

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
May 28, 2014  
MINUTES**

Chairperson Thompson called the meeting to order at 7:30 p.m.

**ROLL CALL:**

**Present:** Johnson, Boynton, Kelley, McKenna, Budd, Franzoi and Thompson.

**Excused:** None.

**Staff:** Secretary Harman.

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

**Audience:** Five.

**APPROVAL OF AGENDA:**

**Motion Kelley, McKenna second to approve the agenda of May 28, 2014 as amended to include the public hearing. Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Johnson, McKenna second to approve minutes from May 14, 2014 as presented.**

**Motion Carried.**

**PUBLIC HEARING:**

**ITEM # 1**

**TITLE:** CONSIDER AMENDMENT TO THE ZONING ORDINANCE 6-2-92, AS AMENDED OF THE CHARTER TOWNSHIP OF VAN BUREN, TO AMEND AND MODIFY THE PROVISIONS FOUND IN SECTION 4.01 GENERAL TO DELETE THE SENTENCE "Uses for enterprises that are contrary to Federal, State or local laws or ordinances are prohibited."

**Motion Franzoi, McKenna second to open the public hearing. Motion Carried.**

Hodges of McKenna Associates gave the presentation. The amendment is to remove language added to the Township Zoning Ordinance in 2011. That language was adopted based on the "Livonia" approach to regulation of medical marijuana. The Michigan Supreme Court, in the case of Ter Beek v. City of Wyoming, recently ruled that municipalities may not ban the use of medical marijuana within their boundaries using this language, and the Township attorney has recommended removing the language.

**Motion Budd, Johnson second to close the public hearing. Motion Carried.**

**UNFINISHED BUSINESS:**

**ITEM # 1** CASE # 14-002

**TITLE:** THE APPLICANT, ATCHINSON FORD, IS REQUESTING SPECIAL APPROVAL RECOMMENDATION AND PRELIMINARY SITE PLAN APPROVAL TO EXPAND OPERATIONS INCLUDING USED CAR SALES AND VEHICLE SERVICING AS

**REQUIRED BY SECTION 13.03 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION: PARCEL TAX ID NUMBERS V-125-83-061-99-0004-701, ALSO KNOWN AS 9700 BELLEVILLE ROAD, IS SUBJECT OF THIS REQUEST. THE SITE MEASURES APPROXIMATELY 4 ACRES OF PROPERTY CURRENTLY ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS). THE PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER ROAD AND NORTH I-94 SERVICE DRIVE.**

Wayde Hoppe gave the presentation for the applicant displaying site plans. The site requires special use approval for used car sales and vehicle maintenance. The applicant submitted a letter of use to the Planning Commission noting additional details: the car wash won't be used for rust proofing, major repairs will be done only at the dealership (to the south), and no auto parts will be sold on site.

Sally Hodges of McKenna Associates presented her special land use review letter dated 5-22-14 recommending the Township Board of Trustees approve the request for special land use subject to the conditions listed in the letter.

Sally Hodges of McKenna Associates presented her preliminary site plan review letter dated 5-22-14 recommending the Planning Commission approve the request for preliminary site plan approval subject to the conditions listed in the letter.

David Nummer of Wade Trim presented his review letter dated 5-22-14 recommending the Planning Commission approve the request for preliminary site plan approval subject to the conditions listed in the letter.

Applicant and Commissioners discussed the building façade, signage dimensions, location of the dumpster on site plan, employee parking, cross access between 9700 and 9800 Belleville Road, landscape design and use of the car wash at the Quick Lane.

**Motion McKenna, Boynton second to recommend special use approval to the Township Board of Trustees for the Atchinson Ford Quick Lane located at 9700 Belleville Road subject to the conditions in the McKenna Associates review letter dated 5-22-14 and the written use statement received from the applicant (letters attached).**

**ROLL CALL:**

**Yeas: McKenna, Budd, Kelley, Boynton, Johnson, Franzoi and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**Motion Boynton, Budd second to grant preliminary site plan approval including used car sales at 9700 Belleville Road along with recommendations in the McKenna Associates review letter dated 5-22-14 and Wade Trim review letter dated 5-22-14 (Letters Attached). Motion Carried.**

**GENERAL DISCUSSION:**

Commissioners discussed the proposed regional detention pond as described by David Nummer of Wade Trim.

**Motion McKenna, Johnson second to adjourn at 8:34 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

May 22, 2014

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

**Subject: VBT-14-002 SPR, Atchinson Quick Lane; 9700 Belleville Road  
Special Land Use Review #2 revised; Plans Dated 4/1/14**

Dear Commissioners:

The applicant, Atchinson Ford, proposes to update and expand the sales and service building at the former Victory Pre-Owned Motors at 9700 Belleville Road, and add a new "Quick Lane" operation. The Commission held a public hearing on the request on May 14, 2014. The proposed use is auto servicing and sale of used cars. Our site plan review comments are under separate cover.

#### COMMENTS

Special approval uses must meet the specific non-discretionary standards of Section 13.03.d. and the discretionary standards listed in Section 18.08.f. of the Zoning Ordinance. We have the following comments based on the requirements of the Zoning Ordinance, observation of the site and surroundings, and accepted principles of good planning and design.

- 1. Definition of Use.** The site is zoned C-2 Extensive Highway Business District. "Service stations and commercial garages" are permitted by Special Approval (Section 13.03.a), and the proposed vehicle service area is considered a similar use. Used car sales are also permitted by Special Approval, provided that the applicable use standards are met (see Comment 3.h). In addition to the sales and service component, the floor plan shows a "car wash." The Building Use statement on Page DT of the site plan reads, "The wash bay is used only by the employees to prepare vehicles for display." Therefore, the wash bay is an accessory use to the used car sales rather than a use subject to Special Approval under Sections 13.03.d. and 12.03.a. because the car wash will not be used by the general public.

The Building Use statement further states that cars will be brought to the service bay by employees. Customers will drop off their cars, leaving them in a parking space, and the employees will maneuver the car into the service bay. The statement says that the repair will be "light maintenance," but is not specific as to what kinds of maintenance will be performed or how this facility will differ from the service facility next door at the Atchinson new car dealership. Prior to Special Land Use approval being granted, the Building Use statement should be revised to define "light maintenance" and include a list of included and excluded servicing operations, subject to Planning Commission approval.

2. **Car Wash Standards.** Car wash establishments are permitted only when completely enclosed within a building and may include steam cleaning but not rust proofing. The car wash is within a completely enclosed building. While the Building Use statement on Page DT states that the wash bay is used only by the employees to prepare vehicles for display, the Use statement should also specify that the car wash will not include rustproofing.
3. **Requirements for Special Approval.** Both the discretionary and non-discretionary standards of the Ordinance are considered below.

- a. **Promotes the use of land in a socially and economically desirable manner for those persons who will use the proposed land or activity; for those landowners and residents who are adjacent; and for the Township as a whole.** The site is located in the Township's primary commercial center along the Belleville Road corridor and has been home to several vehicle sales businesses over the years. The proposed expansion and renovations involve reinvestment in the existing commercial property, which is economically desirable for the community. Over the past decade, the Township has spent considerable funds on streetscape and other public improvements, and has enforced a consistent pattern of amenities and design features on new site developments, consistent with the Township's goal of becoming a premier community. The proposed building enhances the existing façade and is in tune with the design palette for the Belleville Road corridor. These changes are desirable.

According to the truck turning diagram, it will be difficult for a truck to exit from the northern curb cut while a vehicle is trying to enter from Belleville Road. Generally, it is the Township's policy to encourage the reduction of curb cuts on Belleville Road. However, the larger north curb cut serves the sales operation and Quick Lane and the south curb cut is part of the AT&T easement. Therefore, we can support both driveways remaining on this site. According to the site plan, large trucks will enter through the northern curb cut and exit through the southern curb cut. However, with cross access connections proposed between the Quick Lane site and the Atchinson new car site to the south, there is an opportunity for these 2 sites to share on-site truck circulation and potentially eliminate a curb cut on one of the sites. We recommend that the applicant address this aspect to the satisfaction of the Planning Commission.

- b. **Is necessary for the public convenience at that location.** The Quick Lane facility will tie into the existing Atchinson dealership complex, which includes used car sales on the subject site, and new car sales on the site immediately to the south. Two cross access driveways are proposed, which will allow the two sites function as one operation. This is an important investment in the Township's commercial core by one of the Township's premier businesses, and enhances the public convenience by offering a greater selection of automobiles for sale.
- c. **Is compatible with adjacent uses of land.** The site is zoned C-2, one of the most intensive commercial districts in the Township and is already being used for vehicle sales. The addition to the building will be visually compatible with the existing building, and the existing landscaping and amenities (which were upgraded in 2011 to meet the Belleville Road standards) complement the surrounding uses.
- d. **Is designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.** The site plan provides for cross access with the Atchinson new car

sales site (although the specifics have yet to be finalized), which will improve area circulation for cars and trucks. The existing evergreen screen at the west end of the site near the apartment complex will be bolstered with 2 transplanted spruce trees to improve the buffering of the residential neighbors.

- e. **Can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area.** The site's demand for public services and facilities will increase slightly but will not tax public services or facilities. The site drainage is intended to remain as existing at the present time.
- f. **Will not cause injury to other property in the neighborhood in which it is to be located.** The site improvements are a reinvestment in the community and the landscaping, buffering, and circulation design of the site will protect neighboring properties from harm.
- g. **Considers the natural environment and helps conserve natural resources and energy.** The renovations are reinvestment in an existing site that will upgrade the building, landscaping, and site design. This is more environmentally sustainable than building on a greenfield site.
- h. **Is within the provisions of uses requiring special approval in the zoning district, is in harmony with the purposes and conforms to the applicable regulations of the zoning district, and meets applicable site design standards for special approval uses.** Section 13.03.b includes specific standards for used car dealerships in the C-2 District. The proposal's compliance with these standards is evaluated below.
  - i. *All vehicles must be operable.* A note on Page DT states that all vehicles on site will be operable.
  - ii. *Display areas must meet the same design standards as parking lots.* If the conditions noted in our site plan review recommendation are met, this standard will be met.
  - iii. *Used car sales must be at least 100 feet from an intersection of major roads.* The site is over 500 feet from the intersection of Belleville and Tyler Roads.
  - iv. *No major repair or refurbishing may take place on a site that sells used cars.* The use statement says that the service will be "light maintenance." The use statement says that the service will be "light maintenance." As discussed above, the applicant must explain the specific maintenance and repair to take place on the site so that the Planning Commission can determine whether the activities constitute "major repair or refurbishing."
  - v. *No used auto parts may be sold on site.* We recommend adding a statement on Page DT that no auto parts will be sold on site.
  - vi. *Motor homes and other large vehicles must be displayed at the rear of the site.* Page DT of the site plan states that only automobiles, light trucks, vans, or SUV's may be sold, stored, or displayed on-site.

- vii. *All lights shall be shielded from adjacent residential uses.* The proposed light fixtures are downward facing and shielded, and according to the photometric plan lighting is 0 footcandles at the west lot line shared with the multiple family residential use. The required evergreen greenbelt will increase the buffering of lights from the residential use.
  - viii. *An obscuring wall or fence at least 5 feet high must be used to separate the used car sales from any neighboring residential uses.* The west edge of the display lot will be over 250 feet from the western property line and the neighboring residential use. Additionally, the existing evergreen screen will be bolstered with plantings transplanted from re-configured parking lot islands. We recommend that, as in the past, the Planning Commission consider the landscaping and setback sufficient to meet the screen and separation requirement.
  - ix. *A permanent, enclosed building shall be located on the site to serve as office and sales space.* The existing building on the site will be used as office and sales space.
- i. **Is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.** The proposed use will be consistent with the Township's police power, provided that appropriate findings are made to support such a decision.

#### RECOMMENDATION

We recommend that the Planning Commission recommend that the Township Board approve the Special Use, subject to the following conditions:

1. Submission of a written definition of "light maintenance" for Commission approval, including:
  - a. Specific list of included and excluded servicing operations,
  - b. Statement that the car wash will not include rustproofing, and
  - c. Statement that there will be no major repair or refurbishing,all to be listed in the Building Use statement on the site plan.
2. Review of the overall circulation planned for the Quick Lane and Ford dealership sites, with the potential for eliminating a curb cut addressed to the satisfaction of the Commission.
3. No auto parts shall be sold on site, and this must be noted on Sheet DT.
4. Final Site Plan approval.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP  
Senior Vice President

May 22, 2014

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

**Subject: VBT-14-002 SPR, Atchinson Quick Lane; 9700 Belleville Road  
Site Plan Review #2 revised; Plans Dated 4/1/14**

Dear Commissioners:

The applicant, Atchinson Ford, proposes to update and expand the sales and service building at the former Victory Pre-Owned Motors at 9700 Belleville Road. The applicant will be adding minor auto servicing via the "Quick Lane", as a new use in addition to the sale of used cars. In another pending application, the applicant is also proposing to renovate and expand the existing Atchinson Ford dealership, located directly to the south at 9800 Belleville Road. The applicant proposes to install two cross access connections between these sites, which will allow the sites to share pedestrian, vehicle and truck access. A special use public hearing was held on May 14, 2014.

We have reviewed the application for compliance with the Township's Zoning Ordinance and sound planning and design principles and offer the following comments for your consideration.

1. **Use.** The site is zoned C-2 Extensive Highway Business District. "Service stations and commercial garages" are permitted by Special Approval (Section 13.03.a), and the proposed vehicle service area is considered a similar use. Used car sales are also permitted by Special Approval, provided that the applicable standards are met. Our comments on the special use are under separate cover.
2. **Parking, Circulation, and Loading.**
  - a. **Number of Spaces.** The relevant parking standard is for "motor vehicle sales and service." The required number of parking spaces is calculated below.

Standard	Applicable Measurement	Number of Spaces
1 space per 200 sq. ft. of interior sales space	1,700 square feet	9 spaces
2 spaces per service stall	8 stalls	16 spaces
	<b>Minimum Required:</b>	<b>25 spaces</b>
	<b>Total Proposed:</b>	<b>25 spaces</b>

The cover page of the site plan packet lists the correct number of parking spaces. Page SP101 labels which parking spaces are for customers, employees, and display. The 10 spaces adjacent to the north side of the building and the 8 spaces on the opposite side of the aisle are labeled as customer parking. The 7 spaces closest to the building on the west side are labeled as employee parking, and the remaining 47 spaces are labeled as display parking. Also there are existing display spaces on existing pavement at the front south part of the building that need to be shown on the site plan.

However as a practical matter, Page DT states that there will be 20 total employees in the largest shift, but only 7 spaces are set aside for employee parking. The location of parking for these individuals must be identified to the satisfaction of the Planning Commission, and it may entail a reduction in customer parking and/or display parking.

Vehicle spaces have been reoriented behind the building so that they face east rather than toward the back of the site, thus no curbing or wheel stops are shown along the west edge of the existing pavement. Typically the Township requires all paved areas to be curbed; we defer to the Township engineer's recommendation on this matter.

Stacking spaces are not required for the Quick Lane or auto wash because customers will not drive their own cars into either facility; however, sufficient storage space must be provided for cars awaiting and completing service.

- b. Circulation.** Truck turning diagrams are on the plan. The north portion of the northern driveway is proposed to be widened to allow trucks room to maneuver when they enter the site (see Page C-102). All circulation lanes have adequate widths for two-way traffic, except the one immediately south of the building, which scales approximately 18 feet wide at its narrowest point. The width of this driveway must be labeled on the plans. In the past, this lane has been treated as an existing non-conformity and allowed to remain open to two-way traffic because of the easement to the AT&T tower at the rear of the site (see below).
- c. AT&T Easement.** There is a 45' x 40' easement shown in the southwest corner for a telecommunications tower and shelter. No access easement is shown, and the site plan states that no documentation is provided for this easement. The site plan must be revised to dimension and show that AT&T access easement. We continue to recommend that the applicant work with AT&T to negotiate relocation of this easement, since that would eliminate an obstacle and give greater flexibility for layout of the primary use of the site - the vehicle sales functions.
- d. Access Drives.** There are two existing driveways to Belleville Road. According to Page SP101, the northern curb cut is 30'-9" wide and the southern curb cut is 23'-11" wide. According to the truck turning diagram, it will be difficult for a truck to exit from this curb cut while a vehicle is trying to enter. Our Special Land Use review letter (dated 5/22/14) addresses this topic in more detail and the possibility of the 2 sites sharing on-site truck routes.
- e. Cross Access.** As previously stated, two cross access connections have been proposed between the Quick Lane site and the Atchinson new car site to the south: One east of the Quick Lane

building and one west of the Quick Lane building. Based on the scale of the plan, the west cross access connection is less than 24 feet wide which is the minimum aisle width for 2 way traffic. The lanes must be dimensioned and widened to conform to the Ordinance.

- f. **Loading Zone.** Although a loading space is outlined on the west side of the building, the dimensions must be noted on the plans. The loading space must be 10 feet by 50 feet in area.
3. **Lighting.** A photometric plan and details and cut sheets of the proposed lighting installations on the site have been submitted. The proposed light pole design is downward facing and shielded, as required. All light levels on the photometric plan comply with the Ordinance.
  4. **Landscaping and Screening.** Although not required, overall we recommend that the plan include a table that includes all of the landscaping requirements with the corresponding allocations of trees and shrubs, including species, for each requirement. This table will, in a simple-to-understand format, ensure that the proper number of trees and shrubs are included and allocated.
    - a. **Landscaping Adjacent to Right-of-Way.** Landscaping is required in all areas where parking pavement would otherwise be immediately adjacent to the right of way. The Quick Lane site has this condition along much of the front (east) side of the site. In 2011, Victory Motors installed the required landscaping along the frontage. The existing plantings are shown on the landscape plan and comply with the requirements. The plan includes the required statement that any dead, distressed or diseased plantings must be replaced.
    - b. **Landscaping Adjacent to Residential Uses.** The existing evergreen screen adjacent to the apartment complex to the west will remain in place, with two additional spruce trees transplanted from re-configured parking lot islands to bolster the screening.
    - c. **Vehicular Surface Landscaping.** The landscape plan proposes to re-configure the landscape islands in the parking lot portion of the site, removing the existing islands and building new ones in different locations. The proposed landscape islands must meet the following standards:
      - i. *The total landscaped area must equal 5% of the paved area.* The landscape plan (Page L101) states that there will be 124,250 square feet of paved area, so 5% of the paved area would be approximately 6,212 square feet. However, based on the dimensions on the plan, there is substantially less pavement than 124,250 square feet. The calculation appears to be based on a potential future plan to pave the western portion of the site. An accurate calculation of the amount of currently proposed paved area and the required square footage of vehicular surface landscaping must be submitted and compliance confirmed.
      - ii. *Each landscaped island must be at least 360 square feet.* The area of each landscape island must be added to the plan.
      - iii. *Each landscaped island must have at least one tree.* Although the small landscape island near the northeast corner of the building contains 13 shrubs, there is no tree proposed. One must be added. That island will likely have to be increased in area to accommodate a tree.



- b. The Township's commercial districts require that every site include amenities such as benches, decorative walls or fences, brick pavers, fountains, bike racks, waste receptacle, or similar features, along the Belleville Road frontage. A bench was installed in 2011 as a site amenity. The Ordinance also requires that open space be set aside, in the amount of not less than 1 sq. ft. per 25 sq. ft. of principal building. This open space shall be independent of sidewalks, pedestrian circulation areas and required landscaping, and shall be visible from the building and public right-of-way and connected to the pedestrian system. Based on the proposed building area of 15,099.8 square feet, 604 square feet of open space is required. This open space must be included and labeled as such on the plan.

### RECOMMENDATION

Most of the missing information noted above is relatively minor, and can be addressed on the revised site plan submitted for Final Site Plan approval. Therefore, subject to the following conditions, we recommend Preliminary Site Plan approval:

1. The following items included on the Final Site Plan:
  - a. Any existing display or parking spaces to remain.
  - b. Curbing around paved areas, as determined by the Planning Commission.
  - c. The width of the south drive along the building.
  - d. The location and width of the AT&T access easement.
  - e. Cross-access lane(s) widened to meet the minimum required width of the Zoning Ordinance.
  - f. Loading space dimensioned.
  - g. Compliance with all landscaping requirements, including required open space, as noted in Comments 4. and 7.b., above.
  - h. Signage information, as noted in Comment 5., above.
2. The location of parking for the maximum 20 employees identified to the satisfaction of the Planning Commission.
3. That the dumpster be relocated to a more appropriate location on the site, and shown in the same location on all site plan pages.
4. Planning Commission approval of the proposed façade materials and colors.
5. Special Land Use approval by the Township Board.

Respectfully submitted,

**McKENNA ASSOCIATES**



Sara J. Hodges, AICP, IAP2  
Senior Vice President



# WADE TRIM

May 22, 2014

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

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

Re: Atchinson Ford Quick Lane  
Preliminary Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the preliminary site plan dated April 3, 2014 for the proposed Atchinson Ford Quick Lane located on the west side of Belleville Road, South of Tyler Road. We have met with the Developer and they have addressed our concerns; therefore, we are 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.

### Utilities

The existing sanitary and water services are being reused for this proposed site plan; no additional public utilities are being constructed. Storm drainage for this site will remain unchanged. As the Commission may recall, this property was redeveloped in 2011 as Victory Used Car Sales. At that time, the Developer installed an infiltration basin to facilitate drainage at the rear of the property. This system will remain in place and operating under this new site plan proposal. We understand that the owner may request to pave this area at a later date and that storm water management for the site will be brought up to standards at that time.

### Site Access

A new cross access drive is being installed which will facilitate circulation between the Quick Lane and the Ford Dealership without having to access Belleville Road. The corresponding improvements on the dealership parcel will be constructed when that property comes in for site plan approval.

Wade Trim Associates, Inc.  
25251 Northline Road  
P.O. Box 10  
Taylor, MI 48180

734.947.9700  
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734.947.9726 fax  
www.wadetrim.com



Charter Township of Van Buren  
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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 there are any questions on this project or our recommendation, please contact our office at 734.947.2793.

Very truly yours,

Wade Trim Associates, Inc.



David M. Nummer, PE

DMN:ka  
VBN 2235-01T  
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cc: Mr. James Taylor, Director of Public Works  
Mr. Kris Enlow, PE, Enlow Engineering



5/28/14

Building Use Statement  
Atchinson Ford Sales, Inc.  
Pre-Owned and Quicklane  
9700 Belleville Rd.  
Belleville, MI 48111

The use of this building will be for Pre-Owned Car Sales and light maintenance of vehicles.

Pre-Owned car sales will include allowing customers to park and enter the showroom. In addition, customers will be escorted by an employee to walk around the vehicle lot to view the vehicles.

The new addition will include a waiting room for customer vehicle service. The customer will park in the parking area, enter the reception area and will be checked in. The customer may either stay while his vehicle is being serviced or he may return later upon completion. The vehicle is moved by an employee into and out of the service bay.

The wash bay is used only by the employees to prepare vehicles for display. The carwash will not include rustproofing.

The service bay is used to service customer vehicles that arrive with or without an appointment, to service vehicles prior to display or to service vehicles that are under warranty.

The types of service provided will be limited to the following:

Tire sales and replacement

Brakes

Alignments

Oil Changes

All major repairs will be conducted on the Dealership site to the south. No major repairs or refurbishments will be conducted on this site.

No auto parts will be sold on site.

The hours of operation for the Pre-Owned car sales will be Monday and Thursday 9:00 am until 9:00 pm. Tuesday, Wednesday, and Friday 9:00 am until 6:00 pm. Saturday hours will be 10:00 am until 3:00 pm.

The Quicklane hours will be Monday thru Friday 7:30 until 7:00 pm. Saturday hours will be 8:00 am until 5:00 pm.

The total number of employees on the largest shift, including the combined number of employees for the Pre-Owned car sales and for the Quick Lane will be approximately 20.

All vehicles on site will be operable.

Craig Atchinson  
Atchinson Ford