



**Civil Engineers  
Land Surveyors  
GPS Consultants  
Planners**

**8800 Twenty Three Mile Road  
Shelby Township, MI 48316-4516  
Phone: (586) 731-8030  
Fax: (586) 731-2605  
Email: [jeremy@urban-land.com](mailto:jeremy@urban-land.com)**

March 5, 2024

To: **Washington Township Hall  
Planning & Zoning Department  
57900 Van Dyke Road  
Washington, MI 48094**

Attention of: **Dana Berschback**

Project: **United Framing**

We are forwarding by: **Hand**

- Sixteen (16) sets of the latest revised Site Plan

We have revised the Site Plan to match what was built since not all of the paving shown on the approved Site Plan behind the existing building was installed.

The only part of the Conditional Zoning Agreement that is affected by this change is Exhibit D ("Site Plan") and the last revision date of the Site Plan listed in paragraph C under Recitals. The new revision date is 2-8-24.

Issued: **for site plan review**

Sincerely,  
**Urban Land Consultants, LLC**

A handwritten signature in blue ink that reads 'Jeremy Norris'.

Jeremy Norris, P.E.



Charter Township of Washington
Planning & Zoning Application for a Site Plan Request
Preliminary and Formal Submission Process

Development Name or Project Description: UNITED FRAMING & PANELIZING COMPONENTS

Property Information:

Address/Site Location: 67780 VAN DYKE AVE Parcel(s) #: 04-02-326-013

Zoning: IND (CONDITIONAL) Total Acreage: 8.923

Application Fee:

Minor Revisions to an approved site plan: \$920.00

Residential Multi-Family: \$1,570.00 plus \$50 per unit Non-Residential: \$1,570.00 plus \$50.00 per acre

Applicant Information:

Name: Edward Davis Address: 67780 VAN DYKE AVE, WASHINGTON, MI 48095

Business/Cell Phone: 1-519-859-9964 Email Address: e.davis@whirl2.ca

\*If you are not the legal owner of the property, you will need to include an acknowledgment letter signed and notarized with the legal owner(s) listed giving you permission to submit this application for development.

Legal Owner:

Name: 67780 VAN DYKE LLC Address: BOX 69, 16783 THORNDALE ROAD, THORNDALE, ON, CANADA N0M 2P0

Business/Cell Phone: 1-519-859-9964 Email Address: e.davis@whirl2.ca

Site Plan Preparer:

Name: Urban Land Consultants, LLC Address: 8800 23 Mile Road, Shelby Twp, MI 48316

Business/Cell Phone: 586-731-8030 Email Address: jeremy@urban-land.com

Edward Davis
Signature of Applicant

Edward Davis
Signature of Legal Owner

Feb 20/24
RECEIVED

Edward Davis
Applicant (please print your name)

Edward Davis
Legal Owner (please print your name)

MAR 06 2024

WASHINGTON TOWNSHIP
PLANNING AND ZONING

Applying does not guarantee that you will be placed on an upcoming Planning Commission agenda. Please follow the submission requirements outlined in the Washington Township Zoning Ordinance, you can find the ordinance online at

www.washingtontownship.org



# Charter Township of Washington

## Planning & Zoning Application for a Site Plan Request

### Preliminary and Formal Submission Process

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#### **STEP ONE (PRELIMINARY SUBMISSION):**

Prior to being placed on an upcoming Planning Commission agenda, you will submit to the Planning and Zoning Department for a preliminary review by our staff, consultants and County Agencies. Once the review comments are received, a determination will be made based on the level of comments needing to be addressed, if you are ready to be placed on an agenda or if revised plans are needed.

#### **Preliminary Submission Requirements for a Site Plan Request:**

\_\_\_\_\_ **10 copies** (sealed drawings) of the site plan also including the preliminary utility plan, tree survey, landscaping plan, floor plan and elevation plan.

\_\_\_\_\_ Email the complete submission to: [planning@washingtontwpmi.org](mailto:planning@washingtontwpmi.org)

(Refer to the Zoning Ordinance online for a full list of the submission requirements at [www.washingtontownship.org](http://www.washingtontownship.org))

#### **STEP TWO (FORMAL SUBMISSION):**

Once the Township Staff, Consultants and County Agency comments considered significant in nature are addressed you will now submit revised plans that will follow the site plan submission process outlined in our Zoning Ordinance.

#### **Formal Submission Requirements for a Site Plan Request:**

\_\_\_\_\_ **16 copies** (sealed drawings) of the site plan also including the preliminary utility plan, tree survey, landscaping plan, floor plan and elevation plan.

\_\_\_\_\_ Email the complete submission to: [planning@washingtontwpmi.org](mailto:planning@washingtontwpmi.org)

(Refer to the Zoning Ordinance online for a full list of the submission requirements at [www.washingtontownship.org](http://www.washingtontownship.org))

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#### **Meeting Information once you are ready to submit formally to the Planning Commission:**

Applications must be submitted **ONE MONTH** prior to the date of the scheduled Planning Commission Meeting. The Planning Commission meetings are held at the Washington Township Hall located at 57900 Van Dyke Washington Township MI 48094 in the Board Room Starting at 6:30 p.m. unless posted otherwise.

#### **Planning Commission Meeting Scheduled Meeting Dates:**

**February 8<sup>th</sup>, 2023, March 14<sup>th</sup>, 2024, April 11<sup>th</sup>, 2024, May 9<sup>th</sup>, 2024, June 13<sup>th</sup>, 2024, July 11<sup>th</sup>, 2024, August 8<sup>th</sup>, 2024, September 12<sup>th</sup>, 2024, October 10<sup>th</sup>, 2024, November 14<sup>th</sup>, 2024, December 12<sup>th</sup>, 2024**

#### **Please contact the Planning and Zoning Department if you have any questions!**

Dana Rose Berschback, Planning & Zoning Director 586-677-4222 [berschbackd@washingtontwpmi.org](mailto:berschbackd@washingtontwpmi.org)

Lindsey Sengstock, Planning and Zoning Department 586-677-4209 [sengstockl@washingtontwpmi.org](mailto:sengstockl@washingtontwpmi.org)



Permit: \_\_\_\_\_

# Charter Township of Washington

Planning & Zoning Application for a Rezoning or Conditional Rezoning Request

**Type of Submission:****Development Name or Project Description:**

Conditional Rezoning Request: UNITED FRAMING & PANELIZING COMPONENTS - Amending CR

Rezoning Request: \_\_\_\_\_

**Property Information:**

Address/Site Location: 67780 VAN DYKE AVE Parcel #: 04-02-326-013 Zoning: IND (CR)

**Application Fee:**

**PC Submission Fee:** \$2,175.00 plus \$20.00 per acre **Twp. Board Submission Fee:** \$725.00

**Applicant Information:**

Name: Edward Davis Address: 67780 VAN DYKE AVE, WASHINGTON, MI 48095

Business/Cell Phone: 1-519-859-9964 Email Address: e.davis@whirl2.ca

*\*If you are not the legal owner of the property, you will need to include an acknowledgment letter signed and notarized with the legal owner(s) listed giving you permission to submit this application for development.*

**Legal Owner:**

Name: 67780 VAN DYKE LLC Address: BOX 69, 16783 THORNDALE ROAD, THORNDALE, ON, CANADA N0M 2P0

Business/Cell Phone: 1-519-859-9964 Email Address: e.davis@whirl.ca

**Site Plan Preparer:**

Name: Urban Land Consultants, LLC Address: 8800 23 Mile Road, Shelby Twp, MI 48316

Business/Cell Phone: 586-731-8030 Email Address: jeremy@urban-land.com

Edward Davis  
Signature of Applicant  
Edward Davis  
Applicant (please print your name)

Edward Davis  
Signature of Legal Owner  
Edward Davis  
Legal Owner (please print your name)

Feb 20/24  
Date

*Applying does not guarantee that you will be placed on an upcoming Planning Commission agenda. Please follow the submission requirements outlined in the Washington Township Zoning Ordinance, you can find the ordinance online at [www.washingtontownship.org](http://www.washingtontownship.org)*

# Charter Township of Washington

## Planning and Zoning Department Guide for Submission Requirements



### **Rezoning Submission Requirements:**

The Process for a Rezoning Request will first be heard by the Planning Commission in which a public hearing will be held and then a recommendation from the Planning Commission will be forwarded to the Township Board. This recommendation will be forwarded to the Township Board and placed on the next available meeting agenda.

\_\_\_\_\_ **18 copies** (sealed drawings) of the conceptual sketch, (one (1) inch = two hundred (200) feet), showing how the proposed development relates to the existing utilities, natural features, existing conditions, woodlands/wetlands, zoning, master plan and improvements adjacent to and directly across the street such as driveway approaches, passing lanes and curb cuts.

\_\_\_\_\_ **18 copies** of the Development Impact Statement, (*any application for a commercial rezoning shall be accompanied by a market study demonstrating that there is sufficient demand to support the project*).

\_\_\_\_\_ Email the complete submission to: [planning@washingtontwpmi.org](mailto:planning@washingtontwpmi.org)

### **Questions that should be taken into consideration as you compile your development impact statement:**

- What is the Master Plan designation for the property?
- Is the proposed rezoning part of a consistent transition between zoning classifications?
- Are the land uses permitted in the requested zoning district compatible with neighboring uses or will they have an adverse impact on the surrounding area? (Would the rezoning be contrary to the existing land use patterns of the area?)
- Is there an identifiable public economic need for the rezoning? If so, could this need be satisfied at a nearby area under current zoning?
- How would the rezoning impact public infrastructure?
- Can the land be used under its current zoning?

### **Conditional Rezoning Submission Requirements:**

The Process for a Conditional Rezoning Request will first be heard by the Planning Commission in which a public hearing will be held and then a recommendation from the Planning Commission will be forwarded to the Township Board. Any contingencies must be addressed prior to the application and recommendation being placed on a Township Board Agenda. Once you have addressed any outstanding items from the Planning Commission, you will then appear before the Township Board of Trustees for a final decision on the first available meeting agenda.

\_\_\_\_\_ **18 copies** of the conditional rezoning agreement

\_\_\_\_\_ **18 copies** (sealed drawings) of the conceptual sketch, (one (1) inch = two hundred (200) feet), showing how the proposed development relates to the existing utilities, natural features, existing conditions, woodlands/wetlands, zoning, master plan and improvements adjacent to and directly across the street such as driveway approaches, passing lanes and curb cuts.

\_\_\_\_\_ **18 copies** of the Development Impact Statement

\_\_\_\_\_ Email the complete submission to: [planning@washingtontwpmi.org](mailto:planning@washingtontwpmi.org)

**Conditional Rezoning Agreement:** An agreement between the property owner and the Township setting forth the terms and conditions of the Conditional Rezoning, as offered by property owner and approved by the Township, which agreement if approved shall be executed by both parties, and recorded in the Macomb County property records.

**Conditional Rezoning Plan:** A plan for re-zoning of a property, subject to certain conditions proposed by the property owner, including legal descriptions, drawings and narrative descriptions of the proposed development, and a timetable.

**Conditional Rezoning Application:** The Applicant may, voluntarily offer any conditions and/or limitations on the development and/or use of the land proposed for the conditional rezoning. An application shall propose a rezoning of the land to a new zoning classification, and shall, as part of such proposal, include certain voluntary site-specific development and/or use conditions materially restricting the development and/or uses otherwise allowable under the proposed new zoning classification. The request shall not propose any development and/or use not otherwise allowable under the proposed new zoning classification.

# Charter Township of Washington

## Planning and Zoning Department Guide for Submission Requirements



**Permitted Conditions and Limitations:** The following conditions of use and/or development of the land proposed for rezoning may be included in the application for Conditional Rezoning, provided such conditions are voluntarily proposed by the applicant; and are in response to, and roughly proportionate to, the impacts of the proposed development and use of the property:

- Conditions detailing the permitted uses of the development.
- Conditions on the location, size, height, or other physical characteristics of any structures or improvements proposed for development on the land.
- Conditions limiting the density of development or the intensity of the use, including but not limited to the specific types of uses and hours of operation, of the land proposed for rezoning.
- Conditions related to drainage, water and sewer capacity and quality, and adequacy and effect on other public utilities in the area.
- Conditions related to traffic volume, flow, and management affected by the proposed development and use.
- Conditions related to the preservation of natural features, resources, open space, and buffers located on, or impacted by development of the land proposed for rezoning, including provisions to assure permanent maintenance of the same.
- Such other conditions as may be deemed important to the development and to the protection of public interests.

**Questions that should be taken into consideration as you compile your development impact statement:**

- What is the Master Plan designation for the property?
- Is the proposed rezoning part of a consistent transition between zoning classifications?
- Are the land uses permitted in the requested zoning district compatible with neighboring uses or will they have an adverse impact on the surrounding area? (Would the rezoning be contrary to the existing land use patterns of the area?)
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**Please contact the Planning and Zoning Department if you have any questions!**

Dana Rose Berschback, Planning & Zoning Director 586-677-4222 [berschbackd@washingtontwpmi.org](mailto:berschbackd@washingtontwpmi.org)

Lindsey Sengstock, Planning and Zoning Department 586-677-4209 [sengstockl@washingtontwpmi.org](mailto:sengstockl@washingtontwpmi.org)

Please refer to the Zoning Ordinance online for a full list of the submission requirements at [www.washingtontownship.org](http://www.washingtontownship.org)