

Application # \_\_\_

JPC170003

# MAR 3 1 2017

# NORTHFIELD TOWNSHIP

RECEIVED

MAR 3 1 2017

NORTHFIELD TOWNSHIP	
TREASURER	SITE PLAN REVIEW APPLICATIO

TREASURER SITE PLAN REVII	EW APPLICATION			
PROJECT NAME: Bobber Down Bar & Grill Addition  NORTHFIELD TOWNS				
PROJECT ADDRESS: 8475 Main Street, Whitmore Lake, MI 48189				
Applicant Information:	Owner Information:			
Name: Kristen Delaney	Name: Debra Hatfield			
Address:8475 Main Street, Whitmore Lake, MI 48189	Address: 8475 Main Street, Whitmore Lake, MI 48189			
Phone: (734) 545-0599	Phone: (248) 240-5756			
Email: kristenhatfield@gmail.com	Email: hats147@aol.com			
If the applicant is not the property owner, then a statement fr	om the owner <b>MUST</b> be attached authorizing the application.			
Proof of ownership <b>OR</b> Statement if applicant is not owner is attached				
If applicant is not the owner, describe applicant's interest in the prop	perty: Business partner of owner.			
PROPERTY D	DESCRIPTION			
Legal Description: X Attached ☐ On Site Plan	Parcel ID(s): B-02-08-250-017			
Description of Proposed Use: The current and proposed use is a bar/restaurant.				
Total Acreage of Site: 0.6 acres	Total Floor Area:			
	Existing: 1979 SF (FIRST FLOOR) 441 (SECOND FLOOR)			
	Proposed: +441 SF (FIRST FLOOR) +174 (SECOND FLOOR			
Height of Structure(s) (in stories & feet):	Sanitary Facilities: ⊠ Sewer □ Septic			
Two stories, 19'-10" at tallest point				
	Water: ☐ Municipal ☒ Private Well			
Zoning Classification(s):				
□ RC □ AR □ LR □SR1 □SR2 □MR □VC □LC X	GC DES DHC DGI DLI			
SITE PLAN REV	VIEW OPTIONS			
Administrative Site Plan Review:	Site Plan Review:			
☐ Expansion or reduction of an existing, conforming structure less than 2,000 sq. ft. / 5% of floor area	□ New Construction			
☐ Additional parking, loading / unloading spaces and landscape improvements	☑ Building Addition			
Development Plan Review:	Amendment to Approved Site Plan or Development Plan:			
☐ Planned Unit Development	☐ Site Plan			
☐ Planned Residential Development	☐ Development Plan			
☐ Site Condominium Plan				
Site or Development Plan Review in conjunction with:	ing Request			

CC: RADIN A-K-IT CC: DAN 4/3/17

Application #		

AUTHORIZED SIGNATURE				
I hereby state that all of the above statements and all of the accor	npanying information are true and correct.			
Muslen a. Relany Applicant's Signature:	Date: March 31, 2017			
FOR OFFICE USE ONLY				
Application Received Date: Planning Commission Received Date:				
Planning Commission Action: ☐ Approved Date: ☐ Denied Date:				
Fee Received:   Cash Check #				

# Debra A. Hatfield

8475 Main Street Whitmore Lake, MI 48189 Cell: (248) 240-5756

E-mail: hats147@aol.com

March 31, 2017

To Whom It May Concern:

I am the property owner of Bobber Down Bar & Grill located at 8475 Main Street, Whitmore Lake and I authorize this site plan application.

Sincerely,

Debra A. Hatfield

# **WARRANTY DEED**



File No. E-CM22010

Signed By:

The Grantors: Whitmore Weed Patch, LLC

whose address is: 8475 Main Street, Whitmore Lake, MI 48189

Convey and Warrant to: Hatfield's Holdings, LLC

whose address is: 8475 Main Street, Whitmore Lake, MI 48189

the following described premises situated in the Township Northfield, County of Washtenaw, State of Michigan, to wit:

# SEE ATTACHED EXHIBIT A/LEGAL DESCRIPTION RIDER

For the full consideration of: Real Estate Transfer Tax Valuation Affidavit on file

Subject to: Building and use restrictions and easements of record. Liens for any tax and/or assessment which become due and payable on or after the effective date hereof.

Rights of tenants under unrecorded leases, if any.

L. NELSON Notary Public - Michigan Wayne County My Commission Expires Feb. 12

TAX CERTIFICATE NO.

WASHTENAW COUNTY TREASURE

Whitmore Weed Patch, LLC STATE OF MICHIGAN

Otay of NOV- 2013 by Marilyn Engstrom, Sole The foregoing instrument was acknowledged before me this Member of Whitmore Weed Patch, LLC.

> **Notary Public** County My Commission Expires:

Acting in the County of

Acting in the County of:

Drafted by: Thomas D. Richardson, Esq. 1025 E. Maple, Ste. 200 Birmingham, MI 48009

When recorded return to: Hatfield's Holdings, LLC

Land is located in the Township Northfield, County of Washtenaw, State of Michigan, and described as follows:

Commencing at the Northwest corner of Section 8, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence East in the North line of said section, 652.8 feet; thence Southerly deflecting 92 degrees 32 minutes to the right, 2547 feet along the West line of Highway US 23 for a place of beginning; thence westerly deflecting 84 degrees 50 minutes to the right, 643 feet; thence Southerly deflecting 84 degrees 50 minutes to the left, to the south line of the Northeast 1/4 of Section 7; thence Easterly along south line of Northwest 1/4 of Section 8 to the West line of Highway US 23; thence Northerly along west side of said Highway US 23; approximately 80 feet to the place of beginning, being a part of the Northeast 1/4 of Section 7 and Northwest 1/4 of Section 8, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan.

Excepting all that part of the above described parcel which lies Westerly of a line 125 feet Easterly of, measured at right angles, and parallel to the following described line: Beginning at a point which is South 88 degrees 11' 39" West along the South line of Section 7, T1S, R6E, Michigan, 0.70 feet from the Southeast corner of said Section 7; thence North 4 degrees 42' 31" East, 976.17 feet to the point of curve of a 0 degrees 45' curve to the left; thence Northwesterly along the arc of said 0 degrees 45' curve, 2880.74 feet to the point of tangent of said curve; thence North 16 degrees 53' 49" West 500 feet to a point of ending.

Commonly known as: 8475 Main Street, Whitmore Lake, MI 48189.

# NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

# **ZONING COMPLIANCE APPLICATION / CERTIFICATION**

Zoning Compliance is required prior to new construction, alterations to an existing structure, or change of use.

This application must be accompanied by two (2) copies of scaled site plans meeting the information requirements of the Zoning administrator. Plans must be dated (mo., day, yr.), including revisions, notate scale, and include a directional 'North' arrow.

Proposed and existing structures must be included in plans. For non-residential uses in any zoning district, all buildings and structures, utilities, parking area, dumpsters, landscaping, sidewalks, paved drives, fences, sign locations, etc. must be clearly visible on plans.

Site plans must also list the name, address, and parcel number of the property being reviewed on the Zoning Application.

Applications for zoning compliance certificates shall be deemed abandoned (6) months after the date of filing unless diligently pursued or a building permit or certificate of occupancy is issued. Any certificate shall become invalid if the authorized work is suspended or abandoned for a period of six (6) months after commencement of work.

abandoned for a period of six (6) months after commencement of v	vork.	
PROJECT NAME: Bobber Down Bar & Grill Addition		
PROJECT ADDRESS: 8475 Main Street, Whitmore Lake, M	48189	
PARCEL ID(S): B-02-08-250-017	IS THIS PROPERTY IN A FLOOD PLAIN: Yes No	
Applicant Information:	Proprietor/Owner Information:	
Name: Kristen Delaney	Name: Debra Hatfield	
Address: 8475 Main Street, Whitmore Lake, MI 48189	Address: 8475 Main Street, Whitmore Lake, MI 48189	
Phone: (734) 545-0599	Phone: (248) 240-5756	
Email: kristenhatfield@gmail.com	Email: hats147@aol.com	
If application is made by anyone other than the owner in fee, it shal thereof that the application and the proposed work or operation is body, the full name and address of the responsible officers shall also <b>Proof of Ownership Attached:</b>	authorized by the owner in fee. If the owner or lessee is a corporate be provided.  Non-Owner Affidavit Attached:	
If applicant is not the owner, describe applicants interest in the	ne property: Daughter of property amer.	
Elither Endurate William Control of the Control of	DESCRIPTION	
	addition on the back (west) side of the building. Phase II:	
incorporate enclosed porch on the south side of the build	ling into the restaurant with an open doorway. This space	
will be a game room with space to hold the ATM and Ke	no (lottery) machines.	
Sanitary Facilities: Sewer; Sewer Tap Permit #: Septic; WCHD Permit #:		
Zoning Classification(s): Enterprise Services  AR LR MR MHP SR1 SR2 LC HC GC LI GI RTM ES	PUD PSC RC RO WLD W.L./N.T. Overlay OTHER:	
Type of Construction/Alteration: Phase I addition will be o	f similar materials and appearance as existing structure.	
Phase II will primarily be alterations to the interior of the building.		
,		
Project Start Date: Pending Planning Com approval Project Completion Date: TBD		
AUTHORIZED	SIGNATURE	
In the case of a false statement or misrepresentation of fact in the age zoning compliance certificate issued thereto shall be null and void. I hereby acknowledge the above facts and those on the attached site state that said construction and/or occupancy of the structure and/o agree to give permission for officials of Northfield Township, Washte the purposes of inspection.	e sketch and prints to be true to the best of my knowledge and or site shall occur in accordance with this certificate. Further, I naw County and the State of Michigan to enter the property for	
Applicant(s) Signature	3/10/20/7 Date Pg. 1 of 2	

1-10-19 Marked to VIDYA

	FOR O	FFICE USE ONLY	
Received Date:	Paid Date:	<b>Existing Legal Non-Conformitie</b>	es: 🔽 Yes 🔲 No
MAR 1 0 2017	PAID	If yes, explain below:	
	MAR 1 0 2017	SIDE YARD SETBA	er (NORTH)
NORTHFIELD TOWNSHIP	200 V		
	NORTHFIELD TOWNSHIP TREASURER	,	
ZONING COMPLIANCE CERT	IFICATE:		
Approved: Date		Approved As Noted: D	Oate
		Conditional Use F	Required
☐ Denied: Date		Site Plan Approva	
	1		
COMMENTS:S	PER ATTACHED (	COMMENT SHEEF. L USE APPROVAL	**
SITE PLANE	& CONDITIONA	LUSE APPROVAL	, 14 UST BE
OBTA	HINED,		
1 1	Qya is		3/20/17
Zoning Administrator Signature		Date	7/80/1
Zolling Automatics of B	AREA	OF CONCERN	L. J. D. a. a. Nat. Comply N/
Landscaping:		Cor	mplies Does Not Comply N/A
1 Greenbelt			
<ul><li>2 Parking lot islands, etc.</li><li>3 Site Landscaping</li></ul>			
4 Foundation Planting			
5 Dumpster Screening			
6 Comments:			
Signs:			
7 Number of Signs		× .	
8 Size and area			
9 Comments:			
Comments:			
Eugmeering.			
l Itilities:			Connection fee's paid
Othities:			
ri Chiefe			Inspection Complete
Fire Chief:			
Access:			
	- T		
Other Conditions of Appro	vai:		
Additional Comments: _	-		
			Pg. 2 o

# 8745 Main Street

Applicant:

Bobber Down Bar & Grill Addition (Kristen Delaney/owner: Debra Hatfield)

Request:

Construction of building additions in Phases I and II

Zoning:

GC (General Commercial District)

Action:

**APPROVED** (see comments below)

# Comments:

The applicant proposes to expand the existing Bobber Downs Bar & Grill in two phases. Phase 1 proposes a two-story addition on the rear (west side) of the building. Phase 2 proposes an enclosed porch on the south side of the building, connecting to the main restaurant.

The site is zoned GC (General Commercial District). Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed 50 percent of the total gross receipts, are permitted by right per Section 36-390 (9) of the Zoning Ordinance. Bars or establishments principally used for the sale of beer, wine or intoxicating liquor for consumption on the premises, subject to the requirements of section 36-710 are permitted as a conditional land use per Section 36-391. At this time, based on the information provided by the applicant, the use appears to qualify as a restaurant; however, this must be verified when submitting for site plan review.

Per notes on the site plan, the proposed additions (first and second story) add 391 square feet to the building floor area, which is more than 5% of the existing floor area.

The proposed use will require the submission of a detailed site plan in compliance with ordinance standards, and will be reviewed for site plan approval by the Planning Commission. Compliance with setback standards, regulations pertaining to outdoor dining and other design requirements will be reviewed by the Township Planner at the time of site plan review.

\* The notes on the site plan sheet CO.0 with regard to building area appear to have some discrepancies. The existing footprint in noted as 2,668 square feet with a 249 square feet addition; however, below that the existing first floor area is noted as only 1,979 square feet with a proposed 217 square feet addition. The footprint and the first floor area are essentially the same. Clarify the discrepancy\*

Zoning Administrator 3-20-17

Footprint is the gross area (outside of walls), first floor area is calculated as net (usable floor area per code). As a result, the footprint number for lot coverage is larger than the actual floor plais square footage.



# **WARRANTY DEED**



File No. E-CM22010

The Grantors: Whitmore Weed Patch, LLC

whose address is: 8475 Main Street, Whitmore Lake, MI 48189

Convey and Warrant to: Hatfield's Holdings, LLC

whose address is: 8475 Main Street, Whitmore Lake, MI 48189

the following described premises situated in the Township Northfield, County of Washtenaw, State of Michigan, to wit:

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For the full consideration of: Real Estate Transfer Tax Valuation Affidavit on file

Subject to: Building and use restrictions and easements of record. Liens for any tex and/or assessment which become due and payable on or after the effective date hereof.

Rights of tenants under unrecorded leases, if any.

Birmingham, MI 48009

Tax Code: B 02-08-250-017

WASHTENAW COUNTY TREASURER TAX CERTIFICATE NO. 845 90 97

Dated 11 ,20,13	
Signed By: Whitmore Weed Patch, LLC  By: Manilyn Engston Sole M	L. NELSON Notary Public - Michigan Wayne County My Commission Exgres Feb. 12, 2014 Acting in the County of CALLANA
STATE OF MICHIGAN  COUNTY OF MICHIGAN  The foregoing instrument was acknowledged to Member of Whitmore Weed Patch, LLC.	before me this 2 Otay of NOV-, 2013 by Marilyn Engstrom, Sole    Walker   Notary Public   County
Drafted by: Thomas D. Richardson, Esq. 1025 E. Maple, Ste. 200	My Commission Expires:  Acting in the County of:  When recorded return to: Hatfield's Holdings, LLC

TTOB

submitted for Recording 2007
Three 2007
Thre



# PARCEL ID B 02-08-250-017



# **EXHIBIT A/LEGAL DESCRIPTION**

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Commonly known as: 8475 Main Street, Whitmore Lake, MI 48189.

# GENERAL CONSTRUCTION NOTES

GENERAL CONTRACTOR (G.C.) SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN DESIGN-BUILD CONTRACTORS AND APPCHIEF THEAT DOCUMENTS

FIELD VERIFY ALL EXISTING CONDITIONS

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC PRESENTATION

ALL DIMENSIONS WITHIN THIS SET ARE FOR BIDDING PURPOSES ONLY. ACTUAL FIELD DIMENSIONS SHALL BE TAKEN PRIOR TO THE

WORK SHALL COMPLY, AND BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS (MICHIGAN RESIDENTIAL CODE 2009).

ALL WORK SHALL BE PERFORMED UP TO ALL CONVENTIONAL CONSTRUCTION STANDARDS AS SET FORTH BY THE AIA.

WORK SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL CODES, THE AMERICAN GAS ASSOC., AND THE BASIC PLUMBING CODES.

ALL ELECTRICAL, MECHANICAL, AND FIRE SUPPRESSION SYSTEMS SHALL BE DESIGN BUILD. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRODUCTION OF THE PLANS DEPICTIONG THE EXTENT OF THE WORK TO BE PERFORMED, INCLUDING ALL DOCUMENTS REQUIRED FOR ALL LOCAL CODE OFFICIALS. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE TO SEAL THEIR DOCUMENTS IF REQUIRED BY THE LOCAL CODE OFFICIAL, PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR FOR ALL WORK.

FIRE SUPPRESSION SPRINKLER CONTRACTOR SHALL MODIFY EXISTING SYSTEM AS REQUIRED TO CONFORM WITH NEW SPACE LAYOUT AND ALL APPLICABLE CODE REQUIREMENTS.

WORK SHALL COMPLY WITH BUILDING MATERIALS MANUFACTURERS' SPECIFICATIONS.

MICHIGAN 2009 UNIFORM ENERGY CODE.

INSULATION REQUIREMENTS TO BE MET/EXCEEDED (CLIMATE ZONE 5A):

FENESTRATION U-FACTOR: .35
SKYUGHT U-FACTOR: .60
CEUING R-VALUE: .38
WOOD FRAME WALL R-VALUE: .20
MASS WALL: .13
FLOOR R-VALUE: .30
BASEMENT WALL R-VALUE: .13
SLAB R-VALUE. DEPTH: .10. 2 FT
CRAWL SPACE: .10

MECHANICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE MECHANICAL SYSTEM DESIGN CRITERIA, MECHANICAL & SERVICE WATER HEATING SYSTEM & EQUIPMENT TYPES, SIZES & EFFICIENCY, DUCT SEALING, DUCT & PIPE INSULATION.

ELECTRICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE LIGHT FIXTURE SCHEDULES WITH WATTAGE & CONTROLS AND AIR SEALING DETAILS.

INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE. MANUFACTURER AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSULATION INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION.

A PERMANENT CERTIFICATE. COMPLETED BY THE BUILDER. SHALL BE POSTED ON OR IN THE ELECTRICAL PANEL (BUT SHALL NOT CONCEAL OTHER LABELS) AND SHALL LIST INSULATION R-VALUES, FENESTRATION U-FACTORS, TYPES & EFFICIENCIES OF HEATING &

ATTIC ACCESS DOORS SHALL BE INSULATED & WEATHERSTRIPPED.

CAULK, GASKET, OR OTHERWISE SEAL ALL BUILDING THERMAL ENVELOPE JOINTS, SEAMS AND PENETRATIONS, VERIFICATION SHALL BE BY BLOWER DOOR TEST OR VISUAL INSPECTION

ALL NEW INTERIOR FIREPLACES SHALL HAVE GASKETED DOORS & OUTDOOR COMBUSTION AIR

FORCED AIR FURNACES REQUIRE A PROGRAMMABLE THERMOSTAT.

ALL DUCTS, AIR HANDLERS, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED.

MECHANICAL PIPING CARRYING FLUIDS ABOVE 105°F SHALL BE INSULATED, MINIMUM R-3

CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED, MINIMUM R-2

HVAC EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL \$ 3-2004 BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J-2002 OR OTHER APPROVED HVAC CALCULATION METHODS, VERIFICATION IS REQUIRED.

DEVIATION FROM THESE DRAWINGS SHALL BE MADE ONLY WITH WRITTEN APPROVAL OF THE DESIGNER/OWNER.

ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONDITION AND INTEGRITY OF THE EXISTING STRUCTURAL COMPONENTS AND SYSTEMS

IF ANY GENERAL NOTES CONFLICT WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATION, THE STRICTEST PROVISIONS SHALL GOVERN.

THE SITE SHALL REMAIN WEATHER TIGHT AND SECURE AT THE END OF EACH WORKDAY, AND DURING ANY PERIODS IN WHICH THE FACILITY IS UNOCCUPIED BY A RESPONSIBLE REPRESENTATIVE OF THE GENERAL CONTRACTOR.

EXISTING AND NEW STRUCTURE SHALL BE SHORED AND BRACED DURING CONSTRUCTION TO MAINTAIN INTEGRITY

ALL CRACKS AND/OR BREAKAGE THAT OCCUR TO THE EXISTING STRUCTURE DURING CONSTRUCTION SHALL BE REPAIRED BY THE GENERAL CONTRACTOR

THE JOB SITE SHALL BE LEFT CLEAN AND ALL DEBRIS SHALL BE DISPOSED OF PROPERLY AT THE END OF EACH DAY.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL EXPOSED SURFACES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL MILLWORK ITEMS AS INDICATED ON ALIANE ARCHITECTURE, PLLC'S DRAWINGS

ALL MATERIALS WHETHER MANUFACTURED BY OR FINISHED BY THE MILLWORK CONTRACTOR AND/OR THE GENERAL CONTRACTOR MUST COMPLY WITH THE UBC CODE CHAPTER 42, 1991 EDITION AND THE LOCAL AND STATE BUILDING AND FIRE CODE SPECIFICATIONS.

ALL STAIN GRADE MILLWORK SHALL BE MANUFACTURED IN GENUINE SPECIES SPECIFIED UNLESS OTHERWISE NOTED

ALL PAINT GRADE MILL WORK SHALL BE MANUFACTURED IN POPLAR UNLESS OTHERWISE NOTED.

ALL PAINT SPECIFICATIONS ARE FOR COLOR ONLY. SOURCES MAY BE SUBMITTED ONLY WITH COLOR SAMPLE APPROVAL BY DESIGNER/OWNER.

ANY PAINT COLOR SPECIFIED "TO MATCH" MUST BE APPROVED BY DESIGNER/OWNER

ALL PAINTED GYPSUM BOARD SURFACES SHALL BE FINISHED WITH A LATEX EGGSHELL. ALL PAINTED TRIM SHALL BE SATIN ENAMEL.

PROVIDE TRANSITION STRIP UNDER DOORS WHERE DIFFERENT FLOOR MATERIALS INTERSECT

### **BUILDING DATA** SHEET INDEX C0.0 C1.0 A1.0 A1.1 A2.0 Description Revised MARCH 2, 2017 ISSUED FOR PERMIT REVISED PER SITE PLAN GC- GENERAL COMMERCIAL CO.O. COVER SHEET, SITE PLAN JUNE 13, 2017 SEPTEMBER 2, 2017 EXTERIOR ELEVATIONS C1.0 EXTERIOR LIGHTING PLAN, MICHIGAN BUILDING CODE 2012 CODE: CONSTRUCTION TYPE: DUMPSTER ENCLOSURE A-2. RESTAURANT (EXISTING), S-2 (EXISTING STORAGE) OCCUPANCY GROUP A1.0 FIRST & SECOND FLOOR PLANS NEW AREA OCCUPANCY: PHASED CONSTRUCTION PLAN: CIRCULATION SPACE TO UPDATE EGRESS CODE COMPLIANCE A1.1 EXTERIOR ELEVATIONS PHASE 1- NEW 2 STORY WOOD FRAME ADDITION, COMMERCIAL, NO BASEMENT, REMOVE EXSTG. WOOD A2.0 BUILDING SECTION & ROOF FRAME SHED, ADDITION NECESSARY TO GAIN CODE COMPLIANT EGRESS TO/FROM EXISTING 2ND STORY STORAGE AND NEW PRIVATE OFFICE, CODE COMPLIANCE OF PROPER STAIRS AND EXITS CANNOT BE MET WITHOUT OCCUPYING SETBACK PUT FORTH BY EDGE OF EXISTING BUILDING, INSTALL NEW DUMPSTER FRAMING PLAN PHASE 2- INSULATE EXSTG. ENCLOSED EXTERIOR PORCH FOR EXPANDED INTERIOR GAME AREA. NEW OPENING INTO INTERIOR OF RESTAURANT TO ALLOW ACCESS TO GAME AREA. ARCHITECT: OCCUPANT LOAD: **ANGIE LANE** Exstg Assembly (Unconcentrated 1/2 sf): 45 Exstg Assembly (Standing/Bar 1/2 sf): A.LANE ARCHITECTURE 9861 CLINTON MACON RD Exsta Office (Kinst): Exstg Storage/Mech (1/300sf): TECUMSEH, MI 49286 TEL. 517.423.5280 1668 S.F. (GROSS), 10%-tol-coverage ADDITIONAL-249 S.F. (2917S.F. (GROSS),)11% lot coverage EXISTING BUILDING FOOTPRINT OWNER: PROPOSED BUILDING FOOTPRING Debra Hatfield FLOOR AREA: EXISTING FIRST FLOOR: 1979 S.F 8475 Main Street FIRST FLOOR ADDITION Whitmore Lake, MI 48189 2196 (USABLE) tel (248) 240-5756 EXISTING SECOND FLOOR 441 S.F. hats147@aol.com SECOND FLOOR ADDITION 174 S.E. 615 (USABLE) $\Delta$ APPLICANT: SETBACKS: Kristen Delaney FRONT 8475 Main Street SIDE REAR Whitmore Lake, MI 48189 tel. (734) 545-0599 PARKING: 1 sp/2 patrons (max. 70 occupants) = 1 sp/2 patrons (max. 70 occupants) = 1 sp/ea. employee (5 @ peak) = EXISTING SPACES= kristenhatfield@gmail.com LOCATION MAP REQ'D SPACES= N.T.S. LOADING SPACE (REQ'D/PROVIDED)= 1 / 1. DELIVERIES ARE STRICTLY SCHEDULED, NO SITE PLAN. SPECS ON FLOOR PLAN. LIGHTING TO COMPLY W/ZONING ORDINANCE Sec. 36-728. - Exterio SIGNAGE: EXISTING WALL AFFIXED SIGNAGE TO REMAIN. NO NEW SIGNAGE. DRAINAGE: NO NEW IMPERVIOUS SURFACE, NEW ROOF AREA TO DRAIN INTO 2 DOWNSPOUTS W/ SPLASHBLOCKS AS REQ'D TO DIRECT DRAINAGE TO EXSTG. DRAINAGE PATTERN EXISTING COMMERCIA 29'-5 3/4" 65'-5 3/4 167'-7 1/4" EXSTG. PARKING LO ADJ. ZONING = GC EXSTG. GAS EXSTG. 2 STOR FL. ELEV = 908.8 23 NEW PHOTOCELL EXTERIOR WALL SCONC EXSTG. 1 STOR EXSTG. OPEN PORCH ENTRY APSTER (V.I.F.) INSTALL NEW 4" THICK 0°00′ 504.45′ ONC. PAD IN FIELD, SEE ELE EXSTG. FUTE MATURITY PLAC DECIDUOUS SHRUBS TO REMAIN ADJ. ZONING = GC EXSTG. PARKING LOT EXHIBIT A \*OLD SID - 8 02-008-028-00 NO 8-9M COM AT NW COR OF SEC, THE 852.8 FT IN N LINE OF SEC, TH DEFL 92 DEG 32 RIGHT 2547 FT IN W LINE OF HWY FORA PL OF BEG, THO FER, BEG SON RIGHT 454 FT, THO BEL, BUD GO SIE LET 80 FT, THE LY 33.55 FT IN REW 1/4 LINE OF SEC 7 TO W 1/4 POST OF SEC 8, THELY SOLAS FT IN REW 1/4 LINE OF SEC 8, THENTY SOLAT FT IN WILL FOR THE YEAR OF SEC 8, THENTY SOLAT FT IN THE YEAR OF SEC 9, THENTY SEC 7 AND PART OF W 1/2 OF HW 1/4 SEC 8. EXCEPT THAT PART LYING WAY OF A LINE 125FT ELY OF AND PART LET TO THE SURVEY LINE OF US. 2. SELECATION OF CONTRACTORS Δ SITE PLAN SCALE 1" = 20'-0' 83'-6"

DOW

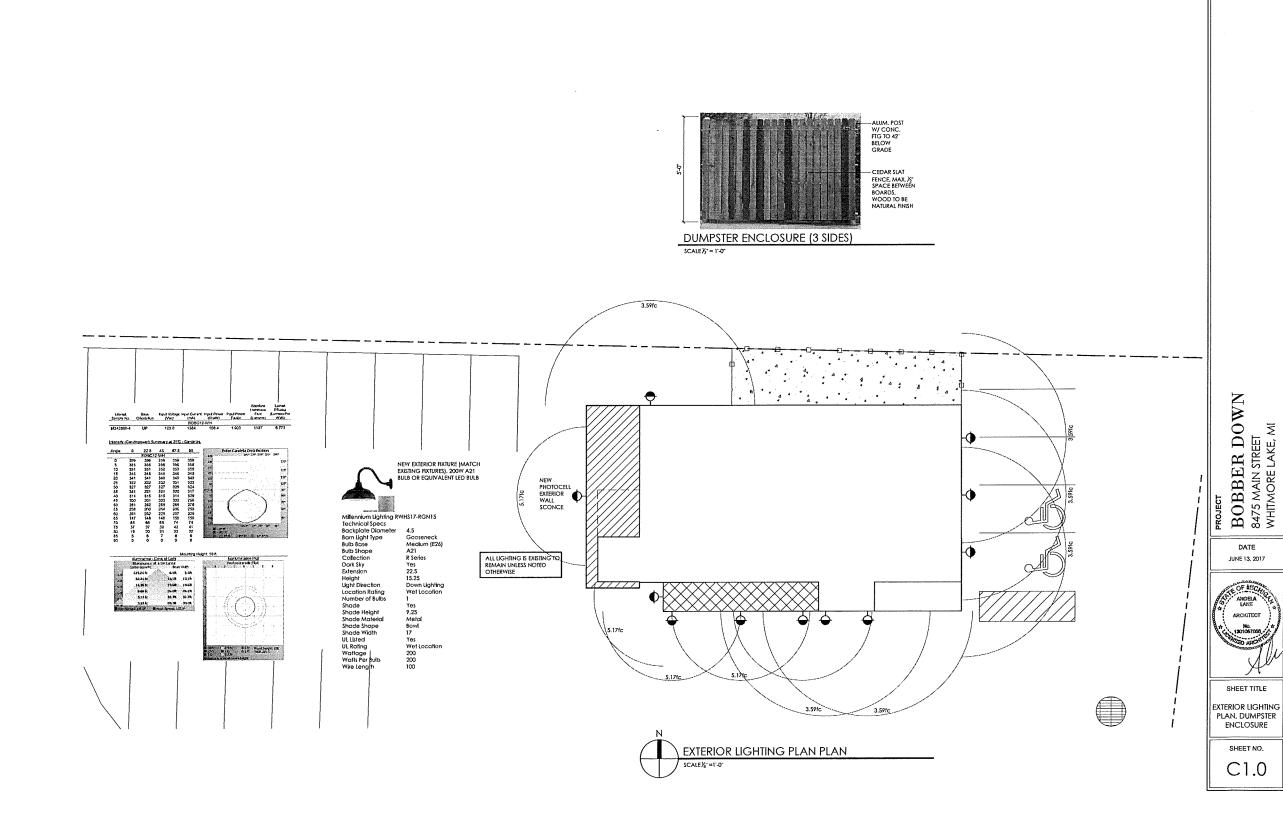
BOBBER

SEPTEMBER 2, 2017

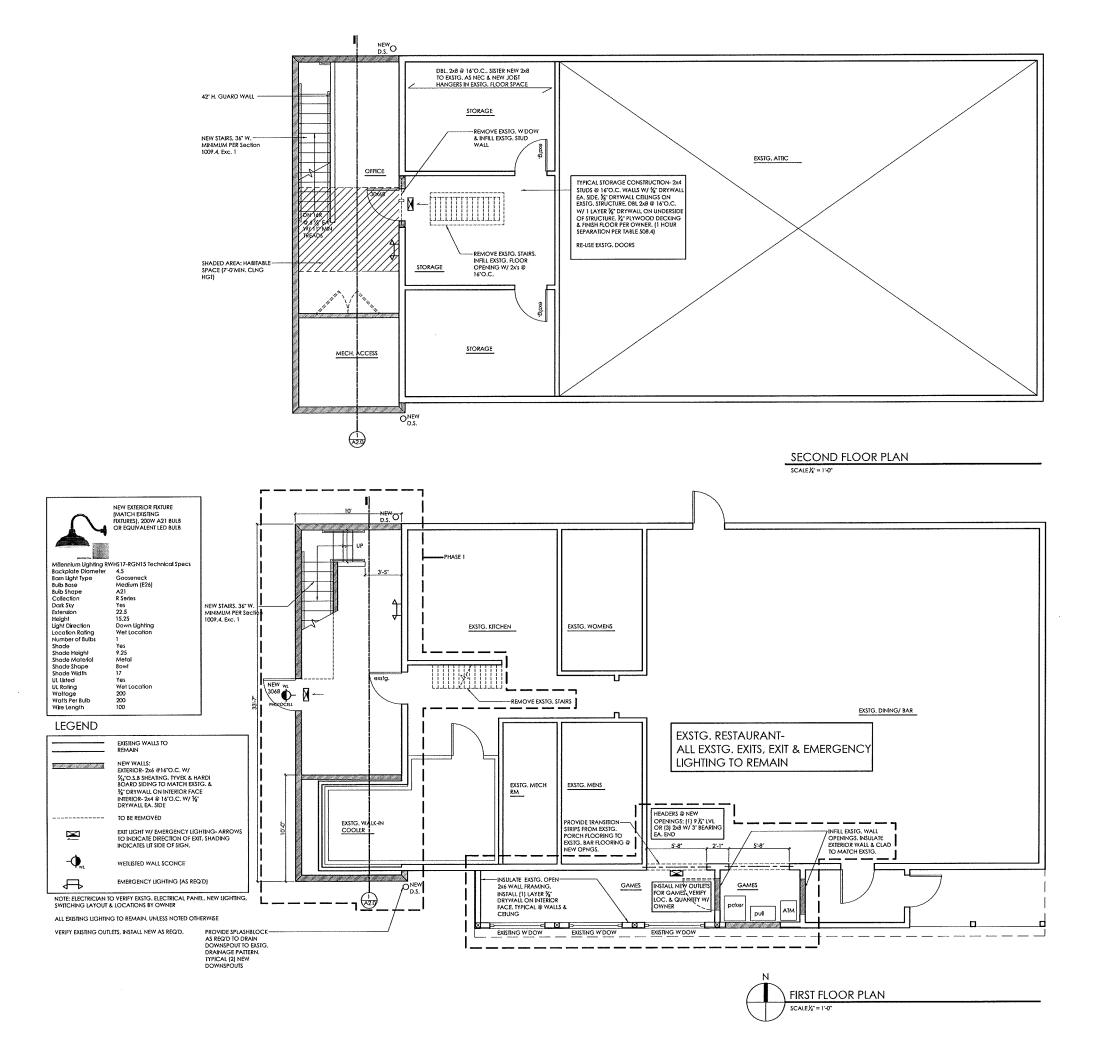
ARCHITECT

COVER SHEET

8475 MAIN STREE! WHITMORE LAKE,



144-celetion moscopical postantial postantia



A LANG ACHITECH BREA

BOBBER DOWN 8475 MAIN STREET WHITMORE LAKE, MI

DATE MARCH 2, 2017



SHEET TITLE

FIRST & SECOND FLOOR PLANS

A1.0



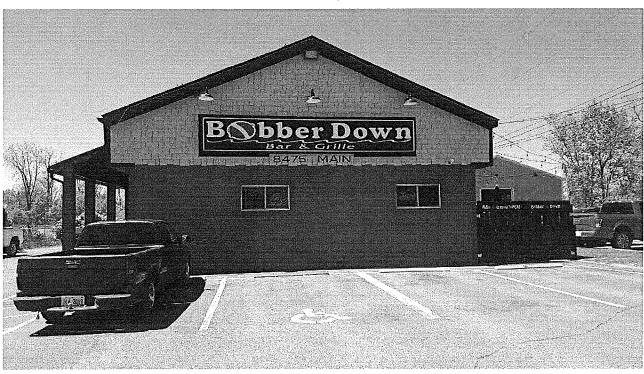
NORTH ELEVATION

SCALE X = 1'-0" EXSTG. SIDING EXSTG ROOF ADDITION- NEW HARDI-PLANK SIDING TO MTCH EXSTG. EXSTG. FENCE—— NEW DOOR

SOUTH ELEVATION

SCALE N = 1'-0'

WEST ELEVATION
SCALEX = 1'-0"



EAST ELEVATION (NO CHANGE)

PROJECT

BOBBER DOWN
8475 MAIN STREET
WHITMORE LAKE, MI

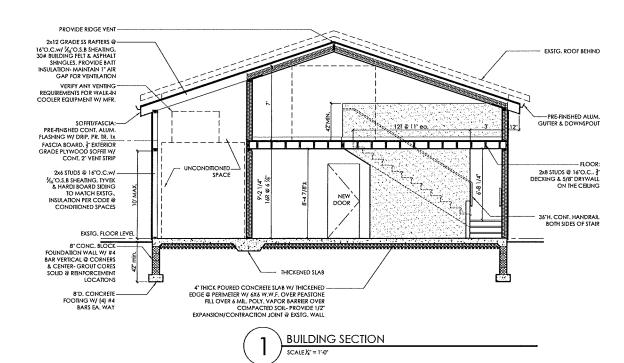
DATE SEPTEMBER 2, 2017



SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO. A1.1





BOBBER DOWN
8475 MAIN STREET
WHITMORE LAKE, MI

DATE MARCH 2, 2017



SHEET TITLE

BUILDING SECTION & ROOF FRAMING PLAN

SHEET NO.

A2.0

# NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

# ZONING BOARD OF APPEALS HEARING APPLICATION

Applicant Information:	Proprietor/Owner Information:
Name: DEBRA HATFIELD	Name: SAME
Address: 8475 MAIN STREET	Address:
Phone: 734-449-1500	Phone:
MM NATS 147@ AM MM	Email:
If application is made by anyone other than the owner in fee, it shall be thereof that the application and the proposed work or operation is au body, the full name and address of the responsible officers shall also be	thorized by the owner in fee. In the owner of lessee is a corporate
Proof of Ownership Attached: 🔽	Non-Owner Affidavit Attached:
If applicant is not the owner, describe applicants interest in	the property:
1. PROPERTY DESCRIPTION:	
A.) PROJECT ADDRESS: 8475 MAIN STRE	
B.) PARCEL ID(S): B-02-08-250-17	IS THIS PROPERTY IN A FLOOD PLAIN: Yes X No
C.) LEGAL DESCRIPTION: SEE ATTACHED	in the second se
2. PRESENT ZONING CLASSIFICATION:  AR LR MR MHP SR1 SR2 LC HC GC LI GI RTM ES  3: PRESENT USE OF PROPERTY: RESTAURAN	PUD PSC RC RO WLD W.L./N.T. Overlay OTHER:
4. NON-CONFORMING STATUS: A.) Please describe briefly the Non-Conformities which exist  S12日 4 SET BACKS	
	your knowledge): WHEN BUILT - DATE UNKNOWN
5. VARIANCE REQUEST:  A.) is a denial letter attached from the Zoning Administrator  If no, identify each section of ordinance from which Variance  See ATTACHED	? DYes No Review Letter from McKenna
	Pg. 1

Variance request information continued, page 2

RECEIVED

JUL 0 5 2017

NORTHFIELD TOWNSHIP

PAID
JUL 0 5 2017

NORTHFIELD TOWNSHIP TREASURER

) Describe reason/need for Varia	nce: SEE ATTACHED
.) Explain existing special condition	ons or circumstances that are unique to the land or buildings involved which are not
pplicable to similar land or buildin	ng In the same district:
	cumstances arise from your actions?
E.) Explain why interpretation of towners in the same district:	he ordinance would deprive you of rights commonly enjoyed by other property SEE ATTACHED
E.) Explain why this is the minimu	m vatiance necessary to allow for a reasonable utilization of the land or structure:
G.) Explain how this variance wou neighborhood or neighbors or oti	uld be in harmony with the intent of the ordinance and not injurious to the herwise detrimental to the public interest:
H.) I, the applicant, request the Z	oning Board of Appeals grant the following: ACHED

i

6. REQUI	RED	DOCU	MENTS:

Attach a scaled and accurate drawing (8 copies) correlated with the legal description and showing:

- All lot dimensions
- Dimensions and locations of all existing and proposed buildings/additions and drives
- Other improvements and easements of record
- Show distances between existing and proposed buildings and/ or additions
- Show locations and distances of wells, septic and/or sewer lines
- Locations, size, and distances of buildings/structures on adjoining lots
- All additional pertinent information as listed on the checklist on page 3

All documents must be submitted at time of application. If further information is needed, the Zoning Board of Appeals reserves the right to postpone the hearing to review new information.

- 7. If applicable, all lot lines and building corners must be staked out a minimum of 10 days before the hearing date.
- 8. The address of the property must be clearly marked and visible from the road.
- 9. A fee of  $rac{*}{}$  dollars as established by the township board is attached to the application. Applicant understands that the fee will not be refunded in whole or in part regardless of the outcome of the decision.
  - \* \$595.00 Single unit (excludes subdivisions, site condo plans, commercial or apartment buildings greater than 4 units.) \$795 = All others

# 10. THE APPLICANT:

- A.) Has received and read the attached provisions of the Township Zoning Ordinance in regards to Article XXX "Zoning Board of Appeals" and understands that a public hearing will be established within 45 days of the filing date and
- B.) Has also read the sections of the Township Zoning Ordinance that to pertain to this request and
- C.) Has complied with the above requested information and understands that the Zoning Board of Appeals reserves the right to adjourn a meeting if the above stated infromation is not provided and to re-schedule it when the Information is provided and
- D.) Understands that any approval or denial of this application shall not relieve the applicant of compliance with all other applicable provisions of the Township Zoning Ordinance or Building Code and each variance approved shall be null and vold unless authorized activity commences within 180 days after the date of approval. AUTHORIZED SIGNATURE

All information provided in this application is, in all respects, true and correct to the best of my knowledge, and I understand that incorrect information may be grounds for denying the application or voiding any approval granted hereunder.

Applicant(s) Signature	APPLICANT CHECKLIST
	APPLICANT CITECALS
he following information must be su	ibmitted to the Northfield Township Clerk prior to the application being scheduled
or a public hearing:	
Completed application	form

Statement authorizing variance application if not the owner Proof of ownership property Legal description of property 8 copies of site plan and required information

Review Fee

FOR ZONING BOARD	OF APPEALS USE ONLY
APPEAL OF DECISION	
1.) Name and Office of Offical/Commission:	
2.) Date of Decision:	
Date of Decision:     Describe Decision that is being appealed:	
all page begins and a same approach	
4.) Describe alternate interpretation or reason for the r	relief requested:
ACTION TAKEN	
The Northfield Township Board of Appeals reviewed the a	bove requested variance or appeal and;
Approved: Date	Denied: Date
Comments:	
Signature of ZBA Chair	Signature of ZBA Secretary
Public Hearing date and time:	
Notice sent to Newspapers:	for publication on:
(Notice shall be given not less than fifteen (15) days nor mo	ore than thirty (30) days before the date of public hearing.)
Notice sent to neighboring owners / occupants:	
Trouble cont so marginating a transport	
(Notice shall be sent to all persons to whom real property I	s assessed and to the occupants of all structures within
300 feet of the property.)	
Profice pour to commit a series of the	
Copies of Minutes sent to:	File
Applicant:	
Ordinance Enforcement Officer:	
Of Ulliance Emoracine Officers	

Received Date:	Paid Date:	Paid Date: Existing Legal Non-Conformities: Yes No If yes, explain below:			
		1 ' ' '			
ONING COMPLIANCE CERTIFIC		Approved As Noted: Date			
Approved: Date		Approved As Noted. Date			
☐ Denled: Date	<ul><li>Conditional Use Required</li><li>Site Plan Approval Required</li></ul>				
COMMENTS:					
The state of the s		Date			
Zoning Administrator Signature		AREA OF CONCERN    Complies Does Not Comply   N/A			
		Compiles Does ive compile			
andscaping: 1 Greenbelt					
2 Parking lot Islands, etc.					
a attack and a same					
and the same of the same					
5 Dumpster Screening					
6 Comments:					
0 Comments					
Signs:					
7 Number of Signs					
8 Size and area		<u> </u>			
9 Comments:					
Comments:					
		Connection fee's paid			
Utilities:		Land Connection rate of parts			
		Inspection Complete			
Access:					
Other Conditions of Approv					
Additional Comments:					
Adopted March 14, 2017		Pg.			

# **EXHIBIT A**

# Legal Description

OF SEC 7 TO W 1/4 POST OF SEC 8, TH E'LY 504.45 FT IN E&W 1/4 LINE OF SEC 8, THN'LY 80.04 FT IN W LINE OF HWY TO PL OF BEG, BEING A PART OF E 1/2 OF NE 1/4, SEC 7 ANDA PART OF W 1/2 OF NW 1/4 SEC 8, EXCEPT THAT PART LYING WLY OF A LINE 125FT ELY OF SEC, TH DEFL 92 DEG 32' RIGHT 2547 FT IN W LINE OF HWY FORA PL OF BEG, TH DEFL 84 \*OLD SID - B 02-008-028-00 NO 8-9M COM AT NW COR OF SEC, TH E 652.8 FT IN N LINE OF DEG 50' RIGHT 643 FT, TH DEFL 84 DEG 05' LEFT 80 FT, TH E'LY 138.55 FT IN E&W 1/4 LINE AND PARA LLEL TO THE SURVEY LINE OF U.S. 23 RELOCATION

# Zoning Board of Appeals Hearing Application Supplemental Information

# (4) NON-CONFORMING STATUS:

# (A) Please describe briefly the Non-Conformities which exist for this property (lot, structure or use):

Our building is an existing nonconforming structure on an existing nonconforming lot. The minimum lot area in the General Commercial (GC) district is one acre, and our site is 0.6 acres. The minimum rear and side yard setbacks of the GC district are 20 feet and the minimum front yard setback is 35 feet. Our existing building encroaches approximately 9 feet into the side yard setback along the north side of the lot. We are requesting a dimensional variance to construct an addition on the rear of the building. This addition is necessary to correct a building code violation that existed long before we purchased the property in 2013.

# (5) VARIANCE REQUEST:

# ...identify each section of ordinance from which Variance is requested:

We are requesting a variance from Sec. 36-392. "Regulations and standards" (4) Side yards. The ordinance states that "Least width of either yard shall not be less than 20 feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than 35 feet". As stated above, our existing building encroaches approximately 9 feet into the side yard setback along the north side of our lot. The building addition that we are proposing will also encroach into this setback area even though the addition will not protrude north of the existing northern elevation of our building.

# (B) Describe reason/need for Variance:

Shortly after we purchased the building in November 2013, we submitted a FOIA request to Northfield Township to obtain information on any building permits issued for our property in the past. At that time, the Building Inspector informed us that a letter discovered while fulfilling our FOIA request stated that the stairs in our kitchen that lead to the second story of our building were built without pulling the required building permits. He stated that the stairs were not up to the current code and would need to be corrected for us to keep using the second floor of our business. From our understanding, this letter had gone unnoticed and unenforced for over 13 years.

To build stairs in compliance with the building code, we need to construct a two-story addition to the rear of the building. The proposed addition will be 391 square feet and would encroach approximately 9 feet into the side yard setback along the north side of our lot.



If we built the addition to conform with the current ordinance, the addition would not be wide enough to accommodate the stairs and correct the issue.

(C) Explain existing special conditions or circumstances that are unique to the land or buildings involved which are not applicable to similar land or building in the same district:

We have several special conditions due to the age of our lot and building. As we stated above, the size of our lot is 0.6 acres. Under the current ordinance, the minimum lot size in the GC district is 1 acre. If we were required to build a new structure in compliance with the current ordinance standards, the new building would not be large enough for most commercial uses permitted under GC zoning district.

(D) Did the special condition or circumstances arise from your actions...Describe:

The special conditions and circumstances did not arise from our actions – they were present well before we purchased the property. We had no intention of building an addition to the building, until we found out about the pre-existing issues via a FOIA request.

(E) Explain why interpretation of the ordinance would deprive you of rights commonly enjoyed by other property owners in the same district:

This variance is necessary for us to continue using the second story of our building. Right now, space is at a premium. Our existing first floor is 1,979 square feet and is primarily occupied by the bar, dining area, restrooms and kitchen. There is absolutely no space on the ground floor for the office and storage uses that currently occupy the second floor space of approximately 441 square feet.

Initially, the Building Inspector suggested that we construct an open staircase on the exterior of the building, rather than constructing an addition. We objected to this solution for a couple reasons:

- Safety: having an open staircase on the back of the building would give people direct access to the upstairs area where we keep our safe, liquor and other valuable items.
- Appearance: an open staircase would not be as aesthetically pleasing as an addition. We have worked diligently over the past 3.5 years to improve the appearance of our building through new siding, painting and maintenance.

To not be able to continue using our second story would deprive us of the right to be able to accommodate the demands of our business and successfully run it. We believe that an addition, while it may cost more than an open staircase, is the best long-term solution to adequately address the issue with the interior stairway.

(F) Explain why this is the minimum variance necessary to allow for a reasonable utilization of the land or structure:



The 9' side yard variance is the minimum necessary to allow for a reasonable utilization of the land or structure because it will make it possible for us to accommodate a new interior staircase to comply with the current building code.

(G) Explain how this variance would be in harmony with the intent of the ordinance and not injurious to the neighborhood or neighbors or otherwise detrimental to the public interest:

The requested variance would be in harmony with the intent of the ordinance because it will allow for the addition to fit seamlessly into the current building envelope and be virtually unnoticed from the front, while also accommodating the required interior stairway. It is also supports the health, safety and welfare of the area because it will allow us to keep our building secure.

(H) I, the applicant, request the Zoning Board of Appeals grant the following:

Dimensional variance to allow for addition to rear of building that will encroach approximately 9' into side yard setback along the north side of the lot.



# NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

# Minutes of Regular Meeting August 21, 2017

# 1. CALL TO ORDER

The meeting was called to order by Jacqueline Otto at  $7:10\ \text{P.M.}$  at  $8350\ \text{Main}$  Street.

### 2. PLEDGE OF ALLEGIANCE

# 3. ROLL CALL AND DETERMINATION OF QUORUM

Greg Kolecki
Jacqueline Otto
Stephen Safranek
Amy Steffens
Gary Wellings
Jeff Lehrke, Alternate
(Presence not required)
Present
Present
Present
Present

Also present:

Mary Bird, Assessing & Building Assistant Planning Consultant Vidya Krishnan Township Manager Steven Aynes Members of the public

### 4. ADOPT AGENDA

 Motion: Kolecki moved, Lehrke supported, that the agenda be adopted as presented.
 Motion carried 4—0 on a voice vote.

### 5. CORRESPONDENCE

None.

# 6. PUBLIC HEARINGS

- 6A. Case #JZBA170003; Hatfield Holdings, LLC; Location: 8475 Main Street; Request for variance from Article XIV, Section 36-392(5), Subsection (4)b, side yard setback, from 20 feet required to proposed 11 feet. Parcel 02-08-250-017; zoned GC—General Commercial.
- Motion: Lehrke moved, Kolecki supported, that the public hearing be opened.
   Motion carried 4—0 on a voice vote.

Planning consultant Krishnan explained that the proposed addition to the rear of the Bobberdown restaurant would relocate a stairway and provide additional storage. She reviewed the standards for determination, including the following comments:

 The existing building, probably built before adoption of the zoning ordinance, does not comply with building setbacks.

- The proposed addition is no closer to the property line than the existing building, and meeting the building setback would not allow building codes for relocation of the stairway to be met.
- Strict compliance with the building setback requirement would probably not allow the addition to be built, and the addition is proposed to correct building code problems and to improve the interior functionality of the building.
- This will not adversely affect neighboring properties or public welfare.

Bobberdown owner Debra Hatfield explained that this small addition will address a building code violation identified some time ago and provide additional storage and office space, but will not enlarge the kitchen.

Krishnan recommended approval of the requested variance based on compliance with the findings of fact.

Motion: Kolecki moved, Lehrke supported, that the public hearing be closed.
 Motion carried 5—0 on a voice vote.

### 7. OLD BUSINESS

None.

### 8. NEW BUSINESS

- 8A. Case #JZBA170003; Hatfield Holdings, LLC; Location: 8475 Main Street; Request for variance from Article XIV, Section 36-392(5), Subsection (4)b, side yard setback, from 20 feet required to proposed 11 feet. Parcel 02-08-250-017; zoned GC—General Commercial.
- ▶ Motion: Lehrke moved, Wellings supported, that in case #JZBA170003, Hatfield Holdings, LLC, 8475
  Main Street, zoned GC-General Commercial, for a proposal to construct a 2-story, 391 square foot addition on the rear (west side) of the building, which necessitates a variance from the Article XIV, Section 36-392(5), Subsection (4)b, side yard setback, of the zoning ordinance, which requires a side yard setback of 20 feet, a variance of 9 feet (providing a setback of 11 feet) is granted, subject to the findings of fact listed in the McKenna letter of July 21, 2017.

Motion carried 4—0 on a roll call vote.

Northfield Township Zoning Board of Appeals Minutes of Regular Meeting Public Safety Building; 8350 Main Street August 21, 2017

# Zoning Administrator Quarterly Report, 3/1/17-6/30/17.

Krishnan noted many zoning compliance permit applications during this period. She noted that many were well-prepared while others required her assistance. She said some did not meet zoning ordinance requirements, so she was required by the ordinance to deny them, and most applicants were willing to revise their applications to meet ordinance requirements. She noted that some applicants were not happy with denials, and the zoning ordinance includes provisions for them to appeal decisions.

### 9. MINUTES

# March 20, 2017, and March 30, 2017

▶ Motion: Lehrke moved, Kolecki supported, that the minutes of the March 20, 2017 regular meeting and the March 30, 2017, joint meeting with the Planning Commission be approved as presented. Motion carried 3—1 on a voice vote, Wellings abstaining.

### 10. CALL TO THE PUBLIC

No comments.

### 11. ZBA MEMBER COMMENTS

No comments.

### 12. ANNOUNCEMENT OF NEXT MEETING

**September 18, 2017,** at 7:00 PM at the Public Safety Building was announced as the date and time of the next regular meeting of the Zoning Board of Appeals.

# 13. ADJOURNMENT

Motion: Otto moved, Wellings supported, that the meeting be adjourned.
 Motion carried 5—0 on a voice vote.

The meeting was adjourned at 7:32 P.M.

Prepared by Lisa Lemble.	
Corrections to the originally issued minutes are in Wording removed is stricken through; Wording added is underlined.	ndicated as follows:
Adopted on, 2017.	
Stephen Safranek, Chair	Greg Kolecki, Secretary

Official minutes of all meetings are available on the Township's website at <a href="http://www.twp-northfield.org/government/zoning\_board\_of\_appeals/">http://www.twp-northfield.org/government/zoning\_board\_of\_appeals/</a>

# Mary Bird

From:

Marcus McNamara <marcus.mcnamara@ohm-advisors.com>

Sent:

Wednesday, September 13, 2017 12:18 PM

To:

Mary Bird

Subject:

Re: Hatfield Holdings

The comments from our letter were more to clarify existing conditions. We do not take exception to placing this on the PC agenda and will attend to answer any questions.

-Marcus

On Sep 11, 2017, at 1:42 PM, Mary Bird < birdm@Northfieldmi.gov > wrote:

Hello Marcus,

Do you have a status with Hatfield Holdings, we are trying to get them on the agenda. My last letter from you was dated April 25, 2017 which had some items to be addressed. Thank you for your time on this matter.

Mary L. Bird Assessing/Bldg. Asst Northfield Township 734 449-2880 x 17



ARCHITECTS. ENGINEERS. PLANNERS.

April 25, 2017

Northfield Township Building & Zoning Department 8350 Main Street, Suite A Whitmore Lake, Michigan 48189

Regarding: Bobber Down Building Addition

Site Plan Review #1

OHM Job Number: 0151-17-1041

We have reviewed the site plan material, received by this office on April 6, 2017 for the above-referenced project based on the Township's Engineering Standards. Plans were prepared by A.Lane Architechture with a date of March 2, 2017. The applicant is requesting Site Plan approval for a building addition to an existing bar/restaurant. A general summary of the site, followed by our review comments and recommendations is noted below.

# General

The existing site is located on parcel #B-02-08-250-017 with address 8475 Main Street. The site is currently zoned as GC, General Commercial. The applicant is proposing a 249 sft addition to the existing two story building. The total area of the existing building and the proposed addition will be 2917 sft.

### Utilities

The plans do not indicate any onsite utilities. The plans shall include the locations of any onsite wells, septic system, and water and sewer service lines.

# Paving/Access/Grading

The site access is by Main Street where the existing parking lot directly abuts the road for nearly the entire width of the parcel.

The parking lot is paved with asphalt, and no improvements are proposed to the on-site parking. There are 40 spaces, which exist on site and are to remain following the proposed improvements. We note that no barrier free spaces are noted on the plan, but they do exist on the site. The majority of the parking is provided behind the existing building. A few spaces do exist along the side of the lot and along the front of the building.

No grades are shown on the provide plan. Existing and proposed grades shall be shown via contours or spot grades.

# **Drainage**

The proposed building addition is within the existing on site pavement and will not have any impact to the amount of impervious surface on site, or increase the volume of storm water run-off. Two newly proposed downspouts are identified on the plan. The plan shall identify the current drainage patterns of the existing building and parking lot to verify the proposed downspouts are not altering how the site drainage functions.

It is noted that a catch basin exists in the parking lot near Main Street. The rim elevation as well as any invert elevations and directions shall be identified on the plan.

# Permits and Other Agency Approvals

Copies of all permits and/or letters of waiver, obtained to date, shall be forwarded to this office. The current status of all necessary permits should be included on the cover sheet. We note that this project will require the following permits:

- Northfield Township Fire Department approval for emergency vehicle access and maneuverability.
- Northfield Township Building Department.

# **Conclusion and Recommendations**

As submitted, the Site Plan does not appear to be in substantial compliance with the Northfield Township Site Plan requirements. We recommend that these comments be addressed prior to consideration of the Site Plan for approval by the Planning Commission. Please note that additional comments may be generated on future reviews based upon revised material being presented.

- 1. All underground utilities and services shall be identified on the plan. This includes water and sewer lines to the proposed building.
- 2. The existing site drainage pattern, downspout locations and grades shall be provided on the plan.
- 3. Dimensions of the building, including the existing structure and finished floor elevations shall be provided on the plan.
- 4. The plans shall dimension the parking spaces, aisle width and distance to parking from the edge of Main Street.
- 5. The following site plan requirements shall also be included on the site plan:
  - a. Owner and applicant contact information.
  - b. Location map.
  - c. Property legal description with bearing & distances shown on the drawing.
  - d. Zoning and use of abutting parcels.
  - e. Identify any adjacent driveways, parking lots or other improvements.
  - f. Location and description of any existing or proposed landscaping berms, fences, walls, etc.
  - g. All landscaping plant materials and size.
  - h. Lighting plan shall be included.

If you have any questions regarding this review or any of the comments presented, feel free to contact us at (734) 522-6711 or <a href="marcus.mcnamara@ohm-advisors.com">marcus.mcnamara@ohm-advisors.com</a>

Sincerely,

# **OHM ADVISORS**

# Marcus J McNamara

cc: Marlene Chockley, Township Supervisor (via e-mail)
William Wagner, Public Safety Director (via e-mail)
Kurt Weiland, Building/Zoning Official (via e-mail)
Larry Roman, Planning Commission Chair (via e-mail)
Patrick Sloan, MCKA, Township Planner (via e-mail)
Debra Hatfield, Applicant, (via e-mail)
File

September 13, 2017

Planning Commission Northfield Township 8350 Main Street Whitmore Lake, MI 48189-0576

Subject: Site Plan Review #2; Bobber Down / 8475 Main Street; Plans dated September 2, 2017 Original application received by Township on March 31, 2017

# **Dear Commissioners:**

We have reviewed the revised site plan documents submitted by Kristen Delaney for an addition to the Bobber Down restaurant at 8745 Main Street. The original site plan was dated March 2, 2017, and the plan was updated on June 13, 2017 and September 2, 2017 to incorporate input from our first site plan review letter dated April 25, 2017.

The existing first floor is 1,979 square feet with a proposed addition of 217 square feet, and the existing second floor is 441 square feet with a proposed addition of 174 square feet. The site is 0.6 acres and is zoned GC – General Commercial.



Aerial of Bobber Down site. Source: Washtenaw County GIS

# **COMMENTS**

Our comments that follow are based on the requirements of the Northfield Township Zoning Ordinance, observation of the site, and sound planning and zoning principles.

20ning District and Land Use. Bobber Down is a restaurant and bar located in the GC – General Commercial district. Restaurants serving alcoholic beverages are permitted by right per Section 36-390(9) of the Zoning Ordinance, provided the gross receipts thereof derived from the sale of food and other goods and services exceed 50% of the total gross receipts. Bars or other similar establishments principally used for the sale of beer, wine, or intoxicating liquor for consumption on the premises, subject to the requirements of Section 36-710, are permitted as a Conditional Land Use per Section 36-391. A letter from Debra Hatfield dated June 27, 2017 states that the total gross receipts at Bobber Down are approximately 60% as food and merchandise, and 40% as beer, wine, and liquor. Therefore, Bobber Down qualifies as a restaurant.

- 2. **Future Land Use.** In the Northfield Township Master Plan, the future land use for this area is classified as Mixed Use North. The intent of the Mixed Use North designation is to provide areas where local service, commercial, office, and residential activities can all take place. The current use is compatible with the future land use designation.
- 3. **Dimensional Requirements.** The minimum lot area in the GC district is one acre, and the site is 0.6 acres. However, the use of a nonconforming lot is permitted, provided all of the setback, lot coverage, and height standards are met.

The minimum rear and side yard setbacks of the GC district are 20 feet, and the minimum front yard setback is 35 feet. The existing building encroaches approximately 9 feet in the side yard setback on the north side of the lot, which is an existing nonconformity that may continue. The building addition in Phase 1 is proposed to encroach into this setback even though the addition will not protrude further north of the existing northern elevation of the building. Our previous review letter suggested applying for a side yard setback variance as one option for dealing with this issue. The Zoning Board of Appeals granted a side yard setback variance at the meeting on August 21, 2017, so this issue is resolved.

The building is shorter than the maximum permitted height of 45 feet.

4. **Access and Circulation.** The site is accessed from Main Street. There is an existing parking lot behind the building with a two-way maneuvering lane that is 24 feet wide at the perpendicular spaces but only 17-19 feet wide next to parallel spaces near the entrance and exit. Section 36-762(12) of the Zoning Ordinance requires a 22-foot wide maneuvering lane for perpendicular spaces, but does not have a minimum width for maneuvering lanes adjacent to parallel spaces. If there are no objections from the Fire Department, we recommend the current maneuvering lane width is maintained.

# 5. Parking and Loading.

a. **Parking Calculations.** Parking calculations are shown on the site plan. Based upon our calculations, the parking requirements are described in the following table:

Use	Ordinance Standard	Number of Parking	Number of Parking
		Spaces Required	Spaces Provided
Restaurants, cocktail	One space for each two	Max. occupancy =	40 spaces
lounges, taverns and	patrons of maximum	70 patrons	
night clubs	seating capacity, plus	(70/2) = 35  spaces	
	One space for each two	5/2 = 2.5 spaces	
	employees		
	Total	38 spaces	40 spaces

The existing parking lot has 40 spaces which meets and exceeds the 38 spaces required by the Zoning Ordinance. Most spaces are behind the building, with parallel spaces on the south lot line and 4 spaces accessed directly off Main Street in front of the building.

b. Under Section 36-762(b) (1) off-street parking spaces and driveways shall be setback at least 10 feet to any lot line, unless a wall, screen, or compact planting strip is provided as a parking barrier along that lot line. The only parking space within 10 feet of any lot line is the existing northernmost parking space in front of the building. Although this is

an existing space and is permitted to continue, we recommend a compact planting strip be installed on the north side of this space, similar to the shrub row on the south edge of the parking lot.

- c. Under Section 36-762(b) (2), off-street parking spaces shall not be located in the front yard setback. The 4 spaces in front of the building are all in the front yard setback, and this was an existing condition prior to this site plan review. Thus, these parking spaces may continue as currently configured.
- d. Under Section 36-762(b) (12), all off-street parking spaces shall be at least 10 feet wide and at least 200 square feet in area. The spaces are 9 feet wide, which was an existing condition of the site. The parallel spaces are marked as 23 feet long, and the spaces in the back of the building are marked as 20 feet long, still leaving 24 feet of width for the maneuvering lane behind the building.
- e. There is a 10 foot by 55 foot loading space shown in the middle of the parking lot in the back of the building. The size meets the minimum requirement of Section 36-766(a) (2). The plan states no loading or unloading will take place during regular business hours, so there is no conflict with the parking spaces located here.
- 6. **Dumpster Enclosure and Screening.** Section 36-701(3) requires that dumpsters are located an enclosure constructed of opaque materials on at least three sides, with an opening or gate on the fourth side. Phase 2 of the proposed construction on the site will include a new dumpster enclosure. The plan states that the enclosure will be a wood fence on 3 sides of the dumpster, and a concrete pad would be constructed as well per Section 36-701(3). An elevation photo of the dumpster enclosure is indicated on Sheet C1.0, and is proposed to be installed in Phase 1. The dumpster pad is approximately 10 feet by 20 feet.
- 7. **Stormwater Management.** The site is an existing development, and no changes to the existing paving or grading are proposed, besides the new building additions. We defer to the Township Engineer regarding any potential issues with stormwater management.
- 8. Landscaping. The site includes some existing landscaping, including two deciduous trees and a shrub row along the southern edge of the parking lot. Because the site is only 0.6 acres and is almost entirely covered by the building or by paved surfaces, there is little opportunity for any comprehensive landscaping on the site. However, there is unpaved area along the south and west sides of the site, and we recommend installing landscaping within these unpaved areas to help meet the Zoning Ordinance requirements. Section 36-722(m) requires 1 canopy tree per 8 parking spaces. With 40 parking spaces proposed, 5 canopy trees are required. We recommend that additional trees be shown on the plans, if possible. Landscaping materials used on the site shall comply with Section 36-722 of the Zoning Ordinance.
- 9. **Architecture and Building.** Floor plans were included with the site plan, along with the section view of part of the building. Elevation drawings are shown on Sheet A1.1. The building addition will match the materials and style of the existing building.
- 10. **Lighting.** Section 36-728 of the Zoning Ordinance requires site plans to include the light fixture specifications and cut sheets, as well as a photometric plan. The plan includes information on a new light fixture to match the existing, as well as locations and a photometric plan. No changes to the style or locations of lighting on the site are proposed.

11. **Signage.** No new signs are proposed on the site plan. There is an existing wall sign facing Main Street. Any changes to the signage must be noted on the plans.

# **RECOMMENDATION**

Although the site is mostly in conformance with the Zoning Ordinance, there are several items missing from the site plan. However, the scale of these items are relatively small and thus we recommend the approval of the site plan subject to the following conditions.

- 1. We recommend that a compact planting strip be installed on the north side of this space, similar to the shrub row on the south edge of the parking lot.
- 2. We recommend installing landscaping in unpaved areas on the site to help meet requirements of the Zoning Ordinance.
- 3. We recommend that up to 5 canopy trees be shown on the site plans, if possible. Landscaping materials used on the site shall comply with Section 36-722 of the Zoning Ordinance.

We look forward to reviewing these findings with you. If you have any questions about this report or require additional information, please contact us.

Respectfully submitted,

McKENNA ASSOCIATES

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