

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, June 13, 2018 – 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 23, 2018.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1: CASE 18-010 – REZONING WITH CONDITIONS

TITLE: THE APPLICANT, BEN GRIFFIN, IS REQUESTING TO REZONE THE FOLLOWING PARCELS FROM R1-C, SINGLE FAMILY RESIDENTIAL TO M-1, LIGHT INDUSTRIAL WITH CONDITIONS.

LOCATION: SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF MICHIGAN AVENUE WEST OF DENTON ROAD. PARCEL ID#(S); 83-021-99-0001-000; 83-022-01-0004-003; 83-022-01-0007-001; 83-021-99-0002-000; 83-022-01-0005-005; 83-022-01-0008-003; 83-022-01-0003-004; 83-022-01-0006-001; 83-023-99-0005-000; OTHERWISE KNOWN AS THE HAROLD SMITH FARM AT 50015 & 50061 MICHIGAN AVENUE.

ACTION ITEMS:

- A. Presentation by the applicant
- B. Public Hearing is Opened.
- C. Public Hearing is Closed.
- D. Planning Commission discussion.

ITEM #2: CASE 18-011 – SPECIAL APPROVAL REQUEST

TITLE: THE APPLICANT, DIVERSIFIED DOCK & LIFT, IS REQUESTING SPECIAL APPROVAL TO CONSTRUCT A NON-COMMERCIAL MULTI-DOCKING FACILITY THAT CAN ACCOMMODATE MORE THAN 6 WATERCRAFT IN TOTAL AT ONE TIME ON A SINGLE PARCEL.

LOCATION: SUBJECT PROPERTY IS LOCATED AT THE HARBOUR CLUB APARTMENTS, WHICH ARE LOCATED ON THE SOUTH SIDE OF DENTON ROAD WEST OF BECKLEY ROAD AT PARCEL ID# 83-078-99-0001-007 OTHERWISE KNOWN AS 49000 DENTON ROAD.

ACTION ITEMS:

- A. Presentation by the applicant
- B. Public Hearing is Opened.
- C. Public Hearing is Closed.
- D. Planning Commission discussion.

UNFINISHED BUSINESS:

NEW BUSINESS:

ITEM #1: CASE 18-010 – REZONING WITH CONDITIONS

TITLE: THE APPLICANT, BEN GRIFFIN, IS REQUESTING TO REZONE THE FOLLOWING PARCELS FROM R1-C, SINGLE FAMILY RESIDENTIAL TO M-1, LIGHT INDUSTRIAL WITH CONDITIONS.

LOCATION: SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF MICHIGAN AVENUE WEST OF DENTON ROAD. PARCEL ID#(S); 83-021-99-0001-000; 83-022-01-0004-003; 83-022-01-0007-001; 83-021-99-0002-000; 83-022-01-0005-005; 83-022-01-0008-003; 83-022-01-0003-004; 83-022-01-0006-001; 83-023-99-0005-000; OTHERWISE KNOWN AS THE HAROLD SMITH FARM AT 50015 & 50061 MICHIGAN AVENUE.

- ACTION ITEMS:**
- A. Presentation by the applicant.
 - B. Presentation by Township Staff.
 - C. Planning Commission discussion.
 - D. Planning Commission considers recommendation to Township Board.

GENERAL DISCUSSION:

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
MAY 23, 2018
MINUTES - DRAFT**

Chairperson Thompson called the meeting to order at 7:32 p.m.

ROLL CALL:

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

Excused: None.

Staff: Director Akers and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan.

Audience: Six (6).

APPROVAL OF AGENDA:

Motion Kelley, Atchinson second to approve the agenda of May 23, 2018 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Jahr second to approve the regular meeting minutes of May 9, 2018 as presented.

Motion Carried.

NEW BUSINESS:

ITEM # 1 18-006 – SITE PLAN AMENDMENT

TITLE: THE APPLICANT, GILBERT HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED SITE PLAN FOR THE TOWNSEND PARK/VICTORIA PARK DEVELOPMENT TO ALLOW FOR ADDITIONAL ELEVATIONS TO BE CONSTRUCTED IN THE SUBDIVISION.

LOCATION: TOWNSEND/VICTORIA PARK IS LOCATED ON THE NORTHEAST CORNER OF ECORSE AND MORTON TAYLOR ROADS.

Brad Gilbert of Gilbert Homes gave the presentation. Gilbert Homes acquired ten (10) lots in the Townsend Park/Victoria Park subdivision and is requesting an amendment to the approved site plan for the development to allow additional elevations to be constructed in the subdivision. Mr. Gilbert displayed a presentation of three (3) home elevations meeting the substantially different requirement of the planned residential development (PRD) and was present to answer any questions.

Director Akers presented his staff review letter dated 5-19-18 recommending the Planning Commission approve an amendment to the site plan for the Townsend Park/Victoria Park development in order to allow Gilbert Homes to construct homes consistent with the provided plans depicting elevations for the remaining lots in the subdivision, conditioned upon the following:

1. Township Planning Staff shall review each application for a new single family home in order to determine that the new home meets the required setbacks and that the elevation meets the Township's "substantially different" architectural design standards set forth in the Zoning Ordinance.

2. The Planning Commission recommends that the applicant make efforts to obtain architectural approval from the Home Owners Association of Townsend Park if there is one.
3. The applicant will need to provide elevations with side entry garage options to be reviewed administratively by Township staff.

Commissioners discussed the importance of the Home Owners Association involvement and their opportunity to review the home elevations, keeping home colors in accordance to what is currently in the neighborhood, home colors to be approved by Township staff and the current status of the side entry garage ratio in the development.

No questions from the audience.

Motion Kelley, Boynton second to approve an amendment to the approved site plan to Gilbert Homes for the Townsend Park/Victoria Park development to allow for additional elevations to be constructed in the subdivision, subject to the findings and conditions in the staff review letter dated 5-19-18, 1) Township Planning Staff shall review each application for a new single family home in order to determine that the new home meets the required setbacks and that the elevation meets the Township’s “substantially different” architectural design standards set forth in the Zoning Ordinance, 2) The Planning Commission recommends that the applicant make efforts to obtain architectural approval from the Home Owners Association of Townsend Park if there is one, 3) The applicant will need to provide elevations with side entry garage options to be reviewed administratively by Township staff and 4) colors to be approved by Township staff. Motion Carried. (Letter Attached)

ITEM # 2 18-007 – SITE PLAN AMENDMENT

TITLE: THE APPLICANT, GILBERT HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED SITE PLAN FOR THE ARLENE ARBORS DEVELOPMENT TO ALLOW FOR ADDITIONAL ELEVATIONS TO BE CONSTRUCTED IN THE SUBDIVISION.

LOCATION: ARLENE ARBORS IS LOCATED ON THE SOUTH SIDE OF SAVAGE ROAD JUST EAST OF THE CITY OF BELLEVILLE LIMITS.

Brad Gilbert of Gilbert Homes gave the presentation. Gilbert Homes came before the Commission last fall to have three (3) home elevations approved for eight (8) lots in the Arlene Arbors development. Two (2) of the home elevations were approved, one (1) had to be revised. Mr. Gilbert displayed the revised home elevation for approval, meeting the substantially different requirement from the two (2) previously approved elevations.

Director Akers presented his staff review letter dated 5-4-18 recommending the Planning Commission approve an amendment to the site plan for the Arlene Arbors development in order to allow Gilbert Homes to construct homes consistent with the provided plan which depicts an elevation to be constructed on the remaining lots in the subdivision and conditioned upon the following:

1. Township Planning staff shall review each application for a new single family home in order to determine that the new home meets the required setbacks and that the elevation meets the

Township's "substantially different" architectural design standards set forth in the Zoning Ordinance.

2. The Planning Commission recommends that the applicant make efforts to obtain architectural approval from the Home Owners Association of Arlene Arbors.

The Arlene Arbors development has an active Home Owners Association and the applicant will obtain their approval. No comments from the Commission or the audience.

Motion Kelley, Atchinson second to approve an amendment to the approved site plan to Gilbert Homes for the Arlene Arbors development to allow for additional elevations to be constructed in the subdivision subject to the findings and conditions in the staff review letter dated 5-4-18, 1) Township Planning staff shall review each application for a new single family home in order to determine that the new home meets the required setbacks and that the elevation meets the Township's "substantially different" architectural design standards set forth in the Zoning Ordinance, 2) The Planning Commission recommends that the applicant make efforts to obtain architectural approval from the Home Owners Association of Arlene Arbors and 3) colors to be approved by Township staff. Motion Carried. (Letter Attached)

ITEM # 3 18-008 – TEMPORARY LAND USE

TITLE: THE APPLICANT, ANGRY TIGER FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL FOR A TEMPORARY FIREWORKS TENT SALE.

LOCATION: 41001 E. HURON RIVER DRIVE. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF HAGGERTY ROAD AND E. HURON RIVER DRIVE.

Applicant Frank Mattei of Angry Tiger Fireworks gave the presentation. Angry Tiger Fireworks is requesting temporary land use approval for a fireworks tent sale from June 20th through July 7th with hours of operation from 9:00 a.m. to 10:00 p.m. The applicant has no changes from the previous year.

Director Akers presented his staff review letter dated 5-19-18 recommending temporary land use approval subject to the following conditions:

1. The applicant provides a copy of their Consumer Fireworks Retail Facility Permit to the Township.
2. The applicant provides a copy of their certificate of general liability insurance coverage to the Township.
3. The applicant obtains approval from the Van Buren Township Fire Marshall. (Condition met)
4. That any truck deliveries to the site do not occur during business hours.

Director Akers has received the Fire Department review letter dated 5-19-18 recommending approval.

Commissioners discussed a man using a barbecue grill on the site to sell food, concern of the barbecue grill operation and fireworks tent sales on the same site, parking limitations, limiting truck deliveries and the business owner to provide a letter acknowledging the limited delivery time frame.

No comments from the audience.

Motion Kelley, Boynton second to grant Angry Tiger Fireworks temporary land use approval for a temporary fireworks tent sale at 41001 E. Huron River Drive, based on the findings in the staff review letter dated 5-19-18, Fire Department review letter dated 5-8-18 and the applicant to provide a letter from the business owner acknowledging the times of deliveries. Motion Carried. (Letters Attached)

ITEM # 4 17-026 – REVIEW AND COMMENT ON PROPOSED VARIANCE IN ASSOCIATION WITH SITE PLAN.

TITLE: THE APPLICANT, TIMOTHY SHAMMAS, IS REQUESTING REVIEW AND COMMENT ON A PROPOSED FRONT YARD SETBACK VARIANCE IN ASSOCIATION WITH A PROPOSED SITE PLAN FOR A GASOLINE FILLING STATION.

LOCATION: 41001 E. HURON RIVER DRIVE. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF HAGGERTY ROAD AND E. HURON RIVER DRIVE.

Director Akers presented his staff memo dated 5-19-18. The applicant, Timothy Shammass, is proposing a four-pump gas station at the existing Metro Park Party Store located at 41001 E. Huron River Drive. During the site plan review process it was identified that the current proposed site plan was deficient on several items. The applicant is working on corrections to the site plan and is proposing a front yard setback variance of 19' (75' required, 56' proposed) and rear yard setback variance of 9' (25' required, 16' proposed). Based on section 12.401 of the Zoning Ordinance, the Planning Commission is required to review and comment on the proposed variances in order for the Board of Zoning Appeals (BZA) to consider them.

Director Akers and Vidya Krishnan of McKenna Associates discussed the current site plan, requirements needing to be met and the recommendations made to the applicant. The Planning Commission has not seen the proposed site plan for the four-pump gas station.

Commissioners discussed the need for more information, the impact of the request to the site and the previous variance for the Metro Park Party Store. The previous variance recognizes the conditions of the lot. Commissioners support the recommendations of Staff and McKenna Associates.

GENERAL DISCUSSION:

ITEM #1 PRESENTATION OF MASTER PLAN CITIZEN SURVEY

Vidya Krishnan of McKenna Associates presented the Master Plan Citizen Survey. The survey data assists in developing the vision for the Master Plan, a series of public input sessions will be held after data is compiled from the survey. Survey topics include demographics, residential character, opinions of Van Buren Township, transportation, spending decisions, economic development, occupation and recreational opportunities. The survey will be available on the township website and in hard copy form throughout the Township Hall.

Director Akers informed the Commission and the audience that the Planning Intern left last month. Staff is in the process of hiring two (2) new interns, a planning intern and an intern for the Downtown Development Authority (DDA).

ADJOURNMENT:

Motion Boynton, Atchinson second to adjourn at 8:53 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

**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, June 13, 2018 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 18-010:** A request by Ben Griffin, to rezone the following described parcels at Parcel ID#(s); 83-021-99-0001-000; 83-022-01-0004-003; 83-022-01-0007-001; 83-021-99-0002-000; 83-022-01-0005-005; 83-022-01-0008-003; 83-022-01-0003-004; 83-022-01-0006-001; 83-023-99-0005-000; otherwise known as the Harold Smith Farm at 50015 & 50061 Michigan Avenue, from **R1-C, Single Family Residential to M-1, Light Industrial with conditions**. The parcels are located on the south side of Michigan Avenue west of Denton Road.

2. **Case 18-011:** A request by Diversified Dock & Lift to construct a non-commercial multi-docking facility that can accommodate more than 6 watercraft in total at one time on a single parcel. This non-commercial multi-docking facility is proposed to be located at the Harbour Club Apartments, which are located on the south side of Denton Road west of Beckley Road at Parcel ID# 83-078-99-0001-007 otherwise known as 49000 Denton Road.

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.

Posted: May 24, 2018
Published: May 24, 2018

PLANNING & ZONING APPLICATION

Case number 17-024

Date Submitted 7-17-17

APPLICANT INFORMATION

Applicant Ben Griffin Phone (313) 565-2800

Address 24442 Michigan Avenue Fax (313) 565-6182

City, State Dearborn, Michigan Zip 48124

E:mail benjaygriffin46@gmail.com Cell Phone Number (734) 756-2195

Property Owner Harold Smith Trustee and Authorized Owners Phone (734) 482-0360
Representative

Address 50015 Michigan Avenue Fax

City, State Belleville, Michigan Zip 48111

Billing Contact Ben Griffin Phone (313)565-2800

Address 24442 Michigan Avenue Fax (313)565-6182

City, State Dearborn, Michigan Zip 48124

SITE/ PROJECT INFORMATION

Name of Project Smith Rezoning

Parcel Id No. See attached Project Address 50015 Michigan avenue

Attach Legal Description of Property

Property Location: On the South Side of Michigan Avenue Road; Between Denton Road
and Rawsonville Road. Size of Lot Width 4,000 feet Depth 1,800 feet

Acreeage of Site 75.57 acres Total Acres of Site to Review 75.57 Current Zoning of Site R-1C Single Family Residential

Project Description: Amend Master Plan from Low Density Single Family B (15,000 Sq. Ft.) to Light Industrial and Rezone from R-1C Single Family Residential to M-1 Light Industrial

Is a re-zoning of this parcel being requested? YES YES (if yes complete next line) NO
Current Zoning of Site R-1C Single Family Residential Requested Zoning M-1 Light Industrial

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

Signature of Property Owner:

Harold W. Smith

Harold Smith, Trustee and Authorized Owners' Representative

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 7th day of June 2017 Amy L. Wess Notary Public,
Wayne County, Michigan My Commission expires 3-20-18, 2018 Amy L. Wess

Rev 1/12/06

AMY L. WESS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Mar 20, 2018
ACTING IN COUNTY OF Oakland

Ben Griffin
24442 Michigan Avenue
Dearborn, Michigan 48124

June 28, 2017

Ron Akers
Director Planning & Economic Development
46425 Tyler Road
Van Buren Township, Michigan 48111

Re: Various Parcels c/k/a "Smith Farm" (the subject property)

Dear Mr. Akers,

Please accept this letter and the attached rezoning application as our formal request to rezone the approx. 75-acre tract referenced above -- located on the south side of Michigan Avenue, between Denton and Rawsonville Roads -- from R-1C Single Family Residential to M-1 Light Industrial. We understand this would require that the Master Plan be amended from Low Density Single Family Residential B (15,000 Sq. Ft.) to Light Industrial, and that the amended Master Plan and Zoning Map would include a residential protection (buffer zone) along the east boundary of the property.

In the section below, we have summarized the land use patterns in the vicinity, and have given our justification for the proposed rezoning.

The subject property currently consists of nine parcels and has been farmed by the same family for over 100 years. All utilities (sewer, water, gas, electric) are in the right-of way adjacent to the site. The land uses for the areas adjoining the subject property are as follows:

To the north is 4,000 feet of frontage on Michigan Avenue (US-12), a state divided highway.

To the south is the active Norfolk Southern Rail line and General Motors Service Parts Operations (distribution center).

To the east is The Denton Cemetery and single family residential.

To the west is Michigan Avenue (US-12).

The property is surrounded on three sides (north, south and west) by Michigan Avenue (US-12) and the Norfolk Southern Railroad. We believe this makes the site non conducive for current residential development and that impacts on the established residential neighborhood to the east would be mitigated by the required residential protection (buffer zone).

We feel that this is an appropriate location for an M-1 Light Industrial zone -- and that the requested rezoning will not alter the essential character of the area. Therefore, we feel that the recommendation of the Planning Department and Planning Commission in support of the requested rezoning (and Master Plan amendment) will observe, and be consistent with, the spirit of the Ordinance.

A handwritten signature in black ink, appearing to be 'Ben Griffin', with a long horizontal stroke extending to the right.

Ben Griffin



MCKENNA

June 7, 2018

Planning Commission
Charter Township of Van Buren
48425 Tyler Road
Belleville, MI 48111

Subject: VBT-17-024-RZ; Smith Conditional Rezoning Agreement Review

Location: South side of Michigan Ave., bounded on the north side by Michigan Ave., on the south side by Conrail railroad, and on the east side by Denton Farms single-family residential subdivision

Dear Planning Commissioners:

We have reviewed the Conditional Rezoning Agreement and Exhibits for the application to conditionally rezone the following parcels from R-1C (Single Family Residential) to M-1 (Light Industrial): 83-021-99-0002-000, 83-022-01-0003-004, 83-022-01-0004-003, 83-022-01-0005-005, 83-022-01-0006-001, 83-022-01-0007-001, 83-022-01-0008-003, and 83-023-99-0005-000.

Section 12.507 of the Zoning Ordinance includes requirements and procedures for Conditional Rezoning, and Section 12.507(l) includes requirements for the Conditional Rezoning Agreement. We note the following regarding the Conditional Rezoning Agreement:

- The Conditional Rezoning Agreement includes the information required by Section 12.507(l) of the Zoning Ordinance and meets the requirements of Section 12.507.
- The terms of the Residential Buffer Areas are included in Exhibit D. The uses of the Residential Buffer Areas are limited to *“berming, landscape screening, such as trees and other plantings or natural ornaments, fencing, stormwater control (e.g., retention, detention, drains etc.), underground utilities, footpaths and/or trails for non-motorized use, light poles and fixtures, above ground utilities, structures and mechanical equipment, walls, access to the Residential Protection Areas for maintaining the aforementioned uses, and other uses as may be permitted by the Planning Commission or the Director of Planning and Economic Development, as applicable, in accordance with the setback provisions of the Zoning Ordinance for the M-1 Zoning District.”* Therefore, buildings, access drives, and parking are not permitted in the Residential Buffer Areas.
- Exhibit D-1 includes a legal description for the Residential Buffer Areas. We recommend that the legal description of the Residential Buffer Areas be illustrated on a survey.
- The legal description of the Residential Buffer Area excludes parcel 83-021-99-0002-000, which will include the continued use of the single-family home at 50015 Michigan Ave. While we agree with excluding this parcel from the Residential Buffer Area while it is used as a single-family residence, we recommend that the Conditional Rezoning Agreement be modified to require this parcel to be included in the Residential Buffer area if the residential use is ever discontinued.
- Pursuant to Section 12.507(l)(1)(e), we recommend that the Conditional Rezoning Agreement include a date upon which it becomes void.

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

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RECOMMENDATION

Because the Conditional Rezoning Agreement includes the information required by Section 12.507(I) of the Zoning Ordinance and meets the requirements of Section 12.507, we recommend approval of the Conditional Rezoning Agreement subject to the following two (2) modifications to the Agreement:

1. That the legal description of the Residential Buffer Area be illustrated on a survey, which should be included with the Conditional Rezoning Agreement; and
2. That the Conditional Rezoning Agreement require parcel 83-021-99-0002-000 to be included in the Residential Buffer Area if the residential use is ever discontinued on this parcel.
3. Pursuant to Section 12.507(I)(1)(e), that the Conditional Rezoning Agreement include a date upon which it becomes void.

Respectfully Submitted,

McKENNA



Patrick J. Sloan, AICP
Senior Principal Planner



Akers, Ron

From: Patrick McCauley <pmccauley@gmgmklaw.com>
Sent: Saturday, June 2, 2018 2:18 PM
To: Akers, Ron; Patrick Sloan
Subject: RE: Smith Rezoning with Conditions Agreement McKenna comments

Categories: Respond

Ron and Patrick,

I believe the property owner was responsive to the comments made in my May 21st email to you with 1 possible exception. The last bullet point in my May 21st email referenced Section 12.507 (l), Subparagraphs (e) and (i) and whether those requirements had been adequately addressed . If you feel that those conditions have been satisfied in the current draft documents, then I recommend the Board approve the documents and authorize the execution by the Supervisor and Clerk.

Patrick

From: Akers, Ron [mailto:rakers@vanburen-mi.org]
Sent: Thursday, May 31, 2018 7:55 PM
To: Patrick Sloan; Patrick McCauley
Subject: FW: Smith Rezoning with Conditions Agreement McKenna comments

Patrick and Patrick,

Please review the most recent version of the conditional rezoning agreement. Please note it is critical that we receive recommendations for approval from you guys by Friday June 8 at noon. If there are any issues in which you are unable to recommend approval please let me know asap so I can forward this information to the applicant. Thanks again for all the work you guys have done on this project and please contact me if you have any additional questions.

Thanks,

Ron Akers, AICP
Director of Planning & Economic Development
Charter Township of Van Buren
734-699-8913
rakers@vanburen-mi.org

From: Brian P. Foley <BFoley@dickinson-wright.com>
Sent: Tuesday, May 29, 2018 1:59 PM
To: Mark V. Heusel <MHeusel@dickinson-wright.com>; Akers, Ron <rakers@vanburen-mi.org>
Subject: RE: Smith Rezoning with Conditions Agreement McKenna comments

Ron –

Attached are clean and redline copies of the Conditional Rezoning Agreement and the D1 legal description. I have added in the exhibits. The attached survey is Exhibit B.

REZONING WITH CONDITIONS AGREEMENT

This Rezoning with Conditions Agreement (the “Agreement”) is entered into effective as of this _____, 2018 by and between Harold W. Smith, successor trustee of the Edrhe Ann Smith Revocable Trust dated July 3, 1997, Douglas R. Smith, Trustee of the Douglas R. Smith Revocable Trust u/a/d March 5, 1993, Richard J. Moore and Frank C. Moore (as tenants in common) and Harold W. Smith, the address of which is 50015 and 50061 Michigan Avenue, Van Buren Township, MI 48111 (collectively, “Owner”), and the Charter Township of Van Buren, 46425 Tyler Road, Van Buren, MI 48111 (“Township”), a Michigan Municipal Corporation (collectively, the “Parties”). The Parties agree to the following terms and conditions:

1. Owner owns several adjacent parcels of land in Van Buren Township, specifically: Parcel Nos. 83-021-99-0002-000, 83-021-99-0001-000, 83-022-01-0003-004, 83-022-01-0004-003, 83-022-01-0005-005, 83-022-01-0006-001, 83-022-01-0007-001, 83-022-01-0008-003, 83-023-99-0005-000 (the “Combination Parcels”). Please see Exhibit A for the Parcel Map and Exhibit B for the Survey of the parcels (which includes both current and “as surveyed” combined legal descriptions). The parcels are currently zoned R-1C Single Family Residential.
2. Owner wishes to combine the parcels of land specified in paragraph 1, above, with the exception of Parcel No.83-021-99-0002-000, also commonly known as 50015 Michigan Avenue,, which shall remain a separate parcel; the resulting two (2) parcels both shall be zoned M-1 Light Industrial with Conditions (as set forth in Exhibit D). One of the Conditions is the establishment of Residential Protection Areas as adopted in the Township’s Master Plan, as shown on the attached Exhibit C. Owner understands that in order to combine the parcels, it must submit the proper application and any required application fee to the Township under the Land Division Act (P.A. 288 of 1967, as amended) to request that the parcels be legally combined. Therefore, contemporaneous with and notwithstanding this Agreement, Owner is filing the appropriate application with the Township to combine the Combination Parcels.

Owner also intends to request vacation of unused public right-of-ways that are on the Land, namely Cedar Street and Pine Street, which are adjacent to the following parcels: Parcel Nos. 83-022-01-0003-004, 83-022-01-0004-003, 83-022-01-0005-005, 83-022-01-0006-001, 83-022-01-0007-001, and 83-022-01-0008-003, which are part of the Denton Farms Plat, as recorded in Liber 40, Page 4 of Plats, Wayne County Records.

For the purposes of this Agreement, “**Land**” shall be defined as the newly-formed parcels with an M-1 Light Industrial with Conditions classification.

3. Owner desires to continue residing on the property at 50015 Michigan Avenue, Parcel No. 83-021-99-0002-000, as his primary residence, subject to the terms of any agreement Owner may enter into with a future user of the Land.

4. This Agreement is proposed by the Owner, and Owner acknowledges that this Agreement is consistent with and enforceable under all State, Federal, and Local laws, including, without limitation, the Michigan zoning enabling act (MCL 125.3101 et seq.) and Section 12.507 of the Charter Township of Van Buren Zoning Ordinance. This Agreement is valid and entered into on a voluntary basis, and represents a permissible exercise of authority on the part of the Township. No permit of approval shall be granted for any use or development that is contrary to this Agreement.
5. All Parties agree and understand that the Land shall not be developed or used in a way that is inconsistent with the requirements of this Agreement or of the Charter Township of Van Buren Zoning Ordinance (the "Zoning Ordinance"). Owner shall use the Land in compliance with all of the conditions set forth in this Agreement and the Zoning Ordinance. Any failure to comply with such a condition shall constitute a violation of this Agreement and the Zoning Ordinance. Additionally, any such violation shall be deemed a nuisance *per se* and subject to judicial abatement as provided by law and the Zoning Ordinance.
6. This Agreement shall be binding upon and inure to the benefit of the Township and Owner, and their respective heirs, successors, assigns, and transferees. Upon recordation, this Agreement shall run with the land.
7. This Agreement is consistent with Zoning Ordinance Section 12.507, and shall be recorded.
8. If this Agreement becomes void in the manner set forth in Zoning Ordinance Section 12.507(H), the Parties understand that no development, nor any permits for development, shall be issued, until the new zoning classification of the Land has been established.
9. Each of the terms and conditions in this Agreement set forth a necessary and reasonable measure which, when taken into consideration with all other conditions and requirements, is roughly proportional to the increased impact represented by the use represented in this Agreement, taking into consideration the changed zoning reclassification and the specific use zoning classification granted.
10. Nothing in this Agreement shall be deemed to prohibit the Township from further rezoning all or any portion of the Land to another zoning classification. Any rezoning shall be conducted in compliance with the Zoning Ordinance and the Zoning Enabling Act (MCL 125.3010 *et seq.*). The Owner, its heir, successors, assigns and subsequent owners shall obtain the rights of an owner of a nonconforming use (as provided for in the Zoning Ordinance) or statutory right, whichever is greater. The "nonconforming use" provision provided in this paragraph notwithstanding, any classification or rezoning shall be conducted in compliance with Township zoning regulations.
11. Violations of the terms of this Agreement by Owner shall be deemed a violation of the Zoning Ordinance and the Township shall have all remedies available to it accordingly, including immediate termination of this Agreement. Owner acknowledges that if it violates the terms of this Agreement, the reclassification and rezoning of the land referenced herein shall automatically and without need for Township action revert back to its original zoning designation, and all rezoning approval(s) contained herein will be revoked.

12. Owner is attaching the specific Conditions to this Agreement, attached as Exhibit D. Owner understands that all Exhibits to this Agreement supplement, but do not replace, any requirements for any preliminary or final site plans, special land use, or variance review and approval.
13. For the purposes of this Agreement, Owner shall be defined as the current Owner, and any subsequent person or entity that has an ownership interest in the Land.
14. This Agreement may not be modified, replaced, amended or terminated except as provided for in this Agreement and the Zoning Ordinance. This Agreement may be amended in the same manner as is prescribed for the original rezoning and Statement of Conditions and the Zoning Ordinance.
15. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan and ordinances of the Charter Township of Van Buren.
16. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.
17. The Owner represents and warrants that the person executing this Agreement on behalf of Owner has full and complete authority to do so, does so freely, and voluntarily offering and consent to the provisions and conditions in this Agreement and its exhibits, on behalf of Owner.

[SIGNATURES ON FOLLOWING PAGES]

OWNER:

Harold W. Smith, successor trustee of the Edrhe
Ann Smith Revocable Trust dated July 3, 1997

Douglas R. Smith, Trustee of the Douglas R.
Smith Revocable Trust u/a/d March 5, 1993

Mary Lou Moore, individually and as personal
representative of the estate of Richard J. Moore
(dec.)

Frank C. Moore

Harold W. Smith

CHARTER TOWNSHIP OF VAN BUREN

By: Kevin McNamara
Its: Supervisor

By: Leon Wright
Its: Clerk

[NOTARY JURATS ON FOLLOWING PAGES]

Acknowledged before me in _____ County, Michigan, on this ____ day of _____, 2018, by Harold W. Smith, successor trustee of the Edrhe Ann Smith Revocable Trust dated July 3, 1997, for the trust.

Notary Stamp

Notary Signature

Notary Name
County (of Appointment): _____, Michigan
Date commission expires: _____

Acknowledged before me in _____ County, Michigan, on this ____ day of _____, 2018, by Douglas R. Smith, Trustee of the Douglas R. Smith Revocable Trust u/a/d March 5, 1993, for the trust.

Notary Stamp

Notary Signature

Notary Name
County (of Appointment): _____, Michigan
Date commission expires: _____

Acknowledged before me in _____ County, Michigan, on this ____ day of _____, 2018, by Mary Lou Moore, individually and as personal representative of the estate of Richard J. Moore (dec.)

Notary Stamp

Notary Signature

Notary Name
County (of Appointment): _____, Michigan
Date commission expires: _____

Acknowledged before me in _____ County, Michigan, on this ____ day of _____, 2018, by Frank C. Moore.

Notary Stamp

Notary Signature

Notary Name

County (of Appointment): _____, Michigan

Date commission expires: _____

Acknowledged before me in _____ County, Michigan, on this ____ day of _____, 2018, by Harold W. Smith.

Notary Stamp

Notary Signature

Notary Name

County (of Appointment): _____, Michigan

Date commission expires: _____

Acknowledged before me in _____ County, Michigan, on this ____ day of _____, 2018, by Kevin McNamara, Supervisor of Charter Township of Van Buren, on behalf of the Township.

Notary Stamp

Notary Signature

Notary Name

County (of Appointment): _____, Michigan

Date commission expires: _____

Acknowledged before me in _____ County, Michigan, on this ____ day of _____, 2018, by Leon Wright, Clerk of Charter Township of Van Buren, on behalf of the Township.

Notary Stamp

Notary Signature

Notary Name
County (of Appointment): _____, Michigan
Date commission expires: _____

PREPARED BY:
Dickinson Wright, PLLC
350 S. Main Street, Suite 300
Ann Arbor, MI 48104
Attn: Mark Heusel, Esq.

WHEN RECORDED RETURN TO:
Dickinson Wright, PLLC
350 S. Main Street, Suite 300
Ann Arbor, MI 48104
Attn: Mark Heusel, Esq.

EXHIBIT B
SURVEY (WITH LEGAL DESCRIPTIONS)

EXHIBIT C
TOWNSHIP MASTER PLAN

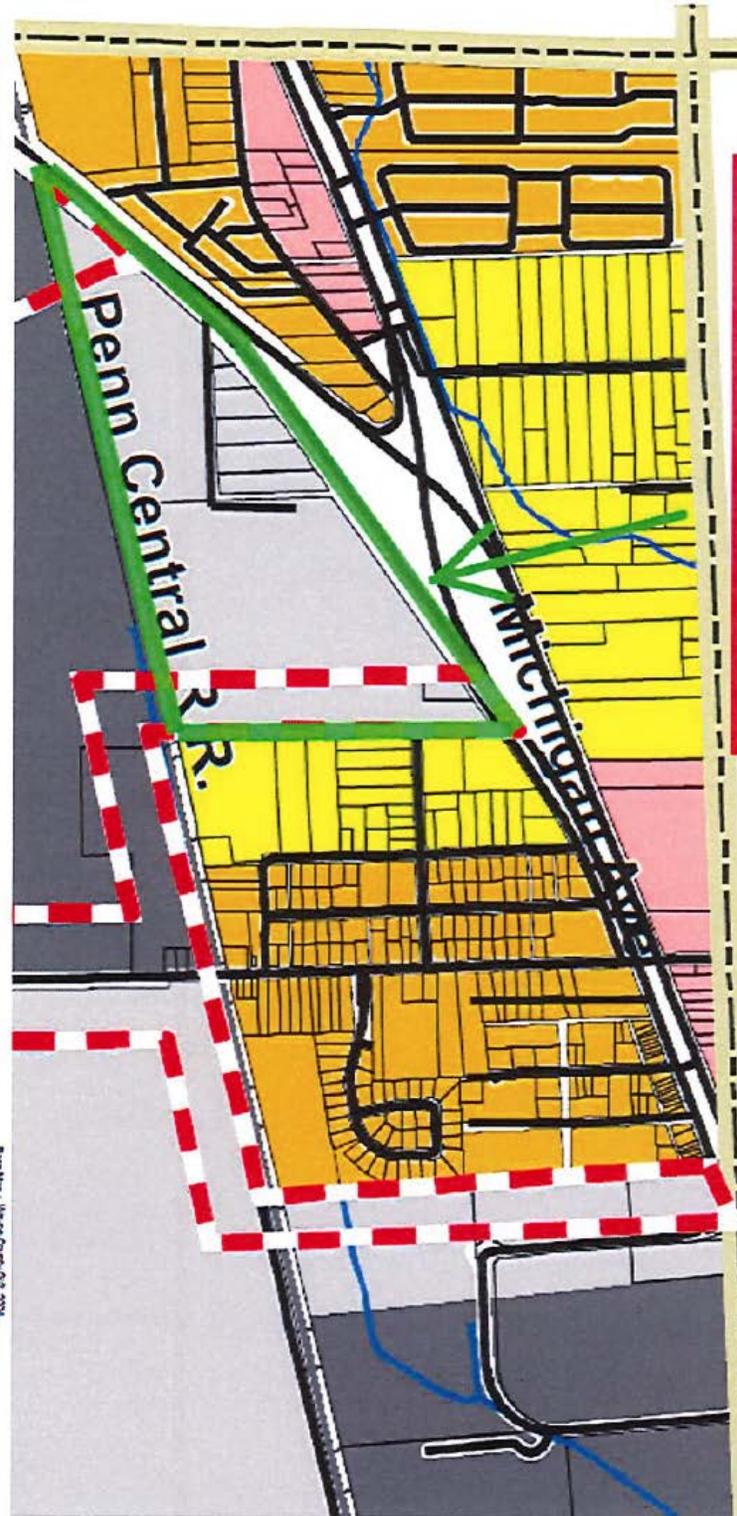


EXHIBIT D
CONDITIONS TO CONDITIONAL REZONING AGREEMENT

In consideration of Owner's obligations as contained in this Agreement and subject to Owner obtaining all permits and approvals from the Township and other agencies with jurisdiction, Owner and Township agree to the following terms as to Owner's rights to develop the Land:

1. Consistent with MCL 125.3405, the Land is (or has been) comprised of (i) those parcels that have been combined from several separate parcels specified in Exhibits A and B of this Agreement, and (ii) Parcel No. 83-021-99-0002-000, which shall remain a separate parcel from the combined parcels. This parcel combination will be effectuated before, or as a condition of the rezoning. Owner acknowledges and understands that the Township's acquiescence to the terms of this Agreement are entirely contingent on the Township's approval of its separate application to combine the parcels under the Land Division Act (being P.A. 288 of 1967, as amended).
2. Subject to site plan review and approval, and, if necessary, special land use review and approval, including any conditions that may be imposed therein and all other requirements and approvals, the Land shall be permitted to be developed and used in a manner consistent with the M-1 Zoning District and the Zoning Ordinance.
3. As a condition for rezoning the Land to the M-1 Zoning District, Owner, and its successors and assigns shall agree that within the Residential Protection Areas described herein and depicted on Exhibit D-1, Owner shall be permitted to use such land within the Residential Protection Areas for open space and to serve as a buffer for any future development. Such uses may include berming, landscape screening, such as trees and other plantings or natural ornaments, fencing, stormwater control (e.g., retention, detention, drains etc.), underground utilities, footpaths and/or trails for non-motorized use, light poles and fixtures, above ground utilities, structures and mechanical equipment, walls, access to the Residential Protection Areas for maintaining the aforementioned uses, and other uses as may be permitted by the Planning Commission or the Director of Planning and Economic Development, as applicable, in accordance with the setback provisions of the Zoning Ordinance for the M-1 Zoning District. The Township's ordinary setbacks for the Land shall be included within the Residential Protection Areas, and not be in addition to it. All uses shall also be subject to the requirements and conditions of this Agreement and the Zoning Ordinance. The development and use of the Land shall be permitted in accordance with this Agreement and with permitted and special land uses of the Zoning Ordinance
4. Owner shall not develop and use the Land in a manner inconsistent with this Agreement or the Zoning Ordinance, unless this Agreement is amended mutually by the Township and Owner, following public hearing, or the Owner determines to develop and use the Land in accordance with the zoning applicable to the Land upon a termination in accordance with paragraph 11 of the Agreement.
5. Site plan review and approval, and, if necessary, special land use review and approval, shall be governed by the Zoning Ordinance provisions applicable to the M-1 Zoning District, subject to the provisions of this Agreement. In the case of conflict, this more restrictive provisions shall govern. The Township reserves the right to review any special land use applications and, if necessary, deny them if they do not meeting the requirements of the Zoning Ordinance.

6. With the exception of land within the Residential Protections Areas, the remaining Land may be used for development consistent with the M-1 Zoning District, and subject to obtaining all required approvals from the Township and all other agencies with jurisdiction, including, if necessary, special land use review in accordance with all provisions of the Zoning Ordinance.

EXHIBIT D-1
DESCRIPTION OF RESIDENTIAL PROTECTION AREAS

Exhibit D-1

DESCRIPTION OF RESIDENTIAL BUFFER

Part of the East 1/2 of Section 6, T.3S., R.8E, Township of Van Buren, Wayne County, Michigan, described as: Commencing at the North 1/4 corner of said Section 6 as remonumented and recorded in Liber 45095, Page 37, Wayne County Records; thence North 03 Degrees 23 Minutes 00 Seconds West 5.26 feet to a property controlling corner as remonumented and recorded in Liber 45095, Page 37, Wayne County Records; thence along the North and South 1/4 line of said Section 6, South 03 Degrees 23 Minutes 00 Seconds East 2,185.56 feet to a point on the Southerly right of way line of Michigan Avenue (By-Pass, variable right of way width) and a point on the East line of said "Denton Farms"; thence North 53 Degrees 55 Minutes 03 Seconds East 1,173.81 feet along said Southerly right of way line the Point of Beginning; thence continuing North 53 Degrees 55 Minutes 03 Seconds East 141.83 feet along said Southerly right of way line; thence South 03 Degrees 07 Minutes 06 Seconds East 205.16 feet; thence North 86 Degrees 52 Minutes 54 Seconds East 125.00 feet; thence North 03 Degrees 07 Minutes 06 Seconds West 286.22 feet to a point on said Southerly right of way line; thence North 53 Degrees 55 Minutes 03 Seconds East 185.93 feet along said Southerly right of way line to a point on the West right of way line of Cemetery Road (33 foot wide right of way) in "Supervisor's Van Buren Plat No. 2" of part of the East 1/4 of Section 6, T.3S., R.8E., Van Buren township, Wayne County, Michigan, as recorded in Liber 67 of Plats, Page 51, Wayne County Records; thence South 03 Degrees 07 Minutes 06 Seconds East 488.75 feet along said West right of way line to the Northwest corner of Lot 61 of said "Supervisor's Van Buren Plat No. 2"; thence South 03 Degrees 23 Minutes 06 Seconds East 1,353.15 feet along the West line said "Supervisor's Van Buren Plat No. 2" to the Southwest corner of Lot 52 of said "Supervisor's Van Buren Plat No. 2" and a point on the Northerly line of the M.C.R.R. right of way; thence South 75 Degrees 38 Degrees 49 Minutes West 407.44 feet along said Northerly right of way line; thence North 03 Degrees 23 Minutes 06 Seconds West 1,431.60 feet; thence North 03 Degrees 07 Minutes 06 Seconds West 230.27 feet to the Point of Beginning. Said description contains 670,042 square feet, or 15.38 acres, more or less.

And ALSO,

Part of the Southwest 1/4 of Section 6, T.3S., R.8E, Township of Van Buren, Wayne County, Michigan, described as: Commencing at the North 1/4 corner of said Section 6 as remonumented and recorded in Liber 45095, Page 37, Wayne County Records; thence North 03 Degrees 23 Minutes 00 Seconds West 5.26 feet to a property controlling corner as remonumented and recorded in Liber 45095, Page 37, Wayne County Records; thence along the North and South 1/4 line of said Section 6, South 03 Degrees 23 Minutes 00 Seconds East 2,185.56 feet to a point on the Southerly right of way line of Michigan Avenue (By-Pass, variable right of way width) and a point on the East line of said "Denton Farms"; thence South 53 Degrees 55 Minutes 03 Seconds West 221.48 feet; thence along a curve to the left 1,550.38 feet, said curve having a radius of 5629.65 feet, and a chord bearing South 46 Degrees 01 Minutes 41 Seconds West 1545.49 feet; thence South 38 Degrees 08 Minutes 18 Seconds West 176.34 feet to the point of beginning; thence South 33 Degrees 06 Minutes 26 Seconds East 257.21 feet to a point on the Northerly line of the M.C.R.R. right of way; thence South 75 Degrees 38 Degrees 49 Minutes West 400.00 feet along said Northerly right of way line to a point on Southerly right of way line of said Michigan Avenue; thence North 38 Degrees 08 Minutes 18 Seconds East 400.00 feet along said Southerly right of way line to the Point of Beginning. Said description contains 48,710 square feet, or 1.12 acres, more or less.

**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, June 13, 2018 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 18-010:** A request by Ben Griffin, to rezone the following described parcels at Parcel ID#(s); 83-021-99-0001-000; 83-022-01-0004-003; 83-022-01-0007-001; 83-021-99-0002-000; 83-022-01-0005-005; 83-022-01-0008-003; 83-022-01-0003-004; 83-022-01-0006-001; 83-023-99-0005-000; otherwise known as the Harold Smith Farm at 50015 & 50061 Michigan Avenue, from **R1-C, Single Family Residential to M-1, Light Industrial with conditions**. The parcels are located on the south side of Michigan Avenue west of Denton Road.

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.

Posted: May 24, 2018
Published: May 24, 2018
Mailed: May 25, 2018

Mailed 5-25-18

James Allen

Owens,

82 83 021 02 0061 004
SOJA, ROBERT LIVING TRUST
15769 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0061 001
RICKERMAN, STEPHEN
49835 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 024 99 0006 702
GENERAL MOTORS CORP
PO BOX 460169
HOUSTON TX 77056

82 83 022 01 0003 004
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0006 001
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 023 99 0005 000
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0004 001
HAMILTON, BETTY
901 SPRING DR
NORTHVILLE MI 48167

82 83 023 99 0004 700
TOWN & COUNTRY TRAILER CT
870 PURDY ST
BIRMINGHAM MI 48009

82 83 021 02 0053 001
THE COLE FAMILY TRUST
6430 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0062 000
VAN BUREN CHARTER TOWNSHIP
CEMETERY - DENTON
VAN BUREN CHARTER TOWNSHIP
46425 TYLER RD
VAN BUREN TOWNSHIP MI 48111

82 83 023 99 0006 701
RACER PROPERTIES LLC
500 WOODWARD AVE - SUITE 2650
DETROIT MI 48226

82 83 021 02 0063 001
VAN BUREN CHARTER TOWNSHIP
46425 TYLER RD
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0004 003
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0007 001
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 99 0002 000
SMITH, HAROLD-WILLIAM
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0001 001
TOWN & COUNTRY MOBILE HOMES
870 PURDY ST
BIRMINGHAM MI 48009

82 83 023 99 0003 000
GP STIEHL ENTERPRISES, L.L.C.
175 RAWSONVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0052 301
GREEN, RUBY-OTIS
6500 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0061 006
BURTON, DANIEL
49801 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 024 99 0006 703
RACER PROPERTIES, LLC
500 WOODWARD AVE - SUITE 2650
DETROIT MI 48226-3416

82 83 022 01 0003 001
HAMILTON, BETTY
901 SPRING DR
NORTHVILLE MI 48167

82 83 022 01 0005 005
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0008 003
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 99 0001 000
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0002 001
TOWN & COUNTRY MOBIL HOMES
870 PURDY ST
BIRMINGHAM MI 48009

82 83 021 02 0053 002
KASS, PHILIP L
6418 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

Property

82 83 021 02 0061 004
SOJA, ROBERT LIVING TRUST
CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0061 001
RICKERMAN, STEPHEN
49835 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 024 99 0006 702
GENERAL MOTORS CORP
50000 ECORSE ROAD
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0003 004
SMITH, HAROLD
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0006 001
SMITH, HAROLD
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 023 99 0005 000
SMITH, HAROLD
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0004 001
HAMILTON, BETTY
50725 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 023 99 0004 700
TOWN & COUNTRY TRAILER CT
51005 OLD MICHIGAN RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0053 001
THE COLE FAMILY TRUST
6430 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0062 000
VAN BUREN CHARTER TOWNSHIP
CEMETERY - DENTON
VAN BUREN CHARTER TOWNSHIP
49780 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 023 99 0006 701
RACER PROPERTIES LLC
ECORSE ROAD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0063 001
VAN BUREN CHARTER TOWNSHIP
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0004 003
SMITH, HAROLD
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0007 001
SMITH, HAROLD
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 99 0002 000
SMITH, HAROLD-WILLIAM
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0001 001
TOWN & COUNTRY MOBILE HOMES
OLD MICHIGAN RD
VAN BUREN TOWNSHIP MI 48111

82 83 023 99 0003 000
GP STIEHL ENTERPRISES, L.L.C.
175 RAWSONVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0052 301
GREEN, RUBY-OTIS
6500 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0061 006
BURTON, DANIEL
49801 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 024 99 0006 703
RACER PROPERTIES, LLC
ECORSE ROAD
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0003 001
HAMILTON, BETTY
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0005 005
SMITH, HAROLD
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0008 003
SMITH, HAROLD
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 99 0001 000
SMITH, HAROLD
50061 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0002 001
TOWN & COUNTRY MOBIL HOMES
OLD MICHIGAN RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0053 002
KASS, PHILIP L
6418 WESTERN ST
VAN BUREN TOWNSHIP MI 48111



Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR
Kevin McNamara

CLERK
Leon Wright

TREASURER
Sharry A. Budd

TRUSTEE
Sherry A. Frazier

TRUSTEE
Kevin Martin

TRUSTEE
Reggie Miller

TRUSTEE
Paul D. White

May 26, 2018

Community Residents in Denton Village
Van Buren Township, MI 48111

RE: Harold Smith Farm Informational Meeting – Monday, June 11, 2018

Community Residents,

Van Buren Township will hold a public informational meeting to discuss the proposed rezoning of the Harold Smith Farm to the Denton Village neighborhood residents. This meeting will be held on **Monday, June 11, 2018, at 7:00 P.M., at the Van Buren Township Hall**. The Van Buren Township Hall is located at 46425 Tyler Road, Van Buren Township, MI 48111. The purpose of the meeting is to discuss: (i) the proposed conditional rezoning of the property from single family residential to light industrial, (ii) how a proposed residential protective buffer between the residential neighborhoods and the rezoned property may be a condition for development of the site, and (iii) how a potential commercial project may be planned for the site. Representatives from the Township and representatives of the potential developer will be in attendance to present the potential project and answer questions/discuss concerns you may have regarding redevelopment of the site consistent with the rezoning.

If you have any questions, or special accessibility needs for the meeting, please contact Ron Akers, Director of Planning and Economic Development, Van Buren Township, at (734) 699-8913.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development

Mailed 5-26-18.

82 83 018 01 0001 304
SINGH, KULWINDER
49119 WILTON ST
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0016 000
WILLFORD, BRIAN J. & ALEXANDRIA
RUSH AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0019 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0022 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0025 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0034 000
WAYNE COUNTY LAND BANK
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0036 301
CAVILL, WILLIAM
6100 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0045 301
HULL, GENEVIE
6213 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0058 000
FARMER, RUSSELL
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0061 000
THOMPSON, STACY
6005 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0010 000
WAYNE COUNTY LAND BANK
RUSH AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0017 000
WILLFORD, BRIAN J. & ALEXANDRIA
RUSH AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0020 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0023 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0026 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0035 000
SHAW, MARIE COCHRAN-H
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0039 301
SINGH, KULWINDER
6144 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0048 307
COCHRAN, MARIE
6185 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0059 000
FARMER, RUSSELL
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0063 300
RUSS, ROBERT
5975 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0012 301
MESA-ESNOVOL, L. & SANCHEZ-MESA Y.
5988 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0018 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0021 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0024 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0027 300
WILLFORD, BRIAN J. & ALEXANDRIA
5970 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0036 100
CHIEF FINANCIAL OFFICER
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0042 301
SHAW, HELEN
6180 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0055 301
GILL, K. & AMANDEEP, K
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0060 000
THOMPSON, STACY
BOBBY ROBINSON
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0066 000
VOJTKOFSKY, D-C
5949 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0067 000
VOJTKOFSKY, D-C
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0068 001
VOJTKOFSKY, D-C
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0069 001
VOJTKOFSKY, D-C
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0070 001
MCWHORTER DEVELOPMENT
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0071 001
MCWHORTER DEVELOPMENT
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0072 001
WRIGHT, CHARLES-EMMA
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0073 001
ROSE, LARRY
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0074 001
ROSE, LARRY
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0075 001
ROSE, LARRY
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0076 001
ROSE, LARRY
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0077 000
VOJKOFSKY, DONALD & CAROL
5920 ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0078 000
VOJTKOFSKY, D-C
ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0079 000
VOJTKOFSKY, D-C
ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0083 000
ROSE, LARRY
ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0088 302
GILL, K. & AMANDEEP, K
ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0101 305
ROSE, LARRY
ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0114 000
ROSE, LARRY
6003 ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0125 000
ROSE, LARRY
ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0126 001
ROSE, LARRY
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0127 001
CHERRY PIE RENTALS, LLC
48945 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0130 001
THOMSON, BRUCE H.-LINDA
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0131 001
THOMSON, BRUCE H.-LINDA
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0132 001
THOMSON, BRUCE H.-LINDA
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0133 001
O'MALLEY, FRANCIS
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0134 001
O'MALLEY, FRANCIS
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0135 000
ROSE, LARRY
5920 EDGEDALE AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0112 002
DEWYER, PIERRE
6541 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0112 004
MULLINS, BOYD
6501 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0113 000
NATIONAL FAITH HOMEBUYERS
6525 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0114 000
FISCHER, JAMES & LENA
6513 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0115 301
WEST, JAYSON
6483 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0116 000
ETHERTON, DAVID
6467 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0117 000
BROBST, J & P, LECHEVALIER, ODELL
6457 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0118 000
HAMMONS, BREEN-KATHERINE
6445 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0119 000
SLONE, RONALD W.
6437 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0120 002
SLONE, RONALD & YVONNE
6425 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0121 000
ROMANO, FRANK
6407 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0122 000
WOOLBRIGHT, JAMES & DIANE
6393 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0125 001
COLLINGSWORTH, JONATHAN
6339 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0125 002
MONOPOLY INVESTMENTS, LLC
6357 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0126 000
ANDERSON, BOB
6315 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0127 000
ALLGOOD, ERICK
6259 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0128 001
THOMPSON, CAROL
6243 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0128 002
CLAIR, LIANNE I
6207 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0129 000
FENSCH, ALLAN C
6185 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0130 002
FLOWERS, TERRY & GEORGIA
6139 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0130 003
HORTON, MARI L.
6165 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0130 004
GERICK, ROBERT-KAREN
6151 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0131 301
BALLA, SUSAN
6123 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0131 302
HEARD, LILLIE L.
6105 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 ~~0131~~ 303
HEARD, LILLIE L.
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0132 000
MARQUIS, NANCY J.
6087 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0133 000
N T SIEVER MANAGEMENT LLC
49255 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0134 005
STATE OF MICHIGAN (MLBFTA)
LAND BANK FAST TRACK AUTHORITY
49250 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0134 011
ARORA, RAM
49170 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 ~~0134~~ 012
FACK, LIOUDMILA
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0134 301
DENTON PARTNERS
49230 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0135 000
ARORA, RAM
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0136 000
METRO OPPORTUNITIES 8 LLC
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0001 000
TAIT, CHRISTOPHER
49096 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0002 000
CAMPBELL, CHRIS & KRATT, DARLENE
49064 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0003 000
HART, HAROLD-PAMELA MIRACLE
6358 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0004 000
CUTTITTA, ANTHONY & ASHLEY
6346 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0005 000
HARJU, CHARLES-KIMBERLEY
6332 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0006 000
MEEKING, LINNIE & WILLIAMS, LILLIE
6320 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0007 000
HARRELL, MEGAN
6308 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0008 000
SLOAN, MATTHEW
6296 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0009 000
DIROFF, MATTHEW & LAURA
6284 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0010 000
HAPPLEY, WILLIAM & SUSAN
6272 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0011 000
GONZALEZ, REBECCA L.
6260 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0012 000
THORNHILL, CARLOS
6248 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0013 000
MELVIN, DOUGLAS-MAY
6236 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0014 000
AKUBUKWE, OBINNA
6224 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0015 000
PRICE, JEFFREY & KARON
48865 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0016 000
LIGHT, CHRIS & SECONSKY, SHELLY
48881 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0017 000
WOOLFOLK, RAYCHELLE
48897 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0018 000
SMITH, FREDERICK & CHARLOTTE WHITE
48913 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0019 000
MCDONALD, HILDA I.
48929 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0020 000
SLAMKA, TYLER J.
48945 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0021 000
VARNER, PAUL & DAWN
48961 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0022 000
BEACH, ERIC & SHANNON
48977 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0023 000
PARKER, TOYA Y.
48993 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0024 000
TAYLOR, BLONNIE
49009 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0025 000
JONES, CURTIS & JENNIFER
49025 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0026 000
SWEIGART, JAMIE R.
49041 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0027 000
THOMPSON, SHIRLEY D
49057 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0028 000
VERESH, THOMAS A.
49073 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0029 000
WARDWELL, TERISSA
49089 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0030 000
ARNOLD, DAVID & BRENDA
49105 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0031 000
KUSZAK, BRIAN S.
49121 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0032 000
HACKNEY, GREGORY & LISA
6289 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0033 000
PATTISON, SCOTT & LALA, ANDREA
6315 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0034 000
KNOTT, CARRIE A.
6327 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0035 000
MORENO, CHELSEA R
48984 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0036 000
WILLIAMS, ANTWAUN LEMAR
48952 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0037 000
BODENHAM, STEVEN & LISA
48920 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0038 000
FOLKS, DANIEL-REBECCA
48906 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0039 000
ECKERT, JULIE
48888 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0001 003
COLE, KATHERINE E.
5935 JUSTINE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0001 004
FISCHER, JAMES-LENA
6007 JUSTINE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0001 005
FISCHER, JAMES & LENA
50365 MOTT RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0001 007
ZELJI, JOHN
5885 JUSTINE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0002 001
ACUNA, FEDERICO
50290 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0002 003
CRUSE, MARK
50323 MOTT RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0002 004
FANNIE MAE
MOTT RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0002 005
FISCHER, JAMES & LENA
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0003 001
MUNCK, ROBERT
50191 MOTT RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0003 002
CLAUS, CLIFFORD
50230 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0004 000
HALL, ELLWOOD-ROSE
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0005 307
MATT, DEBORAH
50133 MOTT RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0005 308
AMEICHE, KAM & FADIA
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0005 309
AMEICHE, KAM & FADIA
50120 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0006 001
ANTONINO-NAVA, ILSCE G.
50081 MOTT RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0006 304
AMEICHE, FADIA
50070 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0007 000
AMELICHE, FADIA
50000 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0008 000
SWEENEY, ANNETTE
49890 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0009 302
RAINBOW REHABILITATION CENTERS, LLC
49745 MOTT RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0009 303
RAINBOW REHABILITATION CENTERS, LLC
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0009 304
S.C.H. INC
49412 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0016 001
DTE ELECTRIC COMPANY
PROPERTY TAX DEPARTMENT
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0016 002
DENTON LAND CORP
SIEGEL
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0017 000
WAYNE COUNTY LAND BANK
SIEGEL
6550 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0018 000
WAYNE COUNTY LAND BANK
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0019 000
MCCULLEY, TONIA J.
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0020 000
MCCULLEY, TONIA J.
6470 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0021 000
BOWERS, RICHARD-CYNTHIA
6452 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0022 000
HALL, ELLWOOD
6440 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0023 000
SMITH, ANGELA & WESTPHAL, LAURA
MI MANAGEMENT AND PROP MAINTENANCE
6420 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0024 000
DESELLES, IBA-TAMMY
6404 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0025 000
DEMPSEY, CAROLINE
6384 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0026 000
LEINDECKER, JOEL & SEARS, LARRY
6372 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0027 000
BROWN, CLARENCE & BETTY RAE
6360 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0028 000
BROWN, CLARENCE
6330 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0029 000
FISCHER, DAN E.
6318 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0030 000
HEGWOOD, GARY
6310 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0031 000
BEIER, ASHLEY
6309 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0032 000
BURKE, MATTHEW B
6317 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0033 000
PRICE, DAWN
6337 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0034 000
QUEENER, J
6361 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0035 001
HOEFT, TIMOTHY
6381 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0037 000
STEINLE, RUSSELL
6405 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0038 000
LIPFORD, TONY-JOANN
6423 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0039 000
PEARSE, CHARLES-KARLA
6441 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0040 000
DAGHER, MARC & KAYROUZE, REBECCA
6455 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0041 000
MOORE, RICHARD J.
6477 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0043 000
BURRELL, CHARLES-JEAN
6486 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0044 000
BURRELL, CHARLES-JEAN
GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0045 000
MACLEISH, TAMMARA
6458 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 003
COURTER, ROBERT-SHARON
6360 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 004
MARANTHA BAPTIST CHURCH
GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 302
SHOUSE, TYSON
6432 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 305
DEHN, CHERI
6429 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 306
COURTER, SHARON TRUST
6390 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 308
COURTER, ROBERT & THERESA
6379 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 309
MERCURIO, ROXANE
6403 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 310
GAWKOWSKI, ERIN
6425 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0047 000
LITTLE, MAUREEN
6457 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0048 000
BURRELL, CHARLES-JEAN
6475 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

~~82 83 021 02 0050 000
BURRELL, CHARLES-JEAN
WESTERN ST
VAN BUREN TOWNSHIP MI 48111~~

~~82 83 021 02 0051 001
BURRELL, CHARLES-JEAN
WESTERN ST
VAN BUREN TOWNSHIP MI 48111~~

82 83 021 02 0051 002
HARPER, ROBERT & SUSAN
49585 CEDAR ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0052 301
GREEN, RUBY-OTIS
6500 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0052 302
PIENTOWSKI, WILLIAM
49593 CEDAR ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0053 001
THE COLE FAMILY TRUST
6430 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0053 002
KASS, PHILIP L
6418 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0054 000
PIERCE, JIMMIE-YVONNE
6390 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0055 000
BOYCE, DEBORAH
6374 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0056 001
GEDRA, DANIEL
6340 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

~~82 83 021 02 0056 002
JOHNSTON, SUSAN
CROSS ST
VAN BUREN TOWNSHIP MI 48111~~

82 83 021 02 0057 000
KLEINGLASS, SETH & MOORE, EMILY
6330 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

~~82 83 021 02 0058 000
KLEINGLASS, SETH & MOORE, EMILY
WESTERN ST
VAN BUREN TOWNSHIP MI 48111~~

82 83 021 02 0059 000
JOHNSTON, SUSAN
49635 CROSS ST
VAN BUREN TOWNSHIP MI 48111

~~82 83 021 02 0060 000
JOHNSTON, SUSAN
CROSS ST
VAN BUREN TOWNSHIP MI 48111~~

82 83 021 02 0061 001
RICKERMAN, STEPHEN
49835 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0061 003
SNAPKE, AMIE & JOHNSON, TIMOTHY
49717 CROSS ST
VAN BUREN TOWNSHIP MI 48111

~~82 83 021 02 0061 004
SOJA, ROBERT LIVING TRUST
CROSS ST
VAN BUREN TOWNSHIP MI 48111~~

82 83 021 02 0061 006
BURTON, DANIEL
49801 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0062 000
VAN BUREN CHARTER TOWNSHIP
CEMETERY - DENTON
VAN BUREN CHARTER TOWNSHIP
49780 CROSS ST
VAN BUREN TOWNSHIP MI 48111

~~82 83 021 02 0063 001
VAN BUREN CHARTER TOWNSHIP
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111~~

82 83 021 02 0064 004
MOBLEY, SCOTT
6104 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 005
GRAHAM, BARRY & MARY
49755 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 006
GARAFOLA, KENNETH & DE'ANNE
6144 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 007
WALTERS, MARIE L.
6162 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 008
DEMARS, WILLIAM & EASTMAN, TAMARA
6184 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 009
CAZIER, MARC
6208 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 010
REIMOLD, EARL - TOBIAS, ANNA
49700 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 011
PLONTE, DOROTHY A.
6230 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 012
MERCURIO, ROXANNE & JAMIE
49608 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0065 001
BEESLEY, KEVIN & BROWN, JESSICA
49545 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0067 000
GRAYUM, DAWN
6103 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0068 000
THEISEN, ROBERT E.
6109 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0069 000
PYLE, BEVERLY
6123 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

~~82 83 021 02 0070 000
PYLE, BEVERLY
WESTERN ST
VAN BUREN TOWNSHIP MI 48111~~

82 83 021 02 0071 000
RAINES-MOCERI, PATRICIA
6155 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0072 000
DEMARS, GEORGE & SHARON
6171 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0073 000
DISHMAN, THOMAS & CASEY
6191 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

~~82 83 021 02 0074 000
BROOKS, PATRICK & COTTRELL, FELICIA
WESTERN ST
VAN BUREN TOWNSHIP MI 48111~~

82 83 021 02 0075 000
BROOKS, PATRICK & COTTRELL, FELICIA
6225 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

~~82 83 021 02 0076 000
MCCREA, J-J
WESTERN ST
VAN BUREN TOWNSHIP MI 48111~~

82 83 021 02 0077 000
MCCREA, J-J
6261 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0078 000
MARANATHA BAPTIST CHURCH
6250 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0079 000
ZUCCARO, GLORIA
6214 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0080 000
DEMARS, WILLIAM
6200 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0081 000
MARSH, TIMOTHY-KAREN
6174 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0082 000
NAVARRE, GARY
6148 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0083 000
FISCHER, JAMES & LENA
6134 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0084 000
KOZAK, THOMAS-JONI
6120 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0085 000
ROOF, EDWARD
6104 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0086 000
POTTER, J
6084 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0087 001
FOGG, MARK & LADONNA
49505 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0089 300
6121 GILMORE LLC
6121 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0090 000
GERICK, ROBERT
GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0091 000
GERICK, ROBERT
GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0092 000
MILLIGAN, THOMAS-DARLENE
GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0093 000
MILLIGAN, THOMAS-DARLENE
6177 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0094 000
FRYE, SHIRLEY
6201 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0095 000
KITZE, CECILIA
6215 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0096 000
TOOLE, GARY & DIANA
6235 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0097 000
EMERSON, WILLIAM & JOELLE
49450 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0098 000
COLBY, MICHAEL
6250 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0099 000
JONES, ROBERT D-MONICA
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0100 000
JONES, ROBERT D-MONICA
6216 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0101 000
JONES, ROBERT D-MONICA
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0102 000
HORTON, DAVID C.
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0103 000
HORTON, DAVID
6160 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0104 000
GERICK, ROBERT
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0105 000
GERICK, ROBERT
6136 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0106 000
CHASE, J
6120 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0107 303
FAITH UNITED METHODIST CHURCH
6020 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 99 0001 000
SMITH, HAROLD
50061 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 99 0002 000
SMITH, HAROLD-WILLIAM
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

RECEIVED

PLANNING & ZONING APPLICATION

Case number 18-011

Date Submitted _____

MAY 16 2018

BY: _____

APPLICANT INFORMATION

Applicant Diversified Dock & Lift Phone 734-998-3625
 Address 1628 Whitmore LK Rd Fax 734-998-3564
 City, State Whitmore Lake, MI Zip 48189
 E:mail Brandon@998dock.com Cell Phone Number 734-634-4005
 Property Owner Harbour Detroit Square Phone 212-837-4692
 Address 140 Broadway 41st floor Fax 315-858-5046
 City, State New York, NY Zip 10005
 Billing Contact Katie Wacker Phone 734-998-3625
 Address 1628 Whitmore LK Rd Fax 734-998-3564
 City, State Whitmore LK, MI Zip 48189

SITE/PROJECT INFORMATION

Name of Project Harbour Club Shoreline Improvement
 Parcel Id No. V125-83-078 990001 007 Project Address 4900 Denton Rd

Attach Legal Description of Property

Property Location: On the South Side of Denton Road; Between I-94 Service Dr Road
 and Belleville Road. Size of Lot Width 4.97 Depth Irregularly shaped
 Acreage of Site 4.97 Total Acres of Site to Review 4.97 Current Zoning of Site RM
 Project Description: Seawall for shoreline protection from erosion and boardwalk.

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO
 Current Zoning of Site RM Multiple Resident Dwelling Requested Zoning _____

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 3.120
 Is there an official Woodland within parcel? no Woodland acreage n/a
 List total number of regulated trees outside the Woodland area? n/a Total number of trees n/a
 Detailed description for cutting trees n/a

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

Andrew Ashwal
 Print Property Owners Name
 Signature of Property Owner

5/11/2018
 Date

STATE OF ~~MICHIGAN~~ New York
 COUNTY OF ~~WAYNE~~ New York

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 11th day of May 2018
Paulina Wilk Notary Public, _____ County, ~~Michigan~~ New York

PAULINA WILK
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01WI6236152
 My Commission expires Qualified in Queens County
 My Commission Expires February 22, ~~2018~~ 2019



Van Buren Township

Attn: Ron Akers – Director of Planning and Economic Development

46425 Tyler Road

Van Buren Township, MI 48111

Re: Providence At Harbour Club, / Harbour Detroit Square LLC, 49000 Denton Road, Belleville, MI 48111

Dear Mr. Akers and Mr. Best:

This letter is being written on behalf of our clients Harbour Detroit Square, LLC who are seeking permission to install a 184' seawall located on their property at 49000 Denton Road, Belleville, MI 48111.

The purpose of this project is to prevent further erosion of the shoreline. Due to the aggressive slope of the shoreline a seawall will be required to stop the severe undertow caused from the erosion. We also propose to replace their existing boardwalk and docks. The replacement is necessary for us to first gain access to repair the shoreline.

Thank you in advance for your time. Please feel free to contact us regarding this project at 734-998-3625

Sincerely,

Brandon Wacker

Owner/Operator

Shoreline Concepts LLC, DBA Diversified Dock & Lift

Providence at Harbor Club
49000 Denton Rd.
Belleville, Mi 48111

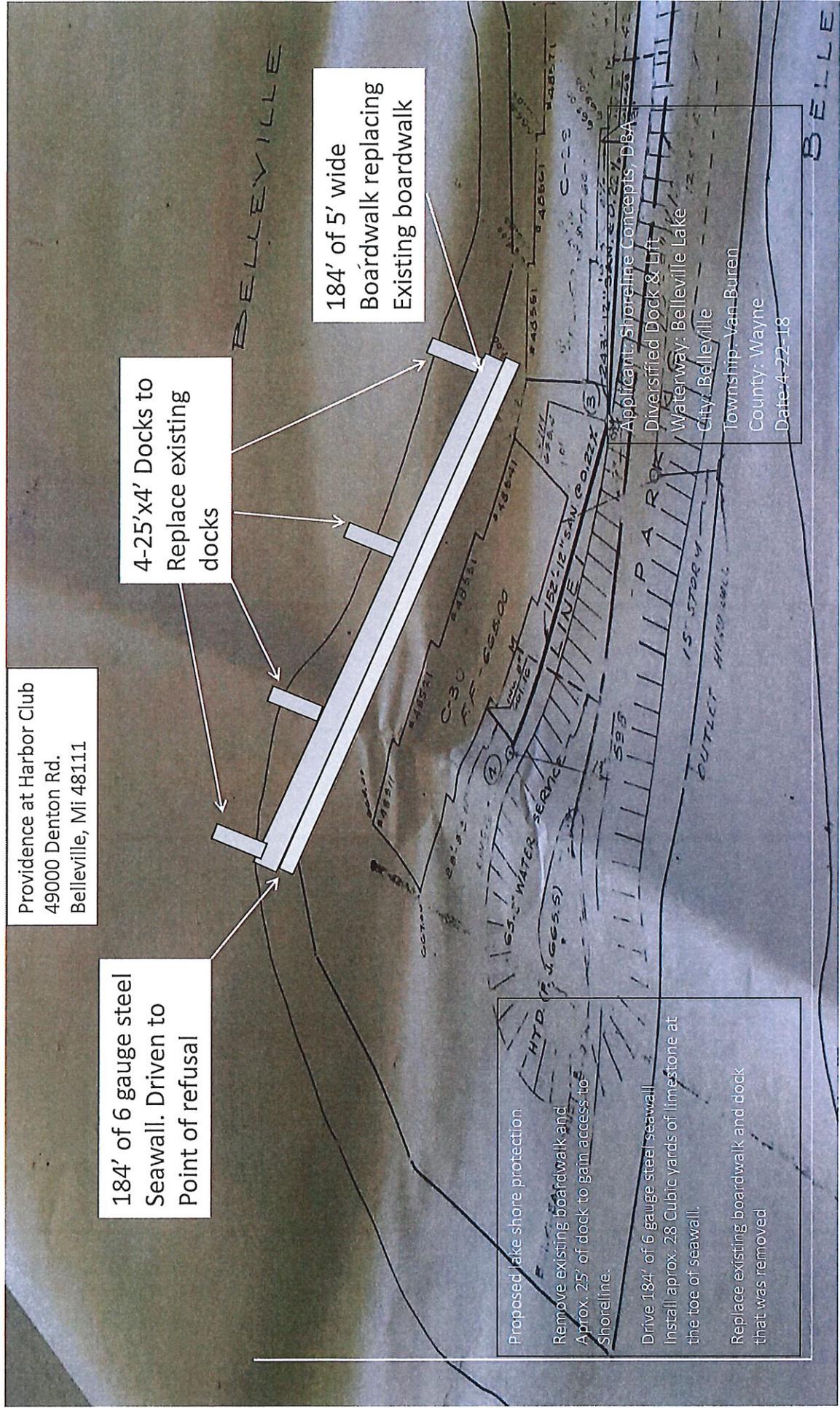
184' of 6 gauge steel
Seawall. Driven to
Point of refusal

4-25'x4' Docks to
Replace existing
docks

184' of 5' wide
Boardwalk replacing
Existing boardwalk

Proposed lake shore protection
Remove existing boardwalk and
Approx. 25' of dock to gain access to
Shoreline.
Drive 184' of 6 gauge steel seawall
Install approx. 28 Cubic yards of limestone at
the toe of seawall.
Replace existing boardwalk and dock
that was removed

Applicant: Shoreline Concepts, DBA
Diversified Dock & Lift
Waterway: Belleville Lake
City: Belleville
Township: Van Buren
County: Wayne
Date: 4-22-18

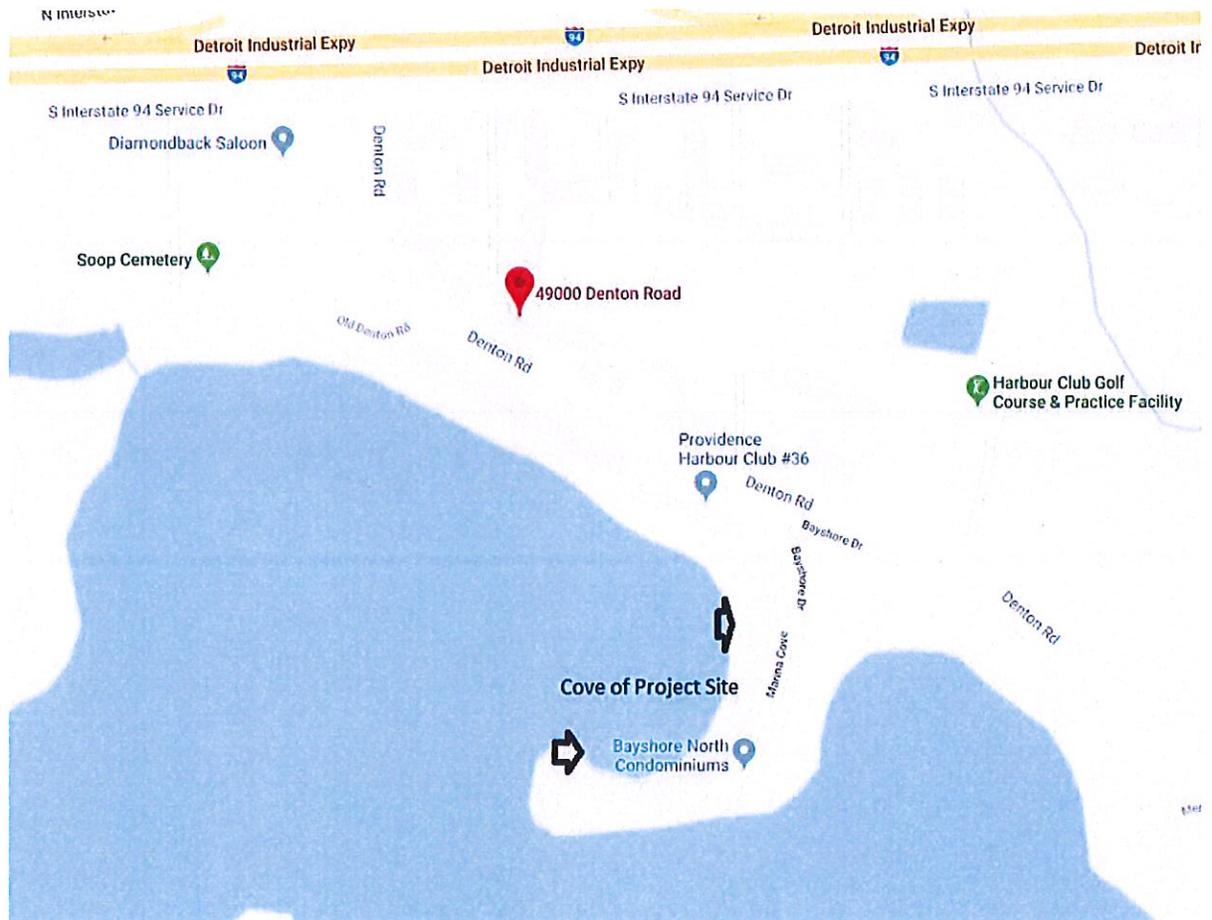


Location Map

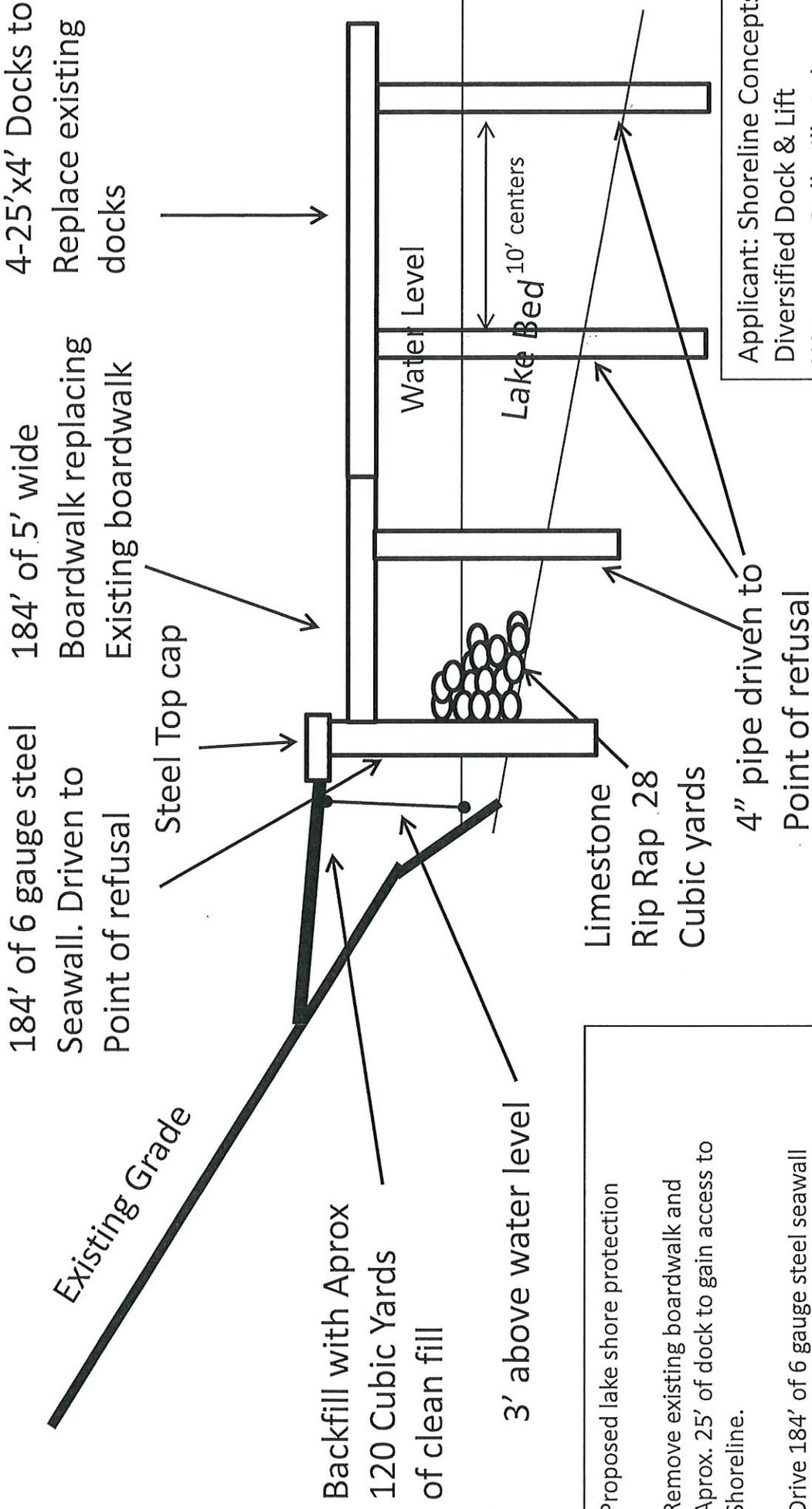
Providence at Harbour Club Apartments

Owned by Harbour Detroit LLC

49000 Denton Road Belleville, MI 48111



Providence at Harbor Club
 49000 Denton Rd.
 Belleville, MI 48111



4-25'x4' Docks to
 Replace existing
 docks

184' of 5' wide
 Boardwalk replacing
 Existing boardwalk

184' of 6 gauge steel
 Seawall. Driven to
 Point of refusal

Steel Top cap

Backfill with Aprox
 120 Cubic Yards
 of clean fill

3' above water level

Limestone
 Rip Rap 28
 Cubic yards

4" pipe driven to
 Point of refusal

Water Level

Lake Bed
 10' centers

Proposed lake shore protection

Remove existing boardwalk and
 Aprox. 25' of dock to gain access to
 Shoreline.

Drive 184' of 6 gauge steel seawall
 Install approx. 28 Cubic yards of limestone at
 the toe of seawall.

Replace existing boardwalk and dock
 that was removed

Applicant: Shoreline Concepts, D
 Diversified Dock & Lift
 Waterway: Belleville Lake
 City: Belleville
 Township: Van Buren
 County: Wayne
 Date: 4-22-18

**4 Project Purpose, Use and Alternatives** *Attach additional sheets as necessary.*

Describe the purpose of the project and its intended use; include any new development or expansion of an existing land use.

The purpose of this project is to prevent further erosion of the shoreline. Due to the aggressive slope of the shoreline a seawall will be required to stop the severe undertow caused from erosion. The replacement of the boardwalk and docks is to first gain access to be able to repair the shoreline. They will be replaced after the seawall is driven into the lake bottom.

Describe the alternatives considered to avoid or minimize resource impacts. Include factors such as, but to limited to, alternative locations, project layout and design, and construction technologies. For utility crossings include alternative routes and construction methods.

Because of the aggressiveness of the slope we are not able to use an alternative to a seawall.

5 Locating Your Project Site *Attach a legible black and white map with a North arrow.*Names of roads of closest intersection **On Denton Road between I-94 Service Drive and Belleville Road**Directions from main intersection to the project site, with distances from the best and nearest visible landmark and water body **Property is South East of the I-94 Service Drive down Denton Road. Roughly 1/8 of a mile from Diamond Back Saloon. On Belleville Lake**

Description of buildings on the site (color; 1 or 2 story, other)

3 Floor Tan and Brick Apartment buildings

Description of adjacent landmarks or buildings (address; color; etc)

Next closest property would be Bayshore Condo's. Several brown buildings.How can your site be identified if there is no visible address? **There is a private boat launch next to the 3 floor tan and brick apartment buildings.****6 Easements and Other Permits** No Yes Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property?

➔ If yes, attach a copy. Provide copies of court orders and legal lake levels if applicable.

List all other federal, interstate, state, or local agency authorizations including required assurances for Critical Dune Area projects.

Agency	Type of Approval	Number	Date Applied	Date approved /denied	Reason for denial

7 ComplianceIf a permit is issued, when will the activity begin? (M/D/Y) **09/01/2018 or ASAP** Proposed completion date (M/D/Y) **08/31/19** No Yes Has any construction activity commenced or been completed in a regulated area?

➔ If Yes, identify the portion(s) underway or completed on drawings or attach project specifications and give completion date(s).

 No Yes Were the regulated activities conducted under a DEQ and/or USACE permit?

➔ If Yes, list the permit numbers

 No Yes Are you aware of any unresolved violations of environmental law or litigation involving the property?

➔ If Yes, attach explanation.

8 Adjoining Property Owners *Provide current mailing addresses. Attach additional sheets/labels for long lists.* Established Lake Board Contact Person Mailing Address City State and Zip Code Lake Association

List all adjoining property owners.

If you own the adjoining lot, provide the requested information for the first adjoining parcel that is not owned by you.

Property Owner's Name	Mailing Address	City	State and Zip Code
Bayshore North Condo Association Contact Mister Management	PO Box 1676	Brighton	MI 48116
Appears to be vacant land			



9 Applicant's Certification

Read carefully before signing.

I am applying for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application; that it is true and accurate; and, to the best of my knowledge, that it is in compliance with the State Coastal Zone Management Program. I understand that there are penalties for submitting false information and that any permit issued pursuant to this application may be revoked if information on this application is untrue. I certify that I have the authority to undertake the activities proposed in this application. By signing this application, I agree to allow representatives of the DEQ, USACE, and/or their agents or contractors to enter upon said property in order to inspect the proposed activity site before and during construction and after the completion of the project. I understand that I must obtain all other necessary local, county, state, or federal permits and that the granting of other permits by local, county, state, or federal agencies does not release me from the requirements of obtaining the permit requested herein before commencing the activity. I understand that the payment of the application fee does not guarantee the issuance of a permit.

<input type="checkbox"/> Property Owner <input type="checkbox"/> Agent/Contractor <input type="checkbox"/> Corp. or Public Agency / Title	Printed Name	Signature	Date
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10 Projects Impacting Inland Lakes, Streams, Great Lakes, Wetlands or Floodplains		
<ul style="list-style-type: none"> Complete only those sections A through M applicable to your project. If your project impacts wetlands also complete Section 12. If your project impacts regulated floodplains also complete Section 13. To calculate volume in cubic yards (cu yd), multiply the average length in feet (ft) times the average width (ft) times the average depth (ft) and divide by 27. Example: (25 ft long x 10 ft wide x 2 feet deep) / 27 = 18.5 cubic yards Some projects on the Great Lakes require an application for conveyance prior to Joint Permit Application completeness. <ul style="list-style-type: none"> Provide a black and white overall site plan, with cross-section and profile drawings. Show existing lakes, streams, wetlands, and other water features; existing structures; and the location of all proposed structures, land change activities and soil erosion and sedimentation control measures. Review Appendix B and EZ Guides for aid in providing complete site-specific drawings. Provide tables for multiple impact areas or multiple activities such as multiple fill areas or multiple culverts. Include your calculations. 		
Water Level Elevation On inland waters <input checked="" type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> other Observed water elevation (ft) date of observation (M/D/Y) On a Great Lake <input type="checkbox"/> IGLD 85 <input type="checkbox"/> surveyed <input type="checkbox"/> converted from observed still water elevation.		
<input checked="" type="checkbox"/> A. PROJECTS REQUIRING FILL (See All Sample Drawings) <ul style="list-style-type: none"> Attach a site plan and cross-section views to scale showing maximum and average fill dimensions with calculations. For multiple impact areas on a site provide a table with location, dimensions and volumes for each fill area. 		
Purpose <input type="checkbox"/> bioengineered shore protection <input type="checkbox"/> boat ramp <input type="checkbox"/> boat well <input type="checkbox"/> bridge or culvert <input type="checkbox"/> crib dock <input checked="" type="checkbox"/> riprap <input checked="" type="checkbox"/> seawall <input type="checkbox"/> swim area <input type="checkbox"/> other		
Dimensions of fill (ft) Length 184' Width 4' Maximum Depth 4'	Total volume (cubic yards) Approx 110 cubic yards	Volume below OHWM (cubic yards) Approx 7 yards
Maximum water depth in fill area (ft) 1ft	Area filled (sq ft) 736 sq ft	Will filter fabric be used under proposed fill? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, type)
Fill will extend 2 feet into the water from the shoreline and upland 3 feet out of the water.		
Type of clean fill <input type="checkbox"/> peastone % <input checked="" type="checkbox"/> sand 100% <input type="checkbox"/> gravel % <input type="checkbox"/> other		
Source of clean fill <input checked="" type="checkbox"/> commercial <input type="checkbox"/> on-site <input type="checkbox"/> other If on-site, show location on site plan. If other, attach description of location.		
<input type="checkbox"/> B. PROJECTS REQUIRING DREDGING OR EXCAVATION (See Sample Drawings) <ul style="list-style-type: none"> Refer to www.mi.gov/jointpermit for spoils disposal and authorization requirements. Attach a site plan and cross-section views to scale showing maximum and average dredge or excavation dimensions with calculations. For multiple impact areas on a site provide a table with location, dimensions and volumes for each dredge/excavation area. 		
Purpose <input type="checkbox"/> boat ramp <input type="checkbox"/> boat well <input type="checkbox"/> bridge or culvert <input type="checkbox"/> maintenance dredge <input type="checkbox"/> navigation <input type="checkbox"/> pond/basin <input type="checkbox"/> other		
Dimensions (ft) Length Width Maximum Depth	Total volume (cu yds)	Volume below OHWM (cu yds)
Has this same area been previously dredged?	<input type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, provide date and permit number:
Will the previously dredged area be enlarged?	<input type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, when and how much?
Is long-term maintenance dredging planned?	<input type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, how often?
Dredge or Excavation Method <input type="checkbox"/> Hydraulic <input type="checkbox"/> Mechanical <input type="checkbox"/> other		
Spoils Disposal	Dredged or excavated spoils will be placed <input type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input type="checkbox"/> other upland off-site For disposal, provide a Detailed spoils disposal area location map and site plan with property lines. Letter of authorization from property owner of spoils disposal site, if disposed off-site.	
	For volumes less than 5,000 cu yards, has proposed dredge material been tested for contaminants within the past 10 years? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, provide test results with a map of sampling locations.	
<input checked="" type="checkbox"/> C. PROJECTS REQUIRING RIPRAP (See Sample Drawings 2, 3, 8, 12, 14, 22, and 23)		
Riprap water ward of the ordinary high water mark: dimensions (ft) length 184' width 2' depth 2'		Volume(cu yd) Approx 28
Riprap landward of the ordinary high water mark: dimensions (ft) length 0 width 0 depth 0		Volume(cu yd) 0
Type and size of riprap (inches) <input type="checkbox"/> field stone <input checked="" type="checkbox"/> angular rock 6-12" <input type="checkbox"/> other	Will filter fabric or pea stone be used under proposed riprap? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, Type	



<input checked="" type="checkbox"/> D. SHORE PROTECTION PROJECTS (See EZ Guides and Sample Drawings 2, 3, and 17. Complete Sections 10A, B, and/or C.) <input checked="" type="checkbox"/> For bioengineering projects include the list of native plants/seeds, if available.			
Type and length (ft)	<input type="checkbox"/> bioengineering (ft)	<input type="checkbox"/> revetment (ft)	<input type="checkbox"/> riprap (ft) <input checked="" type="checkbox"/> seawall/bulkhead (ft) 184'
Structure is	<input checked="" type="checkbox"/> new <input type="checkbox"/> repair <input type="checkbox"/> replacement of an existing structure	Will the existing structure be removed? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Proposed Toe Stone (linear feet)	184'	Distance of project from adjacent property lines (ft) on peninsula over 1000 ft from neighboring property	
Distance of project from an obvious fixed structure (example - 50 ft from SW corner of house) Approx 30ft from apartment building			
For bioengineering projects indicate the structure type <input type="checkbox"/> brush bundles <input type="checkbox"/> coir log <input type="checkbox"/> live stakes <input type="checkbox"/> tree revetment <input type="checkbox"/> other			
<input checked="" type="checkbox"/> E. DOCK - PIER – MOORING PILINGS (See Sample Drawing 10) <input checked="" type="checkbox"/> Attach a copy of the property legal description, mortgage survey, or a property boundary survey report.			
Dock Type <input checked="" type="checkbox"/> open pile <input type="checkbox"/> filled <input type="checkbox"/> crib <input type="checkbox"/> floating <input type="checkbox"/> cantilevered <input type="checkbox"/> spring piles <input type="checkbox"/> piling clusters <input type="checkbox"/> other			
Is the structure within the applicant's riparian area interest area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Show parcel property lines on the site plan.			
Proposed structure dimensions (ft)	length 184' width 6	Use <input checked="" type="checkbox"/> private <input type="checkbox"/> public <input type="checkbox"/> commercial	
Dimensions of nearest adjacent structures (ft)	length none width	Distance of dock from adjacent property lines (ft) on peninsula well over 1000 ft from neighboring building	
<input type="checkbox"/> F. BOAT WELL (See EZ Guide. Complete Sections 10A and 10B)			
Dimensions (ft)	length width depth	Number of boats	
Type of sidewall stabilization <input type="checkbox"/> concrete <input type="checkbox"/> riprap <input type="checkbox"/> steel <input type="checkbox"/> vinyl <input type="checkbox"/> wood <input type="checkbox"/> other			
Volume of backfill behind sidewall stabilization (cu yd)		Distance of boat well from adjacent property lines (ft)	
<input type="checkbox"/> G. BOAT RAMP (See EZ Guide. Complete sections 10A, 10B, and 10C for mattress and pavement fill, dredge, and riprap)			
Type	<input type="checkbox"/> new <input type="checkbox"/> existing <input type="checkbox"/> maintenance/improvement	Use <input type="checkbox"/> private <input type="checkbox"/> public <input type="checkbox"/> commercial	
Existing overall boat ramp dimensions (ft)	length width depth	Type of construction material <input type="checkbox"/> concrete <input type="checkbox"/> wood <input type="checkbox"/> stone <input type="checkbox"/> other	
Proposed overall ramp dimensions (ft)	length width depth	Proposed ramp dimensions (ft) below ordinary high water mark length width depth	
Number of proposed skid piers	Proposed skid pier dimensions (ft) length width	Distance of ramp from adjacent property lines (ft)	
<input type="checkbox"/> H. BOAT HOIST – ROOFS (See EZ Guide)			
Type	<input type="checkbox"/> cradle <input type="checkbox"/> side lifter <input type="checkbox"/> other	Located on <input type="checkbox"/> seawall <input type="checkbox"/> dock <input type="checkbox"/> bottomlands	
Hoist dimensions, including catwalks (ft) length width			
Area occupied, including cat walks (sq ft)		Distance of hoist from adjacent property lines (ft)	
Permanent Roof	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> If Yes, how is the roof supported?	Maximum Roof Dimensions (ft): length width height	
<input type="checkbox"/> I. BOARDWALKS and DECKS in WETLANDS or FLOODPLAINS (See Sample Drawings 5 and 6. Complete Sections 12 and/or 13) <input checked="" type="checkbox"/> Provide a table for multiple boardwalks and decks proposed in one project; include locations and dimensions.			
Wetlands		Floodplains	
Boardwalk <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Deck <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Boardwalk <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Deck <input type="checkbox"/> on pilings <input type="checkbox"/> on fill
Dimensions (ft) length width	Dimensions (ft) length width	Dimensions (ft) length width	Dimensions (ft) length width
<input type="checkbox"/> J. INTAKE PIPES (See Sample Drawing 16) or OUTLET PIPES (See Sample Drawing 22)			
If outlet pipe, discharge is to <input type="checkbox"/> inland lake <input type="checkbox"/> stream, drain or river <input type="checkbox"/> overland flow <input type="checkbox"/> Great Lake <input type="checkbox"/> wetland <input type="checkbox"/> other			
Number of pipes	Pipe diameters and invert elevations	Does pipe discharge below the OHWM?	<input type="checkbox"/> No <input type="checkbox"/> Yes
		Is the water treated before discharge?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Type	<input type="checkbox"/> headwall <input type="checkbox"/> end section <input type="checkbox"/> other	Dimensions of headwall OR end section (ft) length width height	



<input type="checkbox"/> K. MOORING and NAVIGATION BUOYS (See EZ Guide for Sample Drawing)			
➔ Provide a site plan showing the distances between each buoy and from the shore to each buoy, and depth (ft) of water at each location. ➔ Provide cross-section drawing(s) showing anchoring system(s) and dimensions.			
Purpose of buoy <input type="checkbox"/> mooring <input type="checkbox"/> navigation <input type="checkbox"/> scientific structures <input type="checkbox"/> swimming <input type="checkbox"/> other			
Number of buoys	Dimensions of buoys (ft) width height swing radius chain length		Boat Lengths Type of anchor system
Buoy Location: Latitude N Longitude W. ➔ Provide a table for multiple buoys.			
Do you own the property along the shoreline?		<input type="checkbox"/> No <input type="checkbox"/> Yes	➔ If No, attach an authorization letter from the property owner(s).
Do you own the bottomlands?		<input type="checkbox"/> No <input type="checkbox"/> Yes	➔ If No, attach an authorization letter from the property owner(s).
<input type="checkbox"/> L. FENCES			
➔ Provide an overall site plan showing the proposed fencing through streams, wetlands or floodplains. ➔ Provide a drawing of fence profile showing the design, dimension, post spacing, mesh, and distance from ground to bottom of fence.			
Purpose of fence <input type="checkbox"/> Airport <input type="checkbox"/> Cervidae <input type="checkbox"/> Livestock <input type="checkbox"/> Residential <input type="checkbox"/> Security <input type="checkbox"/> Other			
Total length (ft) of fence through streams wetlands floodplains		Fence height (ft)	Fence type and material
<input type="checkbox"/> M. OTHER - e.g., structure removal, maintenance or repair, aerator, dry fire hydrant, gold prospecting, habitat structures, scientific measuring devices, soil borings, or survey activities.			
Structure description, dimensions and volumes. Complete Sections 10A-C as applicable.			
11 Expansion of an Existing or Construction of a New Lake or Pond (See Sample Drawings 4 and 15)			
➔ Complete Section 10J for outlets and Section 17 for water control structures. ➔ Provide elevations, cross-sections and profiles of outlets, dams, dikes, water control structures and emergency spillways to nearest water bodies.			
Which best describes your proposed water body use (check all that apply)			
<input type="checkbox"/> mining <input type="checkbox"/> recreation <input type="checkbox"/> storm water retention basin <input type="checkbox"/> wastewater basin <input type="checkbox"/> wildlife <input type="checkbox"/> other			
Water source for lake/pond			
<input type="checkbox"/> groundwater <input type="checkbox"/> natural springs <input type="checkbox"/> Inland Lake or Stream <input type="checkbox"/> storm water runoff <input type="checkbox"/> pump <input type="checkbox"/> sewage <input type="checkbox"/> other			
Location of the lake/basin/pond <input type="checkbox"/> floodplain <input type="checkbox"/> wetland <input type="checkbox"/> stream (inline) <input type="checkbox"/> upland			
Maximum dimensions (ft) length width depth		Maximum Area: <input type="checkbox"/> acres <input type="checkbox"/> sq ft	
Has the there been a hydrologic study performed on the site?		<input type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy.
Has the DEQ conducted a wetland assessment for this parcel?		<input type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy or WIP number:
Has a professional wetland delineation been conducted for this parcel?		<input type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy with data sheets.
Spoils Disposal	Dredged or excavated spoils will be placed <input type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input type="checkbox"/> other upland off-site		
	For disposal, provide a ➔ Detailed spoils disposal area location map and site plan with property lines. ➔ Letter of authorization from property owner of spoils disposal site, if disposed off-site.		



9 Applicant's Certification

Read carefully before signing.

I am applying for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application; that it is true and accurate; and, to the best of my knowledge, that it is in compliance with the State Coastal Zone Management Program. I understand that there are penalties for submitting false information and that any permit issued pursuant to this application may be revoked if information on this application is untrue. I certify that I have the authority to undertake the activities proposed in this application. By signing this application, I agree to allow representatives of the DEQ, USACE, and/or their agents or contractors to enter upon said property in order to inspect the proposed activity site before and during construction and after the completion of the project. I understand that I must obtain all other necessary local, county, state, or federal permits and that the granting of other permits by local, county, state, or federal agencies does not release me from the requirements of obtaining the permit requested herein before commencing the activity. I understand that the payment of the application fee does not guarantee the issuance of a permit.

<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Agent/Contractor <input type="checkbox"/> Corp. or Public Agency / Title	Printed Name <i>Andy Ashwall</i>	Signature  <i>Andy Ashwall</i>	Date <i>4/4/18</i>
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CHARTER TOWNSHIP OF VAN BUREN

HOLD HARMLESS ALLOWING USE OF TOWNSHIP PROPERTY

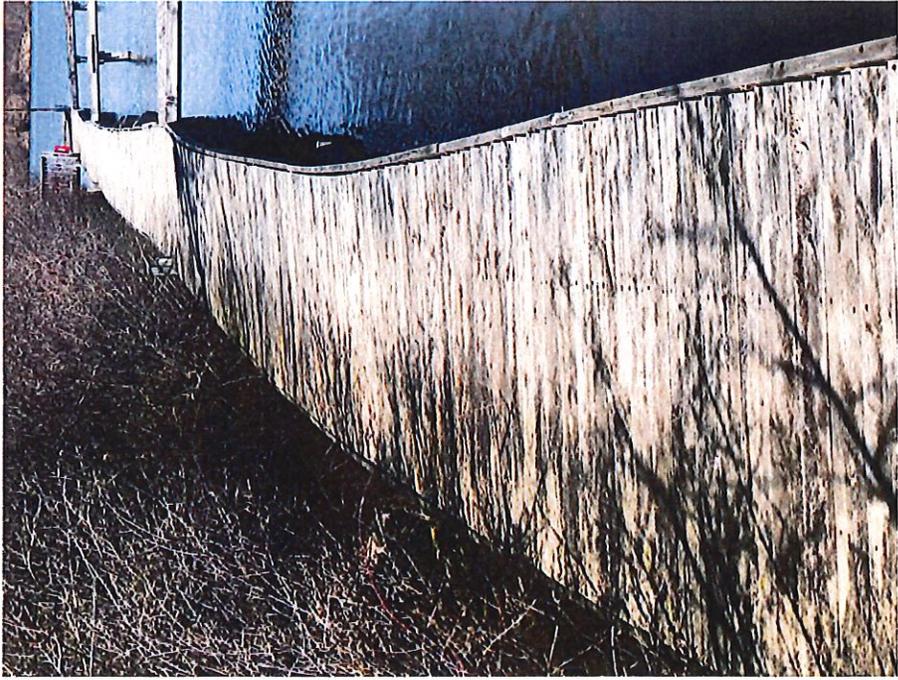
In consideration for the Charter Township of Van Buren ("Township") allowing the undersigned, his/her family members, agents, employees, contractors, licensees and/or invitees, to enter onto Township property adjacent to and including Belleville Lake, and to construct certain structures and facilities, such construction subject, however, to Township prior approval, to the fullest extent permitted by law the undersigned agrees to completely and fully defend, pay on behalf of, indemnify, and hold harmless the Township, its elected and appointed officials, employees, agents, representatives, boards, commissions and volunteers, and others working on behalf of the Township against any and all liabilities, obligations, penalties, litigation, fines, judgments, proceedings, damages, disbursements, claims, demands, suits, or loss, including all costs and expenses of any kind connected therewith (including attorney fees and expert witness fees and expenses and fees incurred in investigating, defending or prosecuting any litigation, claim, action or proceeding), and for any damages which may, at any time, be asserted, claimed, awarded or recovered against, imposed upon or from the Township, by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof, which arises out of, or is in any way connected or associated with, in whole or in part and whether directly or indirectly, the entry upon, construction of structures and facilities, and use of Township property.

Dated: 4/4/18

Name: Andy Ashmead R/R/F Harbour Detroit Square,
LLC

Address: 140 Broadway 41st Floor
NY, NY 10005

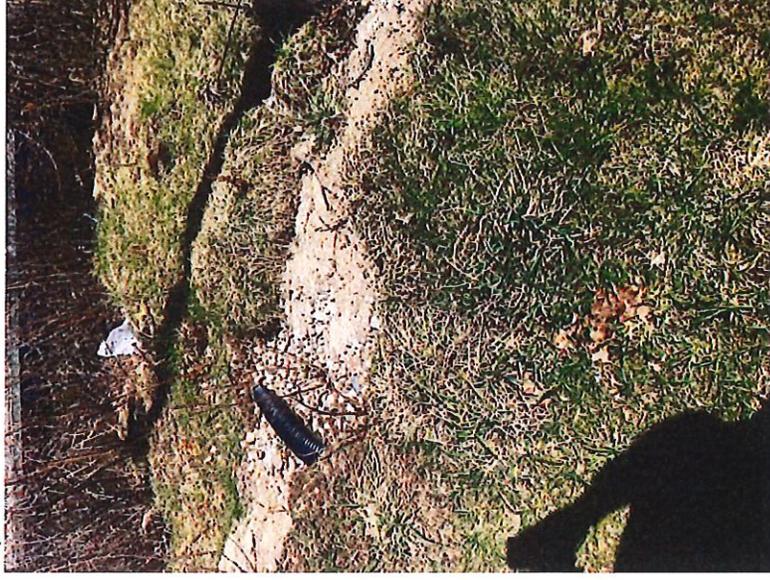
Providence at Harbour Club 49000 Denton Road, Belleville, MI 48111



Providence at Harbour Club 49000 Denton Road, Belleville, MI 48111
Ariel view of Project Site



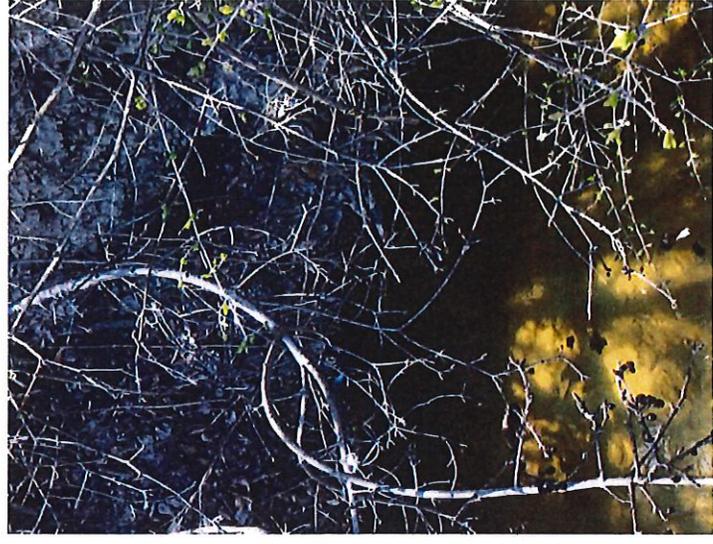
The hill in front of apartments is sliding into the lake



Erosion under the stairs to the boardwalk



Boardwalk did touch the hill at one time has eroded several feet



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, June 13, 2018 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 18-011:** A request by Diversified Dock & Lift to construct a non-commercial multi-docking facility that can accommodate more than 6 watercraft in total at one time on a single parcel. This non-commercial multi-docking facility is proposed to be located at the Harbour Club Apartments, which are located on the south side of Denton Road west of Beckley Road at Parcel ID# 83-078-99-0001-007 otherwise known as 49000 Denton Road.

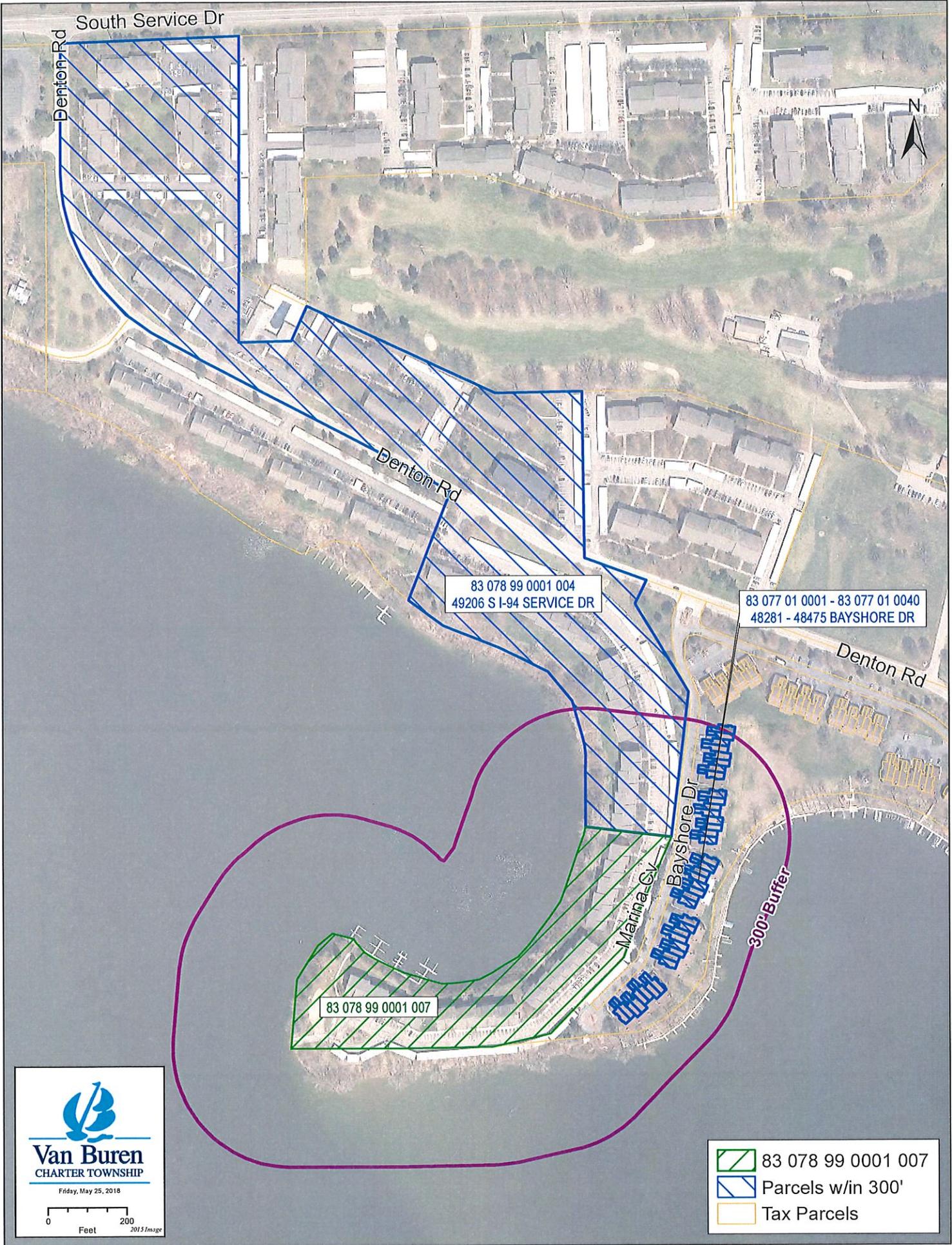
Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for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

Posted: May 24, 2018
Published: May 24, 2018
Mailed: May 25, 2018

Mailed 5-25-18





South Service Dr
Denton Rd



83 078 99 0001 004
49206 S I-94 SERVICE DR

83 077 01 0001 - 83 077 01 0040
48281 - 48475 BAYSHORE DR

83 078 99 0001 007

300' Buffer

Van Buren
CHARTER TOWNSHIP

Friday, May 25, 2018

0 200
Feet 2015 Image

- 83 078 99 0001 007
- Parcels w/in 300'
- Tax Parcels



Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR
Kevin McNamara

CLERK
Leon Wright

TREASURER
Sharry A. Budd

TRUSTEE
Sherry A. Frazier

TRUSTEE
Kevin Martin

TRUSTEE
Reggie Miller

TRUSTEE
Paul D. White

May 25, 2018

Harbour Club
Attn: Property Manager
49000 Denton Road
Van Buren Township, MI 48111

RE: Van Buren Township Public Hearing Notices

To Whom It May Concern,

The Van Buren Township Planning Commission is conducting the following public hearing at their June 13, 2018 regular meeting:

1. **Case 18-011:** A request by Diversified Dock & Lift to construct a non-commercial multi-docking facility that can accommodate more than 6 watercraft in total at one time on a single parcel. This non-commercial multi-docking facility is proposed to be located at the Harbour Club Apartments, which are located on the south side of Denton Road west of Beckley Road at Parcel ID# 83-078-99-0001-007 otherwise known as 49000 Denton Road.

The Michigan Zoning Enabling Act (PA 110 of 2006) requires that if a single structure contains greater than four (4) dwelling units notice may be given to the manager or owner of the structure and a request shall be made to post the notice at the primary entrance to the structure. Please consider this letter as the Township's request to post the notice at the primary entrance to each structure. For your convenience we have provided copies of the public notice to post at the entrance to the structure.

If you have any questions, or special accessibility needs for the meeting, please contact Ron Akers, Director of Planning and Economic Development, Van Buren Township, at (734) 699-8913.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development

Property.

82 83 077 01 0001 000
COHEN, DAN
48475 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0002 000
ESKILDSEN, RALPH JAMES
48471 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0003 000
GENTLE, LINDA
48465 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0004 000
CIESZYNSKI, THOMAS & KATHRYN
48461 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0005 000
MUIR, DUSTAN & HELEN
48455 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0006 000
GREGORY, PATRICIA
48451 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0007 000
UPTON, DEBORAH
48445 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0008 000
ACTURO-TERESITA ACOSTA
48441 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0009 000
BISCAYNE REEF LLC
NELSON
48435 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0010 000
BANDY, CATHY
48431 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0011 000
REITZ, RONALD R
48425 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0012 000
TURLEY, DAVID
48421 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0013 000
WYMAN, THOMAS
48415 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0014 000
CARMICHAEL, JOHN
48411 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0015 000
GRAY, WAYNE M.
48405 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0016 000
THOMPSON FAMILY LIVING TRUST
48401 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0017 000
CROWE, DELORIS
48395 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0018 000
BENHART, RODNEY
48391 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0019 000
KOCH, DONALD
48385 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0020 000
SCHLOSSER, DONALD & CYNTHIA
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VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0021 000
ALLEN, JASON & STACEY
48375 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0022 000
MILLER, TORRENCE & STEPHANIE
48371 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0023 000
DANCHO, JEFFREY
48365 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0024 000
TAYLOR, PRESTON-PATRICIA
48361 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0025 000
COLSTROM, LINDA
48355 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0026 000
KALITTA AIR, L.L.C.
48351 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0027 000
MILLER, RANDALL L
48345 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0028 000
WOROSZ, WAYNE TRUST
48341 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0029 000
TAJAK, TERRY E.
48335 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0030 000
AMMON, LARRY & LEIGH
48331 BAYSHORE DR
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STANKEVICH, PAMELA & CRAIG
48325 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111~~

~~82 83 077 01 0032 000
TELLING, LAWRENCE D.
48321 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111~~

~~82 83 077 01 0033 000
GREGORY, RENNIE & VERNA
48315 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111~~

~~82 83 077 01 0034 000
KOWETZ, BRADLEY TRUST
48311 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111~~

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STAMP, LYNN
48305 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111~~

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ADAMS, LYNN M
48301 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111~~

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MACDONALD, MICHAEL C.
48295 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111~~

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WYPUTA, SAMUEL V.
48291 BAYSHORE DR
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WATKINS, MARK A.
48285 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111~~

~~82 83 077 01 0040 000
TINSLEY, STEVEN & SANDRA
48281 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111~~

~~82 83 078 99 0001 004
HARBOUR DETROIT SQUARE, LLC
GFI MANAGEMENT SERVICES, INC.
S INTERSTATE 94 SERVICE DR
VAN BUREN TOWNSHIP MI 48111~~

OWNERS.

82 83 077 01 0001 000
COHEN, DAN
48475 BAYSHORE DR
VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0002 000
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ANN ARBOR MI 48103

82 83 077 01 0008 000
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BISCAYNE REEF LLC
NELSON
3513 KILGALLEN CT
ORMOND BEACH FL 32174-2830

82 83 077 01 0010 000
BANDY, CATHY
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VAN BUREN TOWNSHIP MI 48111

82 83 077 01 0011 000
REITZ, RONALD R
12275 S HURON RIVER DR
ROMULUS MI 48174

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HARBOUR DETROIT SQUARE, LLC
GFI MANAGEMENT SERVICES, INC.
140 BROADWAY
NEW YORK NY 10005

~~82 83 078 99 0001 007~~
~~HARBOUR DETROIT SQUARE, LLC~~
~~GFI MANAGEMENT SERVICES, INC~~
~~140 BROADWAY~~
~~NEW YORK NY 10005~~