

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, July 25, 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 June 13, 2018.

**CORRESPONDENCE:**

**PUBLIC HEARING:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**ITEM #1: CASE 18-022 – SITE PLAN APPROVAL**

**TITLE:** THE APPLICANT, BRIGHTER BUILDING COMPANY, IS REQUESTING SITE PLAN APPROVAL TO RECONSTRUCT A SET OF STAIRS AT THE BAYSHORE CONDOMINIUMS.

**LOCATION:** SUBJECT PROPERTY IS LOCATED ON THE TOWNSHIP OWNED PROPERTY ADJACENT TO THE BAYSHORE CONDOMINIUMS.

**ACTION ITEMS:**

- A. Presentation by the applicant.
- B. Presentation by Township Staff.
- C. Planning Commission discussion.
- D. Planning Commission considers site plan approval.

**GENERAL DISCUSSION:**

**ADJOURNMENT:**

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
JUNE 13, 2018  
MINUTES - DRAFT**

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

**ROLL CALL:**

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

**Excused:** Boynton.

**Staff:** Director Akers, Director Best and Secretary Harman.

**Planning Representatives:** McKenna Associate, Vidya Krishnan.

**Audience:** Twenty (20).

**APPROVAL OF AGENDA:**

**Motion Franzoi, Kelley second to approve the agenda of June 13, 2018 as amended with the addition of the Van Buren Police Department to speak on Denton Road traffic prior to the public hearing. Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Kelley, Jahr second to approve the regular meeting minutes of May 23, 2018 as presented. Motion Carried.**

Sgt. Schultz and Officer King of the Van Buren Public Safety Department discussed the traffic on Denton Road and how to report reckless or speeding drivers, call 9-1-1 or the Public Safety non-emergency number (734) 699-8930. The road is a Class B road, built to handle a certain weight. The Van Buren Traffic Unit will continue to monitor truck traffic on Denton Road. Residents are to contact the Public Safety Department with any traffic concerns.

**PUBLIC HEARING:**

**ITEM # 1                    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; 83-022-01-0006-000; OTHERWISE KNOWN AS THE HAROLD SMITH FARM AT 50015 & 50061 MICHIGAN AVENUE.**

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

Mark Hiesel gave the presentation on behalf of Ben Griffin and the Harold Smith Farm. The applicant is requesting to rezone the property from R1-C single family residential to M-1 light industrial with conditions. The applicant and Mr. Smith have been working with a client for future use of the

property. The client is proposing an automotive research and development facility, the least intensive use for a light industrial site. The client agrees to the terms and conditions discussed with staff including the residential buffer protection for the property. Mr. Hiesel displayed photographs of potential development of the seventy-six (76) acre parcel. The development includes a 400-foot residential protection zone, landscape buffer with 10-foot berm with plantings and a detention pond. The driveway has been worked out with MDOT for placement located to the north on Michigan Avenue. If the project moves forward, the Smith Homestead will remain and Mr. Smith will remain in his home. The project has support at both the State and County level. The photographs displayed were an example of where the building would be located showing a visual vantage point and scaling the building to the size that it will be. Landscape plans will be submitted as part of the site plan.

Residents requested that if the applicant is building loading docks for the present building or any future buildings that the loading docks be south or west facing. Residents did not object to the proposed project and inquired if there will be chemicals on site. The applicant responded that non-hazardous chemicals might be on site. Wayne County Economic Development is excited to see the project join our community. Research and Development has a great impact on the community offering high quality jobs and investment.

Commissioners inquired about how large the building would be, how many employees it would have and if there will be only one entrance. The building will be approximately 60,000-75,000 square feet, creating 101 new jobs with 38 existing jobs, approximately 150 jobs for phase I. The only entrance will be on Michigan Avenue and the applicant is not planning on any loading docks, as the facility will not demand truck traffic.

**Motion Kelley, Atchinson second to close the public hearing. Motion Carried.**

**ITEM # 2                    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.**

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

Katie Wacker and Brandon Wacker of Diversified Dock & Lift gave the presentation. Diversified Dock & Lift is requesting special approval to construct a non-commercial multi-docking facility that can accommodate more than six watercraft at one time on a single parcel. The main goal is to shore up the existing boardwalk to stop shoreline erosion. Diversified Dock & Lift is proposing a seawall, replacement of the boardwalk and working on the existing docks to shore them up, level and repair.

Commissioners discussed the type seawall, the length of life of the proposed seawall, the lakeshore ordinance requiring gabion basket for the seawall and the type of material to be included on the site plan. The proposed seawall will be a whaler 4-inch pipe steel seawall, the thicker gauge having a 50+ year life span, the steel provides more strength than gabion basket to support the steepness of the hill, the DEQ would make the final approval which would be included as part of the site plan.

Resident of Bayshore North asked if docks could be added to Bayshore North boardwalk with this request. Resident will need to contact Bayshore North.

**Motion Kelley, Atchinson second to close the public hearing. Motion Carried.**

**NEW BUSINESS:**

**ITEM # 1                    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; 83-022-01-0006-000; OTHERWISE KNOWN AS THE HAROLD SMITH FARM AT 50015 & 50061 MICHIGAN AVENUE.**

No additional comments from the applicant.

Vidya Krishnan of McKenna Associates presented the conditional rezoning review letter dated 6-7-18 recommending approval of the Conditional Rezoning Agreement subject to the following:

1. That the legal description of the residential buffer area be illustrated on a survey, which should be included with the Conditional Rezoning Agreement.
2. The Conditional Rezoning Agreement require parcel number 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 (l)(1)(e), that the Conditional Rezoning Agreement include a date upon which it becomes void.

Director Akers discussed his staff letter dated 6-13-18 regarding the McKenna & Associates findings for the proposed Harold Smith Farm rezoning. Staff recommends that if the Planning Commission makes the recommendation to move forward with the proposed conditional rezoning, the findings discussed in the letter be referenced in any motion. The applicant agrees to all findings and conditions and the Township Attorney has reviewed the Conditional Rezoning Agreement.

No comments from the Commission or the audience.

**Motion Kelley, Atchinson second to recommend the Township Board of Trustees grant the applicants request to rezone parcels from R1-C, single family residential to M-1, light industrial with conditions. Subject property located on the South side of Michigan Avenue West of Denton Road, parcel ID numbers; 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, also known as the Harold Smith Farm at 50015 and 50061 Michigan Avenue. Subject to the findings and analysis in the McKenna Associates review letter dated 6-7-18, 1) That the legal description of the residential buffer area be illustrated on a survey, which should be included with the Conditional Rezoning Agreement, 2) That the Conditional Rezoning Agreement require parcel 83-021-99-0002-000 be included in the residential buffer area if the residential use is ever discontinued on this parcel, 3) Pursuant to Section 12.507 (l)(1)(e), the Conditional Rezoning Agreement include a date upon which it becomes void, and subject to the findings in the staff review letter dated 6-13-18. (Letters Attached)**

**Roll Call:**

**Yeas: Jahr, Kelley, Atchinson, Budd, Franzoi and Thompson.**

**Nays: None.**

**Absent: Boynton.**

**Motion Carried.**

#### **GENERAL DISCUSSION:**

Director Akers provided updates on the Metro Park Party Store and the Townsend Park side-entry garages from the May 23<sup>rd</sup> meeting. The barbecue grill at the Metro Park Party Store does have a temporary use permit. Director Akers had discussion with the property owner and the barbecue grill will not operate during the weeks of the fireworks tent sales, June 22<sup>nd</sup> through July 7<sup>th</sup>. The Metro Park Party Store was granted setback variances at the June 12<sup>th</sup> Board of Zoning Appeals meeting, also there will be no truck deliveries between 2:00 a.m. – 6:00 a.m. and the canopy was moved forward. The next step is to resubmit the site plan to the Township.

The Townsend Park side-entry garages, the lots were not compliant, as they require a wider lot due to needing sufficient room for turning. Staff is working on a solution.

#### **ADJOURNMENT:**

**Motion Atchinson, Kelley second to adjourn at 8:35 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

PLANNING & ZONING APPLICATION

JUL 16 2018

Case number 18-022

Date Submitted 7-16-18

DAWN THOMPSON - 734.997.525 FOR SEC. FOR BN ASSOCIATION

APPLICANT INFORMATION

\* Applicant BRIGHTON BUILDING CO. \* Phone 810 231 2442

\* Address PO BOX D \* Fax to KURT HARVEY

\* City, State LAKELAND, MI 48143 Zip \_\_\_\_\_

\* E-mail KURT@BRIGHTONBUILDINGCO.COM Cell Phone Number 810 602 3565

Property Owner BAYSHORE NORTH CONDOMINIUMS Phone 810 225 3244  
(if different than applicant)

Address P.O. BOX 1676 Fax 510 743 0747

City, State BRIGHTON, MI Zip 48116

Billing Contact MISTER MANAGEMENT Phone SAME AS ABOVE

Address PROPERTY MANAGER Fax DAVID BEE

City, State SAME AS ABOVE Zip \_\_\_\_\_

SITE/PROJECT INFORMATION

Name of Project AZUL STAIRS 2018

Parcel Id No. V125-83- Project Address BAYSHORE NORTH CONDOMINIUMS LAKESIDE BUILDING 1

Attach Legal Description of Property \_\_\_\_\_

Property Location: On the \_\_\_\_\_ Side of \_\_\_\_\_ Road; Between \_\_\_\_\_ Road and \_\_\_\_\_ Road. Size of Lot Width \_\_\_\_\_ Depth \_\_\_\_\_

Acreage of Site \_\_\_\_\_ Total Acres of Site to Review \_\_\_\_\_ Current Zoning of Site \_\_\_\_\_

Project Description: 5' WIDE X 45" LONG AZUL STAIRWAY WITH RAILING

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

Current Zoning of Site \_\_\_\_\_ 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 \_\_\_\_\_

Is there an official Woodland within parcel? \_\_\_\_\_ Woodland acreage \_\_\_\_\_

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

Detailed description for cutting trees \_\_\_\_\_

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

OWNER'S AFFIDAVIT

\* JOHN COTHORN, PRESIDENT OF THE BNCA BOARD

Print Property Owners Name  
Signature of Property Owner

Date 7/14/18

STATE OF MICHIGAN  
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, \_\_\_\_\_ County, Michigan My Commission expires \_\_\_\_\_, 20\_\_\_\_.

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: 7/14/18

Name: *Joan Cuthbert*  
JOAN CUTHBERT, PRESIDENT  
Address: BAYSHIRE NORTH  
CONDOMINIUMS



# Shoreline Permits

- Van Buren Township Permission Letters

No improvements, modifications or structure of any kind, shall be constructed, installed or made on township property (defined as below the 655' contour line or brow of the hill) before having first requested permission from the Township. This shall include but is not limited to, docks, boat hoists, boat houses, boardwalks, piers, seawalls, decks, stairs, cluster mooring facilities, marinas or other similar facilities. This also applies to any launching ramp or fuel dispensing system for boats. Permission to remove trees, vegetation, and/or make topographical modifications is also required.

Upon applying for permission from the Township, please submit the following:

1. A cover letter, which summarizes proposed improvements and/or modifications,
2. A site plan which shows the boundaries of the adjacent upland lot, the location of the proposed installation and the location of the shoreline. A copy of a mortgage survey from the upland lot will suffice in most cases,
3. Plans, drawn to scale, showing the height, length, width and configuration of the proposed installation.
4. Whether covered or uncovered (enclosed or open),
5. Specified materials for use in construction or installation,
6. Water depth at the farthest point of projection,
7. Distance from the farthest point of projection to the opposite shore (This is necessary only when this distance is less than 500 feet).

Submit information to:                      Developmental Services  
    Van Buren Township  
    46425 Tyler Road  
    Van Buren Twp., MI 48111-5217

**Please keep in mind when designing your shoreline project that the Township very strongly encourages minimum impact to the natural vegetation and contour of the shoreline.** Any structure on the land (e.g. boardwalk, deck, etc.) will also require a building permit from the Township Building Department.

- MDEQ Permits

Any alterations at or below the water's edge or in wetlands will require also require Michigan Department of Environmental Quality (MDEQ) approval. Please note that you must first receive permission from the Township before you receive a permit from the MDEQ. Visit the MDEQ/USACE Joint Permit Application page to learn more and to download application forms: <http://www.michigan.gov/deq/> and follow the links to the **Water** section, or they can be reached at (586) 753-3869.



## MEMO

---

TO: Planning Commission

FROM: Ron Akers, AICP  
Director of Planning & Economic Development

RE: 18-022 – Bayshore Step Replacement

DATE: July 21, 2018

---

The applicant, Brighter Building Company proposes to remove and reconstruct a set of existing stairs at the Bayshore Condominiums. As this property is used for multiple family residential the zoning designation would be under the Non-Single Family Residential (BLB) district standards which allows for stairs located on the Township Lake property as a use subject to Planning Commission approval. Due to this the application is before the Planning Commission.

### COMMENTS

The application is required to be reviewed by the various approval standards in the ordinance attributed to the BLB district. They are as follows:

#### Development Regulations:

**Stairs.** Stairs, walkways, and landings for access from the abutting upland lot to the shoreline may be permitted on Township Lake property only if the Township determines that it is necessary for reasonable access.

*Response: There is a current set of stairs in the proposed location. The applicant is simply requesting to remove and replace the existing steps. There is a steep slope between the waters edge and the brow of the hill. Based on this and the existing steps staff finds that the stairs are necessary to access the water.*

To minimize visual and physical impacts on the frontage, such structures shall be limited to no more than one per Lake Frontage lot, or the number of dock clusters, or the number reasonably necessary to access the lake frontage, whichever is greater. Stairs, walkways and landings shall be included in the calculation of, and subject to the limitations on maximum lot frontage coverage, and the other standards of [Section 3.120\(D\)](#).

*Response: The current dock cluster which is adjacent to the condominiums is in excess of 400' in length. There is one other stairway on this cluster of docks, but per the plans it is located on the far southern end. The proposed replacement of the stairs is located on the northern end of this dock cluster. Based on the large length of the dock replacing the stairs in the existing location is not unreasonable, but is reasonably necessary to access the dock cluster on the north side. The maximum allowed lot coverage for the frontage is 60% for the BLB district. Lot coverage can be calculated as follows:*

*Approximate width of docks and stairwells: 230'*

*Approximate frontage amount 1,840'*

*Lot Coverage = ~12.5%*

*Based on the above calculation the lot coverage is compliant with the Zoning Ordinance standards.*

Stairs, walkways and landings must be placed entirely above the normal high water mark, except in cases where such structures are required to access the water due to a seawall or bulkhead.

*Response: As depicted in the drawings. The stairway will extend to the existing boardwalk and will be above the ordinary high water mark.*

**Approval Criteria:**

The Township shall find that the following criteria are met prior to granting approval for any use of Township Lake property in the Belleville Lake Shoreline District. The following are our responses to the approval criteria:

(a) The application shall demonstrate compliance with all of the requirements of [Section 3.120\(D\)](#) above, and all other applicable requirements of this Zoning Ordinance.

Response: Based on the above analysis this requirement has been met.

(b) The structure(s) shall not unreasonably interfere with the adjacent property owners' or public's use and enjoyment of the waters of Belleville Lake. The facilities are so designed as to protect the neighboring property owners from negative off site impacts.

Response: Bayshore condominium is located on a peninsula and the proposed stairs are greater than 100' from any adjacent properties. Based on this I anticipate no issues with neighboring properties.

(c) The structure(s) will not create a risk to the health, safety and welfare of persons who use Belleville Lake for recreational purposes, and will not interfere with safe navigation on the Lake.

Response: There are an existing set of stairs which are being removed and replaced to provide necessary access to the lake. It is not anticipated that this will create a risk to the health, safety and welfare of persons who use Belleville Lake, nor will it interfere with safe navigation on the lake.

(d) The structure(s) will be constructed of materials which will not impair the water quality, water flow or water levels of Belleville Lake.

Response: The stairs are proposed to be constructed of wood which is a common material for stairs and docks. It is not anticipated it will impair water quality, flow, or levels of the lake.

(e) To the extent feasible, the structures(s) shall protect and enhance the scenic, recreational and environmental quality of Belleville Lake. The location of the facilities shall be such that they will not create a negative visual impact for the general public.

Response: The applicant is proposing to replace a set of stairs which is in need of repair. The proposed changes will not create a negative visual impact on the lake.

**(f)** Marinas and non-commercial multi-docking facilities shall be separated from one another to avoid overcrowding and excessive boat traffic on the Lake.

Response: This is stairway construction at an existing non-commercial multi-docking facility. There are no issues anticipated with over crowding and excessive boat traffic.

**(g)** Consideration shall be given to maintaining consistency with the upland zoning and land use.

Response: The docks are currently utilized by residents of the condominiums. The stairs will be used by the residents to access their docks. The property is zoned RM, multiple family residential. This is consistent with the current use of the property.

**(h)** Uses approved shall be consistent with the primary goal of permitting reasonable use by Lake residents and land owners.

Response: Allowing the reconstruction of the steps will be consistent with permitting reasonable access to the lake.

## **RECOMMENDATION**

Staff recommends that the Township grant site plan approval for the applicant, Brighton Building Company to remove and reconstruct a stairway to the water consistent with the provide plans. Approval should be based on the applications compliance with the approval criteria in section 3.120(f)4 and the staff review letter dated July 21, 2018.

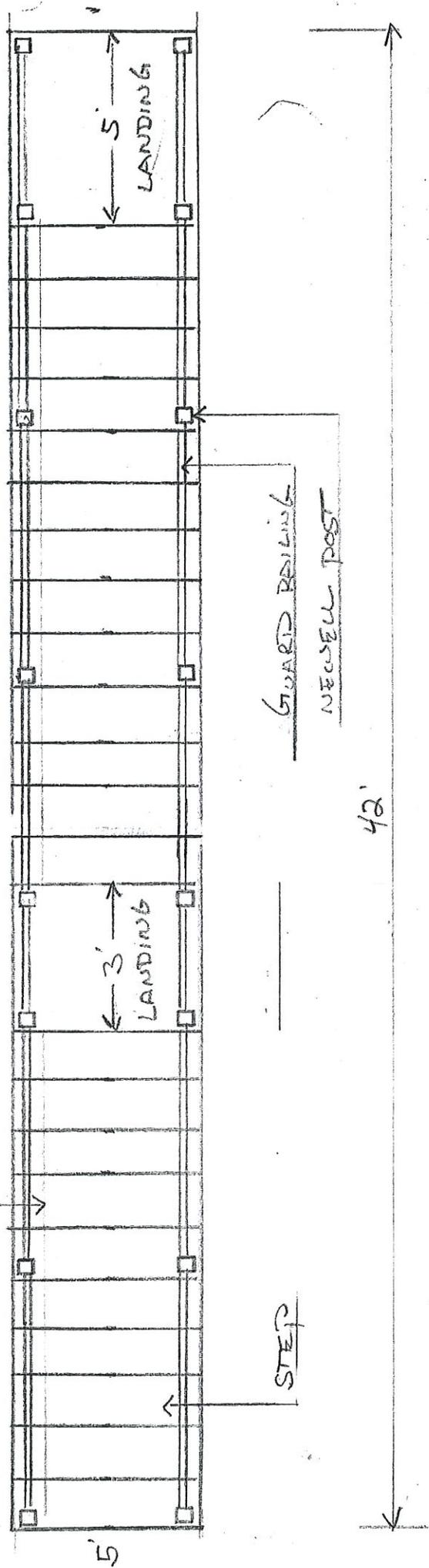


BAYSHORE NORTH STAIRS  
-7-13-18 1<sup>st</sup> SUBMISSION

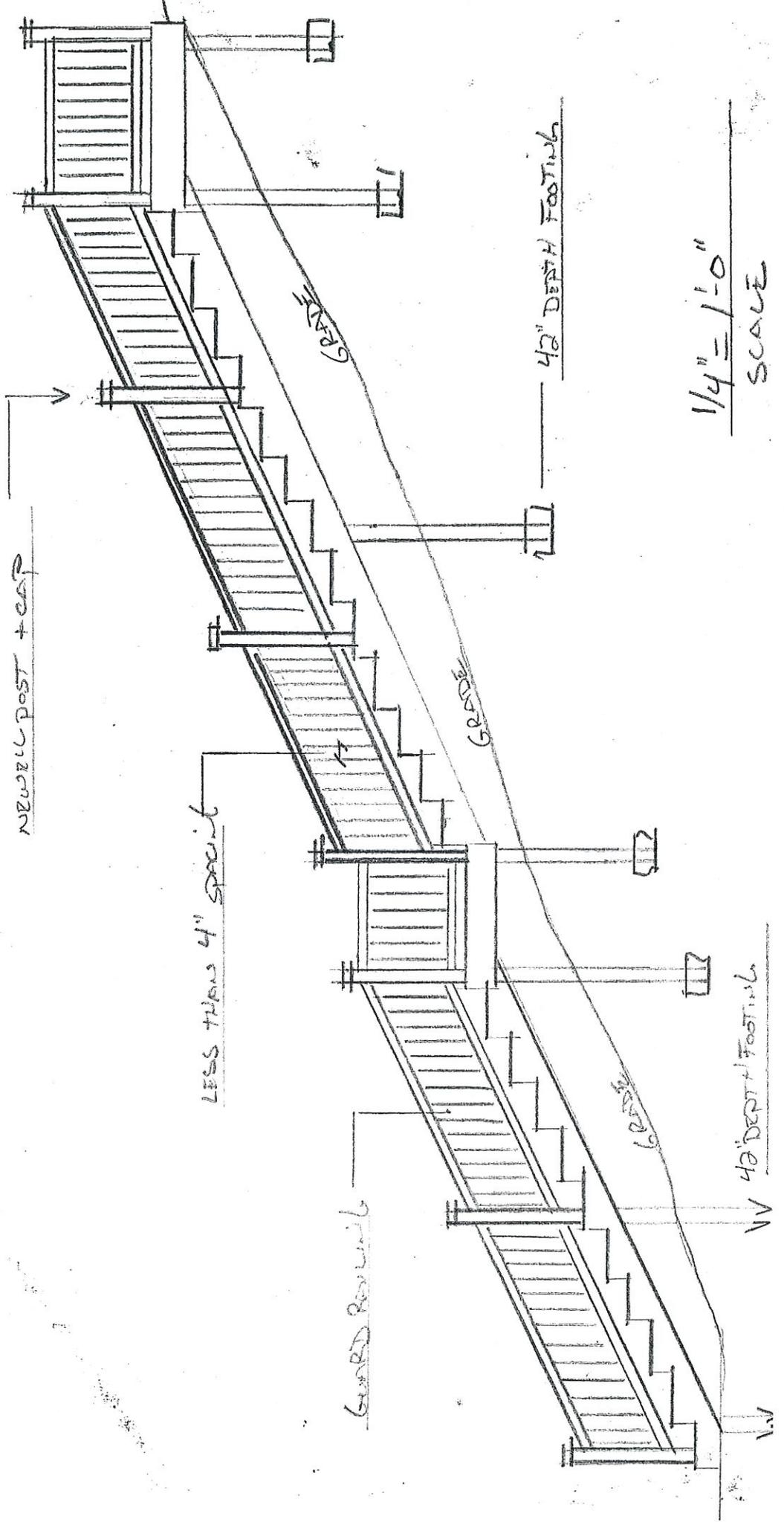
← BOTTOM OF HILL →  
TOP OF HILL →

← BOTTOM OF HILL →

ADA GRASPABLE RAIL (1) SIDE



BAYSHORE NORTH



BAY SHORE WORK

↳ BOTTOM OF HILL

TOP OF HILL

STRUCTURE BUILT ON 42" FOOTING

(5) 2x12 STRIMBERS



STEPS      LOADING 3'      STEPS      LOADING 5'      STEPS

- 42' -

1/4" = 1'-0"  
SCALE

Repair of landing stairway between 10:11 - 500.<sup>00</sup>

Brighton Building Company, Inc.  
PO Box D  
Lakeland, MI 48143  
Office (810) 231-2442 Cell (810) 602-3565  
[kurt@brightonbuilding.com](mailto:kurt@brightonbuilding.com)

**Proposal Date:** May 21, 2018

**Client(s):**  
Bayshore  
Belleville, MI

**Builder:**  
Kurt Harvey  
Brighton Building Company, Inc.

**Project Location:** Building #1 Waterfront (between Rows of Bushes)

**Brighton Building Company, Inc. Agrees to Provide:**

**Permit**  
Building Permit (van Buren Township)

**Provide Installation Labor & Materials for:**

Azek Stairway (brownstone) 5' wide x 45' Length including:

- (25) Azek steps ( brownstone
- (1) Upper Starting Platform (brownstone)
- (1) Mid Landing Azek (brownstone)

Azek Premier Guard Railing (brownstone) both sides of steps, platform and Mid landing.

Graspable Hand Railing (1) side of Steps Only

**Clean-up to Original Condition:**  
All Affected Areas

**Provide Insurance:**  
Installation Liability

**Estimated Installation:**  
TBD

**Contractors Warranty:**  
18 Months

**Notes:**

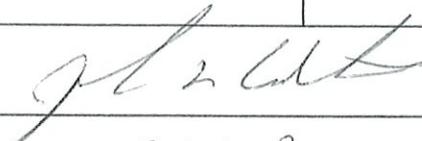
Actual Width and Length of Stairway may vary.

Galvanized and/or Stainless Steel Fasteners will be used for Construction.

**Estimated Price..... \$15,936.00**

**Payments: Upon Completion**

**AUTHORIZING SIGNATURE**

  
President

**DATE**

5/24/2018