PLANNING COMMISSION
REGULAR MEETING AGENDA
July 9, 2015, at 6:00 p.m.

Patrick Connor, Chairperson
Kel Smyth, Vice-Chairperson
Roy Webber, Secretary
Brian Black, Commissioner
Tom Warstler, Commissioner
James Hellermann, Commissioner

Christine Williams, Commissioner
Steve Buckbee, Commissioner
Paul Caswell, Commissioner

James V. O 'Toole, City Manager
Ronald Beauchamp, City Council Liaison

City Hall/Library Complex, 410 Ludington Street, Room C101 Council Chambers, Escanaba, MI 49829
Thursday, July 9, 2015 - 6:00 p.m.

CALL TO ORDER
ROLL CALL
APPROVAL/CORRECTION(S) TO MINUTES – June 11, 2015
APPROVAL/ADJUSTMENTS TO THE AGENDA
CONFLICT OF INTEREST DECLARATION
UNFINISHED BUSINESS - None
PUBLIC HEARING(S)

1. **Site Plan Review – Bell's Brewery Inc. – 3525 Airport Road**
   Explanation: A public hearing on a proposed 6,000 square foot addition to the existing microbrewery and bottling plant will be conducted.

NEW BUSINESS

1. **Project Updates:**
   a. Zoning Board of Appeals Hearings/Decisions.
   b. Superior Trade Zone.
   c. MSHDA/SHPO Certified Local Government Program.
   d. Delta County Planning Commission.
   e. Redevelopment Ready Community Program.
   f. Year to Date Zoning/Land Use Permit(s).
   g. Community Master Planning Process.

GENERAL PUBLIC COMMENT
COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS
ADJOURNMENT

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba by writing or calling City Hall at (906) 786-9402.

Respectfully Submitted,

Patrick Connor, Chairperson
Planning Commission

PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
June 11, 2015

DRAFT.

A meeting of the Escanaba Planning Commission was held on Thursday, June 11, 2015, at 6:00 p.m. at the City Hall/Library Complex, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Chairman Patrick Connor, Commissioners Paul Caswell, Brian Black, Roy Webber, Stephen Buckbee, and Christine Williams

EXCUSED: Vice Chairman Kelvin Smyth, Commissioners James Hellerman and Tom Warstler

ALSO PRESENT: City Manager Jim O'Toole, Recreational Director Kim Peterson, Executive Assistant Buffy Smith, Gundlach Champion Project Manager Ron Radke, Cuppad Community Planner Anne Shishkovsky

Meeting called to order at 6:00 p.m. by Chairman Patrick Connor

Roll Call

Executive Assistant Buffy Smith conducted the roll call.

Approval/Correction of the May 14, 2015, Planning Commission Meeting Minutes

A motion was made by Commissioner Webber, seconded by Commissioner Williams, to approve the May 14, 2015 Meeting Minutes. Ayes were unanimous.

Conflict of Interest Declarations

Commissioners Brian Black and Christine Williams

UNFINISHED BUSINESS

None.

PUBLIC HEARING

City Manager O'Toole stated the details regarding the Bay College Building Additions as noted below:

SPECIAL LAND USE PERMIT REVIEW REPORT
CASE NO. PC-061115-01

PROPERTY OWNER/APPLICANT ADDRESS:

Bay De Noc Community College
2001 North Lincoln Road
Escanaba, MI 49829

TYPE OF REQUEST/ DESCRIPTION OF PROPOSED PROJECT:

In accordance with section 1801.3 Site Plan Required of Escanaba's Zoning Ordinance, the applicant is requesting a land use permit to construct a 6,413 square foot building addition to the

welding classroom, office, and shop area.

CURRENT ZONING:

Light Manufacturing "F" District.

ORDINANCE:

Ordinance No.1028 Escanaba Zoning Ordinance.

COMPLIANCE WITH DEVELOPMENT STANDARDS:

1. The proposed construction (building) will be located on property which is zoned Light Manufacturing "F".

2. The proposed construction for the addition meets setback standards of a Light Manufacturing "F" District. As submitted, the addition will meet the setback standards of the existing area.

3. The proposed construction site plan diagram complies with Chapter 18, Site Plan and Sketch Plan Standards, Section 1802 Site Plan Diagram/Requirements; paragraph 1802.2 Site Plan Diagram Requirements, subparagraphs A-X.

4. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.1.1.1 Pre-Application Conference, the applicant's met on June 3, 2015, with the City of Escanaba to review the proposed project, the City of Escanaba Code of Ordinances, and the City Comprehensive Plan. Attending this meeting was: City Manager Jim O'Toole, Electrical Superintendent Mike Furmanski, City Engineer/Public Works Superintendent Bill Farrell, Public Safety Director Ken Vanderlinden, Water/Wastewater Superintendent Jeff Lampi, City Assessor Daina Norden, Executive Secretary Kim Peterson, Dave Bradley, MDOT and Ron Radke, Gundlach Champion.

5. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.

6. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.4. Approval; Referral, City Administration has deemed the site diagram will be completed and is referring the plan to the Planning Commission for review.

7. All fee and notification requirements of the Ordinance have been accommodated.

DUTIES OF THE PLANNING COMMISSION

In accordance with Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.2. Public Hearing Requirement, prior to voting on a final site plan, the Planning Commission must hold a Public Hearing so as to facilitate public review and understanding of the proposed development.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan

Review, paragraph 1803.3. Planning Commission Review, once a site plan is forwarded to the Planning Commission, the Planning Commission is required to review the site plan according to the standards and requirements of Chapter 18. Site Plan and Sketch Plan Standards. The Planning Commission must approve or deny the site plan according to the standards and requirements of the Zoning Ordinance within 45 days of submission of said plan.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.4. Site Plan Approval, should the Planning Commission approve the site plan, the applicant, the owner of record, or the legal representative thereof, the Planning Commission Chairperson and one other member of the Planning Commission shall each sign four copies of the approved site plan. The Planning Commission shall transmit one signed copy of the plan and any conditions attached to the Code Official, and one signed copy each to the office of the City Clerk and the applicant. One signed copy shall be retained in the Planning Commission file.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.5.1 Site Plan Rejection, should the Planning Commission reject the site plan, the property owner may appeal the decision to the Zoning Board of Appeals.

In accordance with Section 205 of the Escanaba Zoning Ordinance, a hearing before the Planning Commission must be conducted on the request.

SITE PLAN APPROVAL STANDARDS:

In accordance with Section 1804. Site Plan Approval Standards of Escanaba's Zoning Ordinance, the proposed site plan conforms to the following site development standards:

A. The main entrance faces the street upon which the lot fronts.

B. All roof mounted equipment shall be screened.

C. Reasonable and visible sound mitigation measures have been taken.

D. The building addition is arranged to permit adequate emergency access to all sides.

E. The development has legal access to a public street.

F. The development provides for vehicular circulation.

G. All parking areas are designed to facilitate safe and efficient vehicular and pedestrian circulation.

H. All loading and unloading areas and outside storage areas shall be adequately screened.

I. Exterior lights shall be reflected downward and away from adjacent properties and right-of-ways.

J. Adequate utilities will be provided and placed underground.

K. All premises shall be graded to prevent accumulation of stagnant water.

STAFF FINDINGS, COMMENT, GENERAL PLAN GOALS AND CONDITIONS OF APPROVAL:

Staff is recommending approval of the site plan diagram for the following reasons:

The proposed use is consistent with the surrounding uses in the area and is a permitted use by right. The proposed construction site plan complies with zoning requirements as listed in Chapter 13, Light Manufacturing District (F).

FISCAL IMPACT:

The construction value of the building addition is estimated to be $900,000 million. Additionally, two smaller additions are being proposed with a declared construction value of $250,000.

PUBLIC CONTACT:

Notice of Public Hearing was published in the Escanaba Daily Press Newspaper and meeting notices were mailed to the adjacent property owners of the project site.

Staff report was posted on the City of Escanaba website for public review.

The meeting agenda was posted on the City's official notice bulletin board and the City of Escanaba's website.

STANDARDS AND QUESTIONS (FINDING OF FACTS):

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1801 General, paragraph 1801.1. Purpose, the Planning Commission must ensure that the plan outlines the use and development of the property and is designed to provide for the future growth and development of business that seek an aesthetically attractive working environment.

1. Is the development designed to integrate well with adjacent developments?

2. Is the development designed to minimize nuisance impacts on adjoining parcels?

3. Is the development designed to ensure safe and functional traffic access and parking?

4. Is the development designed to minimize impacts on sensitive environmental resources?

ALTERNATIVES:

Not applicable.

ENFORCEMENT HISTORY:

None

OTHER CONSIDERATIONS:

None

BACK UP INFORMATION:

1. Application for Zoning Land Use Approval.

2. Site Plan Diagram.

3. Assessor's Property Information Card

4. Site Photographs.

5. 300' radius property owner/tenant notification letter

6. 300' radius labels

Gundlach Champion Project Manager Ron Radke discussed the building of the new welding addition, the parking and the power of the welding addition, the new water main, the addition to the maintenance building, the remodel of the health area, the addition of a pole building for cold storage, and shipping and receiving.

NEW BUSINESS

Project Updates:

1. Community Master Planning Process – Anne Shishkovsky (Milne) reviewed the census data, draft surveys, and public engagement strategies. She wants to include a booth at the sidewalk sales and the Rock the Dock. Also, Marquette's MSU Extension Land Use Educator Brad Newman is willing to do a brief presentation on place making. City Manager Jim O'Toole stated he would like this meeting to be a joint meeting, inviting the public. Commissioner Black provided background data, justification, and details as to where we want to go with the master plan.

A. Zoning Board of Appeals Hearings/Decisions – None.

B. Superior Trade Zone – City Manager Jim O'Toole stated The Superior Trade Zone will have an inaugural meeting on June 16th at noon at the Rock's Lions Club. The meeting will be an overview, explanation of the program and what we are trying to do, and a request for a primary and alternate to be named by each Unit of Government to sit on the board. The 2nd meeting will be to elect officers, rules and procedures, etc. The meeting will kick off Rock's 150th anniversary.

C. MSHDA/SHPO Certified Local Government Program - City Manager Jim O'Toole stated we were recently approved. We are currently working with the DDA and Historic Commission through Ed Legault and Blaine DeGrave, trying to identify 3 – 5 signature buildings in downtown that we want to package for redevelopment.

D. Delta County Planning Commission Update – Commissioner Connor discussed the wind towers verdict. They are working on the distance from the property line.

E. Redevelopment Ready Community Program – City Manager Jim O'Toole discussed the report of findings responsibility work chart. It shows the objectives, evaluation criteria, recommended actions for certifications, and the primary responsible party for completion of the task. Yellow colored items on the chart represent being half way complete; red represents work needed. The DDA and Historic Commission will also review.

F. Year to Date Zoning/Land Use Permit(s) – City Manager Jim O'Toole reviewed the below:

2	NEW RESIDENTIAL HOME	$634,000
10	RESIDENTIAL REMODELS	$123,600
8	NEW COMMERCIAL	$8,325,920
11	COMMERCIAL REMODELS	$415,500
1	CHANGE OF USE	$0
	HOME OCCUPATION	$0
	LAND USE PERMIT	$0
4	DEMOLITION PERMIT	$129,200
36	TOTAL	$9,628,220

G. Various – City Manager Jim O'Toole stated Meijers wetland permits have been approved. They requested the petitions to submit to the City to install the infrastructure in the road, in special the property owners, over 5 years. On June 23rd there will be a special meeting of the DDA at the Northern Michigan Bank to continue discussion on the project mentioned at the Joint Meeting. At the Joint Governmental Meeting held on June 11th, Mr. O'Toole pitched the idea of doing a county wide Planning Commission training, to be scheduled for September or October. On June 24th there is a special City Council meeting at noon with the Electrical Advisory Committee. In regards to the Power Plant status, Mr. O'Toole stated we are continuing negotiations with Sterling Energy. There are 2 terms that we haven't agreed upon yet – the Performance Term and price of the deal. 2 proposals have been received for redevelopment reuse. The Power Plant will be completely moth balled on the June 15th. 90% of the work is complete at this time.

GENERAL PUBLIC COMMENT

None.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

None.

ADJOURNMENT

A motion was made by Commissioner Webber, seconded by Commissioner Buckbee, to adjourn the meeting. The meeting adjourned at 6:41 p.m. Ayes were unanimous.

Patrick Connor, Chairperson
Escanaba Planning Commission

James V. O'Toole, City Manager
City of Escanaba

Roy Webber, Secretary
Escanaba Planning Commission

CITY OF ESCANABA
SITE PLAN REVIEW REPORT
CASE NO. PC-070915-01

REFERENCE: 3525 Airport Road

DATE: June 30, 2015

PROPERTY OWNER/APPLICANT ADDRESS:

Bell's Upper Hand Brewery, Inc.
8938 Krum Avenue
Galesburg, MI 49053

TYPE OF REQUEST:

Site Plan Review and Approval. In accordance with Section 1801.3. Site Plan Required of Escanaba's Zoning Ordinance, a site plan review for a land use permit must be conducted prior to the use permit issuance for their proposed 6,000 square foot addition.

CURRENT ZONING:

Light Manufacturing District (F)

ORDINANCE:

Ordinance No.1028 Escanaba Zoning Ordinance

DESCRIPTION OF PROPOSED PROJECT:

Bell's Upper Hand Brewery, Inc. has submitted a land use application to construct a 6,000 sq. ft. addition to their microbrewery and bottling manufacturing plant located within the Delta County Renaissance Zone.

COMPLIANCE WITH DEVELOPMENT STANDARDS:

1. The proposed construction will be located on property which is zoned Light Manufacturing District (F). The use is a permitted use by right as outlined in Section 1302.1.O.

2. The proposed construction meets the setback standards of the districts.

3. The preliminary proposed construction site plan diagram complies with Chapter 18. Site Plan and Sketch Plan Standards, Section 1802 Site Plan Diagram/Requirements, paragraph 1802.2 Site Plan Diagram Requirements, subparagraphs A - X.

4. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.1.1.1. Pre-Application Conference, a staff meeting was conducted on June 25, 2015.

5. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.

6. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.3. Official Review, an official City administration preliminary review was conducted for comments as to the proposed development's conformance to all applicable standards and requirements.

7. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.4. Approval; Referral, City administration has deemed the site diagram to be complete.

8. All fee and notification requirements of the Ordinance have been accommodated.

DUTIES OF THE PLANNING COMMISSION:

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.2. Public Hearing Requirement, prior to voting on a final site plan, the Planning Commission must hold a Public Hearing so as to facilitate public review and understanding of the proposed development.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.3. Planning Commission Review, once a site plan is forwarded to the Planning Commission, the Planning Commission is required to review the site plan according to the standards and requirements of Chapter 18. Site Plan and Sketch Plan Standards. The Planning Commission must approve or deny the site plan according to the standards and requirements of the Zoning Ordinance within 45 days of submission of said plan.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.4. Site Plan Approval, should the Planning Commission approve the site plan, the applicant, the owner of record, or the legal representative thereof, the Planning Commission Chairperson and one other member of the Planning Commission shall each sign four copies of the approved site plan. The Planning Commission shall transmit one signed copy of the plan and any conditions attached to the Code Official, and one signed copy each to the office of the City Clerk and the applicant. One signed copy shall be retained in the Planning Commission file.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.5.1 Site Plan Rejection, should the Planning Commission reject the site plan, the property owner may appeal the decision to the Zoning Board of Appeals.

SITE PLAN APPROVAL STANDARDS:

In accordance with Section 1804. Site Plan Approval Standards of Escanaba's Zoning Ordinance, the proposed site conforms to the following site development standards:

A. The main entrance faces the street upon which the lot fronts as do the proposed additions.

B. All roof mounted equipment will be screened.

C. Reasonable and visible sound mitigation measures have been taken.

D. The building is arranged to permit adequate emergency access to all sides.

E. The development has legal access to the public street, that being Airport Road.

F. The development provides for vehicular and pedestrian circulation. Sidewalks will be installed when installed throughout the industrial park.

G. A pedestrian circulation system is provided within the footprint of the building. Public sidewalks will be installed when installed throughout the industrial park.

H. All parking areas are designed to facilitate safe and efficient vehicular and pedestrian circulation.

I. No new curbs are being proposed.

J. All loading and unloading areas and outside storage areas shall be adequately screened. Recycling storage areas have been provided.

K. Exterior lights shall be reflected downward and away from adjacent properties and right-of-ways.

L. Adequate utilities will be provided and placed underground.

M. All premises shall be graded to prevent accumulation of stagnant water.

STAFF FINDINGS, COMMENT, GENERAL PLAN GOALS AND CONDITIONS OF APPROVAL:

1. Staff is recommending approval of the site plan diagram for the following reasons:

   A. The proposed use is consistent with the zoning designation for the district.
   B. The proposed use is an approved use by right in accordance with the zoning ordinance.
   C. The proposed addition meets all setback and area requirements of the district.

FISCAL IMPACT:

The construction value of the accessory building is estimated to be $900,000. Approximately 5 new jobs are being projected.

PUBLIC CONTACT:

Notice of Public Hearing was published in the Escanaba Daily Press Newspaper and meeting notices were mailed to the adjacent property owners of the project site.

The meeting agenda was posted on the City's official notice bulletin board and the City of Escanaba's website.

STANDARDS AND QUESTIONS (FINDING OF FACTS):

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1801 General, paragraph 1801.1. Purpose, the Planning Commission must ensure that the plan outlines the use and development of the property and is designed to provide for the future growth and development of business that seek an aesthetically attractive working environment.

1. Is the development designed to integrate well with adjacent developments?

2. Is the development designed to minimize nuisance impacts on adjoining parcels?

3. Is the development designed to ensure safe and functional traffic access and parking within the confines of the property and out into the public right of way?

4. Is the development designed to minimize impacts on any sensitive environmental resources that may be located on the property?

ALTERNATIVES:

Not applicable.

ENFORCEMENT HISTORY:

None.

OTHER CONSIDERATIONS:

None.

BACK UP INFORMATION:

1. Application for Zoning Land Use Approval

2. Assessor's Property Information Card

3. 300' radius property owner/tenant notification letter

4. 300' radius labels

APPLICATION FOR ZONING LAND USE APPROVAL
CITY OF ESCANABA, ESCANABA, MI 49829

We, the undersigned, owner(s)/agent(s) of the following described property hereby apply to you for a Zoning Land Use Permit with a sketch drawn to scale, showing actual dimensions and shape of the lot, exact sizes and locations of existing buildings on the lot, and locations and dimensions of the proposed buildings or alterations. The property owner(s) shall verify any existing easement(s) and/or right-of-way(s). The applicant certifies the information submitted is accurate. The applicant states that he/she has the property owner's authority to execute this agreement and permit. **Any certificate issued upon a false statement of any fact which is material to the issuance hereof, shall be void. All questions must be answered.**

LEGAL DESCRIPTION OF PROPERTY: REFER TO PLANS

ASSESSOR #:

LOT INFORMATION:

PROPERTY OWNER(S): BELLS BREWERY, INC., LARRY BELL; REPRESENTATIVE: SAM REESE

PHONE NUMBER: 906-280-5950 E-MAIL ADDRESS: SREESE@UPPERHANDBREWERY.COM

PROPERTY ADDRESS: 3525 AIRPORT ROAD · ESCANABA MI.

TYPE OF LOT: (circle one) *Corner Lot* *Interior Lot* *Other:*

*Please note the dimensions on your site plan as well

SIZE OF LOT: 5.10 ACRE LENGTH OF LOT: WIDTH OF LOT:

IRREGULAR LOT: 544' DEEP × 450± WIDE PROPERTY ZONED: F-LIGHT MANUFACTURING

****

BUILDING INFORMATION:

TYPE OF BUILDING: (please check one)

☐ *Construction, alteration or addition of/to a single-family, two-family or multiple-family dwelling with three (3) to four (4) residential dwellings or accessory structures*

☐ *A building addition of 20% or less of an existing building not to exceed 5,000 square feet*

☐ *A building addition up to 5,000 square feet that does not modify any other site characteristics such as parking, traffic circulation and drainage*

☐ *A mobile home park* ☐ *A parking lot or addition containing five (5) or more spaces*

☐ *A garage or accessory structure over 100 square feet in size* ☒ *Other:* ±6,000 SF BUILDING ADDITION

SIZE OF BUILDING: 6,000 SF EXISTING FLOOR AREA: 10,144 SF

PROPOSED PERCENTAGE OF LOT COVERED BY STRUCTURE(S) 7½%

PROPOSED USE: MICRO-BREWERY / MANUFACTURING

OF STORIES: 1-STORY HEIGHT OF BUILDING: (feet and stories)

GARAGE: (circle one) *Attached* *Detached*

ROOF TYPE: (circle one) *Gambrel* *Mansard* *Flat* *Gable* *Hip*

SETBACKS: (from property line) FRONT: 20 FT SIDES: 20 FT and " REAR: 20 FT

IS THE PROPERTY IN A 100 YEAR FLOOD PLAIN? NO X YES ____ PANEL # ____ PANEL DATE ____

ESTIMATED VALUE OF CONSTRUCTION: $900,000.

APPROVED VARIANCES: N/A

****

*In Residence "A", "B", and "C" no buildings or structures can occupy more than 35% of the area of the lot. *All building lots must be buildable as defined by the State of Michigan Subdivision Control Act and City of Escanaba Zoning Ordinance. *The Escanaba Zoning Code requires a six (6) foot wide public sidewalk be installed along streets/avenues adjacent to the property on which a building is erected or moved. A Certificate of Occupancy will not be issued by the Delta County Building and Zoning Department until sidewalks are installed.

(Please print)

COMPANY NAME/APPLICANT: BYCE & ASSOCIATES, INC. DATE: 6-9-2015

SUBMITTED BY: BRYAN WEBSTER

SIGNATURE: Bryan Webster PHONE: 269-381-6170

****

OFFICE USE ONLY:

DATE RECEIVED: ____ APPROVED: ____ DISAPPROVED: ____

IF APPLICATION IS DENIED, REASON FOR DENIAL: ____

SPECIAL REQUIREMENTS OF APPROVAL: ____

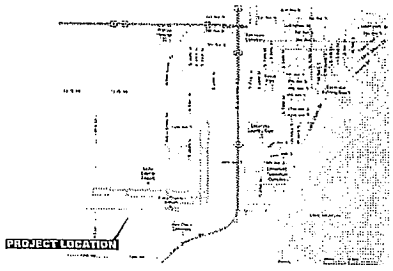
SIGNATURE OF REVIEWER: ____ DATE: ____

Fermentation & Warehouse Additions for:

Bell's Upper Hand Brewery

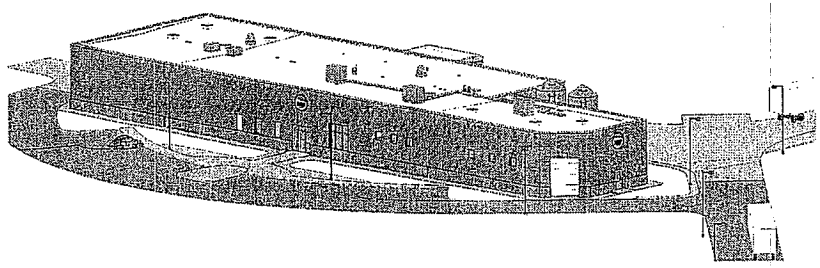
3525 Airport Road · Escanaba, Michigan

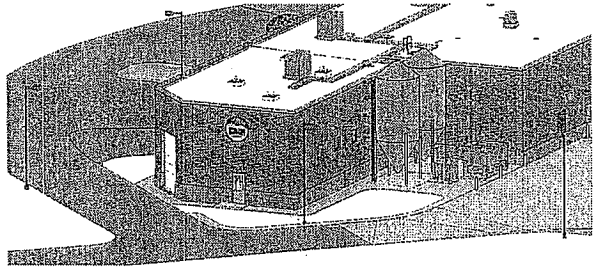
VICINITY MAP

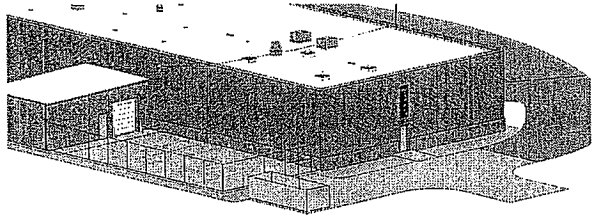


MICHIGAN LOCATION MAP

DESIGN CONCEPT SKETCHES







LEGAL DESCRIPTION OF PROPERTY

DELTA COUNTY AIRPORT INDUSTRIAL PARK - PARCEL 1:

BEGINNING AT THE SE CORNER OF NW1/4 OF SW1/4 OF SECTION 1 T.38N., R.23W. THENCE S.88°17'47"W. ALONG THE SOUTH LINE OF SAID NW1/4 OF SW1/4 A DISTANCE OF 1321.05 FEET TO THE SW CORNER OF SAID NW1/4 OF SW1/4, THENCE N.00°41'57"E. ALONG THE WEST LINE OF SAID NW1/4 OF SW1/4 A DISTANCE OF 1011.33 FEET, THENCE N.89°55'21"E. A DISTANCE OF 80.01 FEET, THENCE N00°41'57"E. PARALLEL WITH SAID WEST LINE A DISTANCE OF 362.36 FEET TO POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (80 FOOT RAW) SAID POINT BEING ON A 789.91 FOOT RADIUS CURVE TO THE RIGHT, THENCE SOUTHEASTERLY ALONG SAID CURVE A CHORD BEARING OF S.78°57'38"E. A CHORD DISTANCE OF 190.81 FEET, TO A POINT OF REVERSE CURVE, THENCE SOUTHEASTERLY ALONG A 944.04 FOOT RADIUS CURVE TO THE LEFT A CHORD BEARING OF S.80°33'42"E. A CHORD DISTANCE OF 280.34 FEET, THENCE S.89°06'02"E. ALL BEING ALL SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 715.80 FEET, THENCE S.00°40'53"W. A DISTANCE OF 117.23 FEET, THENCE S.89°06'32"E. A DISTANCE OF 56.32 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4 OF SW1/4, THENCE S.00°32'56"W. ALONG SAID EAST LINE A DISTANCE OF 1122.62 FEET TO THE POINT OF BEGINNING. CONTAINING 38.14 ACRES.

PROJECT INFORMATION

PROJECT DESCRIPTION:
The proposed building expansion includes Warehouse and Fermentation Additions to the existing Upper Hand Brewery, A Division of Bell's Brewery, Inc.

OWNER:
Bell's Brewery, Inc.
8938 Krum Avenue
Galesburg, MI 49053

BUILDING SITE ADDRESS:
3525 Airport Road
Escanaba, MI 49829

DRAWING LIST

GENERAL:
G001 Project Cover Sheet
Topographical Survey (by Davis Wanic)

CIVIL:
C200 Site Plan
C300 Grading & Soil Erosion Control Plan
C400 Utility Plan
C410 Electrical Site Plan

CIVIL CONT'D:
C500 Details
C510 Details
L100 Landscape Plan

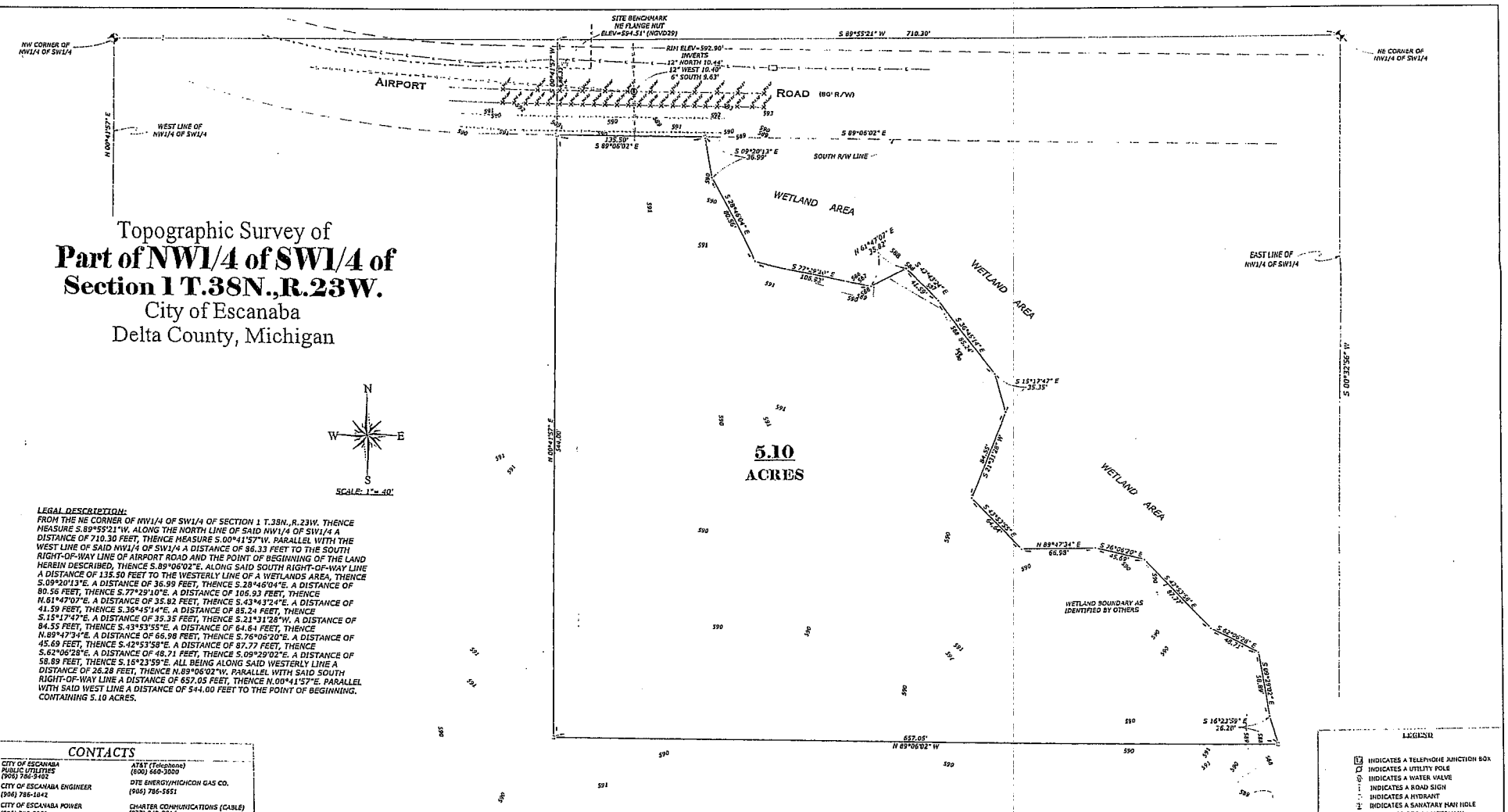
ARCHITECTURAL:
A110 First Floor Plan
A600 Exterior Elevations
A610 Building Sections

BYCE
ENGINEERS | ARCHITECTS
487 PORTAGE STREET
KALAMAZOO, MI 49007
CORPORATE@BYCE.COM
WWW.BYCE.COM
TEL: 269-381-6170
FAX: 269-381-6176

Fermentation & Warehouse Additions for:
Bell's Upper Hand Brewery
3525 Airport Road · Escanaba, Michigan

PROJECT COVER SHEET

15 100 102
G001



Topographic Survey of
Part of NW1/4 of SW1/4 of Section 1 T.38N.,R.23W.
City of Escanaba
Delta County, Michigan

LEGAL DESCRIPTION:
FROM THE NE CORNER OF NW1/4 OF SW1/4 OF SECTION 1 T.38N.,R.23W. THENCE MEASURE S.89°55'21"W. ALONG THE NORTH LINE OF SAID NW1/4 OF SW1/4 A DISTANCE OF 710.30 FEET, THENCE MEASURE S.00°41'57"W. PARALLEL WITH THE WEST LINE OF SAID NW1/4 OF SW1/4 A DISTANCE OF 86.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE S.89°06'02"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 135.50 FEET TO THE WESTERLY LINE OF A WETLANDS AREA, THENCE S.09°20'13"E. A DISTANCE OF 36.99 FEET, THENCE S.28°46'04"E. A DISTANCE OF 80.56 FEET, THENCE S.77°29'10"E. A DISTANCE OF 106.93 FEET, THENCE N.61°47'07"E. A DISTANCE OF 35.82 FEET, THENCE S.43°43'24"E. A DISTANCE OF 41.59 FEET, THENCE S.36°45'14"E. A DISTANCE OF 85.24 FEET, THENCE S.15°17'47"E. A DISTANCE OF 35.35 FEET, THENCE S.21°31'26"W. A DISTANCE OF 84.55 FEET, THENCE S.43°53'55"E. A DISTANCE OF 64.64 FEET, THENCE N.89°47'34"E. A DISTANCE OF 66.98 FEET, THENCE S.76°06'20"E. A DISTANCE OF 45.69 FEET, THENCE S.42°53'58"E. A DISTANCE OF 87.77 FEET, THENCE S.62°06'28"E. A DISTANCE OF 48.71 FEET, THENCE S.09°29'02"E. A DISTANCE OF 58.89 FEET, THENCE S.16°23'59"E. ALL BEING ALONG SAID WESTERLY LINE A DISTANCE OF 26.28 FEET, THENCE N.89°06'02"W. PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 657.05 FEET, THENCE N.00°41'57"E. PARALLEL WITH SAID WEST LINE A DISTANCE OF 544.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.10 ACRES.

CONTACTS

CITY OF ESCANABA PUBLIC UTILITIES (906) 786-9402	AT&T (Telephone) (800) 660-3000
CITY OF ESCANABA ENGINEER (906) 786-1842	DTE ENERGY/MICHCON GAS CO. (906) 786-5851
CITY OF ESCANABA POWER (906) 786-0061	CHARTER COMMUNICATIONS (CABLE) (877) 840-9914

CITY OF ESCANABA
SET BACK AND BUILDING RESTRICTIONS

ZONING DISTRICT - "F" LIGHT MANUFACTURING DISTRICT

THE LIGHT MANUFACTURING DISTRICT IS FOR THE PURPOSE OF ACCOMMODATING LIGHT MANUFACTURING, RETAIL, TRANSPORTATION, AND SIMILAR CLEAN INDUSTRIES.

CONTACT:
MR. JAMES O'TOOLE - CITY MANAGER
410 LUDINGTON ST.
ESCANABA, MI. 49829
(906) 786-7316

CITY OF ESCANABA
FLOOD ZONE

COMMUNITY #260061, COMMUNITY NAME: CITY OF ESCANABA, PANEL: 0803, SUFFIX C, EFECTIVE DATE: 06/08/1998.
PANEL INDICATES PORTIONS OF SUBJECT PROPERTY IS IN ZONE X & IN ZONE A
(ZONE X - AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN)
(ZONE A - AREAS HAVE A FLOOD ELEVATION OF 589.00' NGVD29 PER MDEQ)

REFERENCE BENCH MARK

REFERENCE BENCH MARK IS THE HARN MONUMENT ESCANABA "C"
ELEVATION = 588.66' NGVD29

SURVEY NOTES:

GAS LINE IS A 2" LINE 36"± BELOW SURFACE
WATER MAIN IS A 12" LINE 6'-6.5' BELOW SURFACE
WATER SERVICE LINE IS A 1" COPPER LINE 6'-6.5' BELOW SURFACE
SANITARY SEWER MAIN IS A 12" LINE
SANITARY SEWER SERVICE LINE IS A 6" PVC AT A SLOPE OF 1/4" PER FOOT
POWER IS UNDERGROUND.
THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES.
THERE ARE NO OVERHEAD UTILITIES SERVICING SUBJECT PROPERTY.
UNDERGROUND UTILITY LOCATION WERE PROVIDED BY RESPECTED UTILITY COMPANY'S AND OR AS SHOWN.
THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL.
WETLAND BOUNDARY IS HEAVILY WOODED.

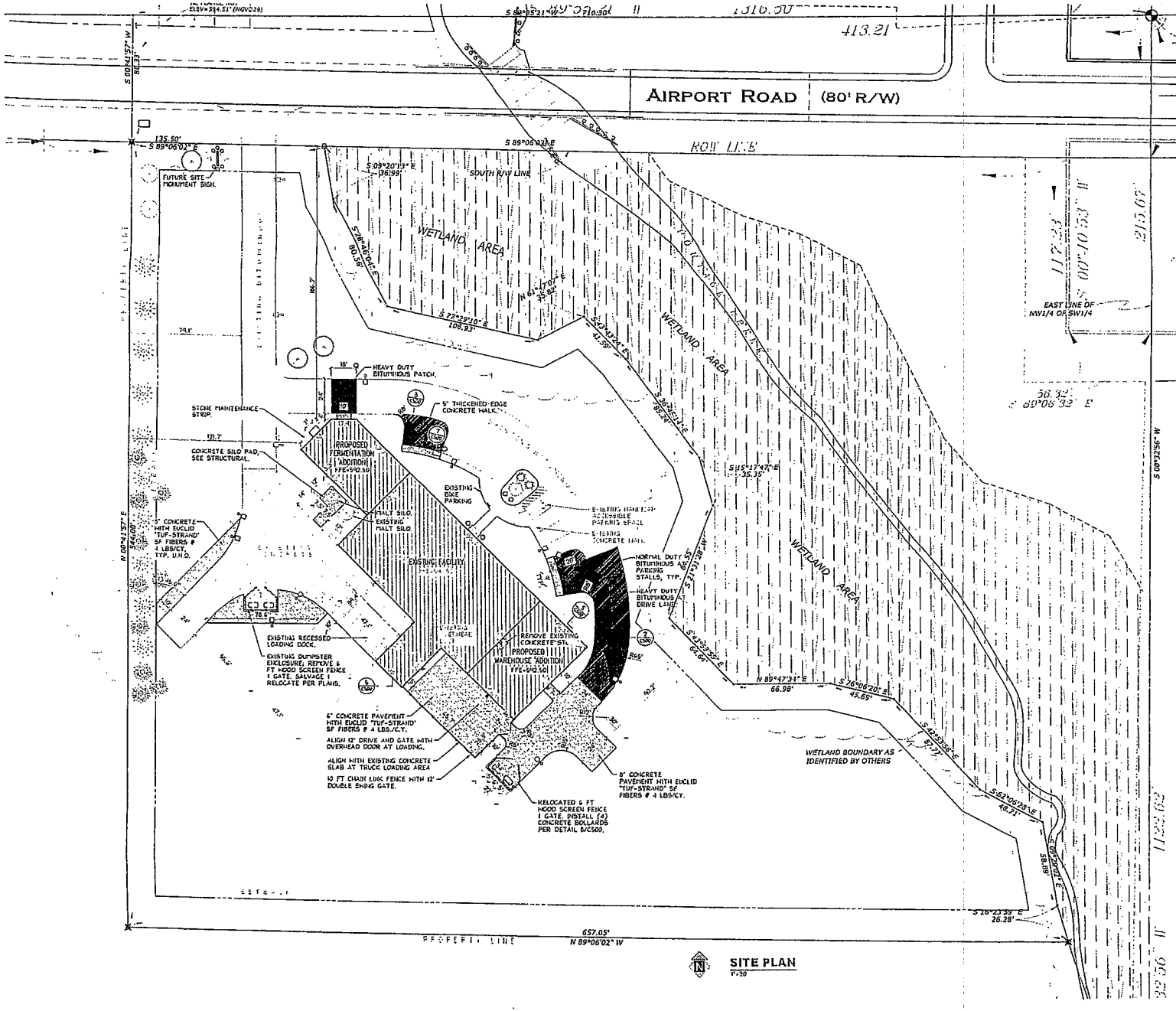
THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. BEFORE ANY CONSTRUCTION OCCURS, CONTACT MISS DIG FOR THE ON-SITE STAKING OF ALL UTILITIES (800) 482-7171.

LEGEND

- INDICATES A TELEPHONE JUNCTION BOX
- INDICATES A UTILITY POLE
- INDICATES A WATER VALVE
- INDICATES A ROAD SIGN
- INDICATES A HYDRANT
- INDICATES A SANITARY MAN HOLE
- INDICATES A WATERMAIN
- UNDERGROUND POWER
- GAS LINE
- UNDERGROUND FIBER OPTIC
- TELEPHONE
- SANITARY SEWER LINE

SUBJECT:	BELLS UPPER HAND BREWERY
JOB #:	13215-13J
TITLE:	TOPOGRAPHIC SURVEY
DATE OF FIELD WORK:	AUGUST 02, 2013
DATE OF DRAWING:	AUGUST 15, 2013

DAVIS WANIC LAND SURVEYORS P.C.



SITE PLAN
1"=30'

SITE NOTES:

1. ALL SITE DEVELOPMENT FEATURES SHALL BE IN FULL COMPLIANCE WITH STATE AND LOCAL AUTHORITIES HAVING JURISDICTION.
2. VERIFY ALL EXISTING SITE CONDITIONS. ANY DISCREPANCIES BETWEEN FIELD SITE CONDITIONS AND PLANS SHOULD BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY.
3. CONTRACTOR SHALL PROVIDE AS-BUILT DOCUMENTATION OF ALL WORK.
4. ENCLOSE CONCRETE DUMPSTER PAD AREA WITH 6 FOOT HIGH CEDAR WOOD SCREEN FENCE, IN COMPLIANCE WITH LOCAL ZONING SPECIFICATIONS.
5. ALL TYPICAL DETAILS SHOWN ON DETAIL SHEETS SHALL BE USED WHERE APPLICABLE.
6. GROUND MOUNTED SITE MONUMENT SIGN SHALL BE IN COMPLIANCE WITH PROVISIONS OF CHAPTER 3 ADVERTISING REGULATIONS; SIGNS, AS AMENDED, OF THE CITY OF ESCANABA CODE OF ORDINANCES.

SITE DATA:

ZONING:	F LIGHT MANUFACTURING DISTRICT
DIMENSIONAL STANDARDS:	
FRONT YARD SETBACK:	20 FEET
REAR YARD SETBACK:	20 FEET
SIDE YARD SETBACK:	20 FEET
MAX. BUILDING HT.:	50 FEET
EMPLOYEE COUNTS:	
EXISTING EMPLOYEES:	4
ADDITIONAL EMPLOYEES:	0
OFF-STREET PARKING:	
EXISTING PARKING SPACES:	8
EXISTING HANDICAP SPACES:	1
REQ'D WAREHOUSE @ 1/1,000 GSF	1
REQ'D INDUSTRIAL @ 1/1,000 GSF	2
TOTAL REQ'D PARKING SPACES	3
PROPOSED PARKING SPACES:	5
TOTAL PARKING SPACE COUNT:	15
PARKING STALL DIMENSIONS	10' x 20'
GROSS SITE AREAS:	
PARCEL AREA:	5.10 ACRES
PAVEMENTS:	38,520 SF (0.88 Acre)
BUILDING COVERAGE:	16,000 SF (0.37 Acre)
GREEN SPACE:	167,586 SF (75%)

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK
- RIGHT OF WAY (R.O.W.)
- NEW GRAVEL
- NEW CONCRETE
- NEW BITUMINOUS
- HEAVY DUTY BITUMINOUS
- EXISTING MANHOLE
- EXISTING YARD LIGHT
- EXISTING HYDRANT
- YARD LIGHT
- EXTERIOR BLDG. LIGHTS
- LIGHT POLE
- MANHOLE / CATCH BASIN
- SIGN
- EXISTING SIGN
- EXISTING TREE LINE

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407 PORTAGE STREET
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CORPORATE@BYCE.COM
WWW.BYCE.COM
TEL: 269-381-6170
FAX: 269-381-6176

UPPER HAND BREWERY

Fermentation & Warehouse Additions for:

Bell's Upper Hand Brewery

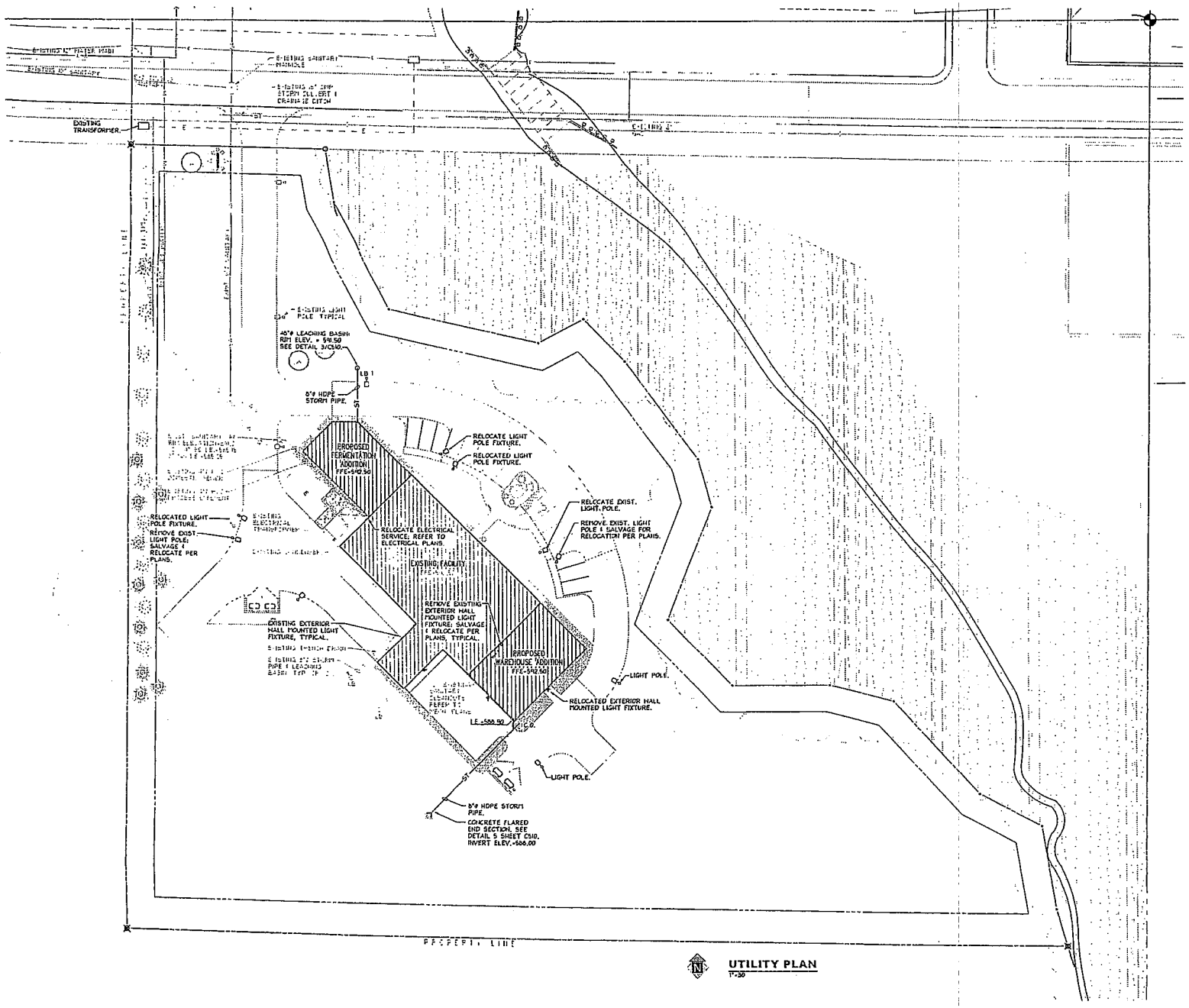
3525 Airport Road · Escanaba, Michigan

6/10/2015 CITY OF ESCANABA SITE PLAN REVIEW

SITE PLAN

15 1C0 10E

C200



UTILITY PLAN

1"=30

UTILITY NOTES:

1. UTILITIES & CONSTRUCTION TO COMPLY WITH REQUIREMENTS OF LOCAL AND STATE AUTHORITIES HAVING JURISDICTION INCLUDING CITY OF ESCANABA SPECIFICATIONS.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
3. NOTE TO CONTRACTOR: CALL "MISS DIG" THREE FULL WORKING DAYS BEFORE YOU DIG TOLL FREE AT 1-800-482-7171 OR CALL 811 FREE FROM YOUR AT&T CELLULAR PHONE. FOR UTILITIES LOCATION ON THE GROUND.
4. ALL SITE STORM RUNOFF SHALL BE DETAINED AND INFILTRATED ON SITE.
5. ELECTRICAL LIGHT POLES SHALL NOT EXCEED THE BUILDING ROOF HEIGHT; ALL ASPECTS SHALL BE IN COMPLIANCE WITH CITY OF ESCANABA ZONING ORDINANCE.

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK
- RIGHT OF WAY (R.O.W.)
- SA — SANITARY
- EXISTING SANITARY
- ST — STORM
- W — WATER MAIN
- EXISTING WATER MAIN
- G — GAS
- EXISTING GAS
- E — ELECTRIC OVERHEAD
- EXISTING ELECTRIC OVERHEAD
- E — ELECTRIC UNDERGROUND
- EXISTING ELECTRIC UNDERGROUND
- EXISTING MANHOLE
- EXISTING HYDRANT
- EXTERIOR BLDG. LIGHTS
- LIGHT POLE
- MANHOLE / CATCH BASIN
- SIGN

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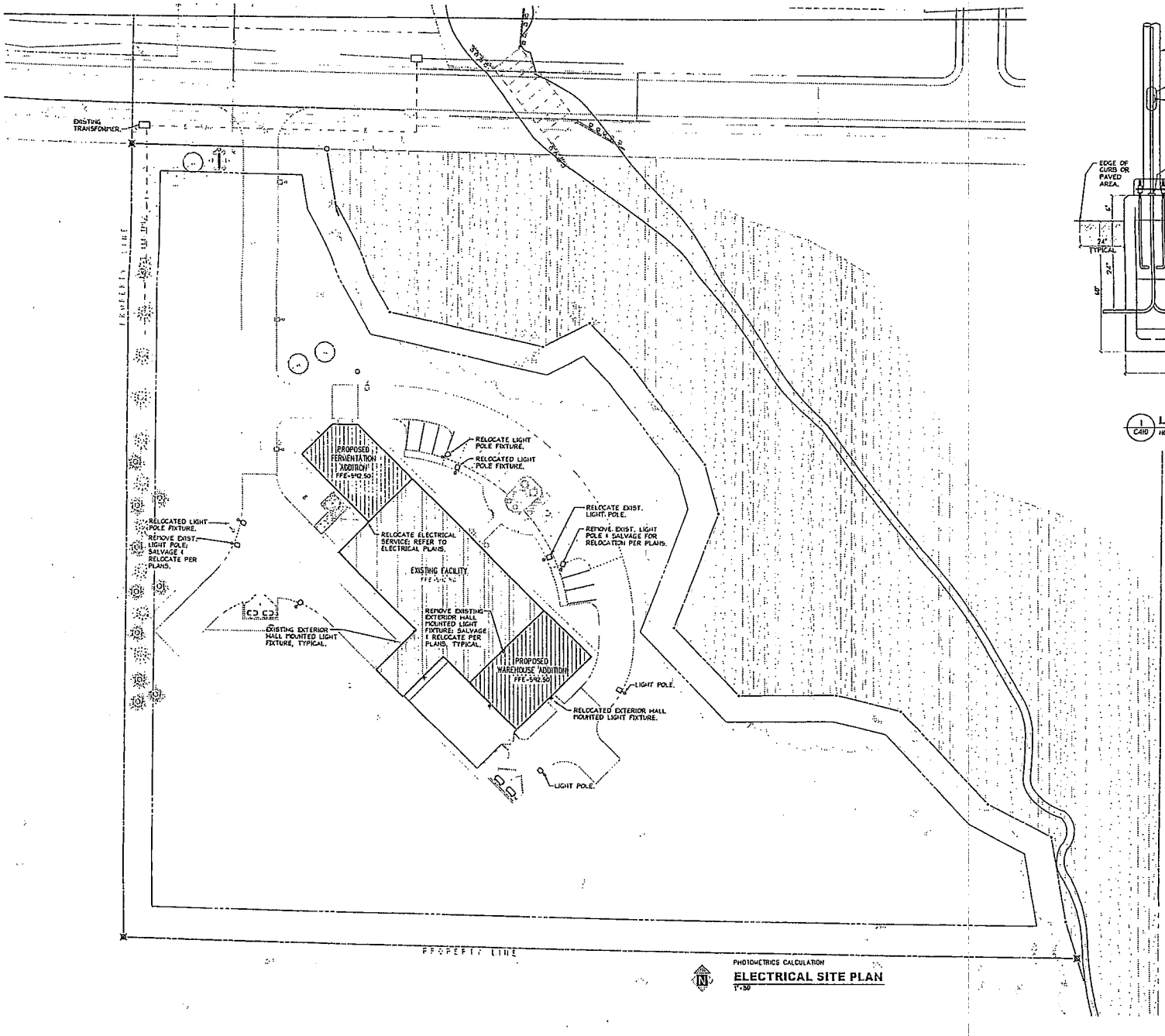
3-18-2015	CITY OF ESCANABA SITE PLAN REVIEW

UTILITY PLAN

15 100 100

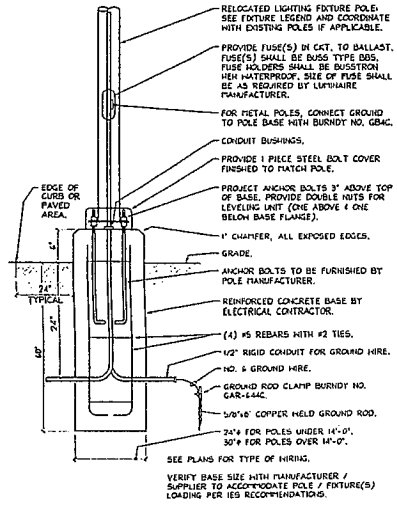
C400



PHOTOMETRICS CALCULATION

ELECTRICAL SITE PLAN

1"=30'



1 / C410 **LIGHT POLE BASE DETAIL**

NOT TO SCALE

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK
- RIGHT OF WAY (R.O.W.)
- SA — SANITARY
- EXISTING SANITARY
- ST — STORM
- W — WATER MAIN
- EXISTING WATER MAIN
- G — GAS
- EXISTING GAS
- E — ELECTRIC OVERHEAD
- EXISTING ELECTRIC OVERHEAD
- E — ELECTRIC UNDERGROUND
- EXISTING ELECTRIC UNDERGROUND
- EXISTING MANHOLE
- EXISTING HYDRANT
- EXTERIOR BLDG. LIGHTS
- LIGHT POLE
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UPPER HAND BREWERY

Fermentation & Warehouse Additions for:

Bell's Upper Hand Brewery

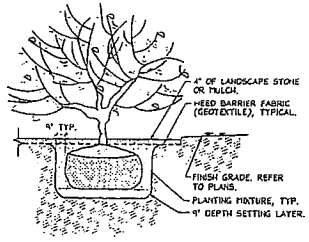
3525 Airport Road · Escanaba, Michigan

8/10/2015	CITY OF ESCANABA SITE PLAN REVIEW

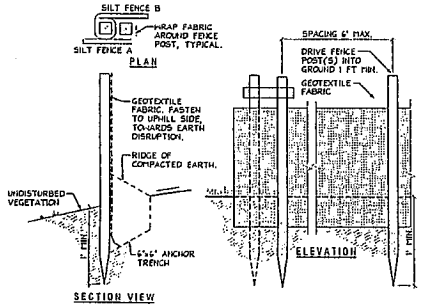
ELECTRICAL SITE PLAN

15 100 100

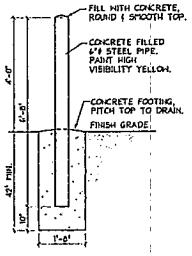
C410



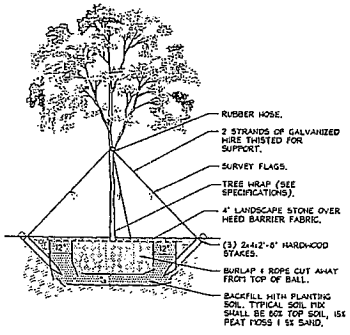
14 C500 **SHRUB PLANTING**
NOT TO SCALE



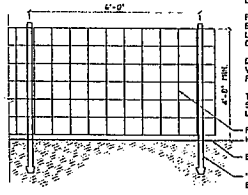
11 C500 **SILT FENCE**
NOT TO SCALE



8 C500 **EXTERIOR BOLLARD**
1/2"=1'-0"



13 C500 **DECIDUOUS PLANTING**
NOT TO SCALE



NOTES:

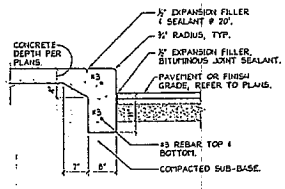
DAMAGING PARTIAL TREE ROOTS WILL ULTIMATELY RESULT IN A PROPORTIONAL LOSS OF TREE CANOPY.

PROTECTION ZONE SHALL EXTEND TO PERIMETER DRIP LINE UNLESS NOTED OTHERWISE ON PLAN.

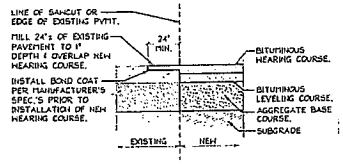
DO NOT STRIP TOPSOIL & VEGETATION WITHIN TREE PROTECTION ZONES.

TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL PROJECT COMPLETION.

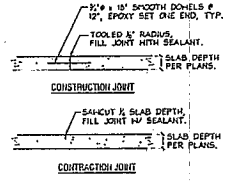
10 C500 **TREE PROTECTION FENCE**
1/2"=1'-0"



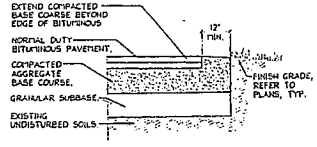
7 C500 **CONCRETE SLAB EDGE**
3/4"=1'-0"



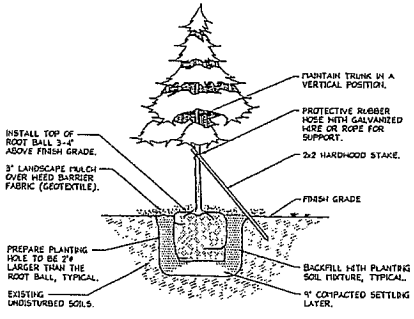
3 C500 **BITUMINOUS @ EXISTING**
1/2"=1'-0"



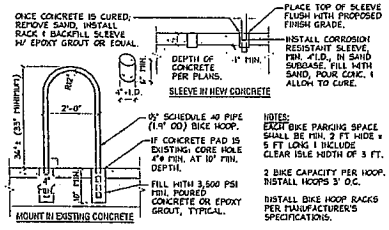
6 C500 **CONCRETE JOINTS**
1/2"=1'-0"



2 C500 **BITUMINOUS EDGE**
1/2"=1'-0"



12 C500 **EVERGREEN PLANTING**
NOT TO SCALE



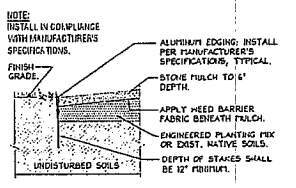
NOTES:
EACH BIKE PARKING SPACE SHALL BE MIN. 2 FT WIDE x 5 FT LONG & INCLUDE CLEAR ISLE WIDTH OF 3 FT.

2 BIKE CAPACITY PER HOOP. INSTALL HOOPS 3' O.C.

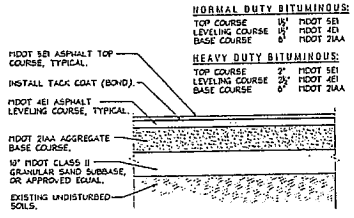
INSTALL BIKE HOOP RACKS PER MANUFACTURER'S SPECIFICATIONS.

9 C500 **BICYCLE HOOP**
1/2"=1'-0"

NOTE:
INSTALL IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS.



5 C500 **ALUMINUM EDGING**
1/2"=1'-0"



1 C500 **BITUMINOUS PAVEMENT**
1/2"=1'-0"

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UPPER HAND BREWERY

Fermentation & Warehouse Additions for:

Bell's Upper Hand Brewery

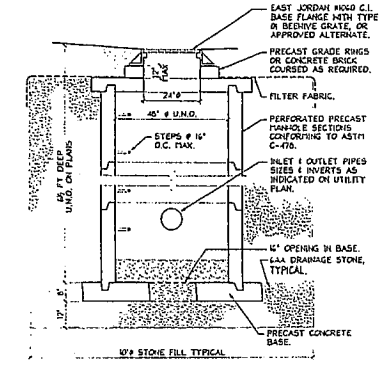
3525 Airport Road · Escanaba, Michigan

8-20-2015	CITY OF ESCANABA SITE PLAN REVIEW

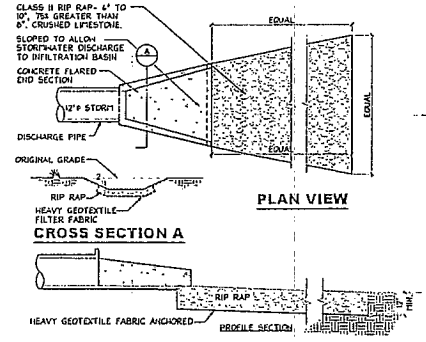
DETAILS

15 100 102

C500



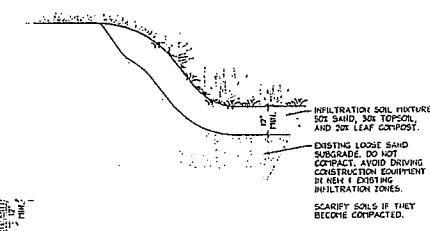
3 C510 **LEACHING BASIN**
1/2"=1'-0"



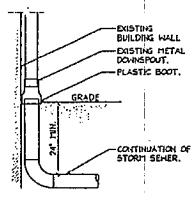
PLAN VIEW

CROSS SECTION A

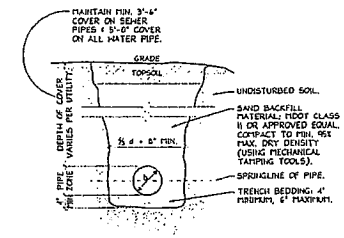
5 C510 **STORM OUTLET PROTECTION**
NOT TO SCALE



2 C510 **BIO-INFILTRATION ZONE**
1/2"=1'-0"



4 C510 **STORM DOWNSPOUT**
1/2"=1'-0"



1 C510 **UTILITY TRENCH**
1/2"=1'-0"

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UPPER HAND BREWERY

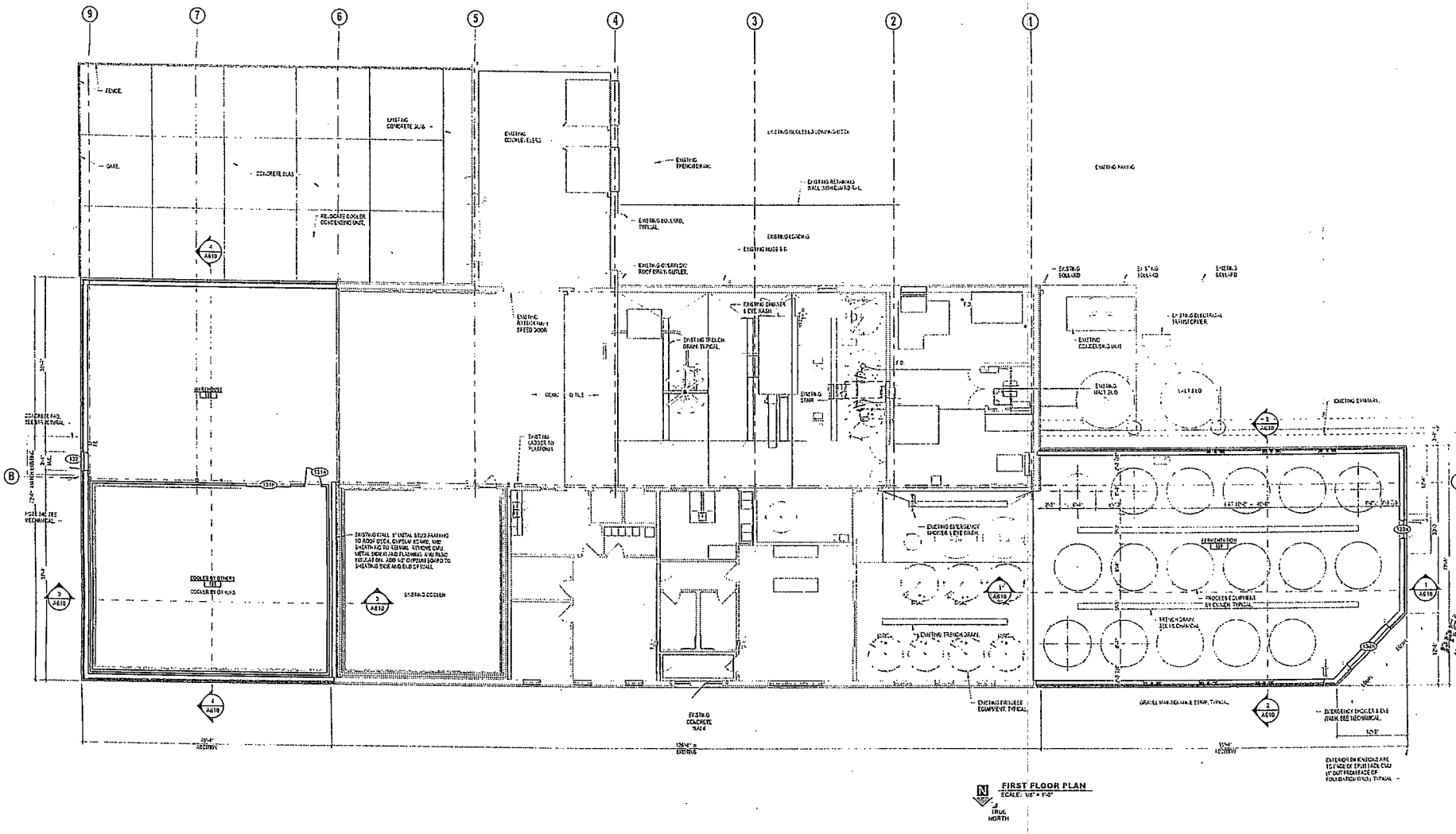
Fermentation & Warehouse Additions for:
Bell's Upper Hand Brewery
3525 Airport Road · Escanaba, Michigan

1-10-2015 CITY OF ESCANABA SITE PLAN REVIEW
DETAILS

15 100 100
C510

FLOOR PLAN NOTES:

1. ALL DOOR WIDTHS AND CLEAR DOORS ARE EXISTING TO REMAIN. ALL 90" TO 110" DOORS & FRAMES REPRESENT NEW DOORS & FRAMES AS INDICATED IN SCHEDULES.
2. FLOOR PLANS ARE DIMENSIONED TO NOTE ALL WALL THICKNESS - TYPICAL
3. DIMENSIONS FOLLOWED BY ± SHOULD BE VERIFIED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND INSTALLATION OF AFFECTED WORK. NOTIFY ARCHITECT'S REPRESENTATIVE IF DISCREPANCIES ARISE BEFORE PROCEEDING WITH THE WORK.
4. REFER TO EXTERIOR ELEVATIONS AND PLAN DETAILS FOR LOCATIONS OF CONTROL JOINTS IN EXTERIOR WALLS.



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

TRUE NORTH

BYCE
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ENGINEERING | CONSTRUCTION
181 FONTIAC, SUITE 1
KALAMAZOO MI 49007
CONTACT@BYCE.COM
WWW.BYCE.COM
TEL: 269-381-4170
FAX: 269-381-0170

UPPER HAND BREWERY

Fermentation & Warehouse additions for:

Upper Hand Brewery

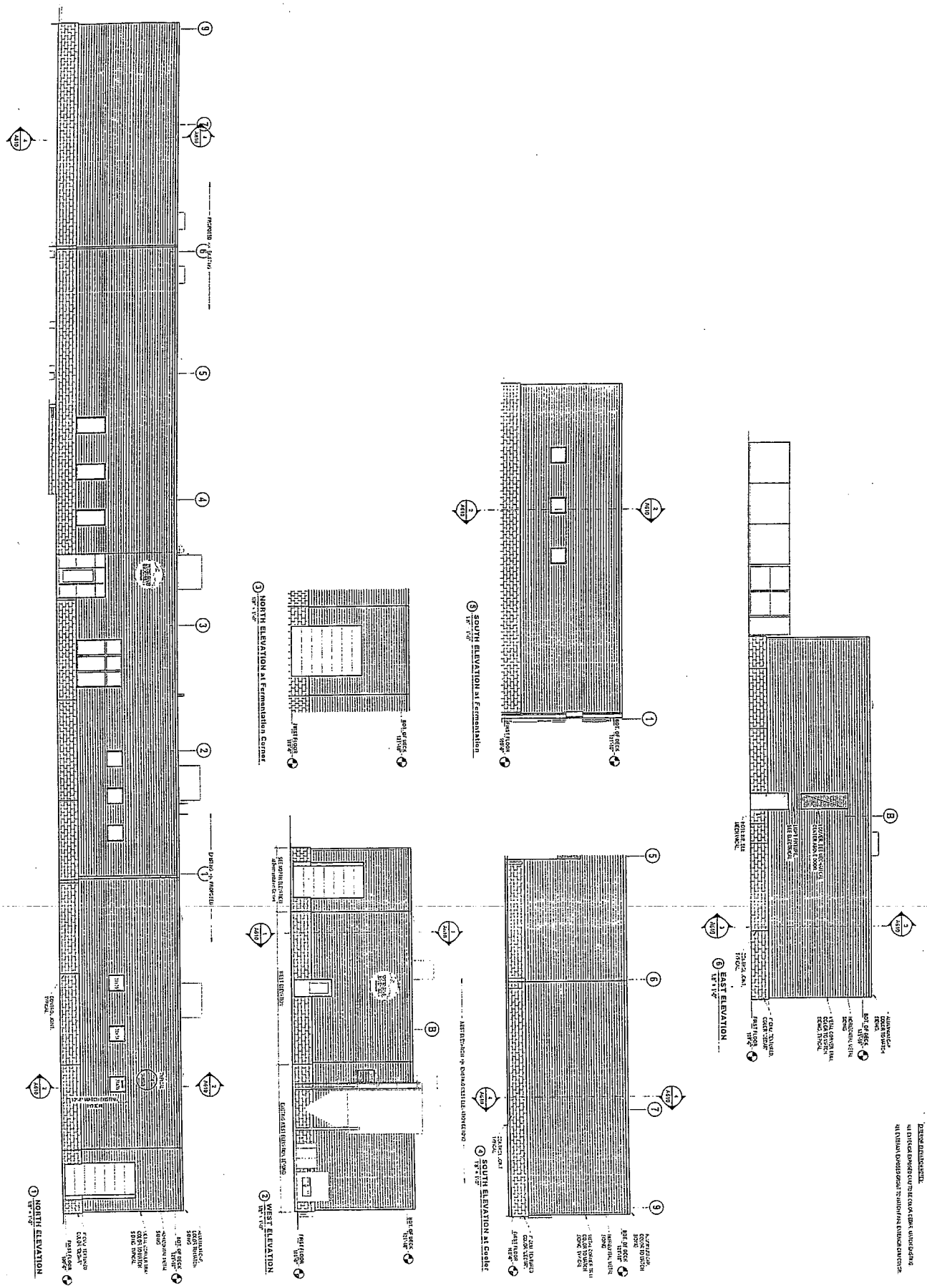
3525 Airport Road · Escanaba, Michigan

PROJECT: CITY OF ESCANABA SITE PLAN REVIEW

FIRST FLOOR PLAN

15120108

A110



PRELIMINARY
NOT FOR CONSTRUCTION

A600

EXTERIOR ELEVATIONS

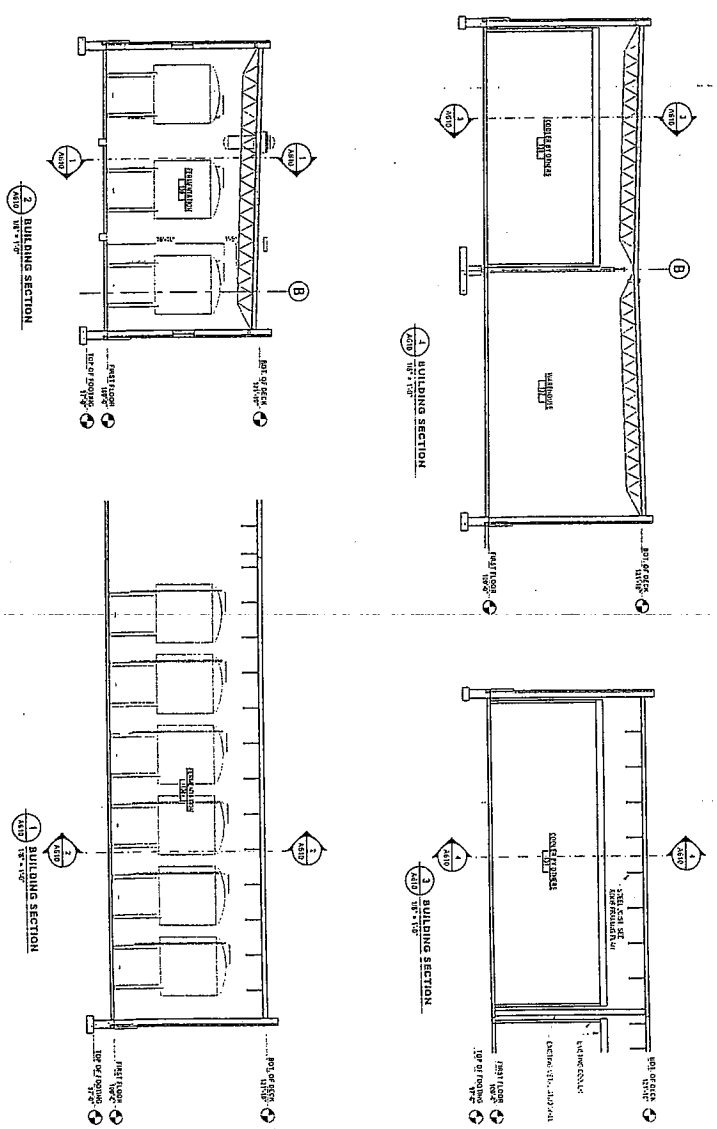
Fermentation & Warehouse additions for:

Upper Hand Brewery

3525 Airport Road · Escanaba, Michigan

UPPER HAND BREWERY

BYCE



PRELIMINARY
NOT FOR CONSTRUCTION

A610
BUILDING SECTIONS

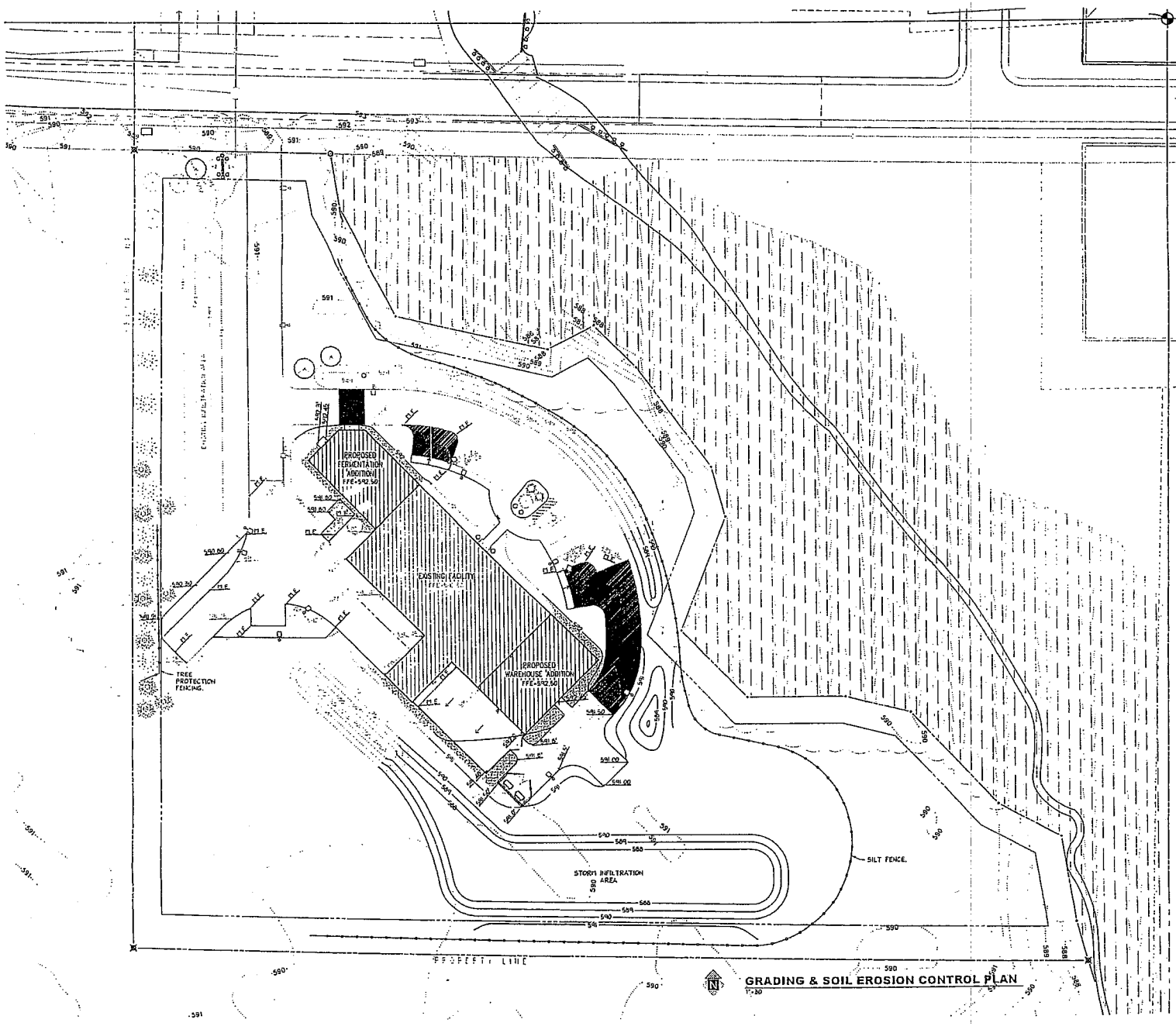
Fermentation & Warehouse additions for:

Upper Hand Brewery

3525 Airport Road · Escanaba, Michigan

UPPER HAND BREWERY

BYCE



GRADING & SOIL EROSION CONTROL PLAN
1"=20'

GRADING NOTES:

1. FOR GRADING IN AREAS NOT SHOWN, PAVEMENT SLOPES TO BE 1.5% MINIMUM & 5% MAXIMUM.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM FACILITY.
3. SLOPES COVERED WITH GRASS SHALL BE MAXIMUM 1:5, UNLESS NOTED OTHERWISE.

SOIL EROSION CONTROL NOTES:

4. PROVIDE TEMPORARY SILT FENCING AS SHOWN ON PLANS. PROVIDE SEED & MULCH TO ALL DISTURBED LAWN AREAS, AND PROVIDE ALL OTHER SOIL EROSION CONTROL MEASURES AS REQUIRED.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING PART 91 SOIL EROSION CONTROL PERMIT: SUBMIT DELTA COUNTY SOIL EROSION APPLICATION TO DELTA COUNTY CONSERVATION DISTRICT. FOLLOWING APPLICATION SUBMISSION CONTRACTOR SHALL CALL RORY MATTSON (906-280-6947) TO SCHEDULE A MANDATORY PRE-CONSTRUCTION MEETING ON SITE.
6. AVOID UNNECESSARY REMOVAL OF VEGETATED TOPSOIL OR EARTH COVER.
7. ALL TEMPORARY SOIL EROSION PROTECTION AND SEDIMENTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
8. NO SITE WORK SHALL BEGIN UNTIL THE SILT FENCE IS INSTALLED.
9. PROJECT SITE ESTIMATED TO DISTURB 2± ACRES OF LAND, LOCATED 150+ FEET FROM PORTAGE CREEK. OBTAINING PART 91 PERMIT AUTOMATICALLY QUALIFIES SITE FOR NPDES AUTHORIZATION UNDER MICHIGAN'S PERMIT-BY-RULE FOR CONSTRUCTION ACTIVITIES (R 323.2190 NATIONAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITY). CONTRACTOR RESPONSIBLE TO SCHEDULE SITE OBSERVATIONS BY CERTIFIED STORMWATER OPERATOR WITHIN 24 HOURS OF SIGNIFICANT RAIN EVENTS.
10. CLEAN ADJACENT ROADWAYS WHEN NECESSARY.
11. WATER SITE AS APPROPRIATE TO PREVENT AIR BORNE SEDIMENT TRANSFER.
12. ALL EXCESS SOIL IS TO REMAIN ON SITE PER ENVIRONMENTAL REPORT REQUIREMENTS AND RECOMMENDATIONS.
13. EXISTING GRADES ARE APPROXIMATE BASED ON PREVIOUS CONSTRUCTION PLANS, CONTRACTOR TO VERIFY.

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK
- RIGHT OF WAY (R.O.W.)
- GRAVEL
- CONCRETE
- HEAVY DUTY BITUMINOUS
- LIGHT DUTY BITUMINOUS
- EXISTING MANHOLE
- EXISTING HYDRANT
- EXTERIOR BLDG. LIGHTS
- LIGHT POLE
- MANHOLE / CATCH BASIN
- SIGN
- EXISTING CONTOUR
- CONTOUR
- DRAINAGE FLOW DIRECTION
- GRADE BREAK
- EXISTING SPOT ELEVATION
- SPOT ELEVATION
- SILT FENCE

BYCE
ENGINEERS & ARCHITECTS
407 PORTAGE STREET
KALAMAZOO, MI 49007
CORPORATE@BYCE.COM
WWW.BYCE.COM
TEL: 269-381-6170
FAX: 269-381-6176

UPPER HAND BREWERY

Fermentation & Warehouse Additions for:

Bell's Upper Hand Brewery

3525 Airport Road · Escanaba, Michigan

6-30-2015	CITY OF ESCANABA SITE PLAN REVIEW
GRADING & SOIL EROSION CONTROL PLAN	

15 100 108

C300

BELL'S BREWERY MEETING MINUTES
JUNE 25, 2015, 11:00 A.M.

PRESENT - IN PERSON: City Manager Jim O'Toole, Electric Superintendent Mike Furmanski, Chief of Police Ken Vanderlinden, Executive Assistant Buffy Smith, Water/Wastewater Superintendent Jeff Lampi, Assessor Daina Norden, Public Works Superintendent Bill Farrell, and Production Manager Sam Reese.

PRESENT - VIA CONFERENCE: Danielle and Bob with Byce and Associates, Inc.

ROLL CALL WAS CONDUCTED

NEW BUSINESS – BELL'S BREWERY 6,000 SQ FT ADDITION

Jim O'Toole began discussion with a welcome and thanked everyone for carving out time in their schedule to meet. The meeting was called to discuss the 6,000 square foot microbrewery addition, which consists of a fermentation addition and a warehouse addition. From the zoning perspective, there are no zoning issues. This addition is scheduled to go to the Planning Commission on July 9th at 6:00 p.m. All notices for that meeting will be going out in the mail today.

Mike Furmanski stated he didn't' see the Transformer on the blueprint but he spoke with Steve Leadman, the owner of Billy Electric, and Steve stated he will be moving the electric services. This work was completed on Monday. Nothing is to be done on our part. Mike also questioned Sam Reese if they'll need to increase the electric load. Sam stated by a bit, but not enough to require an upgrade on the Transformer.

Jeff Lampi questioned if we need a larger water meter for the increased demand. Currently there is a 2 inch meter. Sam Reese replied more water will be used but the flowrate will remain the same. Additional capacity will not be needed at this time. Sam also stated this expansion will allow them to go from 5,000 barrels a year to 15,000 per year. He is estimating next year to be around 10,000 barrels, increasing to 15,000 barrels the following year. There are also an additional 6 tanks that would allow them to go to 20,000 per year. Jeff stated his concern is the concentration of the contaminants that are going to the Waste/Wastewater plant. Either some pre-treatments need to be done, charge surcharges or perhaps do both.

Danielle stated she will be in contact with Jeff Lampi to discuss options. They plan on working with us, acquire some sample data to see what the best option is, perform a cost analysis, and further research pretreatments and surcharges.

Sam Reese stated there are plenty of options for PH balancing which is an issue. We could have an infrastructure, like a buffer tank, which they currently do not have. Sam also stated that if problems are coming from phosphoric acid in the descaler, which is common in the industry, it can be researched further. A second option would be Phosphorus, which seems to be the most operator friendly. Phosphorus is a food grade additive. Lastly another option is Nitric Acid, which is common, but as a company has been banned 100% because it is incredibly dangerous to work with.

Bob with Byce and Associates stated he would like to get the accurate location of where the electrical service was moved.

There were no other comments or questions at this time.

The meeting adjourned at 11:17 a.m.

CITY OF ESCANABA
PLANNING COMMISSION PUBLIC HEARING

At a regularly scheduled meeting of the Escanaba Planning Commission on July 9, 2015, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall, 410 Ludington Street, Escanaba, MI 49829, the following public hearing and site plan review will be conducted:

SITE PLAN REVIEW – 3525 Airport Road – Bell's Brewery, Inc.

Bell's Brewery, Inc. is proposing to construct a 6,000 square foot addition to their brewery manufacturing facility at property they own at 3525 Airport Road, Escanaba.

The public is cordially invited to attend this meeting should you have any comments concerning any of the agenda items. If you have comments, but are unable to attend this meeting, please submit your written concerns to the City of Escanaba, City Manager's Office, P.O. Box 948, 410 Ludington Street, Escanaba, MI 49829 prior to July 9, 2015. All written correspondence will be read into the public record. A copy of the proposed plans can be viewed at City Hall, 410 Ludington Street, Escanaba, MI 49829.

Patrick Connor, Chairperson
Escanaba Planning Commission

CITY OF Escanaba

P.O. Box 948 • Escanaba, MI 49829-0948 • (906) 786-0240 • fax (906) 786-4755
TDD (800) 649-3777

June 22, 2015

ESCANABA PLANNING COMMISSION
ESCANABA MICHIGAN 49829

Dear Property Owner/Occupant:

A scheduled meeting of the Escanaba Planning Commission has been scheduled for July 9, 2015, at 6:00 p.m. at the Escanaba City Hall, 410 Ludington Street. The following item will be on the agenda:

SITE PLAN REVIEW – 3525 Airport Road – Bell's Brewery, Inc.

Bell's Brewery, Inc. is proposing to construct a 6,000 square foot addition to their brewery manufacturing facility at property they own at 3525 Airport Road, Escanaba

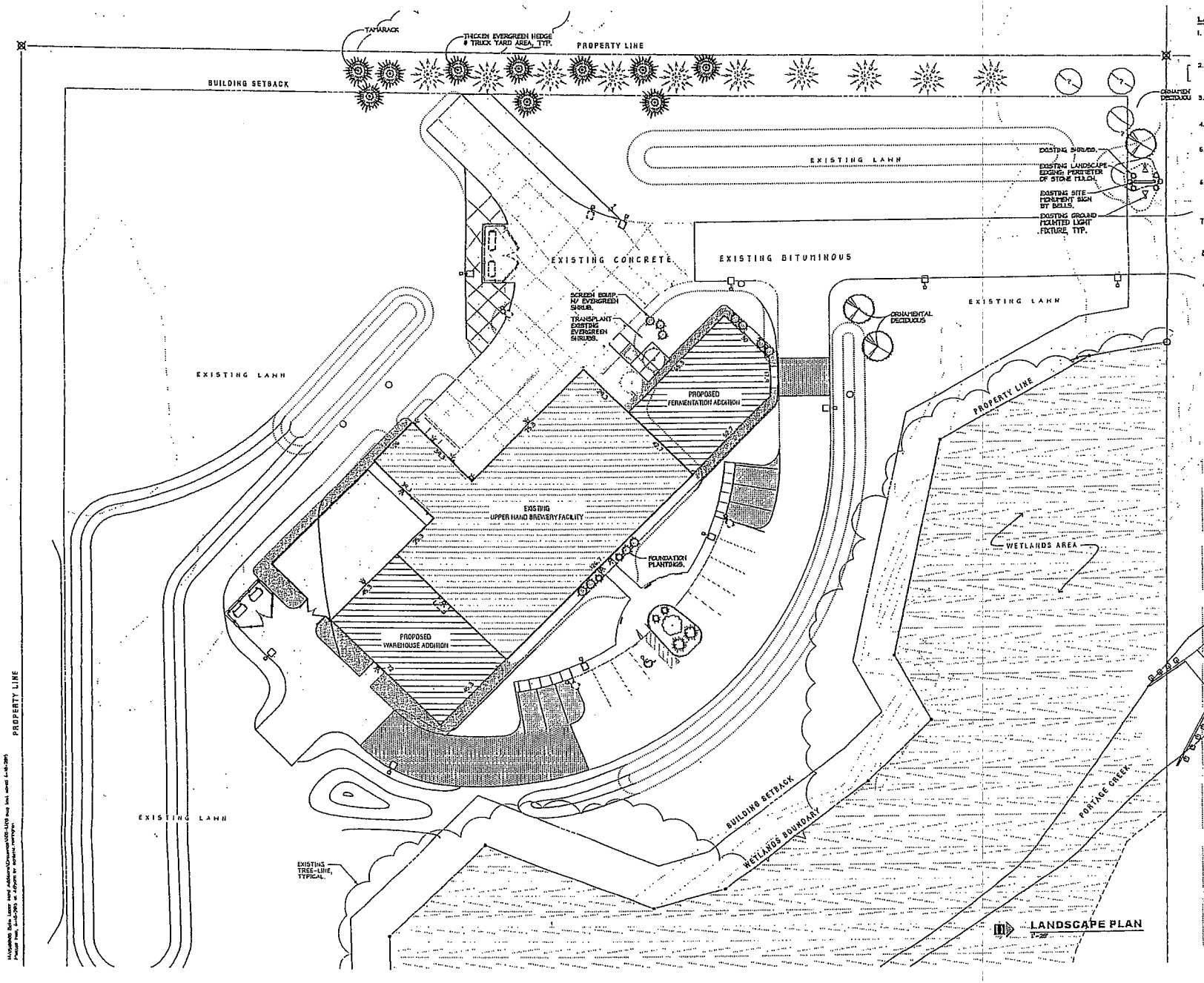
You are cordially invited to attend this meeting should you have any comments concerning this project. If you have comments, but are unable to attend this meeting, please submit your written comments to the City of Escanaba Planning Commission prior to July 9, 2015. All written and signed comments will be read into the public record.

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five (5) days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba by writing or calling the City of Escanaba at (906) 786-9402. A copy of the proposed site plan for the referenced project can be viewed at City Hall, Second Floor, 410 Ludington Street, Escanaba, MI, Monday through Friday, 7:30 a.m. to 4:00 p.m.

Sincerely,

Patrick Connor, Chairperson
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): [illegible]
[illegible]
Mailing Date: 6-24-15
Mailed To By: BLS



LANDSCAPE NOTES:

1. ALL EXISTING TREES AND VEGETATION OUTSIDE THE CONSTRUCTION LIMITS SHALL BE SAVED & PROTECTED DURING CONSTRUCTION ACTIVITY.
2. ALL TREE & SHRUB PLANTING LOCATIONS SHALL BE STAKED ON SITE & APPROVED IN FIELD BY OWNERS REPRESENTATIVE PRIOR TO BEGINNING PLANTING OPERATIONS.
3. UNLESS OTHERWISE NOTED, TOPSOIL, FINE GRADE AND SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS.
4. ALL TREE & PLANT SPECIES PLANTED SHALL BE INDIGENOUS TO THE CITY OF ESCANABA AND/OR DELTA COUNTY.
5. DECIDUOUS TREES SHALL BE PLANTED AT A MINIMUM DIAMETER OF 2.5 INCHES, AS REQUIRED BY CITY OF ESCANABA ZONING CODE.
6. EVERGREEN TREES SHALL HAVE MINIMUM 6 FOOT HEIGHT AND ALL SHRUBS SHALL BE PLANTED AT 24 INCH MINIMUM HEIGHT, AS REQUIRED BY CITY OF ESCANABA ZONING CODE.
7. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.
8. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION OF PLANTINGS FOR ENTIRE DURATION OF MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.
9. LANDSCAPE CONTRACTOR SHALL SELECT PLANTING SPECIES PER LOCAL AVAILABILITY AND SUBMIT TO ENGINEER FOR REVIEW AND APPROVAL.

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK
- RIGHT OF WAY (R.O.W.)
- GRAVEL
- CONCRETE
- HEAVY DUTY BITUMINOUS
- LIGHT DUTY BITUMINOUS
- EXISTING MANHOLE
- EXISTING YARD LIGHT
- EXISTING HYDRANT
- YARD LIGHT
- EXTERIOR BLDG. LIGHTS
- LIGHT POLE
- MANHOLE / CATCH BASIN
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- SIGN
- FUTURE ITEMS
- EXISTING TREE LINE

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FAX: 269 381 6176

UPPER HAND BREWERY

Fermentation & Warehouse Additions for:

Bell's Upper Hand Brewery

3525 Airport Road · Escanaba, Michigan

LANDSCAPE PLAN

15 100 103

L100

6/27/15

CITY OF ESCANABA PLANNING COMMISSION PUBLIC HEARING

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Patrick Connor, Chairperson
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