Presentation by Township Staff.
- C. Planning Commission discussion.
- D. Planning Commission considers action on Final Approval.

ITEM #3: 16-015 – Preliminary Site Plan

TITLE: The applicant, Mayser USA, Inc., is requesting preliminary site plan approval for the construction of a 50,346 sq. ft. manufacturing building and related site improvements.

LOCATION: Parcel number V125-83-017-99-0014-704, (Schooner Drive.) The site is approximately 8.91 acres (14.58 total) and is located in the M-2, General Industrial district. This site is located on the west side of Belleville Road between Tyler and Ecorse.

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the Preliminary Site Plan.

GENERAL DISCUSSION:

ITEM #1: Lakeshore Ordinance Update.

ADJOURNMENT

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
APRIL 13, 2016
DRAFT - MINUTES**

Chairperson Thompson called the meeting to order at 7:31 p.m.

ROLL CALL:

Present: Boynton, Atchinson, Budd, Jackson and Thompson.

Excused: Kelley and Franzoi.

Staff: Deputy Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Sally Hodges and Wade Trim Associate, David Nummer.

Audience: Eleven (11).

APPROVAL OF AGENDA:

Motion Boynton, Budd second to approve the agenda of April 13, 2016 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Boynton second to approve the regular meeting minutes from March 23, 2016 as presented. **Motion Carried.**

PUBLIC HEARING: None.

CORRESPONDENCE: None.

NEW BUSINESS:

ITEM # 1 **16-009 – TEMPORARY LAND USE**

TITLE: **THE APPLICANT, USA FIREWORKS, INC., IS REQUESTING FINAL APPROVAL TO HOST A FIREWORKS TENT FOR A PERIOD EXTENDING BEYOND THE AS-A-RIGHT SEVEN CONSECUTIVE DAYS OR LESS REQUIREMENT FOUND IN SECITON 4.44 OF THE TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

LOCATION: **THIS SITE IS LOCATED AT THE FAITH UNITED METHODIST CHURCH AT 6020 DENTON. THE SUBJECT LOCATION IS ON THE WEST SIDE OF DENTON ROAD, SOUTH OF MICHIGAN AVENUE.**

A representative of USA Fireworks, Inc. gave the presentation. The proposed tent layout is the same as previous years, with no changes.

Deputy Director Best presented his review letter dated 4-5-16 recommending approval subject to the proposed hours of operation being the same as last year, 9:00 a.m. to 10:00 p.m. Monday through Saturday and Sunday from Noon to 10:00 p.m. and that all proposed signage comply with the Zoning Ordinance, except where additional directional signage is recommended.

Commissioners discussed flame breaks and the number of fire extinguishers located in the tent. The applicant agreed to a total of 3-4 fire extinguishers with one being located at each point of entrance and at or near the point of sale area.

No comments from the audience.

Motion Boynton, Atchinson second to grant final approval to USA Fireworks, Inc. to host a fireworks tent beyond the seven consecutive days or less requirement in the Township Zoning Ordinance 06-02-92, as amended, with the recommendations from Deputy Director Best's staff review letter dated 4-5-16 and pending fire department evaluation. Motion Carried. (Letter Attached)

ITEM # 2 16-008 – PRELIMINARY SITE PLAN

TITLE: THE APPLICANT, VERDETERRE CONTRACTING, INC., IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR AN OFFICE BUILDING ADDITION OF 1,440 SQUARE FEET.

LOCATION: PARCEL NUMBER V125-83-033-99-0036-000, 7994 BELLEVILLE ROAD. THE SITE IS APPROXIMATELY 7.28 ACRES AND IS LOCATED IN THE C-1, GENERAL BUSINESS DISTRICT. THIS SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER AND ECORSE.

Applicant Chris Brown gave the presentation. The Verdeterre Contracting office was built ten years ago accommodating 3-4 employees, the company has grown to 6-8 employees, the building addition requested is to accommodate for additional office and training space.

Sally Hodges of McKenna Associates presented the preliminary site plan review letter dated 4-7-16 recommending preliminary site plan approval subject to the conditions referenced in the letter.

David Nummer of WadeTrim presented the preliminary site plan review letter dated 4-6-16 recommending approval of the preliminary site plan.

The Fire Department provided approved plan review letter dated 4-1-16.

Commissioners discussed the driveway to remain as-is, future sidewalk development, the location of the bench on the property and additional signage for the driveway.

No comments from the audience.

Motion Atchinson, Boynton second to grant Verdeterre Contracting, Inc. preliminary site plan approval subject to the conditions in the McKenna Associates review letter dated 4-7-16, Wade Trim review letter dated 4-6-16 and Fire Department review letter dated 4-1-16 and the Planning Commission's approval of the driveway location and bench to remain as-is, the bench may be moved after sidewalk installation by the DDA.. Motion Carried. (Letters Attached)

ITEM # 3 16-002 – PRELIMINARY SITE PLAN

TITLE: THE APPLICANT, ALDI, INC., IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR SITE IMPROVEMENTS AND CONSTRUCTION OF A SINGLE STORY RETAIL COMMERCIAL BUILDING FOR A LIMITED ASSORTMENT GROCERY STORE.

LOCATION: PARCEL NUMBER V125-83-058-99-0007-704. THE SITE IS APPROXIMATELY 3.76 ACRES ON A 19.61 ACRE PARCEL. IT IS LOCATED IN THE C-2, EXTENSIVE HIGHWAY BUSINESS DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD BETWEEN TYLER AND THE I-94 NORTH SERVICE DRIVE.

Design Engineer Chris Grzenkowicz gave the presentation for the applicant. The proposed parcel will be split from a larger parcel to the south of Auto Zone along Belleville Road. The applicant displayed the site plan, color building renderings and exterior façade samples. Also, discussed the number of parking spaces, sanitary sewer, all underground utilities, sidewalk connections and screening of the loading dock area, dumpster unit and rooftop masonry units.

Sally Hodges of McKenna Associates presented the preliminary site plan review letter dated 4-6-16 recommending the Planning Commission approve the preliminary site plan subject to the conditions referenced in the letter.

David Nummer of Wade Trim presented the preliminary site plan review letter dated 4-6-16 recommending preliminary site plan approval.

Commissioners discussed the stormwater detention ponds, stormwater drainage, river rock versus mulch as ground cover, the screened wall area to be vegetative, the addition of spandrel glass to the north side of the building to match the west side of the building, screening of rooftop mechanicals and a different type of tree to replace the pear trees.

Resident inquired where stormwater runoff goes. Stormwater runoff will go to the detention ponds on the site, and then out to the storm sewer on Belleville Road.

Motion Jackson, Budd second to grant preliminary site plan approval to Aldi, Inc. for parcel number V125-83-058-99-0007-704 on Belleville Road, subject to recommendations in the McKenna Associates review letter dated 4-6-16, Wade Trim review letter dated 4-6-16, Fire Department review letter dated 1-26-16 along with the Commission accepting river rock for ground cover, the applicant providing cross sections of the rooftop mechanical screening and the addition of spandrel glass to the north side of the building. (Letters Attached)

GENERAL DISCUSSION:

Deputy Director Best presented an update on the Lakeshore Ordinance. A Shoreline Management Work Group has been formed consisting of sixteen (16) residents/ lakeholders; these members are from both the City of Belleville and Van Buren Township. The group will bring comments and

suggestions regarding the Lakeshore Ordinance back to a larger group of residents/stakeholders for further discussion. Once there is more to report, Deputy Director Best will reach out to the Planning Commission and assemble the Lakeshore Ordinance sub-committee for further review.

Motion Boynton, Budd second to adjourn at 8:58 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



Memo

TO: Planning Commission

FROM: Matthew R. Best, M.S.
Deputy Director – Planning and Economic Development

RE: Review of Temporary Land Use Request #TLU16 -016 – Angry Tiger Fireworks
Agenda Item for May 11, 2016

DATE: May 4, 2016

Angry Tiger Fireworks LLC is requesting a Temporary Land Use permit for a tent sale of fireworks at the Metro Park Party Store located at 41001 E. Huron River Drive. The use is proposed to be from June 24, 2016 through July 5, 2016, 8:00 a.m. to 10:00 p.m. Per Section 4.44 of the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval.

Under Section 7 of Michigan Public Act 256 of 2011, local units of government are limited in their ability to regulate the sale of fireworks within their communities. The Michigan Attorney General has issued an Opinion on this section of the Act (Opinion #7266), which states, “so long as the local ordinance does not prohibit fireworks vendors from undertaking their commercial operations in any way that other vendors may undertake their operations, the ordinance is not preempted by the Act.” Therefore, fireworks vendors are subject to the same Zoning Ordinance regulations as any other temporary land use.

I have reviewed the application and the requirements of Section 4.44 for temporary use approval, and have the following comments:

- 1. Adequacy of parking and access (Section 4.44.c.1)** – *The drawings submitted are illegible, and must be revised to clearly show the proposed use and facilities.* Based on a review of satellite images, the site currently appears to have 35 public parking spaces, 2 of which appear to be handicapped reserved. The proposed 20'x 20' pole tent will maintain a 10-foot clearance for parking around it. The site will also have a 14-foot high storage container with a 10-foot additional setback. This proposal will result in a loss of 6 regular parking spaces. Based on our observations of parking levels on the site, we do not believe the temporary loss of 6 parking spaces will result in a parking shortage on the site.
- 2. Adequate drainage (Section 4.44.c.2)** – The site is in an existing parking lot that already has storm water drainage. The pole tent will not affect the amount of impervious surface or water that would be diverted into the storm system.

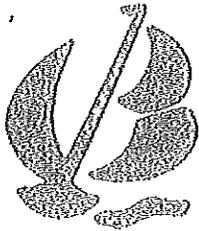
3. **Compatibility with surrounding land uses** (Section 4.44.c.3) – The proposed use is retail sales in a parking lot of an existing shopping plaza. Therefore, the proposed use is compatible with on-site uses.
4. **Size, height, and type of construction of proposed buildings and structures in relation to surrounding site** (Section 4.44.c.4) – The pole tent and storage container are temporary in nature and tent sales regularly take place in parking lots, so no impacts are expected to the surrounding sites.
5. **Sufficient setbacks from road right-of-ways and lot lines** (Section 4.44.c.5) – The tent is proposed to be located at the northeast corner of the site. Although the applicant notes that the setback is over 50 feet from the adjoining rights-of-way for Haggerty Road and Huron River Drive, the applicant appears to be measuring these setbacks from the road surface – not from the right-of-way. *Based on aerial imagery, the northeast corner of the parking lot appears to be about 9 feet from the right of way of E. Huron River Drive and about 24 feet from the right-of-way of Haggerty Road. The plans must show the proper dimensions and layout. We recommend that a 25-foot clear vision triangle area be maintained at the intersection, which is the area formed at the corner intersection of the 2 right-of-way lines. This area is formed by measuring 25 feet along both right-of-way lines from the point of intersection, with the third siding being a line connecting these 2 sides.*
6. **Adequate utilities** (Section 4.44.c.6) – Angry Tiger will supply its own electrical generation. The generator and electrical hook-up will be inspected to ensure compliance with National Fire Protection Association requirements.
7. **Trash disposal and site clean-up** (Section 4.44.c.7) – Angry Tiger will be responsible for all trash disposal and site clean-up. *Such agreement should be between the applicant and the shopping center owner and a copy must be provided for Township records.*
8. **Sanitary facilities** (Section 4.44.c.8) – Due to the short nature of the customer shopping, no sanitary facilities will be provided. *However, the application must have provisions for employee sanitary facilities, such as approved use of a bathroom in the main building or a porta-potty.*
9. **Hours of operation** (Section 4.44.c.9) – From 8:00 a.m. to 10:00 p.m. Although Van Buren Township has a Fireworks Ordinance (adopted in 1986) which requires fireworks sales to conclude at 9:00 p.m., Act 256 preempts this requirement as there is no restriction on the hours of operation for other temporary uses.
10. **Outdoor light and signs** (Section 4.44.c.10) – No exterior lights are provided. It is likely that interior lights will be hung by the tent company. Although no temporary commercial sign permit requests have been received, the Zoning Ordinance permits one (1) 32 sq. ft. temporary sign for a period not to exceed 30 days. Any temporary signage must comply with the Zoning Ordinance before it obtains a sign permit from the Building Department.
11. **Other licenses and permits required** (Section 4.44.c.11) – The applicant has provided the Township with a copy of their State Tax License. *A copy of a license authorizing the applicant as a Consumer Fireworks Retail Facility must be provided by the applicant prior to the establishment of the temporary use.* The Van Buren Fire Marshall has separately issued a review letter.

12. **Potential noise, odor, dust, and glare** (Section 4.44.c.12) – The proposed temporary use should not increase the noise, odor, dust of glare from their use.
13. **Fire lanes, fire protection, and security** (Section 4.44.c.13) – The Van Buren Fire Marshall has reviewed the application for adequacy of fire lanes and fire protection. *Information regarding staffing of the site during business hours must be noted. Provisions for security of the fireworks must be included in the application materials. In most cases, staff is present on-site 24 hours per day or the fireworks are locked in a fire-proof storage unit until the fireworks are returned for display the following day.*
14. **Off-site impacts of traffic volumes** (Section 4.44.c.14) – The roads in the immediate vicinity are major Township roads, and this temporary use is not likely to impact their flow or travel volumes.
15. **Necessity of performance bond to ensure prompt removal** (Section 4.44.c.15) – The property owner will be responsible for ensuring the site is returned to its pre-sale condition.
16. **Other concerns which may impact the public health, safety, or general welfare** (Section 4.44.c.16) – There are no additional concerns; however, the applicant is subject to the regulations of Act 256 and applicable regulations of the Fire Department.

Recommendation

This is the third year Angry Tiger Fireworks is requesting a temporary use permit from the Planning Commission to operate a fireworks tent in the Township. Although there are several application items missing, the temporary use should function well on the site if an accurate layout plan is submitted and all of the conditions are met. Therefore, we recommend approval of this application subject to the following conditions:

1. That the layout plan be revised to show the proposed use and facilities.
2. That accurate setbacks be shown on the plans, and that a 25-foot clear zone triangle be maintained at the intersection of Haggerty Road and E. Huron River Dr.
3. The applicant provides the Township with a copy of an agreement with property owner for trash disposal and clean-up of site after use.
4. That the applicant provide for employee sanitary facilities, such as approved use of a bathroom in the main building or a porta-potty.
5. The applicant provide the Township with a copy of a consumer Fireworks Retail Facility non-permanent license prior to the establishment of the temporary use.
6. The applicant provides clarification on staffing of the tent and measures to secure fireworks after hours.
7. The applicant obtains approval from the Van Buren Township Fire Marshall.



CHARTER TOWNSHIP OF VAN BUREN
 APPLICATION FOR
 TEMPORARY LAND USE/SPECIAL EVENT
 46425 TYLER ROAD
 BELLEVILLE, MI 48111

COPY
RECEIVED

APR 08 2016

DATE: 4/5/2016 TLU 16-016

BY: _____

BUSINESS NAME: ANGRY TIGER FIREWORKS LLC

CONTACT PERSON: FRANCO MATTEI PHONE # 734-334-6141

SUPERVISOR FOR SITE: FRANCO MATTEI PHONE # 734-334-6141

EVENT TITLE: FIREWORKS STAND

TYPE OF EVENT: SELLING FIREWORKS DATE(S): JUN 24 - JULY 5 2016

LOCATION OF EVENT: 41001 E HURON RIVER DR

ADDRESS OF LOCATION: 41001 E HURON RIVER DR

PROPERTY OWNER REPRESENTATIVE: George STAMMAS PHONE # 734-699-5810

ARE SIGNS PROPOSED FOR ADVERTISING: YES NO IF YES, INCLUDE LOCATIONS & DETAILS ON SIDE OF STORAGE CONTAINER

OTHER _____

ANGRYTIGERFIREWORKS@HOTMAIL.COM NO CAPS LOCK

IF OUTSIDE USE OF THE SITE IS PROPOSED SUBMIT DRAWING OF LAYOUT AND INCLUDE CRITERIA ITEMS (ATTACHED)

NOTES:

IF NOISE ABOVE 65 DB, ODOR, GLARE, SMOKE, VIBRATION ARE EXPECTED BEYOND THE PROPERTY BOUNDRIES PLEASE EXPLAIN IN SEPARATE LETTER.

ALL STRUCTURES INSTALLED FOR THE SPECIAL EVENT MUST BE REMOVED FROM SITE NO LATER THAN THREE (3) DAYS AFTER THE EVENT.

PROCESSING FEE \$ _____ BOND FEE \$ _____ TOTAL \$ _____

[Signature]
 (SIGNATURE OF APPLICANT)

4/5/2016
 (DATE SIGNED)

 (APPROVED BY)

 (DATE SIGNED)

Angry Tiger Fireworks

41001 E Huron River Dr, Belleville, MI 48111

Rule 8. Plans

(1)

(a) Minimum Distances from the following:

(i) Public Ways –

- To Haggerty road over 50 ft
- To Huron river Dr over 50ft

(ii) Buildings –

- To bar on Huron River Dr over 300ft
- To industrial work plant Huron River Dr Over 1000ft
- To LKQ vehicle storage yard over 500ft
- To office complex over 300ft

(iii) Other CFRS facilities –

-Unknown

(iv) Motor vehicle fuel-dispensing station dispensers –

- Over 500 feet away

(v) Retail propane-dispensing station dispensers –

- Over 500 feet away

(vi) Flammable and combustible liquid above ground tank storage –

- Over 500 feet away

(vii) Flammable gas and flammable liquefied gas bulk above ground storage and dispensing areas within 300ft of the facility used for the retail sales of consumer fireworks.-

- Over 500 feet away

(b) Vehicle access and parking areas –

- See attached Map

(c) Location and type of portable fire extinguishers –

- See attached Layout

(d) Floor plan and layout of storage and displays to indicate compliance with this chapter and applicable state or local laws, ordinances, or regulations –

-See attached Layout

(e) Means of egress –

-See attached lay out

(f) Construction details –

-See attached lay out

4. Vehicle parking is greater than 10ft from tent

5. Exit Signs for egress

(g) The maximum expected quantity of pyrotechnic material on display-approximately 3-500 pounds

(2) Plans for pre-incident review and planning by local fire department will be sent to:
Van Buren Fire Department 46425 Tyler Rd, Belleville · (734) 699-8900

hours of operation mon thru sun 8 am til 10 pm

power to tent will be at night only by generator following NFPA guidelines

Parking will be marked and kept outside a 10 foot aera from tent.

N

ej nicks

huiron river dr

patron parking patron parking

41001 E HIRON RIVER DR

1kq storage

haggerly road

temp parking cone perimeter follow

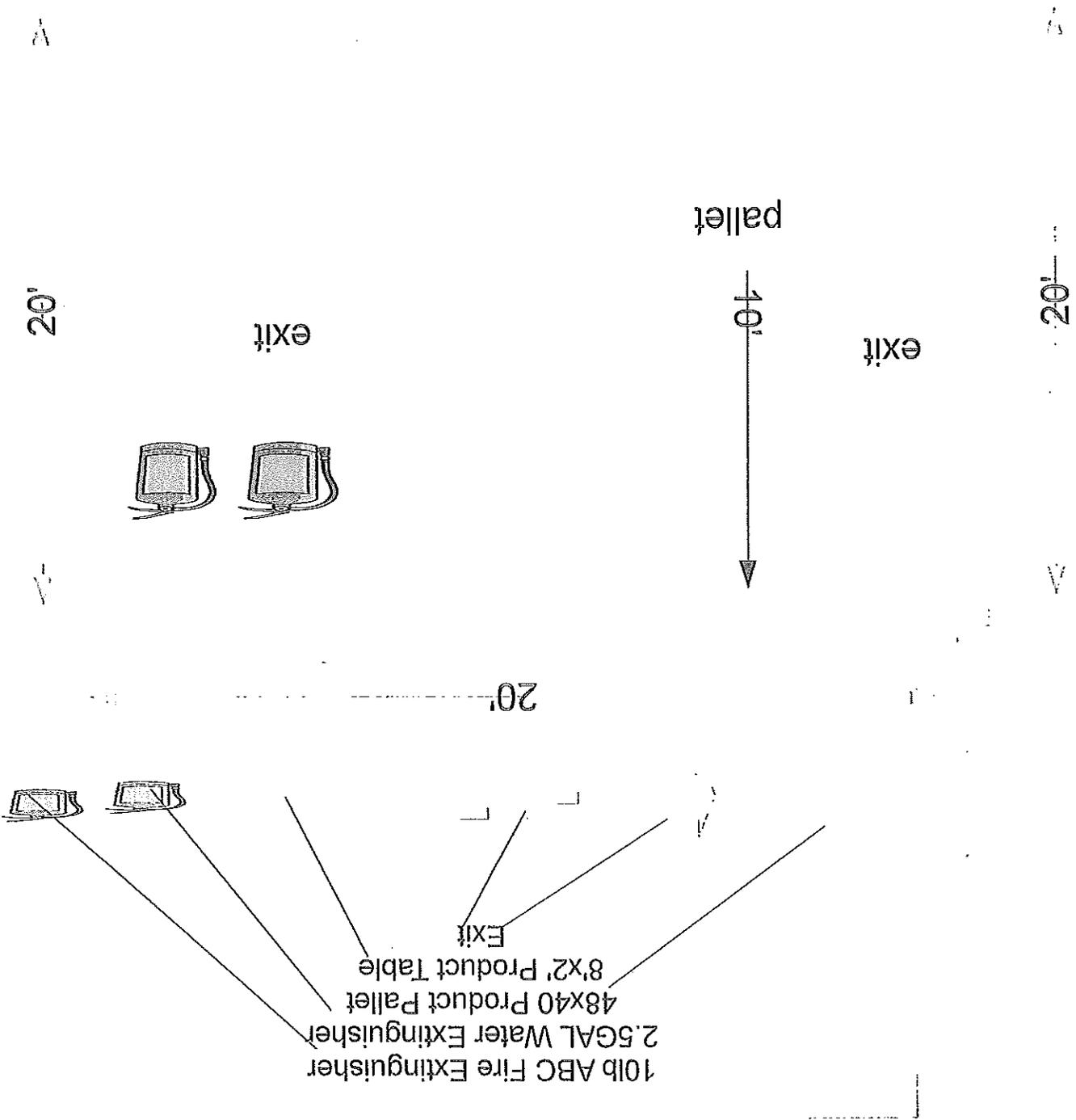
ibach center office buil

© 2015 Google

Google earth

47°12'34.57" N 83°26'24.77" W elev 671 ft -aveat 1041 ft

Pole Tent Layout
 NOTE Patrons will be served from front of tent.
 No patrons shall be allowed in tent
 Operator only, exits are 8' openings
 On both sides tent is 20x20
 Pole tent open on both sides no flaps.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/5/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| PRODUCER Ryder Rosacker McCue & Huston (MGD by Hull & Compa 509 W Koenig St Grand Island NE 68802 | CONTACT NAME: Kristy Wolfe PHONE (A/C No. Ext): 308-382-2330 E-MAIL ADDRESS: kwolfe@ryderinsurance.com | FAX (A/C No.): 308-382-7109 |
| | INSURER(S) AFFORDING COVERAGE | |
| INSURED King Bird Fireworks LLC & Golden Peak Real Esta 1715 W State Road 28 Frankfort IN 46041 | INSURER A: JAMES RIVER INS CO | NAIC # 12203 |
| | INSURER B: SCOTTSDALE INS CO | NAIC # 41297 |
| | INSURER C: | |
| | INSURER D: | |
| | INSURER E: | |
| INSURER F: | | |

COVERAGES **CERTIFICATE NUMBER:** 439270656 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL SUBR INSR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------|-------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| A | GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC | | 00070786-0 | 3/15/2016 | 3/15/2017 | EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$ | |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | | | COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ | |
| A | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ | | 00070787-0 | 3/15/2016 | 3/15/2017 | EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$ | |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | Y/N | N/A | | | <input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ | |
| B | Excess Liability Occurrence | | CXS0006704 | 3/15/2016 | 3/15/2017 | Each Occurrence 4,000,000 Aggregate 4,000,000 | |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Non Owned Stand Coverage provided per attached form FP5271. For premise liability – this certificate reflects coverage for the dates and location noted below. For product liability – this certificate reflects coverage for products purchased from the above Named Insured only.

Metro park party store 41001 e Huronriver Dr ,City of Belleville/Vanburen township,Franco Mattei,Operating dates= June 24 to July 5 2016

CERTIFICATE HOLDER

CANCELLATION

Angry Tiger Fireworks llc Franco Mattei
 41001 E Huron river dr
 belleville Mi 48111 United States

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Jodi Saulkner

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF FIRE SERVICES

AFFIDAVIT TO ESTABLISH A LACK OF ANY/CERTAIN FELONY
CONVICTIONS/SENTENCING FOR RETAIL SALES OF
CONSUMERS FIREWORKS

Affiant, FRANCO MATTEI, being duly sworn, says:

My date of birth is: 11/29/1974 (MM/DD/YYYY).

I currently reside at
18509 SAVAGE Belleville MI
48111

I am filing this application for a consumer retail fireworks certificate under the name of:

ANGRY TIGER FIREWORKS LLC
(This name must be the same name as the Certificate holder.)

I have never been convicted of Arson, Fraud, or Theft and I have not been sentenced for any felony in the last 5 years.

SIGNED: [Signature]

DATED: 5/27/15

Subscribed and sworn to before me,

A Notary Public, on 5/27/15

[Signature], Notary Public

Washtenaw County, Michigan

My Commission expires: 10-06-2018

ALEX MOTTS
Notary Public - Michigan
Washtenaw County
My Commission Expires Oct 6, 2018
Acting In the County of Washtenaw

Sales Tax Registration Notice

ANGRY TIGER FIREWORKS LLC
ANGRY TIGER FIREWORKS LLC
45194 N SPRING DR
CANTON, MI 48187-2542

Your annual
return is due
February 28

Below is your Sales Tax License. This license should be displayed in your place of business.

Treasury uses your Federal Employer Identification Number (FEIN) as your sales tax account number whenever possible. If you do not have an FEIN, Treasury has assigned you a 9 character account number beginning with "TR" and followed by a 7-digit number.

You should notify the Michigan Department of Treasury of changes to your business ownership, business address or federal employer number. You can complete these changes using Michigan Treasury Online (MTO) by visiting www.michigan.gov/mtobusiness. You can access your existing MTO account or you will need to register your business to begin using Treasury's electronic services.

Effective with the mailing of this license, Treasury will no longer mail multiple licenses for businesses with more than one location. You may photocopy the license below as needed, or you may access your MTO account to print additional copies.

Note: The expiration date for the sales tax license is changed to December 31 and coincides with the calendar year it is issued for.

CUT ALONG THIS LINE

164 (Rev. 4-06)

STATE OF MICHIGAN
DEPARTMENT OF TREASURY

Sales Tax
License

ANGRY TIGER FIREWORKS LLC
ANGRY TIGER FIREWORKS LLC
45194 N SPRING DR
CANTON, MI 48187-2542

ACCOUNT NUMBER
46-2371977

EXPIRATION DATE
Dec 31, 2016

| | | | | | | |
|-----------|------|---------|----|-------|--------------|----------|
| 100000 | 4774 | 82 | 35 | 00001 | 10 | A |
| Tax Codes | Type | Co-City | K | Loc. | Seas. Months | Fiscal F |

Issued under authority of P.A. 167 of 1933, as amended.



STATEMENT OF PERMISSON FOR LAND USE

To whom it may concern,

I...George Shammagive Angry Tiger Fireworks (owner Franco Mattei)
permission to set up a retail fireworks tent to sell fireworks on the premises of my parking lot located
at 4402 E. Huron River Dr......in the city of...Belleisle.....

Thank you

George Shammagive Date...3-22-2016

[Signature] Date...3-22-2016

Operation dates and times operating hours

To whom it may concern Angry Tiger Fireworks will be operating from
June 24 to July 5

Hours of operation will be from 9am til 10pm

Thank You

Security

To whom it may concern

All fireworks will be stored in a NFPA TYPE 54 shipping container on sight secured with a circle lock.

Thank You
Franco Mattei

David C. McNally II
Fire Marshal
O: 734-699-8900 ext 9416

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111



May 2nd 2016

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Angry Tiger Fireworks LLC
41001 E. Huron River Drive
Belleville, Mi. 48111
TLU-16-016

To whom it may concern:

I have reviewed a site plan dated April 5th 2016 and received April 15th 2016 for the above referenced project.

Project Overview:

The site plan is for a temporary fireworks retail facility. It is noted in the permit application a copy of a letter of authorization signed by the property owner is included. Also included is a statement and sketch from the Angry Tiger Fireworks LLC representative, Franco Mattei. Describing storage measures, as well as tent layout and entrance and egress for the tent described.

1. I would have liked a more legible site plan to look at. It appears to be the same layout as last year's submittal.
2. Applicant will need to have all required state license paperwork on site for inspection.
3. Insurance certificate states Van Buren Township as required. It also names City of Belleville, not sure why.
4. Applicant did not provide a copy of approval from the State of Michigan to sell fireworks. Checking on line, it appears he was approved. He will need to have a copy on site for inspection.

We can approve their plan at this time. The last item will be verified at time of state inspection.

Our Mission: The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

This site will be inspected by Inspector Shawn Bell or me, as we are a delegated agency for the State of Michigan. This will be conducted once the proper notices have been received from the State of Michigan indicating that Angry Tiger Works LLC is in possession of a permit to sell Fireworks.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these and State of Michigan codes.

If you have any questions about this plan review report, please feel free to contact me at (734)699-8900 ext9416.

Respectfully submitted,

David C McInally
Fire Marshal



Memo

TO: Planning Commission

FROM: Matthew R. Best, M.S.
Deputy Director – Planning and Economic Development

RE: Review of Temporary Land Use Request #TLU16 -017 – Angry Tiger Fireworks
Agenda Item for May 11, 2016

DATE: May 4, 2016

Angry Tiger Fireworks LLC is requesting a Temporary Land Use permit for a tent sale of fireworks at the Stacks Party Store located at 45378 Ecorse Road. The use is proposed to be from June 24, 2016 through July 5, 2016, 8:00 a.m. to 10:00 p.m. Per Section 4.44 of the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval.

Under Section 7 of Michigan Public Act 256 of 2011, local units of government are limited in their ability to regulate the sale of fireworks within their communities. The Michigan Attorney General has issued an Opinion on this section of the Act (Opinion #7266), which states, “so long as the local ordinance does not prohibit fireworks vendors from undertaking their commercial operations in any way that other vendors may undertake their operations, the ordinance is not preempted by the Act.” Therefore, fireworks vendors are subject to the same Zoning Ordinance regulations as any other temporary land use.

I have reviewed the application and the requirements of Section 4.44 for temporary use approval, and have the following comments:

- 1. Adequacy of parking and access (Section 4.44.c.1)** – *The drawings submitted are illegible, and must be revised to clearly show the proposed use and facilities.* Based on a review of satellite images, the site currently appears to be a vacant corner lot. This site was utilized most recently as a staging area for the reconstruction of the intersection at Ecorse and Belleville. The lot is unpaved, with access to Belleville and Ecorse Roads. Parking areas must be clearly defined on the site plan. The proposed 20'x 20' pole tent must maintain a 10-foot clearance for parking around it. The site proposes to have a 14-foot high storage container with a 10-foot additional setback. Based on our observations of parking levels on similar sites, we do believe there will be adequate parking on the site.
- 2. Adequate drainage (Section 4.44.c.2)** – The site is in an existing unpaved lot that already has adequate storm water drainage. The pole tent will not change the amount of impervious surface or water.
- 3. Compatibility with surrounding land uses (Section 4.44.c.3)** – The proposed use is retail sales in a vacant lot. Therefore, the proposed use is compatible with surrounding uses.

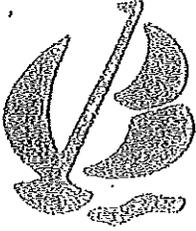
4. **Size, height, and type of construction of proposed buildings and structures in relation to surrounding site** (Section 4.44.c.4) – The pole tent and storage container are temporary in nature and tent sales regularly take place in a vacant lot with adequate vegetative buffer, so no impacts are expected to the surrounding sites.
5. **Sufficient setbacks from road right-of-ways and lot lines** (Section 4.44.c.5) – The tent is proposed to be located at the northeast corner of the site. Although the applicant notes that the setback is over 50 feet from the adjoining rights-of-way for Belleville Road and Ecorse Road, the applicant appears to be measuring these setbacks from the road surface – not from the right-of-way. *The plans must show the proper dimensions and layout. We recommend that a 25-foot clear vision triangle area be maintained at the intersection, which is the area formed at the corner intersection of the 2 right-of-way lines. This area is formed by measuring 25 feet along both right-of-way lines from the point of intersection, with the third siding being a line connecting these 2 sides.*
6. **Adequate utilities** (Section 4.44.c.6) – Angry Tiger will supply its own electrical generation. The generator and electrical hook-up will be inspected to ensure compliance with National Fire Protection Association requirements.
7. **Trash disposal and site clean-up** (Section 4.44.c.7) – Angry Tiger will be responsible for all trash disposal and site clean-up. *Such agreement should be between the applicant and the property owner and a copy must be provided for Township records.*
8. **Sanitary facilities** (Section 4.44.c.8) – Due to the short nature of the customer shopping, no sanitary facilities will be provided. *However, the application must have provisions for employee sanitary facilities, such as a porta-potty.*
9. **Hours of operation** (Section 4.44.c.9) – From 8:00 a.m. to 10:00 p.m. Although Van Buren Township has a Fireworks Ordinance (adopted in 1986) which requires fireworks sales to conclude at 9:00 p.m., Act 256 preempts this requirement as there is no restriction on the hours of operation for other temporary uses.
10. **Outdoor light and signs** (Section 4.44.c.10) – No exterior lights are provided. It is likely that interior lights will be hung by the tent company. Although no temporary commercial sign permit requests have been received, the Zoning Ordinance permits one (1) 32 sq. ft. temporary sign for a period not to exceed 30 days. Any temporary signage must comply with the Zoning Ordinance before it obtains a sign permit from the Building Department.
11. **Other licenses and permits required** (Section 4.44.c.11) – The applicant has provided the Township with a copy of their State Tax License. *A copy of a license authorizing the applicant as a Consumer Fireworks Retail Facility must be provided by the applicant prior to the establishment of the temporary use.* The Van Buren Fire Marshall has separately issued a review letter.
12. **Potential noise, odor, dust, and glare** (Section 4.44.c.12) – The proposed temporary use should not increase the noise, odor, dust or glare from their use.

13. **Fire lanes, fire protection, and security** (Section 4.44.c.13) – The Van Buren Fire Marshall has reviewed the application for adequacy of fire lanes and fire protection. *Information regarding staffing of the site during business hours must be noted. Provisions for security of the fireworks must be included in the application materials. In most cases, staff is present on-site 24 hours per day or the fireworks are locked in a fire-proof storage unit until the fireworks are returned for display the following day.*
14. **Off-site impacts of traffic volumes** (Section 4.44.c.14) – The roads in the immediate vicinity are major Township roads, and this temporary use is not likely to impact their flow or travel volumes.
15. **Necessity of performance bond to ensure prompt removal** (Section 4.44.c.15) – The property owner will be responsible for ensuring the site is returned to its pre-sale condition.
16. **Other concerns which may impact the public health, safety, or general welfare** (Section 4.44.c.16) – There are no additional concerns; however, the applicant is subject to the regulations of Act 256 and applicable regulations of the Fire Department.

Recommendation

This is the third year Angry Tiger Fireworks is requesting a temporary use permit from the Planning Commission to operate a fireworks tent in the Township. Although there are several application items missing, the temporary use should function well on the site if an accurate layout plan is submitted and all of the conditions are met. Therefore, we recommend approval of this application subject to the following conditions:

1. That the layout plan be revised to show the proposed use and facilities.
2. That accurate setbacks be shown on the plans, and that a 25-foot clear zone triangle be maintained at the intersection of Belleville Road and Ecorse.
3. The applicant provides the Township with a copy of an agreement with property owner for trash disposal and clean-up of site after use.
4. That the applicant provide for employee sanitary facilities, such as a porta-potty.
5. The applicant provide the Township with a copy of a consumer Fireworks Retail Facility non-permanent license prior to the establishment of the temporary use.
6. The applicant provides clarification on staffing of the tent and measures to secure fireworks after hours.
7. The applicant obtains approval from the Van Buren Township Fire Marshall.



CHARTER TOWNSHIP OF VAN BUREN
 APPLICATION FOR
 TEMPORARY LAND USE/SPECIAL EVENT
 46425 TYLER ROAD
 BELLEVILLE, MI 48111

COPY

RECEIVED

DATE: 4/5/2016

TLU 16-017

APR 03 2016

BY: _____

BUSINESS NAME: ANGRY TIGER FIREWORKS LLC

CONTACT PERSON: FRANCO MATTEI PHONE # 734-334-6141

SUPERVISOR FOR SITE: MARK TARR PHONE # 734-642-6223

EVENT TITLE: FIREWORKS STAND

TYPE OF EVENT: FIREWORKS SALES DATE(S): JUN 24 - JULY 9, 2016

LOCATION OF EVENT: 45378 ECORSE RD

ADDRESS OF LOCATION: 45378 ECORSE RD

PROPERTY OWNER REPRESENTATIVE: WALLEY PHONE # 734-697-8223

ARE SIGNS PROPOSED FOR ADVERTISING: YES NO IF YES, INCLUDE LOCATIONS & DETAILS ON SIDE OF CONTAINER

OTHER _____

IF OUTSIDE USE OF THE SITE IS PROPOSED SUBMIT DRAWING OF LAYOUT AND INCLUDE CRITERIA ITEMS (ATTACHED)

NOTES:

IF NOISE ABOVE 65 DB, ODOR, GLARE, SMOKE, VIBRATION ARE EXPECTED BEYOND THE PROPERTY BOUNDRIES PLEASE EXPLAIN IN SEPARATE LETTER.

ALL STRUCTURES INSTALLED FOR THE SPECIAL EVENT MUST BE REMOVED FROM SITE NO LATER THAN THREE (3) DAYS AFTER THE EVENT.

PROCESSING FEE \$ _____ BOND FEE \$ _____ TOTAL \$ _____

[Signature]
 (SIGNATURE OF APPLICANT)

4/5/2016
 (DATE SIGNED)

 (APPROVED BY)

 (DATE SIGNED)

Angry Tiger Fireworks

45378 Ecorse Rd Belleville, MI 48111

Rule 8. Plans

(1)

(a) Minimum Distances from the following:

(i) Public Ways –

- To Belleville Rd over 50ft
- To Ecorse Rd over 50ft

(ii) Buildings –

- To all occupied buildings over 100ft

(iii) Other CFRS facilities –

-Unknown

(iv) Motor vehicle fuel-dispensing station dispensers –

- Over 500 feet away

(v) Retail propane-dispensing station dispensers –

- Over 500 feet away

(vi) Flammable and combustible liquid above ground tank storage –

- Over 500 feet away

(vii) Flammable gas and flammable liquefied gas bulk above ground storage and dispensing areas within 300ft of the facility used for the retail sales of consumer fireworks.-

- Over 500 feet away

(b) Vehicle access and parking areas –

- See attached Map

(c) Location and type of portable fire extinguishers –

- See attached Layout

(d) Floor plan and layout of storage and displays to indicate compliance with this chapter and applicable state or local laws, ordinances, or regulations –

-See attached Layout

(e) Means of egress –

-See attached lay out

(f) Construction details –

-See attached lay out

4. Vehicle parking is greater than 10ft from tent

5. Exit Signs for egress

(g) The maximum expected quantity of pyrotechnic material on display-approximately 3-500 pounds

(2) Plans for pre-incident review and planning by local fire department will be sent to:

46425 Tyler Rd Rd, Belleville, MI 48111 734 699 8900

hours of operation mon thru sun 8 am til 10 pm

power to tent will be at night only by generator following NFPA guidelines

Parking will be marked and kept outside a 10 foot aera from tent.



Belleville rd

parking

parking

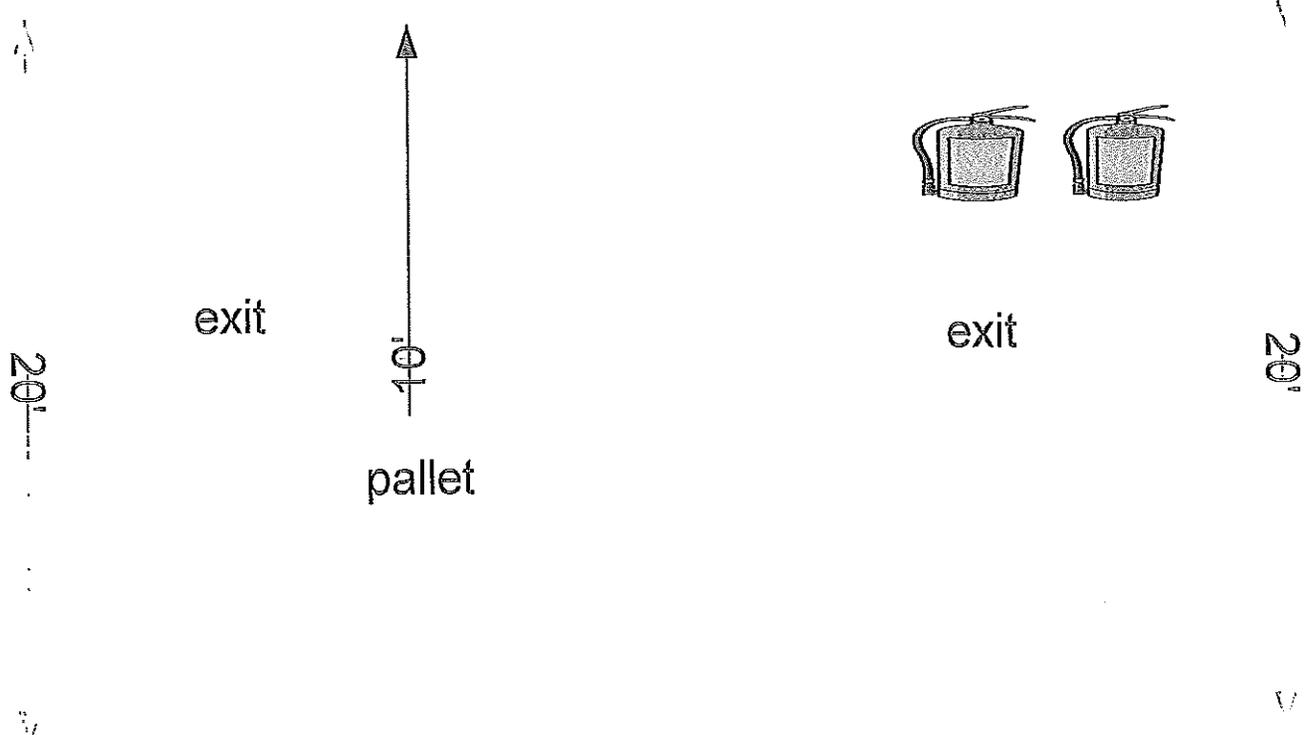
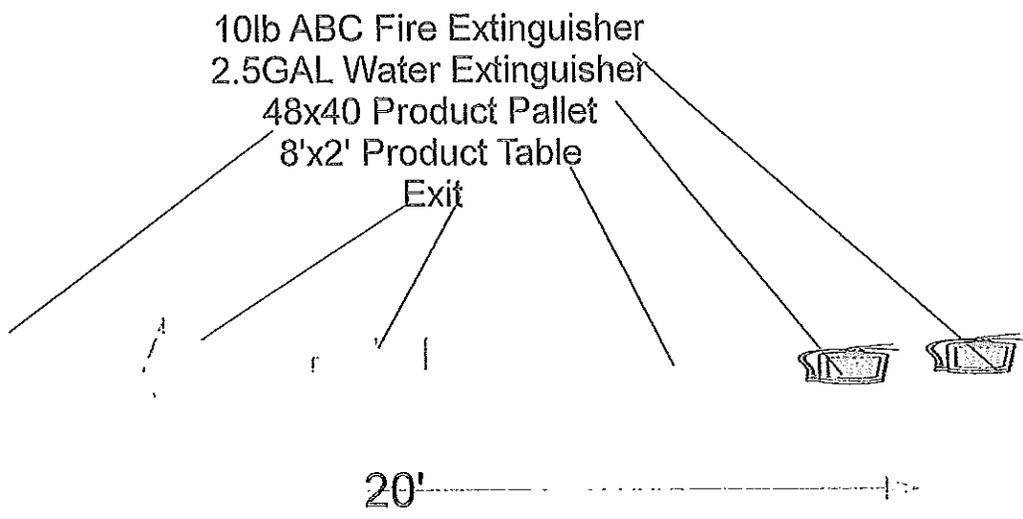
tent storage container

Ecorse rd

© 2015 Google

42°14'55.47" N, 85°29'06.48" W, elev. 725 ft

1999



Pole Tent Layout
 NOTE Patrons will be served from front of tent.
 No patrons shall be allowed in tent
 Operator only, exits are 8' openings
 On both sides tent is 20x20
 Pole tent open on both sides no flaps.

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF FIRE SERVICES

AFFIDAVIT TO ESTABLISH A LACK OF ANY/CERTAIN FELONY
CONVICTIONS/SENTENCING FOR RETAIL SALES OF
CONSUMERS FIREWORKS

Affiant, FRANCO MATTEI, being duly sworn, says:

My date of birth is: 11/29/1974 (MM/DD/YYYY).

I currently reside at

18509 SAVAGE Belleville MI
48111

I am filing this application for a consumer retail fireworks certificate
under the name of:

ANGRY TIGER FIREWORKS LLC

(This name must be the same name as the Certificate holder.)

I have never been convicted of Arson, Fraud, or Theft and I have not been
sentenced for any felony in the last 5 years.

SIGNED:

[Signature]

DATED:

5/27/15

Subscribed and sworn to before me,

A Notary Public, on 5/27/15

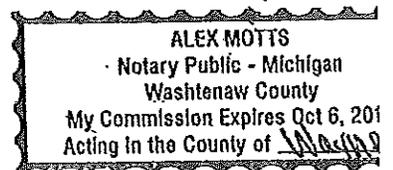
[Signature]

, Notary Public

Washtenaw

County, Michigan

My Commission expires: 10-06-2018



Sales Tax Registration Notice

ANGRY TIGER FIREWORKS LLC
ANGRY TIGER FIREWORKS LLC
45194 N SPRING DR
CANTON, MI 48187-2542

Your annual
return is due
February 28

Below is your Sales Tax License. This license should be displayed in your place of business.

Treasury uses your Federal Employer Identification Number (FEIN) as your sales tax account number whenever possible. If you do not have an FEIN, Treasury has assigned you a 9 character account number beginning with "TR" and followed by a 7-digit number.

You should notify the Michigan Department of Treasury of changes to your business ownership, business address or federal employer number. You can complete these changes using Michigan Treasury Online (MTO) by visiting www.michigan.gov/mtobusiness. You can access your existing MTO account or you will need to register your business to begin using Treasury's electronic services.

Effective with the mailing of this license, Treasury will no longer mail multiple licenses for businesses with more than one location. You may photocopy the license below as needed, or you may access your MTO account to print additional copies.

Note: The expiration date for the sales tax license is changed to December 31 and coincides with the calendar year it is issued for.

CUT ALONG THIS LINE

164 (Rev. 4-08)

STATE OF MICHIGAN
DEPARTMENT OF TREASURY

ANGRY TIGER FIREWORKS LLC
ANGRY TIGER FIREWORKS LLC
45194 N SPRING DR
CANTON, MI 48187-2542

Sales Tax
License

ACCOUNT NUMBER
46-2371977

EXPIRATION DATE
Dec 31, 2016

| | | | | | | |
|-----------|------|---------|----|-------|--------------|----------|
| 100000 | 4774 | 82 | 35 | 00001 | 10 | A |
| Tax Codes | Type | Co-City | K | Loc. | Seas. Months | Fiscal F |

Issued under authority of P.A. 167 of 1933, as amended.



I FRANCO MATTEI AGREE

I PAY WALTER McKinnon The Amount
OF 1200⁰⁰ \$ For The Use OF The EMPTY
LOT LOCATED AT 45378 E CORSE RD IN THE CITY
OF BELLEVILLE I Promise TO PAY HALF AT TIME
OF APPROVAL OF THE VANBUREN CITY COUNCIL AND
THE OTHER HALF JULY 4 OF 2016.



734-334-6141

18509 SAUSAGE
BELLEVILLE MI
48111

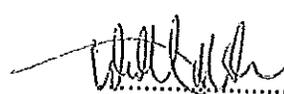


248 890 940

STATEMENT OF PERMISSON FOR LAND USE

To whom it may concern,
I, William H. Kucenas..... give Angry Tiger Fireworks (owner Franco Mattei)
permission to set up a retail fireworks tent to sell fireworks on the premises of my parking lot located
at45378 Ecorse Rd.....in the city
of.....Belleville.....

Thank you

..... Date 3/24/16.....

.....Date.....

operating hours
Operation dates and times

To whom it may concern Angry Tiger Fireworks will be operating from
June 24 to July 5

Hours of operation will be from 9am til 10pm

Thank You

Security

To whom it may concern

All fireworks will be stored in a NFPA TYPE 54 shipping container on sight secured with a circle lock.

Thank You
Franco Mattei

David C. McNally II
Fire Marshal
O: 734-699-8900 ext 9416

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111



May 2nd 2016

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Angry Tiger Fireworks LLC
45378 Ecorse Rd
Belleville, Mi. 48111
TLU-16-017

To whom it may concern:

I have reviewed a site plan dated April 5th 2016 and received April 15th 2016 for the above referenced project.

Project Overview:

The site plan is for a temporary fireworks retail facility. It is noted in the permit application a copy of a letter of authorization signed by the property owner is included. Also included is a statement and sketch from the Angry Tiger Fireworks LLC representative, Franco Mattei. Describing storage measures, as well as tent layout and entrance and egress for the tent described.

1. A hand written site plan would be better in this case. The one provided shows a construction site from two years ago.
2. Applicant will need to have all required state license paperwork on site for inspection.
3. Insurance certificate states Van Buren Township as required. It also names City of Belleville, not sure why.
4. Applicant did not provide a copy of approval from the State of Michigan to sell fireworks. Checking on line, it appears he was approved. He will need to have a copy on site for inspection.

We can approve their plan at this time. The last item will be verified at time of state inspection.

Our Mission: The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

This site will be inspected by Inspector Shawn Bell or me, as we are a delegated agency for the State of Michigan. This will be conducted once the proper notices have been received from the State of Michigan indicating that Angry Tiger Works LLC is in possession of a permit to sell Fireworks.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these and State of Michigan codes.

If you have any questions about this plan review report, please feel free to contact me at (734)699-8900 ext9416.

Respectfully submitted,

David C McNally
Fire Marshal

PLANNING & ZONING APPLICATION

Case number 16-015

Date Submitted 4-11-16

APPLICANT INFORMATION

| | | | |
|-----------------|-------------------------------|-------------------|------------------------|
| Applicant | Rand Construction Engineering | Phone | 810-227-7011 |
| Address | 1270 Rickett Road | Fax | 810-227-7088 |
| City, State | Brighton, Michigan | Zip | 48166 48116 |
| E:mail | ajscott@randconstruction.com | Cell Phone Number | 810-923-2850 |
| Property Owner | MAYSER USA, Inc. | Phone | 734-858-1289 |
| | (if different than applicant) | | |
| Address | 4812 Dewitt Road | Fax | 734-398-5462 |
| City, State | Canton, Michigan | Zip | 48188 |
| Billing Contact | Julius Rummel | Phone | 248-558-9383 |
| Address | 4812 Dewitt Road | Fax | 734-398-5462 |
| City, State | Canton, Michigan | Zip | 48188 |

SITE/PROJECT INFORMATION

Name of Project MAYSER USA

Parcel Id No. V125-83-017-99-0014-704 Project Address Schooner Drive

Attach Legal Description of Property

Property Location: On the West Side of Schooner Drive Road; Between Michigan Ave. Road and Schooner Drive Road. Size of Lot Width 655' Depth 1,010'

Acreage of Site 14.58 Total Acres of Site to Review 8.91 Current Zoning of Site M-2

Project Description: Construction of a 50,346 sq.ft. manufacturing building and related site improvements including parking, drives, sidewalks, loading, utilities, storm water management, landscaping & lighting.

Is a re-zoning of this parcel being requested? No YES (if yes complete next line) NO

Current Zoning of Site M-2 Requested Zoning N/A

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO

Section of Zoning Ordinance for which you are applying 4.45E

Is there an official Woodland within parcel? No Woodland acreage N/A

List total number of regulated trees outside the Woodland area? 253 Total number of trees 253

Detailed description for cutting trees Removal of all trees within the Limits of Clearing as depicted on the site plan dated April 11, 2016 prepared by Desine Inc.

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

RECEIVED



April 28, 2016

Mr. Ron Akers
Director, Planning & Economic Development
Van Buren Township
46425 Tyler Road
Van Buren Twp., MI 48111

**Re: Mayser USA
Site Plan**

Dear Mr. Akers:

We have revised the site plan for Mayser USA to address review comments prepared by McKenna Associates dated April 20, 2016, Wade Trim Associates dated April 18, 2016 and the Van Buren Fire Department dated April 12, 2016. Following are additional clarifications and information related to specific review comments addressed in the plans.

- A conceptual development plan has been provided depicting the anticipated future expansions to the proposed site plan. The conceptual development plan also provides for the phasing of the remaining sidewalk construction during future phases of the project.
- A fence is not proposed around the proposed storm water detention basin. The basin is located in an industrial district, is not located adjacent to pedestrian areas, side slopes are 1 on 6 or less and the depth of the pool area is four feet. A submerged aeration system is proposed within the detention system to reduce the potential breeding of mosquitos. The system will be installed on a timer controlled circuit, set to run at least one time per day during the mosquito breeding season, for a duration adequate to disrupt the mosquito breeding cycle.
- Plans have been revised to provide a 12" diameter water main across the property, to the North of the proposed building. The proposed water main will be connected to the existing water main at both ends and will be located within a 12 foot public utility easement.
- The sanitary sewer lead route has been revised to provide connection downstream of the pump station.
- Storm water management calculations have been modified to reflect the required reduction in allowable outflow. Based on our current understanding of Wayne County

Ron Akers
Mayser USA
April 28, 2016
Page 2 of 2

requirements, the 25-foot buffer area around the perimeter of the basin contains no structures. The water main pipe will pass through the buffer area.

- Barrier free accessible ramps have been revised and the site circulation concern has been addressed.
- A fire safety plan has been provided depicting the location of mains, hydrants, fire department connections, fire lane, Knox Box and building address. Hydrants have been relocated in accordance with the review comments provided by the Fire Department.
- No ground mounted signs, except for wayfinding signage, is proposed.

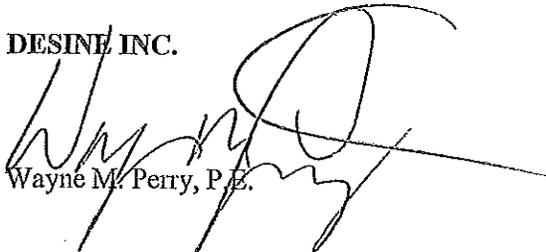
Landscape plans have been revised to address concerns identified in the review comments provided by McKenna Associates and as discussed during the site plan review meeting. A clarification letter prepared by Vert Verde Landscape Architecture is attached.

Enclosed please find twelve (12) sets of the revised site plan for your consideration.

If you have any questions pertaining to the revised plans, or should additional information be required, please contact me at your convenience.

Respectfully,

DESINE INC.



Wayne M. Perry, P.E.

Encl.

cc: Allen Scott, Rand Construction Engineering

April 28, 2016

Mr. Patrick Sloan
Charter Township of Van Buren Planning Department
46425 Tyler Road
Belleville, MI 48111

**RE: Landscape Response to Site Plan Review #1
VBT-16-015; Mayser Polymer**

Dear Mr. Sloan:

The comments provided in your review letter dated April 20, 2016 have been addressed as follows. Revisions to our plans will appear on the resubmitted site plan documents. Please see the Tree Planting Key on Sheet L-1 for clarification on which trees are allocated for each specific requirement.

6. (a) Adjacent to Public Rights-of-Way:

1. No response required.

6. (b) Vehicular Surface Landscaping:

1. A hatch and labels have been added to the plan to clarify how the area was calculated, and landscaping has been provided on actual square footage.
2. Trees have been provided based on actual square footage.

6. (c) General Landscape Requirements

1. Based on discussions with the Township, the open space calculation has been revised to include only Phase I development of the site. A line has been added to the plan indicating the limits of phase one open space calculation.

6. (d) Stormwater Basin

1. Because there is no monument sign proposed, trees have intentionally been omitted from the east side of the stormwater basin to allow a clear view shed and ease of navigation to the building for vehicles as they travel along Schooner Drive. Additional shrubs have been added to the perimeter of the pond.

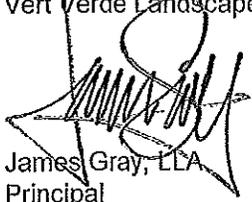
10. Tree Removal Permit

1. The discrepancy between sheets L-1 and TS1 has been corrected.
2. A math error has been corrected and the plan now indicates 140 trees 5" dbh or greater or 54% will be preserved with 118 being removed.
3. The applicant is proposing a lower replacement value for trees such as Cottonwood, Siberian Elm, Box Elder, and Ash due to the fact that they are considered "undesirable" species. All existing trees being removed that are considered "desirable" or a quality species are being replaced 1:1 per ordinance requirements. Please see the note and summary that have been added to Sheet L-1 under Woodland Replacement Requirements.

Page 2
Mr. Patrick Sloan

If we can provide you any additional information, or answer any questions, please do not hesitate to contact our office.

Sincerely,
Vert Verde Landscape Architecture, LLC

A handwritten signature in black ink, appearing to read 'James Gray', is written over a faint, light-colored rectangular stamp or watermark. The signature is stylized and somewhat illegible due to the overlapping lines.

James Gray, LLA
Principal

David C. McNally II
Fire Marshal
O: 734-699-8900 ext 9416

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111



May 4th. 2016

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

Maysen Polymer
16-015 SPR

Director,

I have reviewed a set of revised plans submitted to your office on a 4-28-16-2014 for the above referenced project.

Project Overview:

The revised plan review was for new construction of a 50,346 square foot facility,

Comments for conditional Approval:

All of the following required conditions have been meet per revised plan. Please note highlighted condition # 8 regarding FDC.

1. Provide the location of the existing fire hydrants on the site plan.
Recommend an additional hydrant at the north west end of building as hydrant at the South West end of building is isolated and located within the 49.5 ft. collapse zone.
2. Provide locations of the new water main / hydrants on future submittals.
3. Provide location of the Fire Department Connection on future submittals. A fire hydrant shall be located within 100 feet of the fire department connection.
(Recommend relocating hydrant for FDC to North East parking lot Island. This will allow connection to the FDC without isolating the remaining north and west end of the building.)
4. Provide a detail on the address of the building. The detail shall indicate the dimensions of the address and indicate the colors of the materials. The address shall be a minimum of 6" high numbers and shall contrast with the background of the building.
5. Provide a Knox Box on the address side of the building. The location and mounting height of the Knox box is to be discussed with a representative of the Fire Marshal's office prior to installation.
6. Provide separate sheets with fire protection features in future submittals. The fire safety plans shall be labeled accordingly.
7. **Provide fire lane along curb on north drive of building to ensure fire department access.**

Our Mission: The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

8. FDC shall have a 4" stortz connection with a 30 degree down turn, FDC sign with required system pressure.

With the above considerations, the site plan is approved at this time.

The fire department requires involvement in the continuing plan review, inspection, and Certificate of Occupancy process and will require various inspections during the construction phases and immediately prior to opening to verify compliance with the appropriate codes. One set of as built construction drawings, schedules, and details, as it relates to construction, fire protection and response, will be required, as well as a **digital cad layout** of the building by this department prior to our final C of O inspection.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

If you have any questions about this plan review report, please feel free to contact me at (734)699-8900 ext. 9431

Respectfully submitted,

Shawn Bell
Van Buren Fire Department
Fire Inspector / Certified Plan Examiner

May 5, 2016

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Belleville, Michigan 48111

Subject: VBT-16-015 SPR; Mayser Polymer; Site Plan Review #2; Plans Revision Dated April 28, 2016

Dear Commissioners:

The applicant, Mayser Polymer, proposes to build a 50,346-square foot industrial and manufacturing building, including office space, on an 8.91-acre portion of a 14.58-site in the Michigan Avenue Industrial Park on Schooner Drive. We have reviewed the site plan for compliance with the Township's Zoning Ordinance and sound planning and design principles, and we offer the following comments for your consideration:

COMMENTS

- 1. Zoning and Use.** The site is zoned M-2, General Industrial District. M-2 zoning is on the north, south, and east sides of the site, and M-1 zoning is to the west, across Schooner Drive. Sheet SP notes that the proposed uses are automotive parts manufacturing, materials storage, product warehousing, and related offices. These uses are all permitted in M-2.
- 2. Lot.** The site is 14.58 acres, but the site plan shows only 8.91 acres for the Mayser site at this time. The applicant must clarify how the remainder of the lot will be used and maintained, and if the parcel will be split. If the parcel is planned to be split, a land division application and Township approval will be required.
- 3. Setbacks.** The site is U-shaped, with Schooner Drive frontage on three sides. Therefore, front yard setback requirements apply to all three sides abutting Schooner Drive. The site complies with all front and rear setback requirements.
- 4. Access and Circulation.** Two proposed driveways are spaced about 500 feet apart to serve the parking lot. The north drive also provides access to the loading area and keeps traffic for the loading area away from vehicles in the parking lot.

A 5-foot wide sidewalk is proposed along a portion of Schooner Drive, and an 8-foot wide sidewalk is proposed along the edge of the parking lot nearest the building, connecting to the Schooner Drive sidewalk. The Schooner Drive sidewalk is only proposed to extend for about half the site frontage and will end at a point even with the west side of the parking lot. The remainder of the sidewalk along Schooner Drive is proposed to be constructed in subsequent phases as part of future expansions, according to Sheet DP.

- 5. Parking and Loading.** Parking calculations are on Sheet SP. Based on the industrial parking standards of Section 6.01 of the Zoning Ordinance, 181 parking spaces are required. The plan

also lists "Necessary Parking," a calculation proposed by the applicant that lists total parking required as 112 spaces and the parking provided as 120 spaces. The 112 "Necessary Parking" spaces are computed as follows: 33 parking spaces for the office employees at peak shift, 37 parking spaces for the manufacturing employees at peak shift, 37 parking spaces for shift change parking, and 5 spaces for guest parking.

Under Section 6.01.10, the Planning Commission may modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable because of the level of current or future employment and/or the level of current or future customer traffic. According to a letter from Julius Rummel, COO of Mayser USA, Inc., Mayser's Canton facility has 0.9 parking spaces per employee at the peak shift and there have been no issues with congestion to date. In the past, the Planning Commission has accepted the standard of 5 spaces plus 1 space for every employee on the largest working shift, or 1 per 550 square feet of gross floor area. Both methods would require fewer than 120 parking spaces, so we recommend that the 120 parking spaces proposed be approved.

6. Landscaping. Our comments are as follows:

- a. **Landscaping Adjacent to the Right-of-Way.** Section 4.40(3)(b) of the Zoning Ordinance requires a continuous landscape screen at least 36" in height or a 36" high decorative wall with plantings provided between the parking lot and the road right-of-way. The applicant proposes 3 types of evergreen trees at 6-7 feet in height and 3 types of deciduous trees at 2-2.5" caliper between the parking area and Schooner Drive. Section 4.41(1)(e) requires deciduous trees to be a minimum 2.5" caliper, so the tree size must be increased accordingly. We believe that the double row of trees proposed between the parking lot and Schooner Drive satisfies the intent of the shrub requirement and recommend that the Planning Commission approve it as proposed.

A minimum of 1 tree per 50 linear feet of frontage is also required where paved ground surfaces are adjacent to the public right of way. The site has about 700 feet of frontage, requiring 14 trees. There are 19 trees provided which means 5 trees may be used toward satisfying other applicable landscaping requirements, or as tree replacements.

- b. **Vehicular Surface Landscaping.** Interior landscaping shall account for 5% of the paved vehicular surface area. On that basis, 4,185 square feet of landscape area is required and 4,582 square feet is proposed. Also there must be 1 tree per 100 square feet of vehicular surface landscape area. Based on the 4,582 square feet provided, 46 trees are required, and the landscape plan complies.

Each parking lot landscape island must be at least 360 square feet and have at least one tree. All proposed landscape islands appear to comply with dimensional requirements, but one island on the north side of the parking lot must have a tree added and one island along the east edge of the parking lot also needs a tree.

- c. **General Landscaping Requirements.** One tree per 3,000 square feet of landscape open space is required. Based on the 8.91 acre site's 168,651 square feet of open space, 56 trees are required. The plan notes 140 trees are provided for this requirement, all of which are

the existing trees that are to be preserved on the part of the parcel that is not included at this time. While the Planning Commission can allow existing trees to count towards general site landscaping, the trees the applicant proposes to use are all trees that will likely be cut down in a future expansion phase. The applicant must plant new trees on the open space associated with the current building, or place the required number of trees in a permanent easement for preservation. Planting additional trees around the stormwater pond will help fulfill the General Landscaping requirements as well as the stormwater pond buffering requirements described below. Another option would be for the site plan to be amended to have less total open space in the first development phase, which would reduce the number of trees needed to fulfill this requirement. Correction of this deficiency must be addressed to the satisfaction of the Planning Commission.

- d. **Stormwater Pond.** The Ordinance requires that stormwater ponds have a natural design, aeration/mosquito control, fencing for safety, and trees and plantings around the perimeter. According to the applicant's letter, the stormwater pond will have a submerged aeration system to reduce the potential breeding of mosquitos. Sheet L-2 shows the distribution of shrubs and seed mix around the pond. The table of shrubs lacks specific information about the size of each shrub, with some being listed as #1, #3, #5, etc. Section 4.41 requires shrubs to be at least 4 feet in height, so the size of the proposed shrubs must be increased accordingly.

The pond must be designed to have a less rectangular and more naturalized shape. The Planning Commission may waive the fence requirement if it finds that other protective features have been sufficiently integrated into the pond design for safety. In the applicant's letter, it states that a fence is not proposed because the basin is not located adjacent to pedestrian areas, side slopes are 1:6 (i.e. 1 foot vertical per 6 feet horizontal), and the pool depth is 4 feet. The 1:6 slope is not sufficient for safety in lieu of a fence; the Township has typically required 1:10 slope and a shelf around the perimeter, therefore as designed, decorative fencing must be provided. We also recommend that additional trees be planted around the perimeter of the stormwater pond to improve buffering.

- e. **Signs.** One wall sign is proposed on the east side of the building. There are no monument signs except for permitted directional signs proposed. The proposed wall sign will be 85 square feet and complies with the Ordinance.

7. **Lighting.** The photometric plan submitted and light details comply with the Ordinance.
8. **Architecture and Building Details.** Façade materials are proposed as a band of concrete masonry units (smooth face and split face) from grade to a height of 8 feet, windows at 3 feet 4 inches above grade to a height of 8 feet, and metal siding for the rest of the building. We recommend the masonry be extended to a height of 11 feet 4 inches to match the east entrance of the building and extended at this height across the entire east face, wrapped around the east portion of the south face to the southwest corner of the patio. This will break up the long façade of the building and add interest, more consistent with the character of nearby buildings.

The locations and screening of any rooftop equipment must be specified on the plan. Details, location and screening of any transformer pad must also be provided.

9. **Tree Removal Permit.** Prior to final site plan approval, a tree removal permit will be required. Our comments below are offered for the applicant's information. Replacement trees must be installed to compensate for trees removed from the site. Further, required replacement trees do not count toward the number of trees needed to comply with landscaping requirements, but are over and above those requirements.

The tree removal lists on Sheet L-1 and TS show 118 trees to be removed. The existing tree list on Sheet TS includes 258 trees on the site. Section 4.45.e.6.b.ii. states a minimum of 37% of existing trees of 5 inch D.B.H. or greater must be preserved. The plan shows 140 trees to be preserved, which exceeds this requirement. The 140 trees include two trees numbered 122 and 128 on Sheet TS, which are both dead. Since dead trees do not count toward preservation, a total of 138 trees are being preserved. The dead trees must be removed.

All live trees over 5 inches D.B.H. that are removed must be replaced in accordance with the following table in Section 4.45.E.10.a, except as otherwise permitted. Even tree species that are defined as "removable" still must be replaced.

| Minimum Replacement | Replacement Ratio (# of replacement trees per # of removed trees) | Tree Size | Number of Required Replacement Trees Per 100 Removed |
|---------------------------|-------------------------------------------------------------------|-----------|------------------------------------------------------|
| Coniferous (Ht.) | | | |
| 4-6 feet | 1 : 1.0 | | 100 |
| 6-8 feet | 1 : 1.5 | | 67 |
| 8 feet or greater | 1 : 2.0 | | 50 |
| Deciduous (D.B.H.) | | | |
| 2-3 inches | 1 : 1.0 | | 100 |
| 3-4 inches | 1 : 1.5 | | 67 |
| 4 inches or greater | 1 : 2.0 | | 50 |

The tree inventory contains 258 total trees, including 2 dead and 138 to be preserved, leaving 118 trees proposed for removal and requiring replacement at the ratios in the table above. The plan currently proposes 44 replacement trees at a ratio proposed by the applicant - 1 replacement tree for each 5 "undesirable" trees removed (e.g., Cottonwood, Ash, Box Elder, Elm - 92 trees) and 1 replacement tree for every other tree removed (26 trees). The 1:5 ratio yields far fewer replacement trees than the Ordinance requires and far fewer than the Commission has required for "undesirable" trees on other sites, like Menards. We recommend the Commission require the replacement ratio to be 1 replacement tree for each 2 "undesirable" trees removed, which would require 28 additional replacement trees (total 72 replacements).

The number of replacement trees can be reduced by increasing the size of the trees planted as replacements in accordance with the table above. For example, a replacement conifer of 8 feet or greater could replace 4 undesirable trees or 2 other trees. We recommend that replacement trees be planted around the stormwater pond to improve the required buffer area. A payment in lieu of tree planting may also be accepted by the Township. These changes will be required prior to tree permit approval at the time of final site plan approval.

RECOMMENDATION

The applicant has revised the plan and addressed many of our previous comments. Although there are still several items that must be addressed on revised plans, the items in this letter can be addressed during final site plan review. Therefore, we recommend the Planning Commission grant preliminary site plan approval, subject to the following conditions:

1. Clarify what the uses will be for the remainder of the lot, and if the parcel is intended to be split. If the parcel is planned to be split, a land division application and Township approval will be required.
2. The size of deciduous trees shall be increased to a minimum of 2.5" caliper and the size of shrubs to a minimum of 4 feet in height.
3. Plant one tree in the island on the north side of the parking lot and one tree in the island along the east edge of the parking lot.
4. Comply with the general landscaping requirement as described in Comment 6.c. above.
5. Address the stormwater pond items in Comment 6.d. above.
6. Extend the masonry across the east façade wrapped to the southwest corner of the patio, to a height of 11 feet 4 inches to match the east entrance of the building.
7. Clarify the location of any rooftop equipment and detail how it will be screened from view, or indicate if this equipment is located elsewhere.
8. Provide dimensions, location and screening of any transformer pad.
9. Tree permit approval prior to final site plan approval.
10. Approval of the Township Engineer and all agencies with jurisdiction.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President



Stephen Hannon
Assistant Planner



WADE TRIM

May 6, 2016

Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

Attention: Ms. Carol Thompson, Chairperson
Van Buren Township Planning Commission

Re: Mayser Polymer
Preliminary Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the preliminary site plan package dated April 28, 2016 for the proposed Mayser Polymer development located on Schooner Drive. The Project involves the construction of a new 50,000 SF building with the provision for the addition of three additional 50,000 SF buildings. The Developer has addressed our concerns and, therefore, we are comfortable recommending preliminary site plan approval for this site. We have the following comments to offer in regard to the major engineering components of this project.

Water Main

The Developer is proposing a 12-inch water main extension across the northern portion of the site that will create a looped water main system with the existing water main on Schooner Drive. The new water main has been placed such that it can serve the expansion buildings, should they be constructed at some point in the future.

Sanitary Sewer

Sanitary sewer service is being provided by the existing sewer on Schooner Drive. At the request of the Township, the Developer has located their service connection downstream of the Schooner Drive sanitary pump station so that the new service will not impact the capacity of the station.

Storm Water Management

The Developer is proposing the use of an open detention pond to satisfy the storm water management requirements. The pond design complies with both Township and County standards.

Wade Trim Associates, Inc. 734.947.9700
25251 Northline Road 800.482.2864
P.O. Box 10 734.947.9726 fax
Taylor, MI 48180 www.wadetrिम.com



Charter Township of Van Buren
May 6, 2016
Page 2

Site Layout/Paving/Grading

Site access is provided off of Schooner Drive on two locations. The configuration of the proposed parking lot corresponds with the overall development plan for the site and will not be impacted should the additional buildings be constructed in the future.

Recommendation

We are recommending that the Planning Commission grant preliminary site plan approval at this time. The Developer should be aware that, following preliminary approval, a detailed engineering review will be required as a prerequisite to final site plan approval. If you have any questions regarding this project, please contact our office at 734.947.2793.

Very truly yours,

Wade Trim Associates, Inc.



David M. Nummer, PE

DMN:ka
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cc: Mr. James Taylor, Director of Public Works
Mr. Ron Akers, Director of Planning and Economic Development
Mr. Mathew Best, Deputy Director of Planning and Economic Development