

**PLANNING COMMISSION
REGULAR MEETING AGENDA**

Thursday, December 8, 2022 – 6:00pm

Escanaba City Hall, Council Chambers
410 Ludington Street, Escanaba, MI 49829



James Hellermann, Chair
Dominic Benetti, Secretary
Roy Webber, Commissioner
Mark Hannemann, Commissioner
Nevin Naser, Commissioner
David Mason, Commissioner
Tyler Anthony, Planning & Zoning Admin.
Ronald Beauchamp, City Council Liaison

CALL TO ORDER

ROLL CALL

APPROVAL/CORRECTION(S) TO MINUTES – Regular Meeting – November 10, 2022

APPROVAL/ADJUSTMENTS TO THE AGENDA

CONFLICT OF INTEREST DECLARATIONS

PUBLIC COMMENT ON AGENDA ITEMS

PUBLIC HEARING(S)

1. Special Land Use Review—317 North Lincoln Road— Gram’s Club

The Planning Commission will hold a Public Hearing to review a special land use application for a proposed retail marihuana establishment to be located at 317 North Lincoln Road.

2. Special Land Use Review—421 North Lincoln Road— Higher Love Escanaba

The Planning Commission will hold a Public Hearing to review a special land use application for a proposed retail marihuana establishment to be located at 421 North Lincoln Road.

3. Site Plan Review—723 Ludington Street- Lake Effect Distillery LLC—Distillery with Onsite Tasting Room

The Planning Commission will review a proposed site plan for a craft distillery including a tasting room and a separate barrel-aging building.

UNFINISHED BUSINESS

NEW BUSINESS.

1. Discussion – Bay de Noc Community College and Marihuana Facilities/Establishments

2. Election of Officers- Chair, Secretary

In accordance with Escanaba Planning Commission By-Laws, Section 9, Officers, Paragraph A., the Planning Commission will elect from its membership a Chair and Secretary for the Calendar year 2023.

3. 2023 Planning Commission Regular Public Meeting Schedule

The Planning Commission will review and adopt its 2023 regular public meeting schedule.

4. Boards/Commissions Updates:

- a. Delta County Planning Commission Update
- b. Zoning Board of Appeals Hearings/Decisions
- c. Zoning/Land Use Permit Update

5. Training Updates

GENERAL PUBLIC COMMENT

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

ADJOURNMENT

The City of Escanaba will provide all necessary, reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon five days’ notice to the City of Escanaba Clerk’s Office by writing or calling (906) 786-9402.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Tyler Anthony".

Tyler Anthony,
Planning & Zoning Administrator
On behalf of the Planning Commission

Planning Commission Public Participation Procedures

- Those making public comment are expected to be familiar with the issue and have prepared comments ahead of time.
- To help the public in preparing for the meeting, any written material shall be made available without cost for members of the public asking for a copy prior to the meeting.
- During the agenda item, when the floor is opened for public comment by the chair, individuals wishing to comment should:
 - Approach the podium
 - Speak into the microphone
 - State your full name and address for the record (providing spelling as necessary)
 - Direct all comments/questions to the Chair
 - Be guided by the following time limits:
 - **Petitioner/aggrieved party – 15 minutes** (unless amended by the Chair)
 - **General public – 3 minutes** (unless amended by the Chair)
 - The Chair may ask members of the audience to caucus with others sharing similar positions so they may select a single spokesperson.

**City of Escanaba
PLANNING COMMISSION – OFFICIAL PROCEEDINGS
November 10, 2022**

MEETING CALLED TO ORDER

A regular meeting of the Escanaba Planning Commission was held on Thursday, November 10, 2022 at 6:00 pm in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

ROLL CALL

Name	Present	Absent	Name	Present	Absent
Chair James Hellermann	X		Comm. Mark Hannemann	X	
Secretary Dominic Benetti	X		Comm. Roy Webber	X	
Comm. Nevin Naser	X		Comm. David Mason	X	

With 6 in attendance, a quorum of the Planning Commission was present.

ALSO PRESENT

City Administration	Others
Tyler Anthony, Planning & Zoning Administrator	Brian Reilly, President of DP Management, LLC.
Ronald Beauchamp, Council Liaison	Willard Carne Jr.
Heather Calouette, Administrative Assistant	Dax Richer, RG Design Company
James McNeil, City Assessor	Lauren Spoehr, Fire Station
	Diane Polowski
	Richard Lacosse

4 other unnamed individuals were present.

MINUTES

A motion was made by Hannemann, seconded by Mason, to approve the October 13, 2022 minutes as submitted. MOTION PASSED unanimously.

AGENDA

Commissioner Webber indicated that his last name was misspelled and that he would like it to be corrected in the future.

A motion was made by Mason, seconded by Naser, to approve the agenda as submitted. MOTION PASSED unanimously.

CONFLICT OF INTEREST DECLARATIONS – None

PUBLIC COMMENT ON AGENDA ITEMS –

Richard Lacosse approached the podium, indicating that he attended the meeting to get a bigger understanding and an explanation of rezoning and the map he received he in the mail. Chair Hellermann reminded Lacosse that discussion over the rezoning and map were to be addressed in the public hearing section, not in public comment. Lacosse acknowledged this, expressing that he only wanted to gain a better understanding on the rezoning. He then mentioned that there were some issues regarding property sale in the community he wanted to bring

attention to, but that he could wait until later if it were more appropriate. Hellermann agreed that it probably was conversation better suited for the public hearing, and thanked Lacosse for his comments.

PUBLIC HEARINGS

1. Re-Zoning—Commercial District

After discussion at the October 13, 2022 Planning Commission meeting, it was recommended that a specific group of properties be rezoned from F- Light Manufacturing to E- Commercial. The rezoning was proposed after the Commission reviewed the Master Plan's Future Land Use Map and current uses of parcels currently in zone F. After said review, the Commission determined that the proposed rezoning met both current and future land uses.

Therefore, in accordance with Zoning Ordinance Section 103.3, the Planning Commission held a Public Hearing on the proposed rezoning of properties in and adjacent to the North 30th Street corridor from F – Light Manufacturing District to E – Commercial District.

Zoning Administrator Anthony explained the primary components of zone E's regulations are as follows:

- Permitted uses by right include retail stores, restaurants, wholesale business, hotels, hospitals, automotive sales and repair, car washes, post offices, etc.
- Special land uses include public garages, repair shops, gasoline service stations and other motor fuel filling stations, multiple family dwellings with requirements, etc.
- Front setback: 0', except where the commercial use is on the same side of the street in a block zoned for both commercial and residential uses, side setback: 0', rear setback: 25'.
- Lot coverage- commercial use: 85 % and residential use: 50%.
- Height maximum 70'.
- No required off-street parking.

Chair Hellermann noted, for the benefit of Commissioners absent on October 13 and the public, that this rezoning began because one of the affected property owners contacted staff in hopes of having a marijuana dispensary, but that said use wasn't allowed in the current zone (F – Light Manufacturing). He continued, pointing out that the Commission then noticed a disparity between the current use of the properties addressed in this public hearing and the current zoning map, and agreed that action on the zoning map would be of more value to the community than addressing the problems of one specific property.

Hellermann Opened the Public Hearing

Diane Polowski approached the podium, questioning the purpose of the rezoning and indicated that her property was already zoned as commercial. Hellermann reiterated the intent of the rezoning and underscored that the industrial designation of the current zone did not fit with the area's development pattern neither up to this point nor in the future. Polowski then stated that she and her husband occupy a home with attached apartments, and that the City had already changed her property to commercial. Both Hellermann and staff expressed confusion over these conditions. She continued, informing the Commission of the multiple changes and movements her current home went through before reaching its current location and use. She expressed strong concerns that the rezoning would affect her taxes, and in response Hellermann invited Jim McNeil, the City Assessor, to answer her questions.

Jim McNeil approached the podium. McNeil stated that his office had been getting multiple calls related to the same tax concerns. He prefaced his response by describing it as a two-part answer. Firstly, that the rezoning would actually benefit property owners, as most parcels will increase in property value. Lastly, due to Michigan's Proposal A, a property's taxable value is capped and does not increase in response to property value increases.

Polowski expressed understanding and thanked McNeil for the information.

Lacosse once again approached the podium. He began by noting that the City had entertained the idea of selling property at 3000 3rd Avenue South a couple months ago. Lacosse then recalled hearing that a deed restriction was discovered to be on the property, and said restriction barred this particular property from being used for anything other than what was designated. He continued, indicating that a point of view had emerged among some that the City has numerous properties which generate no revenue of any kind, and that sale of these properties was seen as a very sensible way to utilize city resources to generate revenue. Lacosse then pointed out a group of residential properties on South 32nd Street which have been listed for sale by the City for many years. He expressed that the City is asking too much for the lots, as they all require significant sitework to fill them up to or above street level. Without such fill, he believes these sites are completely unbuildable. Lacosse explained that an estimate he obtained from a contractor to fill the lots are the same price as it would be to buy the lots. He asked that his concerns be brought to City Council's attention.

Hellermann interjected, reminding Lacosse that he had run out his comment time, and that the Commission is not connected to City funds or assets in any meaningful way. Lacosse acknowledged these points and expressed understanding for the commissioners' positions due to his own past service on the commission.

Hellermann Closed the Public Hearing

After further discussion from the Planning Commission, it was determined that the proposed rezoning is in line with the Master Plan.

A motion was made by Webber, seconded by Benetti to recommend to City Council the rezoning of specific properties as presented before the Commission to E – Commercial District.

A roll call vote was taken with the following results:

Yes- Hellermann, Benetti, Webber, Hannemann, Naser, Mason

No- N/A

MOTION PASSED 6-0

1. Special Land Use Review- 201 North Lincoln Road- The Fire Station

In Accordance with Zoning Ordinance Section 205, the Planning Commission held a Public Hearing on the application for a Special Land Use Permit as filed by Fire Station LLC for a recreational marihuana provisioning center/ retail establishment to be located at 201 North Lincoln Road.

Zoning Administrator Anthony gave a brief overview noting that renovation/remodel of 4150 s.f. "Hudson's Classic Grill" into a mercantile/retail facility for the sale of recreational marihuana & cannabis products as regulated by the State of Michigan Department of Licensing and Regulatory Affairs (LARA) and Marihuana Regulatory Agency (MRA). The scope of the project includes interior commercial layout, new HVAC systems as necessary and updated exterior façade. Anthony presented the Planning Commission with the staff report.

Hellermann Opened the Public Hearing

Dax Richer explained that he works for RG Design Company, and that he did the drawings for The Fire Station. Richer noted that he was available to answer any questions.

Lauren Spoehr indicated that she was attending the meeting on behalf of the Fire Station and would also be available to answer questions.

Brian Reilly approached the podium. Reilly explained that the mall had anticipated restrictions and setbacks that were not actually provided for in the final ordinance, including that the City would not allow a marijuana establishment to be located within 200' of a church. Reilly noted that he submitted a letter at the previous Planning Commission meeting. He stated that the mall is not trying to oppose marijuana dispensaries at this particular location, but that Dial's chief concern is that Hobby Lobby could close this location over the company leadership's moral objections to marijuana. Reilly then elaborated on Dial's history in Escanaba and how much work his company has done to bolster the local economy among other markets in the area. He is hoping that the Fire Station and the mall can find a middle ground, but at this current time he will need to oppose the idea of the Fire Station because of their tenant, Hobby Lobby. Commissioner Hannemann pressed Reilly on what specific results he may be expecting in a conditional approval, to which he indicated that more time may be beneficial for all parties involved. Commissioner Mason questioned Reilly on rumors and comments that Dial may construct physical barriers to prevent vehicular access to The Fire Station's property from across their parking lot. Reilly stated that they no longer had an access easement, whether one existed previously or not, between the properties, and that Dial regards such action as a last resort. Mason asked Reilly if Hobby Lobby would be appeased by a barricade, and Reilly indicated that they hadn't discussed this with the company yet.

Chair James Hellermann read a letter that Hobby Lobby emailed to Mayor Mark Ammel, City Administrator Patrick Jordan, and Planning & Zoning Administrator Tyler Anthony (see Exhibit A). After reading the letter, Hellermann asked Anthony about a page of text which had been provided to the Commission at the beginning of the meeting. Anthony explained that Brian Reilly stopped by City Hall earlier in the evening to discuss his concerns, noting that he would like to clear the air and explained that there are no restrictions or buffers around churches as Reilly had indicated during that meeting. It was found that Reilly had referenced a webpage on Michigan marijuana zoning law from the website of Grow America Builders, a national architectural design-build firm specializing in the cannabis industry. (<https://growamericabuilders.com/cannabis-dispensary-michigan>). The zoning ordinances referenced belong to another community in Michigan and do not apply to the state overall. Hellermann indicated that the City of Escanaba needs to follow their own zoning ordinance, and that the Commission would take the provided information under consideration as an example of another community's approach to marijuana zoning.

Hellermann Closed the Public Hearing

Commissioner Mason expressed frustration with the way that marijuana establishments have begun to locate themselves. He continued, offering his opinion that he cannot approve of the whole matter in good conscience. Hellermann offered his opinion that a bar serving alcohol would likely not face the same amount of resistance if one were before the Commission that evening instead of a marijuana establishment, but that they had no authority either way in terms of moral conflicts or conscientious matters.

Hannemann and Naser questioned the parking shown on the site plan drawing. In said drawing, The Fire Station indicated that there were 10 on-site parking sites with 30+ parking sites on adjacent property. Hannemann and Naser continued pressing this point, questioning whether the 30+ adjacent parking sites were in the mall's parking lot, and whether this situation may create an issue. Richer explained that they did their diligence and are following the City of Escanaba zoning ordinance, and that the mall's management had likely kept an agreement regarding site access across the parking lot. Anthony indicated that staff had found no real estate connection between the properties, and that The Fire Station's lot likely predated the mall's property, and that Richer was correct in believing that the City of Escanaba does not have any parking requirements. Hannemann and Richer discussed that the building is existing as well as the parking, and that the previous restaurant had apparently encountered no issues with these points before. Richer noted that he had repeatedly heard statements during the meeting referring to marijuana as a bad business but felt it necessary to clarify its standing as something else. He continued, pointing out the successes of the industry in Michigan with few to no consequences, and that the perception of it being an undesirable type of business is unfounded. Hellermann reassured Richer that the

Commission does not maintain any such views, and that they do not intend any such discrimination.

Reilly indicated that the property line has been marked between The Fire Station and the mall, to which Hannemann responded by noting that the property only has 5 parking spots. Hannemann and Naser again pressed the parking issue, stressing that the provided parking spaces noted on The Fire Station's drawings was an incorrect number. Anthony noted again, for all parties' information, that discussion on parking requirements was a moot point. Richer again stressed that he felt this business was drawing undue criticism because it was a marijuana establishment, to which Chair Hellermann replied that the restaurant owner had negotiated the same parking and access problems that faced The Fire Station and reassured Richer that the Commission had no intentions of discrimination due to the business's nature. Spoehr indicated that the Fire Station wants to be a good neighbor and that they are willing to work with whoever is necessary for access or any other issues.

Webber summarized that the proposed use and building seemed attractive, but that access issues could amount to putting "a round peg in a square hole". With prompting from Hannemann, Spoehr described how business would be conducted on site, how customers would be processed and progress through the building, and which way they enter and exit. Hannemann and Naser expressed some relief at realizing that business would not be conducted strictly from personal vehicles the same way as it is done at the Lume marijuana dispensary elsewhere in the City.

It was explained to the Fire Station's attention that The Fire Station's property technically only has an egress. The only way to enter the property is by driving through the mall's parking lot, which may present a civil issue between the mall and the Fire Station. Site egress is accomplished via a driveway opening onto North Lincoln Road, and any changes to that driveway would ultimately be decided by MDOT. Chair Hellermann stressed that the State would be extremely resistant to changing the nature of that access.

A motion was made by Hellermann, seconded by Hannemann to conditionally approve the site plan for a provisioning center/retail marijuana establishment located at 201 North Lincoln Road. The sole condition being that a legal easement must be secured between the applicant and a neighboring property regarding vehicular access to the site.

A roll call vote was taken with the following results:

Yes- Hellermann, Benetti, Webber, Hannemann, Naser

No- Mason

MOTION PASSED 5-1

NEW BUSINESS-

1. Discussion: Lists of Allowed/ Permitted Uses in Zones E- Commercial and F- Light Manufacturing

Zoning Administrator Anthony explained that upon reviewing Chapter 10 & 13 of the Zoning Ordinance (E-Commercial District and F-Light Manufacturing District respectively), it was determined that some uses which are allowed by right or Special Land Use Permit in one chapter are not listed in the relevant section in the other.

Anthony explained that the discrepancies could present a potential problem for properties in the future. As businesses which were permitted in the former zone will become a nonconforming use. Movie theaters, retail building materials sale yards, and medical clinic separate from hospitals could be affected. Nonconforming properties are protected; however, the zoning ordinance restricts against the expansion of nonconformity, making additions or alterations of affected businesses impossible without the Planning Commissions review. Anthony explained that there are essentially two options available; either amendments can be made to the ordinance, or individual properties can be dealt with on a case-by-case basis.

After brief discussion, the Planning Commission agreed that amendment to the ordinance would be the most acceptable solution. The Commission then expressed that they would like Anthony to work on concise language for both Commercial and Light Manufacturing.

A motion was made by Mason, seconded by Webber to have Anthony draft amended language for allowed/permitted uses in Chapter 10 (E-Commercial District) and Chapter 13 (F-Light Manufacturing) and present said language to the Planning Commission on separate, successive future meeting dates.

2. Project Updates

- A.) Delta County Planning Commission: Hannemann explained that the Planning Commission discussed appealing the County’s zoning ordinance. Nine townships would like to have the County continue to provide zoning administration and enforcement, and regardless of County zoning, they will still be required to maintain a Planning Commission and a master plan. The Delta County Planning Commission will soon have two vacant seats upon the resignation of Christine Williams and Randy Scott. Hannemann noted that he was encouraged to apply to the County Planning Commission.
- B.) Zoning Board of Appeals: The ZBA met on October 4, 2022 for training and election of officers. The next ZBA meeting is scheduled for January 3, 2023, and training is the only action currently on the agenda.
- C.) Zoning/ Land Use Permits: The Planning Commission reviewed the submitted year-to-date reports of permit activity and other zoning processes.

3. Training Updates

A list of upcoming training opportunities was highlighted.

GENERAL PUBLIC COMMENT – None

COMMISSION/STAFF COMMENTS – None

ADJOURNMENT

The meeting adjourned at 7:22 pm.

James Hellermann, Chair
Escanaba Planning Commission

Tyler Anthony, Planning & Zoning Administrator
City of Escanaba

Minutes approved at the _____ meeting.

HOBBY LOBBY.

Real Estate

November 8, 2022

SENT VIA EMAIL ONLY: mammel@escanaba.org; pjordan@escanaba.org;
tanthony@escanaba.org

Hon. Mark Ammel
Mayor, City of Escanaba
410 Ludington Street
Escanaba, MI 49829

WITH A COPY TO:

Mr. Patrick Jordan
City Manager, City of Escanaba
410 Ludington Street
Escanaba, MI 49829

Mr. Tyler Anthony
Planning & Zoning Administrator
Escanaba Planning Commission
410 Ludington Street
Escanaba, MI 49829

Re: Special Land Use Review- 201 North Lincoln Road
The Fire Station LLC- Marihuana Retail Establishment

Dear Mayor Ammel,

Hobby Lobby Stores, Inc. (“Hobby Lobby”) is currently operating Store #856 in the Delta Plaza Mall located at 2400 1st Avenue North, Escanaba, Michigan under that certain Lease Agreement dated July 26, 2018, as amended by that certain Addendum to Lease dated October 1, 2018, and as further amended by that certain Second Addendum to Lease dated April 27, 2022 (collectively the “Lease”) between Dial Escanaba Outlots, LP (as “Landlord”) and Hobby Lobby. On October 28, 2022, Hobby Lobby received notice from the City that the Planning & Zoning Department is considering a special land use to allow for the operation of a marijuana dispensary at the Mall. After review of the proposal and Hobby Lobby’s Lease, notice is hereby given that Hobby Lobby objects to the proposed special land use. In support thereof, Hobby Lobby offers the following:

In 1970, David and Barbara Green took out a \$600.00 loan to begin making miniature picture frames out of their home. Two years later, Mr. and Mrs. Green opened their first 300 square foot store craft store in Oklahoma City and Hobby Lobby was born. Over the last 50 years, Hobby

Lobby has grown to the largest privately-owned arts-and-crafts retailer in the world, operating over 1,000 stores, with over 45,000 employees, in forty-eight states. In 2009, Hobby Lobby was one of the first retailers to establish a nationwide minimum hourly wage well above the federal minimum wage and has since raised its minimum wage twelve times over the last thirteen years. On January 1, 2022, Hobby Lobby raised its minimum full-time hourly wage to \$18.50. Due to its growth, economic strength, recognized brand name and principled operation, Hobby Lobby has become one of the most sought-after tenants.

In 2019, the City of Escanaba and its citizens became a part of Hobby Lobby's story as we opened our 856th location. Since opening, it has been Hobby Lobby's privilege to serve the Escanaba community. However, the proposed marijuana use in the Mall threatens that continued relationship.

Hobby Lobby's Lease prohibits the operation of a "head shop, electronic cigarette shop, or a store selling marijuana" within the shopping center. This is a standard prohibition in Hobby Lobby's leases and in almost all national big-box retailers' leases. The reason for this prohibition is to ensure that Hobby Lobby and other national retailers operate in first-class centers with other quality retailers that drive traffic to each other. When a landlord (or a city) allows a second or third-class operator into a center, the overall quality of the tenants starts to decline as national operators relocate to stronger markets. If the quality of the tenants falls too far, Hobby Lobby will have to consider relocating to one of those stronger markets.

Currently, the owners of the Delta Plaza Mall are investing into improving the Mall and the overall quality of the tenants by bringing in national operators like Starbucks and Marshall's to the center. Those investments help to ensure Hobby Lobby's continued success in the market. However, it will become harder to bring (or retain) national retailers should the City allow for the proposed special land use. It is simply not the type of center in which Hobby Lobby desires to operate.

Hobby Lobby respectfully requests that the Planning and Zoning Department deny the proposed special land use.

Sincerely,



Randy Childers
Senior VP of Real Estate

AGENDA REPORT – PLANNING COMMISSION

For the meeting agenda of December 8, 2022

PUBLIC HEARING #1

Title: Special Land Use Review- 317 North Lincoln Road— Gram’s Club

Background:

In accordance with Zoning Ordinance Section 205, the Planning Commission will hold a Public Hearing on the application for a Special Land Use Permit as filed by Gram’s Club for a Recreational Marihuana Provisioning Center/Retail Establishment to be located at 317 North Lincoln Road.

Options for Action:

1. To approve the site plan for a provisioning center/ retail marihuana establishment located at 317 North Lincoln Road. A separate sign application will be required.
2. To conditionally approve the site plan for a provisioning center/ retail marihuana establishment located at 317 North Lincoln Road. (Must list standards not met and reasons to conditionally approve the site plan)
3. To deny the site plan for a provisioning center/ retail marihuana establishment located at 317 North Lincoln Road. (Must list standards not met and reasons for denial.)

Attachments:

1. Special Land Use Permit Application – Gram’s Club
2. Staff Report- 317 North Lincoln Road—Gram’s Club
3. Public Hearing Notice, Neighbor Notification Letter & Mailing List



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

Submission Information	
Application Fee: \$500 Mail to: Planning & Zoning Department PO Box 948, Escanaba, MI 49829 In-Person: 410 Ludington Street 2nd Floor (M-F, 7:30a-4p) Email: permits@escanaba.org	Payment due upon submittal. Cash, check, and credit card are accepted. Make checks payable to "City of Escanaba". Additional processing fee applies to credit card transactions. Payment by credit card is accepted in-person or by phone.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

City Staff can assist with locating some information, but Applicant is responsible for submitting a complete application.

Property and Facility/Establishment Identification	
Address 317 N Lincoln Rd.	Parcel # 210511202825278002
Facility/Establishment Name 222 Biz 1 LLC d/b/a TBD	<input type="checkbox"/> Medical Marihuana Facility <input checked="" type="checkbox"/> Adult Use (Recreational) Marihuana Establishment

Required Components
Did you obtain pre-qualification status from the State of Michigan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Please provide the following documents to submit a complete application: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Photocopy of a valid, unexpired driver's license or state-issued identification card held by all individuals signing this application and... <ul style="list-style-type: none"> ✓ the applicant if filing as an individual, or ✓ all owners, directors, and officers of the applicant entity if filing as a non-individual. <input checked="" type="checkbox"/> (1) physical copy and (1) digital PDF copy of the complete construction drawings, including a Site Plan drawing and Architectural Floor Plans and Elevations, provided by the architect/engineer. <input checked="" type="checkbox"/> Copies of all documents issued by the Department of Licensing and Regulatory Affairs (LARA) indicating that the applicant has been prequalified for a state operating license under the Medical Marihuana Facilities Licensing Act (MMFLA) or Michigan Regulation and Taxation of Marihuana Act (MRTMA). <input checked="" type="checkbox"/> Any documents required by the Information & Standards Checklist.

Type of Facility/Establishment and Restrictions		
An establishment may not be located within 750' of an existing public or private K-12 school.		
May not be located within 500' of an existing single-family dwelling.	May not be located within 100' of an existing single-family dwelling. Exception: E-3 – Central Commercial.	No additional distance restriction.
<input type="checkbox"/> Grower – Class A <input type="checkbox"/> Grower – Class B <input type="checkbox"/> Grower – Class C <input type="checkbox"/> Excess Marihuana Grower <input type="checkbox"/> Processor <input type="checkbox"/> Safety Compliance Establishment	<input checked="" type="checkbox"/> Provisioning Center/Retailer <input type="checkbox"/> Microbusiness - up to 150 plants (Adult Use Only) <input type="checkbox"/> Designated Consumption Establishment (Adult Use Only)	<input type="checkbox"/> Secure Transporter



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department - 906-786-9402

Description of Project		
The interior will require a full renovation to an adult-use marihuana Retailer. The proposed use will have minimal exterior renovations and will remain harmonious to the surrounding character of adjacent properties.		
Structure Length (ft), Width (ft), Area (s.f.)	Number of Stories, Height (ft)	Project Valuation
2,386 sq ft		\$ 300,000
Utilities to be incorporated: <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Storm Sewer <input type="checkbox"/> N/A		

Contact Information	
Property Owner Name	Company (if non-individual)
Saykllys Confectionery & Gifts	
Address, City, State, ZIP	
1304 Ludington St. Escanaba, MI	
Phone	Email
[REDACTED]	[REDACTED]
Applicant/Owner's Representative Name	Company (if non-individual)
Brian Toma	222 Biz 1. LLC
Address, City, State, ZIP	
[REDACTED]	
Phone	Email
[REDACTED]	[REDACTED]
Architect/Engineer's Name	Company
Zaid Arabo	ZA Design Build
Address, City, State, ZIP	
31800 Northwestern Hwy Farmington Hills, MI 48334	
Phone	Email
248-767-6928	zaidwi@yahoo.com

This Section Staff Use Only		
Date Submitted	Fee Paid: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Receipt #
11/1/22		9308312
Lot Type: <input type="checkbox"/> Corner <input checked="" type="checkbox"/> Interior <input checked="" type="checkbox"/> Irregular	Length, Width, Area (s.f.)	
	152', 98', 13,672 sq ft	
Area of Existing Structures (s.f.)	Zoning District:	
2,836	E-Commercial	
Easements:		
20' easement along west prop. line, 10' on property		



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

INFORMATION & STANDARDS CHECKLIST

APPLICANT:

Complete the following checklist to verify that the following Site Plan Information, Development Standards, and Marihuana Establishment Special Land Use Standards have been reviewed and incorporated into the plan.

Attach a separate verification sheet referencing each checklist item number. This sheet must include explanations or evidence that would demonstrate compliance with the standard OR why the standard is not applicable to the project. Failure to address these items will delay approval. A site plan review will not be scheduled for hearing by the Planning Commission until a complete application is submitted.

Site Plan Information		Yes	N/A
SP-1	The site plan must consist of a scaled drawing at a scale of one inch equals twenty feet (1"=20') or less, showing the site, its zoning classification, location, type, and size of structures and/or land on adjacent properties within two hundred (200) feet of the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-2	Boundary survey of property prepared by a registered survey showing the location of proposed and/or existing property line, dimensions, legal descriptions, setback lines, and monument locations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-3	Location and type of significant existing vegetation as determined by a qualified, city approved authority.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-4	Location and elevations of existing water courses and water bodies, including county drains and manmade surface drainage ways.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-5	Location of existing and/or proposed buildings and intended uses thereof, as well as the length, width, and height of each building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-6	Proposed location of accessory structures, buildings and uses, including but not limited to, all flagpoles, light poles, storage sheds, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-7	Location of snow storage areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-8	Location of existing public roads, rights-of-way, and private easements of record and abutting streets. Dedication of any right-of-way for widening, extension, or connection of major streets as shown on the official Master Street Plan, and granting of easement(s) for public utilities where required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-9	Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-10	Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-11	Location, size, and characteristics of all loading and unloading areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-12	Location and design of all sidewalks, walkways, bicycle paths and areas for public use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-13	Location of water supply lines and/or wells, including fire hydrants and shut-off valves, and the location and design of storm sewers, retention or detention ponds, wastewater lines, clean-out locations, connection points and treatment systems, including septic systems, if applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-14	Location of all other utilities on the site, including but not limited to natural gas, electric, cable TV, telephone, and steam.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-15	Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools, if applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-16	Location, size, and specifications of all signs and advertising features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-17	Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-18	Location, height, size and specifications of all fences, walls, and other screening features with cross sections.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-19	Location and specifications for all proposed perimeter and internal landscaping and other buffering features. For each new landscape material, the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location or range of sizes as appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-20	Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-21	Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by government authorities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-22	Identification of any significant site amenities or unique natural features.	<input type="checkbox"/>	<input checked="" type="checkbox"/>



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

SP-23	Identification of any significant views onto or from the site to or from adjoining areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-24	North arrow, scale and date of original submittal and last revision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-25	Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development Standards for Granting Plan Approval		Yes	N/A
DS-1	Building orientation. Primary structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-2	Roof equipment. All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from recreation trails or from a public sidewalk adjacent to the site by a parapet wall or similar architectural feature. Exception: Solar energy collection panels do not require screening to allow maximum effectiveness.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DS-3	Visual and sound mitigation. Reasonable visual and sound mitigation for all structures shall be provided. Fences, walks, barriers, and landscaping shall be used appropriately for the protection and enhancement of property and for the privacy of its occupants.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DS-4	Emergency access. Every principal building or groups of buildings shall be so arranged as to permit emergency access by some practical means to all sides	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-5	Street access. Every development shall have legal access to a public or private street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-6	Circulation system. The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian, and bicycle ways in the area. Travel ways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-7	Non-motorized circulation system. A pedestrian and/or non-motorized vehicle circulation system shall be provided which is physically separated and insulated as reasonably possible from the vehicular circulation system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-8	Parking areas. All parking areas shall be designed to facilitate safe and efficient vehicular, non-motorized vehicle traffic, pedestrian circulation, minimize congestion at points of access and egress to intersecting roads, to encourage the appropriate use of alleys and minimize the negative visual impact of such parking area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-9	Shared drives. Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted. Shared use access between two (2) or more property owners should be encouraged through driveways constructed along property lines, connecting parking lots and construction of on-site of frontage roads and rear service drives; particularly within three hundred (300) feet of major intersections, for sites having dual frontage, at locations with site distance problems, and/or along roadway segments experiencing congestion or accidents. In such cases, shared access of some type may be the only access design allowed. In cases where a site is adjacent to an existing frontage road, parking lot of a compatible use, or rear service drive, a connection to the adjacent facility may be required by the Planning Commission through a mutual Access Easement Agreement. In cases where a site is adjacent to undeveloped property, the site should be designed to accommodate a future frontage road, parking lot connection, rear service drive or shared access drive. The applicant shall provide the City with letters of agreement or access easements from all affected property owners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-10	Loading, unloading and storage areas. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which are visible from residential districts or public rights-of-way shall be screened by a vertical screen consisting of structural and/or plant materials not less than six feet in height. Loading docks should be located at the side yard or rear yard of the building.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DS-11	Light sources. Exterior light sources shall be deflected downward and away from adjacent properties and rights-of-way to promote and enhance "dark-sky" designs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-12	Utilities. Adequate utilities shall be provided to properly serve the development. All utilities shall be placed underground.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DS-13	Environmental issues. Sites at which hazardous substances and potential pollutants are stored, used, or generated shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, lakes, streams, creeks, or wetlands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DS-14	Tree Preservation Purpose and Intent. Trees are a critical part of the vegetation that serves to decrease and filter storm water runoff, to mitigate the urban heat island effect created by paved and other built surfaces, to remove pollutants from the air, to abate visual and noise pollution, and to provide habitat for wildlife. Tree removal thus increases the burden on the community to effectively address these issues. The goals of the tree preservation provisions are to reduce tree loss during development, to reduce damage to standing trees during construction, to provide for replacement of trees lost during construction, to provide for the planting of trees lost during construction, to provide for the planting of trees where none occurred previously, and to provide for the maintenance of preserved trees after construction is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-15	Storm Water Control Plan. A Storm Water Control Plan shall be designed appropriately to carry storm water away from buildings and adjacent properties into an approved collection system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

DS-16	Section 1908 reviewed for Additional Development & Design Standards in Certain Districts. (Addresses exterior materials that may/may not be used.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marihuana Establishment Special Land Use Standards		Yes	N/A
ME-1	Facilities and establishments must comply with the MMFLA or MRTMA, as applicable; all Rules; and any other applicable state laws or regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-2	Facilities and establishments must be sufficiently screened or buffered with a fence, wall, or landscape screen to minimize light spillage, odor, and noise (including noise associated with truck traffic or other machinery), affecting adjacent properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-3	Facilities and establishments must take commercially reasonable measures to ensure that odor is not detectable outside of the building or property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-4	Facilities and establishments must comply with all City codes and ordinances, including but not limited to the International Fire Code, as adopted by the City at Section 12-16 of the Code of Ordinances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-5	Special use applicants must provide a plan for the storage and disposal of marihuana or chemicals associated with marihuana cultivation to minimize the risk of theft or harm resulting from chemical exposure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-6	No marihuana may be stored overnight outside of an enclosed building. By way of example and without limitation, it is unlawful to store marihuana overnight in an outdoor waste bin or a secure transport vehicle parked outdoors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-7	An establishment may not be located within seven hundred and fifty (750) feet of an existing public or private K-12 school as measured from the nearest point of the property line.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-8	The exterior appearance of a provisioning center or retailer must be compatible with surrounding businesses with respect to façade type, ground floor opacity, size and placement of signage, site layout, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-9	Building bays shall be a maximum of thirty feet in width. Bays shall be visually established by architectural features such as columns, ribs or pilasters, piers, and fenestration pattern. To add architectural interest and variety and avoid the effect of a single, long, or massive wall with no relation to human size, the following additional standards shall apply: <ul style="list-style-type: none"> No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty feet without including at least two of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions. Side or rear walls that face walkways may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear façades shall be prohibited. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ME-10	Façades that face streets or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, along no less than fifty percent of the façade.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-11	Primary building entrances shall use clear glass and be clearly defined and recessed or framed by a sheltering element such as an awning, arcade, or portico to provide shelter from the inclement weather.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-12	Windows shall have clear glass.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-13	Awnings shall be no longer than a single storefront.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ME-14	All façades shall have: <ul style="list-style-type: none"> A recognizable "base" consisting of, but not limited to: (a) thicker walls, ledges, or sills; (b) integrally textured materials such as stone or other masonry; (c) integrally colored and patterned materials such as smooth-finished stone or tile; (d) lighter or darker colored materials, mullions, or panels; or (e) planters. A recognizable "top" consisting of, but not limited to: (a) cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials; (b) sloping roof with overhangs and brackets; (c) stepped parapets. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-15	Encroachments for special architectural features, such as bay windows, decorative roofs and entry features may be considered; however, in no case may such features be below a height of 8 feet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marihuana Establishment Special Land Use Standards – Provisioning Centers/Retailers		Yes	N/A
MR-1	A retailer may not be located within one hundred (100) feet of any existing one-family dwelling as measured from the nearest point of the property line, except that this distance requirement does not apply in the E-3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR-2	The interior of the establishment must be arranged in a way such that neither marihuana nor marihuana-infused products are visible from the exterior of the establishment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR-3	Consumption of marihuana shall be prohibited in the retail establishment, and a sign shall be posted on the premises of each retail center indicating that consumption is prohibited on the premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR-4	Provisioning centers and retailers shall continuously monitor the entire premises on which they are operated with surveillance systems that include security cameras. The video recordings shall be maintained in a secure, off-site location for a period of 14 days.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

MR-5	The public or common areas of the retail establishment must be separated from restricted or non-public areas of the marihuana establishment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR-6	No drive-through window on the portion of the premises occupied by a retail establishment shall be permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR-7	Provisioning centers and retailers shall not allow the sale, consumption, or use of alcohol or tobacco products on the premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marihuana Establishment Special Land Use Standards – Growers, Processors, Safety Compliance		Yes	N/A
MG-1	A grower, processor, or safety compliance establishment may not be located within five hundred (500) feet of any existing one-family dwelling as measured from the nearest point of the property line.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MG-2	<p>Marihuana growers must control and eliminate odor as follows:</p> <ul style="list-style-type: none"> The building must be equipped with an activated air scrubbing and carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter and air scrubbing system. The filtration system must consist of one or more fans, activated carbon filters and be capable of scrubbing the air prior to leaving any building. At a minimum, the fans must be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filters shall be rated for the applicable CFM. The air scrubbing and filtration system must be maintained in working order and must be always in use. The filters must be changed per manufacturers' recommendation to ensure optimal performance. Negative air pressure must be maintained inside the building. Doors and windows must remain closed, except for the minimum time length needed to allow people to ingress or egress the building. An alternative odor control system is permitted if the special use applicant submits a report by a mechanical engineer licensed in the state of Michigan sufficiently demonstrating that the alternative system will eliminate odor as well or better than the air scrubbing and carbon filtration system otherwise required. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MG-3	Cultivation must occur within an enclosed building with exterior facades consisting of opaque materials typical of an industrial or commercial building. The roof of the building may be constructed of a rigid transparent or translucent material designed to let in light, such as glass or rigid polycarbonate or fiberglass panels. Films or other non-rigid materials cannot be used to construct any component of the building's exterior structure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MG-4	Cultivation must be conducted in a manner to minimize adverse impacts on the City's sanitary sewer and in compliance with the City's Wastewater Ordinance. The City's Water/Wastewater Department shall review all pertinent information relating to sewer discharges and shall provide any comments to the planning commission.	<input type="checkbox"/>	<input checked="" type="checkbox"/>



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

All construction or addition to a structure requires zoning approval, whether or not a building permit is required.

- Please call the Delta County Building & Zoning Department at (906) 789-5189 to determine if you will need a building permit in addition to the Zoning Compliance Permit.

Property Access:

- Assessing Staff may visit the property for tax purposes, as applicable.
- Planning & Zoning Staff may visit the property for inspection and verification of compliance with this permit.

Setbacks:

- A setback is the distance required between a property line and a roof edge, excluding allowable projections and encroachments.
- Setbacks vary by zoning district and for corner lots. On corner lots, both street frontages are considered as front lot lines for setback purposes. The side opposite the street address is considered the rear yard. The remaining side is the side yard.

Property Lines:

- It is the property owner’s responsibility to know the exact location of their property lines.
- The City Engineering Department can assist with locating existing property corner markers upon request. This is not a legal survey and is not guaranteed to be accurate. The City of Escanaba assumes no responsibility for property corner markings, measurements, or errors thereof.
- If greater assurance of accuracy is desired, please contact a local surveying firm for a full property survey.

Penalties for Construction Prior to Approval:


- If construction commences prior to obtaining an approved Zoning Compliance Permit, citations for civil infractions may be issued. Additionally, the structure will be required to be moved or altered to bring it to full compliance with the zoning ordinances.

Zoning Ordinance Compliance:

- The above stipulations and requirements are not all-inclusive.
- It is the applicant’s and property owner’s responsibility to review the Zoning Ordinance for all the applicable standards regarding the proposed project.

Easements:

- No structures will be permitted within any legal easement.
- Existing structures that are located within an easement will be evaluated for easement violation and may be required to be moved or removed.

Affidavit and Signature	
I, the undersigned, have read and understand the above statements. I acknowledge that the information in this application is true, and if found not to be true, any zoning permit that may be issued may be void. I agree to comply with the conditions and regulations provided with any permit that may be issued and will also comply with all applicable sections of the City of Escanaba Zoning Ordinance. I give permission for officials of the City of Escanaba, the County, and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Finally, I understand that this is a zoning permit application (not a permit) and that a zoning permit, if issued, conveys only land use rights, and does not include any representation or conveyance of right in any other statute, building code, deed restriction or other property rights.	
Applicant Printed Name Brian Toma	Date 10/31/22
Applicant Signature 	



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

All construction or addition to a structure requires zoning approval, whether or not a building permit is required.

- Please call the Delta County Building & Zoning Department at (906) 789-5189 to determine if you will need a building permit in addition to the Zoning Compliance Permit.

Property Access:

- Assessing Staff may visit the property for tax purposes, as applicable.
- Planning & Zoning Staff may visit the property for inspection and verification of compliance with this permit.

Setbacks:

- A setback is the distance required between a property line and a roof edge, excluding allowable projections and encroachments.
- Setbacks vary by zoning district and for corner lots. On corner lots, both street frontages are considered as front lot lines for setback purposes. The side opposite the street address is considered the rear yard. The remaining side is the side yard.

Property Lines:

- It is the property owner's responsibility to know the exact location of their property lines.
- The City Engineering Department can assist with locating existing property corner markers upon request. This is not a legal survey and is not guaranteed to be accurate. The City of Escanaba assumes no responsibility for property corner markings, measurements, or errors thereof.
- If greater assurance of accuracy is desired, please contact a local surveying firm for a full property survey.

Penalties for Construction Prior to Approval:

- If construction commences prior to obtaining an approved Zoning Compliance Permit, citations for civil infractions may be issued. Additionally, the structure will be required to be moved or altered to bring it to full compliance with the zoning ordinances.

Zoning Ordinance Compliance:

- The above stipulations and requirements are not all-inclusive.
- It is the applicant's and property owner's responsibility to review the Zoning Ordinance for all the applicable standards regarding the proposed project.

Easements:

- No structures will be permitted within any legal easement.
- Existing structures that are located within an easement will be evaluated for easement violation and may be required to be moved or removed.

Affidavit and Signature	
I, the undersigned, have read and understand the above statements. I acknowledge that the information in this application is true, and if found not to be true, any zoning permit that may be issued may be void. I agree to comply with the conditions and regulations provided with any permit that may be issued and will also comply with all applicable sections of the City of Escanaba Zoning Ordinance. I give permission for officials of the City of Escanaba, the County, and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Finally, I understand that this is a zoning permit application (not a permit) and that a zoning permit, if issued, conveys only land use rights, and does not include any representation or conveyance of right in any other statute, building code, deed restriction or other property rights.	
<small>Applicant Printed Name</small> Patricia Rae Seymour	<small>Date</small> 10-31-2022
<small>Applicant Signature</small> Patricia R. Seymour	

GRETCHEN WHITMER
GOVERNOR



ORLENE HAWKS
DIRECTOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING
VIA ELECTRONIC MAIL

Date: July 05, 2022

Addressee: 222 Biz 1 LLC

Address:



RE: Prequalification status for your pending application

Dear Applicant:

The Cannabis Regulatory Agency (Agency) considered your partial application for prequalification status and determined that you have prequalification status pursuant to the licensing provisions of the Michigan Regulation and Taxation of Marihuana Act (MRTMA) and associated rules. This letter may be provided to a municipality as documentation of your prequalification status. Please note that this is a pending status until all application requirements of the MRTMA and associated rules are completed. A state license for a marihuana establishment cannot be issued at this stage of the application process. During complete application review, the Agency will consider all information relevant to eligibility including information that has been newly acquired or information that is newly apparent since determination of prequalification status.

If you have not already done so, please submit a marijuana establishment license application (Step 2) for each state license for which you wish to apply. You may submit an application online through the Accela Citizen Access Portal on the Agency website at www.michigan.gov/cra or your application may be submitted by mail:

Mailing Address:

Cannabis Regulatory Agency
Licensing Division
Adult-Use
P.O. Box. 30205
Lansing, MI 48909

Sincerely,

Licensing Division
Cannabis Regulatory Agency



PROJECT:
PROPOSED RETAILER
317 NORTH LINCOLN ROAD
ESCANABA, MICHIGAN 49829

ISSUED FOR:
PERMIT
10-26-2022

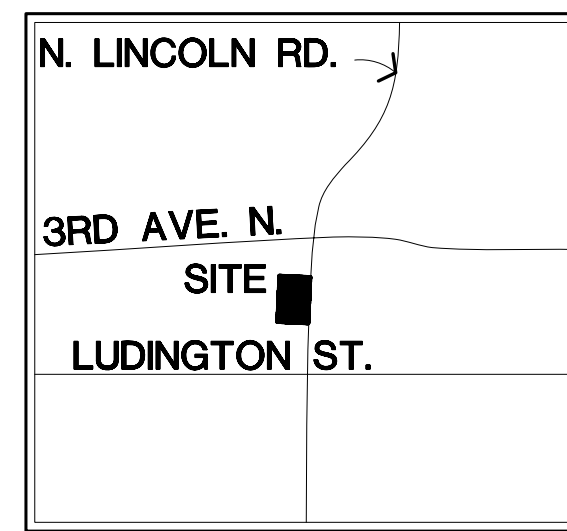
DO NOT SCALE PRINTS -
USE FIGURED
DIMENSIONS ONLY

JOB NO.
22-070

SHEET NO.

NOTES:

1. PROPOSED SITE IS LOCATED IN AREA PERMITTED BY THE ZONING ORDINANCE.
2. THE PROPOSED USE DOES NOT REQUIRE ANY ZONING MAP AMENDMENTS OR VARIANCES AT THE TIME OF APPLICATION.



PROJECT ADDRESS:
317 NORTH LINCOLN ROAD
ESCANABA, MICHIGAN 49829

LOCATION MAP
NO SCALE

PROPOSED ADULT USE RETAILER

THE CITY OF ESCANABA, MICHIGAN

APPLICANT:
BRIAN TOMA
800 NORTH OLD WOODWARD AVENUE, SUITE 100
BIRMINGHAM, MICHIGAN 48009
(586) 222-2232

INDEX OF DRAWINGS

- AS.1 ARCHITECTURAL SITE PLAN
- AS.2 LANDSCAPE PLAN
- AS.3 FLOOR PLAN
- AS.4 EXTERIOR ELEVATIONS
- AS.5 EXTERIOR ELEVATIONS

SITE DATA:

ZONED: E (COMMERCIAL)
SIZE: 14,463± SF. ± 0.33± ACRE

BUILDING DATA:

PROVISIONING CENTER (MERCANTILE): 2,836 SF. (GROSS)
2,268± SF. (USEABLE @ 80%)

BUILDING TO SITE RATIO:

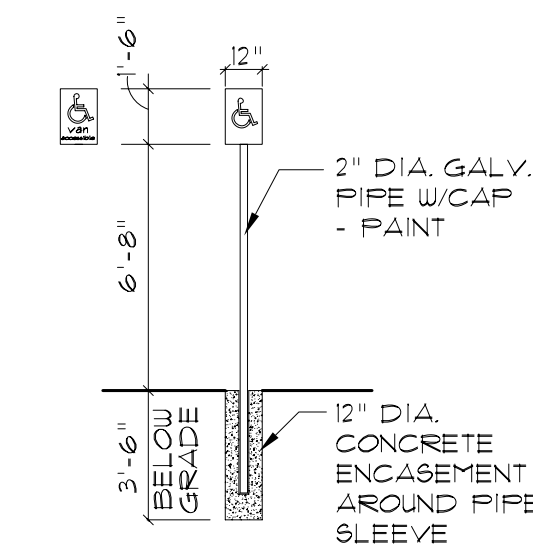
BUILDING AT GRADE: 2,836 SF. (GROSS)
SITE: 14,463± SF. ± 0.33± ACRE
BUILDING RATIO: 19.61%

PARKING DATA

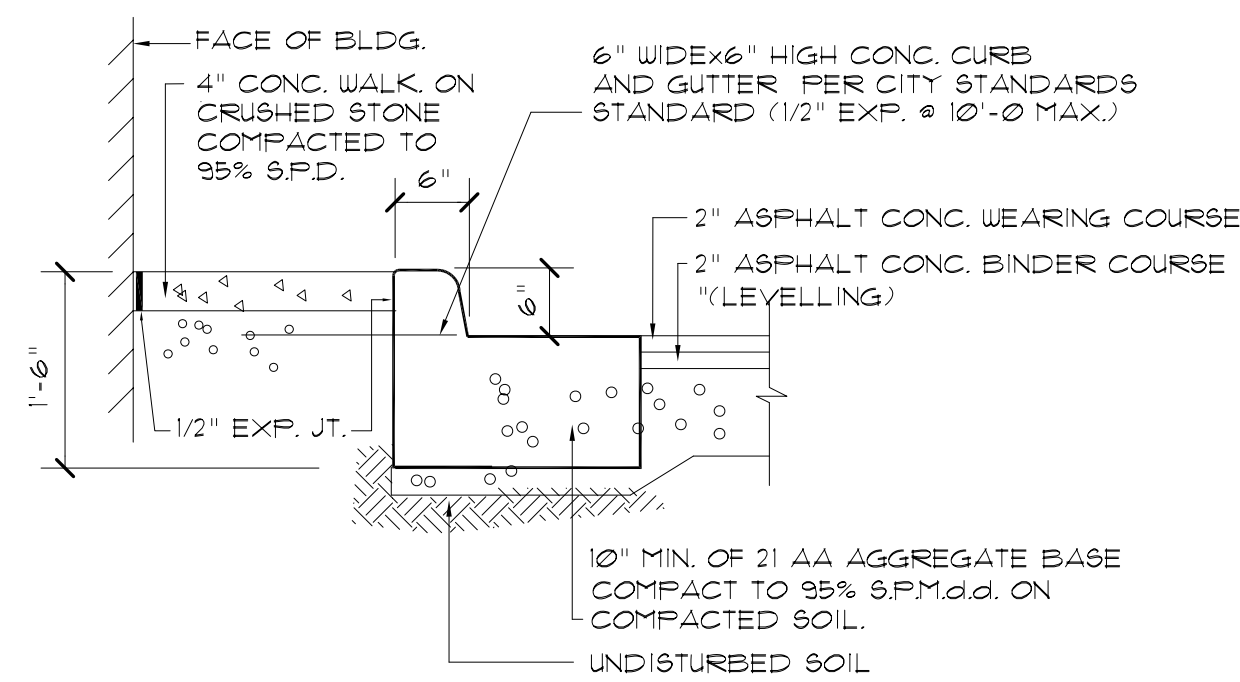
PARKING REQUIREMENTS:
ONE PARKING SPACE PER 150 SF. (GROSS)
TOTAL REQUIRED: 2,836 SF. / 150 = 14 SPACES
TOTAL PROVIDED: 21 SPACES

HANDICAP PARKING:

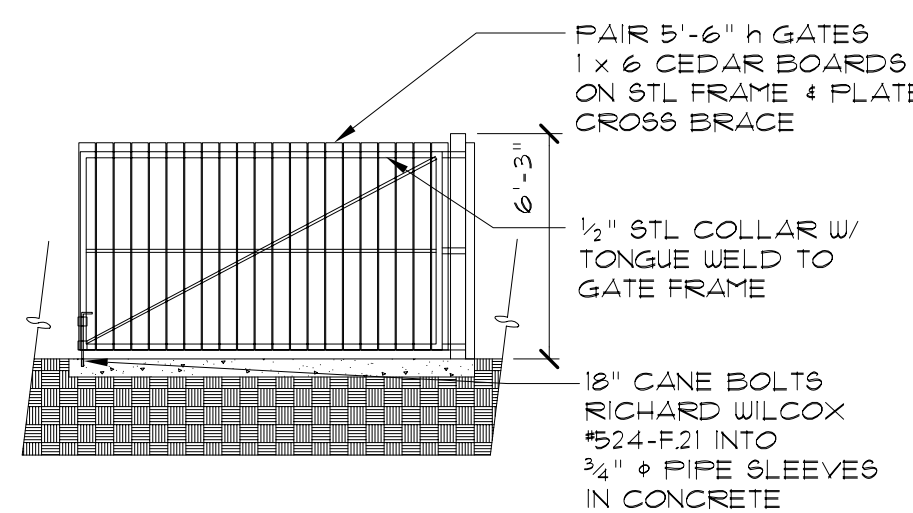
REQUIRED: 1 SPACES
PROVIDED: 2 SPACES



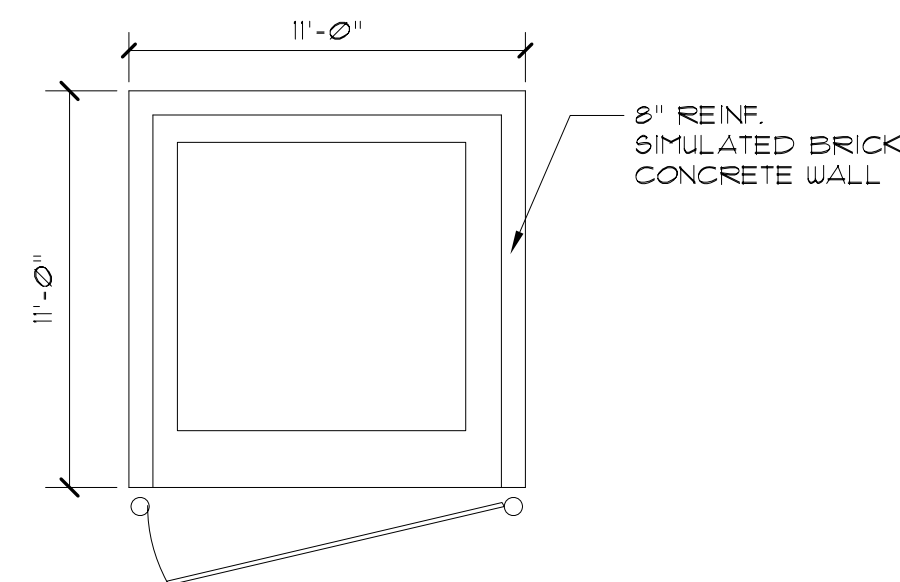
B.F. PARKING SIGN
NO SCALE



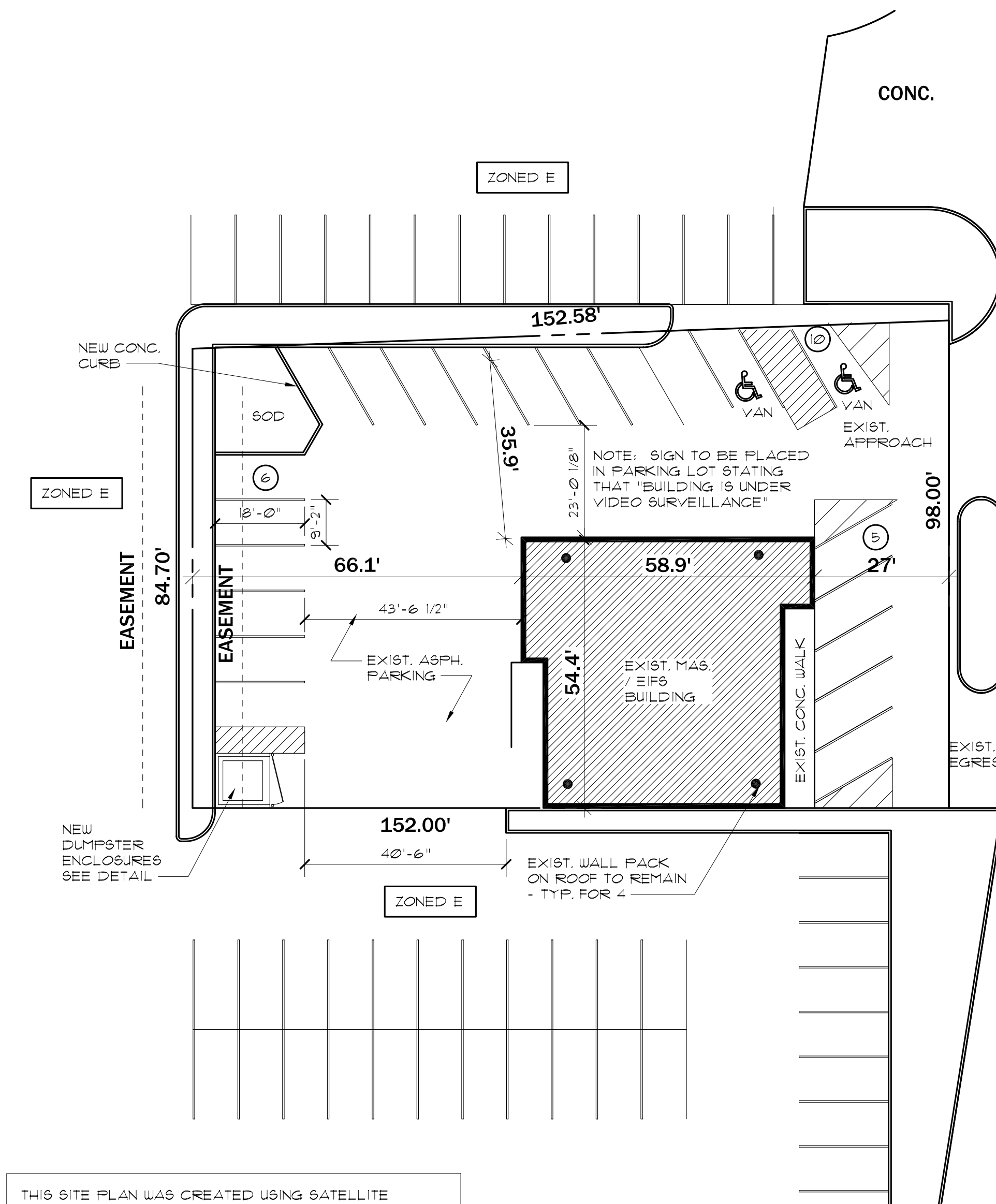
**ASPHALT PAVT. / CURB
DETAIL / CONC. SIDEWALK**
NO SCALE



DUMPSTER GATE DETAIL
NO SCALE



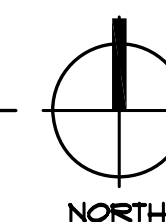
DUMPSTER ENCLOSURE PLAN
NO SCALE



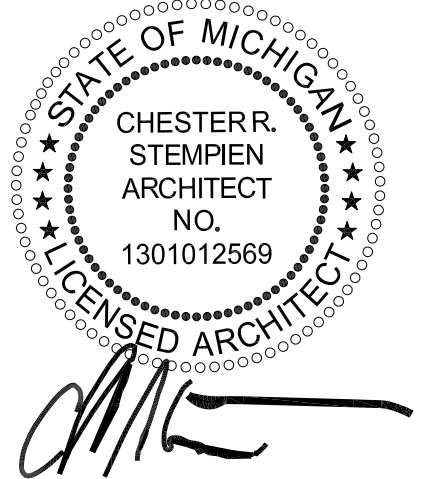
THIS SITE PLAN WAS CREATED USING SATELLITE IMAGERY. ALL RELATIONSHIPS BETWEEN PAVING, CURBS, ROADS, PROPERTY LINES ETC. ARE APPROXIMATE AND ARE NOT TO BE USED FOR ANYTHING OTHER THAN PRELIMINARY PURPOSES. ZA DESIGN BUILD SHALL BE HELD HARMLESS FOR ANY ERRORS OR OMISSIONS CONTAINED IN THIS DOCUMENT.

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'



N Lincoln Rd



PROJECT:
PROPOSED RETAILER
317 NORTH LINCOLN ROAD ESCANABA, MICHIGAN 49829

ISSUED FOR:
PERMIT
10-26-2022

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
22-070

SHEET NO.

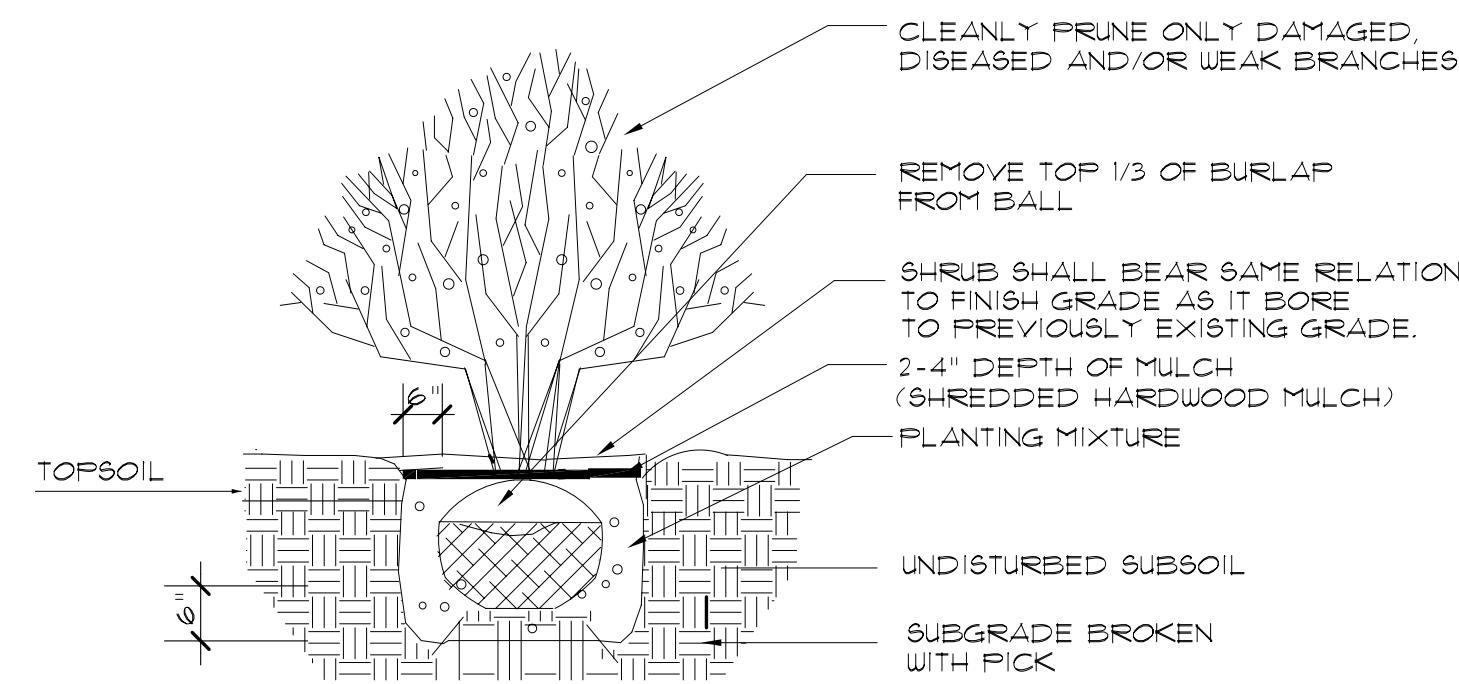
LANDSCAPE NOTES:

- OWNER/CONTRACTOR MUST CONFORM TO ALL LANDSCAPING AND SCREENING REQUIREMENTS OF CITY OF ESCANABA, REFER TO THE CITY OF ESCANABA ZONING ORDINANCE
- INSTALL 4" DEEP SHREDDED BARK MULCH TO ALL PLANTING AREAS/BEDS AND TREE SAUCERS (NO FOLY-FILM)
- OWNER/CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
- ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE. OWNER/CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- OWNER/CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
- SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
- OWNER/CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. OWNER/CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAIN.
- OWNER/CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
- ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZED AND/OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PROPOSED TREES OVER 2" CAL. SHALL BE GUYED/STAKED SECURE. SEE EVERGREEN TREE PLANTING/GUYING DETAIL, OR DECIDUOUS TREES PLANTING/STAKING DETAIL WHERE APPLICABLE.
- ALL PLANTING BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE. OWNER/CONTRACTOR SHALL INSURE THAT PROPOSED PLANT MATERIAL IS RESISTANT TO THE HERBICIDE PROPERTIES AND THAT HERBICIDE APPLICATION FOLLOWS THE MANUFACTURER'S SPECIFICATIONS AND IS APPLIED IN ACCORDANCE WITH SOUND HORTICULTURAL PRACTICES.
- OWNER/CONTRACTOR MUST INSTALL AN UNDERGROUND IRRIGATION SYSTEM.

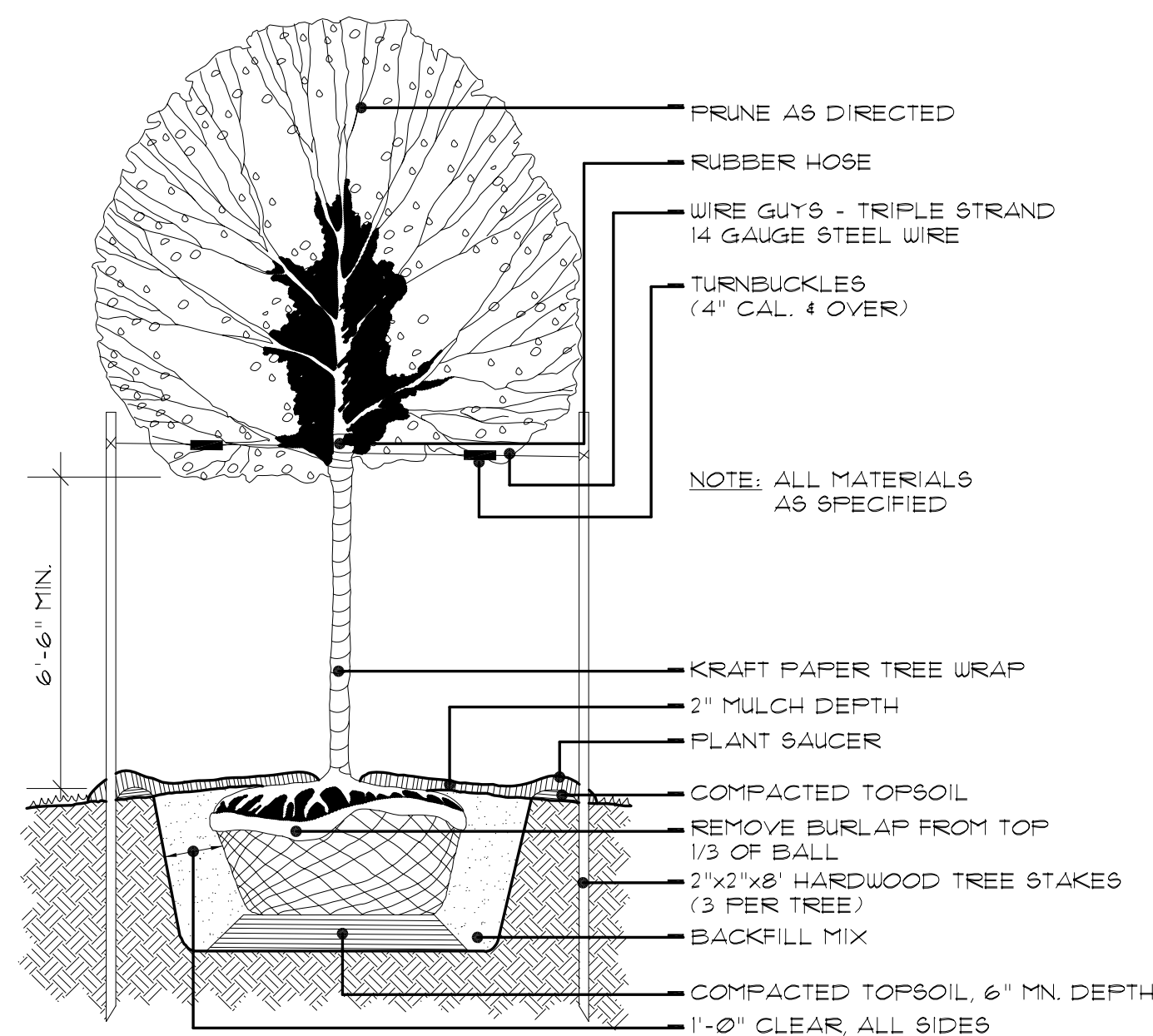
PLANT MATERIAL LIST

PLANT	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE
1	1	ACER RUBRUM	RED MAPLE	2" CAL./B.B.
2	9	EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	2" HIGH - 2'-2 1/2" B.B.

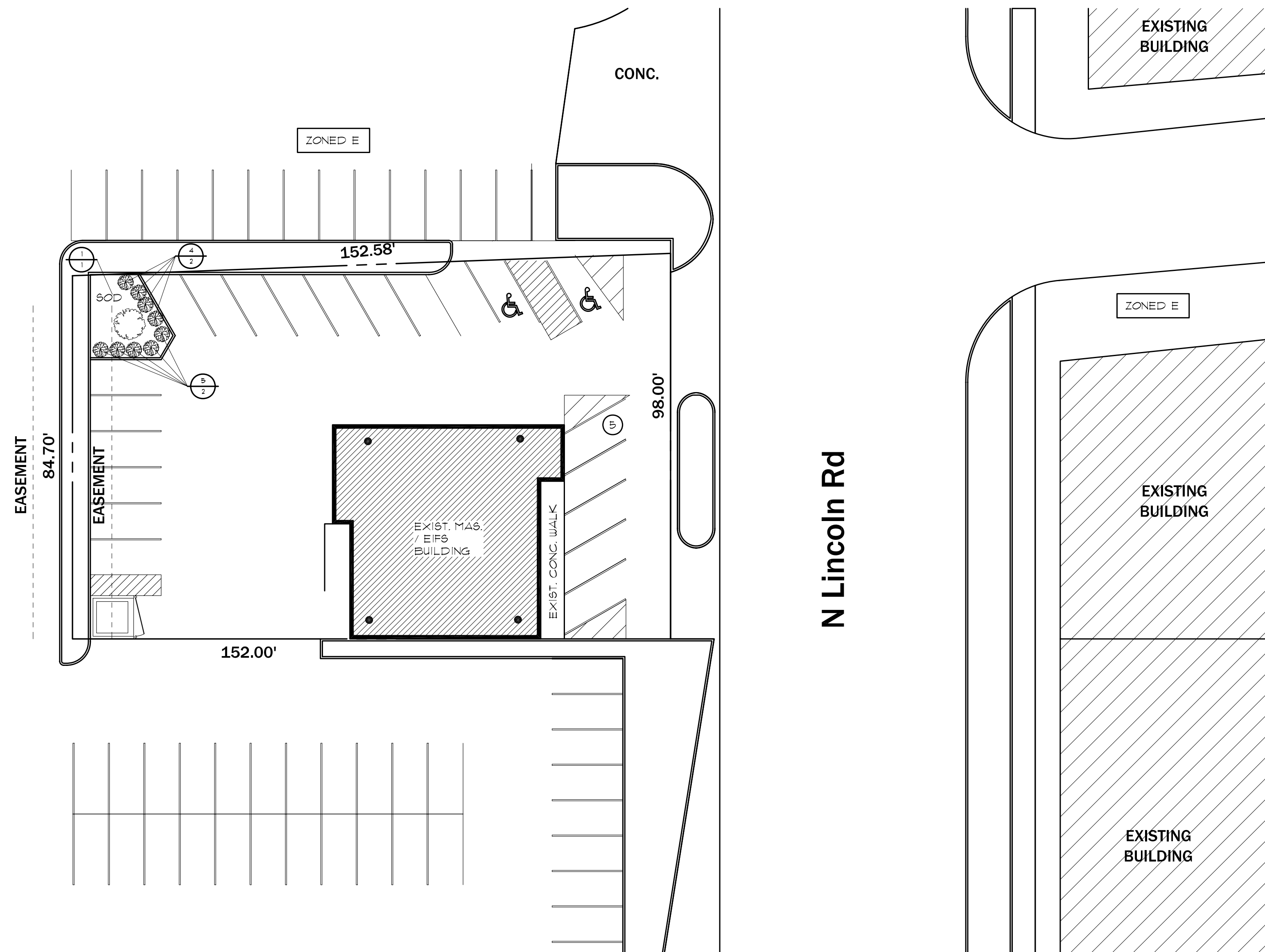
THIS SITE PLAN WAS CREATED USING SATELLITE IMAGERY. ALL RELATIONSHIPS BETWEEN PAVING, CURBS, ROADS, PROPERTY LINES ETC. ARE APPROXIMATE AND ARE NOT TO BE USED FOR ANYTHING OTHER THAN PRELIMINARY PURPOSES. ZA DESIGN BUILD SHALL BE HELD HARMLESS FOR ANY ERRORS OR OMISSIONS CONTAINED IN THIS DOCUMENT.



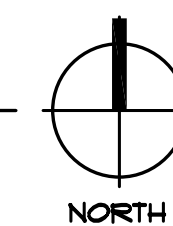
2
LS-1
SHRUB PLANTING DETAIL
NO SCALE

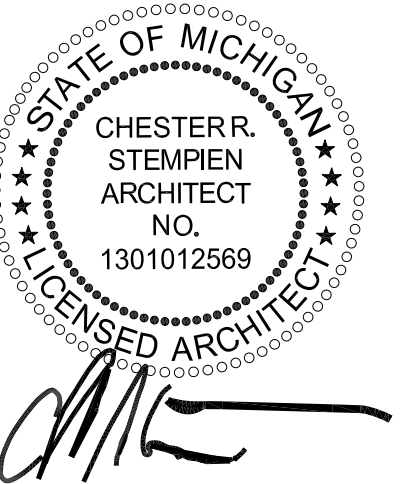


1
LS-1
DECIDUOUS TREE PLANTING DETAIL
NO SCALE



LANDSCAPE PLAN
SCALE: 1" = 20'





PROJECT:
PROPOSED RETAILER
317 NORTH LINCOLN ROAD
ESCANABA, MICHIGAN 49829

ISSUED FOR:

PERMIT
10-26-2022

DO NOT SCALE PRINTS -
USE FIGURED
DIMENSIONS ONLY

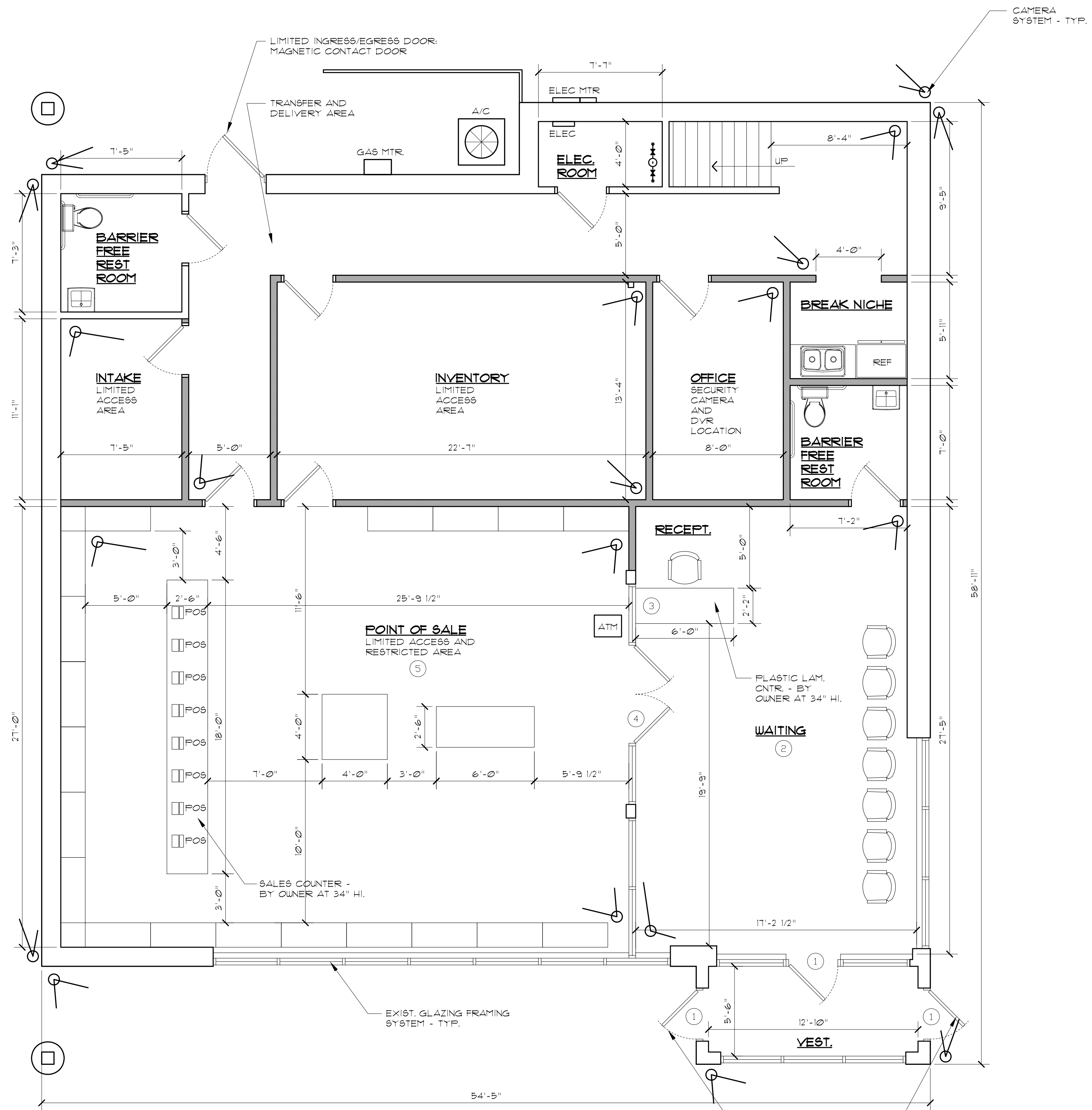
JOB NO.
22-070

SHEET NO.

AS.3

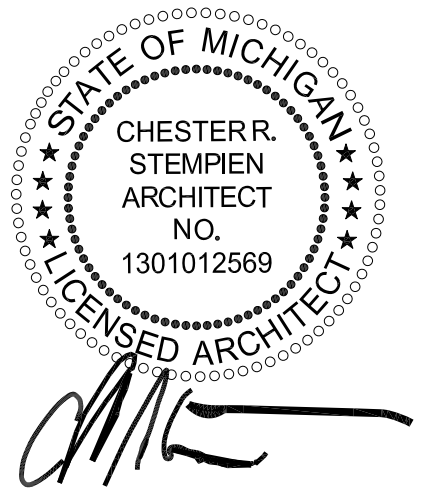
- NOTES:**
1. NEW NATIONAL ALARM AND CAMERA SYSTEM BY SAMSUNG HI TECH LASER AND MOTION SENSOR - CAMERA SYSTEM ALSO MONITORS THE BUILDING WHEN CLOSED WITH 24 HOUR WATCH AND SPEAKER SYSTEM
 2. EXIST. GAS METER IS OUTSIDE
 3. OWNER TO INSTALL MOTION SENSORS, PANIC BUTTONS AND KEY FOBBS TO ALL DOORS AND ROOMS
 4. BUILDING IS AN EXIST. MAS. STRUCTURE
 5. MAXIMUM STORAGE = 301 SF
 6. NEW 50 KVA GENERATOR ON GRADE
 7. NEW 5 TON MAKE UP AIR UNIT W/ HEATING AND COOLING CAPACITY FOR ODOR CONTROL ON GRADE
 8. CONTRACTOR TO INSTALL FILTRATION SYSTEM PER MANUFACTURERS SPECS

- SECURITY LEGEND**
1. AT THE PROVISIONING CENTER, THE GENERAL PUBLIC WILL NOT HAVE ACCESS TO ANY AREA WHERE CANNABIS IS DISPENSED OR HANDLED. ALL PERSONS WILL WALK INTO A GENERAL WAITING AREA WHERE ALL PERSONS WILL BE GREETED BY A RECEPTIONIST.
 2. THIS AREA WILL BE USED BY PATIENT CAREGIVERS AND THOSE WHO ARE NOT LICENSED PATIENTS. THIS AREA WILL ALSO PROVIDE INFORMATION FOR PROSPECTIVE PATIENTS AND THEIR CAREGIVERS AND ALLOW A SPACE FOR THEM TO INTERACT AND CONSULT WITH THE PROVISIONING CENTER STAFF.
 3. THE RECEPTIONIST WILL NOT PERMIT ANYONE TO REMAIN ON THE PREMISES THAT IS NOT ENGAGING IN ACTIVITY PERMITTED BY THE ACT. THE AREA WILL BE MONITORED BY VIDEO SURVEILLANCE. THE OFFICER CHARGED WITH GREETING EACH PERSONS THAT ENTERS THE WAITING AREA WILL VERIFY PATIENT AND/OR CAREGIVER IDENTIFICATION.
 4. ONCE VERIFICATION IS COMPLETE, THE RECEPTIONIST WILL "BUZZ" THE PATIENT OR CAREGIVER THROUGH THE INITIAL SECURITY DOOR AND INTO THE SECURED HOLDING AREA. A VIDEO CAMERA WILL RECORD THE FACE OF THE PATIENT OR CAREGIVER AFTER THE INITIAL SECURITY DOOR CLOSES, A SECOND SECURITY DOOR WILL BE OPENED BY A COUNSELOR WHO WILL GREET THE PATIENT AND BRING THEM INTO THE LIMITED ACCESS AREA.
 5. PATIENTS WILL WALK UP TO THE COUNTER WHERE THEY WILL CONSULT WITH THE STAFF REGARDING THE TYPE OF PRODUCT TO BE PURCHASED AND QUANTITY. PRODUCTS ARE KEPT BEHIND A COUNTER OR IN THE DISPLAY COUNTER AWAY FROM PATIENT OR REGISTERED PRIMARY CAREGIVER. IF THERE IS THE NEED FOR MORE IN-DEPTH CONSULTATION, THE PATIENT WILL HAVE THE OPTION OF MEETING PRIVATELY IN OFFICE AREA.



FLOOR PLAN
SCALE: 1/4" = 1'-0"





PROJECT:
**PROPOSED
RETAILER
317 NORTH
LINCOLN ROAD
ESCANABA,
MICHIGAN 49829**

ISSUED FOR:

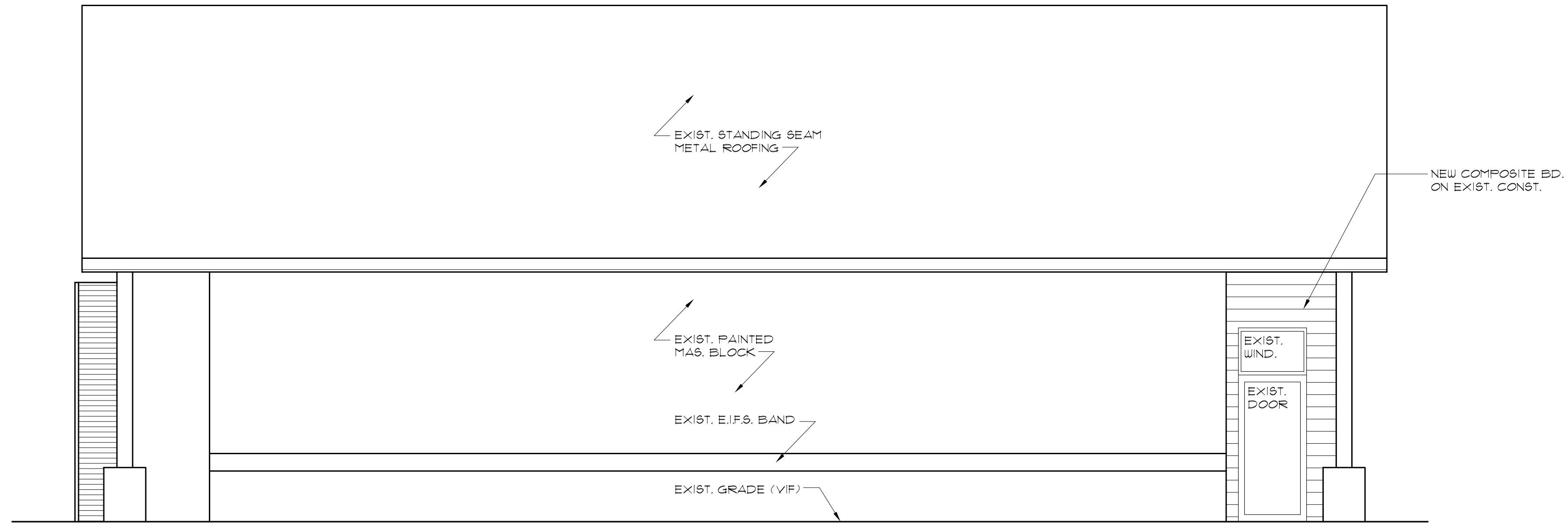
**PERMIT
10-26-2022**

DO NOT SCALE PRINTS -
USE FIGURED
DIMENSIONS ONLY

JOB NO.

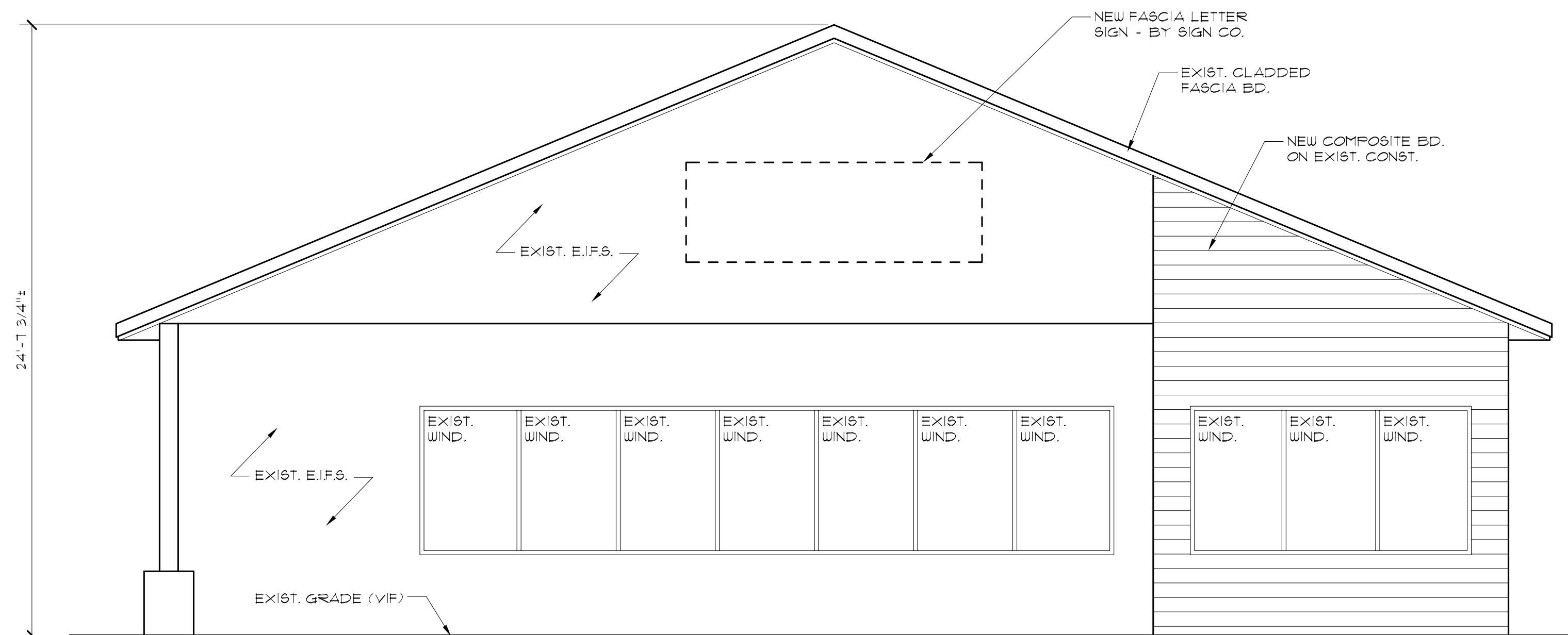
22-070

SHEET NO.



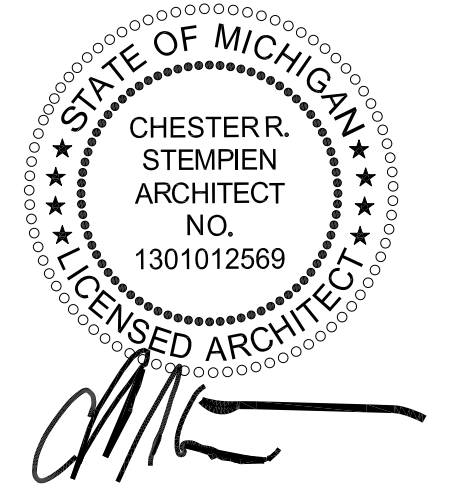
SOUTH ELEVATION

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



EAST ELEVATION

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



PROJECT:
**PROPOSED
RETAILER**
**317 NORTH
LINCOLN ROAD**
**ESCANABA,
MICHIGAN 49829**

ISSUED FOR:

PERMIT
10-26-2022

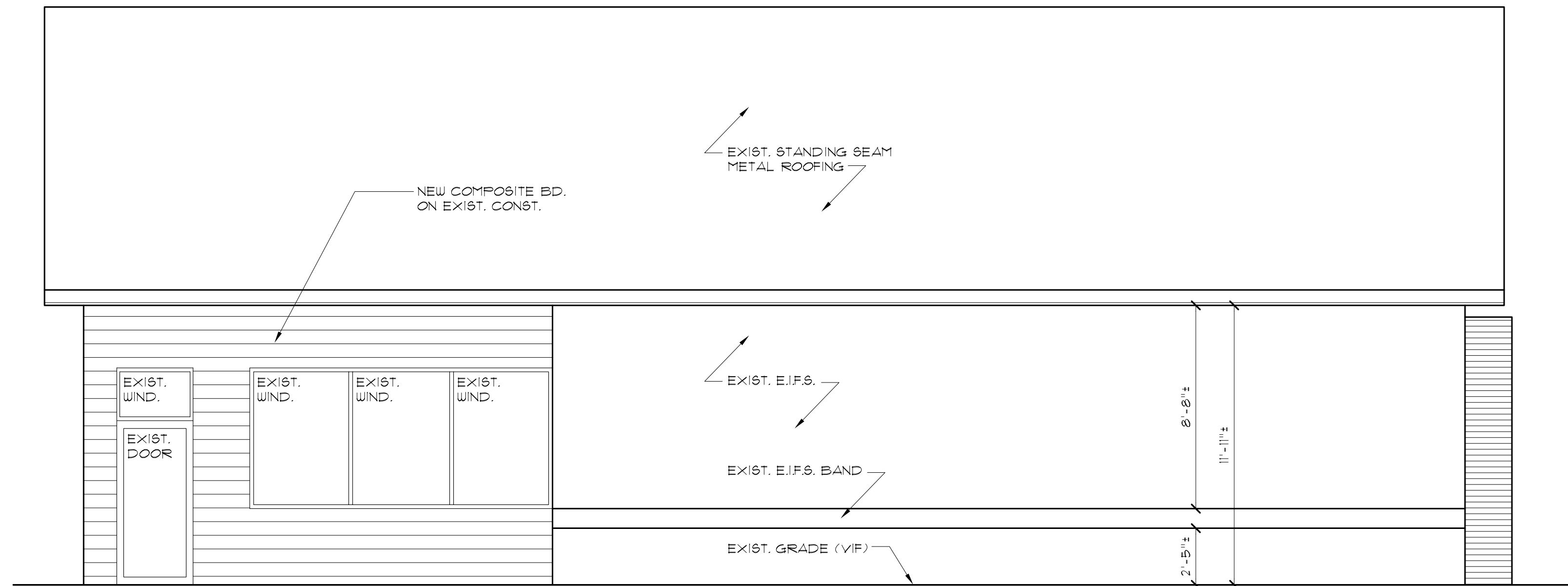
DO NOT SCALE PRINTS -
USE FIGURED
DIMENSIONS ONLY

JOB NO.

22-070

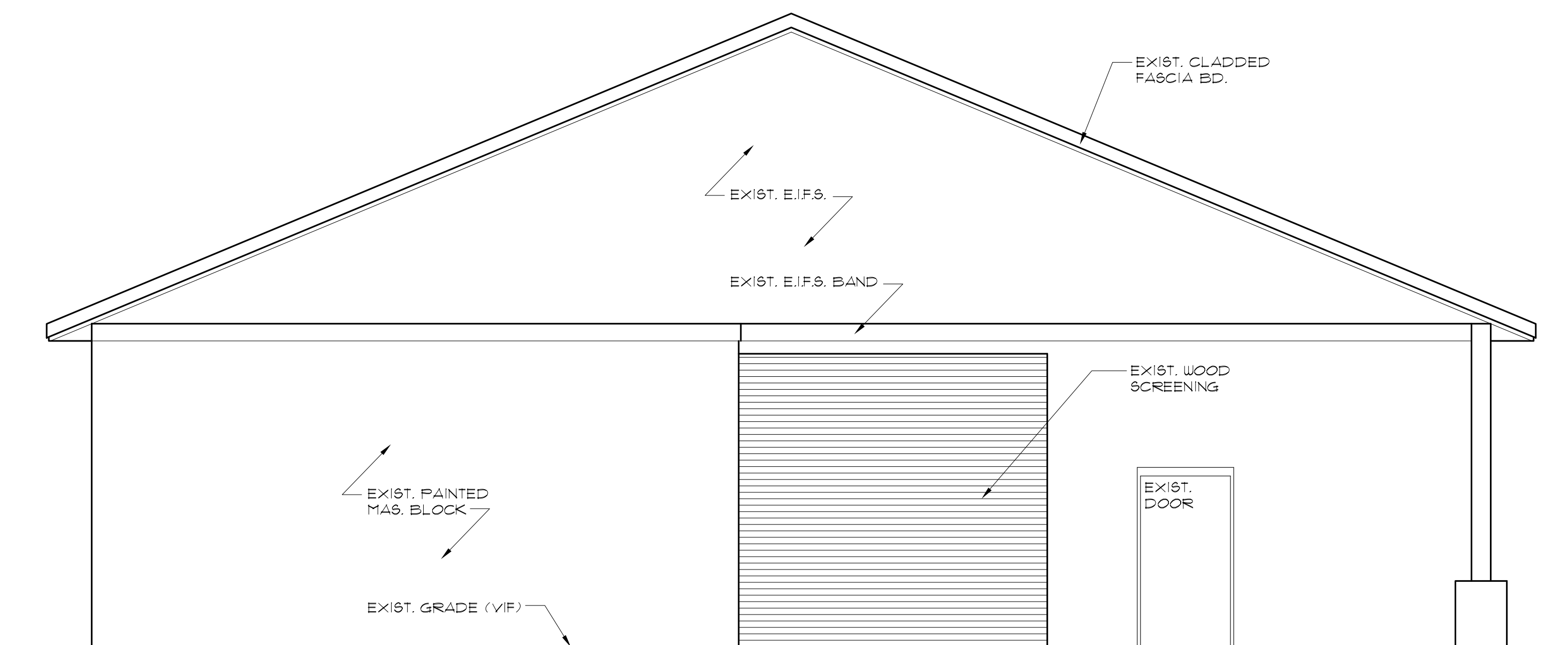
SHEET NO.

AS.5



NORTH ELEVATION

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



WEST ELEVATION

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



STAFF REPORT - MARIHUANA SPECIAL LAND USE PERMIT

For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

Project Information	
Permit # PZCM22-0002	Address 317 North Lincoln Road
Facility Name Gram's Club	
Applicant Name Brian Toma	Property Owner Name Saykly's Confectionery & Gifts
Zoning District E - Commercial	Parcel # 051-120-2825-278-002
<input type="checkbox"/> Medical Marihuana Facility <input checked="" type="checkbox"/> Adult Use (Recreational) Marihuana Establishment	
<input type="checkbox"/> Grower – Class A <input type="checkbox"/> Grower – Class B <input type="checkbox"/> Grower – Class C <input type="checkbox"/> Excess Marihuana Grower <input type="checkbox"/> Processor	<input type="checkbox"/> Safety Compliance Establishment <input checked="" type="checkbox"/> Provisioning Center/Retailer <input type="checkbox"/> Microbusiness - up to 150 plants (Adult Use Only) <input type="checkbox"/> Designated Consumption Establishment (Adult Use Only) <input type="checkbox"/> Secure Transporter
Required Documents	
<input checked="" type="checkbox"/> Photocopy of a valid, unexpired driver's license or state-issued identification card held by all individuals signing this application and... ✓ the applicant if filing as an individual, or ✓ all owners, directors, and officers of the applicant entity if filing as a non-individual.	
<input checked="" type="checkbox"/> (1) physical copy and (1) digital PDF copy of the complete construction drawings, including a Site Plan drawing and Architectural Floor Plans and Elevations, provided by the architect/engineer.	
<input checked="" type="checkbox"/> Copies of all documents issued by the Department of Licensing and Regulatory Affairs (LARA) indicating that the applicant has been prequalified for a state operating license under the Medical Marihuana Facilities Licensing Act (MMFLA) or Michigan Regulation and Taxation of Marihuana Act (MRTMA).	
<input checked="" type="checkbox"/> Any documents required by the Information & Standards Checklist.	
Development Standards Review	
Is the Information & Standards Checklist complete? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
1907 – Development Standards for Granting Plan Approval.	<div style="background-color: #ffff00; padding: 2px;">Finding: Further Discussion Recommended</div> <p>Comments: 1907.1.G. notes that pedestrian access “shall be provided [and be] physically separated and insulated... from the vehicular circulation system.” The existing structure does not necessarily meet this criteria and no change is proposed. 1907.1.H-J pertains to parking, access drives, and loading zones. 1704.1. and 1704.2. could also be referenced for parking and site access. Staff recommends that the Commission review these points in detail. 1907.1.K. should also be reviewed due to the existing roof-mounted light fixtures.</p>
1908 – Development and Design Standards in Certain Districts.	<div style="background-color: #ffff00; padding: 2px;">Finding: Further Discussion Recommended</div> <p>Comments: Staff recommends that the Commission review proposed exterior materials, as “composite board” is not listed in 1908.3.</p>
1909 – General Outdoor Lighting Requirements.	<div style="background-color: #ffff00; padding: 2px;">Finding: Further Discussion Recommended</div> <p>Comments: Existing roof-mounted light fixtures are intended to remain. The nature of these fixtures is unknown.</p>



STAFF REPORT - MARIHUANA SPECIAL LAND USE PERMIT

For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

1910 – Screening of Outdoor Storage.	Finding: Compliant
	Comments: New dumpster enclosure is shown in drawings.
1911 – Fences/Hedges.	Finding: Not Applicable
	Comments: None proposed.
1912 – Landscaping, Buffers, and Screening.	Finding: Not Compliant
	Comments: Proposed green space is calculated at appx. 5%, falling short of the required 20% per section 1912.9.3. One tree (Red Maple) is proposed, but 2 trees are required at minimum. The proposed 9 shrubs (Dwarf Burning Bush) unfortunately do not count. It is worth noting that the proposed landscaping are certainly an improvement over current conditions (appx. 350 s.f. and no trees). The requirements of this section do apply to a building undergoing redevelopment.
1913 – Alternative Buffer and Screening Requirements.	Finding: Not Applicable
	Comments: None proposed.
Special Land Use Review	
205.6.2. – Screening.	Finding: Further Discussion Recommended
	Comments: No screening proposed, but effects of light spillage, odor, and noise on adjacent properties may not be a problem per materials provided.
205.6.3. – Odor.	Finding: Compliant
	Comments: See “Litter and Waste Plan and Ventilation Plan” provided by applicant.
205.6.5. – Disposal.	Finding: Compliant
	Comments: See “Litter and Waste Plan and Ventilation Plan” and “Cannabis Recall, Quarantine, and Destruction Plan” documents provided by applicant.
205.6.7. – Signage.	Finding: Not Applicable
	Comments: No specific signage is proposed beyond a “NEW FASCIA LETTER SIGN - BY SIGN CO.” as noted on sheet AS.4, view EAST ELEVATION. Rough preliminary area is calculated to be 48 s.f., which would be compliant in this zone.
205.6.8. – Minimum Distancing Regulations.	Finding: Compliant
	Comments: Property is ±2155’ from the nearest K-12 school (750’ minimum) and ±755’ from the nearest property containing a one-family dwelling (100’ minimum).
205.6.9.1. – Product Visibility from Exterior.	Finding: Further Discussion Recommended
	Comments: Applicant states, “all marihuana products will be store [sic] in a vault or on display in the retail area where only customers with a valid photo ID are able to walk into but have no access to touch.” Product may be visible in Point of Sale room from Lincoln Road, but height of display counters may be lower than window sills. Handling of product may also allow it to be seen from the exterior.
205.6.9.2. – On-Premises Consumption.	Finding: Compliant
	Comments: The applicant notes that “this information is stated in the business plan as well as the employee handbook which is to be attached in the marihuana business license application.”



STAFF REPORT - MARIHUANA SPECIAL LAND USE PERMIT

For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

205.6.9.3. – Surveillance Systems.	Finding: Compliant
	Comments: See notes and floor plan on sheet AS.3. of the architectural drawings.
205.6.9.4. – Separation of Public Space.	Finding: Compliant
	Comments: See notes and floor plan on sheet AS.3. of the architectural drawings.
205.6.9.5. – Drive-Through Windows.	Finding: Compliant
	Comments: No drive-thru proposed in drawings. Applicant’s provided materials also note that the business has no desire to engage in drive-thru sales.
205.6.9.6. – Alcohol and Tobacco Sales	Finding: Compliant
	Comments: The applicant notes that “this information is stated in the business plan as well as the employee handbook which is to be attached in the marihuana business license application.”
205.6.9.7. – Design Compatibility with Surroundings.	Finding: Compliant
	Comments: See architectural drawings.
205.6.9.8. – Minimum Building Articulation.	Finding: Compliant
	Comments: No building bays present. Requirements of 205.6.9.8.a. and 205.6.9.8.c. are satisfied, and 205.6.9.8.b. is not relevant.
205.6.9.9. – Facades.	Finding: Compliant
	Comments: See architectural drawings.
205.6.9.10. – Entrances.	Finding: Compliant
	Comments: See architectural drawings. Existing “arctic entry” is utilized as building entrance satisfactory to these requirements.
205.6.9.11. – Windows.	Finding: Compliant
	Comments: All windows are of clear glass, and are noted as existing to remain.
205.6.9.12. – Awnings.	Finding: Not Applicable
	Comments: No awnings are proposed.
205.6.9.13. – Base and Top Treatments.	Finding: Compliant
	Comments: See architectural drawings.
205.6.9.14. – Architectural Encroachments.	Finding: Not Applicable
	Comments: No architectural encroachments are proposed.
205.6.10.1. – Growers: Odor Control Measures.	Finding: Not Applicable
	Comments: Not a grower.
205.6.10.2. – Growers: Cultivation Structure	Finding: Not Applicable
	Comments: Not a grower.



STAFF REPORT - MARIHUANA SPECIAL LAND USE PERMIT

For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator


205.6.10.3. – Growers: Cultivation Impact on Sanitary Sewer.	Finding: Not Applicable Comments: Not a grower.
205.6.11.1. – Processors: Cultivation Impact on Sanitary Sewer.	Finding: Not Applicable Comments: Not a processor.
205.6.12.1. – Safety Compliance Facilities: Cultivation Impact on Sanitary Sewer.	Finding: Not Applicable Comments: Not a safety compliance facility.



STAFF REPORT - MARIHUANA SPECIAL LAND USE PERMIT

For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

Review Procedure	
1803.1.1.2. – Application	The applicant submitted the complete application and fee for site plan consideration on or prior to the 28 business day deadline.
	Finding: Compliant Date: 10/31/2022
1802.2. – Site Plan Diagram Requirements, 1803.1.1.3. – Official Review	A preliminary review was conducted by the Planning & Zoning Administrator for comments as to the proposed development’s conformance to all applicable standards and requirements
	Finding: Compliant Date: 11/3/2022
1803.1.1.3. – Official Review, 1905 – Administration, Duties, and Responsibilities	Plans were circulated to Department Heads for review on the listed date. No concerns or comments were expressed.
	Finding: Further Discussion Recommended Date: 11/17/2022
205.4. – Notices	All notification requirements of the Ordinance have been fulfilled as follows: <input checked="" type="checkbox"/> Daily Press Newspaper Publishing Date: 11/22/2022 <input checked="" type="checkbox"/> All neighbors within 300’ Postage Date: 11/21/2022 <input checked="" type="checkbox"/> City of Escanaba Website and Facebook Page Notice Date: 12/1/2022
	Finding: Compliant
1803.1.1.4. – Approval; Referral, 1803.3. – Site Plan Approval	Being deemed complete, the proposal is referred to the Planning Commission for approval/denial within 45 days of submission.
	Respectfully,  Tyler Anthony, Planning & Zoning Administrator
	Date: 11/22/2022

Wedding

Lynch - Wetzel

MADISON, Wis. - **Elizabeth (Lizzy) Lynch**, of Escanaba, and **Alex Wetzel**, of Madison, Wis., exchanged vows on Saturday, October 15, 2022 at Olin Park in Madison, in an outdoor ceremony officiated by Seminarian Katie Mueller.

Lynch, an Escanaba native, met Wetzel, a Madison resident, while both were students at Lawrence University in Appleton, Wis.

The bride was attended by her twin brother, Mark (Lynch) Mackela; and

friends, Jessica Grau, Kerry Berres, Maddi Reynolds, Brianna Joncas, and Henry Alloway. Standing for the groom were his twin brother, Joseph; sisters, Charlie, Naomi, and Gwenna, and friends, Steve Bertelsen and Henry Killough. The bride's niece, Mary Rose Lynch, preceded the bride as flower girl.

The bride is the daughter of Philip and Jane Lynch, of Escanaba, and the groom is the son of Andrew and Nicole Wetzel, of Madison.

The newlyweds are currently residing in Madison.



Elizabeth (Lynch) and Alex Wetzel

How medieval Catholic traditions the celebration of Plymouth's pilgrims

Editor's note: The Conversation is an independent and nonprofit source of news, analysis and commentary from academic experts. The Conversation is wholly responsible for the content. Today's piece is by Joanne M. Pierce, College of the Holy Cross.

(THE CONVERSATION) — President Abraham Lincoln instituted the celebration of Thanksgiving as a national holiday in 1863 after the Union victory at the battle of Gettysburg, during the American Civil War. It was not a new idea - in 1789, President George Washington had proposed a yearly presidential proclamation of each annual Thanksgiving holiday, but President Thomas Jefferson refused to issue one after he was elected, as he considered it a religious event. Later presidents followed his example, and the holiday was effectively discontinued on the national level until Lincoln's declaration.

Today, Thanksgiving Day has come to be celebrated every year on the fourth Thursday of November. As a specialist in Catholic history and worship, I am aware that behind the history and legend of the first Thanksgiving lies a rich story that illuminates the medieval Christian roots of the holiday.

Medieval Catholic liturgy
Since the beginning of Christianity, the Eucharist, also called Holy Communion or the Lord's Supper, has been the primary worship service for Christians all over the world. The name itself comes from the ancient Greek word for thanksgiving, "eucharistia," although in part of the New Testament it is also called "the breaking of bread."

The service came to be called the Mass in Western Europe, derived from the Latin dismissal rite at the conclusion of the ceremony: *Ita missa est* - "Go, it is the dismissal." The term is still used by Roman Catholics today.

One of the most important medieval Catholic rituals, the Eucharist involves a special blessing, called a consecration, of bread and wine. This consecration is rooted in what Jesus Christ did during the ritual meal he shared with his apostles before his arrest and crucifixion - the Last Supper. The

ritual as a whole is a thanksgiving to God for the offer of salvation from sin in the crucifixion and resurrection of Jesus Christ. From at least the fourth century, Christians were expected to attend Mass every Sunday, with a few exceptions, and to rest from work.

But Catholics expressed thanksgiving in other ways, too. One hymn's first line, "Te Deum" - which says, "You, God, we praise" - has been used for centuries in Catholic worship, frequently on occasions calling for celebration and thanksgiving.

Legend has it that the text was composed by St. Ambrose, a famous theologian and Doctor of the Church. It is sometimes referred to as the "Ambrosian hymn" in medieval sources.

An early reference to the hymn is in a sixth-century book, "The Rule of St. Benedict," a collection of regulations for monks and nuns. It is listed as one of the prayers to be recited or sung at Matins, their daily morning communal prayer service.

The *Te Deum* was often followed by another short hymn: "Non nobis Domine." Taken from the first line of Psalm 115, "Not to us, Lord, not to us but to your name give glory," it is another brief expression of thanksgiving to God for whatever event was

being celebrated.

Catholics sang the *Te Deum* as a private or public way to offer thanks to God in a number of situations for centuries. King Philip II of Spain, a devout Catholic, ordered it sung after hearing of the victory of a Catholic fleet against the Ottoman Turks at sea off the shore of Greece. This Battle of Lepanto in 1571 stopped a Muslim advance into Catholic Europe.

Historical English thanksgiving

Medieval England was a Catholic country, and the public religious rituals celebrated in churches were much the same as those celebrated in Rome and the rest of Catholic Europe, with some local differences. Many of these rituals involved the theme of giving thanks.

In addition, the practice of blessing people, animals or crops was also an important part of medieval Catholic liturgy. Many of these blessing prayers included the theme of thanksgiving as well. One set of blessing prayers dealt with the blessing of ordinary bread.

Across Catholic Europe, bread might be blessed on certain feast days, but in the British Isles, a special ceremony would take place on August 1, when the first of the wheat crop was harvested. This date was

called Lammas Day, from the Anglo-Saxon words for "loaf" and "Mass." From at least the ninth century on, bread from these first grains would be baked into intricate shapes and brought to church for a special blessing.

However, this blessing of the first loaves only marked the beginning of the harvest. It was also customary in England, as well as in other parts of Europe, to hold a public festival when the harvest was done, the "gathering-in" or "harvest home." Dancing, eating, drinking and other forms of entertainment were featured. This was originally a secular festival, although other festivals of this kind could also be held on other occasions, like weddings.

Public liturgies of thanksgiving could also be proclaimed on other occasions. For example, the English victory over the French at the battle of Agincourt in 1415 was celebrated in London by the mayor and populace with the singing of the *Te Deum* and the ringing of bells at the city's churches. Later, a prayer service in Westminster Abbey was held, attended by the mayor and members of the royal family.

The Church of England
After King Henry VIII broke away from Rome in 1534, the English sovereign became by

law the Head of the Church in England. After his death, a reformed English-language liturgy, compiled in the Anglican Book of Common Prayer, was used throughout the country.

Public worship services of thanksgiving were held annually on certain specific occasions, like the anniversary of the sovereign's accession to the throne. As in the medieval period, the sovereign could also proclaim a day of thanksgiving, complete with the singing of the *Te Deum* in Latin, to celebrate other important events, like the birth of a royal heir - in this case, the birth of Prince Edward, the future King Edward VI, to King Henry VIII and his third wife, Jane Seymour, in 1537. King James I was the first King of England to be crowned in an English-language ceremony.

Protestant Pilgrims

However, not every Christian in England was happy with the Book of Common Prayer, finding it still too influenced by Catholic practice. The Pilgrims were among the English Protestant groups who rejected the Church of England's more moderate reforms completely and wished to separate from it to form their own church communities - separatists - as opposed to the Puritans, who desired further reforms within the Church of England to

"purify" it.

Because of increasing legal persecution of "non-conformists" - those who did not attend or belong to the Church of England - in the early 17th century, they at first left England for a country where they might practice their beliefs freely. In Holland, they settled in the town of Leiden, and lived there for several years. But the Pilgrims faced other problems there - they worked at low-paying jobs and they worried that their children were becoming more Dutch than English.

Eventually, they joined a group of other travelers on a ship called the *Mayflower* to travel to the New World. There, in 1620, they landed a little farther north than their original destination - Virginia - settling at Plymouth on the coast of what is today Massachusetts in December 1620.

The Pilgrims faced a hard struggle to survive that first winter and many died. But after a good harvest the next year, they celebrated. They may not have sung a Catholic or Anglican *Te Deum* or danced in the street, but they held a Thanksgiving in their own way following the customs they had grown up with in England: with prayer and feasting.

DAILY PRESS
BINGO!
Your Chance To win \$350 Cash!
Today's Lucky Number
November cards are Black
B 11
Today's Game Sponsored by:
DAILY PRESS
600 Ludington St., Escanaba
906-786-2021

PLEASE DON'T DRINK & DRIVE THIS HOLIDAY SEASON

A blood alcohol content (BAC) level of 0.08 percent is considered legally impaired. However, alcohol can start to affect many of your senses after only one drink. No matter the circumstances, you should never drink and drive. It's not worth the risk of putting yourself and others in danger.

City of Escanaba MICHIGAN
CITY OF ESCANABA
REGULAR MEETING OF THE PLANNING COMMISSION

At a regular meeting of the Escanaba Planning Commission on Thursday, December 8, 2022, at 6:00pm in the Council Chambers of the Escanaba City Hall, 410 Ludington Street, Escanaba, MI 49829, the following Public Hearings will be conducted:

Special Land Use - Gram's Club.
In accordance with Zoning Ordinance Section 205, the Planning Commission will hold a Public Hearing on the application for a Special Land Use Permit as filed for a Recreational Marihuana Provisioning Center/Retail Establishment named "Gram's Club" to be located at 317 North Lincoln Road.

Special Land Use - Higher Love Escanaba
In accordance with Zoning Ordinance Section 205, the Planning Commission will hold a Public Hearing on the application for a Special Land Use Permit as filed for a Recreational Marihuana Provisioning Center/Retail Establishment named "Higher Love Escanaba" to be located at 421 North Lincoln Road.

Site Plan Review - 723 Ludington Street
Lake Effect Distillery LLC - Distillery with Onsite Tasting Room
The Planning Commission will review a proposed site plan for a craft distillery including a tasting room and a separate barrel-aging building.

The public is cordially invited to attend this meeting should you have any questions, comments or concerns. If you are unable to attend this meeting, you may submit your written concerns to the City of Escanaba, Planning & Zoning Dept., P.O. Box 948, 410 Ludington Street, Escanaba, MI 49829 by December 8, 2022. All written and signed correspondence will be entered into the public record.

More detailed information related to these agenda items can be viewed at City Hall, 410 Ludington Street, Escanaba, MI 49829 or on the City's website at escanaba.org under the Planning Commission page one week prior to the meeting.

Escanaba Planning Commission

WARD'S AUTO BODY

From Minor Scratches to Major Collision Damage!
We Do It All!

•Free Estimates •Loaner Cars •Equipped To Handle •Large Vehicles
3101 N. Lincoln Rd., Escanaba • **906-789-2775**



November 21, 2022

«Owner_Name»
«Address_Owners»
«City_Owners», «State_Owners» «Zip_Code_Owners»

RE: Public Hearing Notification & Invitation to Comment

Dear Property Owner:

You are receiving this letter because your property at «Address_Physical» is within 300 feet of a project scheduled for a Public Hearing and Site Plan Review before the Planning Commission on **Thursday, December 8, 2022 at 6:00pm** at Escanaba City Hall, 410 Ludington Street.

**Special Land Use Review—317 North Lincoln Road
Gram’s Club—Marihuana Retail Establishment**

One week prior to the meeting, a copy of the project plans can be viewed in the agenda packet on our website at escanaba.org or can also be viewed at City Hall, Second Floor, 410 Ludington Street, Escanaba, MI, Monday through Friday, 7:30am to 4:00pm.

You are invited to attend this meeting should you have any interest in this project. If you have comments, but are unable to attend, please submit your written comments to the Planning & Zoning Department prior to Thursday, December 8, 2022. All written and signed comments will be entered into the public record.

The City of Escanaba will provide all necessary, reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon five days’ notice to the City of Escanaba Clerk’s Office by writing or calling (906) 786-9402.

Sincerely,

Tyler Anthony, Planning & Zoning Administrator
on behalf of the Escanaba Planning Commission

PROOF OF SERVICE – MAILING	
This document was enclosed in sealed envelope, first class postage fully prepaid, and deposited in the U.S. Government Mail.	
Addressee(s):	Assessed Property Owner/Occupant 300’ Radius of 317 N Lincoln Rd
Mailing Date:	November 21, 2022
Attested To By:	Heather Calouette City of Escanaba - City Hall



Mission Statement

Enhancing the enjoyment and livability of our community by providing quality municipal services.
The City of Escanaba is an equal opportunity employer and provider.

300' Radius from 317 North Lincoln Road



Address (Physical)	Owner Name	Address (Owner's)	City (Owner's)	State (Owner's)	Zip Code (Owner's)
301 N LINCOLN RD	DIAL ESCANABA MALL 1 LP	11506 NICHOLAS ST STE 100	OMAHA	NE	68154-4421
317 N LINCOLN RD	SAYKLLYS CONFECTIONERY & GIFTS	1304 LUDINGTON ST	ESCANABA	MI	49829-2848
319 N LINCOLN RD	DIAL ESCANABA BUILDING 1 LP	11506 NICHOLAS ST STE 100	OMAHA	NE	68154-4421
309 N LINCOLN RD	DIAL ESCANABA OUTLOTS LP	11506 NICHOLAS ST	OMAHA	NE	68154-4407
2400 1ST AVE N	DIAL ESCANABA OUTLOTS LP/O RYAN	15 W 6TH ST STE 2400	TULSA	OK	74119-5417
225 N LINCOLN RD	ESCANABA RETAIL MANAGEMENT II LLC	30200 TELEGRAPH RD STE 205	FRANKLIN	MI	48025-4503
400 N LINCOLN RD	THOMPSON TRACY L	PO BOX 644	ESCANABA	MI	49829-0644
318 N LINCOLN RD	UP ENTERPRISES LLC	1505 N LINCOLN RD	ESCANABA	MI	49829-1834
2205 3RD PLACE NORTH	ELIMERS COUNTY MARKET INC	412 N LINCOLN RD	ESCANABA	MI	49829-1395
200 N LINCOLN RD	BAYBANK	PO BOX 191	GLADSTONE	MI	49837-0191
225 N 21ST ST	CITY OF ESCANABA	410 LUDINGTON ST	ESCANABA	MI	49829-3924
2205 3RD PLACE NORTH	ELIMERS COUNTY MARKET INC	412 N LINCOLN RD	ESCANABA	MI	49829-1395
501 N LINCOLN RD	NORTHLAND CENTERS INC/O C/O DP MANAGEMENT	11506 NICHOLAS ST STE 200	OMAHA	NE	68154-4421
401 N LINCOLN RD	WESTMINSTER DEVELOPMENT LLC	2601 W 26TH ST	ERIE	PA	16506-3063
2404 3RD AVE N	LEONARD ZACHARY & JILL ANN	385 BISHOP WOODS RD	MARQUETTE	MI	49855-8606
408 N LINCOLN RD	HOSPITALITY PROPERTIES TRUST	255 WASHINGTON ST	NEWTON	MA	02458-1637

AGENDA REPORT – PLANNING COMMISSION

For the meeting agenda of December 8, 2022

PUBLIC HEARING #2

Title: Special Land Use Review- 421 North Lincoln Road— Higher Love Escanaba

Background:

In accordance with Zoning Ordinance Section 205, the Planning Commission will hold a Public Hearing on the application for a Special Land Use Permit as filed by Higher Love Escanaba for a Recreational Marihuana Provisioning Center/Retail Establishment to be located at 421 North Lincoln Road.

Options for Action:

1. To approve the site plan for a provisioning center/ retail marihuana establishment located at 421 North Lincoln Road. A separate sign application will be required.
2. To conditionally approve the site plan for a provisioning center/ retail marihuana establishment located at 421 North Lincoln Road. (Must list standards not met and reasons to conditionally approve the site plan)
3. To deny the site plan for a provisioning center/ retail marihuana establishment located at 421 North Lincoln Road. (Must list standards not met and reasons for denial.)

Attachments:

1. Special Land Use Permit Application— Higher Love Escanaba
2. Staff Report- 421 North Lincoln Road— Higher Love Escanaba
3. Public Hearing Notice, Neighbor Notification Letter & Mailing List



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

Submission Information	
<p>Application Fee: \$500</p> <p>Mail to: Planning & Zoning Department PO Box 948, Escanaba, MI 49829</p> <p>In-Person: 410 Ludington Street 2nd Floor (M-F, 7:30a-4p)</p> <p>Email: permits@escanaba.org</p>	<p>Payment due upon submittal.</p> <p>Cash, check, and credit card are accepted.</p> <p>Make checks payable to “City of Escanaba”.</p> <p>Additional processing fee applies to credit card transactions.</p> <p>Payment by credit card is accepted in-person or by phone.</p>

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

City Staff can assist with locating some information, but Applicant is responsible for submitting a complete application.

Property and Facility/Establishment Identification	
Address 421 N Lincoln Rd Escanaba, MI	Parcel # 051-421-2825-200-028
Facility/Establishment Name Higher Love Escanaba	<input type="checkbox"/> Medical Marihuana Facility <input checked="" type="checkbox"/> Adult Use (Recreational) Marihuana Establishment

Required Components	
<p>Did you obtain pre-qualification status from the State of Michigan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>Please provide the following documents to submit a complete application:</p> <ul style="list-style-type: none"> ■ Photocopy of a valid, unexpired driver’s license or state-issued identification card held by all individuals signing this application and... <ul style="list-style-type: none"> ✓ the applicant if filing as an individual, or ✓ all owners, directors, and officers of the applicant entity if filing as a non-individual. ■ (1) physical copy and (1) digital PDF copy of the complete construction drawings, including a Site Plan drawing and Architectural Floor Plans and Elevations, provided by the architect/engineer. ■ Copies of all documents issued by the Department of Licensing and Regulatory Affairs (LARA) indicating that the applicant has been prequalified for a state operating license under the Medical Marihuana Facilities Licensing Act (MMFLA) or Michigan Regulation and Taxation of Marihuana Act (MRTMA). ■ Any documents required by the Information & Standards Checklist. 	

Type of Facility/Establishment and Restrictions		
An establishment may not be located within 750’ of an existing public or private K-12 school.		
May not be located within 500’ of an existing single-family dwelling.	May not be located within 100’ of an existing single-family dwelling. <i>Exception: E-3 – Central Commercial.</i>	No additional distance restriction.
<input type="checkbox"/> Grower – Class A <input type="checkbox"/> Grower – Class B <input type="checkbox"/> Grower – Class C <input type="checkbox"/> Excess Marihuana Grower <input type="checkbox"/> Processor <input type="checkbox"/> Safety Compliance Establishment	<input checked="" type="checkbox"/> Provisioning Center/Retailer <input type="checkbox"/> Microbusiness - up to 150 plants (Adult Use Only) <input type="checkbox"/> Designated Consumption Establishment (Adult Use Only)	<input type="checkbox"/> Secure Transporter



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

Description of Project		
Interior renovation of the existing Staples Building located a 421 N Lincoln Rd. Exterior work includes painting of the exterior and a new sign. No proposed site work.		
Structure Length (ft), Width (ft), Area (s.f.)	Number of Stories, Height (ft)	Project Valuation
135' x 195', 23,884 sqft	1	\$ 750,000
New utilities to be incorporated: <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> N/A		

Contact Information	
Property Owner Name	Company (if non-individual)
Joni Moore	
Address, City, State, ZIP	
[REDACTED]	
Phone	Email
[REDACTED]	[REDACTED]
Applicant/Owner's Representative Name	Company (if non-individual)
Matthew Treado	
Address, City, State, ZIP	
[REDACTED]	
Phone	Email
[REDACTED]	[REDACTED]
Architect/Engineer Name	Company
Matthew Treado	UPEA
Address, City, State, ZIP	
424 S Pine Street	
Phone	Email
906-235-4810	mtreado@upea.com
Contractor Name	Company
TBD	
Address, City, State, ZIP	
[REDACTED]	
Phone	Email
[REDACTED]	



This Section Staff Use Only		
Date Submitted	Fee Paid: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Receipt #
11/3/2022		9308217
Lot Type: <input type="checkbox"/> Corner <input checked="" type="checkbox"/> Interior <input checked="" type="checkbox"/> Irregular	Length, Width, Area (s.f.)	
	209 x 306, 61,201.8 sf	
Area of Existing Structures (s.f.)	Zoning District:	
24,486	E-Commercial	
Easements:		
(2) 15' electric easements exist on W side of parcel.		



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

INFORMATION & STANDARDS CHECKLIST

APPLICANT:

Complete the following checklist to verify that the following Site Plan Information, Development Standards, and Marihuana Establishment Special Land Use Standards have been reviewed and incorporated into the plan.

Attach a separate verification sheet referencing each checklist item number. This sheet must include explanations or evidence that would demonstrate compliance with the standard OR why the standard is not applicable to the project. Failure to address these items will delay approval. A site plan review will not be scheduled for hearing by the Planning Commission until a complete application is submitted.

Site Plan Information		Yes	N/A
SP-1	The site plan must consist of a scaled drawing at a scale of one inch equals twenty feet (1"=20') or less, showing the site, its zoning classification, location, type, and size of structures and/or land on adjacent properties within two hundred (200) feet of the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-2	Boundary survey of property prepared by a registered survey showing the location of proposed and/or existing property line, dimensions, legal descriptions, setback lines, and monument locations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-3	Location and type of significant existing vegetation as determined by a qualified, city approved authority.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-4	Location and elevations of existing water courses and water bodies, including county drains and manmade surface drainage ways.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-5	Location of existing and/or proposed buildings and intended uses thereof, as well as the length, width, and height of each building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-6	Proposed location of accessory structures, buildings and uses, including but not limited to, all flagpoles, light poles, storage sheds, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-7	Location of snow storage areas.	<input type="checkbox"/>	<input type="checkbox"/>
SP-8	Location of existing public roads, rights-of-way, and private easements of record and abutting streets. Dedication of any right-of-way for widening, extension, or connection of major streets as shown on the official Master Street Plan, and granting of easement(s) for public utilities where required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-9	Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-10	Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-11	Location, size, and characteristics of all loading and unloading areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-12	Location and design of all sidewalks, walkways, bicycle paths and areas for public use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-13	Location of water supply lines and/or wells, including fire hydrants and shut-off valves, and the location and design of storm sewers, retention or detention ponds, wastewater lines, clean-out locations, connection points and treatment systems, including septic systems, if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-14	Location of all other utilities on the site, including but not limited to natural gas, electric, cable TV, telephone, and steam.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-15	Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools, if applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-16	Location, size, and specifications of all signs and advertising features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-17	Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-18	Location, height, size and specifications of all fences, walls, and other screening features with cross sections.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-19	Location and specifications for all proposed perimeter and internal landscaping and other buffering features. For each new landscape material, the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location or range of sizes as appropriate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-20	Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-21	Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by government authorities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-22	Identification of any significant site amenities or unique natural features.	<input type="checkbox"/>	<input checked="" type="checkbox"/>



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

SP-23	Identification of any significant views onto or from the site to or from adjoining areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SP-24	North arrow, scale and date of original submittal and last revision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SP-25	Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development Standards for Granting Plan Approval		Yes	N/A
DS-1	Building orientation. Primary structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-2	Roof equipment. All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from recreation trails or from a public sidewalk adjacent to the site by a parapet wall or similar architectural feature. Exception: Solar energy collection panels do not require screening to allow maximum effectiveness.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-3	Visual and sound mitigation. Reasonable visual and sound mitigation for all structures shall be provided. Fences, walks, barriers, and landscaping shall be used appropriately for the protection and enhancement of property and for the privacy of its occupants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-4	Emergency access. Every principal building or groups of buildings shall be so arranged as to permit emergency access by some practical means to all sides	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-5	Street access. Every development shall have legal access to a public or private street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-6	Circulation system. The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian, and bicycle ways in the area. Travel ways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-7	Non-motorized circulation system. A pedestrian and/or non-motorized vehicle circulation system shall be provided which is physically separated and insulated as reasonably possible from the vehicular circulation system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-8	Parking areas. All parking areas shall be designed to facilitate safe and efficient vehicular, non-motorized vehicle traffic, pedestrian circulation, minimize congestion at points of access and egress to intersecting roads, to encourage the appropriate use of alleys and minimize the negative visual impact of such parking area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-9	Shared drives. Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted. Shared use access between two (2) or more property owners should be encouraged through driveways constructed along property lines, connecting parking lots and construction of on-site of frontage roads and rear service drives; particularly within three hundred (300) feet of major intersections, for sites having dual frontage, at locations with site distance problems, and/or along roadway segments experiencing congestion or accidents. In such cases, shared access of some type may be the only access design allowed. In cases where a site is adjacent to an existing frontage road, parking lot of a compatible use, or rear service drive, a connection to the adjacent facility may be required by the Planning Commission through a mutual Access Easement Agreement. In cases where a site is adjacent to undeveloped property, the site should be designed to accommodate a future frontage road, parking lot connection, rear service drive or shared access drive. The applicant shall provide the City with letters of agreement or access easements from all affected property owners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-10	Loading, unloading and storage areas. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which are visible from residential districts or public rights-of-way shall be screened by a vertical screen consisting of structural and/or plant materials not less than six feet in height. Loading docks should be located at the side yard or rear yard of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-11	Light sources. Exterior light sources shall be deflected downward and away from adjacent properties and rights-of-way to promote and enhance "dark-sky" designs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-12	Utilities. Adequate utilities shall be provided to properly serve the development. All utilities shall be placed underground.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-13	Environmental issues. Sites at which hazardous substances and potential pollutants are stored, used, or generated shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, lakes, streams, creeks, or wetlands.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-14	Tree Preservation Purpose and Intent. Trees are a critical part of the vegetation that serves to decrease and filter storm water runoff, to mitigate the urban heat island effect created by paved and other built surfaces, to remove pollutants from the air, to abate visual and noise pollution, and to provide habitat for wildlife. Tree removal thus increases the burden on the community to effectively address these issues. The goals of the tree preservation provisions are to reduce tree loss during development, to reduce damage to standing trees during construction, to provide for replacement of trees lost during construction, to provide for the planting of trees lost during construction, to provide for the planting of trees where none occurred previously, and to provide for the maintenance of preserved trees after construction is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS-15	Storm Water Control Plan. A Storm Water Control Plan shall be designed appropriately to carry storm water away from buildings and adjacent properties into an approved collection system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

DS-16	Section 1908 reviewed for Additional Development & Design Standards in Certain Districts. (Addresses exterior materials that may/may not be used.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marihuana Establishment Special Land Use Standards		Yes	N/A
ME-1	Facilities and establishments must comply with the MMFLA or MRTMA, as applicable; all Rules; and any other applicable state laws or regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-2	Facilities and establishments must be sufficiently screened or buffered with a fence, wall, or landscape screen to minimize light spillage, odor, and noise (including noise associated with truck traffic or other machinery), affecting adjacent properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-3	Facilities and establishments must take commercially reasonable measures to ensure that odor is not detectable outside of the building or property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-4	Facilities and establishments must comply with all City codes and ordinances, including but not limited to the International Fire Code, as adopted by the City at Section 12-16 of the Code of Ordinances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-5	Special use applicants must provide a plan for the storage and disposal of marihuana or chemicals associated with marihuana cultivation to minimize the risk of theft or harm resulting from chemical exposure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-6	No marihuana may be stored overnight outside of an enclosed building. By way of example and without limitation, it is unlawful to store marihuana overnight in an outdoor waste bin or a secure transport vehicle parked outdoors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-7	An establishment may not be located within seven hundred and fifty (750) feet of an existing public or private K-12 school as measured from the nearest point of the property line.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-8	The exterior appearance of a provisioning center or retailer must be compatible with surrounding businesses with respect to façade type, ground floor opacity, size and placement of signage, site layout, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-9	Building bays shall be a maximum of thirty feet in width. Bays shall be visually established by architectural features such as columns, ribs or pilasters, piers, and fenestration pattern. To add architectural interest and variety and avoid the effect of a single, long, or massive wall with no relation to human size, the following additional standards shall apply: <ul style="list-style-type: none"> No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty feet without including at least two of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions. Side or rear walls that face walkways may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear façades shall be prohibited. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-10	Façades that face streets or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, along no less than fifty percent of the façade.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-11	Primary building entrances shall use clear glass and be clearly defined and recessed or framed by a sheltering element such as an awning, arcade, or portico to provide shelter from the inclement weather.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-12	Windows shall have clear glass.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-13	Awnings shall be no longer than a single storefront.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-14	All façades shall have: <ul style="list-style-type: none"> A recognizable “base” consisting of, but not limited to: (a) thicker walls, ledges, or sills; (b) integrally textured materials such as stone or other masonry; (c) integrally colored and patterned materials such as smooth-finished stone or tile; (d) lighter or darker colored materials, mullions, or panels; or (e) planters. A recognizable “top” consisting of, but not limited to: (a) cornice treatments, other than just colored “stripes” or “bands,” with integrally textured materials such as stone or other masonry or differently colored materials; (b) sloping roof with overhangs and brackets; (c) stepped parapets. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-15	Encroachments for special architectural features, such as bay windows, decorative roofs and entry features may be considered; however, in no case may such features be below a height of 8 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marihuana Establishment Special Land Use Standards – Provisioning Centers/Retailers		Yes	N/A
MR-1	A retailer may not be located within one hundred (100) feet of any existing one-family dwelling as measured from the nearest point of the property line, except that this distance requirement does not apply in the E-3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR-2	The interior of the establishment must be arranged in a way such that neither marihuana nor marihuana-infused products are visible from the exterior of the establishment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR-3	Consumption of marihuana shall be prohibited in the retail establishment, and a sign shall be posted on the premises of each retail center indicating that consumption is prohibited on the premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR-4	Provisioning centers and retailers shall continuously monitor the entire premises on which they are operated with surveillance systems that include security cameras. The video recordings shall be maintained in a secure, off-site location for a period of 14 days.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

MR-5	The public or common areas of the retail establishment must be separated from restricted or non-public areas of the marihuana establishment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR-6	No drive-through window on the portion of the premises occupied by a retail establishment shall be permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR-7	Provisioning centers and retailers shall not allow the sale, consumption, or use of alcohol or tobacco products on the premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marihuana Establishment Special Land Use Standards – Growers, Processors, Safety Compliance		Yes	N/A
MG-1	A grower, processor, or safety compliance establishment may not be located within five hundred (500) feet of any existing one-family dwelling as measured from the nearest point of the property line.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MG-2	<p>Marihuana growers must control and eliminate odor as follows:</p> <ul style="list-style-type: none"> The building must be equipped with an activated air scrubbing and carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter and air scrubbing system. The filtration system must consist of one or more fans, activated carbon filters and be capable of scrubbing the air prior to leaving any building. At a minimum, the fans must be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filters shall be rated for the applicable CFM. The air scrubbing and filtration system must be maintained in working order and must be always in use. The filters must be changed per manufacturers' recommendation to ensure optimal performance. Negative air pressure must be maintained inside the building. Doors and windows must remain closed, except for the minimum time length needed to allow people to ingress or egress the building. An alternative odor control system is permitted if the special use applicant submits a report by a mechanical engineer licensed in the state of Michigan sufficiently demonstrating that the alternative system will eliminate odor as well or better than the air scrubbing and carbon filtration system otherwise required. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MG-3	Cultivation must occur within an enclosed building with exterior facades consisting of opaque materials typical of an industrial or commercial building. The roof of the building may be constructed of a rigid transparent or translucent material designed to let in light, such as glass or rigid polycarbonate or fiberglass panels. Films or other non-rigid materials cannot be used to construct any component of the building's exterior structure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MG-4	Cultivation must be conducted in a manner to minimize adverse impacts on the City's sanitary sewer and in compliance with the City's Wastewater Ordinance. The City's Water/Wastewater Department shall review all pertinent information relating to sewer discharges and shall provide any comments to the planning commission.	<input type="checkbox"/>	<input checked="" type="checkbox"/>



MARIHUANA SPECIAL LAND USE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

All construction or addition to a structure requires zoning approval, whether or not a building permit is required.

- Please call the Delta County Building & Zoning Department at (906) 789-5189 to determine if you will need a building permit in addition to the Zoning Compliance Permit.

Property Access:

- Assessing Staff may visit the property for tax purposes, as applicable.
- Planning & Zoning Staff may visit the property for inspection and verification of compliance with this permit.

Setbacks:

- A setback is the distance required between a property line and a roof edge, excluding allowable projections and encroachments.
- Setbacks vary by zoning district and for corner lots. On corner lots, both street frontages are considered as front lot lines for setback purposes. The side opposite the street address is considered the rear yard. The remaining side is the side yard.

Property Lines:

- It is the property owner’s responsibility to know the exact location of their property lines.
- The City Engineering Department can assist with locating existing property corner markers upon request. This is not a legal survey and is not guaranteed to be accurate. The City of Escanaba assumes no responsibility for property corner markings, measurements, or errors thereof.
- If greater assurance of accuracy is desired, please contact a local surveying firm for a full property survey.

Penalties for Construction Prior to Approval:

- If construction commences prior to obtaining an approved Zoning Compliance Permit, citations for civil infractions may be issued. Additionally, the structure will be required to be moved or altered to bring it to full compliance with the zoning ordinances.

Zoning Ordinance Compliance:

- The above stipulations and requirements are not all-inclusive.
- It is the applicant’s and property owner’s responsibility to review the Zoning Ordinance for all the applicable standards regarding the proposed project.

Easements:

- No structures will be permitted within any legal easement.
- Existing structures that are located within an easement will be evaluated for easement violation and may be required to be moved or removed.

Affidavit and Signature

I, the undersigned, have read and understand the above statements. I acknowledge that the information in this application is true, and if found not to be true, any zoning permit that may be issued may be void. I agree to comply with the conditions and regulations provided with any permit that may be issued and will also comply with all applicable sections of the City of Escanaba Zoning Ordinance. I give permission for officials of the City of Escanaba, the County, and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Finally, I understand that this is a zoning permit application (not a permit) and that a zoning permit, if issued, conveys only land use rights, and does not include any representation or conveyance of right in any other statute, building code, deed restriction or other property rights.

Property Owner Signature *Joni Moore* Printed Name Joni Moore Date 11/3/22

Applicant Signature *Joni Moore* Printed Name Joni Moore Date 11/3/22

GRETCHEN WHITMER
GOVERNOR



ORLENE HAWKS
DIRECTOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING
VIA ELECTRONIC MAIL

Date: January 13, 2021

Addressee: Higher Love Corporation

Address:



RE: Prequalification status for your pending application

Dear Applicant:

The Marijuana Regulatory Agency (Agency) considered your partial application for prequalification status and determined that you have prequalification status pursuant to the licensing provisions of the Michigan Regulation and Taxation of Marihuana Act (MRTMA) and associated rules. This letter may be provided to a municipality as documentation of your prequalification status. Please note that this is a pending status until all application requirements of the MRTMA and associated rules are completed. A state license for a marihuana establishment cannot be issued at this stage of the application process. During complete application review, the Agency will consider all information relevant to eligibility including information that has been newly acquired or information that is newly apparent since determination of prequalification status.

If you have not already done so, please submit a marijuana establishment license application (Step 2) for each state license for which you wish to apply. You may submit an application online through the Accela Citizen Access Portal on the Agency website at www.michigan.gov/mra or your application may be submitted by mail or in person as follows:

Mailing Address:

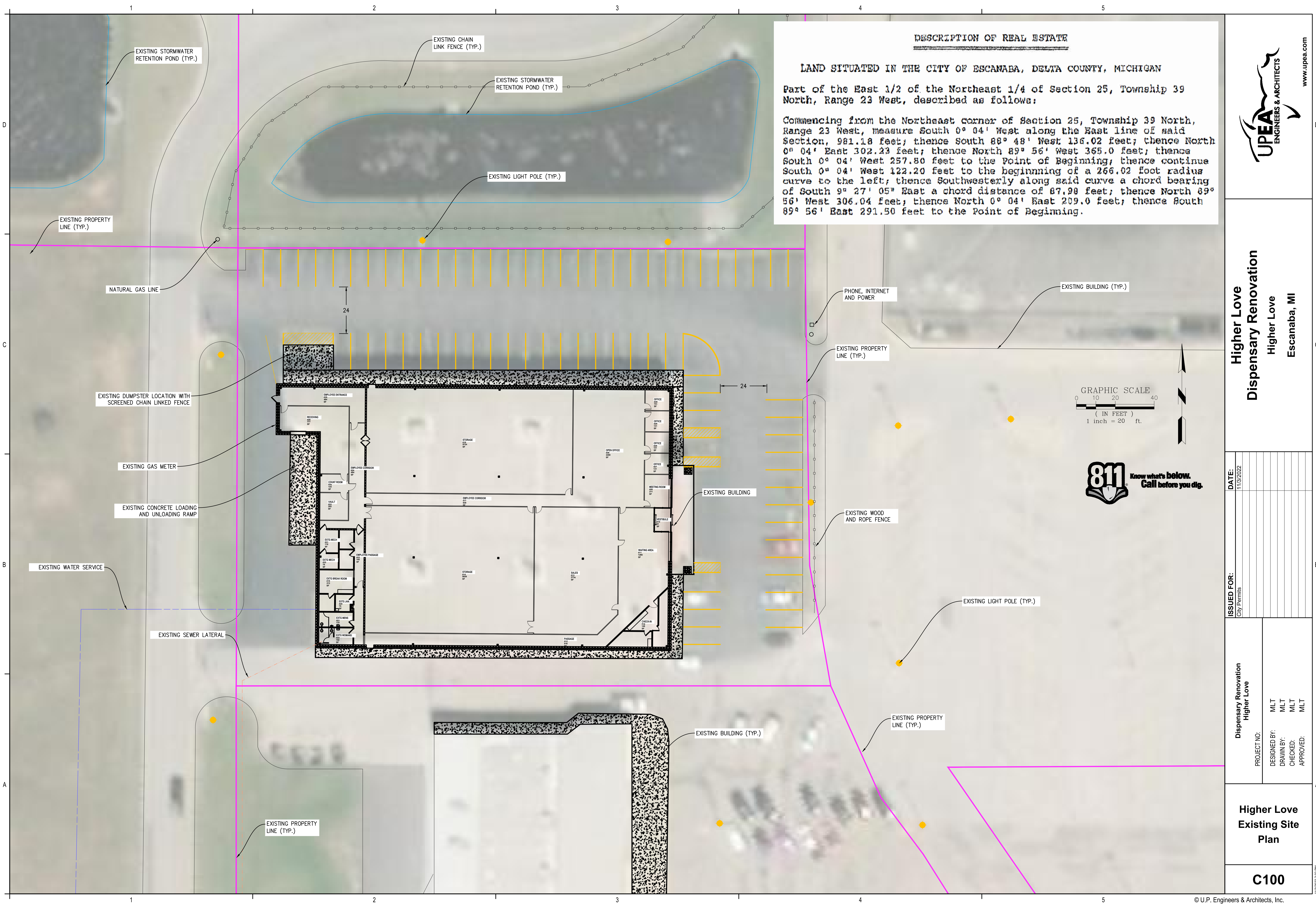
Marijuana Regulatory Agency
Licensing Division
Adult-Use
P.O. Box. 30205
Lansing, MI 48909

In Person:

Marijuana Regulatory Agency
Licensing Division
Adult-Use
2407 North Grand River
Lansing, MI 48906

Sincerely,

Licensing Division
Marijuana Regulatory Agency



DESCRIPTION OF REAL ESTATE

LAND SITUATED IN THE CITY OF ESCANABA, DELTA COUNTY, MICHIGAN

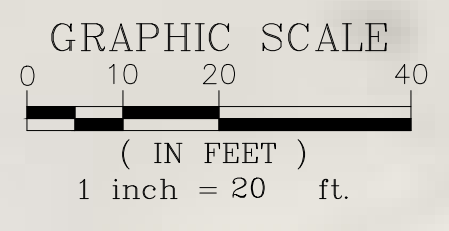
Part of the East 1/2 of the Northeast 1/4 of Section 25, Township 39 North, Range 23 West, described as follows:

Commencing from the Northeast corner of Section 25, Township 39 North, Range 23 West, measure South 0° 04' West along the East line of said Section, 981.18 feet; thence South 88° 48' West 136.02 feet; thence North 0° 04' East 302.23 feet; thence North 89° 56' West 365.0 feet; thence South 0° 04' West 257.80 feet to the Point of Beginning; thence continue South 0° 04' West 122.20 feet to the beginning of a 266.02 foot radius curve to the left; thence Southwesterly along said curve a chord bearing of South 9° 27' 05" East a chord distance of 87.99 feet; thence North 89° 56' West 306.04 feet; thence North 0° 04' East 209.0 feet; thence South 89° 56' East 291.50 feet to the Point of Beginning.



**Higher Love
Dispensary Renovation**

Higher Love
Escanaba, MI

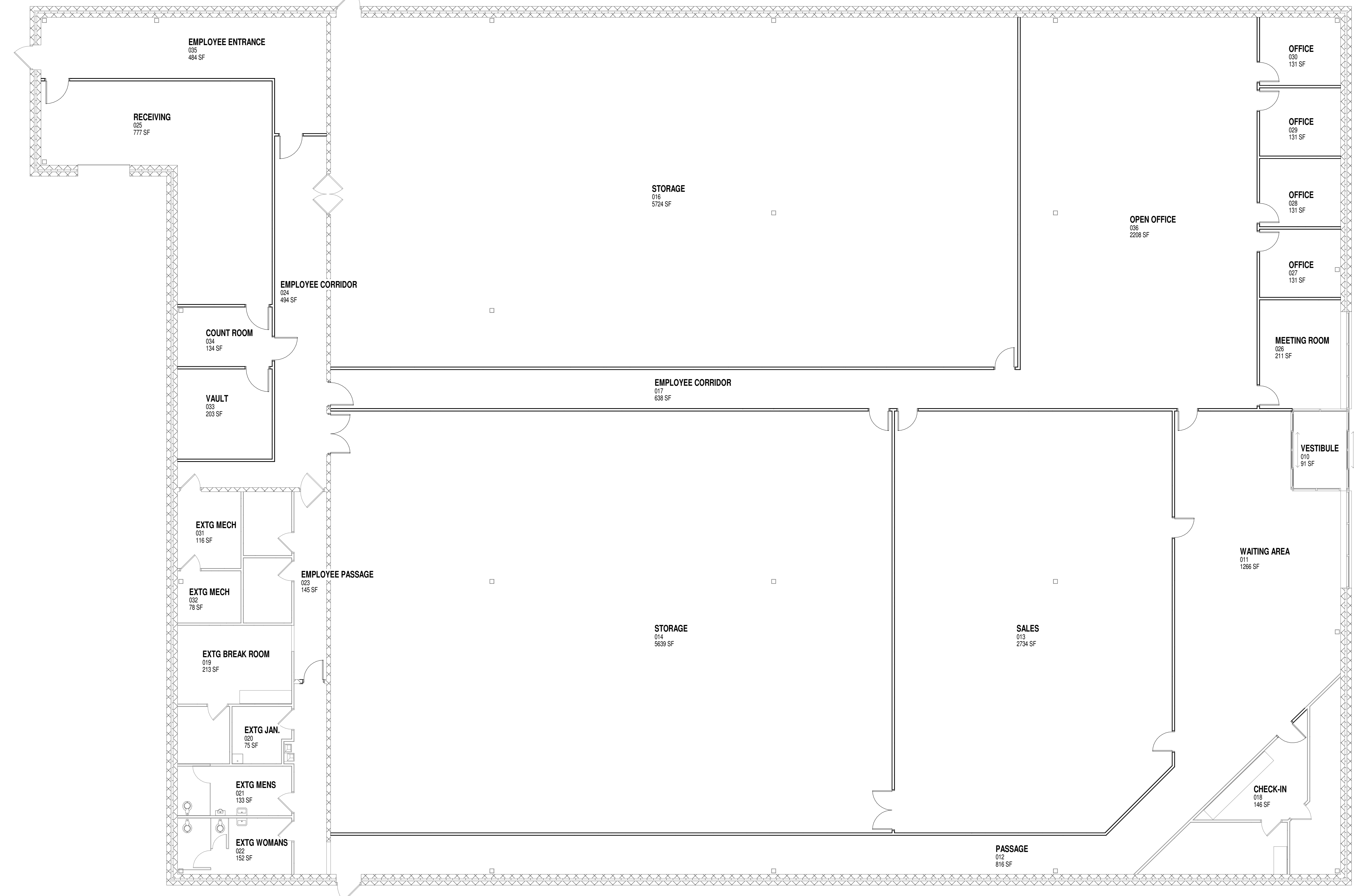


ISSUED FOR: City Permits	DATE: 11/30/2022

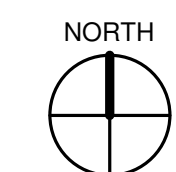
PROJECT NO:	DESIGNED BY:	MLT
	DRAWN BY:	MLT
	CHECKED:	MLT
	APPROVED:	MLT

**Higher Love
Existing Site
Plan**

C100



A2 FLOOR PLAN
1/8" = 1'-0"



ESCANABA DISPENSARY
HIGHER LOVE
421 N. LINCOLN RD, ESCANABA MI, 49829



ISSUED FOR: OWNER REVIEW
DATE: 10.05.2022
NOT FOR CONSTRUCTION

ESCANABA DISPENSARY
HIGHER LOVE
PROJECT NO: H240-01664
DESIGNED BY: DKS
DRAWN BY: DKS
CHECKED: DKS
APPROVED:

FIRST FLOOR PLAN

A101



STAFF REPORT - MARIHUANA SPECIAL LAND USE PERMIT

For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

Project Information	
Permit # PZCM22-0003	Address 421 North Lincoln Road
Facility Name Higher Love Escanaba	
Applicant Name Joni Moore	Property Owner Name Joni Moore
Zoning District E - Commercial	Parcel # 051-421-2825-200-028
<input type="checkbox"/> Medical Marihuana Facility <input checked="" type="checkbox"/> Adult Use (Recreational) Marihuana Establishment	
<input type="checkbox"/> Grower – Class A <input type="checkbox"/> Safety Compliance Establishment <input type="checkbox"/> Grower – Class B <input checked="" type="checkbox"/> Provisioning Center/Retailer <input type="checkbox"/> Grower – Class C <input type="checkbox"/> Microbusiness - up to 150 plants (Adult Use Only) <input type="checkbox"/> Excess Marihuana Grower <input type="checkbox"/> Designated Consumption Establishment (Adult Use Only) <input type="checkbox"/> Processor <input type="checkbox"/> Secure Transporter	
Required Documents	
<input checked="" type="checkbox"/> Photocopy of a valid, unexpired driver’s license or state-issued identification card held by all individuals signing this application and... <ul style="list-style-type: none"> ✓ the applicant if filing as an individual, or ✓ all owners, directors, and officers of the applicant entity if filing as a non-individual. <input type="checkbox"/> (1) physical copy and (1) digital PDF copy of the complete construction drawings, including a Site Plan drawing and Architectural Floor Plans and Elevations, provided by the architect/engineer. <input checked="" type="checkbox"/> Copies of all documents issued by the Department of Licensing and Regulatory Affairs (LARA) indicating that the applicant has been prequalified for a state operating license under the Medical Marihuana Facilities Licensing Act (MMFLA) or Michigan Regulation and Taxation of Marihuana Act (MRTMA). <input checked="" type="checkbox"/> Any documents required by the Information & Standards Checklist.	
Development Standards Review	
Is the Information & Standards Checklist complete? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
1907 – Development Standards for Granting Plan Approval.	Finding: Compliant Comments: No changes proposed, no significant issues apparent unless noted otherwise in this document.
1908 – Development and Design Standards in Certain Districts.	Finding: Compliant Comments: Currently compliant, no material changes proposed. Repainting of exterior is proposed, however, and Section 1908.3.F. states that “[a]ny metal siding proposed for use shall be entirely coated with a colorfast, abrasion and corrosion resistant, long life (minimum of 20 years) finish that is resistant to chemicals, withstands temperature extremes, and has a low permeability.”
1909 – General Outdoor Lighting Requirements.	Finding: Compliant Comments: Existing light pole on site, no changes proposed.
1910 – Screening of Outdoor Storage.	Finding: Compliant Comments: Existing dumpster enclosure on site, no changes proposed.



STAFF REPORT - MARIHUANA SPECIAL LAND USE PERMIT

For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

1911 – Fences/Hedges.	<p>Finding: Not Applicable</p> <p>Comments: None proposed.</p>
1912 – Landscaping, Buffers, and Screening.	<p>Finding: Not Compliant</p> <p>Comments: Provided green space is calculated at appx. 0.9%, falling well short of the required 10%. No indigenous trees currently stand on the site, nor are there any proposed. Per 1912.9.5, a minimum of 25 trees are required. These requirements do apply to a building undergoing redevelopment.</p>
1913 – Alternative Buffer and Screening Requirements.	<p>Finding: Not Applicable</p> <p>Comments: None proposed.</p>
Special Land Use Review	
205.6.2. – Screening.	<p>Finding: Compliant</p> <p>Comments: “No light or noise issues. Odor shall be controlled by using carbon activated filters on HVAC equipment and exhaust. This is an industry standard approach for odor control.”</p>
205.6.3. – Odor.	<p>Finding: Compliant</p> <p>Comments: “A combination of negative pressures and carbon-activated filters shall be utilized to control odor outside of the building.”</p>
205.6.4. – City Codes and Ordinances Compliance.	<p>Finding: Compliant</p> <p>Comments: “The proposed project shall comply with all City codes and ordinances, including the International Fire Code.”</p>
205.6.5. – Disposal.	<p>Finding: Compliant</p> <p>Comments: No information provided, but all establishments are held to high standards according to State requirements.</p>
205.6.6. – Outdoor Storage.	<p>Finding: Compliant</p> <p>Comments: “No marihuana shall be storage [sic] outside of the building”</p>
205.6.7. – Signage.	<p>Finding: Further Discussion Recommended</p> <p>Comments: No signage information has been provided, but all signs requiring a permit shall be processed by staff according to the requirements of Zoning Ordinance Chapter 20 and Section 205.6.</p>
205.6.8. – Minimum Distancing Regulations.	<p>Finding: Compliant</p> <p>Comments: Property is ±2865’ from nearest K-12 school (750’ minimum) and ±1200’ from nearest property containing a one-family dwelling (100’ minimum).</p>
205.6.9.1. – Product Visibility from Exterior.	<p>Finding: Compliant</p> <p>Comments: The sales area has no windows and does not open directly to the building’s exterior. Applicant’s representative states, “Waiting area is the only space inside the building visible from the outside. Not [sic] products are kept in this location.”</p>



STAFF REPORT - MARIHUANA SPECIAL LAND USE PERMIT

For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

<p>205.6.9.2. – On-Premises Consumption.</p>	<p>Finding: Compliant</p> <p>Comments: “A sign shall be posted on the premises of each retail center indicating that consumption is prohibited on the premises”</p>
<p>205.6.9.3. – Surveillance Systems.</p>	<p>Finding: Compliant</p> <p>Comments: “Robust onsite security cameras are required by CRA (State of Michigan). The requirement states that we shall continuously monitor the entire premises on which they are operated with surveillance systems that include security cameras. The video recordings shall be maintained in a secure, off-site location for a period of 14 days.”</p>
<p>205.6.9.4. – Separation of Public Space.</p>	<p>Finding: Compliant</p> <p>Comments: “Public areas are separate from the employee sections of the interior layout.”</p>
<p>205.6.9.5. – Drive-Through Windows.</p>	<p>Finding: Compliant</p> <p>Comments: “No proposed drive through window.”</p>
<p>205.6.9.6. – Alcohol and Tobacco Sales</p>	<p>Finding: Compliant</p> <p>Comments: “No sale or consumption of alcohol or tobacco is permitted onsite.”</p>
<p>205.6.9.7. – Design Compatibility with Surroundings.</p>	<p>Finding: Compliant</p> <p>Comments: “No changes to exterior besides touching up paint and installing the business sign.”</p>
<p>205.6.9.8. – Minimum Building Articulation.</p>	<p>Finding: Not Compliant</p> <p>Comments: Existing building is not compliant with this section, but enforcing compliance would likely cause the building to become noncompliant with 205.6.9.7. since all other buildings in the area share the same general “big-box store” characteristics. Cutting the façades of this building at 30’ intervals would make it look unnatural and incompatible with its surroundings.</p>
<p>205.6.9.9. – Facades.</p>	<p>Finding: Not Compliant</p> <p>Comments: Façade facing the street is subdivided for 40% of its length by a full-height portico, short of the 50% requirement. Enforcing compliance would cause similar issues to those highlighted above in “Minimum Building Articulation”</p>
<p>205.6.9.10. – Entrances.</p>	<p>Finding: Compliant</p> <p>Comments: Existing portico.</p>
<p>205.6.9.11. – Windows.</p>	<p>Finding: Compliant</p> <p>Comments: “Windows will have clear glass”</p>
<p>205.6.9.12. – Awnings.</p>	<p>Finding: Not Applicable</p> <p>Comments: “No proposed awnings”</p>



STAFF REPORT - MARIHUANA SPECIAL LAND USE PERMIT

For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

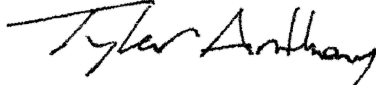
<p>205.6.9.13. – Base and Top Treatments.</p>	<p>Finding: Not Compliant</p> <p>Comments: While no “base” is apparent, a significant “top” is provided which minimizes the lack of said base.</p>
<p>205.6.9.14. – Architectural Encroachments.</p>	<p>Finding: Not Applicable</p> <p>Comments: No encroachments are proposed.</p>
<p>205.6.10.1. – Growers: Odor Control Measures.</p>	<p>Finding: Not Applicable</p> <p>Comments: Not a grower.</p>
<p>205.6.10.2. – Growers: Cultivation Structure</p>	<p>Finding: Not Applicable</p> <p>Comments: Not a grower.</p>
<p>205.6.10.3. – Growers: Cultivation Impact on Sanitary Sewer.</p>	<p>Finding: Not Applicable</p> <p>Comments: Not a grower.</p>
<p>205.6.11.1. – Processors: Cultivation Impact on Sanitary Sewer.</p>	<p>Finding: Not Applicable</p> <p>Comments: Not a processor.</p>
<p>205.6.12.1. – Safety Compliance Facilities: Cultivation Impact on Sanitary Sewer.</p>	<p>Finding: Not Applicable</p> <p>Comments: Not a safety compliance facility.</p>



STAFF REPORT - MARIHUANA SPECIAL LAND USE PERMIT

For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

Review Procedure	
1803.1.1.2. – Application	The applicant submitted the complete application and fee for site plan consideration on or prior to the 28-business day deadline.
	Finding: Compliant Date: 11/3/2022
1802.2. – Site Plan Diagram Requirements, 1803.1.1.3. – Official Review	A preliminary review was conducted by the Planning & Zoning Administrator for comments as to the proposed development’s conformance to all applicable standards and requirements
	Finding: Compliant Date: 11/10/2022
1803.1.1.3. – Official Review, 1905 – Administration, Duties, and Responsibilities	Plans were circulated to Department Heads for review on the listed date. No concerns or comments were expressed.
	Finding: Compliant Date: 11/17/2022
1803.1.1.4. – Approval; Referral, 1803.3. – Site Plan Approval	Being deemed complete, the proposal is referred to the Planning Commission for approval/denial within 45 days of submission.
	Finding: Compliant Date: 11/22/2022
205.4. – Notices	All notification requirements of the Ordinance have been fulfilled as follows: <input checked="" type="checkbox"/> Daily Press Newspaper Publishing Date: 11/22/2022 <input checked="" type="checkbox"/> All neighbors within 300’ Postage Date: 11/17/2022 <input checked="" type="checkbox"/> City of Escanaba Website and Facebook Page Notice Date: 12/1/2022
	Finding: Compliant
1803.1.1.4. – Approval; Referral, 1803.3. – Site Plan Approval	Being deemed complete, the proposal is referred to the Planning Commission for approval/denial within 45 days of submission.
	Respectfully,  Tyler Anthony, Planning & Zoning Administrator
	Date: 11/22/2022

Wedding

Lynch - Wetzel

MASON, Wis. - **Elizabeth (Lizzy) Lynch**, of Escanaba, and **Alex Wetzel**, of Madison, Wis., exchanged vows on Saturday, October 15, 2022 at Olin Park in Madison, in an outdoor ceremony officiated by Seminarian Katie Mueller.

Lynch, an Escanaba native, met Wetzel, a Madison resident, while both were students at Lawrence University in Appleton, Wis.

The bride was attended by her twin brother, Mark (Lynch) Mackela; and

friends, Jessica Grau, Kerry Berres, Maddi Reynolds, Brianna Joncas, and Henry Alloway. Standing for the groom were his twin brother, Joseph; sisters, Charlie, Naomi, and Gwenna, and friends, Steve Bertelsen and Henry Killough. The bride's niece, Mary Rose Lynch, preceded the bride as flower girl.

The bride is the daughter of Philip and Jane Lynch, of Escanaba, and the groom is the son of Andrew and Nicole Wetzel, of Madison.

The newlyweds are currently residing in Madison.



Elizabeth (Lynch) and Alex Wetzel

How medieval Catholic traditions the celebration of Plymouth's pilgrims

Editor's note: The Conversation is an independent and nonprofit source of news, analysis and commentary from academic experts. The Conversation is wholly responsible for the content. Today's piece is by Joanne M. Pierce, College of the Holy Cross.

(THE CONVERSATION) — President Abraham Lincoln instituted the celebration of Thanksgiving as a national holiday in 1863 after the Union victory at the battle of Gettysburg, during the American Civil War. It was not a new idea - in 1789, President George Washington had proposed a yearly presidential proclamation of each annual Thanksgiving holiday, but President Thomas Jefferson refused to issue one after he was elected, as he considered it a religious event. Later presidents followed his example, and the holiday was effectively discontinued on the national level until Lincoln's declaration.

Today, Thanksgiving Day has come to be celebrated every year on the fourth Thursday of November. As a specialist in Catholic history and worship, I am aware that behind the history and legend of the first Thanksgiving lies a rich story that illuminates the medieval Christian roots of the holiday.

Medieval Catholic liturgy
Since the beginning of Christianity, the Eucharist, also called Holy Communion or the Lord's Supper, has been the primary worship service for Christians all over the world. The name itself comes from the ancient Greek word for thanksgiving, "eucharistia," although in part of the New Testament it is also called "the breaking of bread."

The service came to be called the Mass in Western Europe, derived from the Latin dismissal rite at the conclusion of the ceremony: *Ita missa est* - "Go, it is the dismissal." The term is still used by Roman Catholics today.

One of the most important medieval Catholic rituals, the Eucharist involves a special blessing, called a consecration, of bread and wine. This consecration is rooted in what Jesus Christ did during the ritual meal he shared with his apostles before his arrest and crucifixion - the Last Supper. The

ritual as a whole is a thanksgiving to God for the offer of salvation from sin in the crucifixion and resurrection of Jesus Christ. From at least the fourth century, Christians were expected to attend Mass every Sunday, with a few exceptions, and to rest from work.

But Catholics expressed thanksgiving in other ways, too. One hymn's first line, "Te Deum" - which says, "You, God, we praise" - has been used for centuries in Catholic worship, frequently on occasions calling for celebration and thanksgiving.

Legend has it that the text was composed by St. Ambrose, a famous theologian and Doctor of the Church. It is sometimes referred to as the "Ambrosian hymn" in medieval sources.

An early reference to the hymn is in a sixth-century book, "The Rule of St. Benedict," a collection of regulations for monks and nuns. It is listed as one of the prayers to be recited or sung at Matins, their daily morning communal prayer service.

The *Te Deum* was often followed by another short hymn: "Non nobis Domine." Taken from the first line of Psalm 115, "Not to us, Lord, not to us but to your name give glory," it is another brief expression of thanksgiving to God for whatever event was

being celebrated.

Catholics sang the *Te Deum* as a private or public way to offer thanks to God in a number of situations for centuries. King Philip II of Spain, a devout Catholic, ordered it sung after hearing of the victory of a Catholic fleet against the Ottoman Turks at sea off the shore of Greece. This Battle of Lepanto in 1571 stopped a Muslim advance into Catholic Europe.

Historical English thanksgiving

Medieval England was a Catholic country, and the public religious rituals celebrated in churches were much the same as those celebrated in Rome and the rest of Catholic Europe, with some local differences. Many of these rituals involved the theme of giving thanks.

In addition, the practice of blessing people, animals or crops was also an important part of medieval Catholic liturgy. Many of these blessing prayers included the theme of thanksgiving as well. One set of blessing prayers dealt with the blessing of ordinary bread.

Across Catholic Europe, bread might be blessed on certain feast days, but in the British Isles, a special ceremony would take place on August 1, when the first of the wheat crop was harvested. This date was

called Lammas Day, from the Anglo-Saxon words for "loaf" and "Mass." From at least the ninth century on, bread from these first grains would be baked into intricate shapes and brought to church for a special blessing.

However, this blessing of the first loaves only marked the beginning of the harvest. It was also customary in England, as well as in other parts of Europe, to hold a public festival when the harvest was done, the "gathering-in" or "harvest home." Dancing, eating, drinking and other forms of entertainment were featured. This was originally a secular festival, although other festivals of this kind could also be held on other occasions, like weddings.

Public liturgies of thanksgiving could also be proclaimed on other occasions. For example, the English victory over the French at the battle of Agincourt in 1415 was celebrated in London by the mayor and populace with the singing of the *Te Deum* and the ringing of bells at the city's churches. Later, a prayer service in Westminster Abbey was held, attended by the mayor and members of the royal family.

The Church of England
After King Henry VIII broke away from Rome in 1534, the English sovereign became by

law the Head of the Church in England. After his death, a reformed English-language liturgy, compiled in the Anglican Book of Common Prayer, was used throughout the country.

Public worship services of thanksgiving were held annually on certain specific occasions, like the anniversary of the sovereign's accession to the throne. As in the medieval period, the sovereign could also proclaim a day of thanksgiving, complete with the singing of the *Te Deum* in Latin, to celebrate other important events, like the birth of a royal heir - in this case, the birth of Prince Edward, the future King Edward VI, to King Henry VIII and his third wife, Jane Seymour, in 1537. King James I was the first King of England to be crowned in an English-language ceremony.

Protestant Pilgrims
However, not every Christian in England was happy with the Book of Common Prayer, finding it still too influenced by Catholic practice. The Pilgrims were among the English Protestant groups who rejected the Church of England's more moderate reforms completely and wished to separate from it to form their own church communities - separatists - as opposed to the Puritans, who desired further reforms within the Church of England to

"purify" it.

Because of increasing legal persecution of "non-conformists" - those who did not attend or belong to the Church of England - in the early 17th century, they at first left England for a country where they might practice their beliefs freely. In Holland, they settled in the town of Leiden, and lived there for several years. But the Pilgrims faced other problems there - they worked at low-paying jobs and they worried that their children were becoming more Dutch than English.

Eventually, they joined a group of other travelers on a ship called the *Mayflower* to travel to the New World. There, in 1620, they landed a little farther north than their original destination - Virginia - settling at Plymouth on the coast of what is today Massachusetts in December 1620.

The Pilgrims faced a hard struggle to survive that first winter and many died. But after a good harvest the next year, they celebrated. They may not have sung a Catholic or Anglican *Te Deum* or danced in the street, but they held a Thanksgiving in their own way following the customs they had grown up with in England: with prayer and feasting.

DAILY PRESS
BINGO!
Your Chance To win \$350 Cash!
Today's Lucky Number
November cards are Black
B 11
Today's Game Sponsored by:
DAILY PRESS
600 Ludington St., Escanaba
906-786-2021

City of Escanaba MICHIGAN
CITY OF ESCANABA
REGULAR MEETING OF THE PLANNING COMMISSION

At a regular meeting of the Escanaba Planning Commission on Thursday, December 8, 2022, at 6:00pm in the Council Chambers of the Escanaba City Hall, 410 Ludington Street, Escanaba, MI 49829, the following Public Hearings will be conducted:

Special Land Use - Gram's Club.
In accordance with Zoning Ordinance Section 205, the Planning Commission will hold a Public Hearing on the application for a Special Land Use Permit as filed for a Recreational Marihuana Provisioning Center/Retail Establishment named "Gram's Club" to be located at 317 North Lincoln Road.

Special Land Use - Higher Love Escanaba
In accordance with Zoning Ordinance Section 205, the Planning Commission will hold a Public Hearing on the application for a Special Land Use Permit as filed for a Recreational Marihuana Provisioning Center/Retail Establishment named "Higher Love Escanaba" to be located at 421 North Lincoln Road.

Site Plan Review—723 Ludington Street
Lake Effect Distillery LLC—Distillery with Onsite Tasting Room
The Planning Commission will review a proposed site plan for a craft distillery including a tasting room and a separate barrel-aging building.

The public is cordially invited to attend this meeting should you have any questions, comments or concerns. If you are unable to attend this meeting, you may submit your written concerns to the City of Escanaba, Planning & Zoning Dept., P.O. Box 948, 410 Ludington Street, Escanaba, MI 49829 by December 8, 2022. All written and signed correspondence will be entered into the public record.

More detailed information related to these agenda items can be viewed at City Hall, 410 Ludington Street, Escanaba, MI 49829 or on the City's website at escanaba.org under the Planning Commission page one week prior to the meeting.

Escanaba Planning Commission

PLEASE DON'T DRINK & DRIVE THIS HOLIDAY SEASON

A blood alcohol content (BAC) level of 0.08 percent is considered legally impaired. However, alcohol can start to affect many of your senses after only one drink. No matter the circumstances, you should never drink and drive. It's not worth the risk of putting yourself and others in danger.

WARD'S AUTO BODY

From Minor Scratches to Major Collision Damage!
We Do It All!

- Free Estimates
- Loaner Cars
- Equipped To Handle
- Large Vehicles

3101 N. Lincoln Rd., Escanaba • **906-789-2775**



November 17, 2022

«Owner_Name»
«Address_Owners»
«City_Owners», «State_Owners» «Zip_Code_Owners»

RE: Public Hearing Notification & Invitation to Comment

Dear Property Owner:

You are receiving this letter because your property at «Address_Physical» is within 300 feet of a project scheduled for a Public Hearing and Site Plan Review before the Planning Commission on **Thursday, December 8, 2022 at 6:00pm** at Escanaba City Hall, 410 Ludington Street.

**Special Land Use Review—421 North Lincoln Road
Higher Love Escanaba—Marihuana Retail Establishment**

One week prior to the meeting, a copy of the project plans can be viewed in the agenda packet on our website at escanaba.org or can also be viewed at City Hall, Second Floor, 410 Ludington Street, Escanaba, MI, Monday through Friday, 7:30am to 4:00pm.

You are invited to attend this meeting should you have any interest in this project. If you have comments, but are unable to attend, please submit your written comments to the Planning & Zoning Department prior to Thursday, December 8, 2022. All written and signed comments will be entered into the public record.

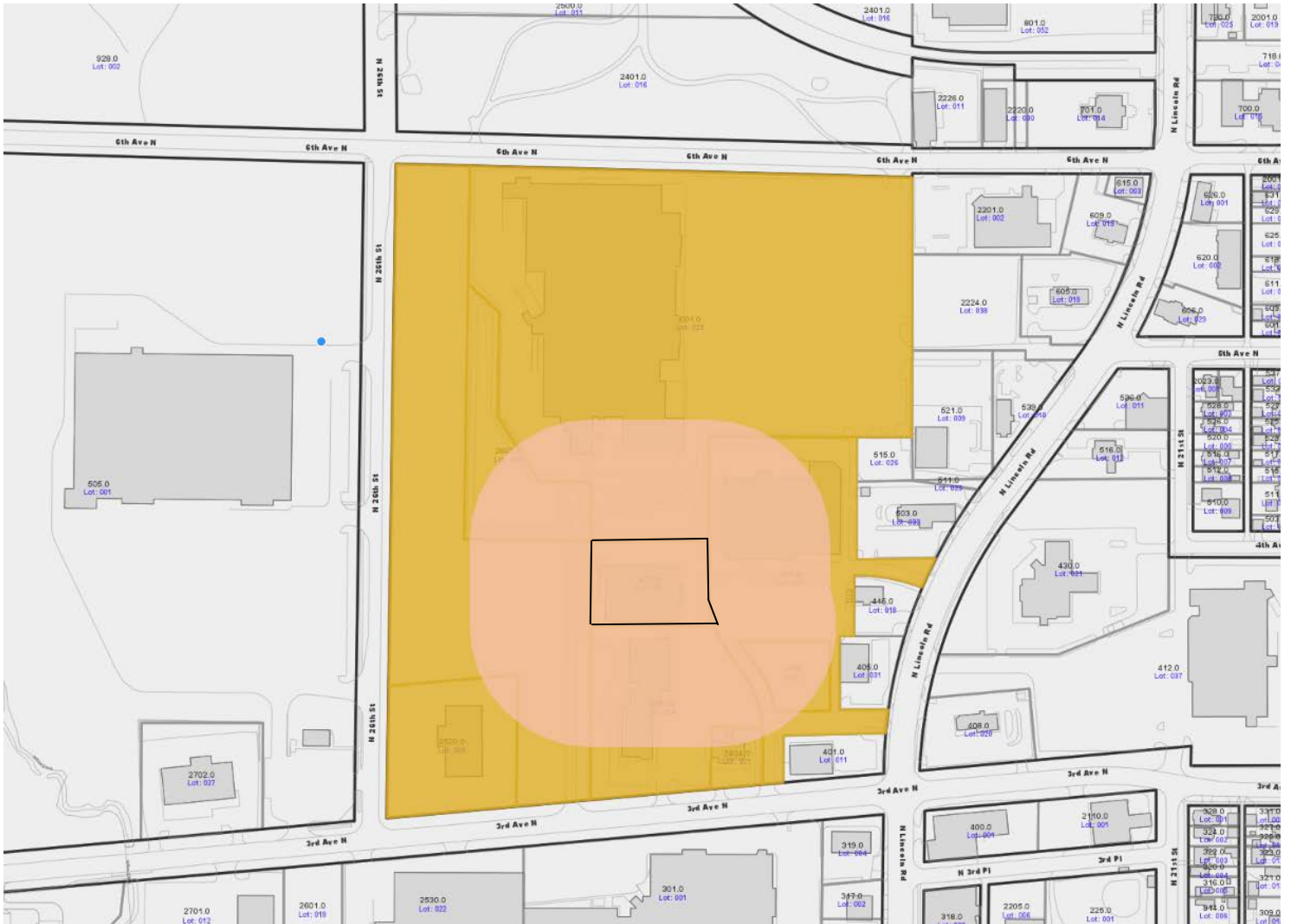
The City of Escanaba will provide all necessary, reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon five days' notice to the City of Escanaba Clerk's Office by writing or calling (906) 786-9402.

Sincerely,

Tyler Anthony, Planning & Zoning Administrator
on behalf of the Escanaba Planning Commission

PROOF OF SERVICE – MAILING	
This document was enclosed in sealed envelope, first class postage fully prepaid, and deposited in the U.S. Government Mail.	
Addressee(s):	Assessed Property Owner/Occupant 300' Radius of 421 N Lincoln Rd
Mailing Date:	November 17, 2022
Attested To By:	Heather Calouette City of Escanaba - City Hall

300' Radius from 421 North Lincoln Road



300' from 421 North Lincoln Rd

Address (Physical)	Owner Name	Address (Owner's)	City (Owner's)	State (Owner's)	Zip Code (Owner's)
2510 3RD AVE N	DAGENAIS REAL ESTATE INC	1505 N LINCOLN RD	ESCANABA	MI	49829-1834
2520 3RD AVE N	ALDI INC/O RYAN TAX COMPLIANCE SERVICES LLC	PO BOX 460049	HOUSTON	TX	77056-8049
2500 3RD AVE N	NORTHLAND CENTERS INC	11506 NICHOLAS ST STE 200	OMAHA	NE	68154-4421
501 N LINCOLN RD	NORTHLAND CENTERS INC/O C/O DP MANAGEMENT	11506 NICHOLAS ST STE 200	OMAHA	NE	68154-4421
2404 3RD AVE N	LEONARD ZACHARY & JILL ANN	385 BISHOP WOODS RD	MARQUETTE	MI	49855-8606
601 N LINCOLN RD	DAGENAIS REAL ESTATE INC/WALMART PROPERTY TAX DEPARTMENT/O MS 0555	PO BOX 8050	BENTONVILLE	AR	72712-8055
421 N LINCOLN RD	DAGENAIS REAL ESTATE INC/O STAPLES LEASE	1505 N LINCOLN RD	ESCANABA	MI	49829-1834
2602 3RD AVE N	DAGENAIS REAL ESTATE INC	1505 N LINCOLN RD	ESCANABA	MI	49829-1834

AGENDA REPORT – PLANNING COMMISSION

For the meeting agenda of December 8, 2022

PUBLIC HEARING #3

Title:

Site Plan Review – 723 Ludington Street – Lake Effect Distillery

Background:

In accordance with Zoning Ordinance Section 1803, the Planning Commission will review a proposed site plan for a craft distillery including a tasting room and a separate barrel-aging building. Due to the nature of the project and its status as a use not mentioned in the Zoning Ordinance, it has been deemed appropriate to hold a public hearing for this proposed project. The intent being to allow any neighboring property owners or members of the public to share any questions, comments, or concerns they may have related to this proposal.

Options for Action:

1. To approve the site plan for a micro-distillery to be located at 723 Ludington Street as presented.
2. To conditionally approve the site plan for a micro-distillery to be located at 723 Ludington Street.
Conditions which could be used include, but are not limited to:
 - a. Require that a 25 ft setback be maintained for the principal building along the rear (alley) lot line.
 - b. Prohibit the construction of a wheelchair-accessible ramp in the public right-of-way. Access is already planned for via a second entrance.
 - c. Prohibit parking lot access from Ludington Street, thereby encouraging access via the alley.
 - d. Require changes to selected exterior finish materials and their application.
 - e. Limit the number and/or character of proposed exterior lighting fixtures to what is indicated by §1909.11, and require said fixtures to be mounted at heights compliant with §1909.10.
 - f. Require details of the proposed dumpster enclosure which would indicate its intended construction and appearance.
 - g. Require screening of loading/unloading zones per §1907.1.J.

 - h. Prohibit the construction of an accessory structure which does not comply with requirements,
OR
 - i. Require that the proposed accessory structure comply with the same requirements applied to a principal structure in the same zoning district.

3. To deny the site plan for a micro-distillery to be located at 723 Ludington Street. The Commission must list which standards are not met and provide reasons for denial.

Attachments:

1. Zoning Permit Application – Lake Effect Distillery LLC
2. Staff Report – Lake Effect Distillery LLC
3. Public Hearing Notice, Neighbor Notification Letter, and mailing list



ZONING COMPLIANCE PERMIT APPLICATION

Planning & Zoning Department – 906-786-9402

SUBMISSION INFORMATION	
Email: permits@escanaba.org	Fees (Cash, Check, Credit Card) – See table below for fees. Checks: Make payable to City of Escanaba. Credit Cards: Additional processing fee applies. Accepted in person or over phone after application is submitted.
Mail: Planning & Zoning Dept., PO Box 948, Escanaba, MI 49829	
In Person: 410 Ludington Street, 2 nd Floor (M-F, 7:30a-4p)	

PROPERTY IDENTIFICATION	
Property Address: 723 Ludington Street	Parcel #: 21-051-010-2929-306-004,003, & 001

FEE SCHEDULE & REQUIRED COMPONENTS

MARK ONE ↓	Project Type	App. Fee	Required Components for Submission
	Single Family Residential <input type="checkbox"/> New <input type="checkbox"/> Addition	\$40	✓ Pages 1-2 – Project /Contact Info, ✓ Page 3 – Sketch Plan Drawing ✓ Pages 5-6 – Dev. Standards Checklist <i>(not required for residential under 5 units)</i> ✓ Page 7 – Signatures <i>Note: Administrative (staff) review only, unless deemed necessary to refer to the Planning Commission.</i>
	Two-Family Residential <input type="checkbox"/> New <input type="checkbox"/> Addition		
	Multi-Family Residential with 3-4 Units <input type="checkbox"/> New <input type="checkbox"/> Addition		
	Building addition of twenty percent (20%) or less of the existing building for buildings with previous site plan approval <ul style="list-style-type: none"> Total sq. ft. less than five thousand (5,000) Provided that no more than four additional parking spaces will be required or provided. 		
	Building addition up to 5,000 sq. ft. <ul style="list-style-type: none"> Does not modify any other site characteristics such as parking, traffic circulation and drainage. 		
	Accessory Structure <input type="checkbox"/> Detached Garage <input type="checkbox"/> Shed <input type="checkbox"/> Other: _____		
	Other <input type="checkbox"/> Mobile Home Park <input type="checkbox"/> Parking Lot (5+ spaces)		
	Multi-Family Residential (5 units or more)	\$500	Pre-application conference strongly recommended. ✓ Pages 1-2 – Project /Contact Info. ✓ Pages 4-6 – Site Plan & Development Standards Checklists ✓ Site Plan Drawing by architect/engineer – 1 large printed + digital ✓ Page 7 – Signatures <i>Planning Commission review required. Applicant or a representative must attend meeting.</i> <i>Requests for calling a <u>Special Meeting</u> of the Planning Commission (between regularly scheduled monthly meetings) <u>will incur an additional fee of \$100.</u></i>
×	Commercial Building of 5,000 sq. ft. or more		
	Industrial Building/Use		
	Principal non-residential building in a residential district		
	Building conversion from commercial to any other use on Ludington Street between 2 nd Street and Lincoln Road		
	Communication Tower		
	Special Land Use		
	Planned Unit Development (PUD) – Check one: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Special	\$750	

PLEASE COMPLETE ALL INFORMATION AS FULLY AS POSSIBLE.

City Staff can assist with locating some information, but missing information will delay the review process.

PROJECT INFORMATION	
Description of Project: We will be extensively renovating and adding onto the old bank building to convert it into a distillery with a tasting room. There will be an addition to the rear of the existing building and also a barrel storage building will be constructed across the alley.	
Proposed Use(s): Distillery with on site tasting room.	
Sq. Ft. of Structure(s): (as measured to DRIP EDGES) 13,974 with basement	Estimated Value of Construction: \$ 6,000,000
Number of Floors/Stories: 4	Height of Structure(s): 51' 4 5/8"
Utilities to Be Incorporated in Project: <input type="checkbox"/> None <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Storm Sewer	

CONTACT INFORMATION	
PROPERTY OWNER	APPLICANT/OWNER'S REPRESENTATIVE
Company: Lake Effect Distillery LLC	Company: Lake Effect Distillery
Name:	Name: Ryan Brayak
Address: 723 Ludington Street	Address: 723 Ludington Street
City, State, ZIP: Escanaba, MI 49829	City, State, ZIP: Escanaba, MI 49829
Phone #: 906-280-3431	Phone #: 906-280-3431
Email: ryan.brayak@gmail.com	Email: ryan.brayak@gmail.com

ARCHITECT/ENGINEER	
Company: Studio RAD	
Name: Joe Rom	
Address: 102 Washington St. #225	
City, State, ZIP: Marquette, MI 49855	
Phone #: 212-851-6168	
Email: jrom@studio-rad.com	

OTHER – Please specify: Civil Engineer	
Company: Coleman Engineering	
Name: Karisa Roell	
Address: 635 Circle Drive	
City, State, ZIP: Iron Mountain, MI 49801	
Phone #: 906-774-3440	
Email: kroell@coleman-engineering.com	

*****THIS SECTION CITY STAFF USE ONLY*****			
Date Submitted: 11/8/2022	Fee Paid: \$ 500⁰⁰	Receipt #: 9308137	

Parcel Type: <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Interior Lot <input type="checkbox"/> Irregular Lot	
Parcel Dimensions: Width: 1: 150 2: 67.5 ; Length: 1: 140 2: 100 ; Total Sq. Ft.: 1: 21,000 2: 6,750	
Sq. Ft. of Existing Structures: @ ground level 3800 ; Zoning District: E3	
Easements: No Known easements - Steve Lanaker	

SITE PLAN INFORMATION & CHECKLIST

(Not required for sketch plan projects with a \$40 fee.)

Please verify that you have addressed ALL the items on this list in your site plan. If there is nothing shown on the site plan, please include a statement as to why it has not been shown, or mark it "Not Applicable". Failure to address these items will delay approval. Site plan review will not be scheduled for hearing by the Planning Commission until complete plans are submitted.

Site Plan Information Required		Location in site plan	N/A – Must attach reason
SP-1	The site plan must consist of an accurate, reproducible drawing at a scale of one (1) inch equals twenty (20) feet or less, showing the site, its zoning classification, location, type and size of structures and/or land on adjacent properties within two hundred (200) feet of the property.	X	
SP-2	Boundary survey of property prepared by a registered survey showing the location of proposed and/or existing property line, dimensions, legal descriptions, setback lines, and monument locations.	X	
SP-3	Location and type of significant existing vegetation as determined by a qualified, city approved authority.		
SP-4	Location and elevations of existing water courses and water bodies, including county drains and manmade surface drainage ways.	X	
SP-5	Location of existing and/or proposed buildings and intended uses thereof, as well as the length, width, and height of each building.	X	
SP-6	Proposed location of accessory structures, buildings and uses, including but not limited to, all flagpoles, light poles, storage sheds, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable.	X	
SP-7	Location of snow storage areas.	X	
SP-8	Location of existing public roads, rights-of-way, and private easements of record and abutting streets. Dedication of any right-of-way for widening, extension, or connection of major streets as shown on the official Master Street Plan, and granting of easement(s) for public utilities where required.	X	
SP-9	Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development.	X	
SP-10	Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.	X	
SP-11	Location, size, and characteristics of all loading and unloading areas.	X	
SP-12	Location and design of all sidewalks, walkways, bicycle paths and areas for public use.	X	
SP-13	Location of water supply lines and/or wells, including fire hydrants and shut-off valves, and the location and design of storm sewers, retention or detention ponds, waste water lines, clean-out locations, connection points and treatment systems, including septic systems, if applicable.	X	
SP-14	Location of all other utilities on the site, including but not limited to natural gas, electric, cable TV, telephone and steam.	X	
SP-15	Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools, if applicable.	X	
SP-16	Location, size, and specifications of all signs and advertising features.	X	
SP-17	Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.		
SP-18	Location, height, size and specifications of all fences, walls, and other screening features with cross sections.	X	
SP-19	Location and specifications for all proposed perimeter and internal landscaping and other buffering features. For each new landscape material, the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location or range of sizes as appropriate.	X	
SP-20	Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities.	X	
SP-21	Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by government authorities.	X	
SP-22	Identification of any significant site amenities or unique natural features.	X	
SP-23	Identification of any significant views onto or from the site to or from adjoining areas.	X	
SP-24	North arrow, scale and date of original submittal and last revision.	X	
SP-25	Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan.	X	

DEVELOPMENT STANDARDS CHECKLIST

(Not required for residential projects with less than five (5) units.)


Complete the following checklist to verify that the following Development Standards have been reviewed and incorporated into the plan. Attach a separate sheet referencing the item number from the left column and any explanations or document attachments that would demonstrate compliance with the standard OR why that standard is not applicable to the project.

Development Standards for Granting Plan Approval		N/A	Addressed in Plan?	Explanation/ Documentation Attached
DS-1	Building orientation. Primary structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.		X	X
DS-2	Roof equipment. All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from recreation trails or from a public sidewalk adjacent to the site by a parapet wall or similar architectural feature. Exception: Solar energy collection panels do not require screening to allow maximum effectiveness.		X	X
DS-3	Visual and sound mitigation. Reasonable visual and sound mitigation for all structures shall be provided. Fences, walls, barriers and landscaping shall be used appropriately for the protection and enhancement of property and for the privacy of its occupants.		X	X
DS-4	Emergency access. Every principal building or groups of buildings shall be so arranged as to permit emergency access by some practical means to all sides		X	X
DS-5	Street access. Every development shall have legal access to a public or private street.		X	X
DS-6	Circulation system. The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. Travelways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.		X	X
DS-7	Non-motorized circulation system. A pedestrian and/or non-motorized vehicle circulation system shall be provided which is physically separated and insulated as reasonably possible from the vehicular circulation system.		X	X
DS-8	Parking areas. All parking areas shall be designed to facilitate safe and efficient vehicular, pedestrian and non-motorized vehicle traffic, pedestrian circulation, minimize congestion at points of access and egress to intersecting roads, to encourage the appropriate use of alleys and minimize the negative visual impact of such parking area.		X	X
DS-9	Shared drives. Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted. Shared use access between two (2) or more property owners should be encouraged through the use of driveways constructed along property lines, connecting parking lots and construction of on-site of frontage roads and rear service drives; particularly within three hundred (300) feet of major intersections, for sites having dual frontage, at locations with site distance problems, and/or along roadway segments experiencing congestion or accidents. In such cases, shared access of some type may be the only access design allowed. In cases where a site is adjacent to an existing frontage road, parking lot of a compatible use, or rear service drive, a connection to the adjacent facility may be required by the Planning Commission through a mutual Access Easement Agreement. In cases where a site is adjacent to undeveloped property, the site should be designed to accommodate a future frontage road, parking lot connection, rear service drive or shared access drive. The applicant shall provide the City with letters of agreement or access easements from all affected property owners.	X		X

DS-10	Loading, unloading and storage areas. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which are visible from residential districts or public rights-of-way shall be screened by a vertical screen consisting of structural and/or plant materials not less than six feet in height. Loading docks should be located at the side yard or rear yard of the building.		×	×
DS-11	Light sources. Exterior light sources shall be deflected downward and away from adjacent properties and rights-of-way so as to promote and enhance "dark-sky" designs.		×	×
DS-12	Utilities. Adequate utilities shall be provided to properly serve the development. All utilities shall be placed underground.		×	×
DS-13	Environmental issues. Sites at which hazardous substances and potential pollutants are stored, used or generated shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, lakes, streams, creeks or wetlands.		×	×
DS-14	Tree Preservation Purpose and Intent. Trees are a critical part of the vegetation that serves to decrease and filter storm water runoff, to mitigate the urban heat island effect created by paved and other built surfaces, to remove pollutants from the air, to abate visual and noise pollution, and to provide habitat for wildlife. Tree removal thus increases the burden on the community to effectively address these issues. The goals of the tree preservation provisions are to reduce tree loss during development, to reduce damage to standing trees during construction, to provide for replacement of trees lost during construction, to provide for the planting of trees lost during construction, to provide for the planting of trees where none occurred previously, and to provide for the maintenance of preserved trees after construction is completed.	×		×
DS-15	Canopies. Canopies covering gas station pumps, bank facilities or other drive-through facilities may have a clearance of no more than fifteen (15) feet and the overall height of canopies may not exceed twenty (20) feet. The square foot area of a canopy may be no greater than 450 square feet per parking space at regular gas pumps. Spaces next to special pumps, including pumps dedicated to diesel or propane, may not be factored into the calculation. Canopy design must match the architectural elements and styles of the main structure and the surrounding features of the area.	×		×
DS-16	Storm Water Control Plan. A Storm Water Control Plan shall be designed appropriately to carry storm water away from buildings and adjacent properties into an approved collection system.		×	×
DS-17	Section 1908 reviewed for Additional Development & Design Standards in Certain Districts. (Addresses exterior materials that may/may not used.		×	×

ZONING BASICS

- **ALL CONSTRUCTION OR ADDITION OF STRUCTURES TO A PROPERTY REQUIRES ZONING APPROVAL**, whether or not a building permit is required.
 - Please call the Delta County Building & Zoning Department at (906) 789-5189 to determine if you will need a building permit in addition to the Zoning Compliance Permit.
- **Property Access:**
 - Assessing Staff may visit the property for tax purposes, as applicable.
 - Zoning Staff may visit the property for inspection and verification of compliance with this permit.
- **Setbacks:**
 - A setback is the distance required between a property line and a building wall, excluding allowable projections and encroachments.
 - Setbacks vary by zoning district and for corner lots. On corner lots, both street frontages are considered to be front lot lines for setback purposes. The side opposite the street address is considered the rear yard. The remaining side is the side yard.
- **Property Lines:**
 - It is the property owner's responsibility to know the exact location of their property lines.
 - The City Engineering Department can assist with locating existing property corner markers upon request. This is not a legal survey and is not guaranteed to be accurate. The City of Escanaba assumes no responsibility for property corner markings, measurements, or errors thereof.
 - If greater assurance of accuracy is desired, please contact a local surveying firm for a full property survey.
- **Penalties for Construction Prior to Approval:**
 - If construction commences prior to obtaining an approved Zoning Compliance Permit, citations for civil infractions may be issued. Additionally, the structure will be required to be moved or altered to bring it to full compliance with the zoning ordinances.
- **Zoning Ordinance Compliance:**
 - The above stipulations and requirements are not all-inclusive.
 - It is the applicant's and property owner's responsibility to review the Zoning Ordinance for all the applicable standards regarding the proposed project.
- **Easements:**
 - No structures will be permitted within any legal easement.
 - Existing structures that are located within an easement will be evaluated for easement violation and may be required to be moved or removed.

AFFIDAVIT & SIGNATURES			
I, the undersigned, have read and understand the above statements. I acknowledge that the information in this application is true, and if found not to be true, any zoning permit that may be issued may be void. I agree to comply with the conditions and regulations provided with any permit that may be issued and will also comply with all applicable sections of the City of Escanaba Zoning Ordinance. I give permission for officials of the City of Escanaba, the County, and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Finally, I understand that this is a zoning permit application (not a permit) and that a zoning permit, if issued, conveys only land use rights, and does not include any representation or conveyance of right in any other statute, building code, deed restriction or other property rights.			
Required for ALL applications	Property Owner Printed Name	Ryan Brayak	
	Property Owner Signature →		Date 11/8/22
Required if applicant is different than property owner.	Applicant Printed Name		
	Applicant Signature →		Date

Lake Effect Distillery
723 Ludington Street
Escanaba, MI 49829

DEVELOPMENT STANDARDS CHECKLIST

DS-1. Building orientation. It is an existing building and we will be utilizing the Ludington Street entrance for the distillery as it was previously for the bank.

DS-2. Roof Equipment. We do not plan to have any satellite dishes or other communication equipment on our roofs. There will be solar panels on the roof of the existing building and the building addition.

DS-3. Visual and Sound Mitigation. We plan to have fencing around our dumpster enclosure.

DS-4. Emergency Access. There will be room on each side of the buildings for emergency vehicles.

DS-5. Street Access. We do have legal access to Ludington and 8th Streets.

DS-6. Circulation System. We do have parking and pedestrian circulation around our building and from the front to the rear of our property.

DS-7. Non-motorized Circulation System. We do have sidewalks along the east side of the distillery building for pedestrians.

DS-8. Parking Areas. We do have parking on site which allows people to enter from Ludington Street and then exit using the alley.

DS-9. Shared Drives. This is not applicable because we do not have shared drives.

DS-10. Loading, Unloading and Storage Areas. All storage will be within our buildings and not on the exterior. We will have two silos along 8th Street which will be visible from the road. These silos will be filled approximately once a month by a grain delivery truck.

DS-11. Light Sources. Our exterior lamps are rated "Dark Sky"

DS-12. Utilities. We will be installing all our utilities underground to the buildings.

DS-13. Environmental Issues. Under our stills on the main floor large is a secondary containment tank which will hold all the alcohol in the possibility of a spill.

DS-14. Tree Preservation Purpose and Intent. There are currently no trees on site. We do plan to install planters in our outdoor seating area for shrubs or flowers.

DS-15. Canopies. This is not applicable because we will not have any canopies over drive through facilities.

DS-16. Stormwater Control Plan. Our roof stormwater from the building addition will be discharged onto the alley and the roof stormwater from the existing structure will be discharged onto our property on the east side into the pervious concrete under the outdoor seating area. The stormwater which falls on the parking areas will flow to the alley or Ludington Street and then into the storm drains. Our future plan is to tie into the city stormwater system for our roof drains when Ludington Street is redone.

DS-17. Section 1908 Reviewed. Section 1908.3.C - The building addition will be made from precast concrete panels with a charcoal/black color and textured finish. The parapet wall above the precast concrete panels will be clad in metal panels. The barrel storage building will have a 6' tall concrete wall above grade with standing seam siding for the remaining wall height.

DRAWING INDEX:

ARCHITECTURAL

A-001	DRAWING INDEX / GEN INFO
A-002	GENERAL NOTES
A-003	ACCESSIBILITY NOTES / DIAGRAMS
A-005	DOOR SCHEDULE
A-006	WINDOW SCHEDULE / ELEVATIONS
A-020	CODE REVIEW - PROPOSED PLANS
A-021	CODE REVIEW - DOCUMENTATION
A-022	OCCUPANCY DIAGRAMS / SEPARATIONS
A-050	SITE SURVEY - EXISTING
A-051	SITE PLAN - PROPOSED WORKS
A-090	EXISTING BASEMENT PLAN
A-091	EXISTING GROUND FLOOR PLAN
A-092	EXISTING 2ND FLOOR PLAN
A-093	EXISTING 3RD FLOOR PLAN
A-094	EXISTING ROOF PLAN
A-100	PROPOSED BASEMENT PLAN
A-101	PROPOSED GROUND FLOOR PLAN
A-102	PROPOSED SECOND FLOOR PLAN
A-103	PROPOSED THIRD FLOOR PLAN
A-104	PROPOSED ROOF PLAN
A-110	PROPOSED BASEMENT FINISHES PLAN
A-111	PROPOSED GROUND FLOOR FINISHES PLAN
A-112	PROPOSED SECOND FLOOR FINISHES PLAN
A-113	PROPOSED THIRD FLOOR FINISHES PLAN
A-120	PROPOSED BASEMENT RCP
A-121	PROPOSED GROUND FLOOR RCP
A-122	PROPOSED SECOND FLOOR RCP
A-123	PROPOSED THIRD FLOOR RCP
A-200	SECTION A/A - LONG SECTION
A-201	STAIR SECTION
A-301	NORTH ELEVATION - EXISTING
A-302	EAST ELEVATION - EXISTING
A-303	SOUTH ELEVATION - EXISTING
A-304	WEST ELEVATION - EXISTING
A-311	NORTH ELEVATION - PROPOSED
A-312	EAST ELEVATION - PROPOSED
A-313	SOUTH ELEVATION - PROPOSED
A-314	WEST ELEVATION - PROPOSED
A-400	INTERIOR ELEV - TASTING ROOM / PROD. FLR.
A-401	INTERIOR ELEV - TASTING ROOM
A-402	INTERIOR ELEV - COFFEE / BAR / SEATING AREAS
A-403	INTERIOR ELEV. - RESTROOMS
A-404	INTERIOR ELEV. - RESTROOMS / SHOWER
A-405	INTERIOR ELEV- KITCHENETTES
A-700	INTERIOR VIGNETTES
A-701	INTERIOR VIGNETTES
A-710	EXTERIOR VIGNETTES
CIVIL	
C-1	CIVIL GENERAL NOTES AND DETAILS
C-2	CIVIL DETAILS
C-3	EXISTING SITE PLAN
C-4	PROPOSED SITE PLAN

STRUCTURAL

S-0.1	STRUCTURAL NOTES
S-1.0	FOUNDATION PLAN
S-1.1	1ST FLOOR FRAMING PLAN
S-1.2	2ND FLOOR FRAMING PLAN
S-1.3	3RD FLOOR FRAMING PLAN
S-1.4	ROOF FRAMING
S-2.1	SECTIONS AT FOUNDATION
S-2.2	SECTIONS UNDER GRATING
S-3.0	FOUNDATION DETAILS
S-4.0	MASONRY DETAILS
S-5.0	STEEL DETAILS

MECHANICAL

M-100	BSMT MECHANICAL PLAN
M-101	GROUND FLR MECHANICAL PLAN
M-102	2ND FLR MECHANICAL PLAN
M-103	3RD FLR MECHANICAL PLAN
M-104	ROOF MECHANICAL PLAN
M-400	HVAC SYSTEM SCHEMATIC
M-401	MECHANICAL DETAILS
M-700	MECHANICAL SPECIFICATIONS
M-701	MECHANICAL SPECIFICATIONS
M-702	MECHANICAL SPECIFICATIONS

ELECTRICAL

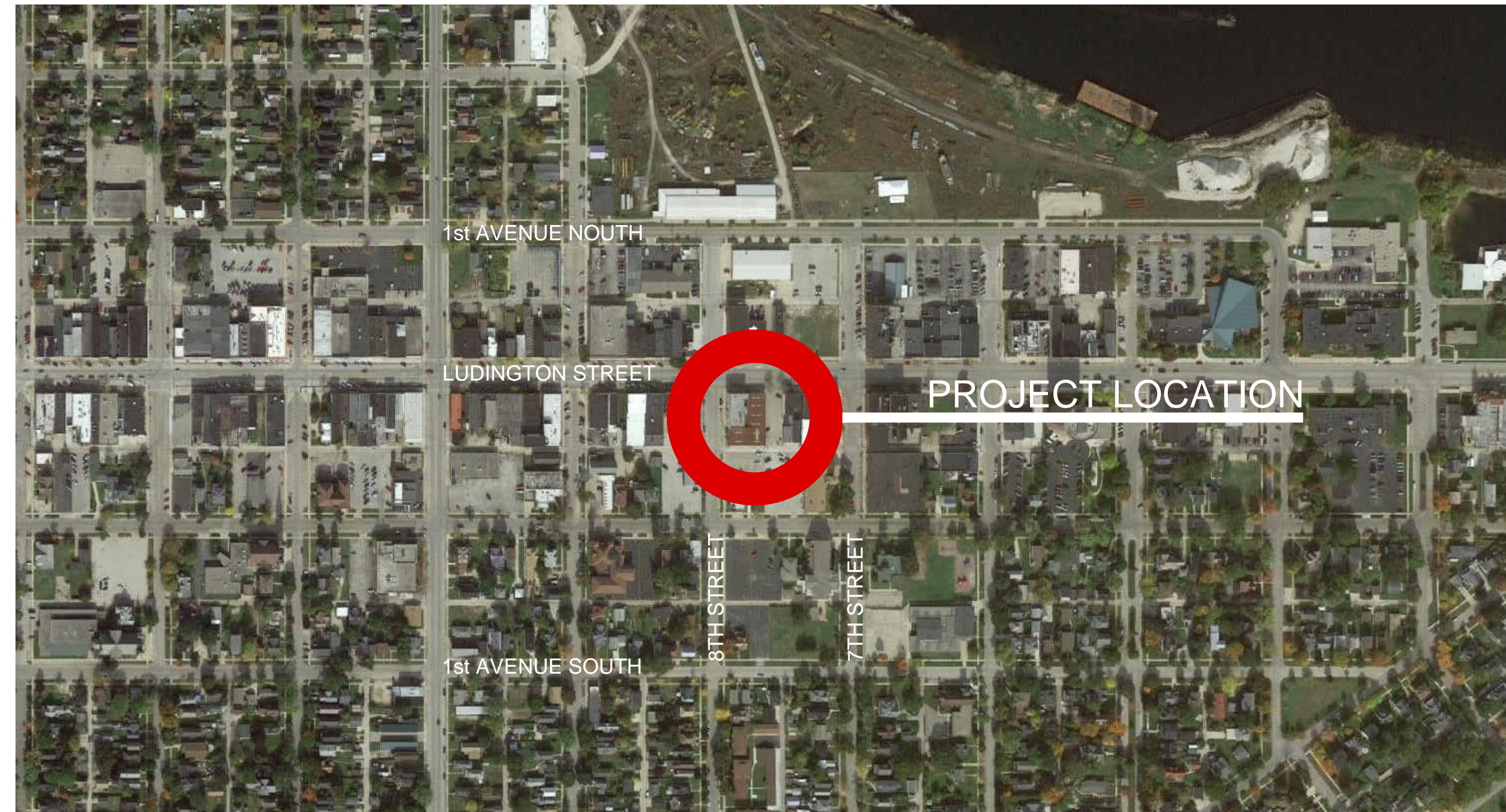
ES-100	ELECTRICAL SITE PLAN
E-100	BSMT ELECTRICAL PLAN
E-101	GROUND FLOOR ELECTRICAL PLAN
E-102	2ND FLOOR ELECTRICAL PLAN
E-103	3RD FLOOR ELECTRICAL PLAN
E-104	ROOF ELECTRICAL PLAN
E-200	BSMT FLOOR LIGHTING PLAN
E-201	GROUND FLOOR LIGHTING PLAN
E-202	2ND FLOOR LIGHTING PLAN
E-203	3RD FLOOR LIGHTING PLAN
E-300	ELECTRICAL SCHEDULES
E-301	ELECTRICAL SCHEDULES
E-302	PANEL BOARD SCHEDULES
E-303	PANEL BOARD SCHEDULES
E-400	LINE DIAGRAM / GROUND DTL

PLUMBING

P-100	FOUNDATION SANITARY PLUMBING PLAN
P-101	BASEMENT SANITARY PLUMBING PLAN
P-102	GROUND FLOOR SANITARY PLUMBING PLAN
P-103	SECOND FLOOR SANITARY PLUMBING PLAN
P-104	THIRD FLOOR SANITARY PLUMBING PLAN
P-105	ROOF SANITARY PLUMBING PLAN
P-106	BASEMENT DOMESTIC WATER PLAN
P-107	GROUND FLOOR DOMESTIC WATER PLAN
P-108	SECOND FLOOR DOMESTIC WATER PLAN
P-109	THIRD FLOOR DOMESTIC WATER PLAN
P-401	ENLARGED PLUMBING PLANS
P-501	PLUMBING DETAILS
P-502	PLUMBING DETAILS
P-601	PLUMBING SCHEDULES
P-602	PLUMBING SANITARY RISER DIAGRAM

FIRE PROTECTION

FP-001	FIRE PROTECTION GENERAL NOTES
FP-101	FIRE PROTECTION BASEMENT PLAN
FP-102	FIRE PROTECTION GROUND FLOOR PLAN
FP-103	FIRE PROTECTION SECOND FLOOR PLAN
FP-104	FIRE PROTECTION THIRD FLOOR PLAN



SITE INFORMATION:

PIN: 21-051-010-2929-306-004 **003 and **001
 OWNER: Lake Effect Distillery
 723 LUDINGTON STREET
 ESCANABA, MI 49829

Lots Four (4), Five (5), and Six (6), and the North 67.50 feet of Lots Seven (7), and Eight (8) of Block Forty (40) of the Original Plat of the City of Escanaba, according to the Plat thereof, as recorded in Liber A of Deeds, Page 74, Delta County Records, in the City of Escanaba, Delta County, Michigan

PROJECT DESCRIPTION AND NOTES:

INTERIOR DEMOLITION OF EXISTING STRUCTURE
 EXTERIOR FACADE REPAIR AS REQUIRED
 NEW EXTERIOR DOORS AND WINDOWS
 CHANGE OF USE
 NEW DISTILLERY SPACE PRODUCTION FLOOR WITH OFFICE SPACE ON THIRD FLOOR
 EXISTING BASEMENT FOR STORAGE, MECHANICAL, AND UTILITY
 NEW STAIR CORE AND ELEVATOR ADDITION
 NEW SOUTH-WARD BUILDING EXPANSION TO INCLUDE STORAGE AND CATERING KITCHEN SPACES
 NEW STORAGE OUT-BUILDING - BY OTHERS

BID NOTES AND ADD ALTERNATES:

TBD

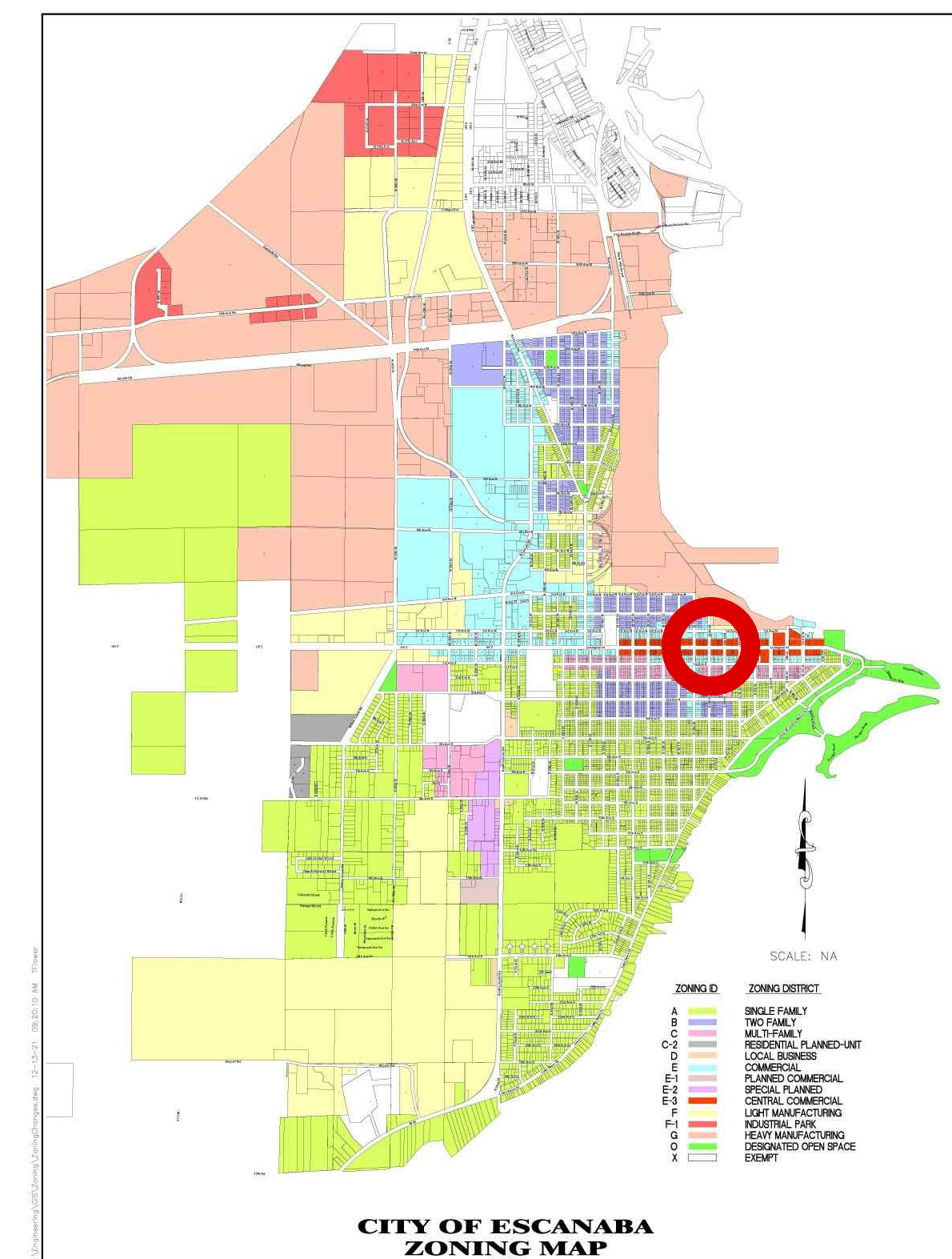
MOCK UP NOTES:

GENERAL CONTRACTOR TO PROVIDE MOCK UP OF ALL INTERIOR AND EXTERIOR FINISHES AND MATERIAL SAMPLES PRIOR TO PROJECT DEPLOYMENT. INCLUDING THE FOLLOWING:

TBD

BUILDINGS CODES REFERENCED FOR PROJECT:

2015 MICHIGAN BUILDING CODE
 2015 MICHIGAN ENERGY CODE
 2015 MICHIGAN BUILDING CODE
 2015 MICHIGAN PLUMBING CODE
 2015 MICHIGAN MECHANICAL CODE
 2017 NATIONAL ELECTRICAL CODE
 2018 NFPA 101
 2019 ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS



RE
 Rock Elements LLC
 ROCK ELEMENTS, LLC
 5413 J ROAD
 ESCANABA, MI 49829
 RYAN.BRAYAK@GMAIL.COM T 906.290.3431

RAD
 ROM ARCHITECTURE AND DESIGN
 102 WASHINGTON STREET #225
 MARQUETTE, MI 49855
 INFO@STUDIO-RAD.COM 212.851.6168

Rhoades Engineering
 CONSULTING ENGINEERS
 4801 HENRY STREET
 MARQUETTE, MI 49801
 213-798-4328

AKRO
 STRUCTURAL ENGINEER
 1857 NUMBER 14 ROAD
 WALLACE, MI 49883
 ERIK@ARKO-ENGINEERING.COM 906-290-9055

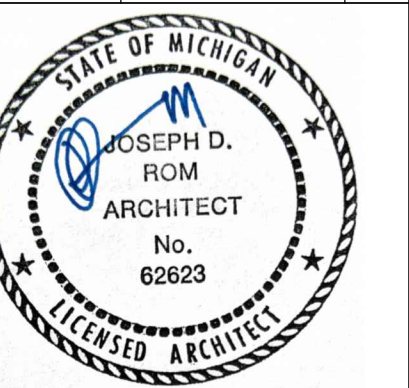
COLEMAN ENGINEERING COMPANY
 CIVIL ENGINEER
 825 Ohio Drive
 Iron Mountain, MI 49801
 KROELL@COLEMAN-ENGINEERING.COM
 906-774-3440

BOZELIUS
 DISTILLERY CONSULTANT
 2922 EVERGREEN PARKWAY #310
 EVERGREEN, CO 80439
 JAKOB@BOOZEWERKS.COM 706-704-6835

LAKE EFFECT DISTILLERY
 723 LUDINGTON STREET
 ESCANABA, MI 49829

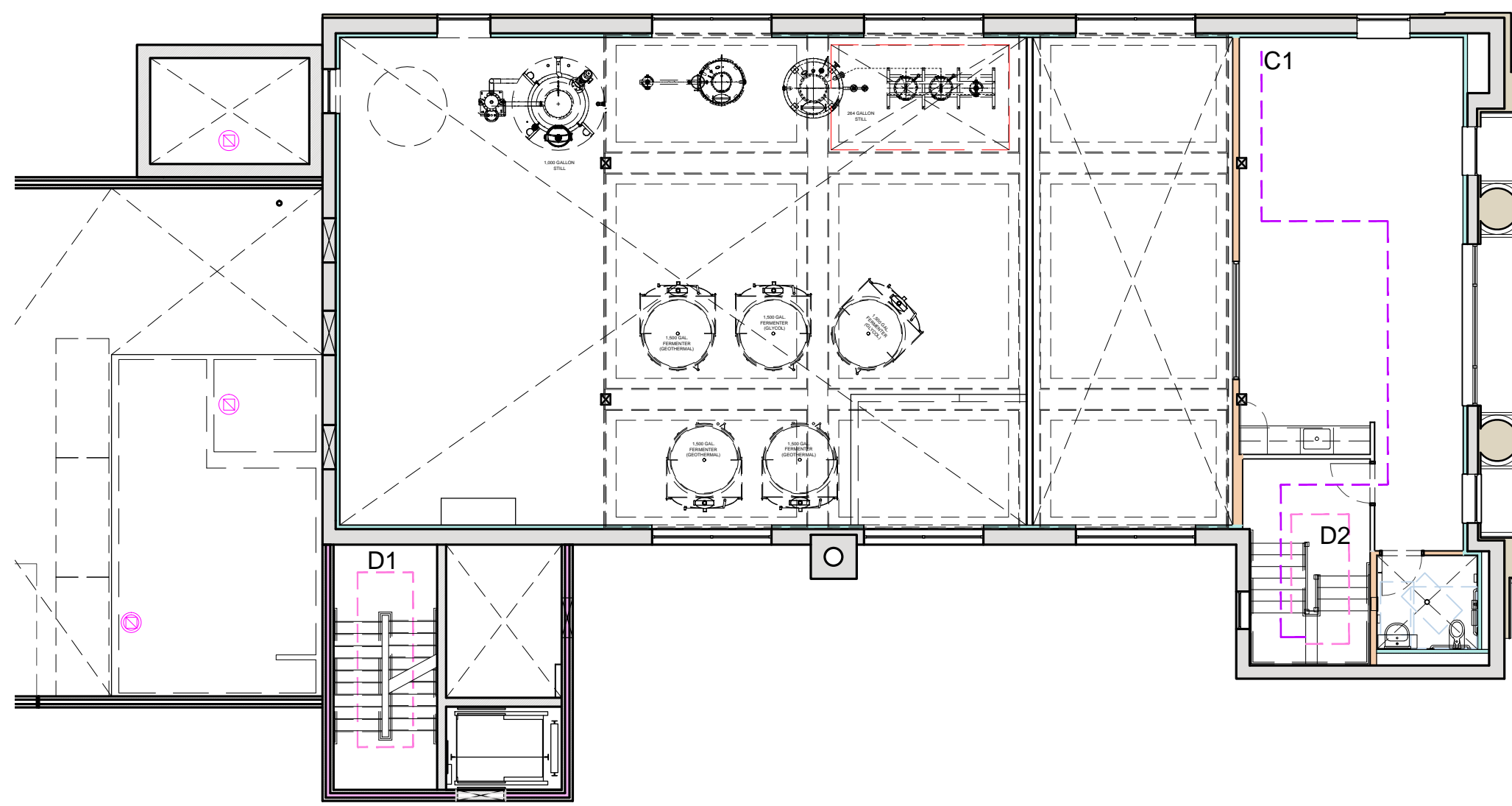
Attention:
 0 1"
 If this scale bar does not measure 1" then drawing is not original scale.

1	220729	FOR PERMIT
NO.	DATE	ISSUE/REVISION
		APP

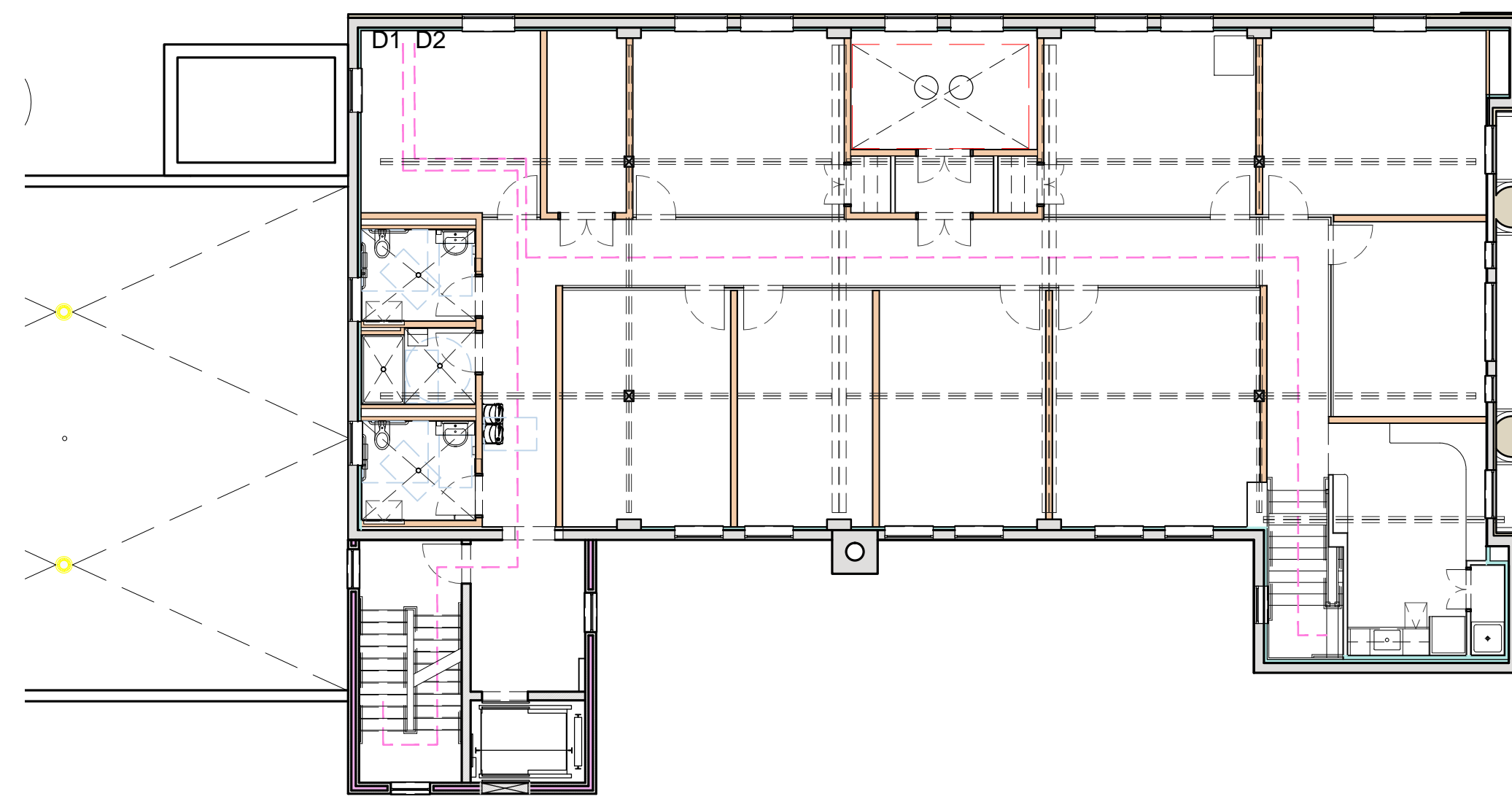


SHEET NAME
 COVER

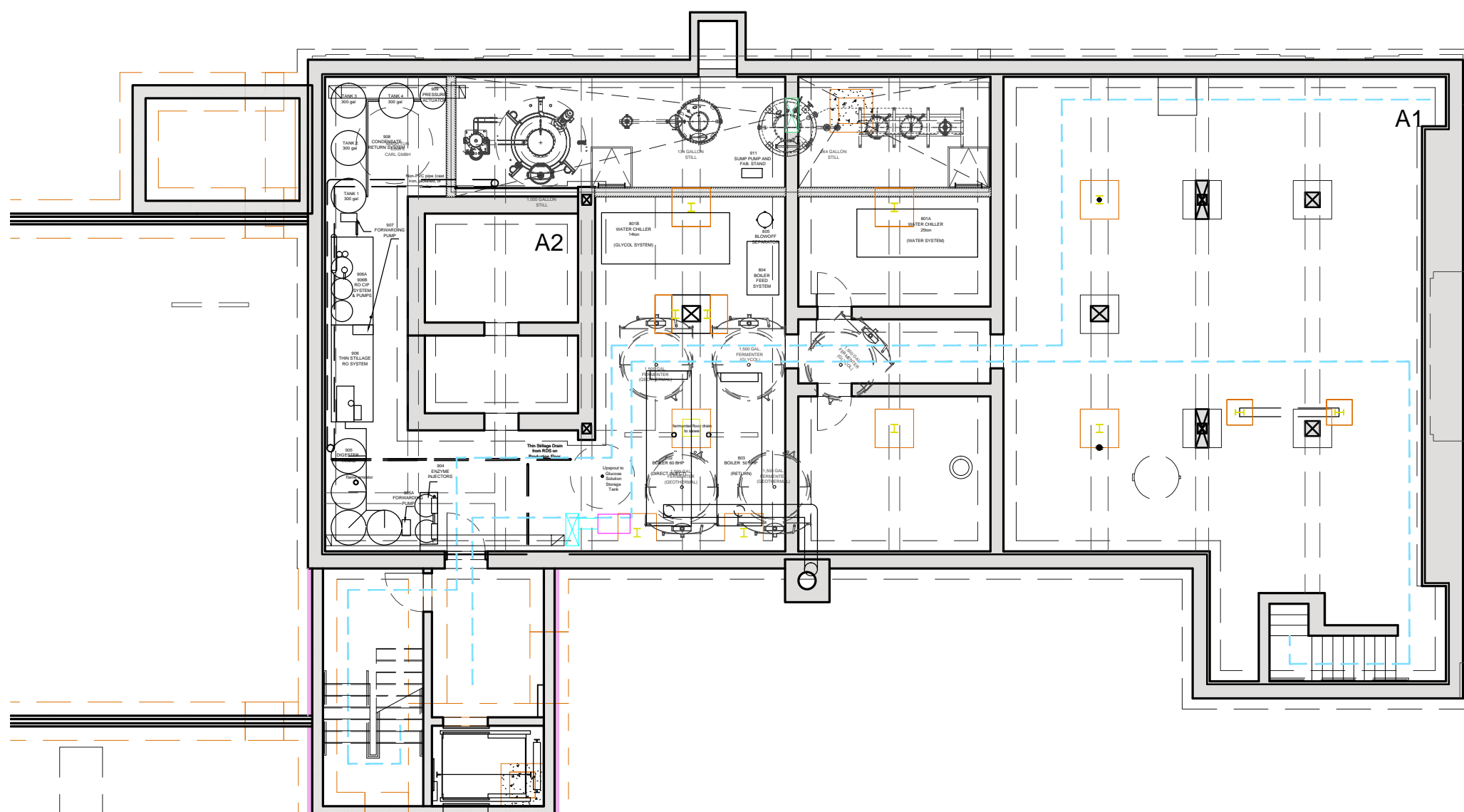
SHEET NO.
 A-000



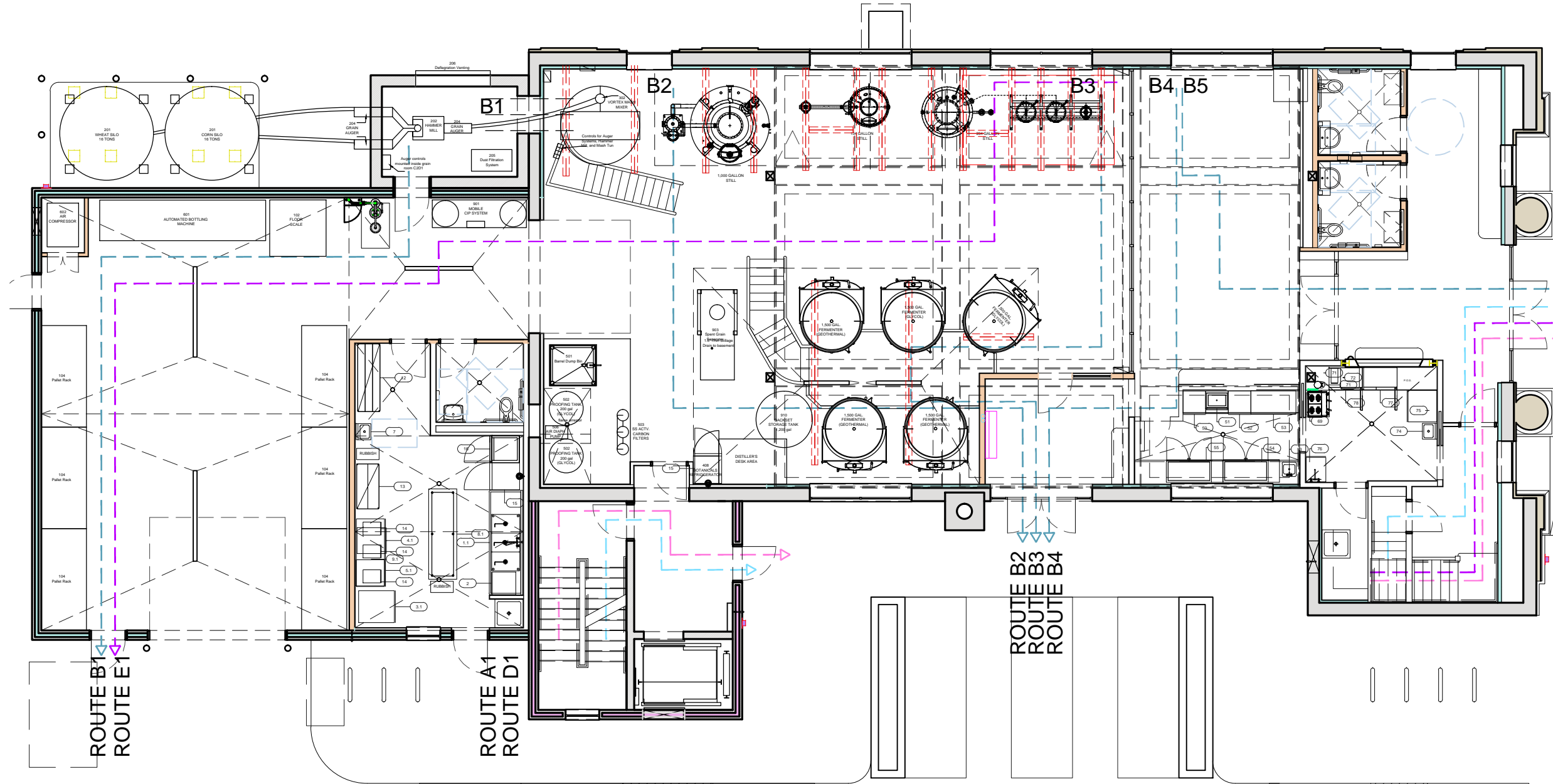
3 2nd FLOOR EGRESS DIA.
A-020 SCALE: NTS



4 3rd FLOOR EGRESS DIA.
A-020 SCALE: NTS



1 BASEMENT EGRESS DIA.
A-020 SCALE: NTS



2 1st FLOOR EGRESS DIA.
A-020 SCALE: NTS

ROOM NAME	FLOOR	ROOM NO.	AREA	USE	OCC. / AREA	OCCUPANCY
VESTIBULE	BASMENT	9-01	323	ENR	0	0.00
UTILITY	BASMENT	9-02	74	S-1	0	0.25
ELECTRICAL	BASMENT	9-03	322	MCH	0	0.00
EXHAUSTION	BASMENT	9-06	76	ENR	0	0.00
STORAGE	BASMENT	9-07	132	S-1	300	0.00
MISCELLANEOUS	BASMENT	9-08	188	MCH	0	0.00
STORAGE	BASMENT	9-09	146	S-1	300	0.00
MISCELLANEOUS	BASMENT	9-10	378	MCH	0	0.00
STORAGE	BASMENT	9-11	282	MCH	0	0.00
STORAGE	BASMENT	9-12	127	MCH	0	0.00
BASMENT SUB TOTAL			2,094.00			6.00
STORAGE	GROUND	0-01	1,242	S-1	300	6.00
KITCHEN	GROUND	0-02	309	E	200	1.54
VESTIBULE	GROUND	0-03	126	ENR	0	0.00
GRAN. PROCESSING	GROUND	0-05	208	H-2	100	2.08
VESTIBULE	GROUND	0-07	143	ENR	0	0.00
PRODUCTION LOOR	GROUND	0-08	1,709	H-3	670	67.00
TASTING ROOM	GROUND	0-09	454	E	100	30.20
BACK BAR	GROUND	0-16	109	E	100	1.09
WAITING AREA	GROUND	0-12	125	E	15	8.33
URDF	GROUND	0-13	165	ENR	0	0.00
CONF. / RECEPTION	GROUND	0-14	162	E	100	1.62
GROUND FLOOR SUB TOTAL			4,791.00			97.74
GRAND TOTAL			6,885.00			103.74

OUTDOOR SEATING	GRADE	G-00	140	A-2	15	0.20
TOTAL FACILITY						103.94

FIXTURES REQUIRED PER TABLE 403.1
TWO DRINKING FOUNTAINS PROVIDED - ONE ACCESSIBLE AT 3RD FLOOR
MOP / UTILITY SINKS PROVIDED DISTILLERY & 3RD FLOOR

TWO ACCESSIBLE UNI-SEX PUBLIC RESTROOMS PROVIDED (WC / LAV)
SINGLE ACC. UNI-SEX RESTROOM PROVIDED AT STORAGE GARAGE FOR EMPLOYEES
SINGLE ACC. UNI-SEX RESTROOM PROVIDED ON 2ND FLOOR OFFICE AREA

TYPE	DESCRIPTION	QTY	REQ. AREA	REQ. PER. REQ. AREA	REQ. PER. REQ. AREA	REQ. PER. REQ. AREA
DISTILLERY OCCUPANCY		91.87	13.93	17.08	0.87	0.15
TASTING ROOM		21.08	15.44	17.75	0.78	0.10
OFFICE / WAITING AREA		3.87	4.94	17.75	0.87	0.10
BUSINESS OCCUPANCY		74.80	23.06	15.39	1.00	0.14
OUTDOOR SEATING		17.00	18.30	17.75	0.51	0.04
STORAGE / SEC.		13.88	14.34	17.75	0.51	0.11
RECEPTION		1.00	1.00	17.75	0.10	0.00
PUBLIC SALES RESTROOMS		17.12	18.30	17.75	0.51	0.14

GROSS BUILDING AREAS	GROSS AREA
BASMENT	2,094.00
GROUND	4,791.00
74RD	1,242.00
TOTAL - INCL. BASMENT	33,974.00
TOTAL - W/O BASMENT	32,252.00

RE
Rock Elements LLC
ROCK ELEMENTS, LLC
5412 J ROAD
ESCANABA, MI 49829
RYAN.BRAY@RELL.COM T 906.280.3431

RAD
ROM ARCHITECTURE AND DESIGN
102 WASHINGTON STREET #225
MARQUETTE, MI 49855
INFO@STUDIO-RAD.COM 212.851.6168

RE
Rhoades Engineering
CONSULTING ENGINEERS
4801 HENRY STREET
MARQUETTE, MI 49841
213-798-4328

AKRO
STRUCTURAL ENGINEER
18557 NUMBER 14 ROAD
WALLACE, MI 49883
ERIK@AKRO-ENGINEERING.COM 906-290-9055

CE
COLUMBIA ENGINEERING COMPANY
CIVIL ENGINEER
605 Centre Drive
Iron Mountain, MI 49801
KROELL@COLUMBIA-ENGINEERING.COM 906-774-3440

DC
DISTILLERY CONSULTANT
2922 EVERGREEN PARKWAY #310
EVERGREEN, CO 80439
JACOB@BOOZEWERKS.COM 766-304-6835

LAKE EFFECT DISTILLERY
723 LUDINGTON STREET
ESCANABA, MI 49829

Attention:
1" = 10'-0"
If this scale bar does not measure 1" then drawing is not original scale.

NO.	DATE	FOR PERMIT	ISSUE/REVISION	APP.
1	2/20/23	FOR PERMIT		

STATE OF MICHIGAN
JOSEPH D. ROM
ARCHITECT
No. 62623
LICENSED ARCHITECT

SHEET NAME
BUILDING CODE REVIEW

SHEET NO.
A-020

BUILDING AREA MODIFICATIONS PER 506.3.3
TOTAL FACILITY
AREA = 13,974 SF GROSS - INCLUDING BASEMENT (10,257 SF W/O BSMT)
PERIMETER = 404' FEET
PERIMETER ON PUBLIC ROW = 235'
PERCENTAGE ON PUBLIC ROW = 58%

PER 506.3.3 - AMOUNT OF INCREASE
If = [F/P - 0.25] W/30
If - AREA FACTOR DUE TO FRONTAGE INCREASE
F - BUILDING PERIMETER FRONTING A PUBLIC WAY >20'
P - PERIMETER OF BUILDING
W - WIDTH OF PUBLIC WAY PER 506.3.2
F = 235' (ROUNDED)
P = 404' (ROUNDED)
W = SEE BELOW
W=[(L1 x w1 + L2 x w2 + L3 x w3 +) / F] (PER EQUATION 5-4)
L1 = LENGTH OF PORTION OF WALL
w1 = WIDTH OF OPEN SPACE (UP TO 30')
F = BUILDING PERIMETER FRONTING ON PUBLIC WAY
W=[(235' * 30) / 235 = 30
W=30
If = [235 / 404 - 0.25] * 30 / 30
If = [0.58 - 0.25] * 1
If = 0.33

PER 506.3 - FRONTAGE INCREASE
Aa = At + (NS * If)
Aa - ALLOWABLE AREA
At - TABULAR ALLOWABLE AREA PER 506.3
NS - TABULAR AREA FOR NON-SPRINKLERED BUILDING
If - AREA FACTOR INCREASE DUE TO FRONTAGE - PER 506.3
At = 19,000 SF
NS = 9,500 SF
If = 0.33 (FROM ABOVE - PER 506.3.3)
A-2 OCCUPANCY
Aa = 9,500 + (9,500 * 0.33)
Aa = 9,500 + 3,135
Aa = 12,635 SF > 10,257 PLANNED AREA (W/O BASEMENT) - OK!

BUILDING VOLUME: 205,700 CUBIC FEET
CONSTRUCTION TYPE: iii-B
BUILDING FULLY SPRINKLERED: AUTOMATIC SPRINKLER SYSTEM

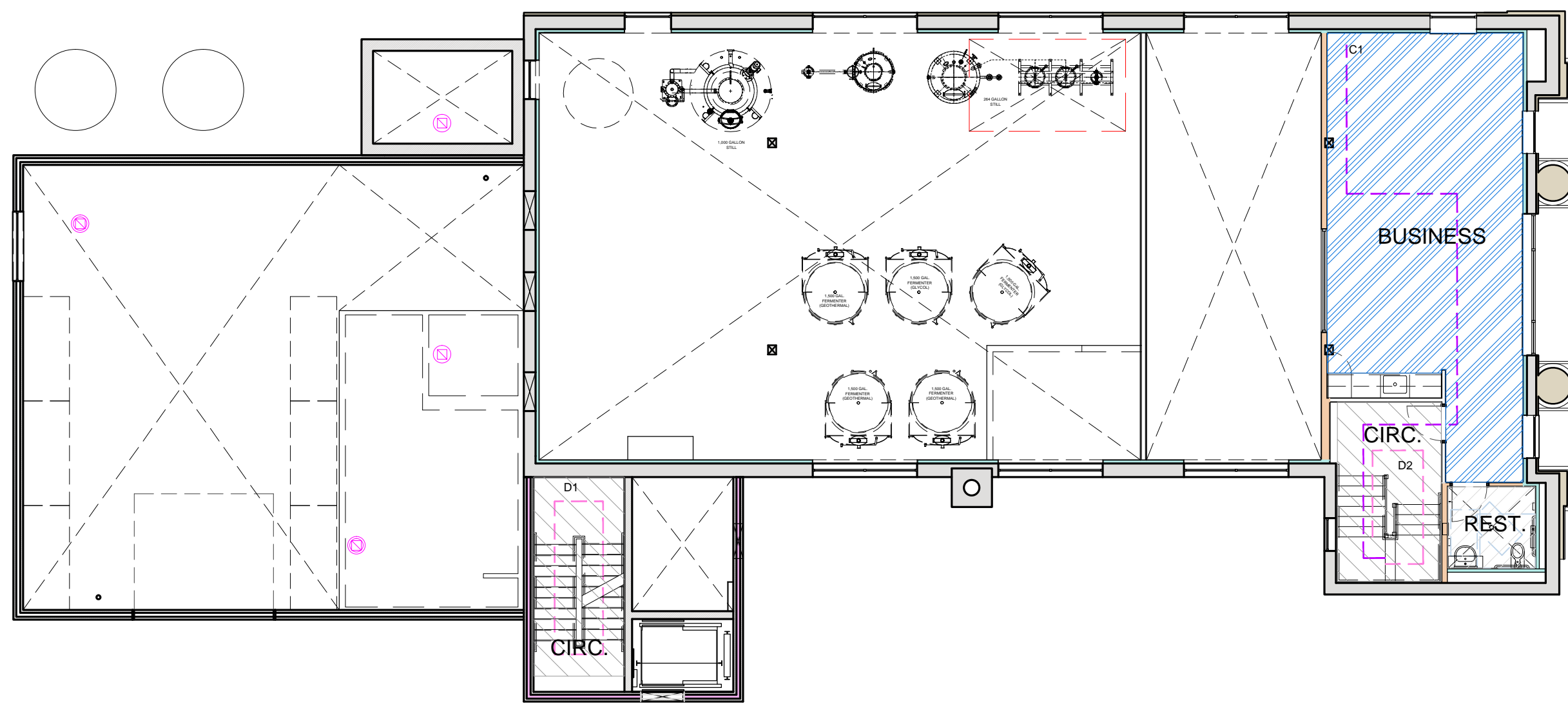
STORAGE AREAS: S-1 / S-1
TASTING ROOM: B
DISTILLERY AREAS: H-3
MILL OPERATIONS: H-2
BUSINESS AREAS: B

SEPARATION OF OCCUPANCIES PER TABLE 508.4 OR AS NON-SEPARATED OCCUPANCIES

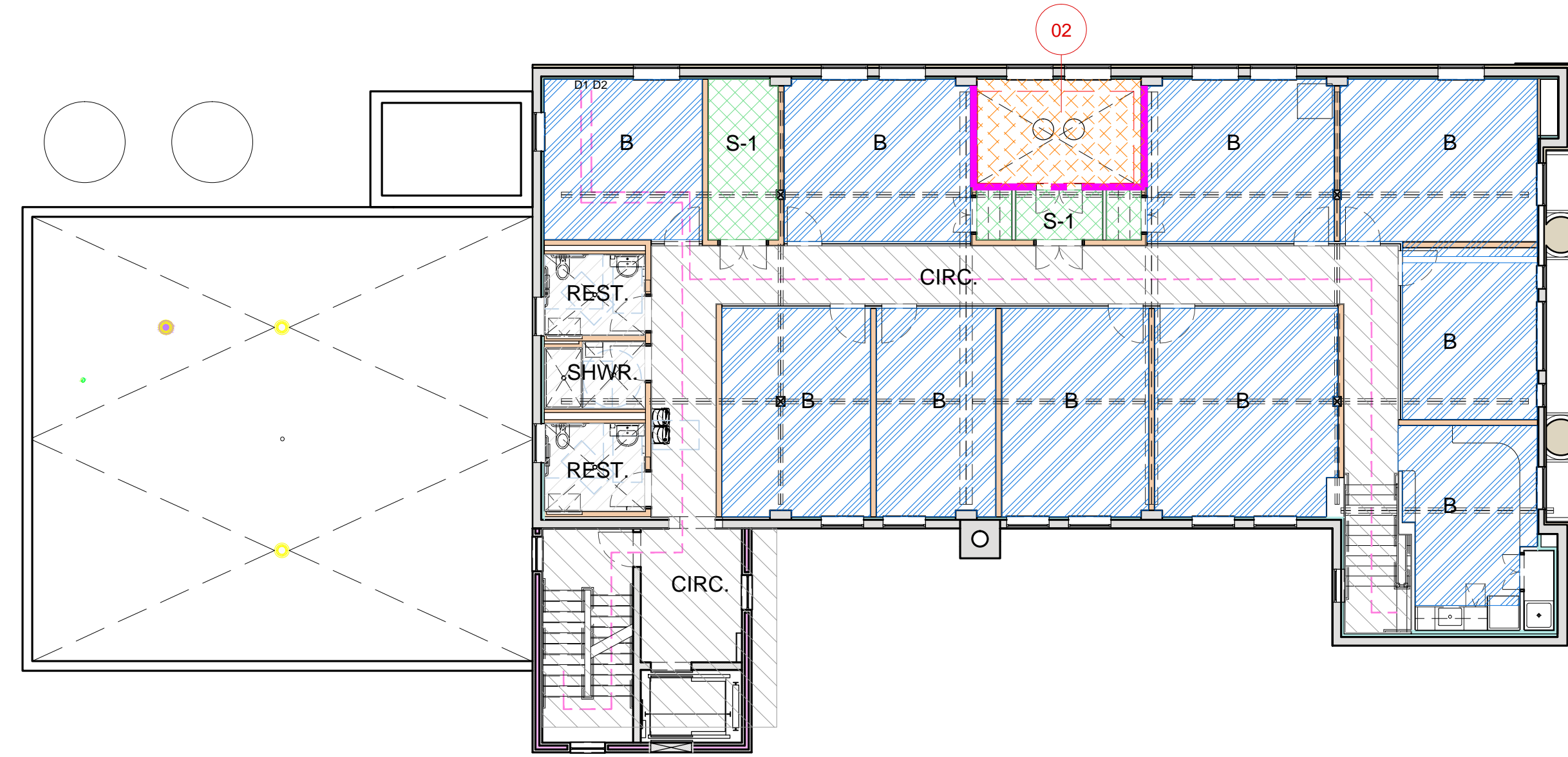
SECTION 5 (SHOWING MOST RESTRICTIVE OCCUPANCY A-2)
TABLE 504.3 MAX. HEIGHT A-2 SPRINKLERED: 75'
PROPOSED HEIGHT: 51.4' - OK W/ 504.3!
TABLE 504.4 MAX. STORIES A-2 SPRINKLERED: 3 STORIES
PROPOSED STORIES: (2+1)=3 - OK W/ 506.3!
TABLE 506.2 ALLOWABLE AREA A-2 SPRINKLERED: 9,500 X 2 = 19,000 SF
PROPOSED AREA (GROSS W/ BASEMENT): 13,974 SF -OK !
PROPOSED AREA (GROSS W/O BASEMENT - 506.5): 10,257 SF -OK !
506.5 MIXED OCCUPANCY AREA DETERMINATION
THE TOTAL ALLOWABLE BUILDING AREA FOR BUILDINGS CONTAINING MIXED USE OCCUPANCIES SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THIS SECTION. A SINGLE BASEMENT NEED NOT BE INCLUDED IN THE TOTAL ALLOWABLE BUILDING AREA, PROVIDED SUCH AREA DOES NOT EXCEED THE AREA PERMITTED FOR A BUILDING WITH NO MORE THAN ONE STORY ABOVE GRADE

EGRESS ROUTES AND TRAVEL DISTANCES
BUILDING IS FULLY SPRINKLERED

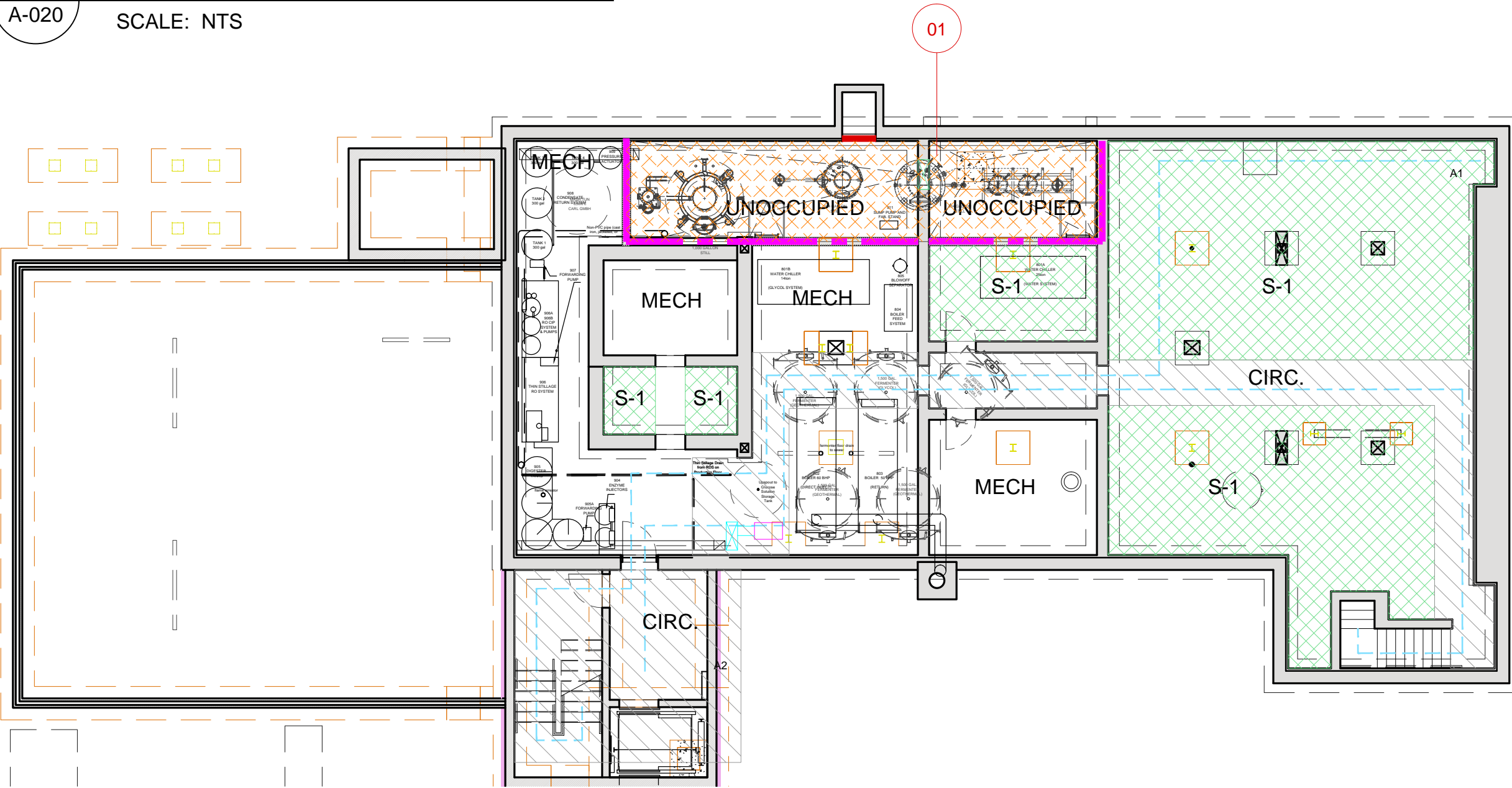
ROUTE A1:	S-1	BASMENT TO GRADE	217'-6"	250'-0"	OK!
ROUTE A2:	A-2	BASMENT TO GRADE	246'-3"	250'-0"	OK!
ROUTE B1:	H-2	MILL TO EXIT (18' INT.)	75'-11"	150'-0"	OK!
ROUTE B2:	H-3	DISTILLERY TO EXIT	74'-9"	150'-0"	OK!
ROUTE B3:	H-3	DISTILLERY TO EXIT	63'-11"	150'-0"	OK!
ROUTE B4:	B	TASTING RM. TO EXIT	47'-9"	250'-0"	OK!
ROUTE B5:	B	TASTING RM. TO EXIT	53'-2"	250'-0"	OK!
ROUTE C1:	B	OPEN OFFICE TO GRADE	104'-1"	300'-0"	OK!
ROUTE D1:	B	OPEN OFFICE TO GRADE	139'-8"	300'-0"	OK!
ROUTE D2:	B	OPEN OFFICE TO GRADE	186'-6"	300'-0"	OK!
ROUTE E2:	H-3	DISTILLERY TO GRADE	138'-8"	150'-0"	OK!



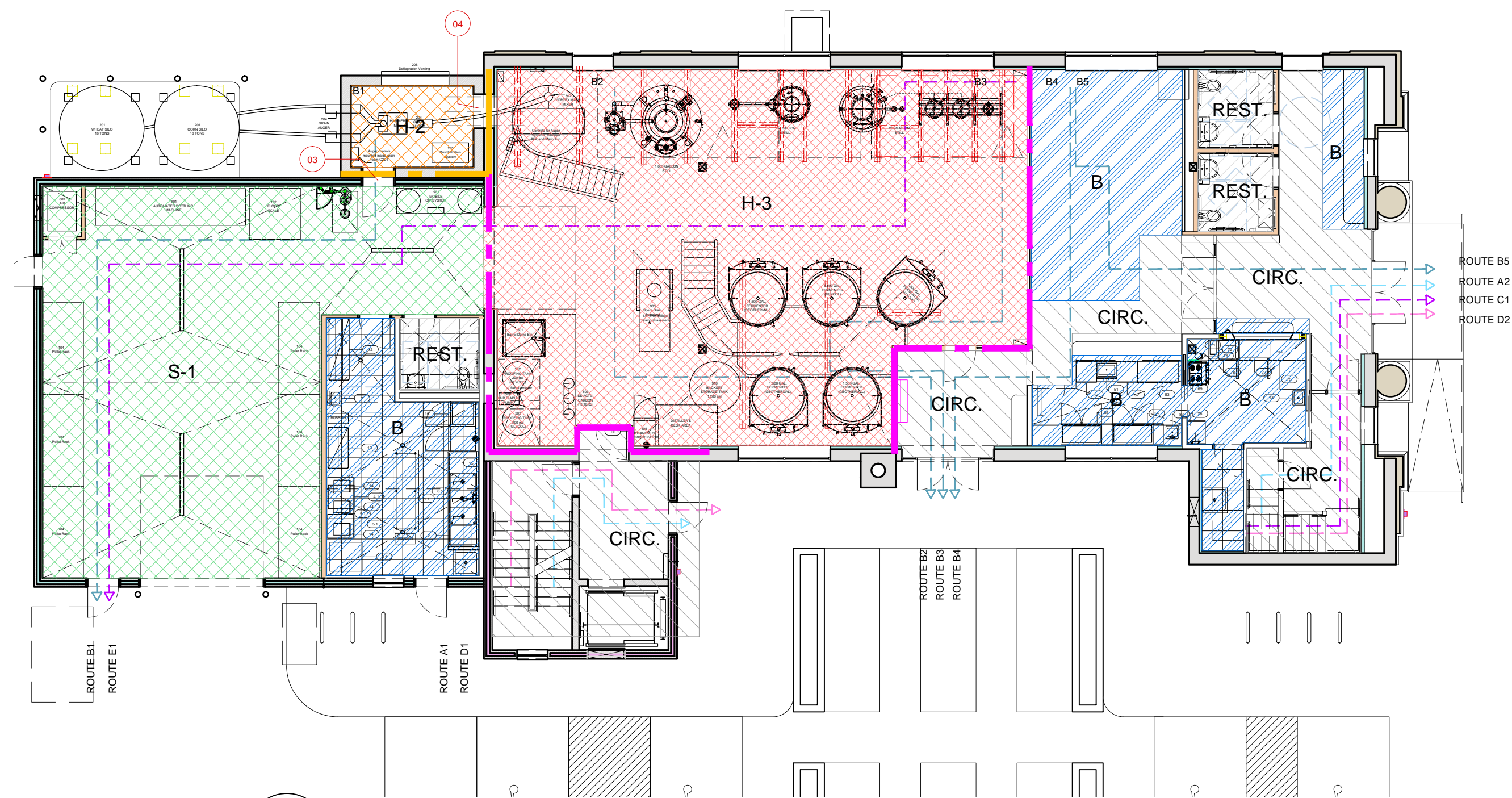
3 2nd FLOOR OCCUPANCY DIA.
A-020 SCALE: NTS



4 3rd FLOOR OCCUPANCY DIA.
A-020 SCALE: NTS



1 BASEMENT OCCUPANCY DIA.
A-020 SCALE: NTS



2 1st FLOOR OCCUPANCY DIA.
A-020 SCALE: NTS

OCCUPANCY NOTES:		OCCUPANCIES	
1:	SECONDARY CONTAINMENT AREA - NOT AN OCCUPIED SPACE. OPEN TO H-3 PRODUCTION FLOOR OCCUPANCY ABOVE	NA	CIRCULATION
2:	VODKA STILL PENTHOUSE - SEE SECTIONS FOR MORE INFORMATION. NOT AN OCCUPIED SPACE AND IS OPEN TO H-3 PRODUCTION FLOOR OCCUPANCY BELOW	NA	RESTROOMS
3:	2-HOUR RATED DOOR AND WALL. SEE DOOR SCHEDULE. SEAL ALL JOINTS BETWEEN FRAME AND WALL WITH APPROVED SEALANT / CAULK AS REQUIRED	B	BUSINESS AREAS / TASTING ROOM
4:	2-HOUR RATED CONVEYOR SHUTTER - SEAL ALL JOINTS BETWEEN FRAME AND WALL WITH APPROVED SEALANT / CAULK AS REQUIRED	H-2	GRAIN MILLING
		H-3	DISTILLERY OPERATIONS
		S-1	MODERATE HAZARD STORAGE
SEPARATIONS			
	1 HOUR SEPARATION		
	2 HOUR SEPARATION		
	3 HOUR SEPARATION		

RE
Rock Elements LLC
ROCK ELEMENTS, LLC
5413 J ROAD
ESCANABA, MI 49829
RYAN.BRAYAK@GMAIL.COM T 906.280.3431

RAD
ROM ARCHITECTURE AND DESIGN
102 WASHINGTON STREET #225
MARQUETTE, MI 49855
INFO@STUDIO-RAD.COM 212-851-6168

RE
Rhoades Engineering
CONSULTING ENGINEERS
4801 HENRY STREET
MARQUETTE, MI 49801
213-798-4328

AKRO
STRUCTURAL ENGINEER
18557 NUMBER 14 ROAD
WALLACE, MI 49883
ERIK@ARKO-ENGINEERING.COM 906-290-9055

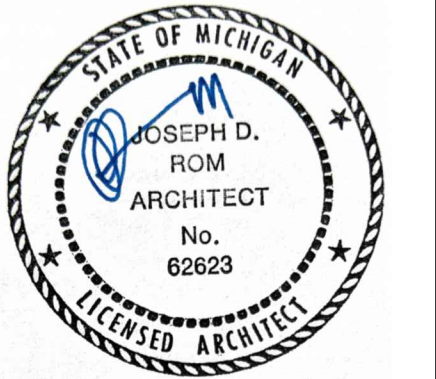
CE
Coleman Engineering Company
CIVIL ENGINEER
635 Crane Drive
Iron Mountain, MI 49801
KROELL@COLEMAN-ENGINEERING.COM 906-774-3440

BOZELIUS
DISTILLERY CONSULTANT
2922 EVERGREEN PARKWAY #310
EVERGREEN, CO 80439
JAKOB@BOZELIUSWORKS.COM 706-304-6835

LAKE EFFECT DISTILLERY
723 LUDINGTON STREET
ESCANABA, MI 49829

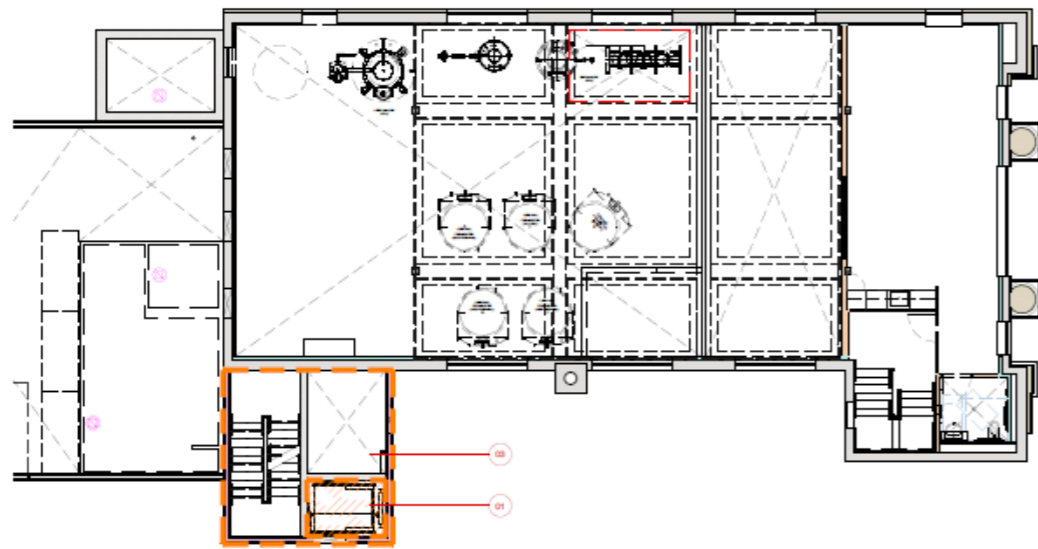
Attention:
1" scale bar
If this scale bar does not measure 1" then drawing is not original scale.

1	220729	FOR PERMIT
NO.	DATE	ISSUE/REVISION
		APP

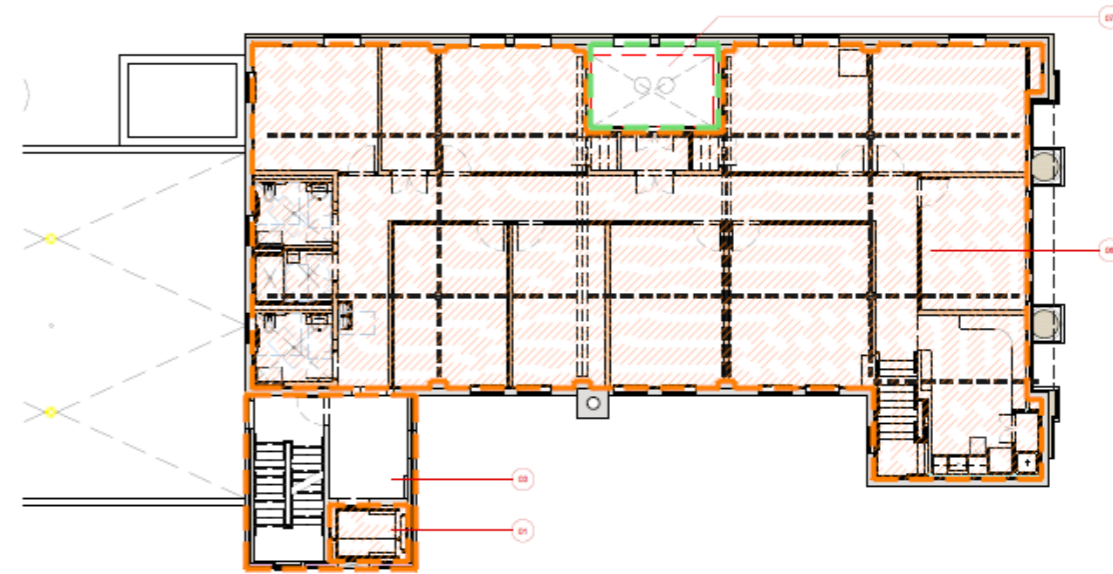


SHEET NAME
OCCUPANCY DIAGRAM
SEPARATION DIAGRAM

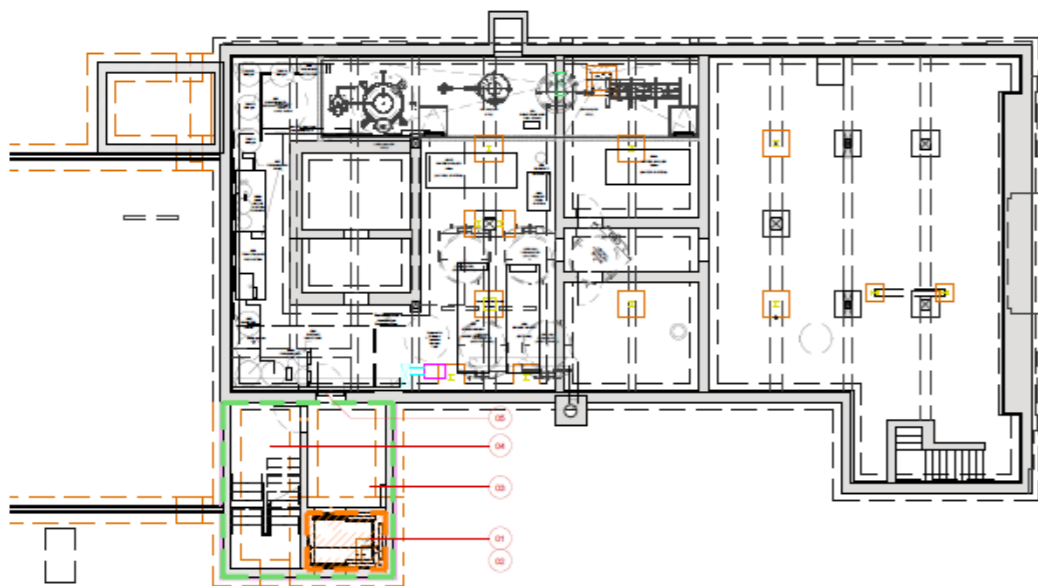
SHEET NO.
A-022



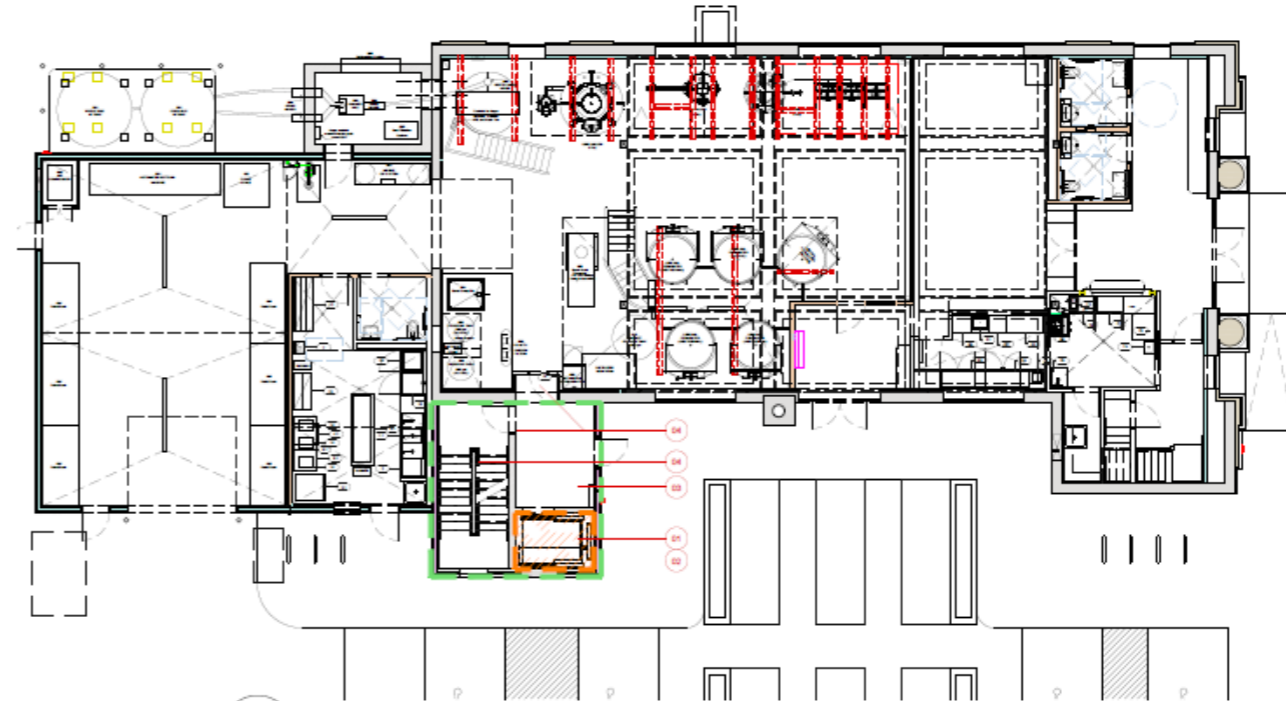
3 2nd FLOOR PHASING DIAGRAM
A-025 SCALE: NTS



4 3rd FLOOR PHASING DIAGRAM
A-025 SCALE: NTS



1 BASEMENT PHASING DIAGRAM
A-025 SCALE: NTS



2 1st FLOOR PHASING DIAGRAM
A-025 SCALE: NTS

6: THIRD FLOOR OFFICE SPACE TO BE CONSTRUCTED AS PART OF PHASE 2 WORK. SPACE TO BE CONSTRUCTED AS A "WHITE BOX" WITH LIMITED ACCESS. FIRE AND LIFE SAFETY ITEMS TO BE INSTALLED AS REQUIRED. SPACE TO BE MECHANICALLY VENTILATED AS REQUIRED. SPACE TO BE INSULATED AND INSULATION TO BE PAINTED WITH INTUMESCENT PAINT AS REQUIRED. NEW WINDOWS TO BE INSTALLED PER ELEVATIONS. NO ELEVATOR ACCESS TO BE PROVIDED AS PART OF PHASE 1 WORK. CEILING TO BE OPEN TO UNDERSIDE OF EXISTING ROOF DECK.

7: STILL PENTHOUSE TO BE CONSTRUCTED AS PART OF PHASE 1 WORKS. ENCLOSURE TO BE CONSTRUCTED TO BE FIRE RATED PER A-020. WALLS TO CONTINUE TO UNDERSIDE OF EXISTING ROOF DECK.

PROJECT PHASING NOTES

PROJECT TO BE PHASED IN TWO PHASES. MOST WORK TO BE CONSTRUCTED AS PART OF PHASE 1 WORK WITH THE EXCEPTIONS NOTED BELOW.

- 1: ELEVATOR TO BE CONSTRUCTED AS PART OF PHASE 2 WORK. NOT TO BE INCLUDED AS PART OF PHASE 1.
- 2: NEW TEMPORARY MATERIAL / MAINTENANCE DELIVERY AREA TO BE CONSTRUCTED IN AT-GRADE AND BASEMENT LEVELS FOR THE DELIVERY OF GOODS AND SERVICES FOR DISTILLERY SUPPORT EQUIPMENT. NOT TO BE USED FOR HUMAN TRANSPORT. VERTICAL CONVEYANCE TO BE VIA STAIR TO BASEMENT OR VIA CHAIN HOIST - FOR GOODS ONLY
- 3: ELEVATOR / STAIR CORE TO BE CONSTRUCTED AS PART OF PHASE 2 WORK. FOUNDATION AND BELOW GRADE WORK TO BE CONSTRUCTED AS PART OF PHASE 1 WORK
- 4: STAIR FROM GRADE TO BASEMENT TO BE CONSTRUCTED AS PART OF PHASE 1 WORK - SEE A-100 AND A-101
- 5: FINAL EGRESS ROUTES PER A-020 TO BE CONSTRUCTED / PROVIDED AS PART OF PHASE 2 WORK FOR BASEMENT, GROUND FLOOR, AND 2nd FLOOR AREAS

RE
Rock Elements LLC
ROCK ELEMENTS, LLC
843 JORDAN
ESCANABA, MI 49829
RYAN.BRAYNE@GMAIL.COM T 989.283.3471

RAD
ROM ARCHITECTURE AND DESIGN
132 WASHINGTON STREET #202
MUSKEGON, MI 49866
INFO@STUDIO-RAD.COM T 989.681.4188

RE
Roads Engineering
CONSULTING ENGINEERS
4801 HENRY STREET
MUSKEGON, MI 49861
T 989.283.4444

AKRO
STRUCTURAL ENGINEER
WEST NUMBER 14 ROAD
WALLACE, MI 49880
ERIK@AKRO-ENGINEERING.COM 989.284.9055

Civil Engineering Company
CIVIL ENGINEER
626 Oak Street
1011 Muskegon, MI 49860
MROELL@COLLIAM-ENGINEERING.COM
989-774-3440

Distillery Consultant
DISTILLERY CONSULTANT
362 EVERGREEN PARKWAY #110
EVERGREEN, CO 80439
JAY@DCC22ENGINEERING.COM 781-241-6625

LAKE EFFECT DISTILLERY
723 LUDINGTON STREET
ESCANABA, MI 49829

Attention:
1" = 1'-0"
If this scale bar does not measure 1" then drawing is not original scale.

NO.	DATE	ISSUE/REVISION	APP.
1	2/21/24	FOR PERMIT	



SHEET NAME
PROJECT PHASING
DIAGRAM

SHEET NO.

A-025



Ryan Brayak
Topographic Survey
Escanaba, MI

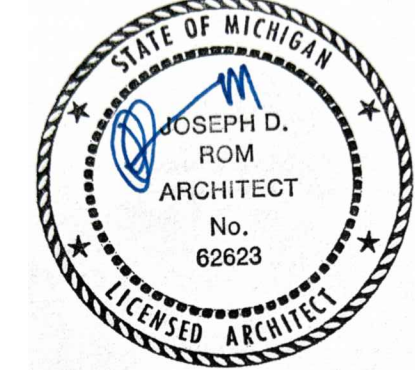
LAKE EFFECT DISTILLERY
723 LUDINGTON STREET
ESCANABA, MI 49829

Attention: 1" scale bar
If this scale bar does not measure 1" then drawing is not original scale.

DATE	DESCRIPTION	ISSUED
02/07/22	Client Review	

DESIGNED: MLC
DRAWN: MLC
CHECKED: SMV
APPROVED: SMV

NO.	DATE	ISSUE/REVISION	APP
1	2/20/22	FOR PERMIT	



TRIMEDIA
JOB NUMBER:
2021-3440
SHEET TITLE:

Topographic
Basemap

SHEET NUMBER:
1

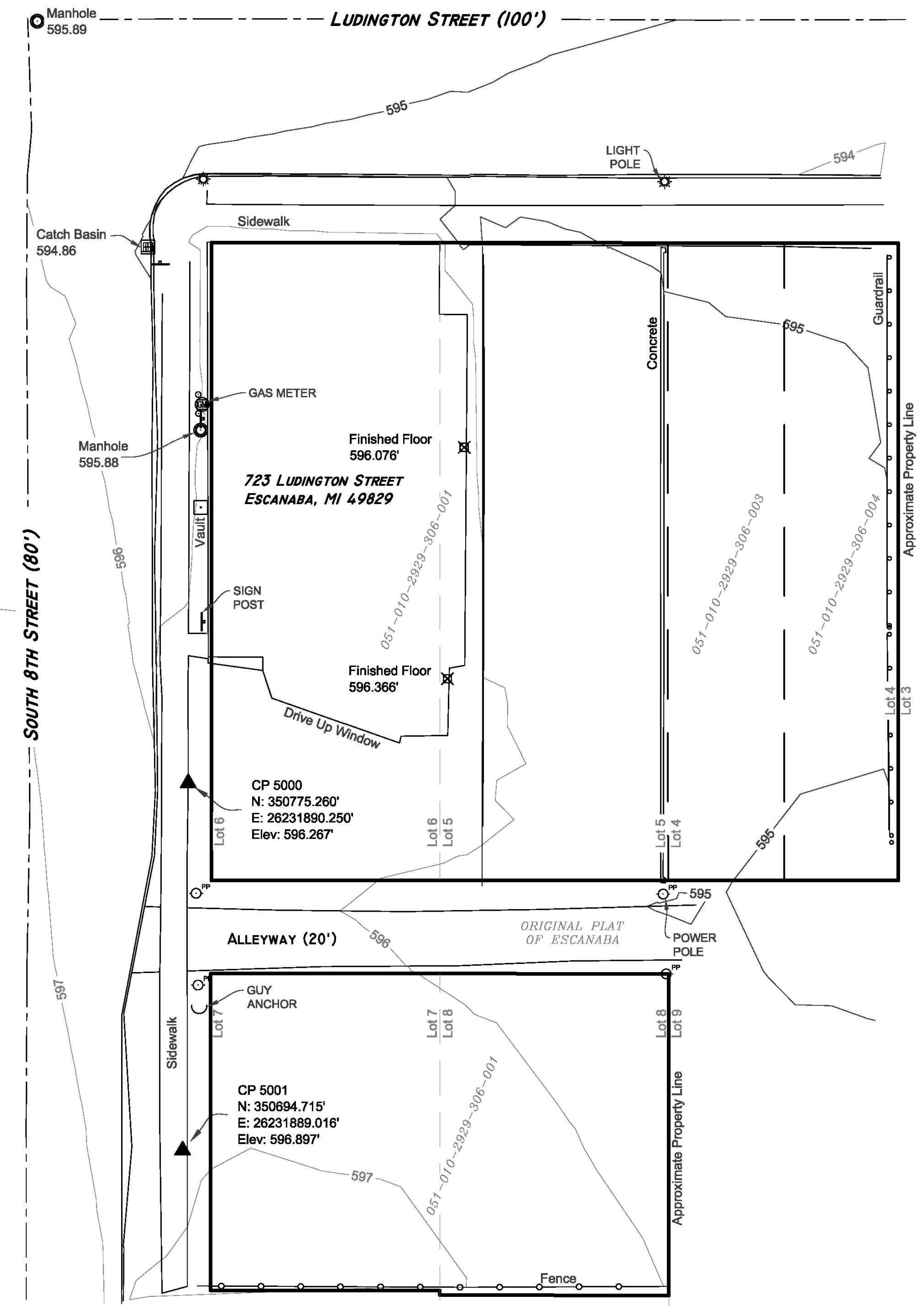
SHEET NAME
EXISTING PROPERTY
SURVEY

SHEET NO.

A-050

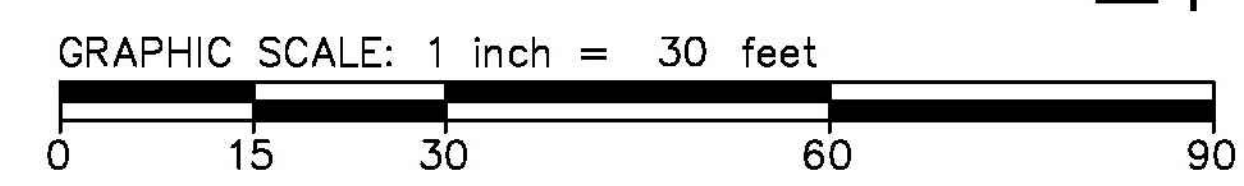
TOPOGRAPHIC SITE SURVEY

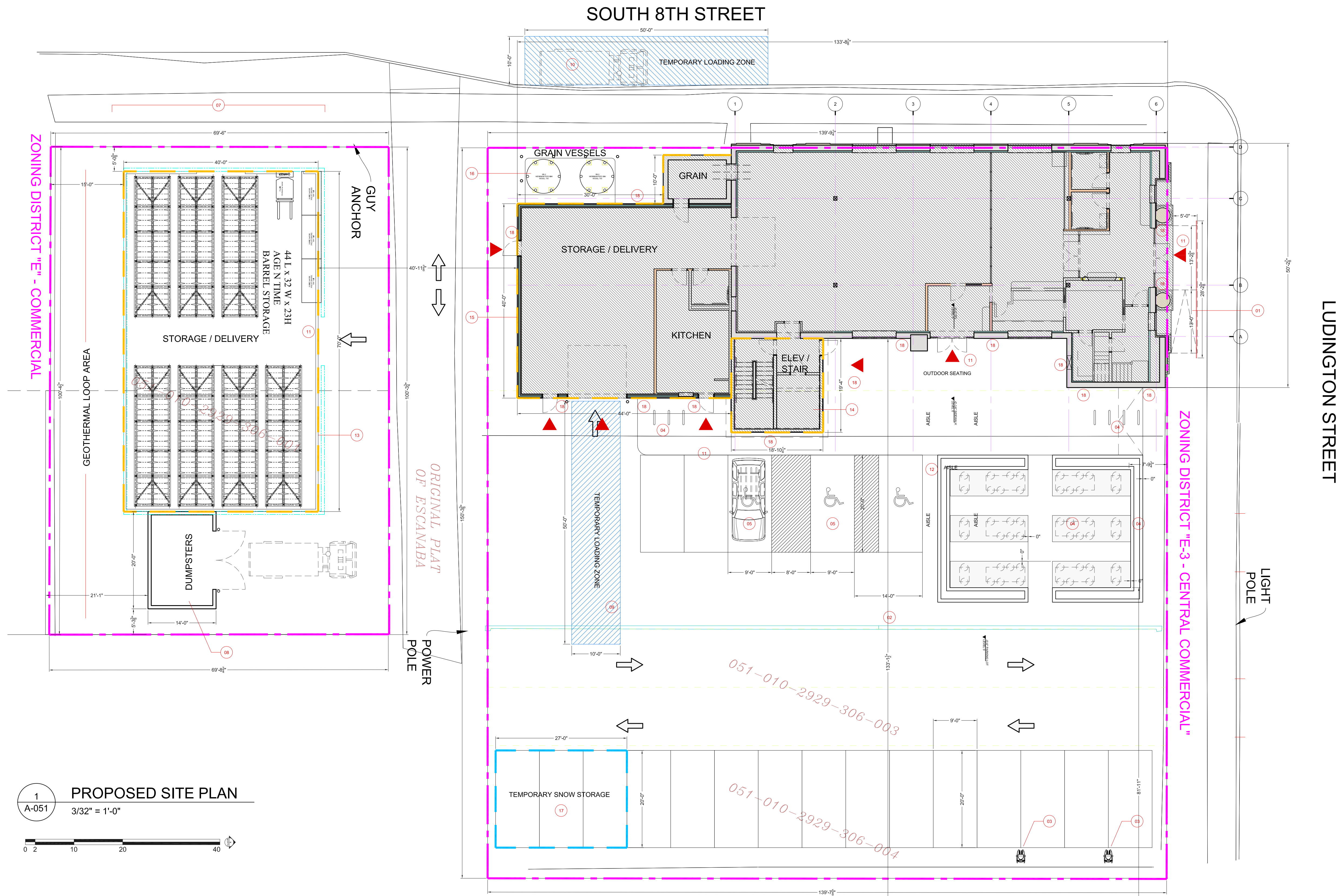
LOTS 4, 5 AND 6, AND THE NORTH 67.5' OF LOTS 7 AND 8, BLOCK 40,
ORIGINAL PLAT OF THE CITY OF ESCANABA, SECTION 29, T39N-R22W,
CITY OF ESCANABA, DELTA COUNTY, MICHIGAN



NOTES:

- BEARINGS BASED UPON MICHIGAN STATE PLANE COORDINATE SYSTEM NAD 83 (2011), NORTH ZONE
- VERTICAL DATUM BASED UPON NAVD 88
- 1-FOOT CONTOUR INTERVAL
- FIELD SURVEY COMPLETED JANUARY 7, 2022
- TOPOGRAPHIC SURVEY OF VISIBLE SITE FEATURES WAS PERFORMED DURING WINTER TIME CONDITIONS WITH SNOW COVER ON SITE. SOME ITEMS MAY NOT HAVE BEEN SURVEYED DUE TO NOT BEING VISIBLE
- APPROXIMATE PROPERTY LINE LOCATIONS PROVIDED BY CITY OF ESCANABA PARCEL MAPPING





1 PROPOSED SITE PLAN
A-051 3/32" = 1'-0"

16: STAINLESS STEEL GRAIN STORAGE AT NORTH SIDE OF NEW BUILDING - SET ATOP CONCRETE CURB AND PROTECTED WITH BOLLARDS AS INDICATED

17: SNOW STORAGE - PARKING SPACES EQUAL APPROXIMATELY 4,040 SF - REQUIRED AREA EQUALS 10%. AREA PROVIDED IS 540 SF

18: EXTERIOR BUILDING MOUNTED / SHIELDED LIGHT FIXTURE LOCATIONS

11: BARRIER FREE ACCESS POINT

12: OUTDOOR SEATING AREA - LIMITED TO 36 OCCUPANTS FOR RESTROOM CALCULATIONS. AREA TO BE OPEN WITH POTENTIAL WOOD FRAMED PERGOLA AT CENTER AREA - MAXIMUM 12' TALL. AREA TO BE SEPARATED FROM PARKING AND SITE CIRCULATION VIS A VIS CONCRETE OR OTHER HEAVY PLANTERS. BARRIERS TO BE PLANTED WITH SEASONAL VEGETATION. AREA TO BE LIT WITH DOWN-LIGHT / SOFT LIGHT STRING LIGHTS.

13: PROPOSED NEW METAL STORAGE BUILDING - SEE EXTERIOR ELEVATIONS. HEIGHT TO EAVE / RIDGE : 26'-4" / 31'-5"

14: NEW PRECAST ARCHITECTURAL PANEL STORAGE / KITCHEN BUILDING ADDITION - HEIGHT TO CORNICE APPROXIMATELY 18'-10" ABOVE GRADE

15: NEW FUTURE ELEVATOR / STAIR CORE BUILDING ADDITION - SEE ELEVATIONS - HEIGHT TO PRIMARY ROOF - 46'-4" ABOVE GRADE AND 51'-3" TO ELEVATOR PENTHOUSE ROOF

4: BICYCLE PARKING

5: ACCESSIBLE PARKING SPACE

6: VAN ACCESSIBLE PARKING SPACE

7: STORAGE BUILDING BY OTHERS - SHOWN FOR REFERENCE ONLY

8: DUMPSTER ENCLOSURE - SURROUNDED BY MINIMUM 6' TALL PRIVACY FENCE CONSTRUCTED OF WOOD, VINYL, CEMENT, OR METAL

9: ON-SITE / OFF-STREET PRIMARY LOADING AREA - SHOWN AS 10' X 50' AS REQUIRED. DELIVERIES TO ALSO OCCUR INSIDE NEW BUILDING CONSTRUCTION AND STORAGE BUILDING ACROSS ALLEY

10: LIMITED TIME ON-STREET LOADING AREA FOR THE DELIVERY OF LOCAL GRAINS TO STREET-SIDE GRAIN STORAGE VESSELS

NOTES:

DRAWING FOR REFERENCE ONLY - SEE CIVIL DRAWINGS FOR MORE INFORMATION

1: NEW ACCESSIBLE CONCRETE RAMP WITH METAL HANDRAIL. RISE APPROXIMATELY 6-8" FROM GRADE. SET TO BE FLUSH TO NEW INTERIOR FINISHED FLOOR - VERIFY IN FIELD

2: REMOVE EXISTING CONCRETE CURB AND ASSOCIATED SUPPORT STRUCTURES - PROVIDE PAVING PER CIVIL DRAWINGS / SPECIFICATIONS

3: ELECTRIC VEHICLE CAR CHARGING - TWO DUAL STATIONS - FOUR TOTAL CAR CHARGING STATIONS

ROCK ELEMENTS, LLC
5413 J ROAD
ESCANABA, MI 49829
RYAN.BRAYAK@GMAIL.COM T 906.280.3431

ROM ARCHITECTURE AND DESIGN
102 WASHINGTON STREET #225
MARQUETTE, MI 49855
INFO@STUDIO-RAD.COM 212-851-4168

CONSULTING ENGINEERS
4801 HENRY STREET
MUSKEGON, MI 49441
212-784-3208

STRUCTURAL ENGINEER
W557 NUMBER 14 ROAD
WALLACE, MI 49885
ERIK@ARKO-ENGINEERING.COM 906-290-9555

CIVIL ENGINEER
635 Circle Drive
Iron Mountain, MI 49801
KROELL@COLEMAN-ENGINEERING.COM
906-774-3440

DISTILLERY CONSULTANT
2522 EVERGREEN PARWAY #310
EVERGREEN, CO 80439
JAKOB@BOOZEWERKS.COM 706-304-6835

LAKE EFFECT DISTILLERY
723 LUDINGTON STREET
ESCANABA, MI 49829

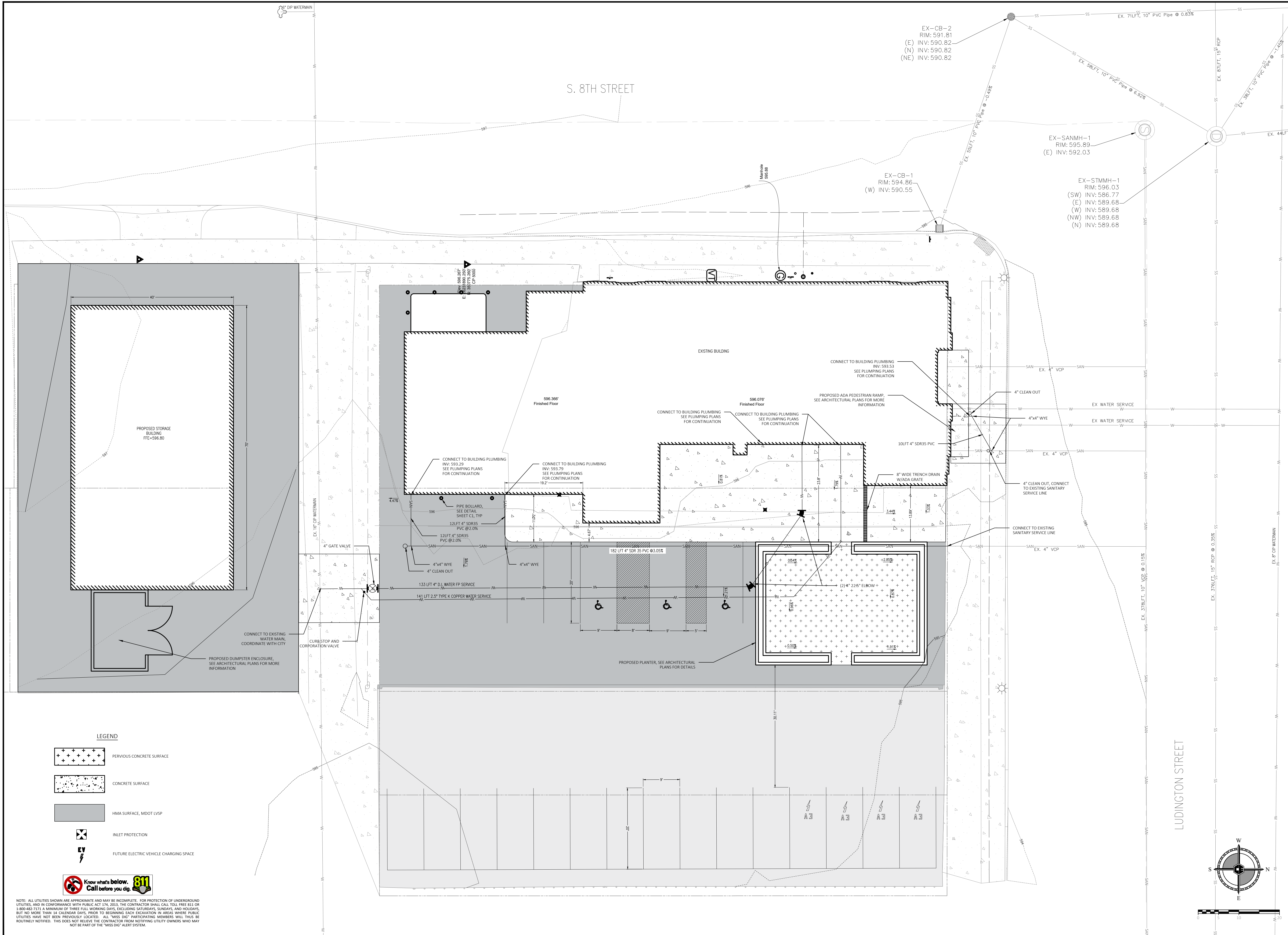
Attention: 1"
If this scale bar does not measure 1" then drawing is not original scale.

NO.	DATE	ISSUE/REVISION	APP.
1	2/21/26	FOR PERMIT	

SHEET NAME
SITE PLAN
PROPOSED CONDITIONS

SHEET NO.
A-051

FILE NAME: C:\USERS\ROELL\DESKTOP\220254-LAKE EFFECT DISTILLERY\CAD\220254_PROPOSED.DWG PLOT DATE: 11/30/2022 2:38 PM PLOT BY: KARISA ROELL



COLEMAN ENGINEERING COMPANY
 IRON MOUNTAIN • IRONWOOD
 NEGAUNEE • GREEN BAY
 www.coleman-engineering.com

OWNER
ROCK ELEMENTS, LLC
 5413 J ROAD
 ESCANABA, MICHIGAN
 RYAN BRAYAK@GMAIL.COM
 PHONE: 906-280-3431

LAKE EFFECT DISTILLERY
 ESCANABA, MI

Issued	
Date	Description
11-30-22	Revised Zoning
11-7-22	Zoning Submittal
7-29-22	95% Submittal
7-5-22	Coordination

DRAWN BY: KR
 CHECKED BY: --
 PROJECT NO.: 220254
 SHEET NAME:

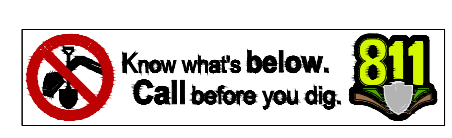
PROPOSED SITE & EROSION CONTROL

DRAWING NO.

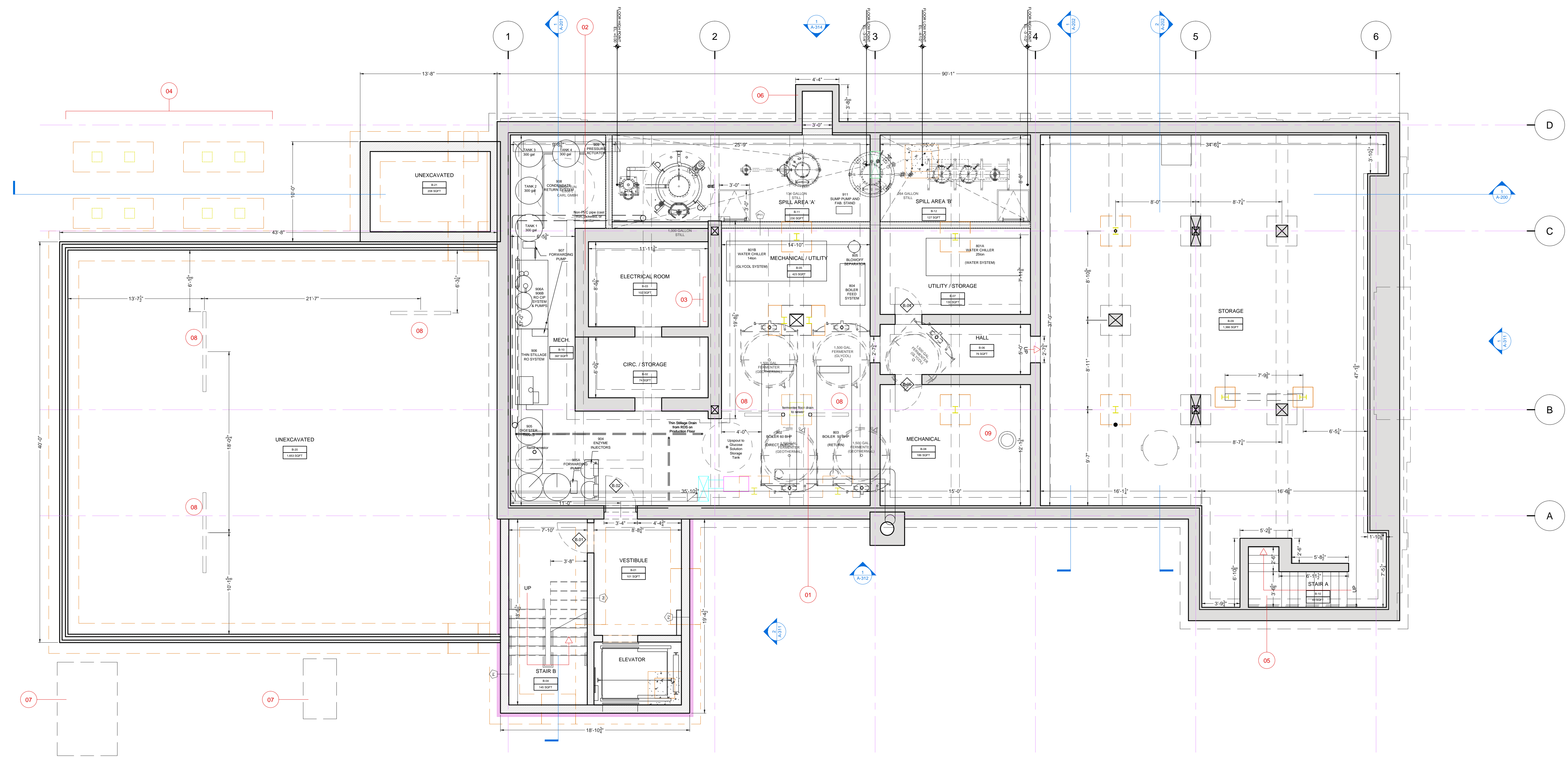
C4

LEGEND

- PERVIOUS CONCRETE SURFACE
- CONCRETE SURFACE
- HMA SURFACE, MDOT LVSP
- INLET PROTECTION
- FUTURE ELECTRIC VEHICLE CHARGING SPACE



NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE AND MAY BE INCOMPLETE. FOR PROTECTION OF UNDERGROUND UTILITIES, AND IN CONFORMANCE WITH PUBLIC ACT 374, 2003, THE CONTRACTOR SHALL CALL TOLL FREE 811 OR 1-800-487-7372 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS, BUT NO MORE THAN 14 CALENDAR DAYS, PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. ALL "PASS DIG" PARTICIPATING MEMBERS WILL TRUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR FROM NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "PASS DIG" ALERT SYSTEM.



1
A-100
PROPOSED BASEMENT PLAN
3/16" = 1'-0"
0 1 5 10 20'

WALL SCHEDULE - SEE A-XXX FOR MORE INFORMATION:		
TAG	TYPE	DESCRIPTION
P0	PRECAST INT. CONC. WALL	PRECAST CONCRETE INTERIOR WALL BY OTHERS
P1	PRECAST CONCRETE WALL	3" REINF. CONC. BOTH SIDES WITH 4" CLOSED CELL INSULATION
P2	INTERIOR FUR WALL	3-1/2" STUD INTERIOR FUR WALL W/ INSULATION AND VAPOR BARRIER
P3	INTERIOR RESTROOM WALL	5-1/2" STUD INTERIOR PARTITION
P4	RESTROOM CHASE WALL	DUAL 3-1/2" STD. PARTITION W/ CAVITY FOR PLUMBING CARRIERS
P5	LD. BRG. INT. PART. WALL	3-1/2" STUD INTERIOR PARTITION SUPPORTING BULKHEAD
P6	LD. BRG. INT. PART. WALL	5-1/2" STUD INTERIOR PARTITION SUPPORTING BULKHEAD
P7	INTERIOR PARTITION	5-1/2" STUD INTERIOR PARTITION WALL
P8	1-HOUR RATED PARTITION	5-1/2" 1-HOUR FIRE RATED PARTITION SUPPORTING BULKHEAD
P9	1-HOUR RATED PARTITION	5-1/2" 1-HOUR FIRE RATED PARTITION SUPPORTING RATED STOREFRONT
P10	1-HOUR RATED PARTITION	3-1/2" 1-HOUR RATED PARTITION
P11	1-HOUR RATED PARTITION	8" CMU 1-HOUR RATED PARTITION - SEE STRUCTURAL
P12	INTERIOR PARTITION	3-1/2" STUD INTERIOR PARTITION
P13	INTERIOR PARTITION	5-1/2" STUD INTERIOR PARTITION

NOTES:

GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. VERIFY CONDITION AND LOCATIONS OF EXISTING FRAMING. NOTIFY ARCHITECT OF ANY POTENTIAL CHANGES

1: PROVIDE FLOOR DRAINS AS REQUIRED FOR DRAINAGE ADJACENT TO NEW BOILERS - TO BE COORDINATED

2: ACCESS PORTAL / MAN DOOR - CONFIRM IF REQUIRED BASED ON LAYOUT OF BASEMENT EQUIPMENT ALONG SOUTH WALL. TO BE CONFIRMED

3: POTENTIAL ACCESS FOR MAINTENANCE AND ELEVATOR ACCESS TO BE CONSIDERED IN THIS LOCATION IF BOILER CLEARANCE PROVES INADEQUATE

4: SEE STRUCTURAL DRAWINGS FOR CLARIFICATION REGARDING SILO FOUNDATIONS

5: EXISTING STAIR - INSPECT AND PATCH AS REQUIRED. PROVIDE NEW HANDRAIL AS REQUIRED

6: REMOVE EXISTING WALLS AND ASSOCIATED WORK. FILL AS REQUIRED AND REPLACE SIDEWALK SURFACE AS NEEDED. WATERPROOF NEW FOUNDATION CMU WALL INFILL

7: OIL SEPARATOR AND GREASE TRAPS - SEE PLUMBING DRAWINGS FOR MORE INFORMATION

8: TRENCH DRAINS ABOVE - SEE PLUMBING PLANS

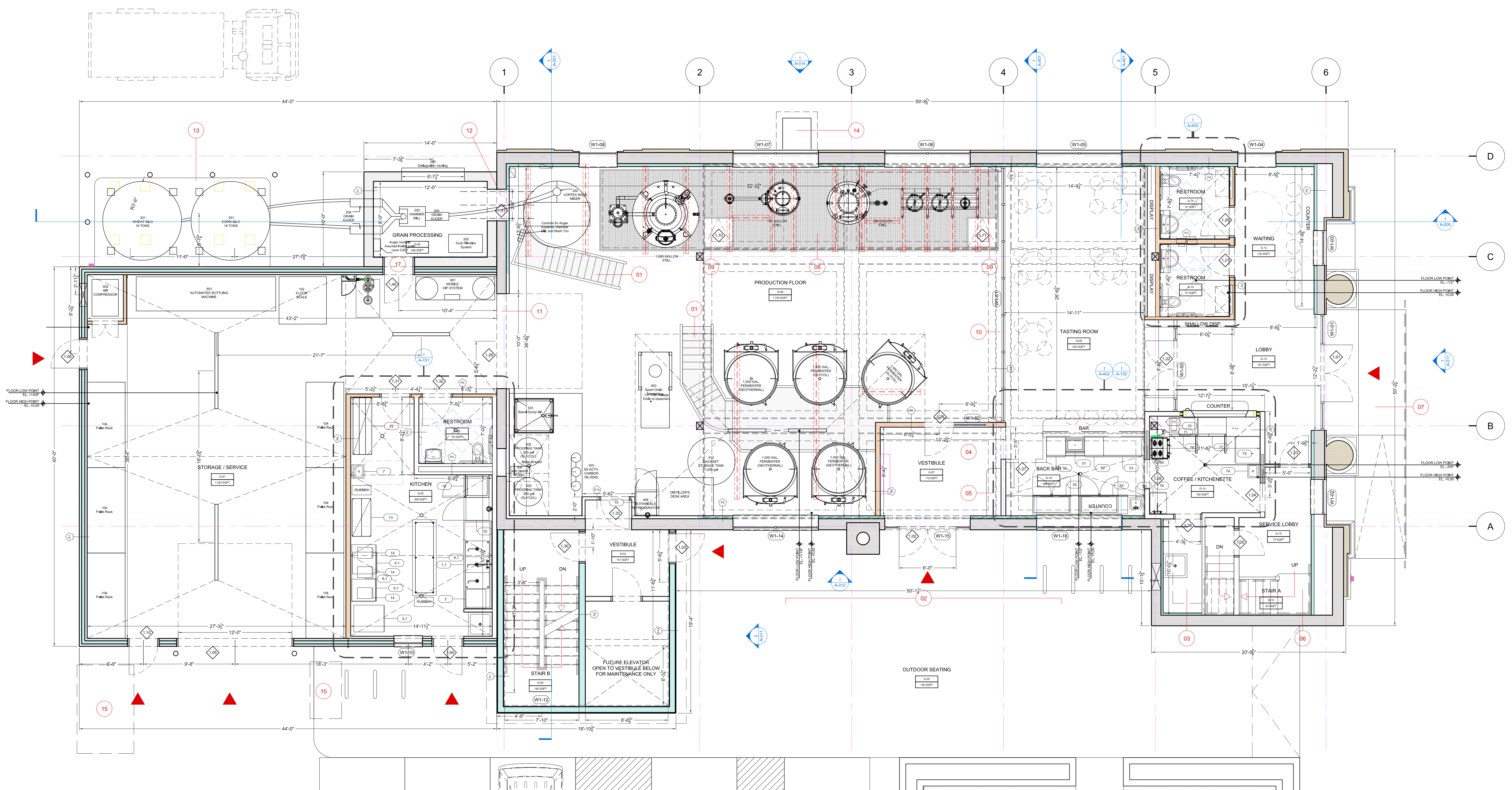
9: APPROXIMATE LOCATION OF EXISTING SUMP PIT - SEE PLUMBING DRAWINGS

1	221216	FOR PERMIT	
NO.	DATE	ISSUE/REVISION	APP

SHEET NAME
GROUND FLOOR PLAN
PROPOSED CONDITIONS

SHEET NO.

A-101 Phase 1



1
PH 1
GROUND FLOOR PLAN
1/4" = 1'-0"



WALL SCHEDULE - SEE A-XXX FOR MORE INFORMATION:		
TAG	TYPE	DESCRIPTION
P0	PRECAST INT. CONC. WALL	PRECAST CONCRETE INTERIOR WALL BY OTHERS
P1	PRECAST CONCRETE WALL	3" REINF. CONC. BOTH SIDES WITH 4" CLOSED CELL INSULATION
P2	INTERIOR FUR WALL	3-1/2" STUD INTERIOR FUR WALL W/ INSULATION AND VAPOR BARRIER
P3	INTERIOR RESTROOM WALL	5-1/2" STUD INTERIOR PARTITION
P4	RESTROOM CHASE WALL	DUAL 3-1/2" STD. PARTITION W/ CAVITY FOR PLUMBING CARRIERS
P5	LD. BRG. INT. PART. WALL	3-1/2" STUD INTERIOR PARTITION SUPPORTING BULKHEAD
P6	LD. BRG. INT. PART. WALL	5-1/2" STUD INTERIOR PARTITION SUPPORTING BULKHEAD
P7	INTERIOR PARTITION	5-1/2" STUD INTERIOR PARTITION WALL
P8	1-HOUR RATED PARTITION	5-1/2" 1-HOUR FIRE RATED PARTITION SUPPORTING BULKHEAD
P9	1-HOUR RATED PARTITION	5-1/2" 1-HOUR FIRE RATED PARTITION SUPPORTING RATED STOREFRONT
P10	1-HOUR RATED PARTITION	3-1/2" 1-HOUR RATED PARTITION
P11	1-HOUR RATED PARTITION	8" CMU 1-HOUR RATED PARTITION - SEE STRUCTURAL
P12	INTERIOR PARTITION	3-1/2" STUD INTERIOR PARTITION
P13	INTERIOR PARTITION	5-1/2" STUD INTERIOR PARTITION
P14	EXTERIOR WALL	7-1/4" MTL. STUD EXTERIOR WALL W/ DENSGLAS, METAL CLADDING BOTH SIDES

NOTES:

GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. VERIFY CONDITION AND LOCATIONS OF EXISTING FRAMING. NOTIFY ARCHITECT OF ANY POTENTIAL CHANGES

1: METAL EQUIPMENT WORK PLATFORMS TO BE DESIGNED AND FABRICATED BY OTHERS. APPROXIMATELY 9'-0" AFF. ALL RAILINGS, TREADS, AND RISERS TO BE OSHA COMPLIANT AND CONFORM TO APPLICABLE INDUSTRIAL BUILDING CODES

2: EXTERIOR SEATING AREA - SEE SITE PLAN A-051 AND CIVIL SITE PLANS. OUTDOOR SEATING AREAS FIGURED INTO RESTROOM CALCULATIONS - SEE A-020-22

3: AREA UNDER STAIR LANDING ABOVE FOR LIMITED STORAGE - EXISTING CEILING HEIGHT DIMINISHED

4: VESTIBULE SERVING OUTDOOR SEATING AREA, TASTING ROOM, AND PRODUCTION FLOOR. OWNER TO CONFIRM ADEQUATE AND APPROVED CIRCULATION SEPARATION PRIOR TO CONSTRUCTION

7: NEW ADA COMPLIANT RAMP, STEP, AND RAILING. CONFIRM FINAL GRADE WITH NEW INTERIOR TOPPING AND FINISHES AND SET OUT ACCORDINLY. MAXIMUM SLOPE - 1:12 / RISE ~ 6-8"

8: OPEN ADA COMPLIANT STAINLESS STEEL GRATING FOR SECONDARY SPILL CONTAINMENT BELOW. SET GRATING TO BE FLUSH TO NEW FLOOR FINISHES.

9: ACCESS HATCH FROM PRODUCTION FLOOR INTO SECONDARY CONTAINMENT AT BASEMENT LEVEL. PROVIDE OSHA COMPLIANT LADDER TO BE MOUNTED TO CMU WALL BELOW.

10: 1-HOUR RATED WALL AND ASSOCIATED STOREFRONT GLAZED ASSEMBLY - SEE A-022 FOR SEPARATIONS. SEAL ALL JOINTS WITH RATED MATERIAL AS REQUIRED. SEE MECHANICAL DRAWINGS FOR DAMPERS AND SHUTTERS

11: 1-HOUR RATED ROLL DOWN OVERHEAD DOOR. SEE A-022 FOR SEPARATIONS. SEAL ALL JOINTS WITH RATED MATERIAL AS REQUIRED. SEE MECHANICAL DRAWINGS FOR DAMPERS AND SHUTTERS

12: CONVEYOR SHUTTER - 2-HOUR RATED AS REQUIRED - BY OTHERS. SEE MECHANICAL PLANS

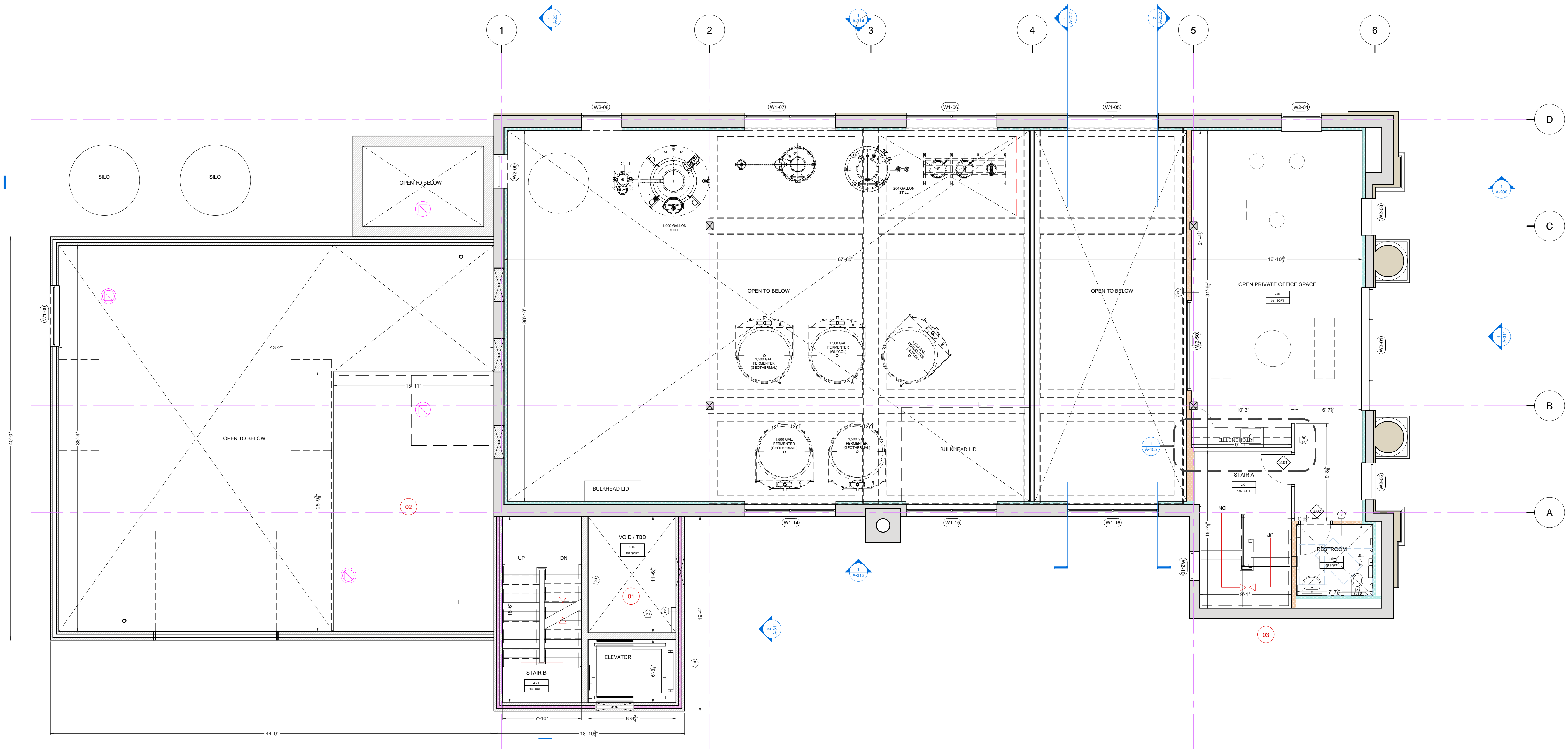
13: EXTERIOR GRAIN SILOS - SEE SPECIFICATIONS. MOUNT ON MAINTENANCE CURB AS REQUIRED AND PROVIDE BOLLARDS AS INDICATED

14: EXISTING SIDEWALK VAULT - REMOVE AND INFILL AS REQUIRED. REPLACE SIDEWALK PAVING AS REQUIRED

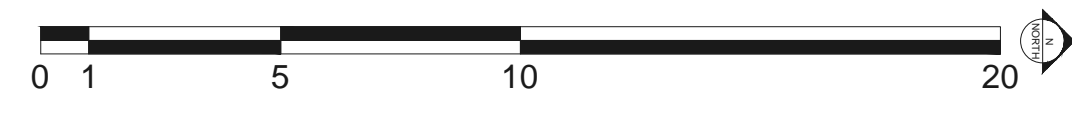
15: UNDERGROUND OIL SEPARATOR AND GREASE TRAP - SEE MECHANICAL AND PLUMBING DRAWINGS FOR MORE INFORMATION

16: EXISTING STAIR - NO CHANGES OTHER THAN REHABILITATION OF EXISTING SURFACES. INSPECT EXISTING GUARDRAIL AND REPLACE IF REQUIRED. PROVIDE ADA COMPLIANT HANDRAIL

17: 2-HOUR RATED SEPARATION AT DOOR / WALL BETWEEN STORAGE AND GRAIN PROCESSING



1
A-102
SECOND FLOOR PLAN
3/16" = 1'-0"



WALL SCHEDULE - SEE A-XXX FOR MORE INFORMATION:		
TAG	TYPE	DESCRIPTION
P0	PRECAST INT. CONC. WALL	PRECAST CONCRETE INTERIOR WALL BY OTHERS
P1	PRECAST CONCRETE WALL	3" REINF. CONC. BOTH SIDES WITH 4" CLOSED CELL INSULATION
P2	INTERIOR FUR WALL	3-1/2" STUD INTERIOR FUR WALL W/ INSULATION AND VAPOR BARRIER
P3	INTERIOR RESTROOM WALL	5-1/2" STUD INTERIOR PARTITION
P4	RESTROOM CHASE WALL	DUAL 3-1/2" STD. PARTITION W/ CAVITY FOR PLUMBING CARRIERS
P5	LD. BRG. INT. PART. WALL	3-1/2" STUD INTERIOR PARTITION SUPPORTING BULKHEAD
P6	LD. BRG. INT. PART. WALL	5-1/2" STUD INTERIOR PARTITION SUPPORTING BULKHEAD
P7	INTERIOR PARTITION	5-1/2" STUD INTERIOR PARTITION WALL
P8	1-HOUR RATED PARTITION	5-1/2" 1-HOUR FIRE RATED PARTITION SUPPORTING BULKHEAD
P9	1-HOUR RATED PARTITION	5-1/2" 1-HOUR FIRE RATED PARTITION SUPPORTING RATED STOREFRONT
P10	1-HOUR RATED PARTITION	3-1/2" 1-HOUR RATED PARTITION
P11	1-HOUR RATED PARTITION	8" CMU 1-HOUR RATED PARTITION - SEE STRUCTURAL
P12	INTERIOR PARTITION	3-1/2" STUD INTERIOR PARTITION
P13	INTERIOR PARTITION	5-1/2" STUD INTERIOR PARTITION

NOTES:

GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. VERIFY CONDITION AND LOCATIONS OF EXISTING FRAMING. NOTIFY ARCHITECT OF ANY POTENTIAL CHANGES

1: DOUBLE HEIGHT LOBBY BELOW

2: KITCHEN / RESTROOM CEILING BULKHEAD BELOW. TO BE USED FOR LIMITED PALLET AND BOX STORAGE - SEE STRUCTURAL DRAWINGS FOR FRAMING. PROVIDE LID OF STRUCTURAL SHEATHING AND PROVIDE PROTECTION OF VERTICAL DUCT RUN FROM CEILING TO ROOF SPACE

3: EXISTING STAIR - NO CHANGES OTHER THAN REHABILITATE EXISTING SURFACES AND INSPECT AND REPLACE EXISTING GUARDRAIL AS REQUIRED. PROVIDE NEW METAL ADA COMPLIANT RAILING

4: NOT USED

5: NOT USED

RE
Rock Elements LLC
ROCK ELEMENTS, LLC
5413 J ROAD
ESCANABA, MI 49829
RYAN.BRAYAK@GMAIL.COM T 906.280.3431

RAD
ROM ARCHITECTURE AND DESIGN
102 WASHINGTON STREET #225
MARQUETTE, MI 49855
INFO@STUDIO-RAD.COM 212-851-6168

Rhoades Engineering
CONSULTING ENGINEERS
4801 HENRY STREET
MARQUETTE, MI 49801
213-798-4328

AKRO
STRUCTURAL ENGINEER
10557 NUMBER 14 ROAD
WALLACE, MI 49883
ERIK@ARKO-ENGINEERING.COM 906-290-9055

COLEMAN ENGINEERING COMPANY
CIVIL ENGINEER
635 Crane Drive
Iron Mountain, MI 49801
KROELL@COLEMAN-ENGINEERING.COM 906-774-3440

BOZZUTO CONSULTANTS
DISTILLERY CONSULTANT
2922 EVERGREEN PARKWAY #310
EVERGREEN, CO 80439
JAKOB@BOZZUTO-WERKS.COM 706-304-6835

LAKE EFFECT DISTILLERY
723 LUDINGTON STREET
ESCANABA, MI 49829

Attention:
1" = 3/16"
If this scale bar does not measure 1" then drawing is not original scale.

1	220729	FOR PERMIT
NO.	DATE	ISSUE/REVISION
		APP



SHEET NAME
SECOND FLOOR PLAN
PROPOSED CONDITIONS

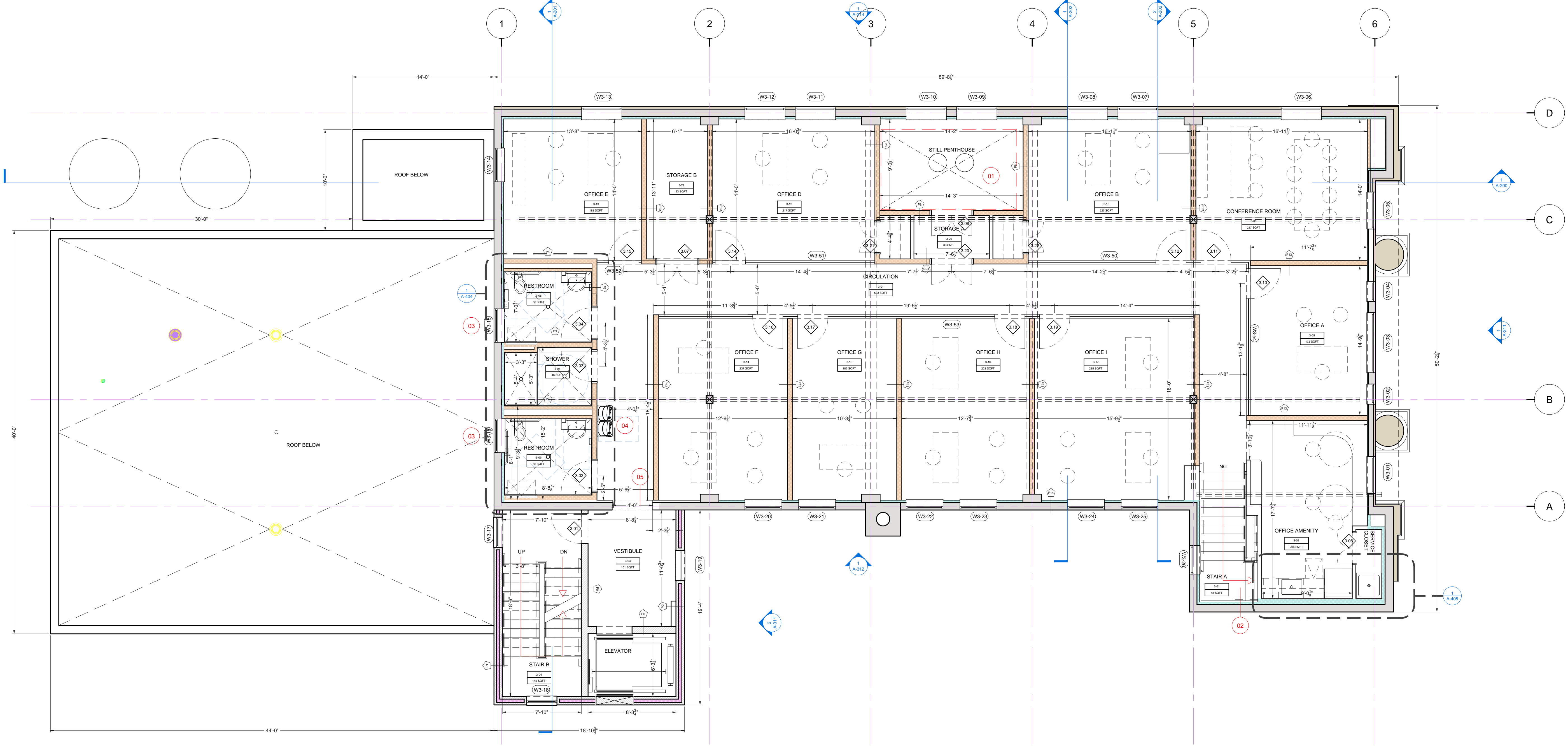
SHEET NO.
A-102

1	220729	FOR PERMIT
NO.	DATE	ISSUE/REVISION
		APP



SHEET NAME
THIRD FLOOR PLAN
PROPOSED CONDITIONS

SHEET NO.
A-103



1
A-103
THIRD FLOOR PLAN
3/16" = 1'-0"



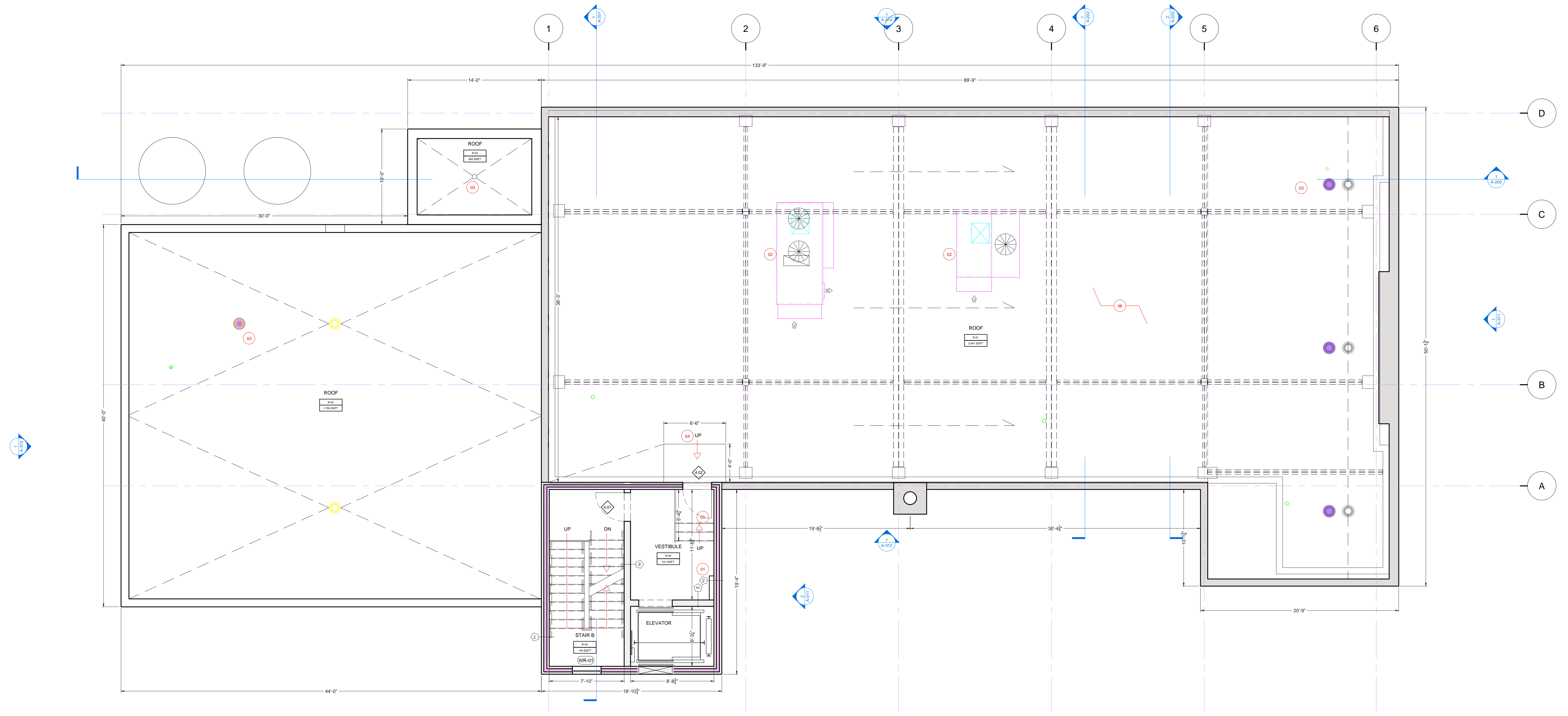
WALL SCHEDULE - SEE A-XXX FOR MORE INFORMATION:			NOTES:
TAG	TYPE	DESCRIPTION	
P0	PRECAST INT. CONC. WALL	PRECAST CONCRETE INTERIOR WALL BY OTHERS	<p>GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. VERIFY CONDITION AND LOCATIONS OF EXISTING FRAMING. NOTIFY ARCHITECT OF ANY POTENTIAL CHANGES</p> <p>1: PENTHOUSE FOR VODKA STILL TOWERS. SEE EQUIPMENT SPECIFICATIONS AND MECHANICAL DRAWINGS FOR MORE INFORMATION. PENTHOUSE TO BE 1-HOUR RATED - SEE A-022 FOR SEPARATION LOCATIONS. SEAL ALL OPENINGS AS REQUIRED WITH RATED MATERIAL (SEALANTS, CAULK, ETC)</p> <p>2: EXISTING STAIR - NO CHANGES OTHER THAN REHABILITATION OF EXISTING SURFACES. INSPECT EXISTING GUARDRAIL AND REPLACE IF REQUIRED. PROVIDE ADA COMPLIANT HANDRAIL</p> <p>3: SEE A-404 FOR INTERIOR RESTROOM ELEVATIONS. EXISTING WINDOW APERTURES TO BE REDUCED TO ALLOW FOR INSTALLATION OF RESTROOM ACCESSORIES. SEE WINDOW SCHEDULE FOR FURTHER CLARIFICATIONS.</p> <p>4: WATER COOLER INSTALLATION - PROVIDE BLOCKING AS REQUIRED AND MAINTAIN 48" CLEAR TO WALL</p> <p>5: EXISTING WINDOW APERTURE TO BE MODIFIED AS REQUIRED TO FACILITATE ACCESS FROM STAIR CORE TO HALLWAY</p>
P1	PRECAST CONCRETE WALL	3" REINF. CONC. BOTH SIDES WITH 4" CLOSED CELL INSULATION	
P2	INTERIOR FUR WALL	3-1/2" STUD INTERIOR FUR WALL W/ INSULATION AND VAPOR BARRIER	
P3	INTERIOR RESTROOM WALL	5-1/2" STUD INTERIOR PARTITION	
P4	RESTROOM CHASE WALL	DUAL 3-1/2" STD. PARTITION W/ CAVITY FOR PLUMBING CARRIERS	
P5	LD. BRG. INT. PART. WALL	3-1/2" STUD INTERIOR PARTITION SUPPORTING BULKHEAD	
P6	LD. BRG. INT. PART. WALL	5-1/2" STUD INTERIOR PARTITION SUPPORTING BULKHEAD	
P7	INTERIOR PARTITION	5-1/2" STUD INTERIOR PARTITION WALL	
P8	1-HOUR RATED PARTITION	5-1/2" 1-HOUR RATED PARTITION SUPPORTING BULKHEAD	
P9	1-HOUR RATED PARTITION	5-1/2" 1-HOUR RATED PARTITION SUPPORTING RATED STOREFRONT	
P10	1-HOUR RATED PARTITION	3-1/2" 1-HOUR RATED PARTITION	
P11	1-HOUR RATED PARTITION	8" CMU 1-HOUR RATED PARTITION - SEE STRUCTURAL	
P12	INTERIOR PARTITION	3-1/2" STUD INTERIOR PARTITION	
P13	INTERIOR PARTITION	5-1/2" STUD INTERIOR PARTITION	

1	220729	FOR PERMIT
NO.	DATE	ISSUE/REVISION
		APP

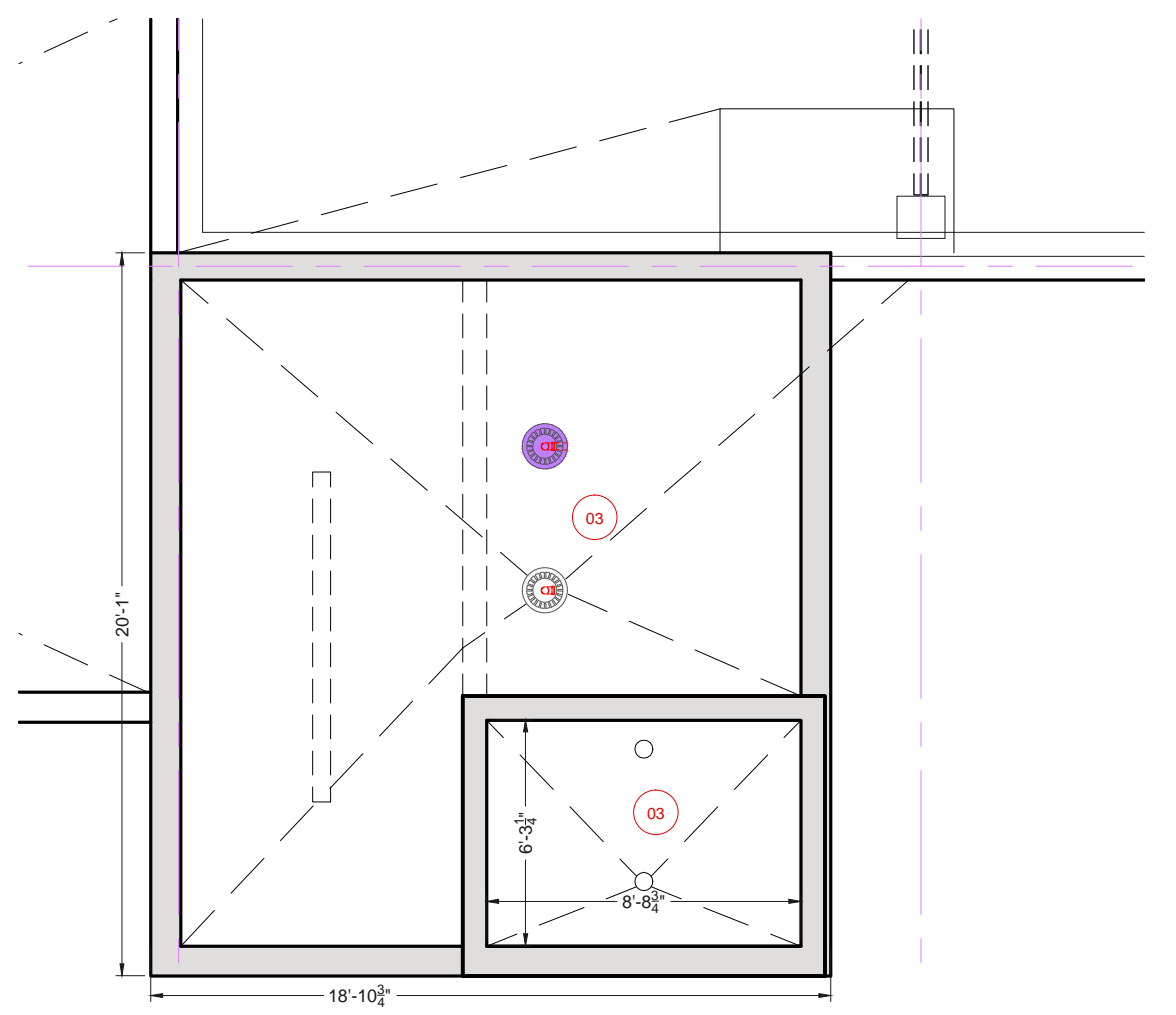


SHEET NAME
ROOF PLAN
PROPOSED CONDITIONS

SHEET NO.
A-104



1
A-104
ROOF PLAN
3/16" = 1'-0"



2
A-104
PENTHOUSE ROOF PLAN
3/16" = 1'-0"

WALL SCHEDULE - SEE A-XXX FOR MORE INFORMATION:

TAG	TYPE	DESCRIPTION
P0	PRECAST INT. CONC. WALL	PRECAST CONCRETE INTERIOR WALL BY OTHERS
P1	PRECAST CONCRETE WALL	3" REINF. CONC. BOTH SIDES WITH 4" CLOSED CELL INSULATION
P2	INTERIOR FUR WALL	3-1/2" STUD INTERIOR FUR WALL W/ INSULATION AND VAPOR BARRIER
P3	INTERIOR RESTROOM WALL	5-1/2" STUD INTERIOR PARTITION
P4	RESTROOM CHASE WALL	DUAL 3-1/2" STD. PARTITION W/ CAVITY FOR PLUMBING CARRIERS
P5	LD. BRG. INT. PART. WALL	3-1/2" STUD INTERIOR PARTITION SUPPORTING BULKHEAD
P6	LD. BRG. INT. PART. WALL	5-1/2" STUD INTERIOR PARTITION SUPPORTING BULKHEAD
P7	INTERIOR PARTITION	5-1/2" STUD INTERIOR PARTITION WALL
P8	1-HOUR RATED PARTITION	5-1/2" 1-HOUR FIRE RATED PARTITION SUPPORTING BULKHEAD
P9	1-HOUR RATED PARTITION	5-1/2" 1-HOUR FIRE RATED PARTITION SUPPORTING RATED STOREFRONT
P10	1-HOUR RATED PARTITION	3-1/2" 1-HOUR RATED PARTITION
P11	1-HOUR RATED PARTITION	8" CMU 1-HOUR RATED PARTITION - SEE STRUCTURAL
P12	INTERIOR PARTITION	3-1/2" STUD INTERIOR PARTITION
P13	INTERIOR PARTITION	5-1/2" STUD INTERIOR PARTITION

NOTES:

GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. VERIFY CONDITION AND LOCATIONS OF EXISTING FRAMING. NOTIFY ARCHITECT OF ANY POTENTIAL CHANGES

1: PROVIDE LOCATION FOR ELEVATOR DISCONNECT SWITCHING AS REQUIRED - SEE ELECTRICAL PLANS. ASSUME LOCATION ALONG EXTERIOR WALL WITH FURRING AS REQUIRED

2: ALL ROOF CURBS TO BE SUBMITTED TO OWNER AND ARCH. FOR APPROVAL. PROVIDE CURBS WITH INTEGRAL CRICKET FOR ROOF SLOPE AS MEASURED IN FIELD. CURB TO BE FOR SINGLE PLY ROOFING. SEE MECHANICAL DRAWINGS

3: ROOF DRAINS AND SECONDARY DRAINS- SEE PLUMBING PLANS FOR MORE INFORMATION

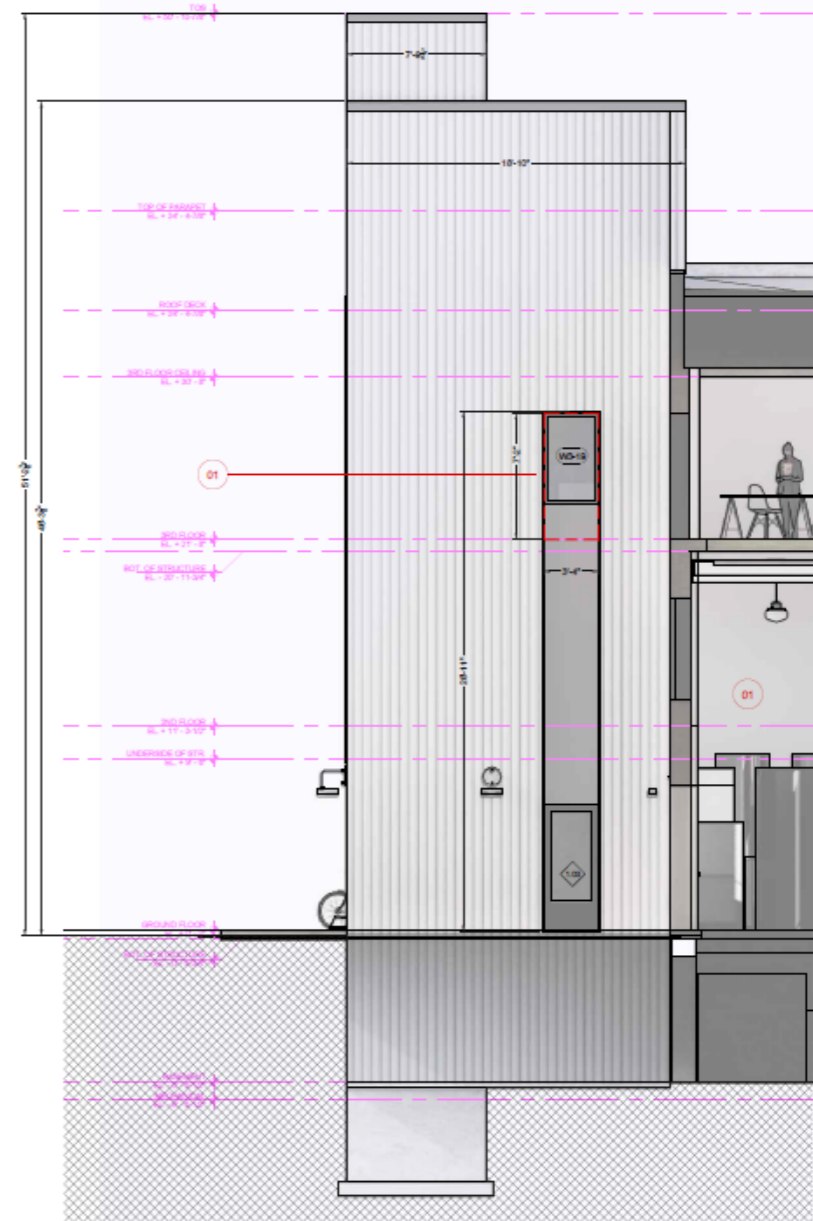
4: PROVIDE STEP UP TO PENTHOUSE DOOR. FOR MAINTENANCE ACCESS ONLY. CONFIRM FINAL HEIGHT OF ROOF / INSULATION BUILD UP AND PROVIDE STEP OR TWO ACCORDINGLY.

5: METAL STAIR FROM ELEVATOR VESTIBULE TO DOOR. PROVIDE OSHA / INDUSTRIAL COMPLIANT DESIGN BY OTHERS.

6: NEW SINGLE PLY ROOFING OVER NEW INSULATION. PROVIDE MINIMUM R38 CONTINUOUS INSULATION. TERMINATE ROOFING PER MANUFACTURERS SPECIFICATIONS. SLOPE SHOWN FOR REFERENCE ONLY - CONFIRM ROOF SLAB CONDITION AFTER REMOVAL OF EXISTING ROOFING MATERIALS



1 NORTH ELEVATION
A-311 3/16" = 1'-0"



2 NORTH ELEVATION - PARTIAL ELEV. CORE
A-311 3/16" = 1'-0"

- NOTES:
- GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. VERIFY CONDITION AND LOCATIONS OF EXISTING FRAMING. NOTIFY ARCHITECT OF ANY POTENTIAL CHANGES
- 1: PROVIDE ABILITY TO CUT OPENINGS FOR MAN-DOORS IN EXTERIOR WALL FOR FUTURE POTENTIAL BUILDING EXPANSION. ASSUME 40" X 80" CLEAR OPENING
 - 2: INSPECT AND REPAIR PARAPET DAMAGE AS REQUIRED. PROVIDE SIDEWALK PROTECTION FOR ALL EXTERIOR RENOVATION WORK AS REQUIRED
 - 3: NEW EXTERIOR ADA COMPLIANT RAMP AND BLACKENED STAINLESS STEEL HANDRAIL - SEE PLANS
 - 4: EXISTING SIDEWALK VAULT. REMOVE AND INFILL AS REQUIRED. PROVIDE NEW SIDEWALK PER CITY OF ESCANABA REQUIREMENTS - SEE CIVIL DOCUMENTS
 - 5: INFILL METAL SPANDREL PANEL OR SHADOW BOX - PER OWNER'S REQUIREMENTS. PROVIDE ALLOWANCE FOR DECORATIVE STAMPED POWDER COATED ALUMINUM PANEL SET INTO STOREFRONT GLAZING SYSTEM. PROVIDE INSULATED BOX BEHIND
 - 6: EXTERIOR SEATING AREA - SEE SITE PLAN. AREA TO BE BOUND BY SEASONAL PLANTERS AND PROVIDE TEMPORARY POWER TO AREA AS REQUIRED. ASSUME TWO PERGOLA STRUCTURES PER ELEVATIONS
 - 7: NEW TWO-SIDED BLADE SIGN. SEE A-314. APPROXIMATELY 29 SF. SIGN TO BE INTERNALLY ILLUMINATED WITH DIFFUSE LED LIGHTING. TO BE MOUNTED TO EXISTING LIMESTONE FACADE
 - 8: BUILDING / BUSINESS SIGN - INTERNALLY ILLUMINATED DIFFUSE LED SIGN. APPROXIMATE AREA 47 SF. TO BE MOUNTED TO SPANDREL GLASS AT ENTRY FACADE

RE
Rock Elements LLC
ROCK ELEMENTS, LLC
243 JORDAN
ESCANABA, MI 49829
RYAN.BRAY@GMAIL.COM T 989.285.3421

RAD
ROM ARCHITECTURE AND DESIGN
132 WASHINGTON STREET #202
MUSKEGON, MI 49866
INFO@STUDIO-RAD.COM T 616.451.6188

RE Rhodes Engineering
CONSULTING ENGINEERS
4801 HENRY STREET
MUSKEGON, MI 49861
734.282.2218

AKRO
STRUCTURAL ENGINEER
WEST NUMBER 14 ROAD
WALLACE, MI 49880
ERIK@AKRO-ENGINEERING.COM 989.266.4055

CE CIVIL ENGINEER
655 CHINA DRIVE
1011 MUSKEGON, MI 49860
MROEEL@COLUMBIAN-ENGINEERING.COM
989.774.3440

AKRO
DISTILLERY CONSULTANT
362 EVERGREEN PARKWAY #10
EVERGREEN, CO 80439
JAKOB@AKRO-ENGINEERING.COM 781.241.4625

LAKE EFFECT DISTILLERY
723 LUDINGTON STREET
ESCANABA, MI 49829

Attention: 1"
If this scale bar does not measure 1" then drawing is not original scale.

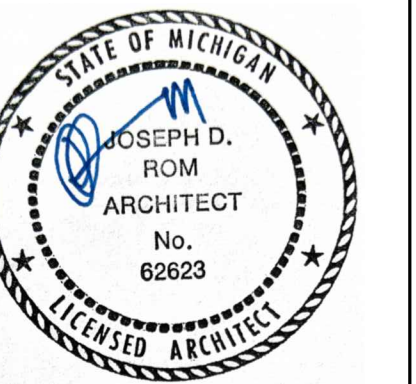
NO.	DATE	ISSUE/REVISION	APP.
1	221216	FOR PERMIT	



SHEET NAME
NORTH ELEVATION
PROPOSED CONDITIONS

SHEET NO.
A-311

NO.	DATE	FOR PERMIT	ISSUE/REVISION	APP
1	2/20/29	FOR PERMIT		

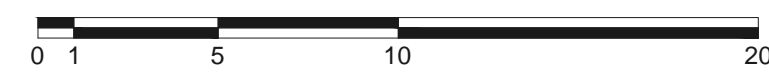


SHEET NAME
EAST ELEVATION
PROPOSED CONDITIONS

SHEET NO.
A-312



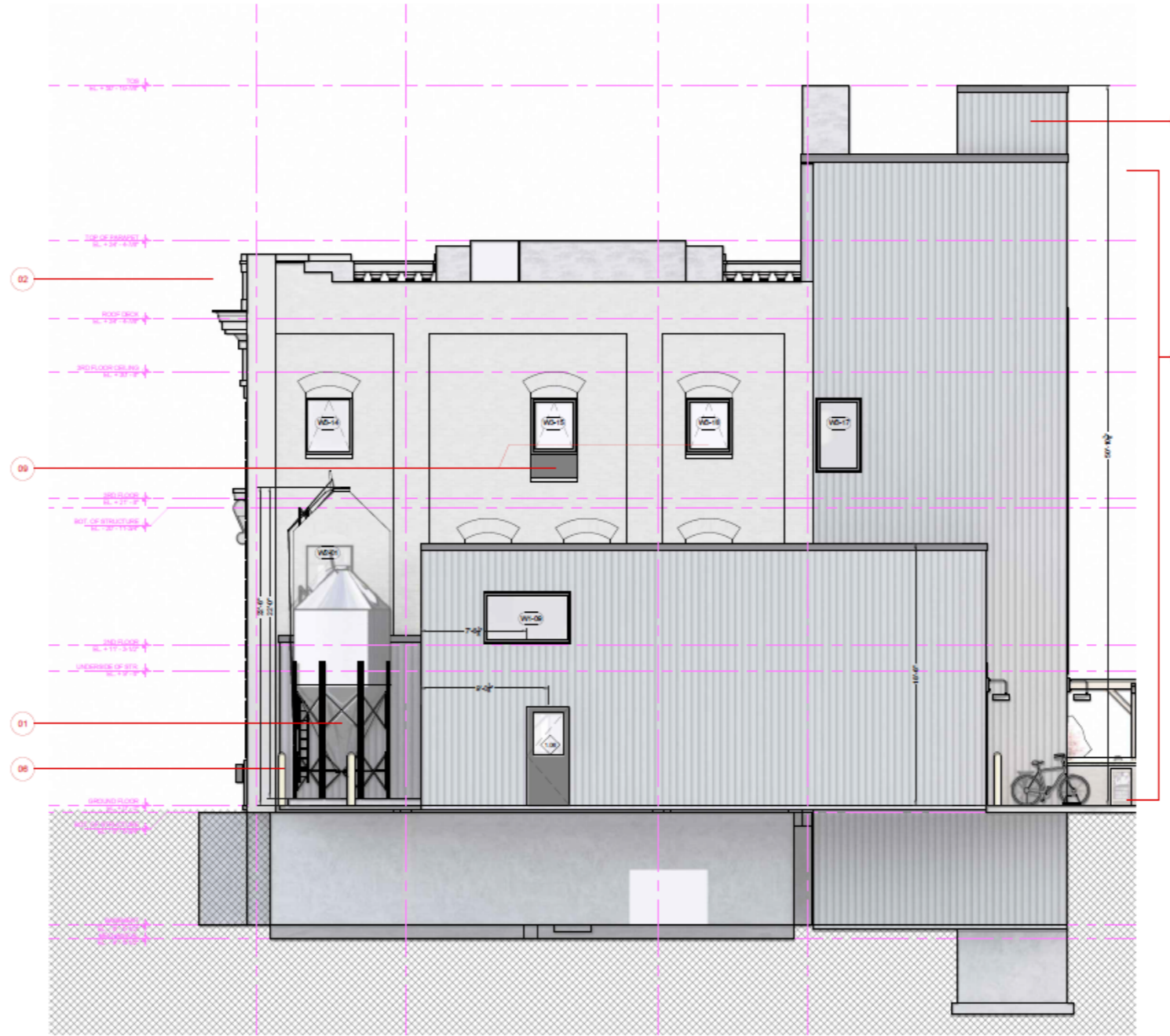
1 EAST ELEVATION
A-312 3/16" = 1'-0"



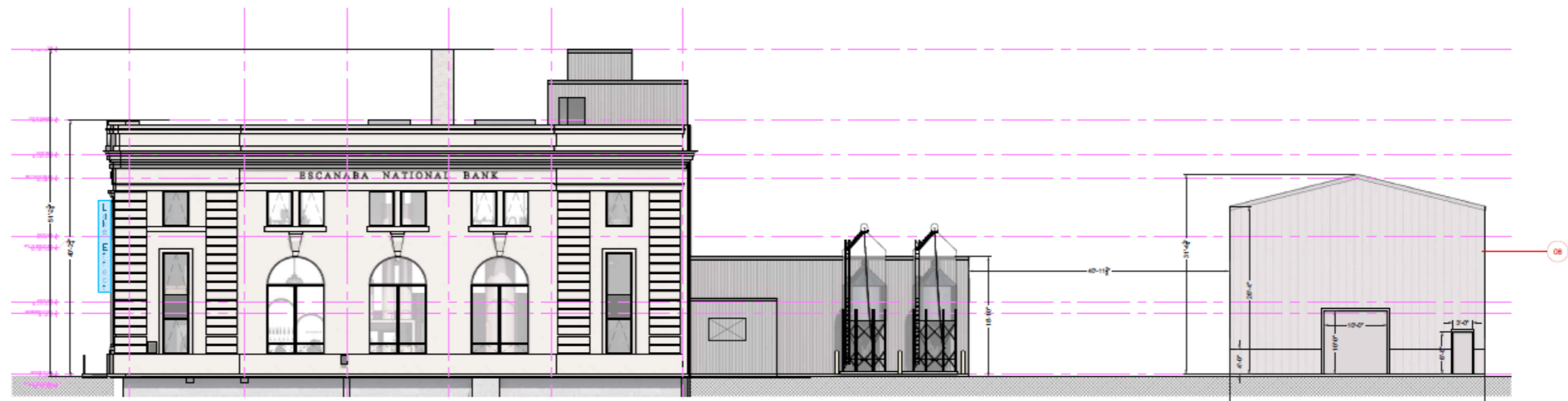
- NOTES:
- GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. VERIFY CONDITION AND LOCATIONS OF EXISTING FRAMING. NOTIFY ARCHITECT OF ANY POTENTIAL CHANGES
- EXTERIOR LIGHTING - SEE LIGHTING SCHEDULES ON ELECTRICAL DRAWINGS
 - INSPECT AND REPAIR PARAPET DAMAGE AS REQUIRED. PROVIDE SIDEWALK PROTECTION FOR ALL EXTERIOR RENOVATION WORK AS REQUIRED
 - PROVIDE ABILITY TO CUT OPENINGS FOR MAN-DOORS IN EXTERIOR WALL FOR FUTURE POTENTIAL BUILDING EXPANSION. ASSUME 40" X 86" CLEAR OPENING
 - ALUMINUM OVERHEAD DOOR WITH POLYCARBONATE OR SIMILAR LIGHT EMITTING PANEL
 - PROVIDE RECESS AND INSET STRIP TO RECEIVE EXTERIOR METAL PANEL AT EXTERIOR CONCRETE CLADDING
 - ROOFTOP AIR HANDLING UNIT - SEE MECHANICAL PLANS - SHOWN FOR REFERENCE ONLY
 - EXTERIOR SEATING AREA - SEE SITE PLAN. AREA TO BE BOUND BY SEASONAL PLANTERS AND PROVIDE TEMPORARY POWER TO AREA AS REQUIRED. ASSUME TWO PERGOLA STRUCTURES PER ELEVATIONS



3 DESIGN INTENT FOR OUTBUILDING
A-313 3/32" = 1'-0"



1 SOUTH ELEVATION
A-313 3/16" = 1'-0"



2 8TH STREET WEST ELEVATION - SHOWING OUT BUILDING
A-313 3/32" = 1'-0"

NOTES:

GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. VERIFY CONDITION AND LOCATIONS OF EXISTING FRAMING. NOTIFY ARCHITECT OF ANY POTENTIAL CHANGES

- 1: GRAIN SILOS - SEE EQUIPMENT SPECIFICATION FOR MORE INFORMATION. SHOWN FOR REFERENCE ONLY - APPROX. 22'-0" ABOVE BASE / 22'-6" ABOVE SIDEWALK
- 2: INSPECT AND REPAIR PARAPET DAMAGE AS REQUIRED. PROVIDE SIDEWALK PROTECTION FOR ALL EXTERIOR RENOVATION WORK AS REQUIRED
- 3: NOT USED
- 4: ELEVATOR OVERRUN - SEE ELEVATOR SPECIFICATIONS.
- 5: NOT USED
- 6: BOLLARDS PER SITE PLAN - PROVIDE STEEL / CONCRETE FILLED BOLLARDS - ASSUME 42" CONCRETE FOOTING BELOW GRADE - SEE CIVIL / STRUCTURAL DETAILS
- 7: PRECAST CONCRETE EXTERIOR WALL PANELS - PROVIDE FINISH SAMPLES FOR OWNER CONFIRMATION PRIOR TO FABRICATION
- 8: LOCATION OF STORAGE BUILDING - BY OTHERS. PROPOSED TO BE STANDING SEAM ZINC CLAD OVER ARCHITECTURAL CONCRETE BASE. SEE IMAGES THIS PAGE FOR DESIGN INTENT
- 9: SEE INTERIOR ELEVATIONS OF RESTROOMS LAYOUT FOR ACCESSORY LOCATIONS. REDUCE WINDOW OPENINGS AS REQUIRED. CONFIRM DIMENSIONS IN FIELD PRIOR TO ORDERING OF GLAZING. INFILL TO BE METAL FRAMED, INSULATED, CLAD WITH DENSGLOSS AND AIR BARRIER. PROVIDE BREAK METAL EXTERIOR CLADDING OR STUCCO FINISH

RE
Rock Elements LLC
ROCK ELEMENTS, LLC
2403 JORDAN
ESCANABA, MI 49829
RYANBRAY@GMAIL.COM T 989 286 3401

RAD
ROM ARCHITECTURE AND DESIGN
132 WASHINGTON STREET #202
MUSKOGEE, MI 49866
INFO@GETURDORAD.COM T 989 681 4188

RE Roads Engineering
CONSULTING ENGINEERS
4801 HENRY STREET
MUSKOGEE, MI 49861
734.562.2511

AKRO
STRUCTURAL ENGINEER
WEST NUMBER 14 ROAD
WALLACE, MI 49882
ERIK@AKRO-ENGINEERING.COM 989 284 4055

CE CIVIL ENGINEERING COMPANY
CIVIL ENGINEER
858 CHINA DRIVE
1011 MUSKOGEE, MI 49861
MROELL@COLUMBIAN-ENGINEERING.COM 989 774 3440

WJ
DISTILLERY CONSULTANT
3602 EVERGREEN PARKWAY #10
EVERGREEN, CO 80439
JAKOB@WJ22ENGINEERING.COM 781 241 4625

LAKE EFFECT DISTILLERY
725 LUDINGTON STREET
ESCANABA, MI 49829

Attention:
1" = 1'
If this scale bar does not measure 1" then drawing is not original scale.

1	221216	FOR PERMIT
NO.	DATE	ISSUE/REVISION
		APP



SHEET NAME
SOUTH ELEVATION
PROPOSED CONDITIONS
8TH STREET ELEVATION

SHEET NO.
A-313



1 WEST ELEVATION
A-314 3/16" = 1'-0"



NOTES:

GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. VERIFY CONDITION AND LOCATIONS OF EXISTING FRAMING. NOTIFY ARCHITECT OF ANY POTENTIAL CHANGES

1: GRAIN SILOS - SEE EQUIPMENT SPECIFICATION FOR MORE INFORMATION. SHOWN FOR REFERENCE ONLY - APPROX. 22' ABOVE BASE

2: INSPECT AND REPAIR PARAPET DAMAGE AS REQUIRED. PROVIDE SIDEWALK PROTECTION FOR ALL EXTERIOR RENOVATION WORK AS REQUIRED

3: GRAIN MILLING ROOM VENTING PANEL - SEE EQUIPMENT SPECIFICATIONS FOR MORE INFORMATION

4: EXISTING SIDEWALK VAULT. REMOVE AND INFILL AS REQUIRED. PROVIDE NEW SIDEWALK PER CITY OF ESCANABA REQUIREMENTS - SEE CIVIL DOCUMENTS

5: INFILL METAL SPANDRAL PANEL OR SHADOW BOX - PER OWNER'S REQUIREMENTS. PROVIDE ALLOWANCE FOR DECORATIVE STAMPED POWDER COATED ALUMINUM PANEL SET INTO STOREFRONT GLAZING SYSTEM. PROVIDE INSULATED BOX BEHIND

6: NEW TWO-SIDED BLADE SIGN. APPROXIMATELY 28 SF. SIGN TO BE INTERNALLY ILLUMINATED WITH DIFFUSE LED LIGHTING. TO BE MOUNTED TO EXISTING LIMESTONE FACADE

RE
Rock Elements LLC
ROCK ELEMENTS, LLC
243 J ROAD
ESCANABA, MI 49829
RYANBRAY@GMAIL.COM T 989-285-3421

RAD
ROM ARCHITECTURE AND DESIGN
132 WASHINGTON STREET #202
MUSKEGON, MI 49868
INFO@TUDOR-RAD.COM 231-681-6188

RE Rhodes Engineering
CONSULTING ENGINEERS
4801 HEAVY STREET
MUSKEGON, MI 49868
231-526-2518

AKRO
STRUCTURAL ENGINEER
WEST NUMBER 14 ROAD
WALLACE, MI 49880
ERR@AKRO-ENGINEERING.COM 989-284-4055

CE CIVIL ENGINEER
555 CHINA DRIVE
1011 MUSKOGEE, MI 49860
HROELL@COLUMBIAN-ENGINEERING.COM 989-774-3440

DC DISTILLERY CONSULTANT
362 EVERGREEN PARKWAY #110
EVERGREEN, CO 80439
JAKOB@ROCK22ENGINEERING.COM 781-284-4625

LAKE EFFECT DISTILLERY
723 LUDINGTON STREET
ESCANABA, MI 49829

Attention:
If this scale bar does not measure 1" then drawing is not original scale.

NO.	DATE	ISSUE/REVISION	APP.
1	2/21/24	FOR PERMIT	



SHEET NAME
WEST ELEVATION
PROPOSED CONDITIONS

SHEET NO.
A-314







ESCANABA NATIONAL BANK



STAFF REPORT - SPECIAL LAND USE PERMIT
For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

Project Information	
Permit # PZCL22-0004	Address 723 Ludington Street
Facility Name Lake Effect Distillery	Proposed Use Micro-Distillery
Applicant Name Lake Effect Distillery	Property Owner Name Lake Effect Distillery LLC
Zoning District E3 - Central Commercial	Parcel # 051-010-2929-306-001
Required Documents and Prerequisites	
<input checked="" type="checkbox"/> A complete Zoning Compliance Permit Application filed with the Planning & Zoning Department. <input checked="" type="checkbox"/> (1) physical copy and (1) digital PDF copy of the construction drawings compliant with Chapter 18 – “Site Plan and Sketch Plan Standards”, Section 1802, of the City of Escanaba Zoning Ordinance. <input checked="" type="checkbox"/> Corresponding application fee, paid in full to the City of Escanaba.	
Zoning Compliance and History	
Uses Permitted By Right or By Special Land Use Permit.	<i>Finding:</i> Further Discussion Recommended
	<i>Comments:</i> Applicant proposes a “craft distillery” or “micro-distillery”, which is defined as a small distillery established to produce beverage grade spirit alcohol in relatively small quantities. This is not a listed use per the Ordinance. Considering the nature of the E3 District, its purpose as stated in §2101.1, and the nearby micro-brewery among other compatible businesses, the code official has interpreted this as an allowable use per §112.
Accessory Uses When Located on the Same Lot with the Principal Use.	<i>Finding:</i> Further Discussion Recommended
	<i>Comments:</i> Applicant proposes accessory uses which include a tasting room, a barrel-aging facility, and office space both for the distillery itself and other space intended to be rented out. The rentable office space is to be built out in a later phase at a yet-undetermined date.
Setbacks.	<i>Finding:</i> Not Compliant
	<i>Front:</i> 0’ (0’ Min 5’ Max) <i>Left:</i> 85’ (0’ Min) <i>Right:</i> 0’ (0’ Min) <i>Rear:</i> 6’ (25’ Min) <i>Comments:</i> Rear setback is less than minimum for 40’ of its 150’ length.
Encroachments Into Setbacks.	<i>Finding:</i> Not Compliant
	<i>Comments:</i> Applicant proposes a wheelchair ramp which is to be built in the public sidewalk. Encroachment extends into the public right of way by 5’ for a length of 28’-3”, reaching a height between 6” and 8”. Included is an ADA-compliant handrail on the side of the ramp which is situated in the sidewalk. Such handrails are typically 30” to 36” in height, and this example appears to be freestanding, rather than turning back towards the building. <ul style="list-style-type: none"> Public Works: ADA ramp is seen as a potential issue for sidewalk snow clearing, as it could be susceptible to damage from plows due to its low profile.
Lot Density.	<i>Finding:</i> Compliant
	<i>Comments:</i> Total building lot coverage is 27.4% (85% Max).
Building Height.	<i>Finding:</i> Compliant
	<i>Maximum Height:</i> 100’



STAFF REPORT - SPECIAL LAND USE PERMIT
For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

	<i>Comments:</i> Proposed height of main building is 51'-3".
Accessory Buildings.	<i>Finding:</i> Not Compliant
	<i>Setbacks & Area:</i> Setbacks are compliant, and the proposed accessory structure occupies less than the rear yard space requirement at 37% (50% Max).
	<i>Height:</i> The Ordinance limits accessory building heights to 18' for a private garage, 12' for other accessory buildings. Proposed accessory structure's mean height is 29', nearly 2.5x the allowable maximum.
	<i>Design & Finish:</i> Design and finish materials of the proposed accessory structure match that of the main building's additions, but neither match any surrounding architectural features or exterior materials.
	<i>Comments:</i> While the proposed accessory structure, a barrel-aging facility, exceeds nearly all restrictions for the zone, staff feels that it is an appropriate addition to the property. Since the "rear yard" which it occupies is separated from the rest of the lot by an alley, an accessory structure which occupies the space as if it were a primary structure seems more compliant with the spirit of the zoning district than if it were compliant with relevant ordinances. Anything less than what is proposed would likely perpetuate an existing gap in the "street wall" along South 7 th St.
Previous Violations	<i>Finding:</i> None Recorded
	<i>Comments:</i> N/A
Adjacent Zoning and Uses	
North	<i>Current Use:</i> Print shop, professional offices <i>Zoning District:</i> E3 - Central Commercial <i>Future Land Use:</i> "Downtown"
East	<i>Current Use:</i> Print shop <i>Zoning District:</i> E3 - Central Commercial <i>Future Land Use:</i> "Downtown"
South	<i>Current Use:</i> Single-family dwelling with large garage <i>Zoning District:</i> E - Commercial <i>Future Land Use:</i> "Downtown"
West	<i>Current Use:</i> Professional offices, private garage and parking lot <i>Zoning District:</i> E3 - Central Commercial <i>Future Land Use:</i> "Downtown"
Development Standards Review	
Is the Information & Standards Checklist complete? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
1802 – Site Plan Diagrams/Requirements.	<i>Finding:</i> Compliant
	<i>Comments:</i> Site plan is at a scale of 3/32" = 1', slightly larger than the 20" = 1' as required in §1802.2.A, but this is an inconsequential detail. Primary building's overall dimensions are not clearly defined, but may be extrapolated from dimensions provided. Transformers were shown on a site plan shown to staff during a pre-application meeting on October 25, but is not shown on current plan.
1907.1.A. – Building Orientation.	<i>Finding:</i> Compliant
	<i>Comments:</i> Main entrance faces the street upon which the lot fronts.
1907.1.B. – Roof Equipment.	<i>Finding:</i> Compliant



STAFF REPORT - SPECIAL LAND USE PERMIT
For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

	<i>Comments:</i> Rooftop equipment is screened from public sidewalks adjacent to the site by an existing parapet wall.
1907.1.C. – Visual and Sound Mitigation.	<i>Finding:</i> Not Applicable
	<i>Comments:</i> No visual and sound mitigation appears to be necessary.
1907.1.D – Emergency Access.	<i>Finding:</i> Compliant
	<i>Comments:</i> All sides of the principal building are accessible by emergency vehicles.
1907.1.E – Street Access.	<i>Finding:</i> Compliant
	<i>Comments:</i> Site is directly accessible by both Ludington St. and South 7 th St.
1907.1.F. – Circulation System.	<i>Finding:</i> Compliant
	<i>Comments:</i> Proposed pedestrian circulation meshes appropriately with adjacent sidewalks, and proposed vehicular circulation is generally harmonious with adjacent streets.
1907.1.G. – Non-Motorized Circulation System.	<i>Finding:</i> Compliant
	<i>Comments:</i> A pedestrian/non-motorized circulation system shall be provided which is physically separated as reasonably possible from the vehicular circulation system.
1907.1.H. – Parking Areas.	<i>Finding:</i> Not Compliant
	<i>Comments:</i> The nature of access from Ludington St. is still unclear. Existing curb cuts do not appear to be situated in locations best suited to accessing the parking lot. Access for said lot is also shown via the alley separating the principal building from the proposed accessory structure, which is encouraged per this section.
1907.1.I. – Shared Drives.	<i>Finding:</i> Not Applicable
	<i>Comments:</i> No shared drives are proposed, nor are there any such opportunities.
1907.1.J. – Loading, Unloading, and Storage Areas.	<i>Finding:</i> Further Discussion Recommended
	<i>Comments:</i> No screening is proposed for the two loading/unloading zones. Staff notes that these zones are to be used infrequently, not on a daily basis, and that one of these zones is located within the parking lot, making screening impractical at best. The second zone is planned to be in the street and used to unload grain into two silos at the north side of the addition. Staff and relevant Departments have tentatively agreed to allow this unloading zone, but final approval must be done by the Commission per §1701.1.6.
1907.1.K. – Light Sources.	<i>Finding:</i> Compliant
	<i>Comments:</i> Proposed exterior light sources are deflected downward and away from adjacent properties and rights-of-way to promote and enhance “dark-sky” designs.
1907.1.L. – Utilities.	<i>Finding:</i> Further Discussion Recommended
	<i>Comments:</i> <ul style="list-style-type: none"> • Electric Department: “Electric would prefer the design to work within the boundaries of the existing electric facilities, which would require a minimum of 12 feet from the building to the center of the pole line with possible exemptions for single story buildings. Grain silos require increased clearances from energized power lines. Detailed drawings showing silo elevations, loading equipment, and existing power lines must be submitted for department review. If the primary electric lines must be relocated, the preference would be



STAFF REPORT - SPECIAL LAND USE PERMIT
For review by the Planning Commission on December 8, 2022

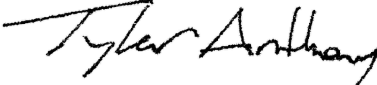
Reviewer: Tyler Anthony, Planning & Zoning Administrator

	<p>to explore moving the lines to the south side of the alley. The last option would be to reroute the lines underground.”</p> <ul style="list-style-type: none"> • Water/Wastewater Department: See Exhibit B for comments/concerns.
1907.1.M. – Environmental Issues.	<i>Finding:</i> Further Discussion Recommended
	<i>Comments:</i> See Exhibit B for Water/Wastewater Dept. concerns/comments.
1907.1.N. – Tree Preservation Purpose and Intent.	<i>Finding:</i> Not Applicable
	<i>Comments:</i> No existing trees on site.
1907.1.O. – Storm Water Control Plan.	<i>Finding:</i> Further Discussion Recommended
	<i>Comments:</i> See Exhibit B for Water/Wastewater Dept. concerns/comments.
1908 – Development & Design Standards in Certain Districts.	<i>Finding:</i> Further Discussion Recommended
	<i>Comments:</i> While no design & development standards are included in §1908 regarding district E3, there are some listed in §2114. Exterior finish materials do not meet the requirements of §2114.3, but §2114.4 – “Incentives for Better Design and Creativity” allows and encourages alternative compliance via proposal to and acceptance by the Commission. See Exhibit A for the language of §2114.3 and 2114.4.
1909 – General Outdoor Lighting Requirements.	<i>Finding:</i> Not Compliant
	<i>Comments:</i> Proposed walkway light fixtures are shown at an approximate mounting height of 8’ or less, while §1909.10 requires such lighting to be at a height between 10’ and 14’ above grade. Total lumens generated per acre is limited to 80,000 by §1909.11, which limits this .636-acre site to 50,880 lumens. The 14 proposed fixtures would produce an estimated 93,688 lumens, nearly double what is allowed.
1910 – Screening of Outdoor Storage.	<i>Finding:</i> Further Discussion Recommended
	<i>Comments:</i> Screening is proposed for a dumpster adjoining the barrel-aging facility’s east wall, but the nature of this screening is unknown. The design decision appears to have not been made yet, as drawings note it as “DUMPSTER ENCLOSURE - SURROUNDED BY MINIMUM 6’ TALL PRIVACY FENCE CONSTRUCTED OF WOOD, VINYL, CEMENT, OR METAL”.
1911 – Fences/Hedges.	<i>Finding:</i> Not Applicable
	<i>Comments:</i> No fences or hedges are proposed.
1912 – Landscaping, Buffers, and Screening.	<i>Finding:</i> Not Applicable
	<i>Comments:</i> No such landscaping or buffers are required in this district.
1913 – Alternative Buffer and Screening Requirements.	<i>Finding:</i> Not Applicable
	<i>Comments:</i> N/A



STAFF REPORT - SPECIAL LAND USE PERMIT
For review by the Planning Commission on December 8, 2022

Reviewer: Tyler Anthony, Planning & Zoning Administrator

Review Procedure	
1803.1.1.2. – Application	The applicant submitted the complete application and fee for site plan consideration on or prior to the 28-business day deadline.
	<i>Finding: Compliant Date: 11/8/2022</i>
1802.2. – Site Plan Diagram Requirements, 1803.1.1.3. – Official Review	A preliminary review was conducted by the Planning & Zoning Administrator for comments as to the proposed development’s conformance to all applicable standards and requirements
	<i>Finding: Compliant Date: 11/15/2022</i>
1803.1.1.3. – Official Review, 1905 – Administration, Duties, and Responsibilities	Plans were circulated to Department Heads for review on the listed date. No concerns or comments were expressed.
	<i>Finding: Further Discussion Recommended Date: 11/17/2022</i>
205.4. – Notices	All notification requirements of the Ordinance have been fulfilled as follows: <input checked="" type="checkbox"/> Daily Press Newspaper <i> Publishing Date: 11/22/2022</i> <input checked="" type="checkbox"/> All neighbors within 300’ <i> Postage Date: 11/17/2022</i> <input checked="" type="checkbox"/> City of Escanaba Website and Facebook Page <i> Notice Date: 12/1/2022</i>
	<i>Finding: Compliant</i>
1803.1.1.4. – Approval; Referral, 1803.3. – Site Plan Approval	Being deemed complete, the proposal is referred to the Planning Commission for approval/denial within 45 days of submission.
	Respectfully,  Tyler Anthony, Planning & Zoning Administrator
	<i>Date: 11/22/2022</i>

privacy fence/wall constructed of wood, vinyl, cement or metal not less than six (6) feet in height. Dumpsters, solid waste containers, recycling containers (except for recycling containers located at Recycling Collection Centers), or solid waste handling area must be screened from abutting property and from public view from a public street.

2114.3. ***Construction Materials.*** At least eighty (80) percent of the front side of commercial buildings, as well as any other sides that face adjacent residential areas, shall be finished with face brick, wood, glass, stone, fluted cement block or future acceptable building materials compatible with surrounding properties. All materials shall meet appropriate architectural, aesthetic and safety concerns as provided for in duly adopted ordinances and/or building and fire codes.

2114.4. ***Incentives for Better Design and Creativity.*** Excellence in design and planning which may be achieved through appropriate innovation and imaginative concepts is encouraged. To accomplish this, alternative compliance may be proposed to the Escanaba Planning Commission in achieving appearance standard goals, provided that such change will produce a more logical and attractive use of property, in that it will be beneficial rather than detrimental to the surrounding area and the community. Proposed design alternatives acceptable under this process must not represent a waiver of requirements: the alternatives must meet or exceed the "spirit" of the law.

2114.5. ***Entrance Doorways.*** The main entrance for all buildings shall be front-facing to the street corresponding to the official property address.

Section 2115. - Conveyance Which Creates Nonconforming Uses Forbidden.

2115.1. ***General.*** No conveyance of land shall hereafter be made when, as a result of such conveyance, the land or structure of the grantor shall be caused thereby to become a nonconforming use or structure.

List of W-WW concerns for Lake Effect Distillery Project:

Some or most of these items have been addressed.

This list is **not complete** as new issues always come up as construction occurs.

1. Geo-thermal well
 - a. Will only be allowed for irrigation, and heating & cooling
 - b. No potable water or production water use allowed
 - c. If installed- an accelerated cross connection inspection schedule may be required
2. Roof Drains
 - a. Must be removed from the sanitary sewer system
3. New water service shall be installed Currently planned to be 6" DI pipe
 - a. Owner to size according to their needs
 - i. City "curb stop" shall be at the main (live tapping sleeve method of installation planned on 16" water main in alley)
 - ii. Shall be conducted with a PWO from the City
 - iii. City shall provide and charge for the 16x6 tapping sleeve and valve along with T&M for tap on the PWO
 - iv. Owners' contractor shall provide a clean, dry, safe hole for water main tap, in which the city crew will conduct the work
 - v. All testing according to the City's spec shall be conducted before turning on the water
 - vi. Two (2) old water services shall be abandoned
 - vii. Owner shall purchase city meter sized of their choosing
 - viii. City shall approve of all backflow devices planned to be installed
 - b. Shall be a single service split on the inside riser for fire, potable, and irrigation use.
 - i. City shall approve of owner's riser diagram before installation
 - c. Entire building and service shall comply with cross-connection rules with City approved backflow devices installed and maintained as needed throughout the facility
 - i. City suggests dual-parallel RPZ's to enable owner to perform maintenance on one device without impeding water service to building
4. Highly suggest a new sanitary sewer lateral be installed
 - a. If completed abandonment of up to three (3) possible old laterals shall be completed
5. Require grease trap for kitchen area
6. Require oil and sand traps for garage & storage buildings
7. Sump pumps and elevator shaft pumps shall be plumbed to storm water system
8. Sanitary discharge shall comply with wastewater ordinances (All have been provided previously)
 - a. Pretreatment or User Fees may be applied if concentrated discharges are identified
 - b. Discussion on intended pretreatment RO unit shall be requested
 - i. Concerns about concentrated contaminants still being discharged to City via the RO unit
9. Joint concerns with DPW regarding depth of excavation in alley – we need to protect the city water main. (Lake Effect has plans to sheet pile if needed)

Wedding

Lynch - Wetzel

MADISON, Wis. - **Elizabeth (Lizzy) Lynch**, of Escanaba, and **Alex Wetzel**, of Madison, Wis., exchanged vows on Saturday, October 15, 2022 at Olin Park in Madison, in an outdoor ceremony officiated by Seminarian Katie Mueller.

Lynch, an Escanaba native, met Wetzel, a Madison resident, while both were students at Lawrence University in Appleton, Wis.

The bride was attended by her twin brother, Mark (Lynch) Mackela; and

friends, Jessica Grau, Kerry Berres, Maddi Reynolds, Brianna Joncas, and Henry Alloway. Standing for the groom were his twin brother, Joseph; sisters, Charlie, Naomi, and Gwenna, and friends, Steve Bertelsen and Henry Killough. The bride's niece, Mary Rose Lynch, preceded the bride as flower girl.

The bride is the daughter of Philip and Jane Lynch, of Escanaba, and the groom is the son of Andrew and Nicole Wetzel, of Madison.

The newlyweds are currently residing in Madison.



Elizabeth (Lynch) and Alex Wetzel



How medieval Catholic traditions the celebration of Plymouth's pilgrims

Editor's note: The Conversation is an independent and nonprofit source of news, analysis and commentary from academic experts. The Conversation is wholly responsible for the content. Today's piece is by Joanne M. Pierce, College of the Holy Cross.

(THE CONVERSATION) — President Abraham Lincoln instituted the celebration of Thanksgiving as a national holiday in 1863 after the Union victory at the battle of Gettysburg, during the American Civil War. It was not a new idea - in 1789, President George Washington had proposed a yearly presidential proclamation of each annual Thanksgiving holiday, but President Thomas Jefferson refused to issue one after he was elected, as he considered it a religious event. Later presidents followed his example, and the holiday was effectively discontinued on the national level until Lincoln's declaration.

Today, Thanksgiving Day has come to be celebrated every year on the fourth Thursday of November. As a specialist in Catholic history and worship, I am aware that behind the history and legend of the first Thanksgiving lies a rich story that illuminates the medieval Christian roots of the holiday.

Medieval Catholic liturgy
Since the beginning of Christianity, the Eucharist, also called Holy Communion or the Lord's Supper, has been the primary worship service for Christians all over the world. The name itself comes from the ancient Greek word for thanksgiving, "eucharistia," although in part of the New Testament it is also called "the breaking of bread."

The service came to be called the Mass in Western Europe, derived from the Latin dismissal rite at the conclusion of the ceremony: *Ita missa est* - "Go, it is the dismissal." The term is still used by Roman Catholics today.

One of the most important medieval Catholic rituals, the Eucharist involves a special blessing, called a consecration, of bread and wine. This consecration is rooted in what Jesus Christ did during the ritual meal he shared with his apostles before his arrest and crucifixion - the Last Supper. The

ritual as a whole is a thanksgiving to God for the offer of salvation from sin in the crucifixion and resurrection of Jesus Christ. From at least the fourth century, Christians were expected to attend Mass every Sunday, with a few exceptions, and to rest from work.

But Catholics expressed thanksgiving in other ways, too. One hymn's first line, "Te Deum" - which says, "You, God, we praise" - has been used for centuries in Catholic worship, frequently on occasions calling for celebration and thanksgiving.

Legend has it that the text was composed by St. Ambrose, a famous theologian and Doctor of the Church. It is sometimes referred to as the "Ambrosian hymn" in medieval sources.

An early reference to the hymn is in a sixth-century book, "The Rule of St. Benedict," a collection of regulations for monks and nuns. It is listed as one of the prayers to be recited or sung at Matins, their daily morning communal prayer service.

The *Te Deum* was often followed by another short hymn: "Non nobis Domine." Taken from the first line of Psalm 115, "Not to us, Lord, not to us but to your name give glory," it is another brief expression of thanksgiving to God for whatever event was

being celebrated.

Catholics sang the *Te Deum* as a private or public way to offer thanks to God in a number of situations for centuries. King Philip II of Spain, a devout Catholic, ordered it sung after hearing of the victory of a Catholic fleet against the Ottoman Turks at sea off the shore of Greece. This Battle of Lepanto in 1571 stopped a Muslim advance into Catholic Europe.

Historical English thanksgiving

Medieval England was a Catholic country, and the public religious rituals celebrated in churches were much the same as those celebrated in Rome and the rest of Catholic Europe, with some local differences. Many of these rituals involved the theme of giving thanks.

In addition, the practice of blessing people, animals or crops was also an important part of medieval Catholic liturgy. Many of these blessing prayers included the theme of thanksgiving as well. One set of blessing prayers dealt with the blessing of ordinary bread.

Across Catholic Europe, bread might be blessed on certain feast days, but in the British Isles, a special ceremony would take place on August 1, when the first of the wheat crop was harvested. This date was

called Lammas Day, from the Anglo-Saxon words for "loaf" and "Mass." From at least the ninth century on, bread from these first grains would be baked into intricate shapes and brought to church for a special blessing.

However, this blessing of the first loaves only marked the beginning of the harvest. It was also customary in England, as well as in other parts of Europe, to hold a public festival when the harvest was done, the "gathering-in" or "harvest home." Dancing, eating, drinking and other forms of entertainment were featured. This was originally a secular festival, although other festivals of this kind could also be held on other occasions, like weddings.

Public liturgies of thanksgiving could also be proclaimed on other occasions. For example, the English victory over the French at the battle of Agincourt in 1415 was celebrated in London by the mayor and populace with the singing of the *Te Deum* and the ringing of bells at the city's churches. Later, a prayer service in Westminster Abbey was held, attended by the mayor and members of the royal family.

The Church of England
After King Henry VIII broke away from Rome in 1534, the English sovereign became by

law the Head of the Church in England. After his death, a reformed English-language liturgy, compiled in the Anglican Book of Common Prayer, was used throughout the country.

Public worship services of thanksgiving were held annually on certain specific occasions, like the anniversary of the sovereign's accession to the throne. As in the medieval period, the sovereign could also proclaim a day of thanksgiving, complete with the singing of the *Te Deum* in Latin, to celebrate other important events, like the birth of a royal heir - in this case, the birth of Prince Edward, the future King Edward VI, to King Henry VIII and his third wife, Jane Seymour, in 1537. King James I was the first King of England to be crowned in an English-language ceremony.

Protestant Pilgrims
However, not every Christian in England was happy with the Book of Common Prayer, finding it still too influenced by Catholic practice. The Pilgrims were among the English Protestant groups who rejected the Church of England's more moderate reforms completely and wished to separate from it to form their own church communities - separatists - as opposed to the Puritans, who desired further reforms within the Church of England to

"purify" it.

Because of increasing legal persecution of "non-conformists" - those who did not attend or belong to the Church of England - in the early 17th century, they at first left England for a country where they might practice their beliefs freely. In Holland, they settled in the town of Leiden, and lived there for several years. But the Pilgrims faced other problems there - they worked at low-paying jobs and they worried that their children were becoming more Dutch than English.

Eventually, they joined a group of other travelers on a ship called the *Mayflower* to travel to the New World. There, in 1620, they landed a little farther north than their original destination - Virginia - settling at Plymouth on the coast of what is today Massachusetts in December 1620.

The Pilgrims faced a hard struggle to survive that first winter and many died. But after a good harvest the next year, they celebrated. They may not have sung a Catholic or Anglican *Te Deum* or danced in the street, but they held a Thanksgiving in their own way following the customs they had grown up with in England: with prayer and feasting.

DAILY PRESS
BINGO!
Your Chance To win \$350 Cash!
Today's Lucky Number
November cards are Black
B 11
Today's Game Sponsored by:
DAILY PRESS
600 Ludington St., Escanaba
906-786-2021

City of Escanaba MICHIGAN
CITY OF ESCANABA
REGULAR MEETING OF THE PLANNING COMMISSION

At a regular meeting of the Escanaba Planning Commission on Thursday, December 8, 2022, at 6:00pm in the Council Chambers of the Escanaba City Hall, 410 Ludington Street, Escanaba, MI 49829, the following Public Hearings will be conducted:

Special Land Use - Gram's Club.
In accordance with Zoning Ordinance Section 205, the Planning Commission will hold a Public Hearing on the application for a Special Land Use Permit as filed for a Recreational Marihuana Provisioning Center/Retail Establishment named "Gram's Club" to be located at 317 North Lincoln Road.

Special Land Use - Higher Love Escanaba
In accordance with Zoning Ordinance Section 205, the Planning Commission will hold a Public Hearing on the application for a Special Land Use Permit as filed for a Recreational Marihuana Provisioning Center/Retail Establishment named "Higher Love Escanaba" to be located at 421 North Lincoln Road.

Site Plan Review - 723 Ludington Street
Lake Effect Distillery LLC - Distillery with Onsite Tasting Room
The Planning Commission will review a proposed site plan for a craft distillery including a tasting room and a separate barrel-aging building.

The public is cordially invited to attend this meeting should you have any questions, comments or concerns. If you are unable to attend this meeting, you may submit your written concerns to the City of Escanaba, Planning & Zoning Dept., P.O. Box 948, 410 Ludington Street, Escanaba, MI 49829 by December 8, 2022. All written and signed correspondence will be entered into the public record.

More detailed information related to these agenda items can be viewed at City Hall, 410 Ludington Street, Escanaba, MI 49829 or on the City's website at escanaba.org under the Planning Commission page one week prior to the meeting.

Escanaba Planning Commission

PLEASE DON'T DRINK & DRIVE THIS HOLIDAY SEASON

A blood alcohol content (BAC) level of 0.08 percent is considered legally impaired. However, alcohol can start to affect many of your senses after only one drink. No matter the circumstances, you should never drink and drive. It's not worth the risk of putting yourself and others in danger.

WARD'S AUTO BODY

From Minor Scratches to Major Collision Damage!
We Do It All!

•Free Estimates •Loaner Cars •Equipped To Handle •Large Vehicles
3101 N. Lincoln Rd., Escanaba • **906-789-2775**



November 17, 2022

«Owner_Name»
«Address_Owners»
«City_Owners», «State_Owners» «Zip_Code_Owners»

RE: Public Hearing Notification & Invitation to Comment

Dear Property Owner:

You are receiving this letter because your property at «Address_Physical» is within 300 feet of a project scheduled for a site plan review by Planning Commission on **Thursday, December 8, 2022 at 6:00pm** at Escanaba City Hall, 410 Ludington Street.

**Site Plan Review—723 Ludington Street
Lake Effect Distillery LLC—Distillery with Onsite Tasting Room**

The Planning Commission will review a proposed site plan for a craft distillery including a tasting room and a separate barrel-aging building.

One week prior to the meeting, a copy of the project plans can be viewed in the agenda packet on our website at escanaba.org and can also be viewed at City Hall, Second Floor, 410 Ludington Street, Escanaba, MI, Monday through Friday, 7:30am to 4:00pm.

You are invited to attend this meeting should you have any interest in this project. If you have comments, but are unable to attend, please submit written comments to the Planning & Zoning Department prior to Thursday, December 8, 2022. All written and signed comments will be entered into the public record.

The City of Escanaba will provide all necessary, reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon five days’ notice to the City of Escanaba Clerk’s Office by writing or calling (906) 786-9402.

PROOF OF SERVICE – MAILING	
This document was enclosed in sealed envelope, first class postage fully prepaid, and deposited in the U.S. Government Mail.	
Addressee(s):	Assessed Property Owner/Occupant 300’ Radius of 723 Ludington Street
Mailing Date:	November 17, 2022
Attested To By:	Heather Calouette City of Escanaba - City Hall

Sincerely,

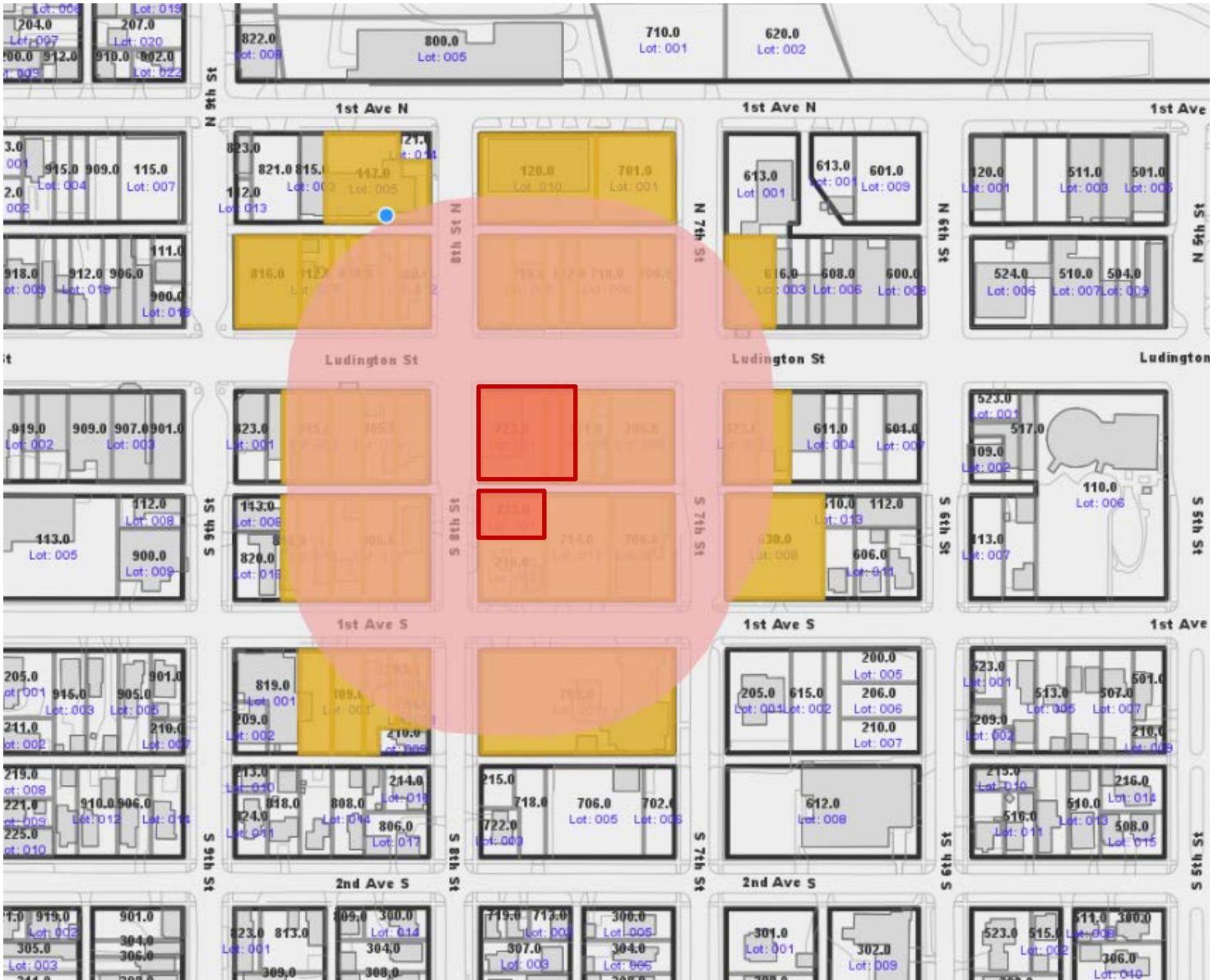
Tyler Anthony
Planning & Zoning Administrator
on behalf of the Escanaba Planning Commission



Mission Statement:

Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.
The City of Escanaba is an equal opportunity employer and provider.

300' Radius from 723 Ludington Street



300' Radius from 723 Ludington

Address (Physical)	Owner Name	Address (Owner's)	City (Owner's)	State (Owner's)	Zip Code (Owner's)
117 N 8TH ST	ST VINCENT DEPAUL SOCIETY	2119 PRESQUE ISLE AVE	MARQUETTE	MI	49855-1727
816 LUDINGTON ST	816 PROFESSIONAL SUITES LLC	5808 G.5 RD	ESCANABA	MI	49829-9733
812 LUDINGTON ST	GRANDMARK LLC	812 LUDINGTON ST	ESCANABA	MI	49829-3845
810 LUDINGTON ST	CHAPEKIS JAMES P & EUGENIA LE	1610 16TH AVE S	ESCANABA	MI	49829-2005
808 LUDINGTON ST	DOCKING STATIONS LLC	808 LUDINGTON ST	ESCANABA	MI	49829-3828
806 LUDINGTON ST	RIVER OF TIME HOLDINGS LLC/ARVAJAL ROBERT	3887 PELL PL UNIT 316	SAN DIEGO	CA	92130-4153
804 LUDINGTON ST	TEG ENTERPRISES INC	2201 13TH AVE S	ESCANABA	MI	49829-2176
800 LUDINGTON ST	D & M PEARSON PROPERTIES LLC	2527 2ND AVE S	ESCANABA	MI	49829-1316
701 1ST AVE N PARKING LOT	CITY OF ESCANABA	410 LUDINGTON ST	ESCANABA	MI	49829-3924
720 LUDINGTON ST	GOULD PAUL R	720 LUDINGTON ST APT 1	ESCANABA	MI	49829-3894
718 LUDINGTON ST	RICHARDS JEFFREY	718 LUDINGTON ST	ESCANABA	MI	49829-3829
714 LUDINGTON ST	SIGAN & CLAPP HOLDINGS LLC	712 LUDINGTON ST	ESCANABA	MI	49829-3829
712 LUDINGTON ST	SIGAN & CLAPP HOLDINGS LLC	712 LUDINGTON ST	ESCANABA	MI	49829-3829
710 LUDINGTON ST	DECKER MICHAEL & KATHLEEN ET AL	PO BOX 701	ESCANABA	MI	49829-0701
700 LUDINGTON ST	DECKER MIKE J	401 STEPHENSON AVE	ESCANABA	MI	49829-2733
120 N 8TH ST	DAGENAIS REAL ESTATE INC	1505 N LINCOLN RD	ESCANABA	MI	49829-1834
624 LUDINGTON ST	REBEDON INC	616 LUDINGTON ST	ESCANABA	MI	49829-3830
817.5 LUDINGTON ST	OZIMAC KENNETH J	817 1/2 LUDINGTON ST	ESCANABA	MI	49829-3803
815 LUDINGTON ST	NIQUETTE ALFRED & MILLIE	PO BOX 431	ESCANABA	MI	49829-0431
811 LUDINGTON ST	GODFREY STEVEN & COURTNEY	4550 K RD	BARK RIVER	MI	49807-9620
805 LUDINGTON ST	ZCE PROPERTIES LLC	5835 F RD	BARK RIVER	MI	49807-9575
803 LUDINGTON ST	NIQUETTE ALFRED J & MILLIE	PO BOX 431	ESCANABA	MI	49829-0431
816 1ST AVE S	NASTOFF BONNIE J	816 1ST AVE S	ESCANABA	MI	49829-3704
812 1ST AVE S	NIQUETTE FRED J	PO BOX 431	ESCANABA	MI	49829-0431
810 1ST AVE S	GORDANIER ZACHARY J	810 1ST AVE S	ESCANABA	MI	49829-3704
806 1ST AVE S PARKING LOT	CITY OF ESCANABA	410 LUDINGTON ST	ESCANABA	MI	49829-3924
800 1ST AVE S	PKL LLC	522 S 28TH ST	ESCANABA	MI	49829-1231
723 LUDINGTON ST	LAKE EFFECT DISTILLERY LLC	5413 J RD	ESCANABA	MI	49829-9756
716 1ST AVE S	PILON LEONARD J	716 1ST AVE S	ESCANABA	MI	49829-3703
723 LUDINGTON ST	LAKE EFFECT DISTILLERY LLC	5413 J RD	ESCANABA	MI	49829-9756
723 LUDINGTON ST	LAKE EFFECT DISTILLERY LLC	5413 J RD	ESCANABA	MI	49829-9756
711 LUDINGTON ST	MCDONOUGH JAMES M & STEPHANIE L	711 LUDINGTON ST	ESCANABA	MI	49829-3802
709 LUDINGTON ST	ESCANABA STEAM LAUNDRY INC	707 LUDINGTON ST	ESCANABA	MI	49829-3802
705 LUDINGTON ST	ESCANABA STEAM LAUNDRY INC	707 LUDINGTON ST	ESCANABA	MI	49829-3802
714 1ST AVE S	WM BONIFAS FINE ARTS CENTER	700 1ST AVE S	ESCANABA	MI	49829-3703
700 1ST AVE S	WM BONIFAS FINE ARTS CENTER	700 1ST AVE S	ESCANABA	MI	49829-3703
623 LUDINGTON ST	UPPER DECKER LLC	11136 CLOVERLAWN DR	BRIGHTON	MI	48114-8130
617 LUDINGTON ST	UPPER DECKER LLC	11136 CLOVERLAWN DR	BRIGHTON	MI	48114-8130
630 1ST AVE S	CARON TODD E & MARIA L/O CARON TODD & MARIE L	4954 WINDSONG 18.23 DR	ESCANABA	MI	49829-9692
815 1ST AVE S	FIRST PRESBYTERIAN CHURCH	819 1ST AVE S	ESCANABA	MI	49829-3752
809 1ST AVE S	FIRST PRESBYTERIAN CHURCH	809 1ST AVE S	ESCANABA	MI	49829-3752
807 1ST AVE S	STERNALL CHRISTOPHER	53012 SPRINGHILL MEADOWS DR	MACOMB	MI	48042-2846
803 1ST AVE S	BEAUCHAMP DUANE J	803 1ST AVE S	ESCANABA	MI	49829-3752
801 1ST AVE S	UPPER MICHIGAN PROPERTY MANAGEMENT	N16199 TROUT POND LANE F 2 # F2	WILSON	MI	49896-9664
204 S 8TH ST	COLEMAN RONALD G & CATHERINE E	311 S 17TH ST	ESCANABA	MI	49829-2633
709 1ST AVE S	ST JOSEPHS CHURCH	709 1ST AVE S	ESCANABA	MI	49829-3798

49829

AGENDA REPORT – PLANNING COMMISSION

For the meeting agenda of December 8, 2022

NEW BUSINESS #1

Title:

Discussion – Bay de Noc Community College and Marihuana Facilities/Establishments

Background:

Representatives from Bay de Noc Community College have contacted the City Administrator regarding concern over a perceived lack of protection of their student body from Marihuana Facilities and Establishments which may be built near their campus. These representatives noted that, through dual enrollment programs, students under the age of 18 (as young as 16) are regularly on campus for classes. Planning & Zoning staff have reached out to counsel for guidance.

Issues and Questions Specified:

- Is a buffer zone required for a post-secondary education facility if minors are educated on the premises?

AGENDA REPORT – PLANNING COMMISSION

For the Regular meeting agenda of December 8, 2022

NEW BUSINESS #2

Title: Election of Officers – Chair, Secretary

Background: In accordance with the Escanaba Planning Commission By-Laws, Section 9, Officers, the Planning Commission will elect from its membership a Chair and Secretary for the calendar year 2023.

A. Officers Selection. At the regular meeting in December of each year, the Commission shall select from its membership a Chair and Secretary. All officers are eligible for re-election. In the event the office of the Chair becomes vacant, the Secretary shall succeed to this office for the unexpired term and the Commission shall select a successor to the office of Secretary for the unexpired term.

B. Tenure. The Chair and Secretary shall take office January 1 following their selection and shall hold office for a term of one year or until their successors are selected and assume office.

Name	2021 Office	Term Expires
James Hellermann	Chair	6/1/24
Dominic Benetti	Secretary	6/1/23
Mark Hannemann		6/1/23
David Mason		6/1/24
Nevin Naser		6/1/23
Roy Webber		6/1/25
VACANT		6/1/25

AGENDA REPORT – PLANNING COMMISSION

For the Regular meeting agenda of December 8, 2022

NEW BUSINESS #3

Title: 2023 Planning Commission Regular Public Meetings Schedule

Background: The Planning Commission will review and adopt its 2023 regular meeting schedule for publication, as required by Michigan state law in the Open Meetings Act. Preliminary review has not identified any specific concerns (such as holidays or other major events) that would conflict with the proposed dates and possibly require any adjustment to the regular schedule of meetings on the second Thursday of each month at 6:00pm.

Attachments:

1. Proposed 2023 Planning Commission Regular Meeting Schedule



**NOTICE OF REGULAR PUBLIC MEETINGS
PLANNING COMMISSION**

PLEASE TAKE NOTICE that the regular meetings of the Planning Commission are scheduled for 6:00 p.m. in Room C101, the Council Chambers of the City Hall, 410 Ludington Street, in the City of Escanaba, MI, on the following dates as listed below:

**PLANNING COMMISSION MEETINGS – 2023
Room C101, City Hall, 6:00 p.m.**

January 12, 2023
February 9, 2023
March 9, 2023
April 13, 2023
May 11, 2023
June 8, 2023
July 13, 2023
August 10, 2023
September 14, 2023
October 12, 2023
November 9, 2023
December 14, 2023

Public notice will be given regarding any changes in the above meeting dates. Minutes of the Planning Commission Meetings are available at the City Clerk's Office, City Hall, 410 Ludington Street. Phone (906) 786-1194.

Commission Contact Person:
Tyler Anthony
410 Ludington Street
Escanaba, MI
(906) 786-9402

AGENDA REPORT – PLANNING COMMISSION

For the meeting agenda of December 8, 2022

NEW BUSINESS #4

Title: Boards/Commissions Updates

Background:

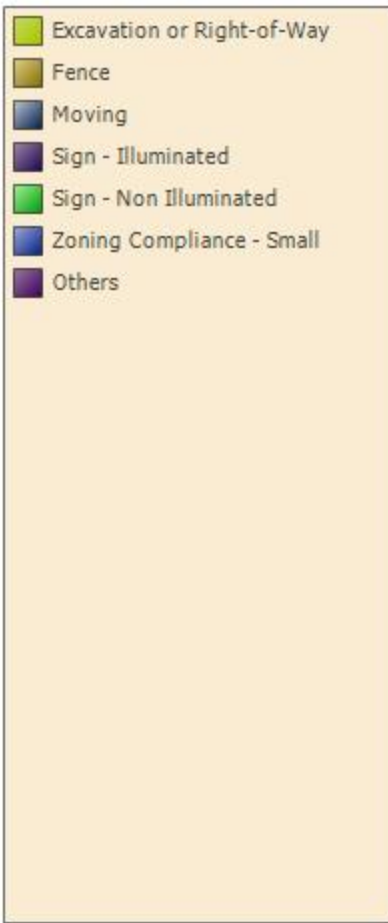
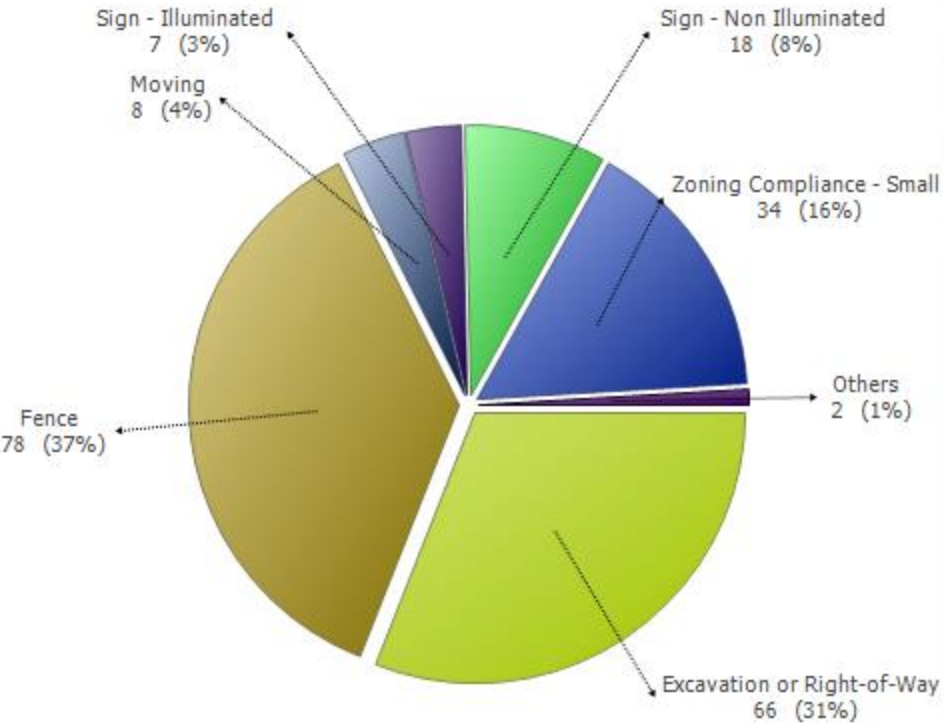
The Planning Commission will be updated on the following topics:

- a. Delta County Planning Commission
- b. Zoning Board of Appeals
- c. Zoning/Land Use Permits

Attachments:

1. Year-to-Date Permit Report
2. Year-to-Date Zoning Process Report

Permits by Permit Type



PZE Process Totals by Type

Engineering Callouts	50
Sign Inventory	7
Sign Inventory Inspection	1
Zoning Analysis	53
Zoning Ordinance Text Amendment	1
Zoning Verification Letter	3

Grand Total:	115
---------------------	------------

11/15/2022

PlanReview.DateProcessStarted Between 1/1/2022 12:00:00 AM AND 11/15/2022 11:59:59 PM

AGENDA REPORT – PLANNING COMMISSION

For the meeting agenda of December 8, 2022

NEW BUSINESS#5

Title: Training Updates

Background: Per the Planning Commission by-laws, members are required to have four (4) hours per calendar year of training in planning and zoning.

Reporting of Training Hours

Details of other trainings should be reported to the Planning & Zoning Administration for record-keeping purposes at this time.

A brief synopsis of any trainings attended should be shared, with an emphasis on particular components of relevance and potential action by the Planning Commission at that present time or in the future.

Training Opportunities

- MSUE “Great Lakes Coastal Planning & Zoning Email Course” (Free)
<https://www.canr.msu.edu/courses/great-lakes-coastal-planning-zoning-email-course>
- MSUE Citizen Planner Online – Self-paced course, approx. 15 hours. Cost \$295.
https://www.canr.msu.edu/michigan_citizen_planner/
- RRC Online Training – RRC Best Practice & Michigan Main Street Training Series—Free.
<https://www.miplace.org/events/>
- MSU Extension 2023 Zoning Administrator Certificate Program-
January 19, 2023- February 10, 2023. Cost \$550
[MSU Extension 2023 Zoning Administrator Certificate Program - MSU Extension Citizen Planner Program](#)

Please note that costs for any of these trainings may be reimbursable if cleared with the Planning & Zoning Administrator in advance to ensure funds are still available in the Planning Commission training budget.

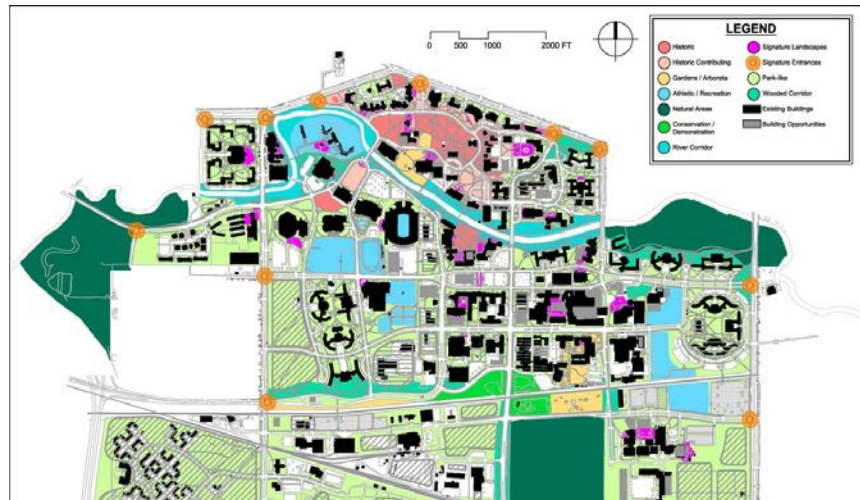


Master Citizen Planner (MCP) 2022 Live Webinar Series

Questions?
Contact us:
MSU Extension,
Citizen Planner
Coordinator:
(517) 353-6472

Email:
cplanner@msu.edu

*All webinars will be
recorded and sent to
registrants.



This webinar series is designed to offer continuing education for Master Citizen Planners in a convenient online opportunity* and is open to all planning and zoning officials. Webinars are offered from 6:30-7:30 PM on the dates below.

2022 Webinar Topics:

- April 21:** Prime Soils, Critical Habitat, and Beyond: The Open Space & Farmland Preservation Toolkit, *Harmony Gmazel, AICP*
- May 19:** Making Defensible Decisions: Discretionary Standards, Conditions, and Procedural Due Process, *Mary Reilly, AICP & Wayne Beyea, JD, AICP*
- June 16:** Stormwater Management at the Rural/Urban Interface, *Brad Neumann, AICP & Sarah Fronczak*
- Sept. 15:** Planning & Zoning for Solar Energy Systems, *Brad Neumann, AICP & Mary Reilly, AICP*
- Oct. 20:** GIS Visualization Tools Land Use Decision Makers, *Tyler Augst*
- Nov. 17:** Leadership in Planning: A Statewide Showcase of 'On the Ground' Projects in 2022, *Master Citizen Planners*

To register or find out more:

Register online: <https://events.anr.msu.edu/MCPWeb2022/>

Cost is \$10 per webinar for MCPs, \$20 per webinar for all others. Registrants may select individual or all webinars.

MSU is an affirmative-action, equal-opportunity employer. Michigan State University Extension programs and materials are open to all without regard to race, color, national origin, gender, gender identity, religion, age, height, weight, disability, political beliefs, sexual orientation, marital status, family status or veteran status.

