

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, June 14, 2017 – 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 May 24, 2017.

CORRESPONDENCE:

PUBLIC HEARING:

UNFINISHED BUSINESS:

NEW BUSINESS:

ITEM #1: TLU 17-020

TITLE: THE APPLICANT, ANGRY TIGER FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND REQUIRES PLANNING COMMISSION APPROVAL AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED. THIS PERMIT WOULD ALLOW ANGRY TIGER FIREWORKS TO CONDUCT A TEMPORARY OUTDOOR FIREWORKS TENT SALE.

LOCATION: METRO PARTY STORE, 41001 E. HURON RIVER DRIVE. THIS SITE IS LOCATED AT THE SW CORNER OF E. HURON RIVER DRIVE AND OLD HAGGERTY ROAD.

- A. Presentation by the Applicant.
- B. Presentation by the Township Staff
- C. Public comments.
- D. Planning Commission considers approval of the temporary land use.

ITEM #2: 17-016 – FINAL SITE PLAN APPROVAL

TITLE: THE APPLICANT, BELLEVILLE YAGHT CLUB, IS REQUESTING A FINAL SITE PLAN APPROVAL TO BUILD AN ACCESSORY BUILDING AT THEIR FACILITY LOCATED AT 831 E. HURON RIVER DRIVE, VAN BUREN TOWNSHIP, MI 48111.

LOCATION: Parcel number V-125-83-088-99-0005-000 (831 E. Huron River Drive.) The site is approximately 3.980 acres. It is located in the R1-C, Single Family Residential district. This site is located on the north side of Huron River Drive between Edgemont and Martinsville Road.

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- C. Public Comment.
- D. Planning Commission considers approval of the final site plan

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
MAY 24, 2017
MINUTES - DRAFT**

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

ROLL CALL:

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

Excused: Kelley.

Staff: Director Akers and Secretary Harman.

Planning Representatives: None.

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Franzoi, Budd second to approve the agenda of May 24, 2017 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Atchinson, Franzoi second to approve the regular meeting minutes of May 10, 2017 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1 17-016 – SPECIAL LAND USE APPROVAL

TITLE: **THE APPLICANT, BELLEVILLE YACHT CLUB, IS REQUESTING A SPECIAL USE PERMIT TO EXPAND THEIR CLUB USE BY CONSTRUCTING AN ACCESSORY BUILDING AT THEIR FACILITY LOCATED AT 831 E. HURON RIVER DRIVE, VAN BUREN TOWNSHIP, MI 48111.**

LOCATION: **PARCEL NUMBER V125-83-088-99-0005-000 (831 E. HURON RIVER DRIVE). THE SITE IS APPROXIMATELY 3.980 ACRES. IT IS LOCATED IN THE R1-C, SINGLE FAMILY RESIDENTIAL DISTRICT. THIS SITE IS LOCATED ON THE NORTH SIDE OF HURON RIVER DRIVE BETWEEN EDGEMONT AND MARTINSVILLE.**

Motion Atchinson, Budd second to open the public hearing. Motion Carried.

Scott Jones, Commodore of the Belleville Yacht Club (BYC) gave the presentation. The BYC is requesting a special use permit to build an accessory building to the current building. The accessory building is for member use when the current building is rented for events.

Director Akers presented his staff memo dated May 18, 2017. The current use is consistent with Country Club use and the accessory building is considered an expansion, which requires special use approval. Director Akers recommends the Planning Commission recommend special use approval for the construction of the accessory building to the Township Board, subject to the condition that the applicant obtain final site plan approval.

No questions or comments from the Commission or the Audience.

Motion Atchinson, Franzoi second to close the public hearing. Motion Carried.

ITEM # 2 **17-014 – REZONING 49412 MICHIGAN AVENUE FROM C (LOCAL BUSINESS) AND C-2 (EXTENSIVE HIGHWAY BUSINESS) TO C-1 (GENERAL BUSINESS).**

LOCATION: **THIS SITE IS LOCATED AT 49412 MICHIGAN AVENUE WHICH IS LOCATED WEST OF DENTON ROAD, BETWEEN MOTT ROAD AND MICHIGAN AVENUE.**

Motion Boynton, Budd second to open the public hearing. Motion Carried.

Bassam Yaldo gave the presentation for the applicant. The request to rezone is to allow the building of a gas station with a drive through restaurant.

Director Akers presented his staff memo dated May 18, 2017 recommending the Planning Commission recommend approval of the request to amend the Township’s Zoning Map by rezoning the property located at 49412 Michigan Avenue, parcel number V125-83-021-01-0009-304 from C, Local Business and C-2, Extensive Highway Business to C-1, General Commercial, based upon the following reasons:

- A. The C-1, General Commercial would be consistent with the zoning of adjacent properties.
- B. The proposed rezoning would be consistent with the Township’s Future Land Use Map which designates this property as “General Commercial”.
- C. The frontage on Michigan Avenue and Denton Road allow for sufficient vehicular access to handle a more intense commercial use on the property.
- D. The proposed rezoning does not create any shortages of available vacant commercially zoned property in the Township.

No comments from the Commission or the audience.

Motion Boynton, Atchinson second to close the public hearing. Motion Carried.

NEW BUSINESS:

ITEM # 1 **17-016 – SPECIAL LAND USE APPROVAL**

TITLE: **THE APPLICANT, BELLEVILLE YACHT CLUB, IS REQUESTING A SPECIAL USE PERMIT TO EXPAND THEIR CLUB USE BY CONSTRUCTING AN ACCESSORY BUILDING AT THEIR FACILITY LOCATED AT 831 E. HURON RIVER DRIVE, VAN BUREN TOWNSHIP, MI 48111.**

LOCATION: **PARCEL NUMBER V125-83-088-99-0005-000 (831 E. HURON RIVER DRIVE). THE SITE IS APPROXIMATELY 3.980 ACRES. IT IS LOCATED IN THE R1-C, SINGLE FAMILY RESIDENTIAL DISTRICT. THIS SITE IS LOCATED ON THE NORTH SIDE OF HURON RIVER DRIVE BETWEEN EDGEMONT AND MARTINSVILLE.**

No additional comments from staff, Commissioners or the audience.

Motion Boynton, Budd second to recommend to the Township Board of Trustees approval of a special land use permit for the Belleville Yacht Club to expand their club use by constructing an

accessory building at their facility located at 831 E. Huron River Drive, parcel number V125-83-088-99-0005-000, on approximately 3.980 acres zoned R1-C, Single Family Residential, located on the north side of Huron River Drive between Edgemont and Martinsville Roads, subject to the recommendations in Director Akers staff memo dated 5-18-17 with the condition the applicant obtain final site plan approval. (Letter Attached)

Roll Call:

Yeas: Atchinson, Budd, Boynton, Franzoi and Thompson.

Nays: None.

Absent: Kelley.

Motion Carried.

ITEM # 2 17-016 – PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, BELLEVILLE YACHT CLUB, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO BUILD AND ACCESSORY BUILDING AT THEIR FACILITY LOCATED AT 831 E. HURON RIVER DRIVE, VAN BUREN TOWNSHIP, MI 48111.

LOCATION: PARCEL NUMBER V125-83-088-99-0005-000 (831 E. HURON RIVER DRIVE). THE SITE IS APPROXIMATELY 3.980 ACRES. IT IS LOCATED IN THE R1-C, SINGLE FAMILY RESIDENTIAL DISTRICT. THIS SITE IS LOCATED ON THE NORTH SIDE OF HURON RIVER DRIVE BETWEEN EDGEMONT AND MARTINSVILLE.

Director Akers recommended the Commission postpone their decision on preliminary site plan approval to allow the applicant to address modifications to the site plan. The applicant has agreed to resubmit a revised site plan addressing the modifications prior to the next meeting.

Motion Boynton, Budd second to postpone the decision on preliminary site plan approval until the next Planning Commission meeting. Motion Carried.

ITEM # 3 17-014 – REZONING 49412 MICHIGAN AVENUE FROM C (LOCAL BUSINESS) AND C-2 (EXTENSIVE HIGHWAY BUSINESS) TO C-1 (GENERAL BUSINESS).

LOCATION: THIS SITE IS LOCATED AT 49412 MICHIGAN AVENUE WHICH IS LOCATED WEST OF DENTON ROAD, BETWEEN MOTT ROAD AND MICHIGAN AVENUE.

No additional comments from staff, Commissioners or the audience.

Motion Budd, Atchinson second to recommend to the Township Board of Trustees approval of the request to amend the Township’s Zoning Map by rezoning the property located at 49412 Michigan Avenue, parcel number V125-83-021-01-0009-304 from C, Local Business and C-2, Extensive Highway Business to C-1, General Commercial, based upon the reasons in Director Akers staff memo dated 5-18-17:

- A. The C-1, General Commercial would be consistent with the zoning of adjacent properties.
- B. The proposed rezoning would be consistent with the Township’s Future Land Use Map which designates this property as “General Commercial”.

- C. The frontage on Michigan Avenue and Denton Road allow for sufficient vehicular access to handle a more intense commercial use on the property.
- D. The proposed rezoning does not create any shortages of available vacant commercially zoned property in the Township. (Letter Attached)

Roll Call:

Yeas: Budd, Atchinson, Boynton, Franzoi and Thompson.

Nays: None.

Absent: Kelley.

Motion Carried.

GENERAL DISCUSSION:

Director Akers discussed the following items:

1. **Open Storage of Trailers and RV's:** Director Akers discussed rear storage limitations and lot occupancy, inquiring if the Commission would like to consider modifying language in the Zoning Ordinance. Commissioners discussed seasonal storage, limiting the number of items stored, not allowing storage on lots without homes, permits for a designated number of days and looking into what other communities have in place. Director Akers will gather more information to bring back to the Commission for review and discussion.
2. **"Tiny Houses" Accessory Structures:** Director Akers discussed "tiny houses" and their several different meanings/types (detached home, permanent on ground, built on chassis). These homes are not considered in the new zoning ordinance. Commissioners discussed possible size standards, effect on property values and lot size requirements. Director Akers will gather more information for the Commission to review and discuss.
3. **Medical Marijuana Moratorium – Update:** Director Akers gave an update on the medical marijuana moratorium, which was extended an additional six (6) months until December to see if the State provided more clarification. The medical marijuana subcommittee will be meeting soon to discuss further action. Commissioners Boynton and Atchinson will serve on the subcommittee. Director Akers will reach out to Commissioner Kelley as well.
4. **Air BnB:** Director Akers discussed Air BnB (short-term) rentals, with Van Buren Township being a lake community there could be short-term rentals, which may bring concern to residents. The State of Michigan is looking to amend the requirements to allow short-term rentals. Director Akers has not seen any short-term rentals currently in the township. Commissioner Boynton informed the Commission there was a workshop at the Michigan Association of Planners (MAP) conference that discussed the extensive steps taken to regulate these rentals. Director Akers will look into the matter further and bring back additional information for the Commission to review and discuss.

Motion Boynton, Franzoi second to adjourn at 8:47 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 #TLU17 -020 – Angry Tiger Fireworks
Agenda Item for June 14, 2017

DATE: June 1, 2017

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, 2017 through July 5, 2017, 9:00 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)** – 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.

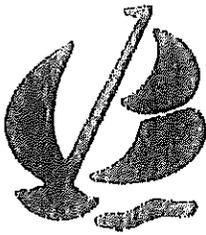
15. Necessity of performance bond to ensure prompt removal (Section 4.44.c.15) – The property owner will be responsible for ensuring the site is returned to its pre-sale condition.

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 fourth year Angry Tiger Fireworks is requesting a temporary use permit from the Planning Commission to operate a fireworks tent in the Township. Although there is one application item missing, the temporary use should function well on the site if the conditions are met. Therefore, we recommend approval of this application subject to the following conditions:

1. The applicant provides the Township with a copy of an agreement with property owner for trash disposal and clean-up of site after use.
2. That the applicant provide for employee sanitary facilities, such as approved use of a bathroom in the main building or a porta-potty.
3. 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

RECEIVED
 MAY 30 2017

DATE: 5-10-17

17-020

BY: _____

BUSINESS NAME: ANGRY TIGER FIREWORKS LLC

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

SUPERVISOR FOR SITE: FRANK MATTEI PHONE # _____

EVENT TITLE: RETAIL FIREWORKS SALES

TYPE OF EVENT: SALES DATE(S): JUNE 20 - JULY 5

LOCATION OF EVENT: 41001 HURON RIVER DR METRO PARK

ADDRESS OF LOCATION: SAME AS ABOVE PARTY STORE

PROPERTY OWNER REPRESENTATIVE: GEORGE SHAMMAS PHONE # 734 699 5810

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

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)

5/10/17
 (DATE SIGNED)

 (APPROVED BY)

 (DATE SIGNED)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/25/2017

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 have ADDITIONAL INSURED provisions or 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 Brown & Brown - Daytona Beach 220 S. Ridgewood Ave., Suite 210 Daytona Beach FL 32114	CONTACT NAME: Courtney Crown PHONE (A/C, No, Ext): 386-239-7237 E-MAIL ADDRESS: ccrown@bbdaytona.com	FAX (A/C, No): 386-323-9147
	INSURER(S) AFFORDING COVERAGE	
INSURED AMERI43 AMERICAN EAGLE SUPERSTORE, INC 2203 DEERFIELD DR FORT MILL SC 29715	INSURER A: JAMES RIVER INSURANCE COMPANY NAIC # 11000	
	INSURER B: Arch Insurance Company NAIC # 11150	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES **CERTIFICATE NUMBER:** 718004736 **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			000487675	9/15/2016	9/15/2017	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$EXCLUDED PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$5,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						\$ \$ \$ \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			UXP005908801	9/15/2016	9/15/2017	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$ PER STATUTE OTH-ER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	EXCESS LIABILITY			000549235	9/15/2016	9/15/2017	EACH OCCURRENCE 4,000,000 AGGREGATE 4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
NON OWNED FIREWORKS STAND LIMITATION PER FORM FP5271-0612 AND VENDORS COVERAGE PER WRITTEN CONTRACT PER FORM FP5279-0112 FOR GENERAL LIABILITY. GENERAL LIABILITY AND EXCESS LIABILITY COVERAGES TOTAL \$11,000,000 PRODUCTS AND COMPLETED OPERATIONS AGGREGATE AND \$14,000,000 PREMISE LIABILITY AGGREGATE. DURING PERIODS WHEN CONSUMER FIREWORKS ARE SOLD.
George Shammas, Metro Park Party Store, Township of Vanburen
41001 E. Huron River Dr.
See Attached...

CERTIFICATE HOLDER Angry Tiger Fireworks LLC 41001 E. Huron River Dr. Belleville MI 48111	CANCELLATION 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
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ADDITIONAL REMARKS SCHEDULE

AGENCY Brown & Brown - Daytona Beach		NAMED INSURED AMERICAN EAGLE SUPERSTORE, INC 2203 DEERFIELD DR FORT MILL SC 29715	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Belleville, MI
 48111

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – PREMISES LIABILITY FOR PYROTECHNIC STANDS

This endorsement modifies insurance provided by the Coverage Part(s) checked below:

- All Coverage Parts or
 Only the following checked Coverage Part(s)
- COVERAGE PART A - COMMERCIAL GENERAL LIABILITY
 - N/A COVERAGE PART B - CONTRACTOR'S POLLUTION LIABILITY
 - N/A COVERAGE PART C - PROFESSIONAL LIABILITY
 - N/A COVERAGE PART D - SITE ENVIRONMENTAL LIABILITY
 - N/A COVERAGE PART E - PRODUCTS POLLUTION LIABILITY
 - N/A COVERAGE PART F - OTHER

Solely with respect to coverage afforded by the Coverage Part(s) checked above:

SECTION II – Who Is An Insured is amended to include as an additional insured any person or organization you are required to include as an additional insured on this Policy by written contract or written agreement in effect during this "policy period", and executed prior to the "occurrence" of any "bodily injury" or "property damage" but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by:

1. The acts or omissions of the additional insured, or
2. The acts or omissions of those acting on behalf of the additional insured,

provided that the additional insured is the owner, occupier or operator of the "owned stand" and carries the Named Insured's pyrotechnic products.

The insurance provided to the additional insured(s) under this endorsement is limited as follows:

1. The person or organization is only an additional insured:
 - a. with respect to contractual liability for "bodily injury" or "property damage" resulting from the presence of the Named Insured's pyrotechnic products; and
 - b. with respect to "occurrences" that take place at the additional insured's "owned stand"; and
 - c. if prior to the "occurrence":
 - i. they obtain a certificate of insurance from a retail insurance agent, and
 - ii. whose certificate of insurance is on file with us; and
 - d. for such "owned stands" designated in, and for the time period specified in, such certificate of insurance.

As used in this endorsement, "owned stand" means any premises, site or location, including temporary structures, which is owned, occupied by, or operated by the additional insured, and is used for the retail sale of the Named Insured's pyrotechnic products.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

- g. Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor;
 - h. "Bodily injury", "property damage", or "personal and advertising injury" arising out of the sole negligence of the Additional Insured; or
 - i. "Bodily injury", "property damage", or "personal and advertising injury" to any "employee" of the Named Insured or to any obligation of the Additional Insured to indemnify another because of damages arising out of such injury.
2. This insurance does not apply to any insured person or organization, from which you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.
3. In the event that the Limits of Insurance provided by this Policy exceed the Limits of Insurance required by the written contract or written agreement, the insurance provided by this endorsement shall be limited to the Limits of Insurance required by the written contract or written agreement. This endorsement shall not increase the Limits of Insurance stated in the Declarations.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - VENDORS

This endorsement modifies insurance provided by the Coverage Part(s) checked below:

- All Coverage Parts or
 Only the following checked Coverage Part(s)
- COVERAGE PART A - COMMERCIAL GENERAL LIABILITY
 - N/A COVERAGE PART B - CONTRACTOR'S POLLUTION LIABILITY
 - N/A COVERAGE PART C - PROFESSIONAL LIABILITY
 - N/A COVERAGE PART D - SITE ENVIRONMENTAL LIABILITY
 - N/A COVERAGE PART E - PRODUCTS POLLUTION LIABILITY
 - N/A COVERAGE PART F - OTHER

Solely with respect to coverage afforded by the Coverage Part(s) checked above:

SCHEDULE

Per Written Contract

SECTION II – WHO IS AN INSURED - is amended to include as an Insured the person or organization shown in the Schedule as an Additional Insured but only with respect to the distribution or sale in the regular course of the Additional Insured's business of "your product", and, for "bodily injury", "property damage", or "personal and advertising injury" arising out of the defective manufacturing, designing or warning of "your product". The coverage afforded to the Additional Insured is solely limited to liability directly caused by "your product" which is imputed to the Additional Insured.

Where no coverage shall apply herein for the Named Insured, no coverage or defense shall be afforded to the Additional Insured.

With respect to the coverage afforded to the Additional Insured, the following exclusions apply:

1. This coverage does not apply to:
 - a. "Bodily injury", "property damage", or "personal and advertising injury" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
 - b. Any express warranty unauthorized by you;
 - c. Any physical or chemical change in the product made intentionally by the vendor;
 - d. Repackaging, unless unpacked solely for the purpose of inspection, demonstration, testing or the substitution of parts under instruction from the manufacturer, and then repackaged in the original container;
 - e. Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;
 - f. Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;

or on behalf of the additional insured(s) at the location of the covered operations, has been completed; or

- b. That portion of "your work" out of which the "bodily injury" or "property damage" arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project;

provided that item 3.a. and 3.b. above shall not apply if such coverage is required by written contract or written agreement in effect during this "policy period" and executed prior to the "occurrence" of any "bodily injury" or "property damage".

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED—AUTOMATIC STATUS WHEN REQUIRED BY WRITTEN CONTRACT OR WRITTEN AGREEMENT

This endorsement modifies insurance provided by the Coverage Part(s) checked below:

- All Coverage Parts or
 Only the following checked Coverage Part(s)
- COVERAGE PART A - COMMERCIAL GENERAL LIABILITY
 - N/A COVERAGE PART B - CONTRACTOR'S POLLUTION LIABILITY
 - N/A COVERAGE PART C - PROFESSIONAL LIABILITY
 - N/A COVERAGE PART D - SITE ENVIRONMENTAL LIABILITY
 - N/A COVERAGE PART E - PRODUCTS POLLUTION LIABILITY
 - N/A COVERAGE PART F - OTHER

Solely with respect to coverage afforded by the Coverage Part(s) checked above:

SECTION II – Who Is An Insured is amended to include as an additional insured any person or organization you are required to include as an additional insured on this Policy by written contract or written agreement in effect during this "policy period" and executed prior to the "occurrence" of any "bodily injury" or "property damage" but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by:

1. Your acts or omissions, or
2. The acts or omissions of those acting on your behalf.

Liability for the above acts or omissions includes the liability you are required to assume in a written contract or written agreement with an additional insured that is specifically related to "your work", provided that assumption of the additional insured's liability is permitted by law.

The insurance provided to the additional insured(s) under this endorsement is limited as follows:

1. In the event that the Limits of Insurance provided by this Policy exceed the Limits of Insurance required by the written contract or written agreement, the insurance provided by this endorsement shall be limited to the Limits of Insurance required by the written contract or written agreement. This endorsement shall not increase the Limits of Insurance stated in the Declarations.
2. Any coverage provided by this endorsement to an additional insured(s) shall be excess over any other valid and collectible insurance available to the additional insured whether primary, excess, contingent or on any other basis unless a written contract or written agreement specifically requires that this insurance apply on a primary and noncontributory basis.
3. With respect to the insurance afforded to the additional insured(s), the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

- a. All work, including materials, parts or equipment furnished in connection with such work, (other than service, maintenance or repairs) on the project to be performed by

Michigan Department of Licensing and Regulatory Affairs
BUREAU OF FIRE SERVICES
3101 TECHNOLOGY BLVD., SUITE H
LANSING, MI 48909

16052017

franco mattei
angry tiger fireworks llc
18509 savage road
belleville MI 48111

COMPLAINT INFORMATION:

THE ISSUANCE OF THIS LICENSE SHOULD NOT BE CONSTRUED AS A
WAIVER, DISMISSAL OR ACQUIESCENCE TO ANY COMPLAINTS OR
VIOLATIONS PENDING AGAINST THE LICENSEE, ITS AGENTS OR
EMPLOYEES.

FUTURE CONTACTS:

YOU SHOULD DIRECT INQUIRIES REGARDING THIS LICENSE
OR ADDRESS CHANGES TO THE DEPARTMENT OF LICENSING
AND REGULATORY AFFAIRS BY CALLING (517) 241-8847

YOUR LICENSE MUST BE DISPLAYED IN A PROMINENT PLACE.

RICK SNYDER
Governor

STATE OF MICHIGAN
Michigan Department of Licensing and Regulatory Affairs

TYPE OF CONSUMER FIREWORKS RETAIL FACILITY: TEMPORARY
ISSUED TO THIS CONSUMER FIREWORKS RETAIL FACILITY PURSUANT TO THE
MICHIGAN FIREWORKS SAFETY ACT, P.A. 256 OF 2011.

THIS CERTIFICATE REMAINS THE PROPERTY OF THE MICHIGAN DEPARTMENT OF
LICENSING AND REGULATORY AFFAIRS (LARA), AND IS TRANSFERABALE UNDER
CONDITIONS SPECIFIED IN MCL 28.454(6), MICHIGAN FIREWORKS SAFETY
ACT. THIS CERTIFICATE IS SUBJECT TO PAYMENT OF CERTIFICATE FEES FOR
INITIAL AND ANNUAL APPLICATION OR TRANSFER FEES.

angry tiger fireworks llc
41001 e huron river dr
belleville MI 48111

Certificate Number
2017-CT00532

Expiration Date:
04/30/2018

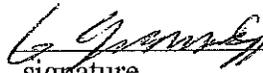
This document is duly
issued under the laws of
the State of Michigan

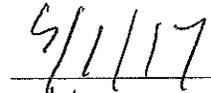
Permission for land use statement

To whom it may concern,

I George Shammas hereby give permission to Angry Tiger Fireworks LLC. To use the parking lot.

Located at 41001 for the purpose of a retail fireworks tent.


signature


date

Logistics and Security ,Bathroom, Sanitation

Storage, Transport

In regards to the transport of fireworks to magazine they will be delivered from various importers all firework shipments will contain a bill of lading that will include tare composition weight at time of purchase and transport to this facility which shall be kept on hand for inspection at anytime. 90% of fireworks at this facility be delivered the other 10% shall be moved to magazine in quantities of less than 500 lbs at one time.

In regards to security in the application of storage of fireworks at this facility a 20x8 magazine "shipping container" with a round tite pad lock will be utilized to secure fireworks. The magazine meets all NFPA, State, and Federal guidelines for safe and secure storage of 1.4 fireworks.

Bathrooms

Bathrooms will be provided by land owners when applicable, as well as porta poties provided by Angry Tiger Fireworks when no other option is available.

Sanitation

Angry Tiger Fireworks has a excellent reputation for keeping clean we will maintain our high standards by making sure we pick up after ourselves.

For questions call
Frank Mattei 734 334 6141

Thank you

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

Angry Tiger Fireworks

41001 huron river dr

Rule 8. Plans

(1)

(a) Minimum Distances from the following:

(i) Public Ways –

- **To West haggerty over 50ft**
- **To huron river dr 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:
van buren township fd

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.

ANGRY TIGER FIREWORKS LLC
ANGRY TIGER FIREWORKS LLC
18509 SAVAGE RD
BELLEVILLE, MI 48111-9671

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

184 (Rev. 4-08)

STATE OF MICHIGAN
DEPARTMENT OF TREASURY

ANGRY TIGER FIREWORKS LLC
ANGRY TIGER FIREWORKS LLC
18509 SAVAGE RD
BELLEVILLE, MI 48111-9671

Sales Tax
License

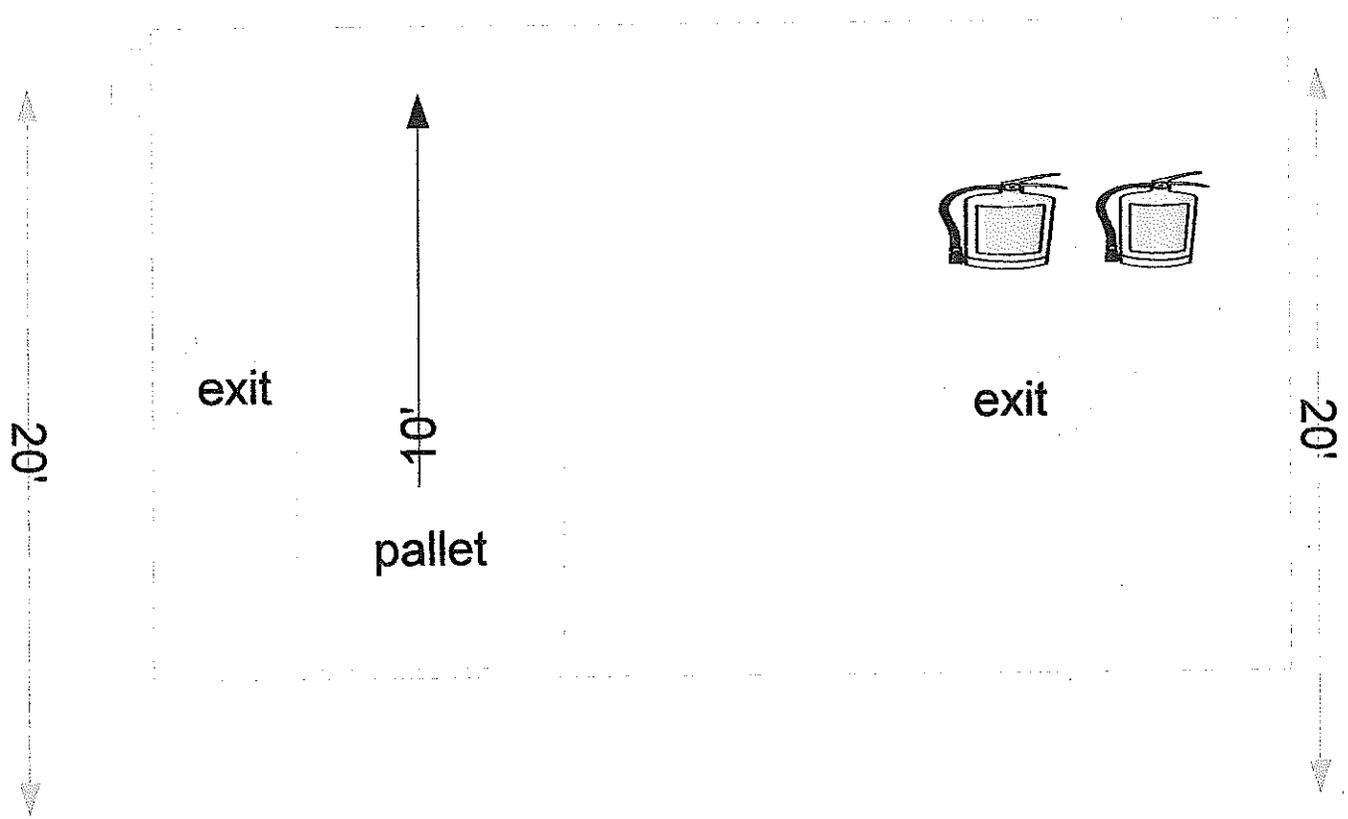
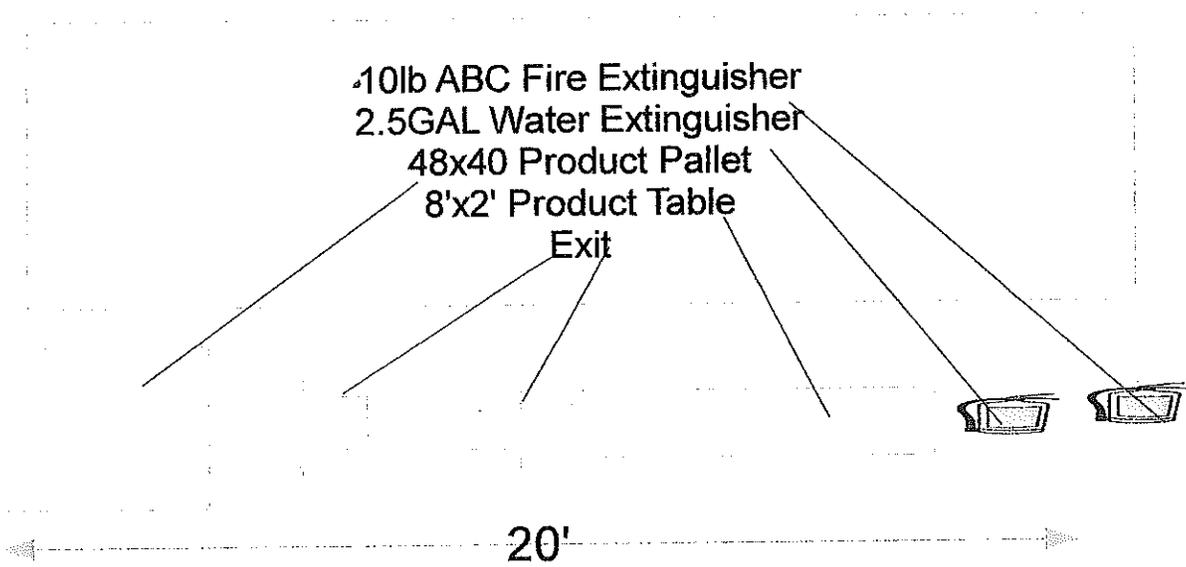
ACCOUNT NUMBER
46-2371977

EXPIRATION DATE
Dec 31, 2017

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

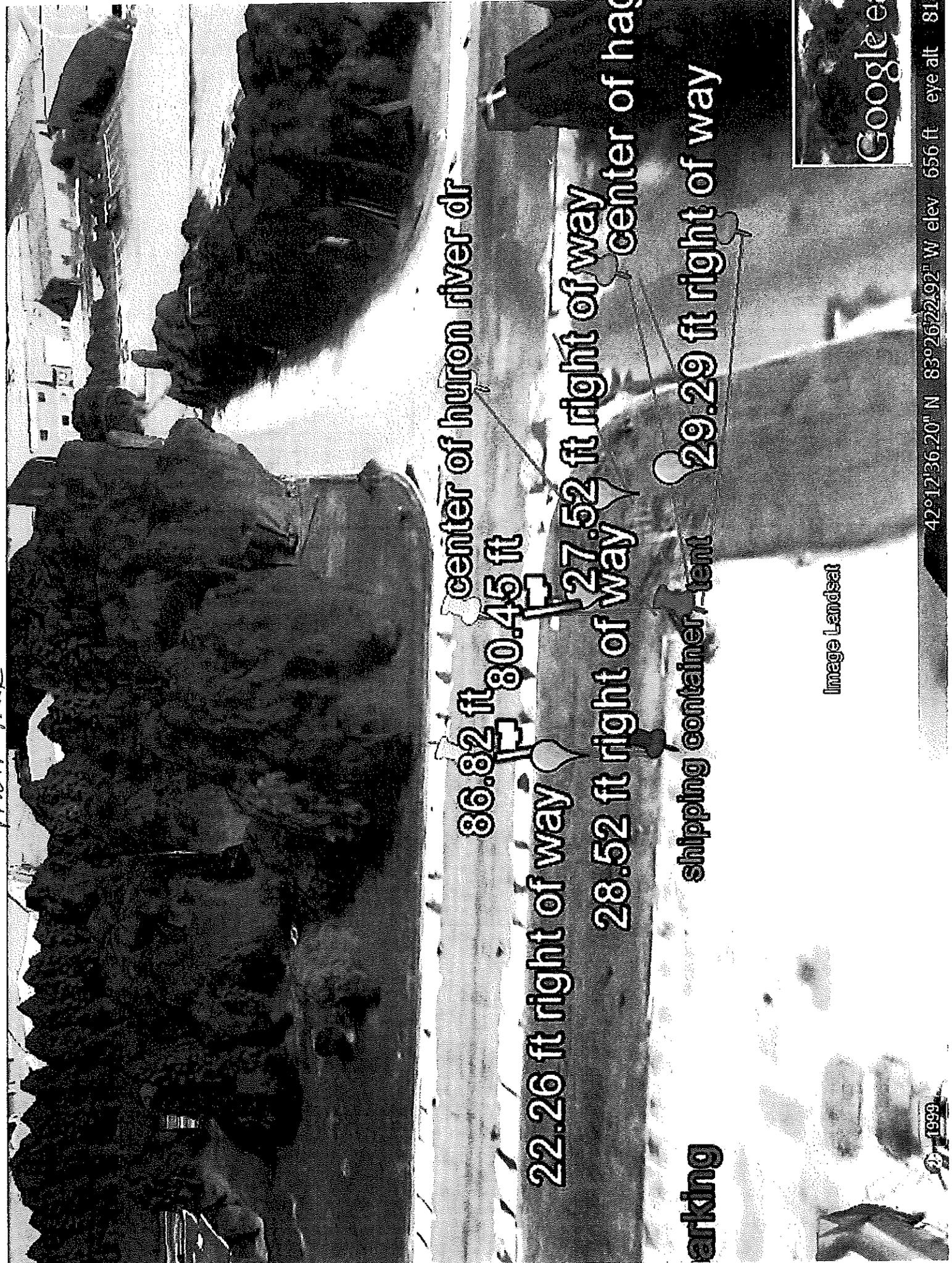
Issued under authority of P.A. 167 of 1933, as amended.





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.

river bank



center of huron river dr

86.82 ft
80.45 ft

22.26 ft right of way

27.52 ft right of way

28.52 ft right of way

center of haq

parking

shipping container - tent

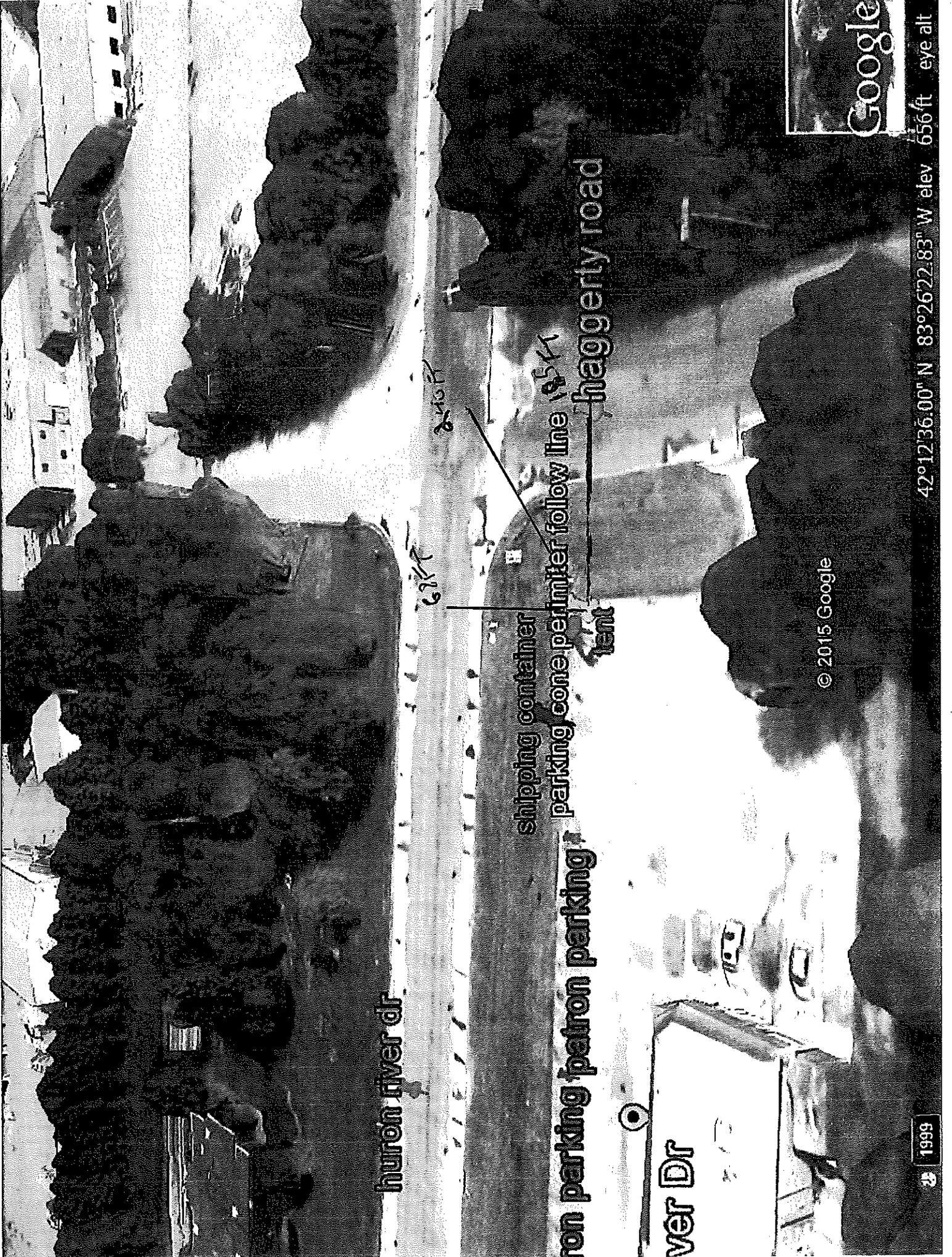
29.29 ft right of way

Image Landsat

Google e

© 1999

42°12'36.20" N 83°26'22.92" W elev 656 ft eye alt 81



huron river dr

shipping container

parking cone perimeter follow line

tent

haggerty road

ver Dr

© 2015 Google

Google

1999

42°12'36.00" N 83°26'22.83" W elev 656 ft eye alt

PLANNING & ZONING APPLICATION

Case number 17-016

Date Submitted 4-27-2017

APPLICANT INFORMATION

Applicant BYC Phone 313-215-3013
Address 331 E Huron River Dr Fax _____
City, State Bellefonte PA Zip 16811
E-mail Scottj@LW-grp.com Cell Phone Number 313-215-3013
Property Owner _____ Phone _____
(if different than applicant)
Address _____ Fax _____
City, State _____ Zip _____
Billing Contact _____ Phone _____
Address _____ Fax _____
City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project TIKE BUILDING
Parcel Id No. V125-83- Project Address 331 E Huron River Dr
Attach Legal Description of Property
Property Location: On the North Side of Huron River Dr Road; Between MARTINSVILLE Road
and EDGE MENT Road. Size of Lot Width _____ Depth _____
Acreage of Site 4.1 Total Acres of Site to Review _____ Current Zoning of Site _____
Project Description: NECESSARY BUILDING CONSTRUCTION.

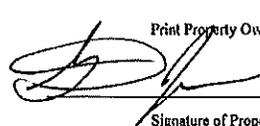
Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO
Current Zoning of Site R1-C Requested Zoning N/A

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 _____
Is there an official Woodland within parcel? NO Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees _____

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

BYC Commodore Scott Jones
Print Property Owners Name
 Signature of Property Owner
4-27-2017 Date

STATE OF MICHIGAN
COUNTY OF WAYNE
The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.
Subscribed and sworn before me this _____ day of _____, 20____.
Notary Public, _____ County, Michigan My Commission expires _____, 20____.
Rec-112/66



Memo

DATE: June 10, 2017
TO: Planning Commission
FROM: Ron Akers, AICP – Director of Planning & Economic Development
RE: 17-016 Site Plan Review #2 for Belleville Yacht Club Accessory Building at 831 E. Huron River Drive

File Number: 17-016

Site Address: 831 E. Huron River Drive

Parcel Number: 125-83-088-99-0005-000

Parcel Size: 4.04 Acres

Location: E. Huron River Drive, East of Edgemont Street

Applicant: BYC, 831 E. Huron River Drive, Van Buren Township, MI 48111

Property Owner: Same as applicant.

Request: Applicant is requesting special land use and site plan approval to construct a detached accessory building on their property where they have a currently established country club use.

Zoning and Existing Use: R1-C, Single Family Residential, Country Club

Adjacent Zoning and Existing Uses:

North: Belleville Lake

East: R1-C (Single Family Residential) & Single Family Home

South: R1-C (Single Family Residential) & Church

West: R1-C (Single Family Residential) & Public Boat Launch

Other: Public hearing notices were published in the Belleville Area Independent on May 4, 2017 and notices were sent to all property within 300' of the subject property in accordance with the Michigan Zoning Enabling Act.

Summary:

The applicant is requesting special land use and site plan approval to construct a detached accessory building at the existing Belleville Yacht Club which is located at 831 E. Huron River Drive. The intended use of the accessory building is for a “tiki bar” which includes a lounge area, bar area, a kitchen, and restrooms. The site is approximately 4.04 acres in area and is zoned R1-C (Single Family Residential), which permits country club uses via special land use approval. The special land use was approved by the Township Board of Trustees at their June 6, 2017 meeting. The applicant has resubmitted a site plan based on the comments made in the previous site plan review letter dated May 19, 2017. I have reviewed the site plan for compliance with the Township’s Zoning Ordinance and I offer the following comments for your consideration:

1. **Use.** A use statement has been added to the site plan. This requirement has been met.
2. **Height & Bulk Standards.** The site plan has been updated to depict the location of the building and it is consistent with the required height/bulk standards of the Zoning Ordinance. This requirement has been met.
3. **Parking & Loading.** The required parking calculations and the existing parking lot has been noted on the site plan. As these parking areas are existing and the proposed accessory building is bringing the property closer into compliance with the Zoning Ordinance staff recommends that the Planning Commission approve this maximum parking space exceedance. The Planning Commission will need to specifically mention this in their site plan approval.

The required loading/unloading area has been added to the site plan and thus this requirement has been met.

4. **Landscaping and Screening.** We have reviewed the applicants proposed landscaping plans and offer the following comments.
 - a. **Frontage Landscaping.** The applicant has added sufficient frontage landscaping to meet the Zoning Ordinance, but did not include the size of the plantings. The Zoning Ordinance requires the following:

Deciduous Trees – 3-inch caliper minimum
Ornamental Trees – 2 inch caliper minimum
Deciduous Shrubs – 3 feet minimum height

These changes will need to be highlighted on the plans.
 - b. **Parking Lot Landscaping.** There are no proposed changes to the parking area. A main intent of parking lot landscaping is to prevent headlight glare from spilling onto adjacent properties. There are no residential structures directly to

the east of the parking lot which would burden from headlight glare and the parcel immediately to the west already has a screening buffer and is a boat launch. There is a home adjacent to the driveway opening, but there is already mature existing vegetation which prevents this glare. Based on the existing mitigation measures and that no improvements are proposed to the parking lot, staff does not recommend the requirement of additional parking lot landscaping. This will be required when improvements are made to the parking lot.

- c. **Greenbelt Buffering.** The Zoning Ordinance when comparing residential to residential districts requires a ten (10) foot wide buffer, with one tree per 30 linear feet. This standard is not specifically required as it is neither a site condominium or a subdivision, but it is certainly a good idea as the country club is a more intensive use than a single family residential use. Upon review of the property this requirement appears to be met on the east property line for the areas between the front line of the building toward Belleville Lake and has been depicted on the updated site plan.
 - d. **Garbage Collection Area.** The existing garbage collection area has been depicted on the site plan and the applicant is proposing to install a dumpster enclosure. The plans depict the location of the dumpster enclosure area, but do not depict the materials or height of the dumpster enclosure. This will need to be added to the plans.
 - e. **Mechanical and Utility Equipment.** The Zoning Ordinance requires that any mechanical or utility equipment be screened from off-site views. There are none depicted on the plans which I observed, but if there are any associated with the new development these will need to be screened.
5. **Exterior Lighting.** As this is a relatively minor scale improvement and much of the infrastructure is existing, a photometric plan is not necessary. There are currently no proposed wall packs on the new building, but if there are any to be installed at a later date they will need to comply with the exterior lighting standards in the Zoning Ordinance which includes that they be cut-off and down shielded.
6. **Required Site Plan Information.** Section 12 of the Zoning Ordinance depicts the information required on a site plan. There are a few minor items which are required that are not depicted on this current site plan. These are as follows:
- A. There needs to be a note on the site plan which states, "Paved surfaces, walkways, signs, lighting and other structures and surfaces shall be maintained in a safe, attractive condition as originally designed and constructed."
 - B. There needs to be a note on the site plan which states, "Owner agrees to seasonal maintenance program and will replace all diseased, dead or damaged plants, replenish mulch, control weeds, fertilize and prune beginning upon completion of construction of landscaping."

Recommendation:

Based on the above mentioned comments staff recommends granting final site plan approval for the construction of a detached accessory building at 831 E. Huron River Drive based on the findings and conclusions in the staff report dated June 10, 2017 and subject to the following comments and conditions:

1. Approval shall be conditioned upon the applicant revising and resubmitting the site plan to satisfy the following deficiencies which shall be reviewed by Township staff to determine their compliance with the Township Zoning Ordinance:
 - a. The applicant will need to include the size of the proposed plantings in the frontage landscaping.
 - b. The height and materials of the dumpster enclosure will need to be added to the site plan.
 - c. There needs to be a note on the site plan which states, "Paved surfaces, walkways, signs, lighting and other structures and surfaces shall be maintained in a safe, attractive condition as originally designed and constructed."
 - d. There needs to be a note on the site plan which states, "Owner agrees to seasonal maintenance program and will replace all diseased, dead or damaged plants, replenish mulch, control weeds, fertilize and prune beginning upon completion of construction of landscaping."
2. The approval shall be conditioned upon the applicant obtaining approval from the Van Buren Township Fire Marshall.
3. The Planning Commission approves the modified parking requirement as discussed in item 3 above.

Site Plan Review Checklist

17-016 BYC Accessory Building

Required Information	Included	Needed	Not Applicable
Title and date of plan, including the date and nature of all subsequent revisions.	X		
North arrow and scale. The scale shall be not less than 1 inch equals 50 feet for property under 3 acres and at least 1 inch equals 100 feet for those 3 acres or more.	X		
Location map showing the site in relation to existing roads and developments within the Township.	X		
The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties.	X		
Boundary of the tract shown by a heavy line: a legal description or the parcel and the acreage.	X		
Zoning classification of the petitioner's parcel and all abutting parcels.	X		
The location and height of all existing and proposed structures on and within 100 feet of the subject property.	X		
The location and the pavement and right of way width of all abutting roads and streets and driveway locations on abutting public streets.	X		
The name, address and telephone number of the property owner or petitioner.	X		
The name, firm, address and telephone number of the professional civil engineering or architectural firms responsible for the preparation of the site plan (including imprint of professional seal).	X		
Notation of Township, County or State license, permits required and/or secured.	X		
A note to pick up debris within property limits weekly or as needed.			X
A statement on intended phases of the project.			X
A description of the proposed use including the nature of the proposed use and other general information describing the use.	X		
Existing and proposed topography with contours at 2 foot intervals (based on USGS datum), extending a minimum of 200 feet beyond site boundaries.			X
Description of soil erosion and sedimentation control measures.			X
Location of clusters of trees on site and all existing trees five (5) inches or greater in diameter.			X
Location of existing wetlands.			X

Required Information	Included	Needed	Not Applicable
Location of flood plains drainage courses, lakes, ponds, drains, rivers and streams including their water surface elevation, flood plain elevation and normal high water elevation.	X		
Soil characteristics of the parcel to at least the detail provided by the U .S. Soil and Conservation Service "Soil Survey of Wayne County."			X
On parcels more than 1 acre, a grading plan showing finished contours at a maximum interval of 2 feet, correlated with existing contours so as to indicate required cutting, filling and grading.			X
A schedule of parking needs. Separate drawings may be submitted to indicate usable floor areas, etc. for computation of parking needs. Each individual parking space shall be indicated including typical parking space dimensions for regular and handicapped spaces and type of lot surfacing.	X		
A note specifying maintenance of paved surfaces and other improvements as follows: "Paved surfaces, walkways, signs, lighting and other structures and surfaces shall be maintained in a safe, attractive condition as originally designed and constructed.		X	
Parking lot striping and markings shall be maintained in a clearly visible condition."			X
The location of all rubbish receptacles and the location, height and type of fences and walls to screen receptacles.		X	
Location of existing and proposed fire hydrants, water mains, pump houses, stand pipes, building services and sizes including proposed connections to public sewer or water supply systems and/or considerations for extensions to loop other public water mains in adjacent public rights of way.	X		
Location and dimension of required easements for public right-of way, utilities, access and shared access.	X		
The proposed finish grade of buildings, driveways, walkways, parking lots and lawned areas.			X
Proposed sanitary sewer facilities and location of all existing utilities, easements, vacations and the general placement of line, tie ins to buildings, pump stations and lift stations.	X		
Description of a feasible storm drainage system and proposed storm sewer facilities (sewers and appurtenances) including catch basins, outlets, enclosed or open ditches and proposed swales for the retention of off-site drainage.	X		
Storm water calculations permit review of any proposed retention of drainage off site.			X

Required Information	Included	Needed	Not Applicable
Front, rear and side elevations of proposed buildings and proposed type of building materials, roof design, projections, canopies and overhangs, screen walls and accessory buildings, and any other outdoor mechanical equipment, i.e., air conditions, heating units, etc.	X		
Traffic and pedestrian circulation patterns both within the site and on the public streets adjacent to the site and the proposed location and dimensions of any pedestrian sidewalks, malls and open areas for parks and recreation either required or otherwise deemed necessary by the Planning Commission. A concrete sidewalk 5 feet in width shall be provided within the public right of way 1 foot from the subject site's property line where the subject site borders a public right of way.			X
Entrance details including sign locations and size.			X
Plans and specifications (height, cross sections materials) for greenbelts, berms, fences, walls or other protective barriers required by this Ordinance.			X
Designation of fire lanes.			X
Detailed landscape plan (including topography and utilities above and below ground) sealed by a registered landscape architect in conformance with the requirements of <i>Article 10</i> of this Ordinance, indicating the location, type and size of trees, plants, berms etc.	X		
A note specifying annual landscape maintenance procedures such as the following: "Owner agrees to seasonal maintenance program and will replace all diseased, dead or damaged plants, replenish mulch, control weeds, fertilize and prune beginning upon completion of construction of landscaping."		X	
The location and type of outdoor lighting, proposed illumination patterns (including a photometric plan), and method of screening to prevent glare onto adjacent properties.	X		
The location, height and area of all signs.			X
The location of any outdoor storage of material(s) and the manner in which it shall be screened or covered.			X
Information and plans for the storage, loading, disposal and transfer of any hazardous/toxic waste (gas, oil, transmission fluid, lubricants, solvents, etc.). If any underground tank is used, the location, size, construction and use of the tank shall be specified on the site plan.			X

Required Information	Included	Needed	Not Applicable
Information and special data which may be critical to the adequate review of the proposed use and its impact on the site or Township. Such data requirements may include traffic studies (<u>Section 9.106(H)</u>), market analysis, site investigation report, environmental assessments (including inventory and impact data on flora, fauna, natural resources, hazardous materials, erosion control and pollution), demands on public facilities and services and estimates of potential costs to the Township due to failures as a basis for performance guarantees.			X
Recreation and open space areas for residential development projects shall be provided where deemed necessary by the Planning Commission.			X
Other data which the Township may reasonably deem necessary for adequate review.			X
With residential proposals a site summary indicating the number and location of 1 bedroom units, 2 bedroom units, etc. typical floor plans with the square feet of floor areas; density computation; recreation facilities; open spaces; street names; and lot coverage. A statement as to whether the project is to be a condominium, cooperative or rental shall also be provided.			X
With nonresidential proposals, the number of offices, number of employees, the number of floors, typical floor plans and the gross and usable floor area shall be provided.	X		
With residential proposals, details of a community building, swimming pool and fencing and carport locations, if proposed shall be provided.			X
Information regarding the number of times separate plans have been submitted to the Township for review of additions or alterations to the existing building or site in the past.	X		
Clear documentation for all proposed changes to the existing site, building or land use.	X		
The Declaration of Protective Covenants, Conditions and Restricts, (CC&Rs), or some other document with similar provisions, if proposed or anticipated by the property owner.			X

Required Information	Included	Needed	Not Applicable
<p>For sites with regular truck traffic, a truck circulation diagram indicating the type and volume of truck traffic anticipated at the site and defining all truck access and circulation lanes and truck loading/unloading areas on the site plan. The diagram must include the dimensions of trucks anticipated at the site and must show all existing and proposed truck circulation patterns, including the direction and flow of truck traffic on the site, turning radii, and sufficient maneuvering space and pavement design to accommodate trucks in accordance with the American Association of State Highway and Transportation Officials or another standard specified by the Township Engineer.</p>			X
<p>Any other information as required by the Planning Commission or Director of Planning which will assist in evaluation of the proposed use.</p>			X



Case 17-016
 Parcels w/in 300'
 Tax Parcels

Parcel ID	Address
83 088 99 0003 002	801 E HURON RIVER DR
83 088 99 0007 704	891 E HURON RIVER DR
83 088 99 0001 000	
83 088 99 0002 000	783 E HURON RIVER DR
83 088 99 0004 000	817 E HURON RIVER DR
83 088 99 0003 001	
83 088 99 0007 705	885 E HURON RIVER DR
83 088 99 0018 700	894 E HURON RIVER DR
83 088 99 0016 000	878 E HURON RIVER DR
83 088 99 0012 701	824 E HURON RIVER DR
83 088 99 0010 701	794 E HURON RIVER DR
83 088 99 0009 001	768 E HURON RIVER DR
83 088 99 0013 704	810 E HURON RIVER DR
83 088 99 0006 701	855 E HURON RIVER DR
83 088 99 0006 702	E HURON RIVER DR
83 088 99 0014 000	864 E HURON RIVER DR
83 088 99 0005 000	831 E HURON RIVER DR
83 088 99 0008 702	905 E HURON RIVER DR
83 088 99 0008 701	893 E HURON RIVER DR
00 000 00 0000 000	

- 83 088 99 0005 000
831 E HURON RIVER DR
- 83 088 99 0003 001
Ezoa Ln
- 83 088 99 0001 000
- 83 088 99 0003 002
801 E HURON RIVER DR
- 83 088 99 0004 000
817 E HURON RIVER DR
- 00 000 00 0000 000
- 83 088 99 0009 001
768 E HURON RIVER DR
- 83 088 99 0010 701
794 E HURON RIVER DR
- 83 088 99 0013 704
810 E HURON RIVER DR
- 83 088 99 0006 701
855 E HURON RIVER DR
- 83 088 99 0006 702
E HURON RIVER DR
- 83 088 99 0014 000
864 E HURON RIVER DR
- 83 088 99 0005 000
831 E HURON RIVER DR
- 83 088 99 0008 702
905 E HURON RIVER DR
- 83 088 99 0008 701
893 E HURON RIVER DR
- 83 088 99 0007 704
891 E HURON RIVER DR
- 83 088 99 0007 705
885 E HURON RIVER DR
- 83 088 99 0008 702
905 E HURON RIVER DR
- 83 088 99 0006 702
E HURON RIVER DR
- 83 088 99 0016 000
878 E HURON RIVER DR
- 83 088 99 0012 701
824 E HURON RIVER DR
- 83 088 99 0014 000
864 E HURON RIVER DR
- 83 088 99 0018 700
894 E HURON RIVER DR
- 83 088 99 0006 701
855 E HURON RIVER DR
- 83 088 99 0006 702
E HURON RIVER DR

300'

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **Wednesday, May 24, 2017 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following requests.

1. **Case 17-016:** A request by the Belleville Yacht Club, for a special use approval to expand their club use by constructing an accessory building at their facility located at 831 E. Huron River Drive, Van Buren Township, MI 48111 (Parcel ID# V-125-83-088-99-0005-000).

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

PLANNING & ZONING APPLICATION

Case number 17-022

Date Submitted _____

APPLICANT INFORMATION

Applicant Infinity Construction Services LLC Phone 248-449-8004
 Address 42400 Grand River suite 112 Fax 248-449-8130
 City, State Novi MI Zip 48375
 E:mail R.SORVE @ infinityhomes.com Cell Phone Number _____
 Property Owner Blue Country Walk, LLC Phone 248-642-4700
(if different than applicant)
 Address 32400 Telegraph Rd Fax _____
 City, State Bingham Farms, MI 48025 Zip _____
 Billing Contact SAME AS APPLICANT INFORMATION Phone _____
 Address _____ Fax _____
 City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project COUNTRY WALK III & IV
 Parcel Id No. V125-83- Refer to Exhibit A Project Address _____

Attach Legal Description of Property

Property Location: On the North Side of Spartan Road; Between Haggerty Road
 and Scumpler Road. Size of Lot Width 75'-61' Depth 120'-125'
 Acreage of Site 31325 Total Acres of Site to Review 31325 Current Zoning of Site PRD
 Project Description: Seeking Approval on Builders Plans to Build 39 Homes
within Country Walk Phase III & IV

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) (NO)
 Current Zoning of Site PRD 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 _____
 Is there an official Woodland within parcel? _____ Woodland acreage _____
 List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
 Detailed description for cutting trees _____

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

See Attach

 Print Property Owners Name

 Signature of Property Owner

[Signature]
10/12/2017
BRUCE J. SORVE
MANAGING MEMBER OF INFINITY ACQUISITIONS, LLC

 Date APPLICANT

STATE OF MICHIGAN
 COUNTY OF WAYNE
 The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.
 Subscribed and sworn before me this _____ day of _____, 20____.
 _____ Notary Public, _____ County, Michigan My Commission expires _____, 20____.
Rev 11/2006



Memo

DATE: June 10, 2017
TO: Planning Commission
FROM: Ron Akers, AICP – Director of Planning & Economic Development
RE: SPR 17-022 Site Plan Amendment for Infinity Homes regarding Architectural Elevations in Country Walk Subdivision.

The applicant, Infinity Homes, is requesting architectural approval for additional home plans and façade elevations for residential dwellings in the Country Walk development. There is an existing Planned Residential Development (PRD) Agreement in place for the property which was approved in 2002 and amended in 2005 which had previously expired. There were several homes completed in the development prior to the expiration of the PRD. A Memorandum of Understanding (MOU) between Van Buren Township, the Country Walk Three Homeowners Association, and Blue Country Walk, LLC was executed in July 2015 which outlined the responsibilities of the parties with regards to the completion of the development and required compliance with the PRD agreement.

These plans are subject to the PRD agreement, the MOU, and the standards of the Zoning Ordinance, specifically section 4.54 which addresses specific architectural standards in these types of development.

The following is my review of the architectural plan based on the conditions in the MOU and PRD agreement. I offer the following comments:

Comments

1. Site Plan

The setbacks, as described in the approved site plan for the Country Walk development, depict a front and rear yard setback of 25' and a required side yard setback of 10'. The lots sizes in the development vary in width from 75' to 61' and in depth from 120' to 125'.

The submitted plans do not include overall dimensions for the various floor plans. These will need to be verified prior to final approval that the width and depth of the floor plans will fit within the required setbacks of the subdivision.

2. Floor Area

The PRD agreement requires that the square footages of homes for the 536 units in the subdivision will average at least 1,750 square feet. According to the provided plan the

square footage of the proposed elevations of single family dwellings will range from 1,300 square feet to 2,700 square feet. Due to the PRD agreement requiring the square footages of the homes to average 1,750 square feet, it is allowable for the Township to approve a building elevation which is less than 1,750 square feet. Since the majority of the elevations exceed this, I do not believe that approving the smaller elevations will risk violating this standard of the PRD agreement. Staff will evaluate what is existing in the development and ensure that the entire development maintains this requirement.

3. Façade Elevations

The Zoning Ordinance and the PRD agreement have specific requirements to ensure that the Township's "Substantially Different" architectural design standard is met. Section j(ix) of the PRD agreement specifically requires that the "Substantially Different" requirement be met by varying the following two (2) criteria:

- Roof pitch by varying three or more vertical units in twelve from one another (i.e. 6/12, 9/12, 12/12, etc.)
- Location of major design features relative to main mass by varying the location of at least two major design features that include, but are not limited to dormers, gables, garages (i.e. front-entry versus side-entry), and porches.

The Zoning Ordinance requires that this substantially different requirement be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the property across the street. I have preliminarily reviewed the proposed elevations and offer the following:

Roof Pitch

The applicant has depicted the roof pitch for the specified homes, but as they range between 5/12 and 7/12, they do not vary enough to use them as a criterion where they can be considered substantially different. Based on this we will have to utilize the location of major design feature criteria to meet this requirement.

Location of Major Design Features

There are 39 different combinations of home style and variation in elevation. In order to meet the substantially different requirement an applicant would need to provide a total of eight (8) different elevations which are "substantially different" from one another. While it appears that the designs will meet this requirements, staff will be unable to provide an adequate review without knowing what units will be accommodating side entry garages as an option. Side entry garages are one of the major design features that can be varied and based on this staff will need to know what units can offer this as an option to determine this requirement.

4. Building Materials

Section i(1) of the PRD agreement requires that all 416 detached units feature brick to the belt on the front and side elevations and requires that on specific lots brick will be required

on the rear elevation as well. Based on the submitted plans all proposed elevations meet the brick to the belt requirement for the front and side elevations. All elevation drawings depict the brick to the belt on the rear elevation except the Oakhurst design.

The applicant has provided a list of the parcels which they are purchasing and I have attached to this review an analysis of which properties require brick to the belt course on the rear elevation. While the applicant could meet this requirement with the proposed elevations, they should understand that the Oakhurst model would not be able to be constructed on the lots which require brick to the belt on the rear elevation.

5. Side Entry Garages

The PRD agreement requires that at least 30% of the single family detached units have side entry garages and specifically indicates which lots are required to have side entry garages. The language in the PRD Amendment states:

“6.1.11. Side entry garages are required on at least 30% of single-family detached units. The following 125 single-family detached units will have side-entry garages. 1-4, 15, 16, 34, 36, 47-49, 58-60, 66-68, 70, 75, 76, 82, 86, 92, 93, 96-110, 115, 117, 120, 121, 128, 130, 135-137, 149-151, 153, 159, 164, 165, 171, 173, 177, 178, 185-187, 192-195, 198, 200, 204, 213, 218, 225-228, 235, 237, 240, 244, 247-250, 253, 254, 260, 261, 266, 274, 286-288, 294, 295, 297, 303, 305, 308, 311-313, 317-321, 323, 324, 326, 327, 330, 363, 368, 369, 381, 390, 398, 400, 406, 407, 411, 413-416.”

The proposed elevations do not include options for side entry garages. This is a requirement of the PRD agreement and approval cannot be issued until the applicant demonstrates they can comply with this requirement. Several of the lots being purchased by Infinity Homes require side entry garages. This is depicted in the attachment to this memo.

Recommendation

Staff recommends that the Planning Commission postpone decision on this application until the applicant can provide the following information so we can ensure the elevations can meet the requirements of the PRD agreement:

1. Depictions of the width and length of the homes proposed to be built.
2. Elevations with options for side entry garages as required by the First Amendment to the PRD agreement.

**Exhibit A
LEGAL DESSCRPTION**

Units 52, 59, 60 and 77 IN COUNTRY WALK III CONDOMINIUM, according to the Master Deed recorded in Liber 42532, page 1, as amended, and designated as Wayne County Condominium Subdivision Plan No. 842, together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended,
and

Units 3, 4, 5, 6, 21, 23, 26, 28, 38, 39, 40, 41, 42, 46, 47, 48, 49, 52, 53, 54, 67, 76, 78, 80, 92, 97, 98, 99, 108, 116, 117, 119, 120, 122 and 124 in COUNTRY WALK IV CONDOMINIUM, a Condominium according to the Master Deed recorded in Liber 45621, page 175, as amended, and designated as Wayne County Condominium Subdivision Plan No. 932, together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

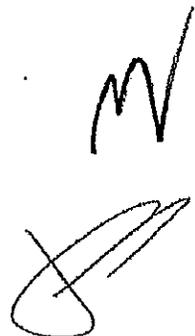
Tax Item Numbers:	Addresses in Belleville, Michigan 48111:
Country Walk III:	
83-091-04-0052-000, as to Unit 52	42600 N Cumberland Court - 354
83-091-04-0059-000, as to Unit 59	42780 N Cumberland Court - 347
83-091-04-0060-000, as to Unit 60	42802 N Cumberland Court - 346
83-091-04-0077-000, as to Unit 77	43144 N Cumberland Court - 329
Country Walk IV:	
83-102-05-0003-000, as to Unit 3	42686 Mansfield Ct - 180 - RB
83-102-05-0004-000, as to Unit 4	42718 Mansfield Ct - 181 - RB
83-102-05-0005-000, as to Unit 5	42730 Mansfield Ct - 182 - RB
83-102-05-0006-000, as to Unit 6	42762 Mansfield Ct - 183 - RB
83-102-05-0021-000, as to Unit 21	42919 Colonial Road - 198 - SE - RB
83-102-05-0023-000, as to Unit 23	42863 Colonial Road - 200 - SE - RB
83-102-05-0026-000, as to Unit 26	42773 Colonial Road - 203 - RB
83-102-05-0028-000, as to Unit 28	42739 Colonial Road - 205 - RB
83-102-05-0038-000, as to Unit 38	42451 Colonial Road - 215 - RB
83-102-05-0039-000, as to Unit 39	42437 Colonial Road - 216 - RB
83-102-05-0040-000, as to Unit 40	42413 Colonial Road - 217 - RB
83-102-05-0041-000, as to Unit 41	13763 Chester Ct - 218 - SE - RB
83-102-05-0042-000, as to Unit 42	13735 Chester Ct - 219
83-102-05-0046-000, as to Unit 46	13623 Chester Ct - 223
83-102-05-0047-000, as to Unit 47	13595 Chester Ct - 224
83-102-05-0048-000, as to Unit 48	13567 Chester Ct - 225 - SE
83-102-05-0049-000, as to Unit 49	13529 Chester Ct - 226 - SE
83-102-05-0052-000, as to Unit 52	13590 Chester Ct - 229 - RB
83-102-05-0053-000, as to Unit 53	13628 Chester Ct - 230 - RB
83-102-05-0054-000, as to Unit 54	13652 Chester Ct - 231 - RB
83-102-05-0067-000, as to Unit 67	42872 Colonial Road - 244 - SE - RB
83-102-05-0076-000, as to Unit 76	42898 Colonial Ct - 253 - SE - RB
83-102-05-0078-000, as to Unit 78	13655 Cambridge Ct - 255
83-102-05-0080-000, as to Unit 80	13601 Cambridge Ct - 257
83-102-05-0092-000, as to Unit 92	13375 Stamford Road - 269

M


SE = Requires Side Entry Garage

RB = Requires Brick to belt on rear elevation.

83-102-05-0097-000, as to Unit 97 13248 Stamford Road - 274 - SE - RB
83-102-05-0098-000, as to Unit 98 13274 Stamford Road - 275 - RB
83-102-05-0099-000, as to Unit 99 13296 Stamford Road - 276 - RB
83-102-05-0108-000, as to Unit 108 13524 Stamford Road - 278 - SE - RB
83-102-05-0116-000, as to Unit 116 13755 Stamford Road - 278 - SE - RB
83-102-05-0117-000, as to Unit 117 13727 Stamford Road - 276
83-102-05-0119-000, as to Unit 119 13661 Stamford Road - 278
83-102-05-0120-000, as to Unit 120 13635 Stamford Road - 279
83-102-05-0122-000, as to Unit 122 13579 Stamford Road - 301
83-102-05-0124-000, as to Unit 124 13523 Stamford Road - 287 - SE - RB



BLUE COUNTRY WALK, LLC
32400 TELEGRAPH ROAD • SUITE 200A
BINGHAM FARMS, MICHIGAN 48025
(248) 642-4700 • FAX (248) 642-1586

May 31, 2017

Van Buren Charter Township
Planning and Economic Department
46425 Tyler Road
Van Buren Township, MI 48111

Re: House plans for Country Walk Phases III and IV, in Van Burn Township, MI

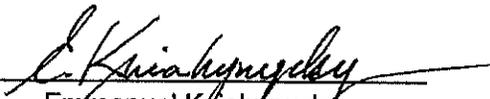
Dear sir and/or madam:

I hereby grant permission to Infinity Acquisitions, LLC, a Michigan limited liability company, and their affiliate, Infinity Homes, to submit a Planning and Zoning Application to obtain approval of their house plans for Country Walk III Condominium and Country Walk IV Condominium, to be built on Units described in Exhibit "A" attached hereto.

Please contact me with question or concerns at (248) 642-4700, ext. 237.

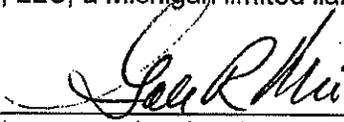
Very Truly Yours,

Blue Country Walk, LLC

By: 
Emmanuel Kniahynycky
Its: Authorized Representative

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On May 31, 2017, before me, a Notary Public, personally appeared Emmanuel Kniahynycky, Authorized Representative of Blue Country Walk, LLC, a Michigan limited liability company, on behalf of said company.



Print name under signature: Gale R. Mio
Notary Public, Oakland County, MI
My Commission Expires: August 5, 2020

cc: Rino Soave

**Exhibit A
LEGAL DESSCRPTION**

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and

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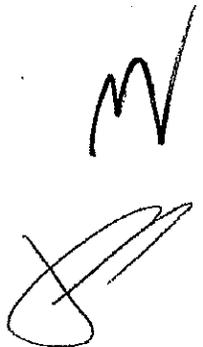
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83-091-04-0060-000, as to Unit 60	42802 N Cumberland Court
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83-102-05-0048-000, as to Unit 48	13567 Chester Ct
83-102-05-0049-000, as to Unit 49	13529 Chester Ct
83-102-05-0052-000, as to Unit 52	13590 Chester Ct
83-102-05-0053-000, as to Unit 53	13628 Chester Ct
83-102-05-0054-000, as to Unit 54	13652 Chester Ct
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83-102-05-0076-000, as to Unit 76	42898 Colonial Ct
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83-102-05-0120-000, as to Unit 120 13635 Stamford Road
83-102-05-0122-000, as to Unit 122 13579 Stamford Road
83-102-05-0124-000, as to Unit 124 13523 Stamford Road

Handwritten signature or initials in black ink, consisting of a stylized 'M' above a large, loopy flourish.

THE CATALINA



Elevation C



Elevation B



Elevation A

Presented By:



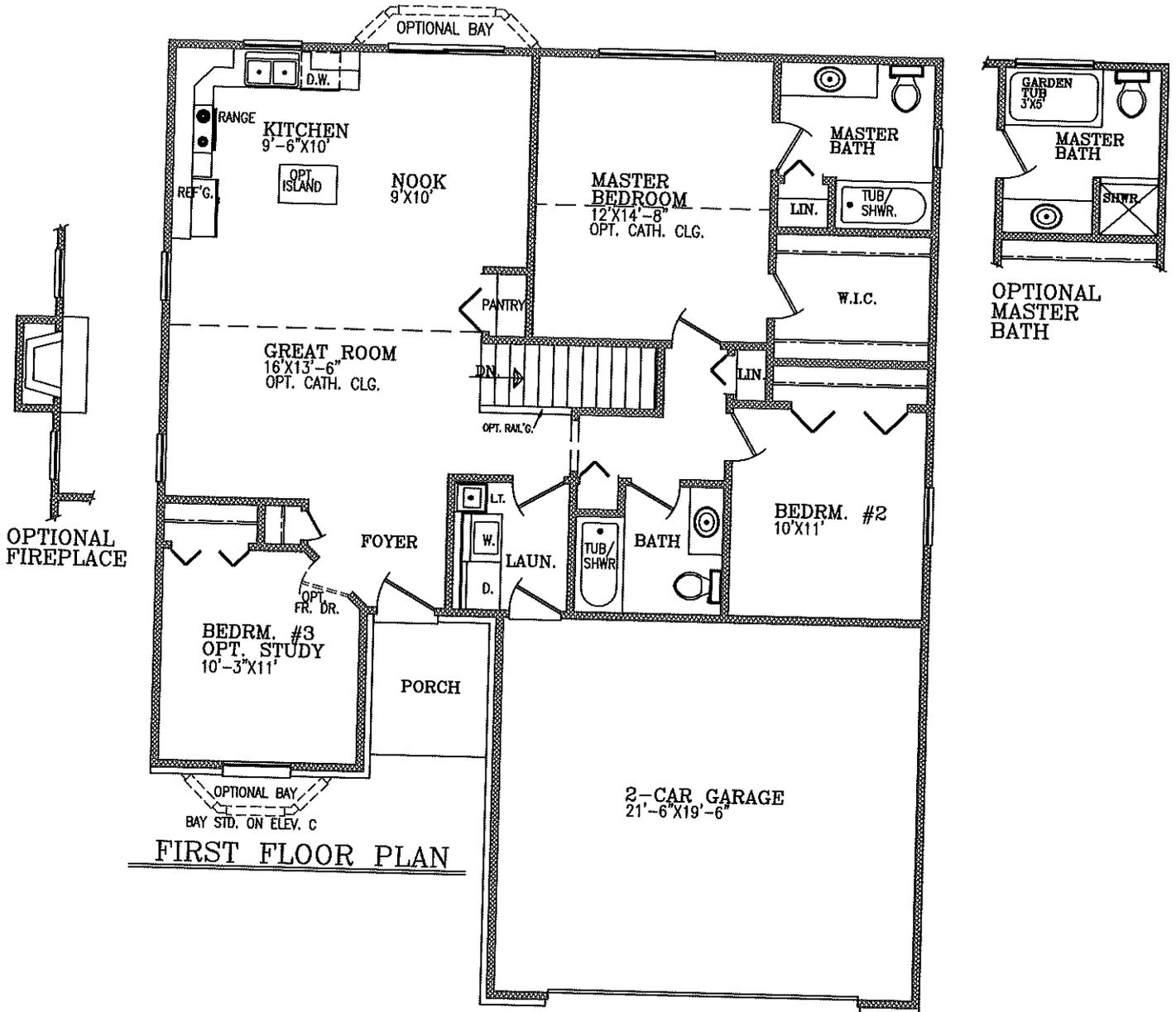
Infinityhomescorp.com

42400 Grand River Ave. Suite 112 Novi, MI 48375

Prices, plans and specifications are subject to change without notice or obligation. Renderings are an artist's conception, may vary in construction.

THE CATALINA

The 1300 square foot Catalina is our cute but spacious 2 or 3 bedroom, 2 bath ranch model. The homes comes standard with a full basement and a 2 car attached garage. The open kitchen and great room layout provides an excellent set up for entertaining and gatherings. The plan allows for an optional master bath layout for a separate shower and tub area.



Presented By:



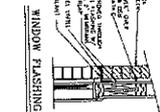
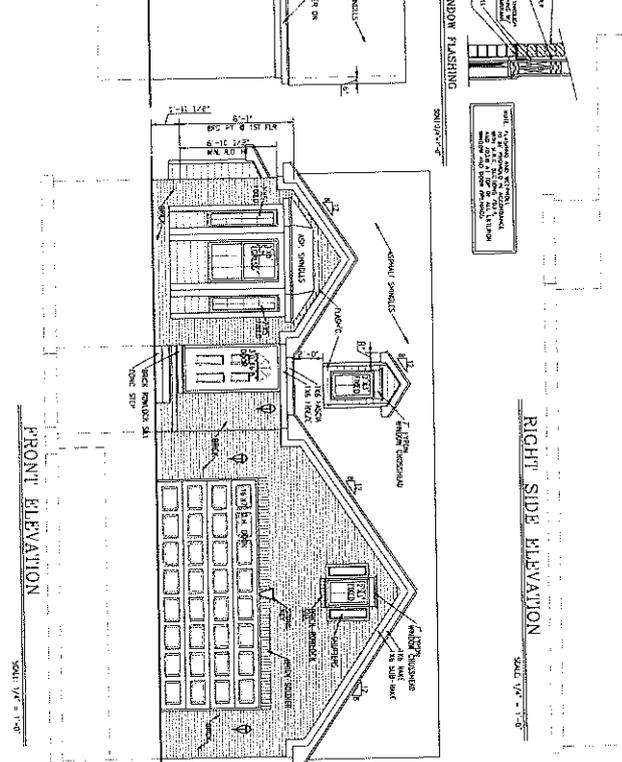
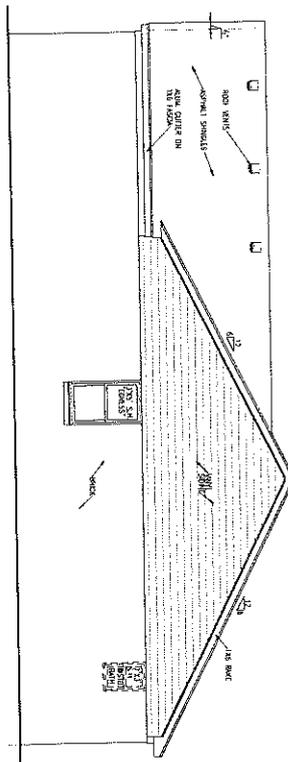
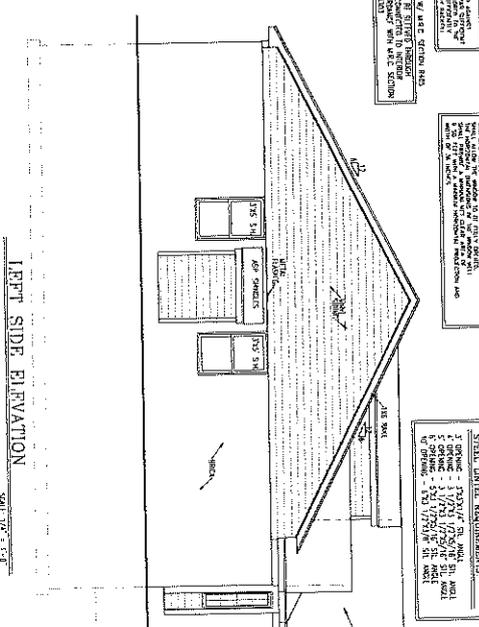
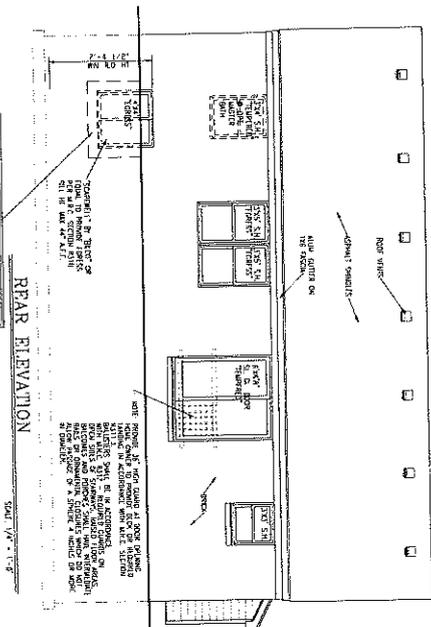
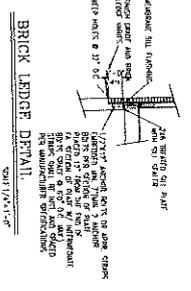
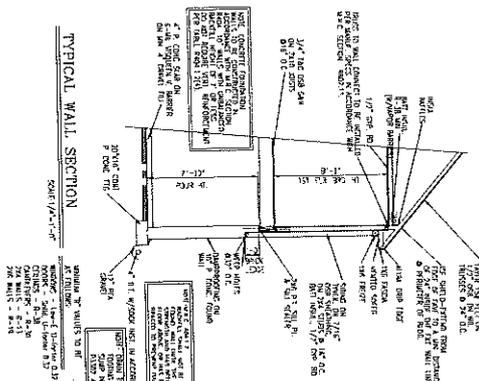
Infinityhomescorp.com

Prices, plans and specifications are subject to change without notice or obligation. Floor plan is an artist's conception, may vary in construction. Floor plan dimensions are approximate. ©2012

PROVIDE THE FOLLOWING INFORMATION:
 1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 3. ALL FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

VENT AREA PROVISIONS:
 In order to meet the minimum requirements for ventilation, the following provisions shall be provided:
 1. All rooms shall have a minimum of 1 sq. ft. of vent area per 150 sq. ft. of floor area.
 2. All vent areas shall be provided with louvers or other approved devices.

NOTES:
 1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 3. ALL FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.



THE NANTUCKET



Elevation C



Elevation B



Elevation A

Presented By:



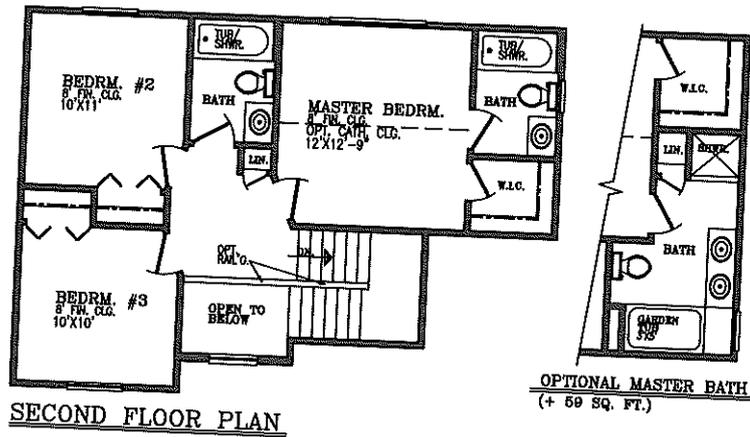
Infinityhomescorp.com

42400 Grand River Ave. Suite 112 Novi, MI 48375

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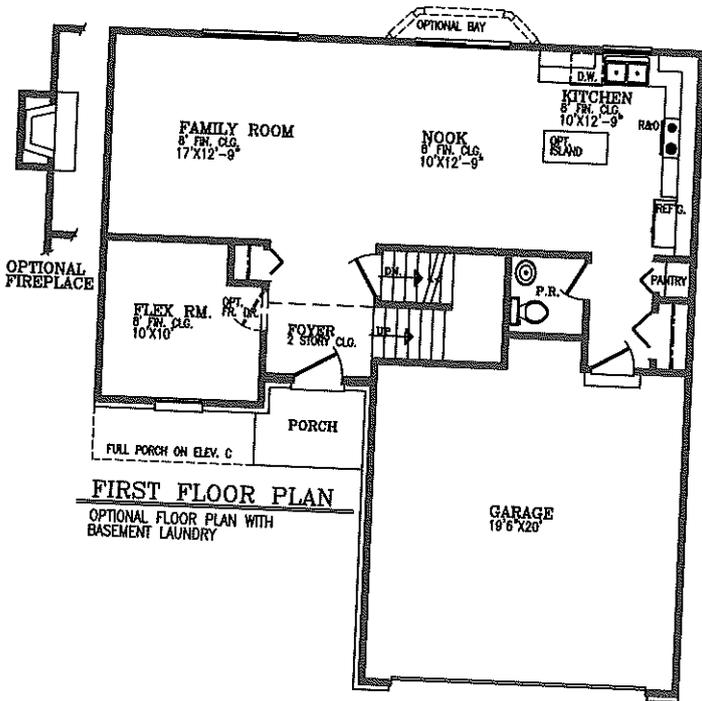
THE NANTUCKET

The Nantucket is a well-designed 1450 square foot colonial model that includes 3 bedrooms, 2 full baths with an open first floor plan, a full basement & a 2 car attached garage. The plan has some flexibility for a larger laundry room with a wash tub and an oversized master suite that has an optional master bath layout with a separate shower & soaking tub.

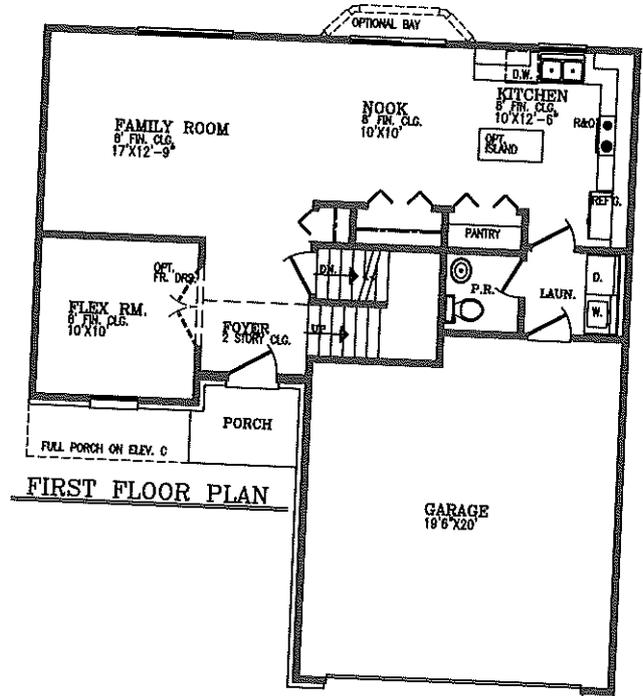


SECOND FLOOR PLAN

OPTIONAL MASTER BATH
(+ 59 SQ. FT.)



FIRST FLOOR PLAN
OPTIONAL FLOOR PLAN WITH
BASEMENT LAUNDRY



FIRST FLOOR PLAN

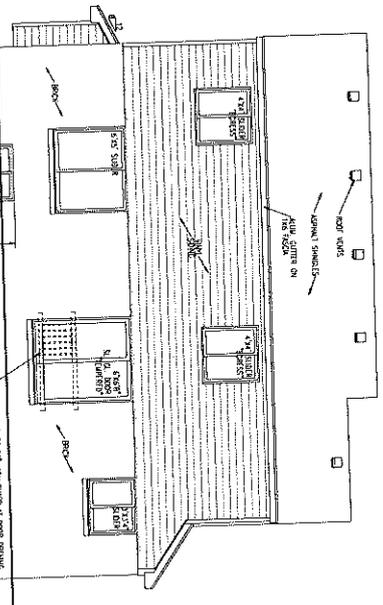
OPTIONAL LAUNDRY

Presented By:

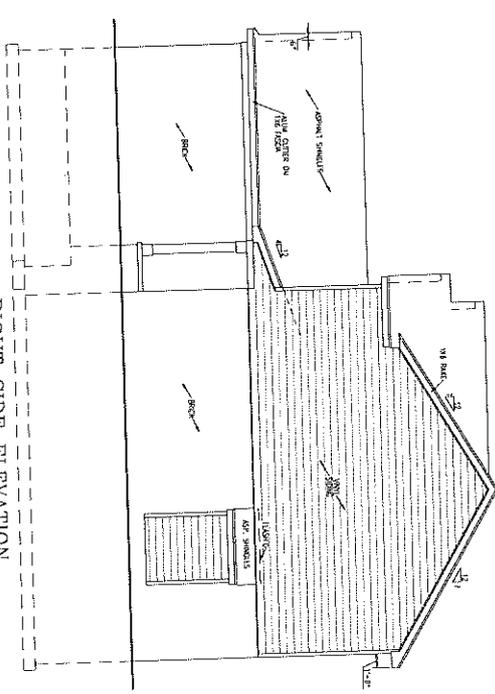


Infinityhomescorp.com

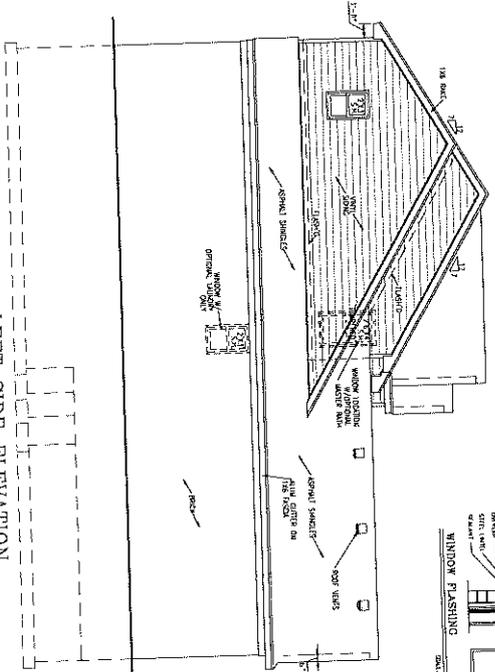
Prices, plans and specifications are subject to change without notice or obligation. Floor plan is an artist's conception, may vary in construction. Floor plan dimensions are approximate. ©2012



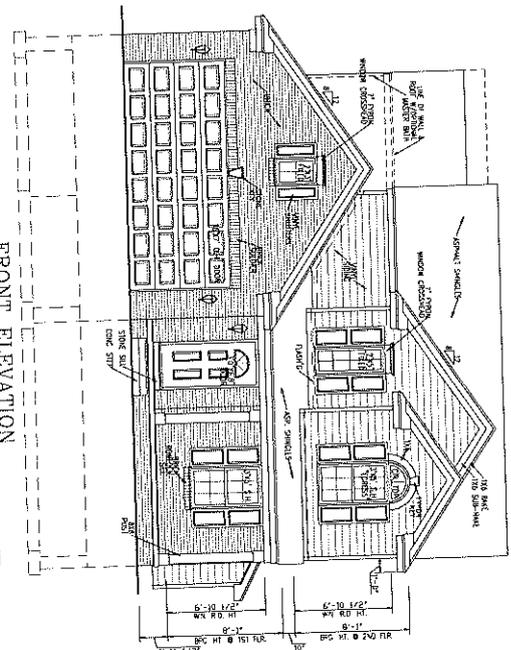
REAR ELEVATION
SCALE: 1/4" = 1'-0"



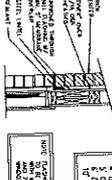
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



NOTE: REAR PORCH IS TO BE CONSTRUCTED AT LEAST 24" FROM THE MAIN HOUSE AND TO BE SEPARATED BY A WALL AT LEAST 2" THICK. THE PORCH FLOOR IS TO BE AT LEAST 4" ABOVE FINISHED GRADE. THE PORCH ROOF IS TO BE AT LEAST 2" ABOVE FINISHED GRADE. THE PORCH IS TO BE CONSTRUCTED WITH A MINIMUM OF 2" OF INSULATION UNDER THE FLOOR AND 2" OF INSULATION ON THE ROOF. THE PORCH IS TO BE CONSTRUCTED WITH A MINIMUM OF 2" OF INSULATION UNDER THE FLOOR AND 2" OF INSULATION ON THE ROOF.

STEEL LANTERNS REQUIREMENTS:
1. LANTERN - 1" DIA. PL. W/ 1/2" DIA. PL. BASE
2. LANTERN - 1" DIA. PL. W/ 1/2" DIA. PL. BASE
3. LANTERN - 1" DIA. PL. W/ 1/2" DIA. PL. BASE
4. LANTERN - 1" DIA. PL. W/ 1/2" DIA. PL. BASE
5. LANTERN - 1" DIA. PL. W/ 1/2" DIA. PL. BASE
6. LANTERN - 1" DIA. PL. W/ 1/2" DIA. PL. BASE
7. LANTERN - 1" DIA. PL. W/ 1/2" DIA. PL. BASE
8. LANTERN - 1" DIA. PL. W/ 1/2" DIA. PL. BASE
9. LANTERN - 1" DIA. PL. W/ 1/2" DIA. PL. BASE
10. LANTERN - 1" DIA. PL. W/ 1/2" DIA. PL. BASE

(Garage Left)
3
3
3
The Nantucket - Elev. "C"

Builder:
Infinity Homes, Inc.
4250 Long River Ave - Suite #112
Nor. Va 22075
Phone: (703)494-8564 Fax: (703)494-6155

The Nantucket
Elevation - "C"

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INFINITY HOMES, INC.

DIMENSIONAL
DESIGN LLC

3018 W. ACECA A.E.
3009 A. W. 43154
(254)497-6966

THE TRAVERSE



Elevation C



Elevation B



Elevation A

Presented By:



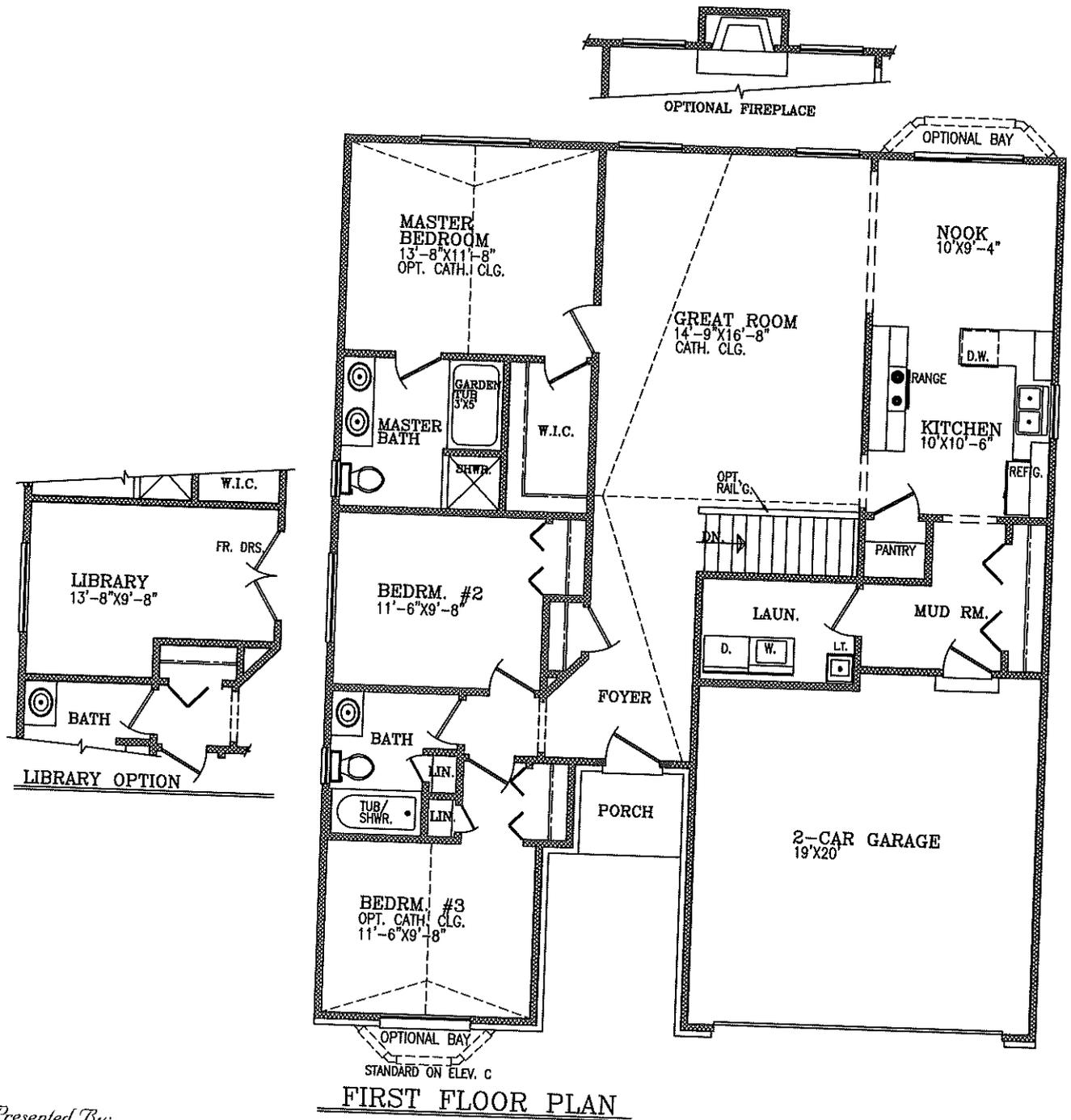
Infinityhomescorp.com

42400 Grand River Ave. Suite 112 Novi, MI 48375

Prices, plans and specifications are subject to change without notice or obligation. Renderings are an artist's conception, may vary in construction.

THE TRAVERSE

The Traverse is a 1525 square foot, 3 bedroom, 2 full bath ranch style home. This model comes standard with a full basement and a 2 car attached garage. This spacious open floor plan provides for an optional library in place of bedroom 2, along with a vaulted ceiling at the foyer & great room entrance.



Presented By:



Infinityhomescorp.com

Prices, plans and specifications are subject to change without notice or obligation. Floor plan is an artist's conception, may vary in construction. Floor plan dimensions are approximate. ©2012

THE GREENWICH



Elevation C



Elevation B



Elevation A

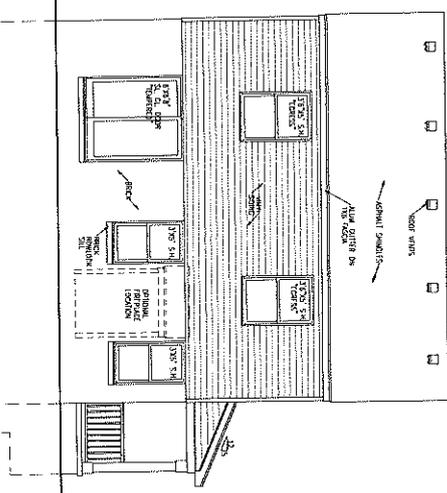
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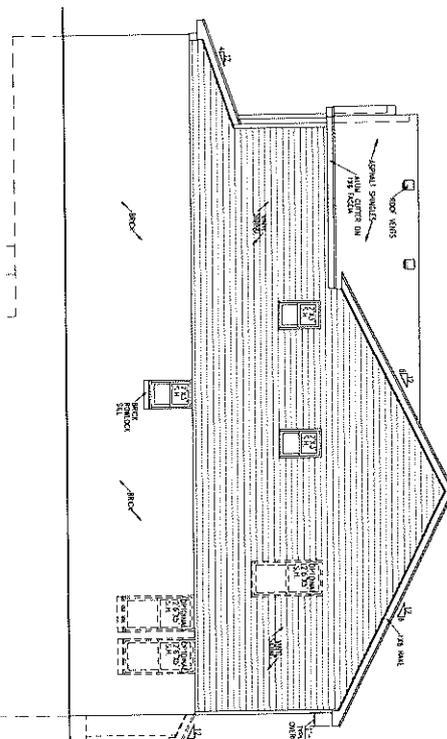
www.Infinityhomescorp.com

42400 Grand River Ave. Suite 112 Novi, MI 48375

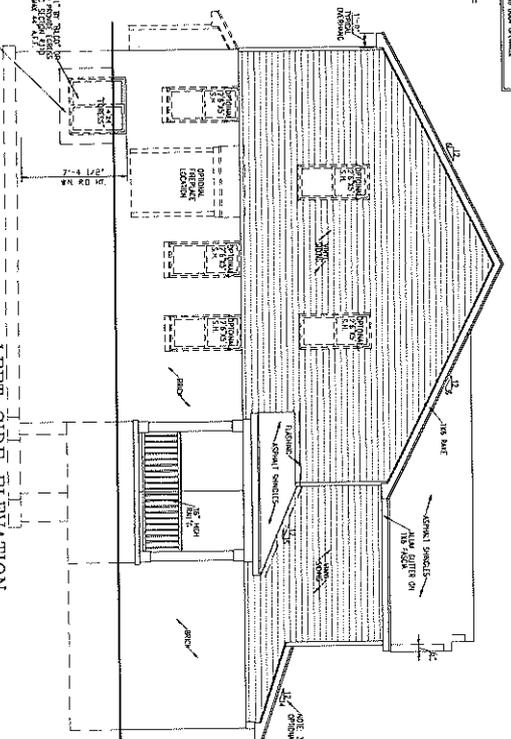
Prices, plans and specifications are subject to change without notice or obligation. Renderings are an artist's conception, may vary in construction.



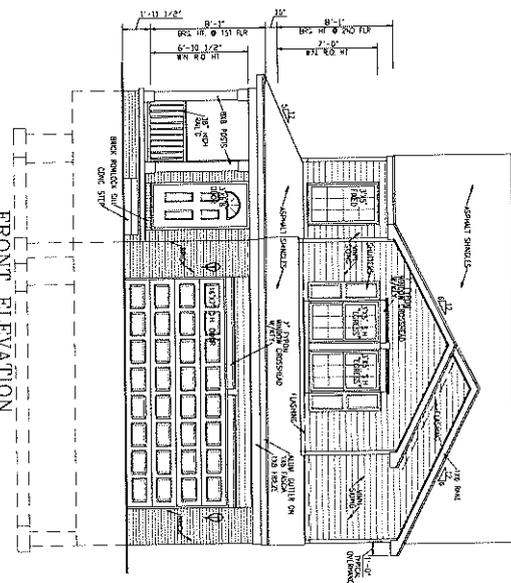
REAR ELEVATION
SCALE 1/4" = 1'-0"



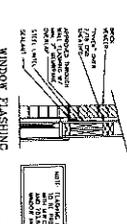
RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



STEEL LANTERNS REQUIREMENTS
 1. FINISH - 1/2" DIA. GALV. STEEL
 2. FINISH - 1/2" DIA. GALV. STEEL
 3. FINISH - 1/2" DIA. GALV. STEEL
 4. FINISH - 1/2" DIA. GALV. STEEL
 5. FINISH - 1/2" DIA. GALV. STEEL
 6. FINISH - 1/2" DIA. GALV. STEEL
 7. FINISH - 1/2" DIA. GALV. STEEL
 8. FINISH - 1/2" DIA. GALV. STEEL
 9. FINISH - 1/2" DIA. GALV. STEEL
 10. FINISH - 1/2" DIA. GALV. STEEL

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 3. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 4. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 5. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 6. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 7. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 8. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 9. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 10. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.

Abner Trail
 The Greenwich - Elev. 'C'

DATE	1/10/2010
SCALE	AS SHOWN
NO.	3

Builder:
 Infinity Homes, Inc.
 4200 Cedar Point Ave. • Suite 4112
 Kent, WA 98115
 Phone (206) 835-8261 Fax (206) 835-8136

The Greenwich - Elev. 'C'

© 2010
 DIMENSIONAL DESIGN LLC
 10000 1st Ave. S. Suite 100
 Burien, WA 98148
 Phone (206) 835-8261 Fax (206) 835-8136

DIMENSIONAL
 DESIGN LLC

3020 29th Ave. S.
 Kent, WA 98112
 (206) 835-8261

THE OAKHURST



Elevation C



Elevation B



Elevation A

Presented By:



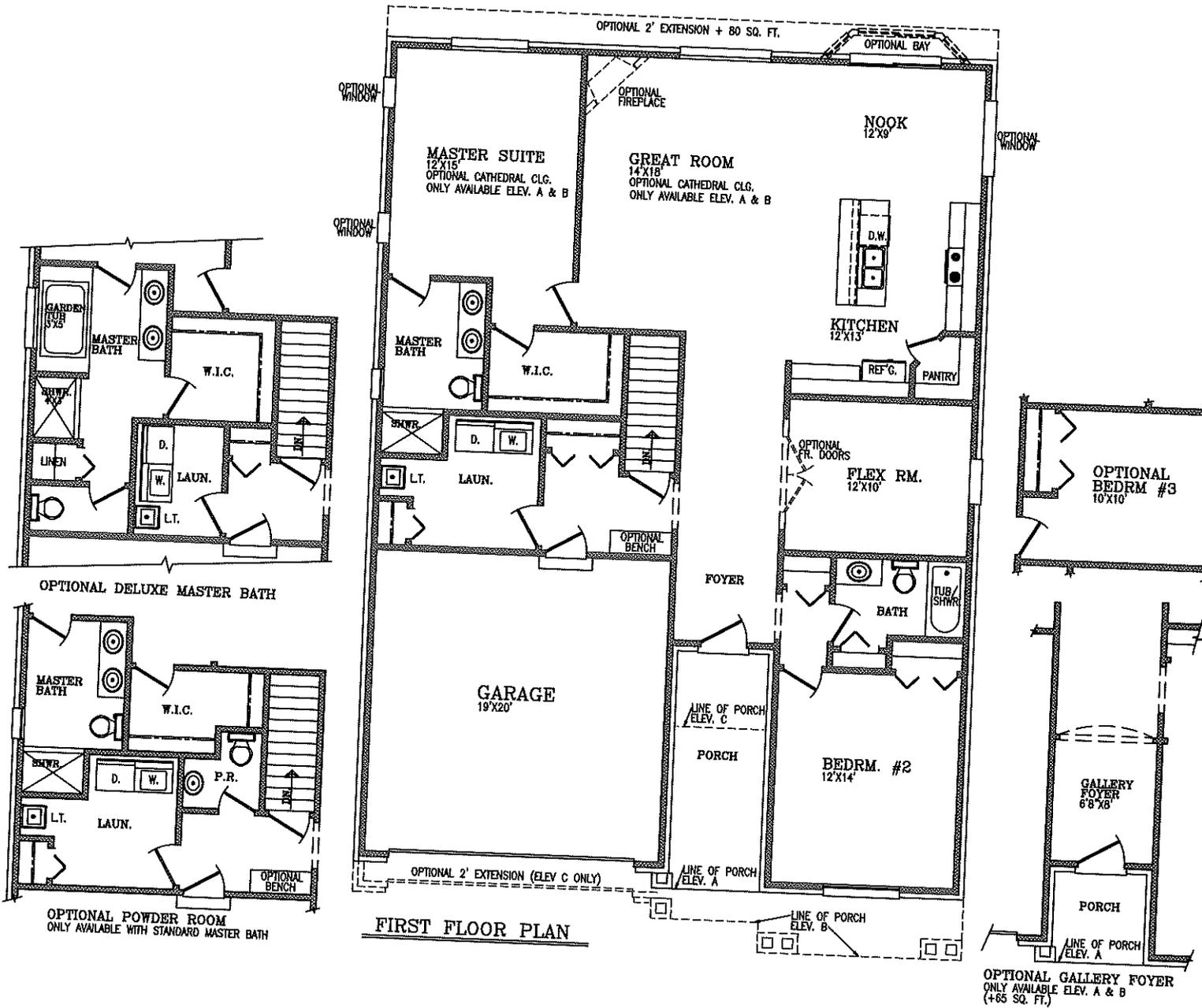
Infinityhomescorp.com

42400 Grand River Ave. Suite 112 Novi, MI 48375

Prices, plans and specifications are subject to change without notice or obligation. Renderings are an artist's conception, may vary in construction.

THE OAKHURST

The Oakhurst, our 1700 square foot ranch model allows for a standard two bedroom home with a flex room that can be converted into a third bedroom. This open contemporary layout offers a number of floor plan options which allows for customization and flexibility.

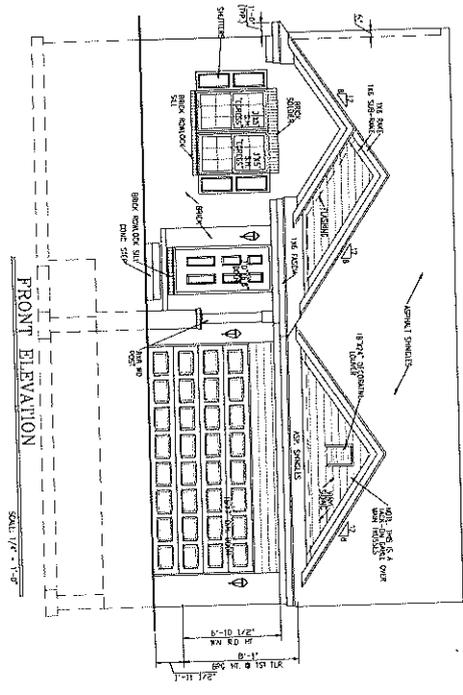
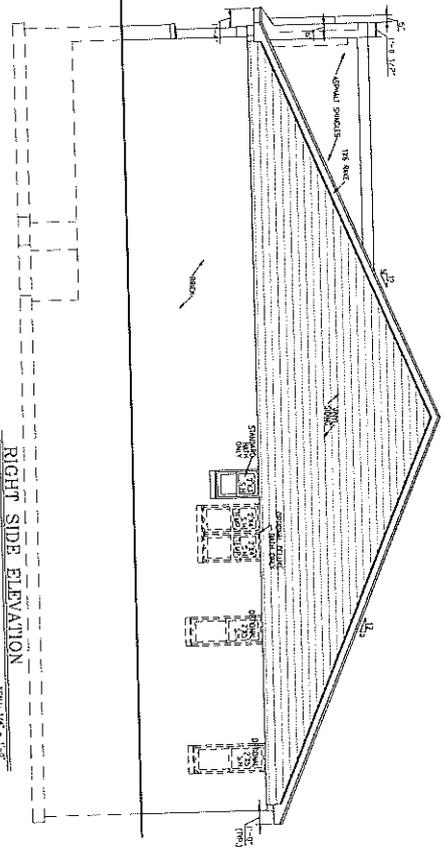
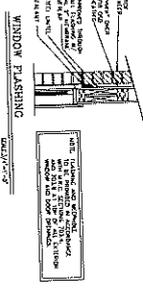
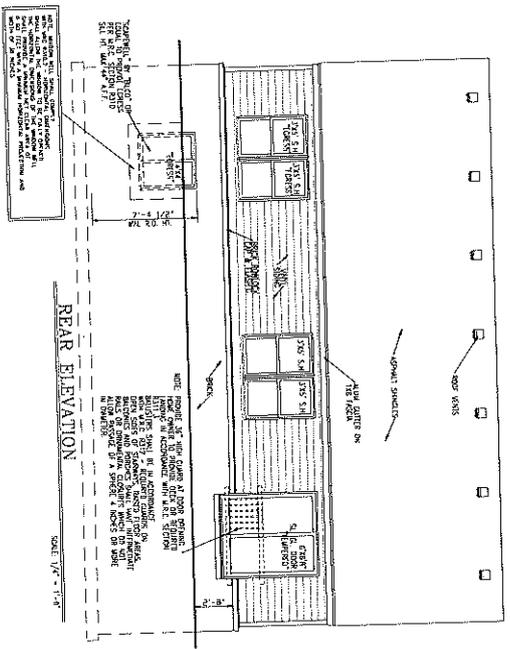
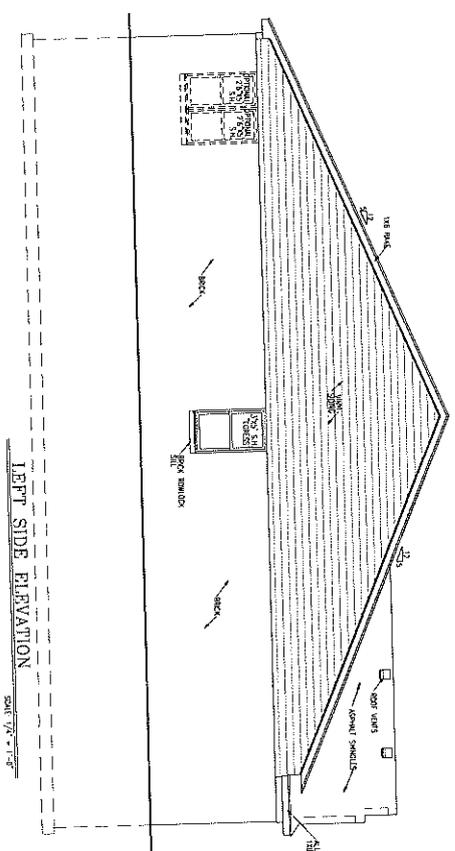


Presented By:



Infinityhomescorp.com

Prices, plans and specifications are subject to change without notice or obligation. Floor plan is an artist's conception, may vary in construction. Floor plan dimensions are approximate. ©2015



STEEL LATHING REQUIREMENTS:
 1. ALL EXTERIOR WALLS TO BE FINISHED WITH 1/2" X 1/2" X 1/2" STEEL LATHING.
 2. ALL EXTERIOR WALLS TO BE FINISHED WITH 1/2" X 1/2" X 1/2" STEEL LATHING.
 3. ALL EXTERIOR WALLS TO BE FINISHED WITH 1/2" X 1/2" X 1/2" STEEL LATHING.

Charter Oak
 Garage Right
 Elev. A

3/3

DATE: 1/14/2015
 PROJECT: 16122015

Infinity Homes, Inc.

The Oakhurst
 Elevation - A

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 PLS. RETURN TO
 INFINITY HOMES, INC.

THE PENINSULA

Three Bedroom Elevations Below



Elevation A

Four Bedroom Elevations Below



Elevation A



Elevation B



Elevation B



Elevation C



Elevation C

Presented By:



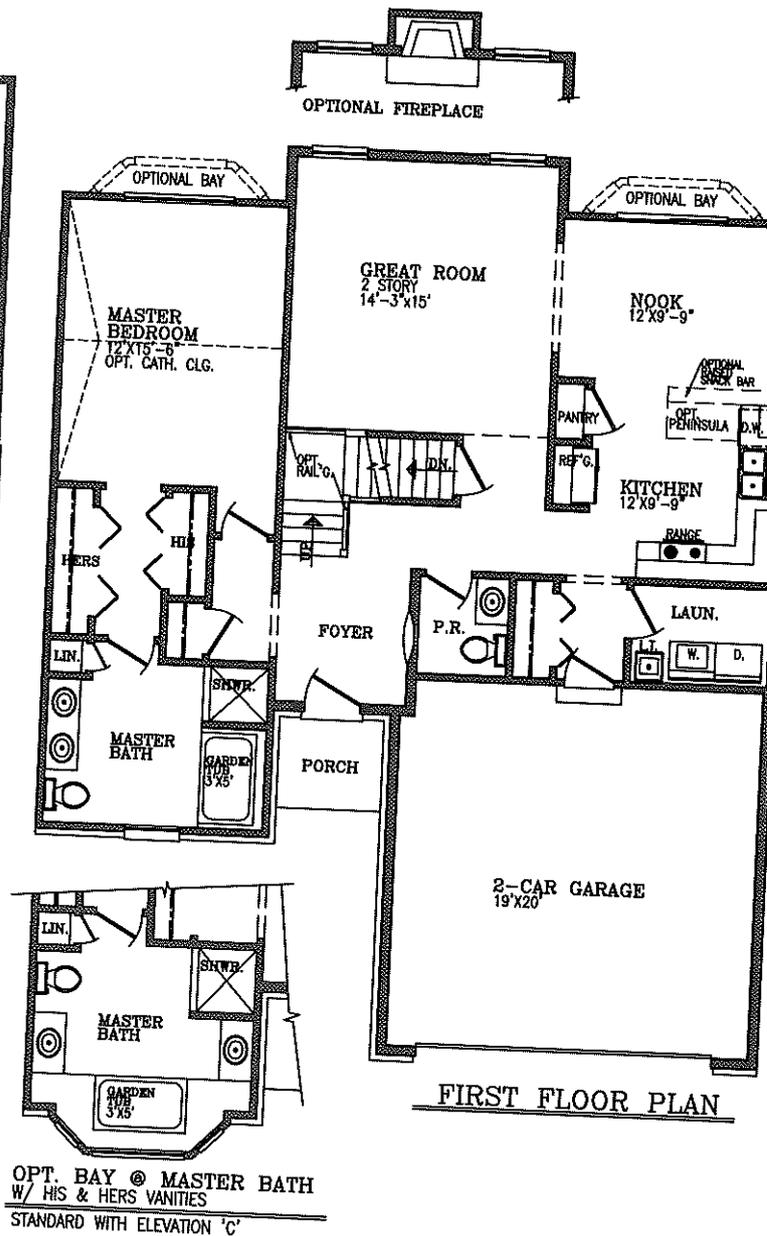
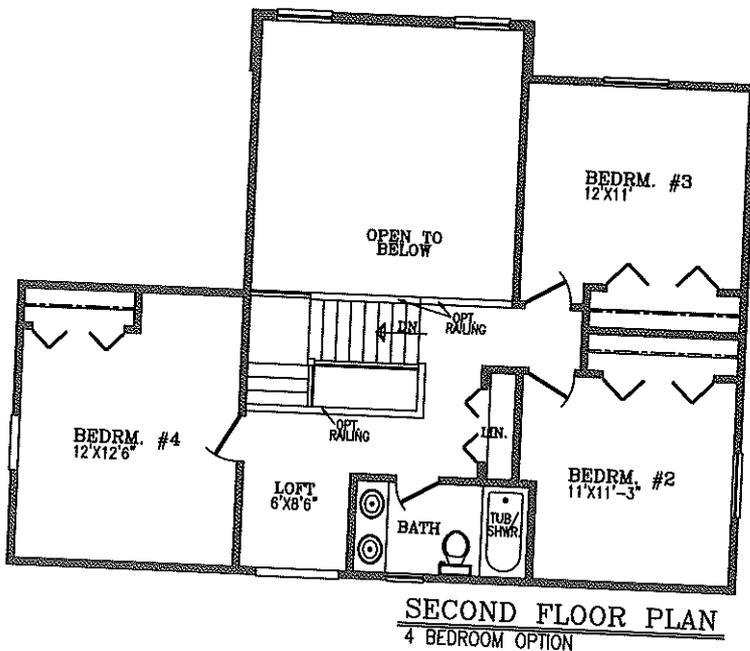
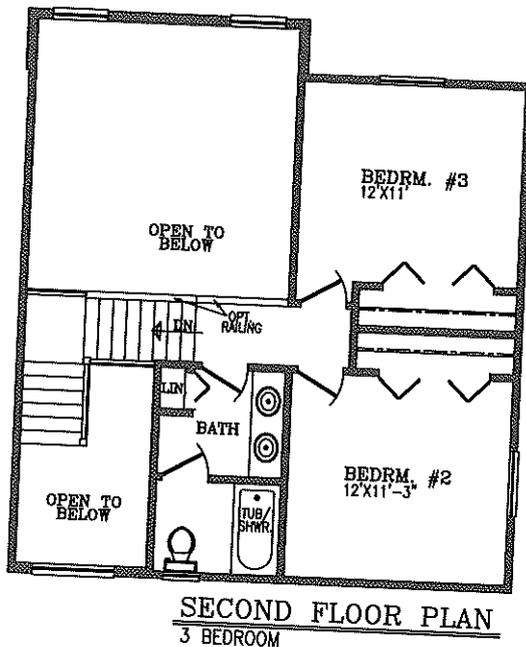
Infinityhomescorp.com

42400 Grand River Ave. Suite 112 Novi, MI 48375

Prices, plans and specifications are subject to change without notice or obligation. Renderings are an artist's conception, may vary in construction.

THE PENINSULA

The Peninsula, our 1700 square first floor master bedroom cape cod model of the community, is a 3 bedroom 2 bath model with a full basement and 2 car attached garage. The entry provides a dramatic 2-story foyer great room that opens up into the nook/kitchen area. The master suite provides for his/her closets with option for separate his/her vanities. The plan also allows for an optional 4 bedroom option with an open loft that increases the home size to 1,945 square feet.

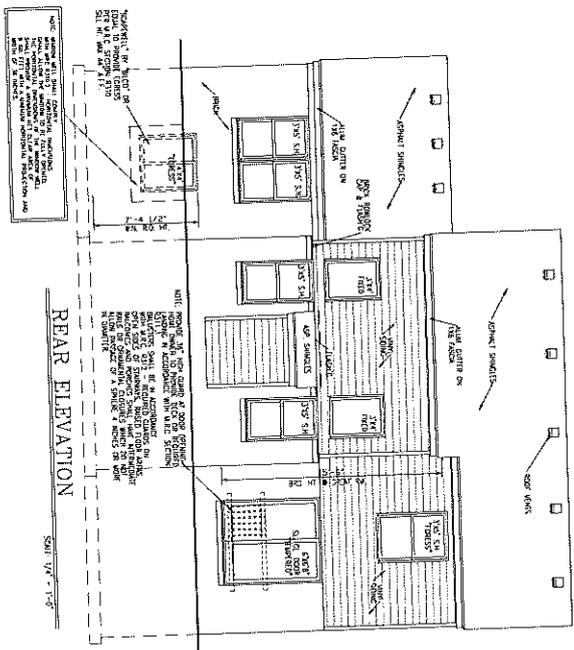


Presented By:



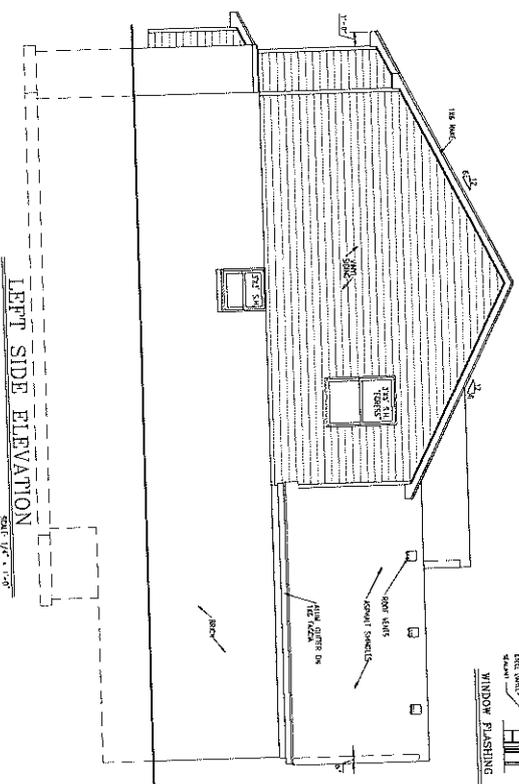
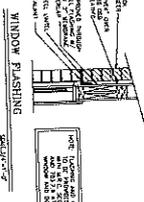
Infinityhomescorp.com

Prices, plans and specifications are subject to change without notice or obligation. Floor plan is an artist's conception, may vary in construction. Floor plan dimensions are approximate. ©2014

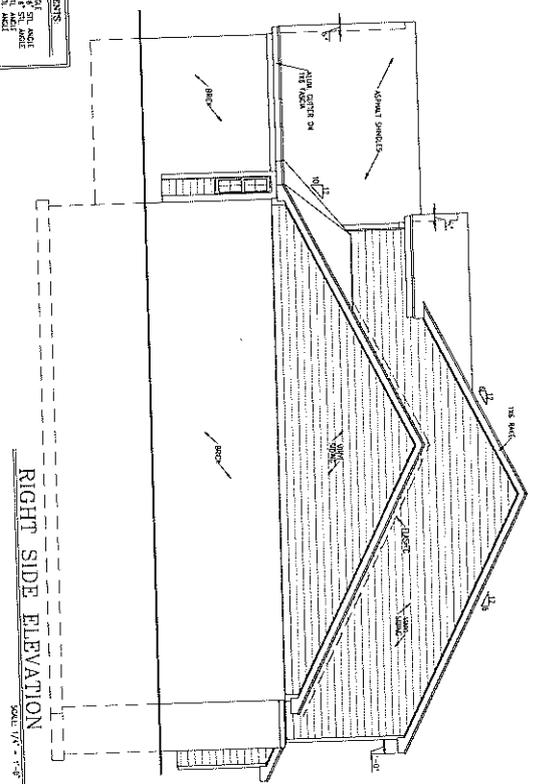


REAR ELEVATION
SCALE 1/4" = 1'-0"

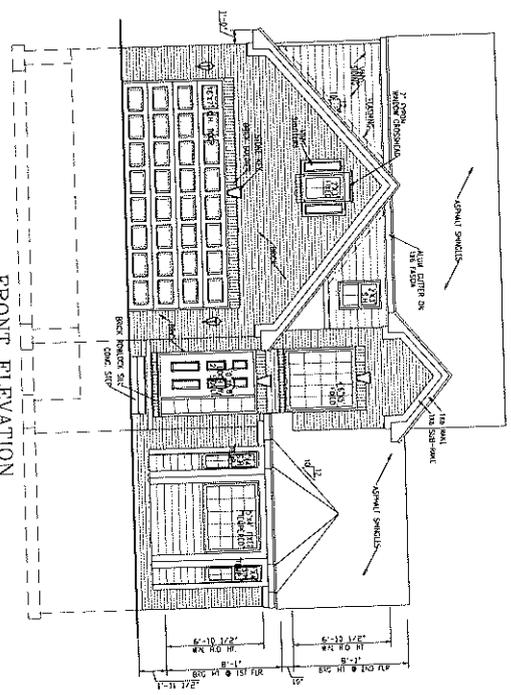
STEEL LAYER REQUIREMENTS:
 3 PLY - 1/2" OSB OR 1/2" GYPSUM BOARD
 4 PLY - 1/2" OSB OR 1/2" GYPSUM BOARD
 5 PLY - 1/2" OSB OR 1/2" GYPSUM BOARD
 6 PLY - 1/2" OSB OR 1/2" GYPSUM BOARD



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

The Peninsula - Elev. C
 (Garage Left)
 3
 3

Builder:
 Infinity Homes, Inc.
 4250 Cedar Road, Suite 200, Charlotte, NC 28217
 Phone: (704) 541-8084 Fax: (704) 541-8155

The Peninsula
 Elevation - C

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 WITHOUT
 WRITTEN PERMISSION

DIMENSIONAL
 DESIGN LLC

3048 WACER AVE
 LYONS, VA 22554
 (703) 927-5006

THE COLUMBIA



Elevation C



Elevation B



Elevation A

Presented By:



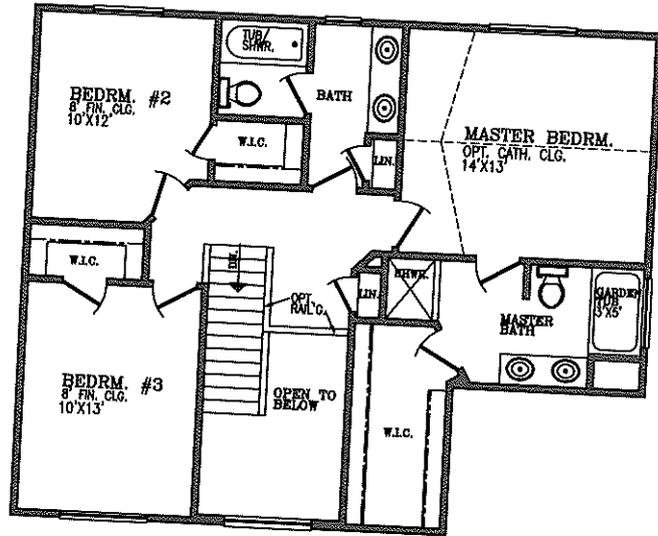
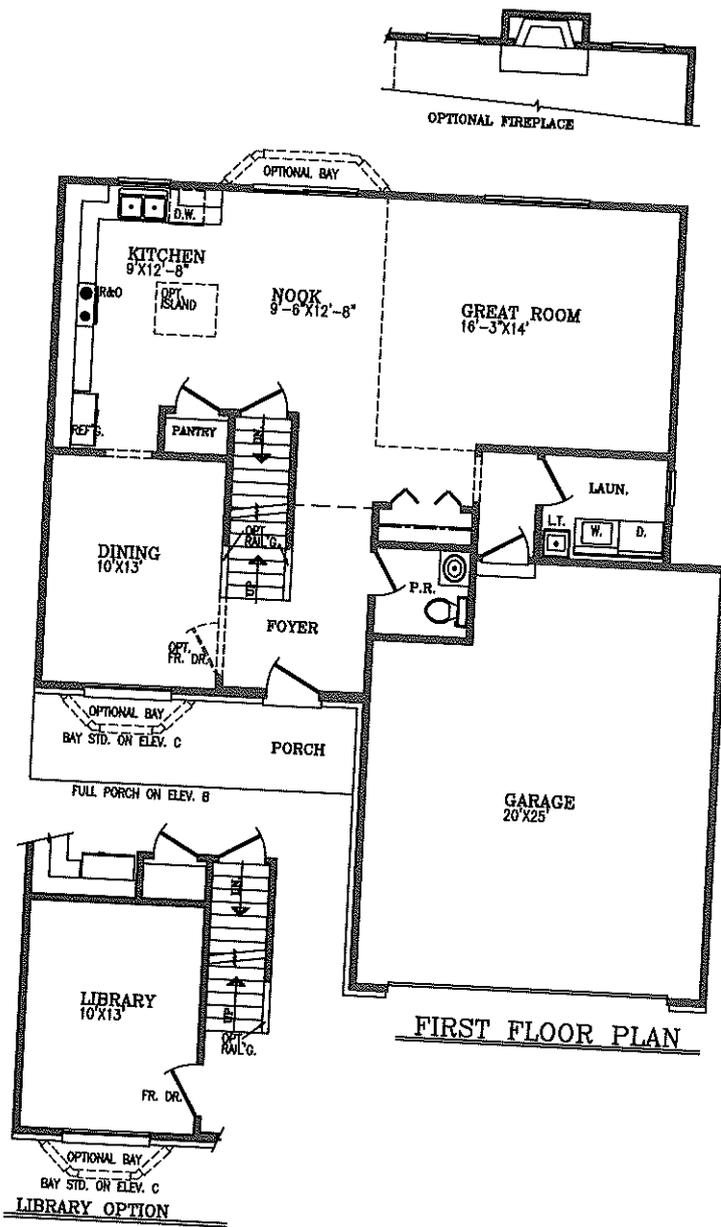
Infinityhomescorp.com

42400 Grand River Ave. Suite 112 Novi, MI 48375

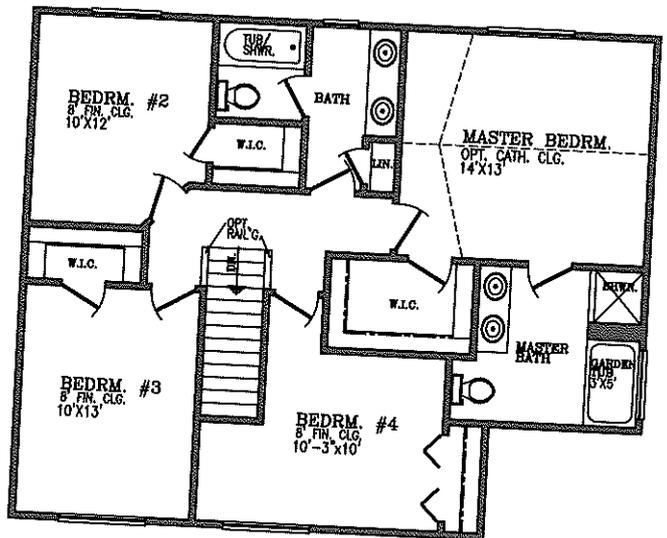
Prices, plans and specifications are subject to change without notice or obligation. Renderings are an artist's conception, may vary in construction.

THE COLUMBIA

The 1875 square foot Columbia is one of our most versatile colonial models. This 3 bedroom, 2-1/2 bath comes standard with a full basement and a 2 car garage. The 2 story foyer can be converted to an optional 4th bedroom. Design options include the standard dining room that can be converted into a library along with a fireplace and window modification for a more open great room design.



**3 BEDROOM
SECOND FLOOR PLAN**



**4 BEDROOM
SECOND FLOOR PLAN**

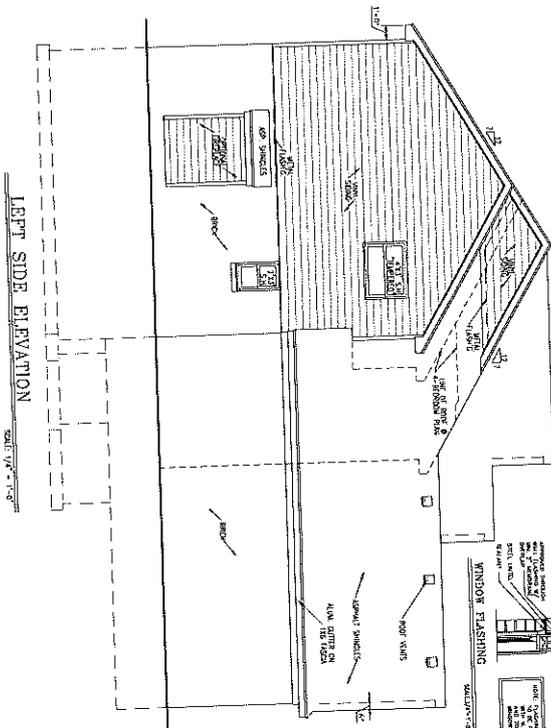
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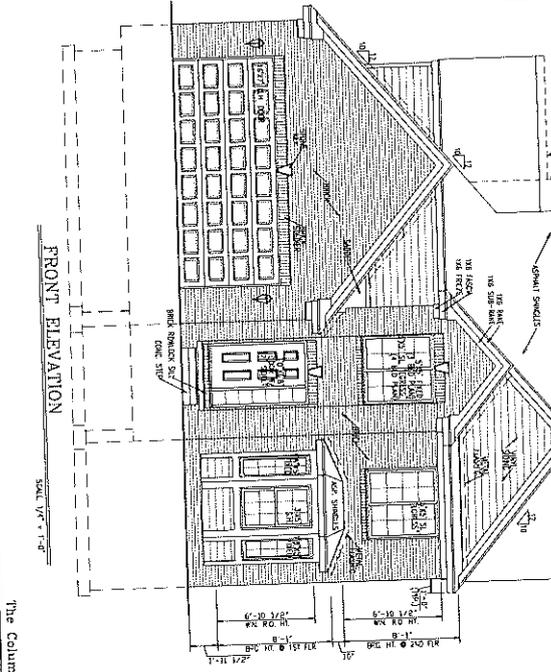
Infinityhomescorp.com

Prices, plans and specifications are subject to change without notice or obligation. Floor plan is an artist's conception, may vary in construction. Floor plan dimensions are approximate. ©2012

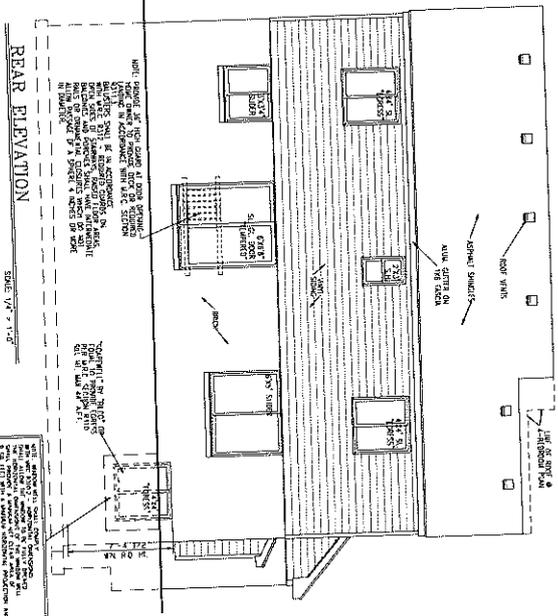
LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



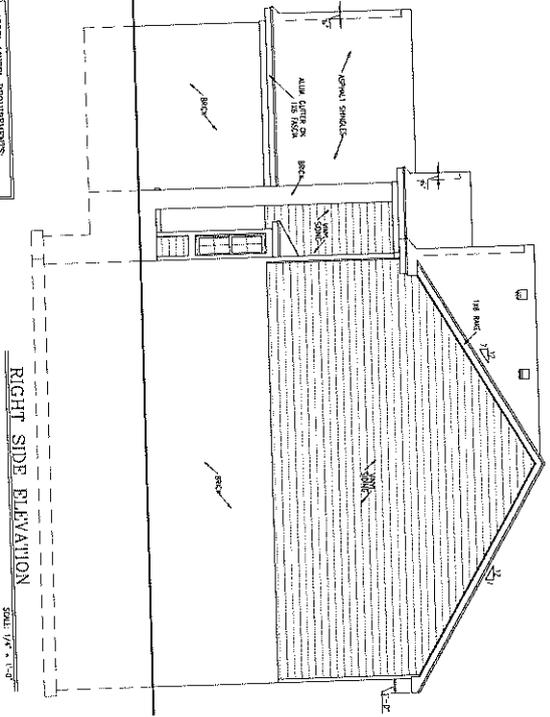
FRONT ELEVATION
SCALE 1/8" = 1'-0"



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



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



STEEL LINTEL REQUIREMENTS:
1. SPACING: 12" ON CENTER
2. DIAMETER: 1/2" DIA.
3. LENGTH: 12" MIN.
4. END DISTANCE: 6" MIN.
5. END DISTANCE: 6" MIN.

NOTE: WINDOW FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

The Columbia - Elev. 'C'

(Garage Left)
Charter Oak

INFINITY HOMES, INC.
1785 Purcell Road
Lynchburg, VA 24502
Phone: (540) 942-1119 Fax: (540) 942-1102

The Columbia
Elevation - 'C'
Charter Oak

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10/2009
REVISED PER 5/20/10

DIMENSIONAL
DESIGN INC

3025 WOODRIDGE
Lynchburg, VA 24502
(540) 942-0000

THE ENCLAVE



Elevation C



Elevation B



Elevation A

Presented By:

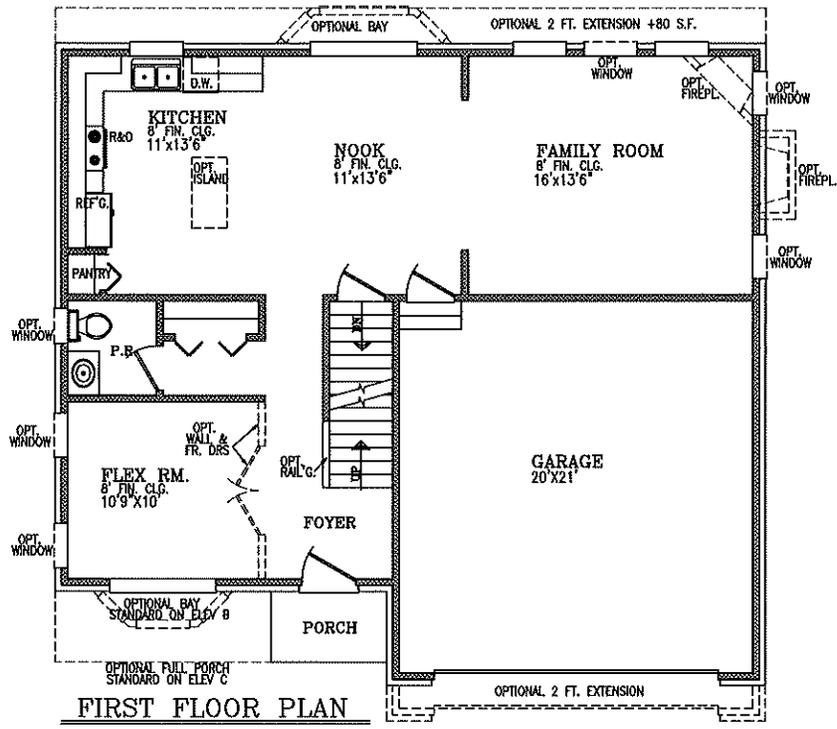
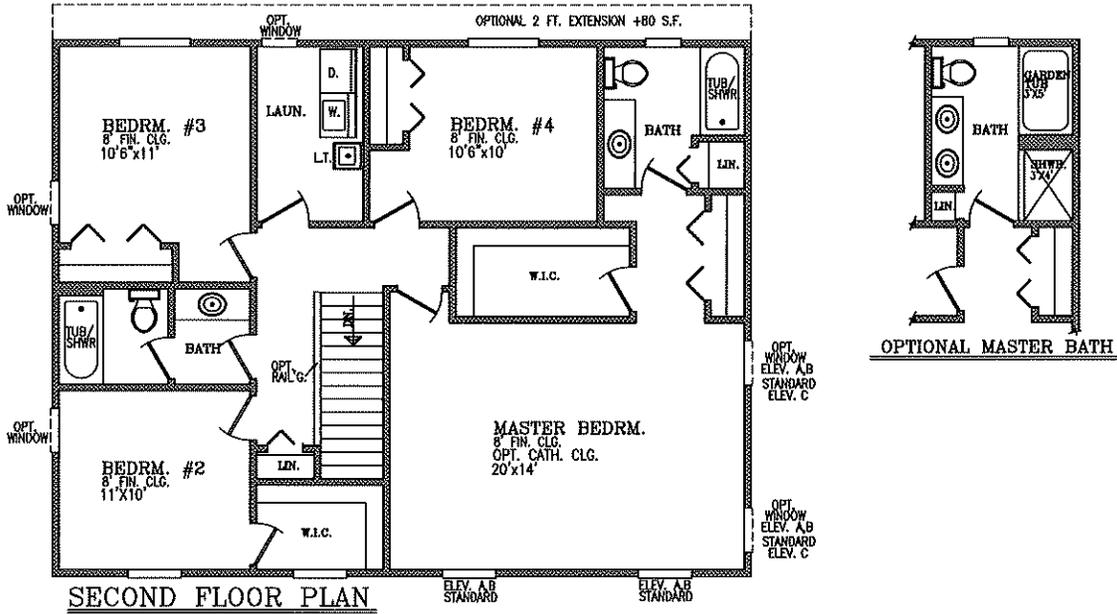


Infinityhomescorp.com

42400 Grand River Ave. Suite 112 Novi, MI 48375

THE ENCLAVE

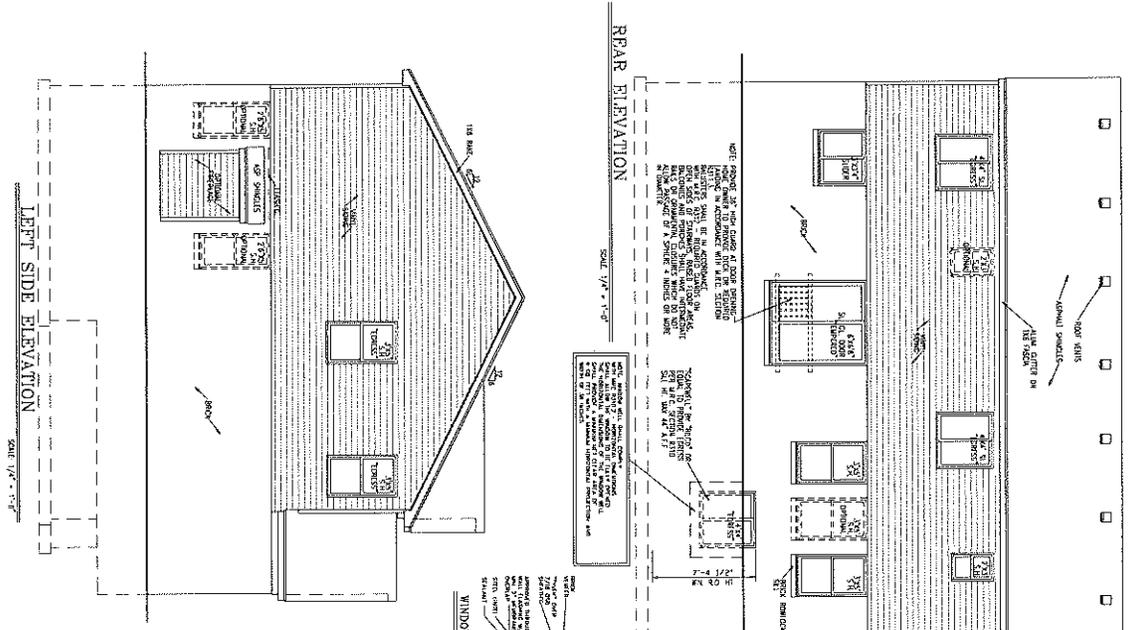
The 2023 square foot Enclave offers a spacious floor plan for the growing family that is looking for some additional space. The home offers 4 full bedrooms and 2-1/2 baths and also features a large master suite with generous closet space.



Presented By:

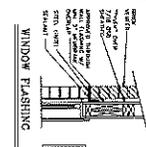


Infinityhomescorp.com

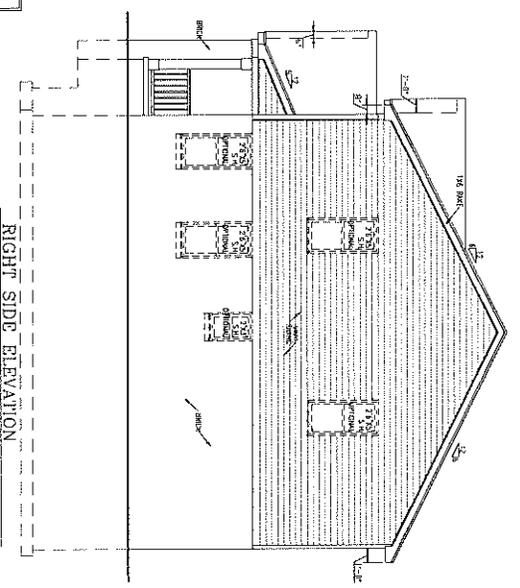


REAR ELEVATION
SCALE: 1/8" = 1'-0"

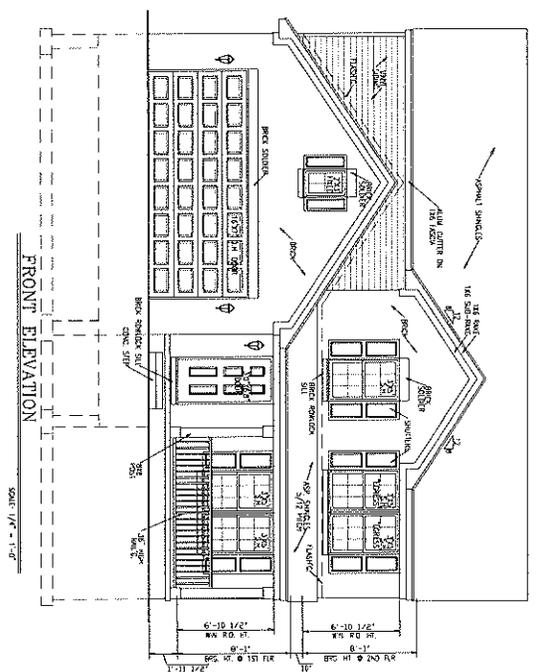
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



STEEL LUMBER REQUIREMENTS:
 1. SPACING - 16" ON CENTER
 2. GRADE - 1 1/2" MIN. ABOVE FINISHED GRADE
 3. END GRADING - 1/2" MIN. ABOVE FINISHED GRADE
 4. END GRADING - 1/2" MIN. ABOVE FINISHED GRADE
 5. END GRADING - 1/2" MIN. ABOVE FINISHED GRADE



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Charter Oak
The Enclave - Elev. "C"
Garage Left



Elevation "A"



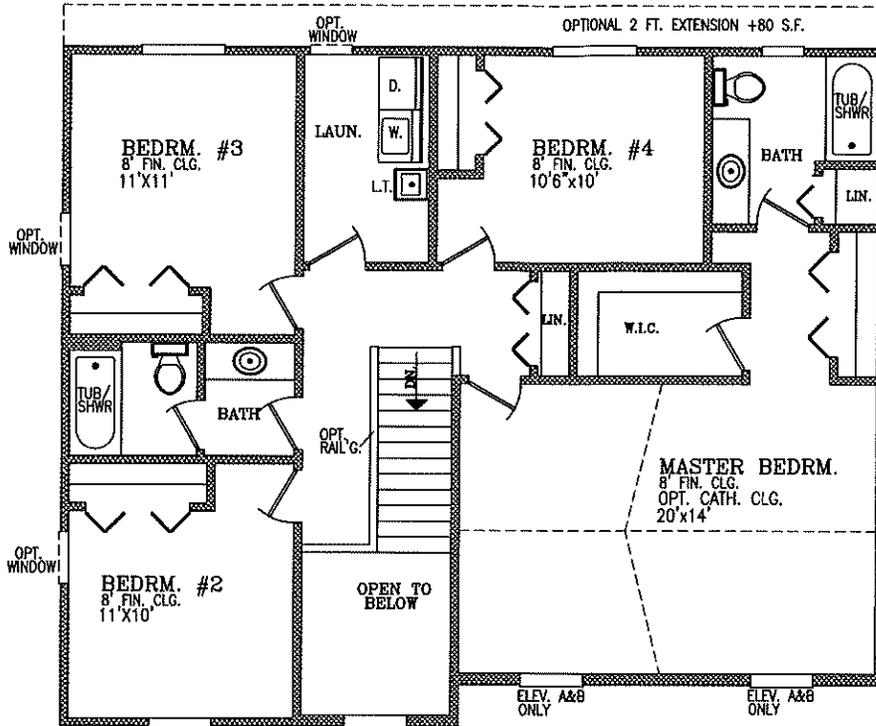
Elevation "B"



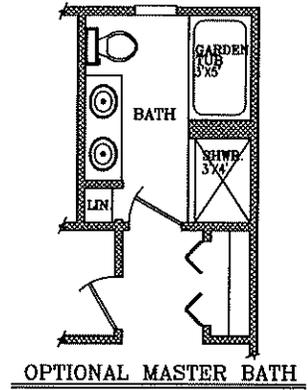
Elevation "C"

The Enclave II - Floor Plans

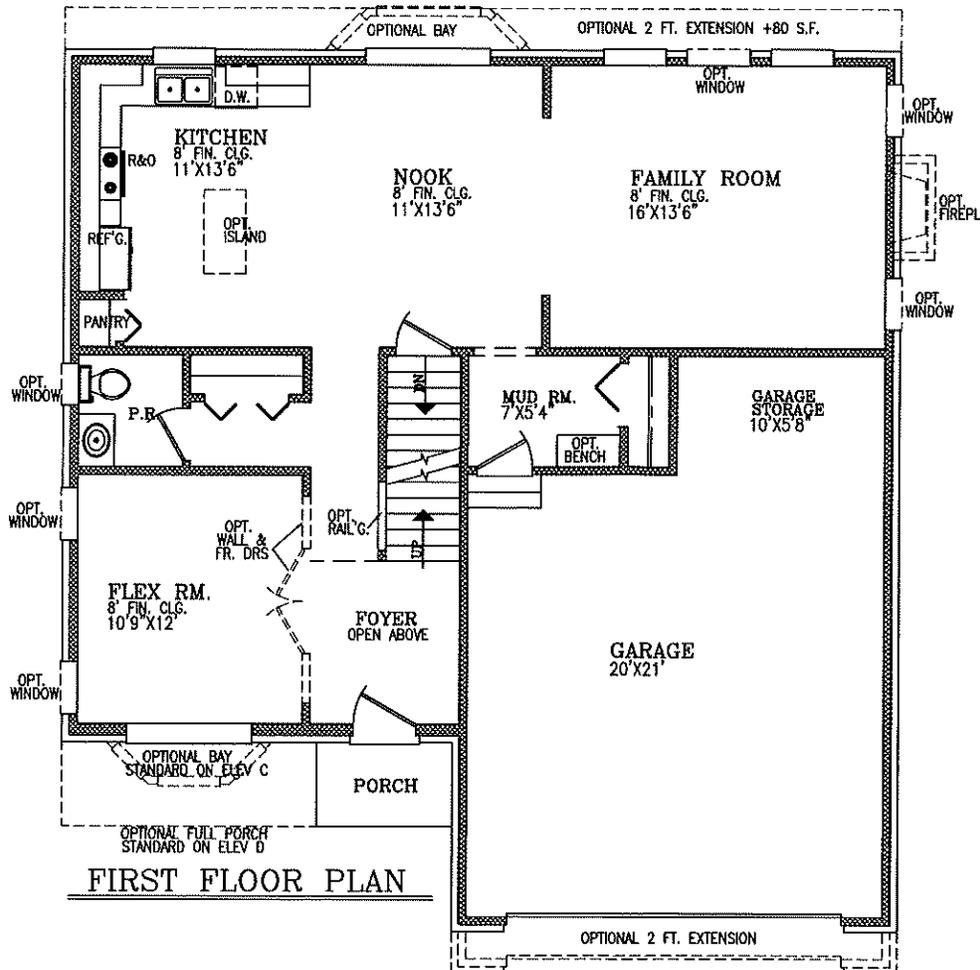
2,172 SQ. FT.



SECOND FLOOR PLAN



OPTIONAL MASTER BATH



FIRST FLOOR PLAN



Elevation "A"



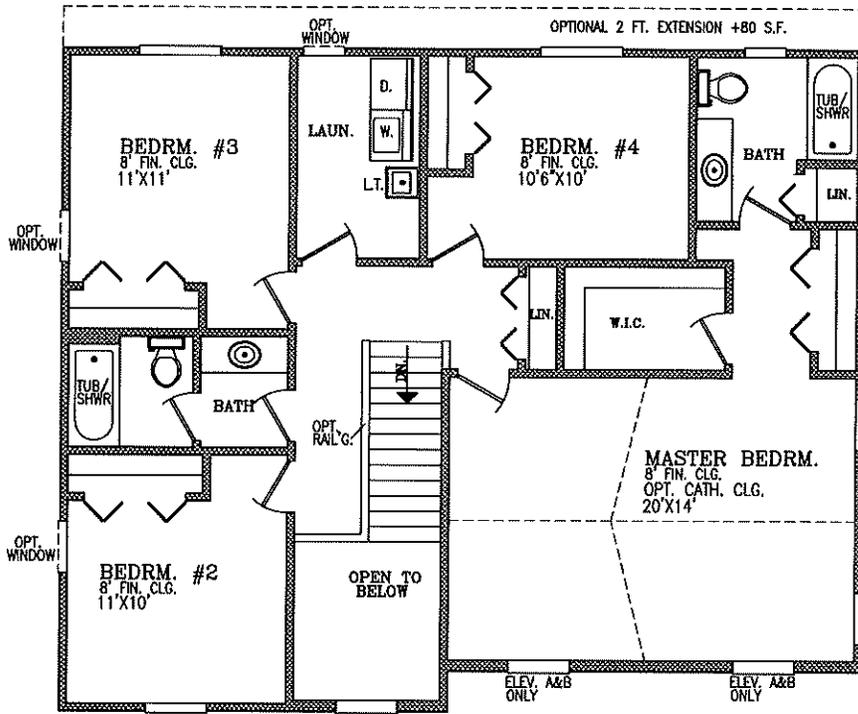
Elevation "B"



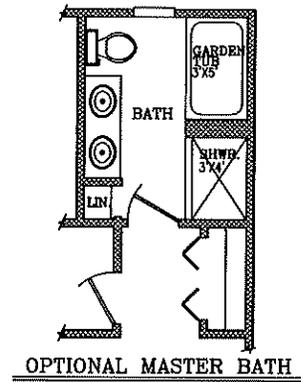
Elevation "C"

The Madison – Floor Plans

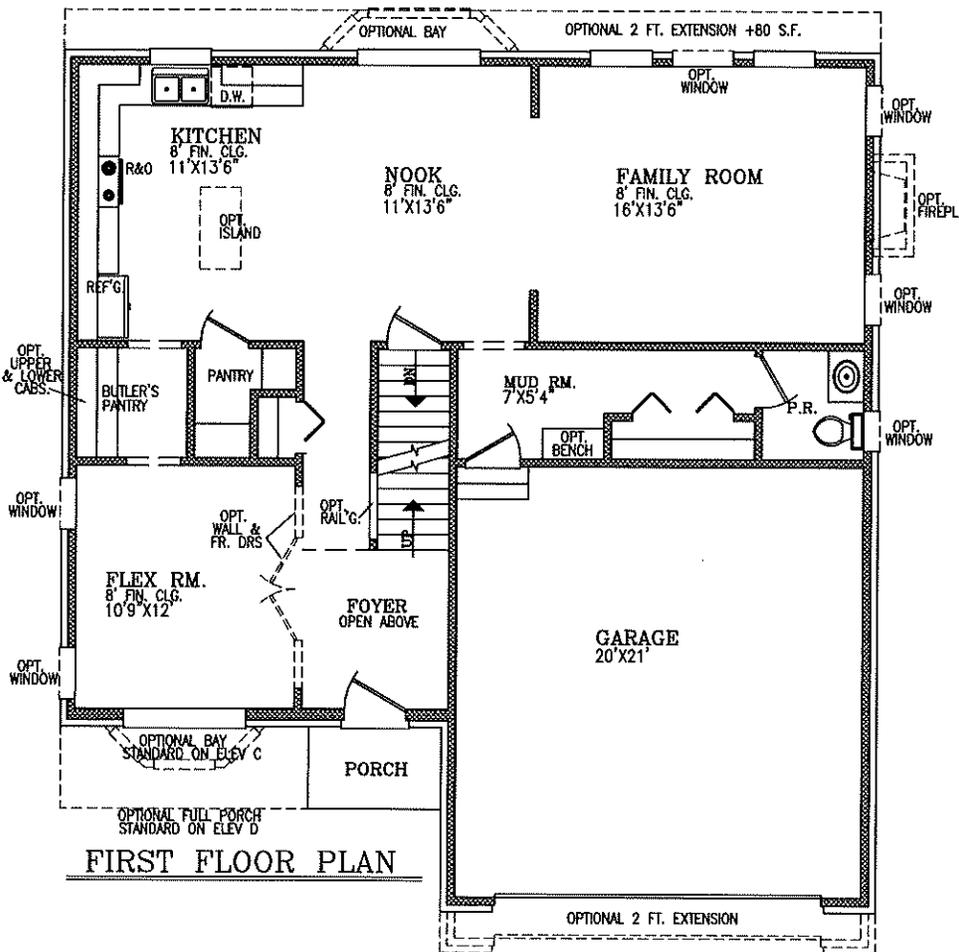
2,230 SQ. FT.



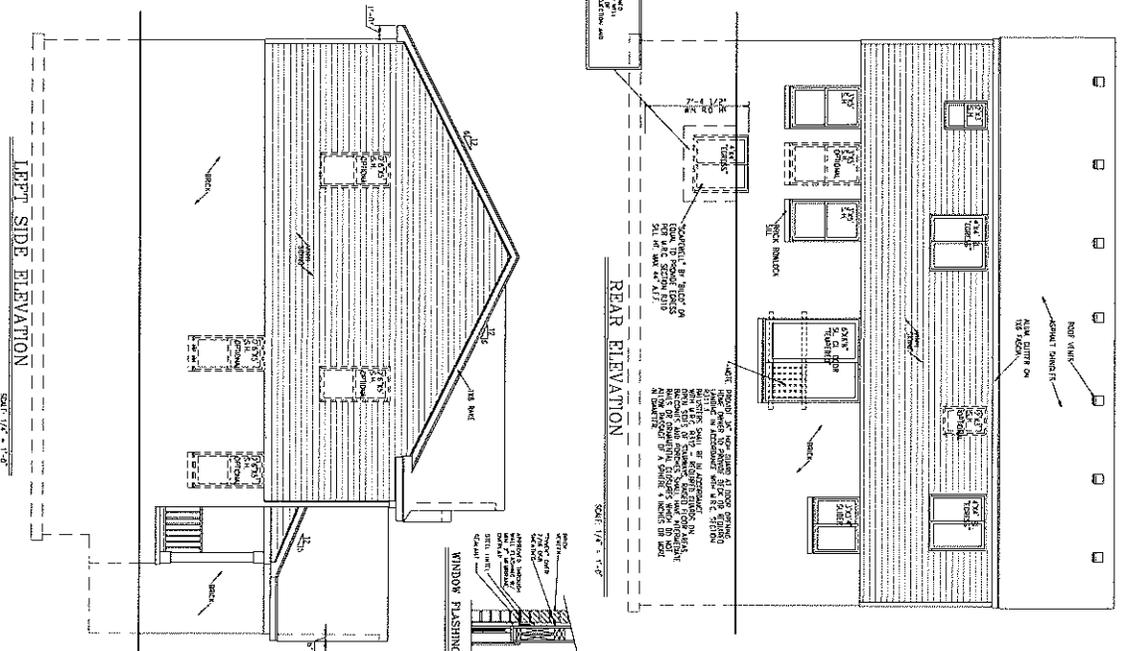
SECOND FLOOR PLAN



OPTIONAL MASTER BATH



FIRST FLOOR PLAN



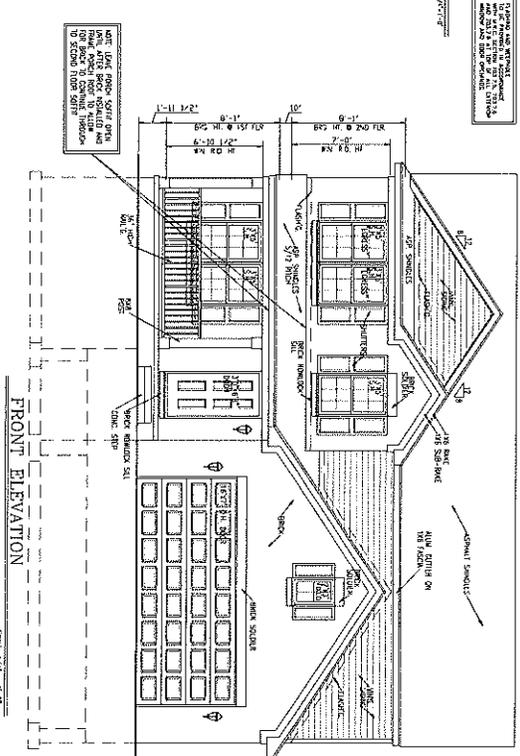
NOTE: ALL WINDOW AND DOOR SIZES ARE TO FACE UNLESS OTHERWISE NOTED. ALL WINDOW AND DOOR SIZES ARE TO FACE UNLESS OTHERWISE NOTED. ALL WINDOW AND DOOR SIZES ARE TO FACE UNLESS OTHERWISE NOTED.

REAR ELEVATION
SCALE: 1/4" = 1'-0"

LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FLASHING
SCALE: 1/4" = 1'-0"

STEEL LUMBER REQUIREMENTS
4x8 STUDS - 1 1/2" x 8" x 16'
2x6 STUDS - 1 1/2" x 6" x 16'
2x4 STUDS - 1 1/2" x 4" x 16'
2x2 STUDS - 1 1/2" x 2" x 16'
2x12 STUDS - 1 1/2" x 12" x 16'
2x10 STUDS - 1 1/2" x 10" x 16'
2x8 STUDS - 1 1/2" x 8" x 16'
2x6 STUDS - 1 1/2" x 6" x 16'
2x4 STUDS - 1 1/2" x 4" x 16'
2x2 STUDS - 1 1/2" x 2" x 16'



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOW AND DOOR SIZES ARE TO FACE UNLESS OTHERWISE NOTED. ALL WINDOW AND DOOR SIZES ARE TO FACE UNLESS OTHERWISE NOTED. ALL WINDOW AND DOOR SIZES ARE TO FACE UNLESS OTHERWISE NOTED.

Island Lakes
The Madison - Elev. 'C'

3/3

By: Infinity Homes, Inc.
4260 Creech Rd. - Suite 212
Creston, IA 52542
Phone (248)410-8091 Fax (248)410-8155

The Madison
Elevation - 'C'

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BY INFINITY HOMES, INC.

THE LARCH



Elevation C



Elevation B



Elevation A

Presented By:



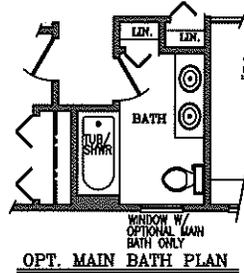
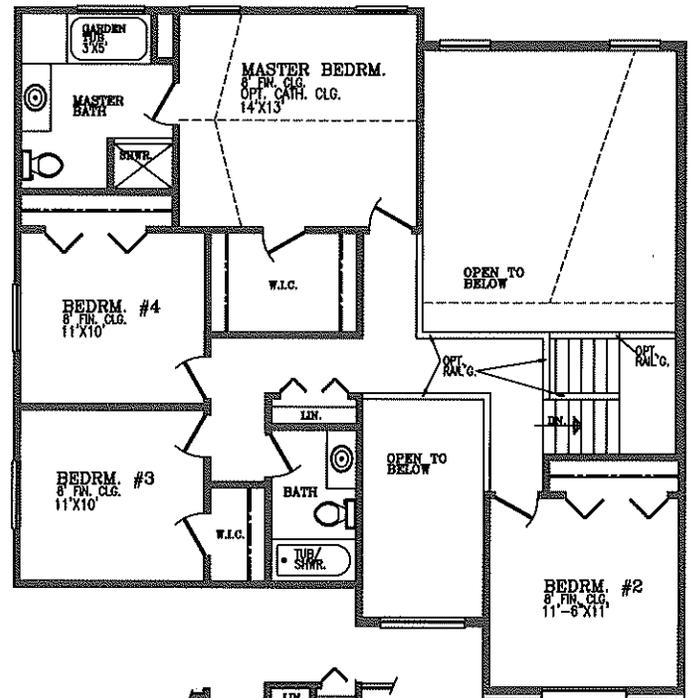
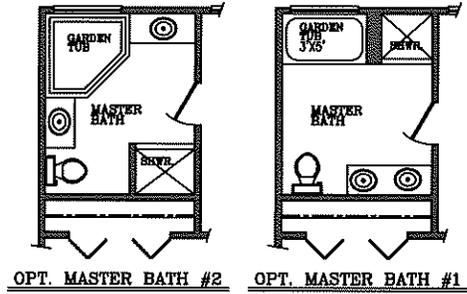
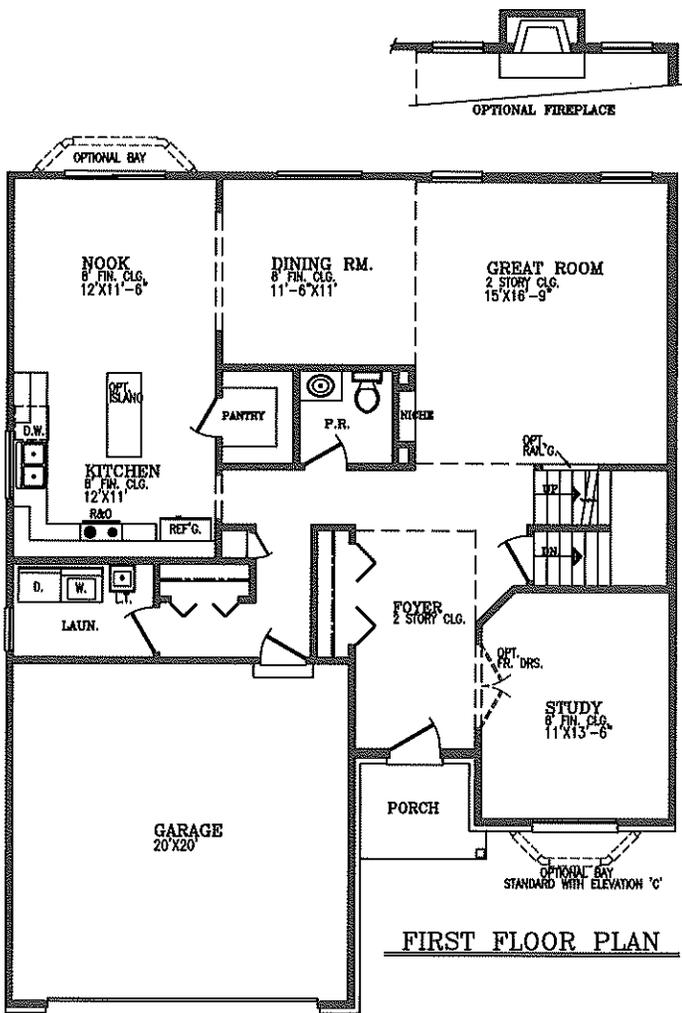
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42400 Grand River Ave. Suite 112 Novi, MI 48375

Prices, plans and specifications are subject to change without notice or obligation. Renderings are an artist's conception, may vary in construction.

THE LARCH

The 2400 square foot Larch is a spacious, attractive colonial style home that includes 4 full bedrooms, 2-1/2 baths, a full basement and a 2 car attached garage. The dramatic 2 story foyer flows into to the 2-story great room with a balcony overlooking each area. The large kitchen allows for a walk-in pantry with a nook that opens into the dining room. Optional master & main bath layouts are provided for larger wash areas.



Presented By:



Infinityhomescorp.com

THE LARCH II



Elevation C



Elevation B



Elevation A

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