



Thomas Warstler, Chairperson
Patrick Connor, Vice-Chairperson
Roy Webber, Secretary
Brian Black, Commissioner
Todd Milkiewicz, Commissioner
Kel Smyth, Commissioner
Christine Williams, Commissioner

**PLANNING COMMISSION
SPECIAL MEETING AGENDA
June 24, 2013, at 6:00 p.m.**

James V. O'Toole, City Manager
Pete Baker, City Council Liaison

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

Monday, June 24, 2013, at 6:00 p.m.

CALL TO ORDER

ROLL CALL

APPROVAL/CORRECTION(S) TO MINUTES – June 11, 2013

APPROVAL/ADJUSTMENTS TO THE AGENDA

CONFLICT OF INTEREST DECLARATION

UNFINISHED BUSINESS – None

PUBLIC HEARING

1. **OSF Health Care System/OSF St. Francis Hospital – 300 Willow Creek Road.**
Explanation: The Planning Commission will conduct a site plan hearing on a proposed 14,513 s.f. physical therapy, occupational therapy and office building.
2. **Bell's Brewery, Inc – 3712 19th Avenue North.**
Explanation: The Planning Commission will conduct a site plan hearing on a proposed 11,550 s.f. brewery and bottling manufacturing plant.

NEW BUSINESS.

1. **Project Updates:**
 - a. Zoning Board of Appeals Hearings/Decisions.
 - b. Delta County Planning Commission Update. The Planning Commission will be updated on the activities at the latest Delta County Planning Commission Meeting.
 - c. Ordinance and Policy Review/Development
 - d. Zoning/Land Use Permit Update.
 - e. Various.

GENERAL PUBLIC COMMENT

PRESENTATION:

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,

Thomas Warstler, Chairperson
Planning Commission

**PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
JUNE 11, 2013**

A regular meeting of the Escanaba Planning Commission was held on Tuesday, June 11, 2013, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Chairperson Tom Warstler, Secretary Roy Webber, Commissioners Brian Black, Kel Smyth and Christine Williams

ALSO PRESENT: City Manager Jim O'Toole and Confidential Secretary Amy Peltin

ABSENT: Vice Chairperson Patrick Connor and Commissioner Todd Milkiewicz

Chairperson Tom Warstler called the meeting to order at 6:01 p.m.

Roll Call

Secretary Roy Webber conducted the roll call.

Approval/Correction of the May 9th, 2013, Planning Commission Meeting Minutes

A motion was made by Secretary Roy Webber, seconded by Commissioner Brian Black, to approve the May 9, 2013, Meeting Minutes. Ayes were unanimous.

Approval/Adjustments to the Agenda

A motion was made by Secretary Roy Webber, seconded by Commissioner Brian Black, to approve the meeting agenda. Ayes were unanimous.

Conflict of Interest Declarations

None.

UNFINISHED BUSINESS

None.

PUBLIC HEARING

O'Reilly Automotive Stores, Inc. Site Plan – 521 North Lincoln Road

City Manager O'Toole stated a site plan review is being done in accordance with 1801.3 of the Escanaba Zoning Ordinance. A site plan hearing on a proposed 7,735 s.f. retail store being proposed by O'Reilly Automotive Stores, Inc., of Springfield, MO.

Mr. O'Toole indicated this project is a proposed building located at the former Northern Buffet commonly referred to as the Northern Buffet Real Estate between Taco Bell and McDonald's. Site plan is in accordance with the City's Zoning Ordinance. The zoning at the location is Light Manufacturing "F". This is an allowable use of the property. Proposed construction site plan diagram complies with Chapter 18 Site Plan and Sketch Plan Standards. In accordance with the requirements found in Chapter 18 a pre-application conference was conducted with

representatives from O'Reilly on June 24, 2013. All fee and notification requirements have been accommodated.

Site plan approval standards are in compliance.

In regards to unnecessary curb cuts in between the current building and McDonald's, there is a driveway that goes on the south side of the property to a rear property, which is not part of this property. The rear driveway is actually part owned by O'Reilly Automotive and part owned by the Michigan Land Bank. In meeting with MDOT, the developers and the City of Escanaba; every effort possible was made to eliminate curb cuts but by doing so the property would be land locked in the back. It would also have to be figured out how to deal with at the Land Bank in the State of Michigan. The site plan shows no access from the O'Reilly property onto this property. Plans are to pursue the Michigan Land Bank in either trying to get them to sell the property to each business or vacate the property in order to vacate the curb cut ultimately. However, not knowing what is going to go into that back piece of property further complicated things.

Chairperson Warstler asked Mr. O'Toole to explain the Michigan Land Bank. Mr. O'Toole stated the State of Michigan through the years acquired these properties and it was put into a trust, as were many of the driveways including the Wal-Mart driveway at one time. They are held in trust for public use. Within the last two weeks the Michigan Land Bank transferred over to the Michigan State Housing Development Authority and trying to find someone to talk to has been difficult with in the bureaucracy. Every effort is being made to ultimately address the issue and MDOT is on board with the site plan you have before you this evening.

Staff is recommending approval of Site Plan for the following reasons:

- A. The use is a permitted use by right in the zoning district. Additionally, the proposed use is consistent with the surrounding uses of the area.
- B. In accordance with the Comprehensive Plan, Page 31, Goals and Policies, paragraph 2, Land Use, the use of the property will meet the needs of the people of the City and surrounding region, in a manner that will not degrade the existing community character.
- C. Staff is recommending approval of the site plan as submitted with the condition the abandoned water service is terminated at the main.

Mr. O'Toole explained there is a 6" water line coming in off the back site that is going to be abandoned. There was discussion about abandoning it in place; the City of Escanaba wants it abandoned at the main with a new service line coming off of that.

FISCAL IMPACT

The construction value of the building is estimated to be \$556,920. Once the building is built expected City tax revenue is expected to be approximately \$16,614 annually. Eight (8) 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 within a 300' radius of the affected property as well as being posted on the City website and Facebook.

STANDARDS AND QUESTIONS (FINDINGS 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 and 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?

One of the things Mr. O'Toole wanted to talk about regarding #2 was the problem that currently exists at the Taco Bell drive thru which has no separation. Under this site plan there will be a physical separation. This will eliminate people cutting through the parking lots. Many people think the Wal-Mart driveway is a public street and it is Wal-Mart's driveway. Over the last two weeks Wal-Mart has been doing some extensive drainage and curbing work on the driveway to fix a problem.

Mr. O'Toole introduced Mr. Nicholas Heatherly who is an engineer representing Esterly Schneider Associates Inc., who have been involved with the design and planning of this project, to come and explain the project with the commission.

Mr. Nicholas Heatherly introduced himself stating he is here representing Craig Schneider, the architect, and their client O'Reilly Automotive. Mr. Heatherly stated what they are proposing for the community is a retail, commercial business, a little over 7700 s.f.. O'Reillys has been in business for a while and anticipates doing well here within the community.

Chairperson Warstler asked in terms of size will this store be similar to the stores in Marinette and Oshkosh. Mr. Heatherly stated they will be very close within a few 100 s.f..

Secretary Webber stated last month the Planning Commission approved an Auto Zone coming in, so with O'Reilly being located where they are proposing, it will be the third auto part dealer within 500+ feet. Secretary Webber questioned if O'Reilly's did a market study before coming here? He also asked if they were aware that an Auto Zone was also coming in?

Mr. Heatherly stated that's what is great about this country is competition. He also stated O'Reilly's is their client and they do not confide in him their business practices. His experience is that O'Reilly's is not afraid of the competition.

Commissioner Williams asked where trash receptacle will be placed and, if it all possible, to incorporate recycling for cardboard. She stated the community recycles and the City of Escanaba has an ordinance that any corporation or residence comply, or at least try and comply with that ordinance. Mr. Heatherly stated he will pass that information along.

Chairperson Warstler asked Mr. O'Toole if in the future the recycling issue can be vetted in the application site plan approval process.

Chairperson Warstler opened to the public for comment and there was none.

Mr. O'Toole asked Mr. Heatherly if there was an estimated time of ground breaking. Mr. Heatherly was not aware of a specific date.

Commissioner Williams asked Mr. O'Toole to explain where the curb is exactly on the diagram, which he indicated on the large digital screen.

Commissioner Warstler asked who utilizes the parking now? Mr. O'Toole believes it is currently used by the McDonald's employees.

Commissioner Black inquired about any consideration of a drive connecting Wal-Mart to McDonald's to minimize going back onto the highway. Mr. O'Toole stated it is in the Corridor Improvement Plan should McDonald's ever come in for re-permitting.

Commissioner Smyth motioned to approve site plan, Mr. O'Toole motioned with conditions as stated by Administration, seconded by Secretary Webber. Ayes were unanimously.

NEW BUSINESS

UPDATE – Central U.P. Micropolitan Economic Development Project

Mr. O'Toole stated on May 21, 2013, himself and City of Marquette's City Manager Bill Vajda traveled to Lansing and met with several state representatives and senators and the Michigan Economic Development Alliance about the possibility of amending the Next Michigan Development Act. The Act was created in 2010 and designated five (5) districts within the State of Michigan, none of which are in the U.P. Mr. O'Toole stated they were lobbying to have the law amended to a new 6th District created specific to the U.P. In doing this, if it does get amended, it would allow the pursuit of that designation and, if successful, access to economical incentives otherwise unavailable or be eligible for. To that end, they met with ten senators and representatives. The following week House Bills were introduced and referred to committee as was a Senate Bill. Copies of such were included in the Planning Commission packets. They were introduced on May 29, 2013, first reading was the same day, and referred to the Commerce Committee for review on the same day. This is very unusual to have it all happen on the same day. If you look at the bills, especially the House Bill 4782, when they walked into this there were two sponsors for this Bill, Representative McBroom and Representative Kivela. The House Bill has a number of co-sponsors and half of these are people they met with. Mr. O'Toole was contacted Friday about the possibility of testifying before the Commerce Committee in Lansing, but this was not possible due to scheduling conflicts. So they are going to try to have the committee hearings in the U.P. being that it is U.P. project. The hearings will take place later this summer and go to vote. They are hoping this is completed by September. Upper MI Source News did a very nice article on the topic, which is included. There was also a nice MERS article about all the State Representatives, either Republic or Democrat, getting together for the good of the home teams here in the U.P. MEDC is onboard.

PROJECT UPDATES:

- a. Zoning Board of Appeals Hearings/Decisions – there was no meeting.
- b. Delta County Planning Commission Update – Mr. Connor was not present.
- c. Ordinance and Policy Review Development – Mr. O'Toole stated he has not been working on that with the onslaught of projects in the spring and early summer, it will be picking up at a later date.

- d. Zoning/Land Use Permit Update – three new residential homes, nine residential remodels, six new commercial, three commercial remodels, two changes of uses, and one home occupation. Construction value of \$2,570,952. One garage was demolished and one was moved. One storage unit was built.
- e. Various – there is a Special Planning Commission Meeting scheduled for June 24, 2013, at 6:00 p.m. On the agenda will be a site plan approval for Bell's Brewery. In addition, there will be a site plan review for OSF St. Francis who is proposing a new medical office building rehabilitation center on 400 Willow Creek Road. Chairperson Warstler asked where is that in relation to the existing hospital? Mr. O'Toole indicated it would be the next lot north (going towards Ludington).

The assisted living/Alzheimer's unit is understood to be given back to Mr. Hawkinson as financing could not be secured.

GENERAL PUBLIC COMMENT

None

COMMISON/STAFF COMMENT AND ANNOUNCEMENTS

There will not be a July Planning Commission meeting as it is being moved up to June 24, 2013, as it would otherwise be in the heart of the Esky 150 Celebration.

ADJOURMENT

A motion was made by Chairperson Warstler, seconded by Secretary Webber, to adjourn the meeting. The meeting adjourned at 6:30 p.m. Ayes were unanimous.

Thomas Warstler, 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-062413-01**

REFERENCE: 300 Ludington Street

DATE: June 20, 2013

PROPERTY OWNER/APPLICANT ADDRESS:

OSF Health Care System and OSF St. Francis Hospital
3401 Ludington Street
Escanaba, MI 49829

P.O.C: David Lord, CEO.

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.

CURRENT ZONING:

Light Manufacturing (F).

ORDINANCE:

Ordinance No.1028 Escanaba Zoning Ordinance

DESCRIPTION OF PROPOSED PROJECT:

OSF Healthcare System has submitted a land use application to construct a 14,513 s.f. physical therapy, occupational therapy and office building at property they own at 300 Willow Creek Road.

COMPLIANCE WITH DEVELOPMENT STANDARDS:

1. The proposed construction (building) will be located on property which is zoned Light Manufacturing (F). The use is a permitted use by right as outlined in Section 1302.1.M.1 Hospital.
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 18, 2013.
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, on June 6, 2013, an official City administration 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 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.
- B. All roof mounted equipment shall 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. Future considerations for a road/access from Willow Creek Road to the primary hospital have been accommodated for.
- E. The development has legal access to the public streets.
- F. The development provides for vehicular and pedestrian circulation.
- G. A pedestrian circulation system is provided.
- H. All parking areas are designed to facilitate safe and efficient vehicular and pedestrian circulation.
- I. Unnecessary curb cuts were eliminated.
- 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.

Recommended Conditions of Approval: Staff is recommending the following conditions of approval:

1. All Landscaping as shown in the site plan drawing be installed, inspected and approved no later than 1 year after the certificate to occupy the facility is issued.

FISCAL IMPACT:

The construction value of the accessory building is estimated to be \$2,900,000.

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.

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:

Expansion of an existing use and business.

BACK UP INFORMATION:

1. Application for Zoning Land Use Approval

2. Site Plan Diagram
3. Assessor's Property Information Card
4. 300' radius property owner/tenant notification letter
5. 300' radius labels

NOTES/COMMENTS:

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

PD \$2500
CK 22315973
6/6/13 OLP

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: OSF ST. FRANCIS HOSPITAL
ASSESSOR #: _____

LOT INFORMATION:

PROPERTY OWNER(S): OSF HEALTHCARE SYSTEM dba OSF ST. FRANCIS HOSPITAL
PHONE NUMBER: 906-786-3311 E-MAIL ADDRESS: DAVE.LORD@OSFHEALTHCARE.ORG
PROPERTY ADDRESS: 3401 LUDINGTON STREET
TYPE OF LOT: (circle one) Corner Lot Interior Lot Other: _____

*Please note the dimensions on your site plan as well

SIZE OF LOT: _____ LENGTH OF LOT: 62 ACRES WIDTH OF LOT: _____
IRREGULAR LOT: _____ PROPERTY ZONED: LIGHT INDUSTRIAL/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
 Commercial A parking lot or addition containing five (5) or more spaces
 A garage or accessory structure over 100 square feet in size Other: _____

SIZE OF BUILDING: 14,513 sqft. EXISTING FLOOR AREA: _____
PROPOSED PERCENTAGE OF LOT COVERED BY STRUCTURE(S) 0.06%

PROPOSED USE: REHAB BUILDING
OF STORIES: 1 HEIGHT OF BUILDING: (feet and stories) 30

GARAGE: (circle one) Attached Detached
ROOF TYPE: (circle one) Gambrel Mansard Flat Gable Hip

SETBACKS: (from property line) FRONT: _____ SIDES: _____ and _____ REAR: _____
IS THE PROPERTY IN A 100 YEAR FLOOD PLAIN? NO YES _____ PANEL # _____ PANEL DATE _____

ESTIMATED VALUE OF CONSTRUCTION: \$ 2,900,000.
APPROVED VARIANCES: _____

*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.

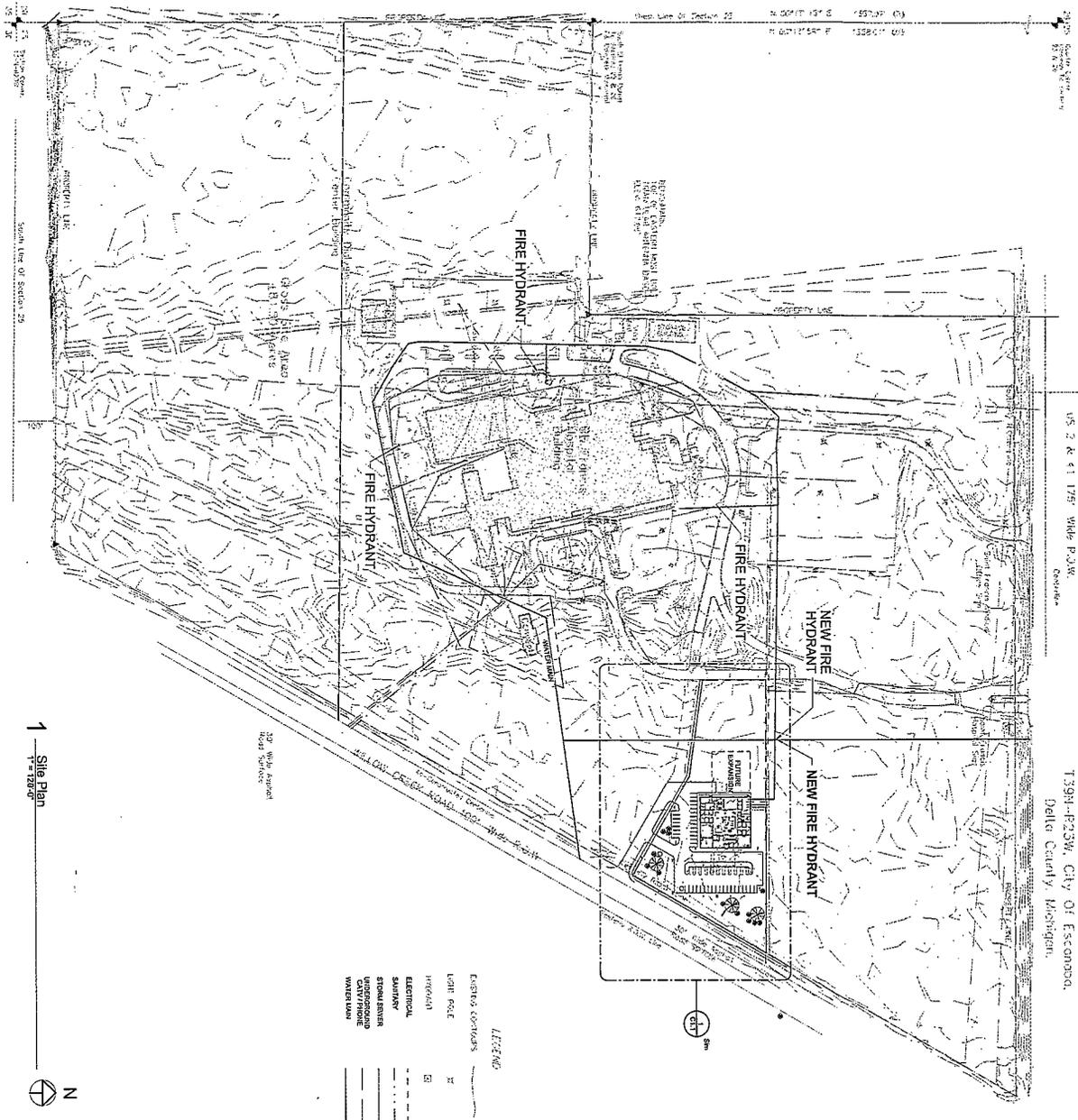
(Please print)
COMPANY NAME/APPLICANT: OSF ST. FRANCIS HOSPITAL DATE: 6-5-13

SUBMITTED BY: THOMAS R. PATMUTTES
SIGNATURE: [Signature] PHONE: 906-786-5707 ext 5499

USE ONLY:
DATE RECEIVED: _____ APPROVED: _____ DISAPPROVED: _____
IF APPLICATION IS DENIED, REASON FOR DENIAL: _____

SPECIAL REQUIREMENTS OF APPROVAL: _____

SIGNATURE OF REVIEWER: _____ DATE: _____



TOPOGRAPHIC SITE PLAN
 Part of the Southwest Quarter of Section 25,
 T39N-R23W, City of Escanaba,
 Delta County, Michigan.

1 Site Plan
 1" = 100'

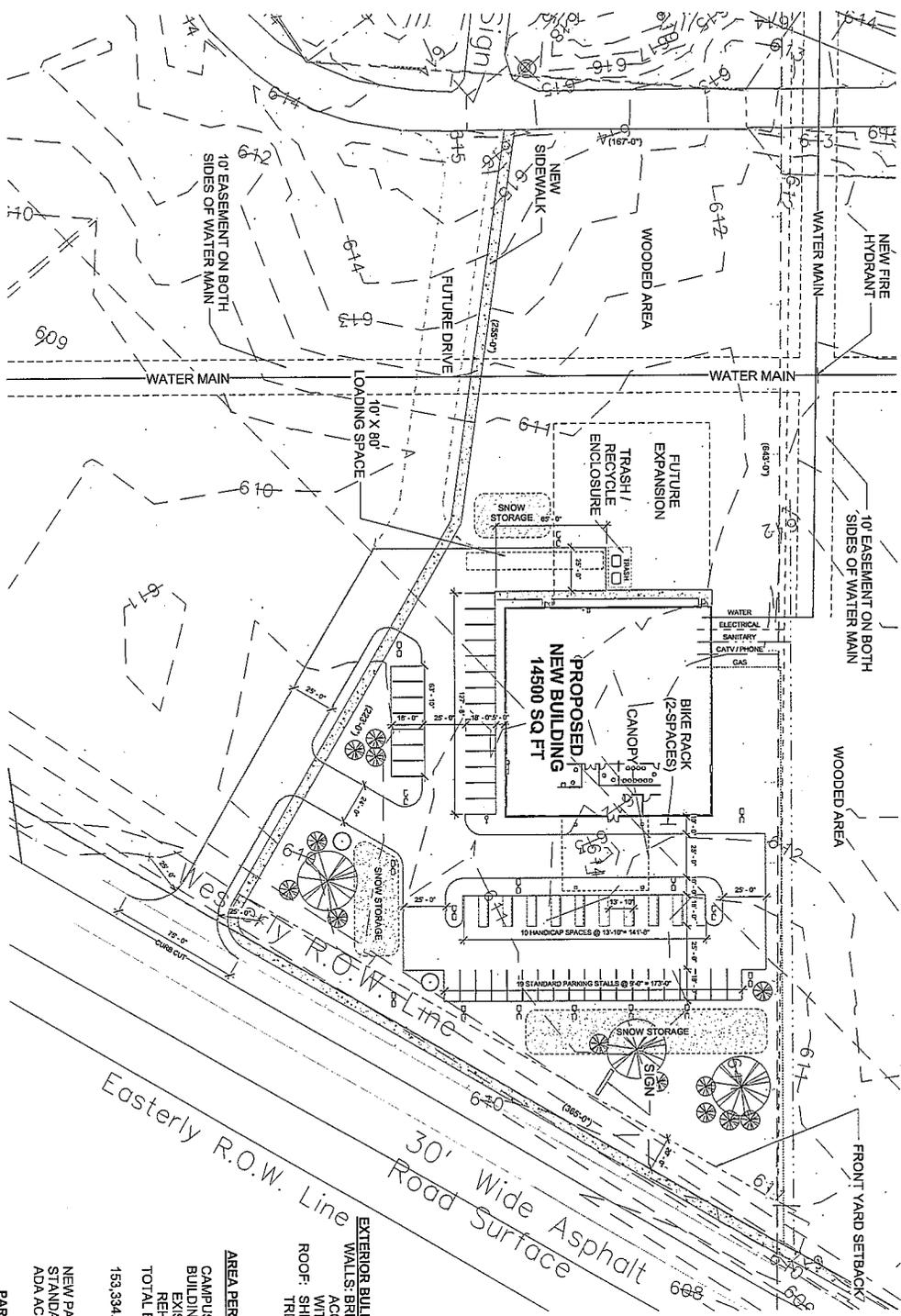


- LEGEND**
- EXISTING CONDITIONS
 - LIGHT FOOTING
 - HYDRANT
 - ELECTRICAL
 - SANITARY
 - STORM SEWER
 - UNDERGROUND WATER MAIN

OSF
DESIGN GROUP, INC.
 800 N.E. GLEN OAK AVE. PEORIA, IL 61603-3200
 PHONE: (309) 655-2880 FAX: (309) 655-3033

<p>ST. FRANCIS HOSPITAL - PHYSICAL THERAPY AND REHAB CENTER</p>	<p>Overall Site PLAN</p>	<p>DATE: 06/13/13 SCALE: 1" = 100' REVISIONS: 1-0024</p>	<p>Drawn By: Aulicz Checked: Chedler Project Number: 1-0024</p>	<p>Sheet Number: C1.0</p>
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ENLARGED SITE PLAN
= 30'-0"



AREA PERCENTAGE CALCULATION:
 CAMPUS AREA (CA): 2,598,502.22 SF
 BUILDING AREAS: 138,894 SF
 EXISTING BUILDING: 14,500 SF
 REHAB BUILDING: 153,334.87 SF
 TOTAL BUILDING AREA (TBA): 153,334.87 SF
 153,334.87 (TBA) / 2,598,502.22 (CA) = 5.9%

NEW PARKING LOT TO HAVE 38 STANDARD PARKING SPACES AND 10 ADA ACCESSIBLE PARKING SPACES

PARKING SPACES
 14500/300 = 48 SPACES REQUIRED
 48 SPACES PROPOSED

EXTERIOR BUILDING MATERIALS:
 WALLS: BRICK VENEER WITH STONE / CAST STONE
 ACCENTS: ALUMINUM WINDOW FRAMING WITH LIGHTLY TINTED GLAZING
 ROOF: SHINGLED SLOPED ROOF
 TRIM: COLORED ALUMINUM

ELECTRICAL
 SANITARY
 STORMWATER
 UNDERGROUND CANTYPHONE
 WATER MAIN

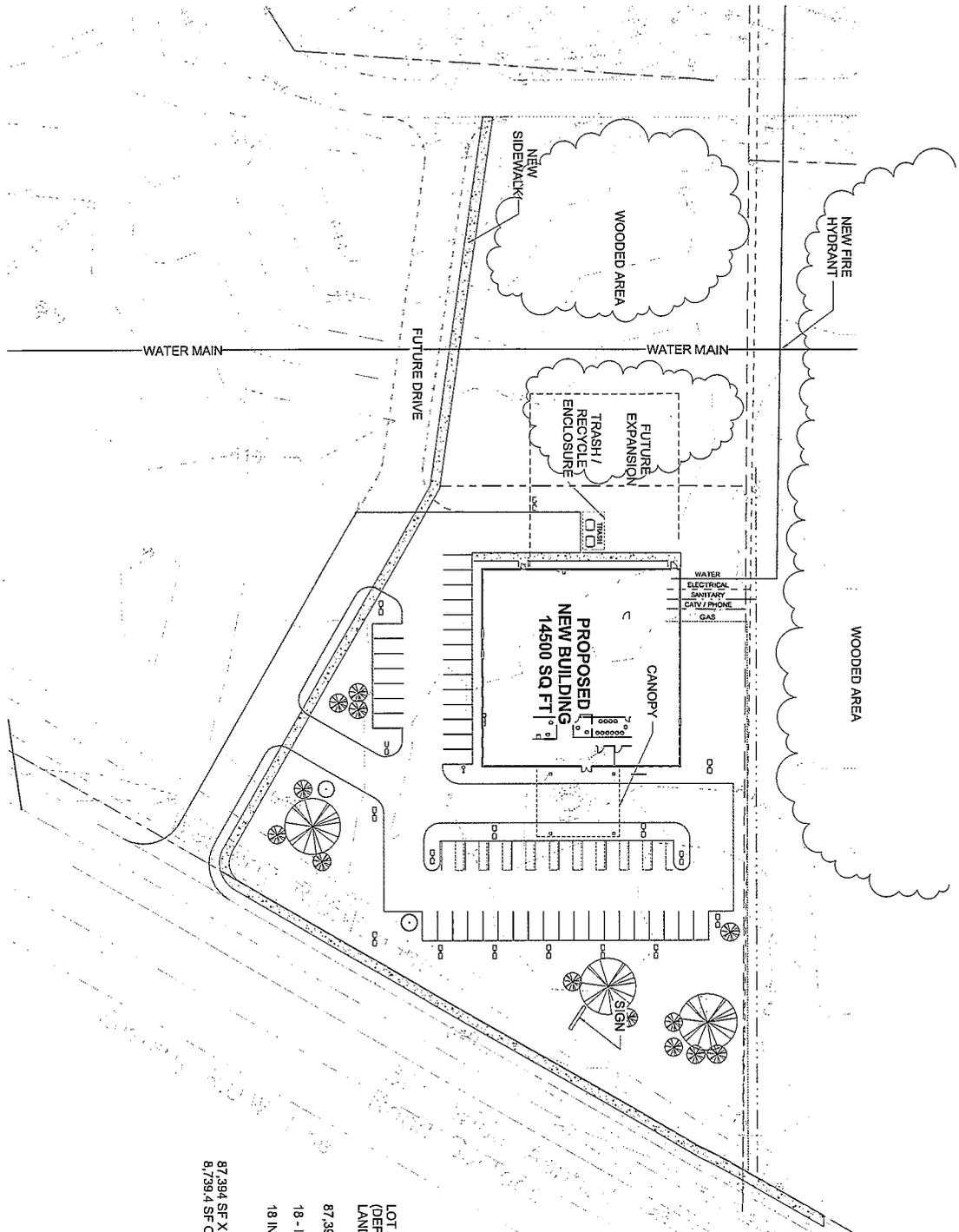
DATE	DESIGNED BY	CHECKED BY	APPROVED BY
08/11/10	J. J. [unreadable]	[unreadable]	[unreadable]
REVISIONS	NO.	DESCRIPTION	DATE
1	1	1-0024	

PROJECT: ST. FRANCIS HOSPITAL - PHYSICAL THERAPY AND REHAB CENTER
 ENLARGED SITE PLAN

OSF
 DESIGN GROUP, INC.
 800 N.E. GLEN OAK AVE. PEORIA, IL 61603-3200
 PHONE: (309) 655-2860 FAX: (309) 655-3033

C1.1

1 LANDSCAPE PLAN

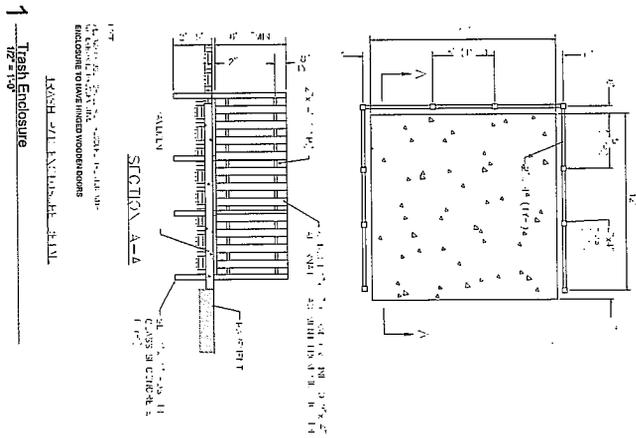


-  RED OAK
-  HEMLOCK
-  AMERICAN BEECH
-  WHITE PINE

LOT AREA: 87,394 SF
(DEFINED FOR PURPOSE OF DETERMINING
LANDSCAPING REQUIREMENTS)
87,394 / 10,000 = 8.7394
18 - INDEGINOUS TREES REQUIRED
18 INDEGINOUS TREES PROVIDED
87,394 SF X 10% = OPENGREEN SPACE REQUIRED
8,739.4 SF OF OPEN GREEN SPACE REQUIRED

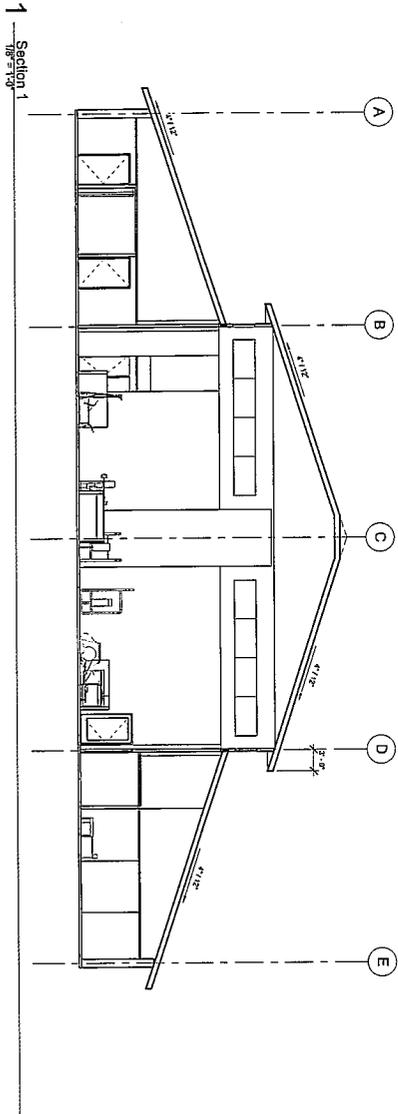
 <p>OSF DESIGN GROUP, INC.</p> <p>800 N.E. GLEN OAK AVE. PEORIA, IL 61603-3200 PHONE: (309) 655-2860 FAX: (309) 655-3033</p>		<p>PROJECT: ST. FRANCIS HOSPITAL - PHYSICAL THERAPY AND REHAB CENTER</p>	<p>DATE: 06/18/13</p> <p>SCALE: 1" = 30'-0"</p> <p>DESIGNED BY: Checked</p> <p>DATE PLOTTED: 1-0024</p>	<p>PROJECT NO: 1-0024</p> <p>DATE: 06/18/13</p> <p>SCALE: 1" = 30'-0"</p> <p>DESIGNED BY: Checked</p> <p>DATE PLOTTED: 1-0024</p>
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C1.2



1 Trash Enclosure
1/2" = 1'-0"

 <p>OSF DESIGN GROUP, INC. 800 N.E. GLEN OAK AVE. PHONE: (309) 655-2860</p> <p>PEORIA, IL 61603-3200 FAX: (309) 655-3033</p>	<p>PROJECT: ST. FRANCIS HOSPITAL - PHYSICAL THERAPY AND REHAB CENTER</p>	<p>DATE: 01/13 SCALE: 1/2" = 1'-0" DRAWN BY: [blank] CHECKED BY: [blank]</p> <p>1-0024</p>	<p>DATE: 01/13 SCALE: 1/2" = 1'-0" DRAWN BY: [blank] CHECKED BY: [blank]</p> <p>1-0024</p> <p>C1.3</p>
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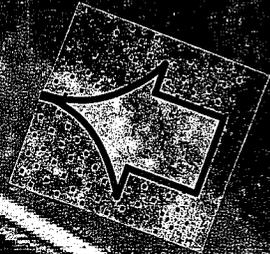
OSF
DESIGN GROUP, INC.
 800 N.E. GLEN OAK AVE. PEORIA, IL 61603-3200
 PHONE: (309) 655-2860 FAX: (309) 855-3033

Project Title
ST. FRANCIS HOSPITAL - PHYSICAL THERAPY AND REHAB CENTER

Section Title
BUILDING SECTIONS

Date	08/13/13	Drawn By	Author
Scale	1/8" = 1'-0"	Checked By	Checker
Revision Number	1-0024		

Sheet Number
A4.1



**CITY OF ESCANABA
PLANNING COMMISSION PUBLIC
HEARING**

At a special meeting of the Escanaba Planning Commission on June 24, 2013, at 6:00 pm, 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 - 400 Willow Creek Road -
OSF St. Francis Hospital and Medical Group.**

OSF St. Francis Hospital and Medical Group is proposing to construct a 14,513 square foot physical therapy, occupational therapy and office building at property they own or control at 400 Willow Creek Road, Escanaba.

6/10/13
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 June 24, 2013. 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.

Thomas Warstler, Chairperson
Escanaba Planning Commission

PRE-SITE PLAN REVIEW MEETING MINUTES
June 18, 2013, AT 11:00 A.M.
CITY HALL, ROOM C101

OSF Healthcare System dba St. Francis Hospital, 300 Willow Creek Road

PRESENT: City Manager Jim O'Toole, City Engineer/Public Works Superintendent Bill Farrell, Water/Wastewater Superintendent Jeff Lampi, Public Safety Director Ken Vanderlinden, City Assessor Daina Norden, Electrical Superintendent Mike Furmanski, Executive Secretary Kim Peterson, President and CEO David Lord, Director Facilities Design Corporate Engineer Division John Kleparski, Director of Facilities Management/Safety Officer Thomas Patmythes, Director of Construction Services Corporate Engineering Division Chris Bettlach, Director of Performance Improvement Kelly Jefferson, and Corporate Project Manager Scott Jensen.

OSF Healthcare System is proposing a 14,513 square foot rehabilitation building with a construction value of \$2.9 million at 300 Willow Creek Road.

Electrical needs were discussed and the City of Escanaba does have an additional 10' easement available. Service requirements are not known yet, but should be finalized within a month. The transformer would be placed on a slab behind the building. OSF Healthcare System does not want any poles showing as they would like all underground electrical work. Primary service would come off of 3rd Avenue South.

City Engineer Farrell stated the curb cut looks fairly large. The grading plans have not been finalized yet. There is a major storm sewer pipe for OSF St. Francis Hospital by the driveway area that comes out to the creek, which would be further south. Details will be placed on the drawings once known.

Water/Wastewater Superintendent Lampi questioned the location of the sanitary. He asked if the sanitary would be going across or south to the lateral stub to cross. OSF Healthcare System will look at this further with the Civil Engineer.

Water/Wastewater Superintendent Lampi questioned the water service needed. Mr. Kleparski stated there will be a rehabilitation pool and is unknown what the water service will be. The facility will have fire protection.

City Assessor Norden stated there is no land divisions, but will need to speak with someone on the tax exemption. President and CEO Lord stated the building will be non-profit as it is an extension of OSF St. Francis Hospital. The address will be verified by the Assessor's Office.

City Manager O'Toole stated that where the trash enclosures are indicated, they need to indicate recycling. Recycling requirements are indicated in the ordinance. Sidewalks must be shown. Director of Facilities Management/Safety Officer Patmythes stated the hospital recycles one-third of waste.

City Manager O'Toole stated fifteen sets of site plan drawings are needed to include five large sets and ten smaller ones. A digital copy of the site plan drawings are also needed for displaying at the Planning Commission Meeting. There will be a Special Planning Commission Meeting on June 24, 2013, at 6:00 p.m. in the Council Chambers of City Hall. A code check on the site plan will be conducted this afternoon and e-mailed to OSF Healthcare System immediately after. Revised site plans are needed no later than Thursday, June 20, 2013.

There is a \$200 application fee for the site plan review process, which \$25 has been paid to date.

Meeting adjourned at 10:28 a.m.



June 5, 2013

ESCANABA PLANNING COMMISSION
ESCANABA MICHIGAN 49829

Dear Property Owner/Occupant:

A special meeting of the Escanaba Planning Commission has been scheduled for June 24, 2013, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall/Library Complex, 410 Ludington Street. The following site plan review will be on the agenda:

SITE PLAN REVIEW – 400 Willow Creek Road – OSF St. Francis Hospital and Medical Group

OSF St. Francis Hospital and Medical Group is proposing to construct a 14,513 square foot physical therapy, occupational therapy and office building at property they own or control at 400 Willow Creek 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 June 24, 2013. 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,

Thomas Warstler, Chairperson
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.

OCCUPANT
2821 1ST AVENUE NORTH
ESCANABAMI 49829

OCCUPANT
3601 LUDINGTON STREET
ESCANABA MI 49829

OCCUPANT
101 NORTH 30TH STREET
ESCANABA MI 49829

OCCUPANT
3400 LUDINGTON STREET
ESCANABA MI 49829

OCCUPANT
3430 LUDINGTON STREET
ESCANABA MI 49829

OCCUPANT
3500 LUDINGTON STREET
ESCANABA MI 49829

OCCUPANT
3120 4TH AVENUE SOUTH
ESCANABA MI 49829

OCCUPANT
513 SOUTH 32ND STREET
ESCANABA MI 49829

OCCUPANT
506 SOUTH 32ND STREET
ESCANABA MI 49829

OCCUPANT
516 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
2800 LUDINGTON STREET
ESCANABA MI 49829

OCCUPANT
3205 5TH AVENUE SOUTH
ESCANABA MI 49829

OCCUPANT
3300 6TH AVENUE SOUTH
ESCANABA MI 49829

OCCUPANT
3212 6TH AVENUE SOUTH
ESCANABA MI 49829

OCCUPANT
3300 7TH AVENUE SOUTH
ESCANABA MI 49829

OCCUPANT
820 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
3120 5TH AVENUE SOUTH
ESCANABA MI 49829

OCCUPANT
513 SOUTH 32ND STREET
ESCANABA MI 49829

OCCUPANT
506 SOUTH 32ND STREET
ESCANABA MI 49829

OCCUPANT
516 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
1021 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
1107 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
1220 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
920 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
3502 8TH AVENUE SOUTH
ESCANABA MI 49829

OCCUPANT
1400 SOUTH 30TH STREET
ESCANABA MI 49829

OCCUPANT
3027 14TH AVENUE SOUTH
ESCANABA MI 49829

OCCUPANT
1409 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
3220 14TH AVENUE SOUTH
ESCANABA MI 49829

OCCUPANT
1600 SOUTH LINCOLN ROAD
ESCANABA MI 49829

OCCUPANT
1800 11TH AVENUE SOUTH
ESCANABA MI 49829

OCCUPANT
3300 AIRPORT ROAD
ESCANABA MI 49829

OCCUPANT
800 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
812 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
3691 8TH AVNEUE SOUTH
ESCANABA MI 49829

OCCUPANT
3631 8TH AVENUE SOUTH
ESCANABA MI 49829

OCCUPANT
1620 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
2116 SOUTH 22ND STREET
ESCANABA MI 49829

OCCUPANT
3208 6TH AVENUE SOUTH
ESCANABA MI 49829

OCCUPANT
2101 13TH AVENUE SOUTH
ESCANABA MI 49829

OCCUPANT
700 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
720 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
3120 4TH AVENUE SOUTH
ESCANABA MI 49829

OCCUPANT
600 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
1015 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
3123 5TH AVENUE SOUTH
ESCANABA MI 49829

OCCUPANT
1308 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
1620 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
1620 WILLOW CREEK ROAD
ESCANABA MI 49829

OCCUPANT
2511 LUDINGTON STREET
ESCANABA MI 49829

CARLSON RANDY & BETH
3121 5TH AVENUE SOUTH
ESCANABA, MI 49829

JACOBSEN JUSTIN L & THEA F
3201 6TH AVENUE SOUTH
ESCANABA, MI 49829

LACOSSE RICHARD
3001 3RD AVENUE SOUTH
ESCANABA, MI 49829

ABRAHAMSON PATRICIA D & JEFFERY A
BESSE PATRICIA
7364 LAKE BLUFF 19.4 ROAD
ESCANABA, MI 49829

MCMILLAN DONALD R JR & KATHLEEN
M
3207 6TH AVENUE SOUTH
ESCANABA, MI 49829

POULIOT ROSEMARY R
406 SOUTH 30TH STREET
ESCANABA, MI 49829

WANGRUD MICHAEL D & NICKY M
3215 5TH AVENUE SOUTH
ESCANABA, MI 49829

GAGE NANCY K & ROMAN ELIZABETH A
3215 6TH AVENUE SOUTH
ESCANABA, MI 49829

PADA DONALD & BETTY
410 SOUTH 30TH STREET
ESCANABA, MI 49829

COOPER CHRIS & JULIE
3301 5TH AVENUE SOUTH
ESCANABA, MI 49829

SEEHAFFER GARY L & SHERRY J
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WEBER DENNIS & PRISCILLA
154 KENNEALLY BLVD
GLADSTONE, MI 49837

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ESCANABA, MI 49829

PASCOE JOE BUILDERS INC
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BISSON GARY & LYNN
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BARKER JANICE L
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CARIGNAN SHAUN B & MARY S
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LEHTO TIMOTHY P & CHERI L
3208 7TH AVENUE SOUTH
ESCANABA, MI 49829

COLLEGNON GERALD A & KATHLEEN
428 SOUTH 30TH STREET
ESCANABA, MI 49829

YAVORSKI JOHN P & SHERYL
3126 6TH AVENUE SOUTH
ESCANABA, MI 49829

WILSON DAVID E & CHRISTINE M
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ESCANABA, MI 49829

SMITH LEONARD & DONNA
500 SOUTH 30TH STREET
ESCANABA, MI 49829

STEINMETZ TODD M & CYNTHIA L
3121 6TH AVENUE SOUTH
ESCANABA, MI 49829

LACOSSE KENNETH M & KAREN M
3126 7TH AVENUE SOUTH
ESCANABA, MI 49829

HARVEY JOSEPH & MARY
506 SOUTH 30TH STREET
ESCANABA, MI 49829

RINER SHELDON & MASON KATHERINE
3127 6TH AVENUE SOUTH
ESCANABA, MI 49829

SALAZAR JESSE R & KERRIDGE
WHITTNEY
3120 7TH AVENUE SOUTH
ESCANABA, MI 49829

GEROU ALAN & CATHERINE
512 SOUTH 30TH STREET
ESCANABA, MI 49829

LANCOUR SCOTT M
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OSLUND JEFF & TAMI
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BEHLING DAVID & BRENDA
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PASCOE JAMES & SHIRLEY
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& FEDERAL HOME LOAN MORTGAGE
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CITY OF ESCANABA
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ESCANABA SENIOR HOUSING
3610 8TH AVENUE SOUTH
ESCANABA, MI 49829

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CITY OF ESCANABA
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ESCANABA FAMILY HOUSING
700 SOUTH 38TH STREET
ESCANABA, MI 49829

CITY OF ESCANABA
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ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

ESCANABA FAMILY HOUSING
700 SOUTH 38TH STREET
ESCANABA, MI 49829

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ESCANABA, MI 49829

CITY OF ESCANABA
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ESCANABA, MI 49829

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ASHLEY
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ESCANABA, MI 49829

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ESCANABA, MI 49829

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3216 8TH AVENUE SOUTH
ESCANABA, MI 49829

PORIOR DENNIS F & BARBARA J
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RYAN CHRISTINE
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2136 24TH AVENUE SOUTH
ESCANABA, MI 49829

SEGORSKI JAMES L & CHRISTINA
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ESCANABA, MI 49829

DELTA SCHOOLCRAFT ISD
3215 7TH AVENUE SOUTH
ESCANABA, MI 49829

ZIEBELL ARTHUR & BEVERLY
3124 8TH AVENUE SOUTH
ESCANABA, MI 49829

CARLSON RANDY & BETH
3121 5TH AVENUE SOUTH
ESCANABA, MI 49829

DELTA SCHOOLCRAFT ISD
3215 7TH AVENUE SOUTH
ESCANABA, MI 49829

SALVATION ARMY
3001 5TH AVENUE SOUTH
ESCANABA, MI 49829

FOURNIER R & LISS R
815 SOUTH 36TH STREET
ESCANABA, MI 49829

GASMAN MICHAEL & JOHN & KRISTINE
2228 WEST SENECA DRIVE
APPLETON, WI 54914

GUTREUTER WILLIS
3100 8TH AVENUE SOUTH
ESCANABA, MI 49829

ORZEL KAREN & DOUGLAS
3015 5TH AVENUE SOUTH
ESCANABA, MI 49829

UPCAP SERVICES INC
2501 14TH AVENUE SOUTH
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BELANGER ELMER & DONNA TRUST
1809 LUDINGTON STREET
ESCANABA, MI 49829

RUDDEN GLEN W & CAROL A
3115 5TH AVENUE SOUTH
ESCANABA, MI 49829

BRUCE GARY ALLEN
3232 8TH AVENUE SOUTH
ESCANABA, MI 49829

PASCOE MARY R
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ESCANABA, MI 49829

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DOLLHOPF KARL & JULIE
3117 5TH AVENUE SOUTH
ESCANABA, MI 49829

PORIOR DENNIS F & BARBARA S
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ESCANABA, MI 49829

KIVI MATTHEW
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ESCANABA, MI 49829

VIETZKE RICHARD F & LENORE C
825 SOUTH 36TH STREET
ESCANABA, MI 49829

LACOSSE RICHARD
3001 3RD AVENUE SOUTH
ESCANABA, MI 49829

OSF ST FRANCIS
3401 LUDINGTON STREET
ESCANABA, MI 49829

DYKEMA SCOTT & MICHELLE
524 SOUTH 32ND STREET
ESCANABA, MI 49829

CITY OF ESCANABA
410 LUDINGTON STREET
ESCANABA, MI 49829

K ENTERPRISES LLC
5293 18TH ROAD
ESCANABA, MI 49829

VANPORTLIET RANDEL/JULIE
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ESCANABA, MI 49829

CITY OF ESCANABA
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K ENTERPRISES RENTALS LLC
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FAZAL MUBASHER & KHAN FARAH
13036 BRIERLY FOREST
MANASSAS, VA 20112

MENARDS INC #3256
3300 LUDINGTON STREET
ESCANABA, MI 49829

K ENTERPRISES RENTALS LLC
5293 18TH ROAD
ESCANABA, MI 49829

ESCANABA HOTEL LLC
3600 LUDINGTON STREET
ESCANABA, MI 49829

DAGENAIS REAL ESTATE INC
1505 NORTH LINCOLN ROAD
ESCANABA, MI 49829

KAUR MOHINDERJEET
3600 LUDINGTON STREET
ESCANABA, MI 49829

MILLER RAYMOND O ETAL
515 SOUTH 32ND STREET
ESCANABA, MI 49829

MOYLE RE & DEV CO LLC
P O BOX 414
HOUGHTON, MI 49931

HUSSAIN SAJID & FARHANA
4001 BROKEN RIDGE
GALESBURG, MI 49053

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

PRYAL MICHAEL & PEGGY
520 SOUTH 32ND STREET
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

SCHOFF BRADLEY/GLENDA
510 SOUTH 32ND STREET
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

FLINNS FLOWERS/GARDEN
2107 12TH AVE SOUTH
ESCANABA, MI 49829

ELLIS JAMES M & MARY R
516 SOUTH 32ND STREET
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

OSF ST FRANCIS
3401 LUDINGTON STREET
ESCANABA, MI 49829

BEAUCHAMP RONALD J & LONIA M
528 SOUTH 32ND STREET
ESCANABA, MI 49829

MURRAY CHRISTOPHER/MICHELLE
530 SOUTH 32ND STREET
ESCANABA, MI 49829

MCNEIL JAMES & SUSAN
423 SOUTH 32ND STREET
ESCANABA, MI 49829

PEREZ JUAN & LUZ
414 SOUTH 32ND STREET
ESCANABA, MI 49829

ECONOMIC DEV CORP
BISHOP NOA HOME
2900 3RD AVE SOUTH
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

CITY OF ESCANABA
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ESCANABA, MI 49829

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CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

CAROL ENTERPRISES LLC
109 WEST 4TH AVENUE
NORWAY, MI 49870

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

ALL SEASONS INC
2635 LUDINGTON STREET
ESCANABA, MI 49829

BUGAY RICHARD C JR & LORI A
403 SOUTH 32ND STREET
ESCANABA, MI 49829

POULIOTS AUTO EXPO INC
2920 LUDINGTON STREET
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

DAGENAIS REAL ESTATE INC
1505 NORTH LINCOLN ROAD
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

ECONOMIC DEV CORP
BISHOP NOA HOME
2900 3RD AVE SOUTH
ESCANABA, MI 49829

DELTA COUNTY Commerce Center

230 Ludington Street
Escanaba, Michigan 49829
(906) 786-2192 | Fax (906) 786-8830
www.deltami.org

June 18, 2013

Mr. Jim O'Toole
City of Escanaba Manager
410 Ludington Street
Escanaba, MI 49829

RE: Delta County Economic Development Alliance and Delta County Chamber of Commerce Letter of Support for OSF St. Francis Hospital

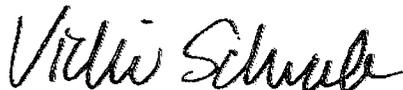
Dear Jim:

The organizations of the Delta County Commerce Center submit this letter of support for OSF St. Francis Hospital's plans for expansion and construction of a 14,000 plus square foot physical therapy, occupational therapy, and office building.

In addition to providing compassionate care to patients from all over the Upper Peninsula, OSF continually demonstrates community spirit and philanthropy. In addition they are one of Delta County's largest employers and provide direct economic impact and value to our area.

We encourage the Planning Commission to approve OSF's plans for expansion. We believe the resulting efforts of this will improve the economic climate in Delta County and beyond.

On behalf of the organizations of the Commerce Center, we remain sincerely yours,



Vicki Schwab
Director
Delta County Economic Development Alliance
Commerce



Vickie Micheau
Executive Director
Delta County Chamber of

Together, We're Better!

Chamber of Commerce | Builders Exchange | Economic Development Alliance | Convention and Visitors Bureau

**CITY OF ESCANABA
SITE PLAN REVIEW REPORT
CASE NO. PC-062413-02**

REFERENCE: 3712 19th Avenue North

DATE: June 20, 2013

PROPERTY OWNER/APPLICANT ADDRESS:

Bell's 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.

CURRENT ZONING:

Industrial Park (F-1).

ORDINANCE:

Ordinance No.1028 Escanaba Zoning Ordinance

DESCRIPTION OF PROPOSED PROJECT:

Bell's Brewery, Inc. has submitted a land use application to construct an 11,550 s.f. brewery and bottling manufacturing plant at 3712 19th Avenue North.

COMPLIANCE WITH DEVELOPMENT STANDARDS:

1. The proposed construction will be located on property which is zoned Industrial Park (F-1) Industrial Park. The use is a permitted use by right as outlined in Section 1402.1.M. Bottling Works.
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 will be conducted on June 24, 2013 at 10:00 a.m.
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 will deem 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.
- B. All roof mounted equipment shall 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 streets.
- 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. Minimal curb 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.

Recommended Conditions of Approval: Staff is recommending the following conditions of approval:

1. All Landscaping as shown in the site plan drawing be installed, inspected and approved no later than 1 year after the certificate to occupy the facility is issued.

FISCAL IMPACT:

The construction value of the accessory building is estimated to be \$1,300,000. 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?
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. 300' radius property owner/tenant notification letter
5. 300' radius labels

NOTES/COMMENTS:

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

received
5/29/13

We, the undersigned, owner(s)/agent(s) of the following described property hereby apply to you for a Zoning Land Use Permit, with a plan 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. The undersigned, owner(s)/agent(s) further understand and have received a Development Handbook for Site Plan Standards and Parking and Circulation requirements as found in Escanaba's Zoning Ordinance. 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 Site Plan
ASSESSOR #: _____

LOT INFORMATION:

PROPERTY OWNER(S): Bell's Brewery Inc. Harry Bell (Represent. John Mallett)

PHONE NUMBER: _____ E-MAIL ADDRESS: _____

PROPERTY ADDRESS: Lots H & I Whitetail Industrial Park

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

*Please note the dimensions on your site plan as well

SIZE OF LOT: 3.12 LENGTH OF LOT: 2 x 275' WIDTH OF LOT: 250'

IRREGULAR LOT: No PROPERTY ZONED: F-1

BUILDING INFORMATION:

TYPE OF BUILDING: (check one)

- Multi-family building containing 5 or more dwelling units
- A building conversion from a commercial use to any other use on Ludington Street between Lincoln Road and 2nd Street
- A principal nonresidential building or structures permitted in a residential district
- A communication tower
- A commercial building 5,000 square feet or more in size Industrial building and/or use Brewery.
- A Residential Planned-Unit Development Special Land Use Permit Request
- Planned Commercial Development Special Planned District Development
- Change of Use: FROM _____ TO _____
- Other: _____

SIZE OF BUILDING: 11,550 ft² EXISTING FLOOR AREA: N/A

PROPOSED PERCENTAGE OF LOT COVERED BY STRUCTURE(S) 13% of 2-Lots.

PROPOSED USE: Brewery

OF STORIES: 1 - Story HEIGHT OF BUILDING: (feet and stories) 29'

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

SETBACKS: (from property line) FRONT: 20 SIDES: 25 and 25 REAR: 20

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

ESTIMATED VALUE OF CONSTRUCTION: \$ 1.3 M.

APPROVED VARIANCES: N/A

I certify that the information contained herein is true and accurate: (Please print)

COMPANY NAME/APPLICANT: Byce & Associates, Inc. DATE: 5/28/13

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: _____

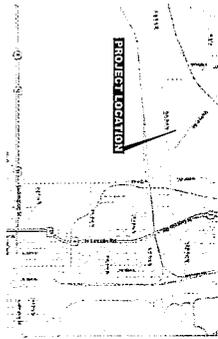
SIGNATURE OF REVIEWER: _____ DATE: _____

Upper Hand Brewery

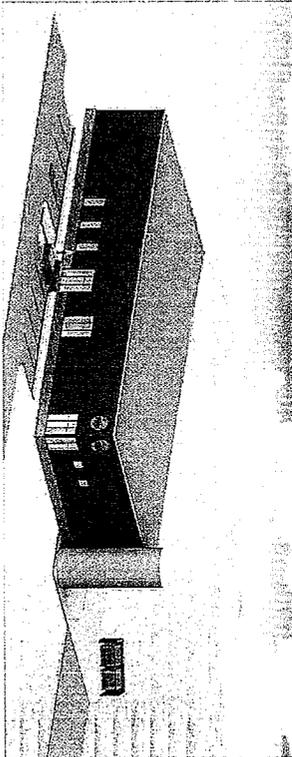
a division of Bell's Brewery, Inc.
 Whitetail Industrial Park · Escanaba, Michigan 49829

BYCE
 ENGINEERING ARCHITECTS
 487 FORTYONE STREET
 KALAMAZOO, MI 49007
 269-398-3811
 269-398-3811
 269-398-3811

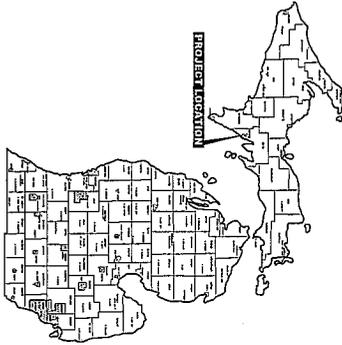
LOCATION MAP



DESIGN CONCEPT SKETCH



MICHIGAN LOCATION MAP



PROJECT INFORMATION

OWNER:
 Bell's Brewery Inc.
 BUILDING SITE ADDRESS:
 Whitetail Industrial Park, Lot# H & I
 18th Avenue North
 Escanaba, Michigan 49829
 BUILDING CODE:
 2009 Michigan Building Code
 BUILDING OCCUPANCY:
 F-1
 CONSTRUCTION TYPE:
 Type 2B
 GROSS BUILDING AREA:
 5290 Square Feet
 BUILDING HEIGHT:
 24'-0"
 NUMBER OF STORES:
 (1) One

DRAWING LIST

G100 Project Cover Sheet
 CIVIL
 Site Survey (By Others)
 C100 Overall Site Plan
 C300 Grading & Soil Erosion & Sedimentation Control Plan
 C400 Utility Plan
 E0110 Site Lighting Photometric Calculator
 ARCHITECTURAL
 A800 Floor Plan
 A800 Exterior Elevations

LEGAL DESCRIPTION OF PROPERTY

FROM THE SE CORNER OF SECTION 14 T.39N. R.23W. THENCE
 MEASURE N.02°09'34"E. ALONG THE EAST LINE OF SAID SECTION
 A DISTANCE OF 403.79 FEET TO THE NORTH RIGHT-OF-WAY LINE
 NORTH RIGHT-OF-WAY LINE A DISTANCE OF 25.14 FEET TO THE
 POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE
 CONTINUE S.85°07'25"W. ALONG SAID NORTH RIGHT-OF-WAY
 LINE A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING
 WITH SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 550.00
 FEET, THENCE S.85°07'25"E. ALONG SAID NORTH RIGHT-OF-WAY
 LINE A DISTANCE OF 100 FEET TO THE
 POINT OF BEGINNING, CONTAINING 3.16 ACRES.

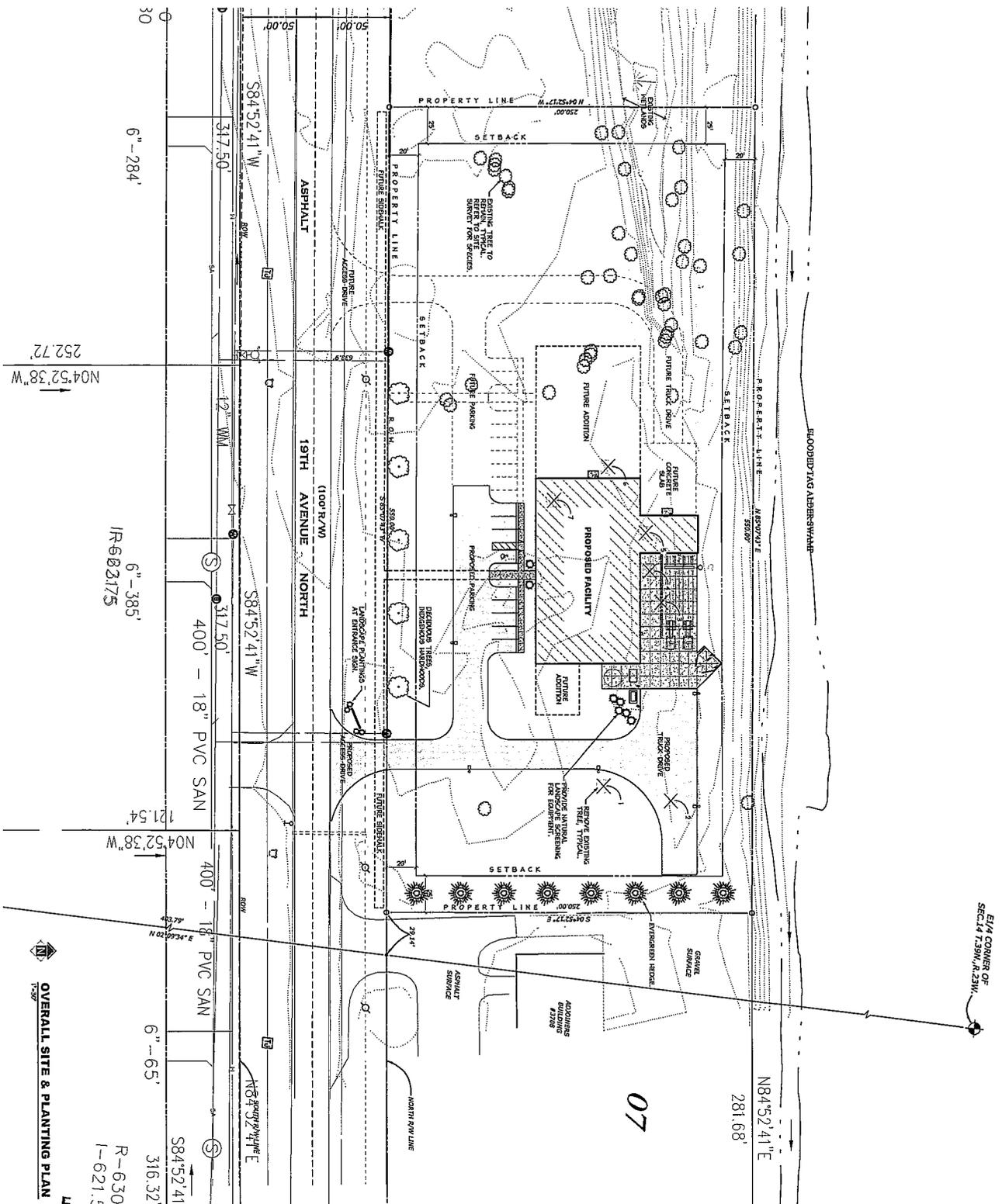
NOT FOR CONSTRUCTION

Upper Hand Brewery
 a division of Bell's Brewery, Inc.
 Whitetail Industrial Park · Escanaba, Michigan 49829



46-28-260 SITE PLAN REVISION SUBMITTAL
 06-28-2013 PRELIMINARY SITE PLAN REVISION SUBMITTAL
PROJECT COVER SHEET

13 APR 08
G100



SECTION CORNER OF
SECTION 14 T.39N. R.23W.

281.68'
N84°52'41"E

07

SITE DATA

SITE DESIGN: P-1 INDUSTRIAL PARK DISTRICT
 DESIGNER: BRYCE ENGINEERING
 487 FARMERS STREET
 ESCANABA, MI 49829
 PHONE: 517.702.2222
 WWW: BRYCE.COM

DATE: 06/20/2016
 DRAWN: J. HARRIS
 CHECKED: J. HARRIS
 TOTAL PAVING SPACES REQUIRED: 9

AREA OF IMPACT: 316.32'
 OFFICE SPACE: 5,000 SQ. FT.
 FLOORING: 5,000 SQ. FT.
 TOTAL PAVING SPACES REQUIRED: 9

LANDSCAPE NOTES:
 (1) EXISTING TREES SHALL BE MAINTAINED PER
 THE FOLLOWING SCHEDULE:
 1. TREES WITH DBH 4\"/>

LANDSCAPE NOTES:
 (2) EXISTING TREES SHALL BE MAINTAINED PER
 THE FOLLOWING SCHEDULE:
 1. TREES WITH DBH 4\"/>

LANDSCAPE NOTES:
 (3) EXISTING TREES SHALL BE MAINTAINED PER
 THE FOLLOWING SCHEDULE:
 1. TREES WITH DBH 4\"/>

LANDSCAPE NOTES:
 (4) EXISTING TREES SHALL BE MAINTAINED PER
 THE FOLLOWING SCHEDULE:
 1. TREES WITH DBH 4\"/>

LANDSCAPE NOTES:
 (5) EXISTING TREES SHALL BE MAINTAINED PER
 THE FOLLOWING SCHEDULE:
 1. TREES WITH DBH 4\"/>

LANDSCAPE NOTES:
 (6) EXISTING TREES SHALL BE MAINTAINED PER
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 1. TREES WITH DBH 4\"/>

LANDSCAPE NOTES:
 (7) EXISTING TREES SHALL BE MAINTAINED PER
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 1. TREES WITH DBH 4\"/>

LANDSCAPE NOTES:
 (8) EXISTING TREES SHALL BE MAINTAINED PER
 THE FOLLOWING SCHEDULE:
 1. TREES WITH DBH 4\"/>

LANDSCAPE NOTES:
 (9) EXISTING TREES SHALL BE MAINTAINED PER
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LANDSCAPE NOTES:
 (10) EXISTING TREES SHALL BE MAINTAINED PER
 THE FOLLOWING SCHEDULE:
 1. TREES WITH DBH 4\"/>

LANDSCAPE NOTES:
 (11) EXISTING TREES SHALL BE MAINTAINED PER
 THE FOLLOWING SCHEDULE:
 1. TREES WITH DBH 4\"/>

LANDSCAPE NOTES:
 (12) EXISTING TREES SHALL BE MAINTAINED PER
 THE FOLLOWING SCHEDULE:
 1. TREES WITH DBH 4\"/>

LANDSCAPE NOTES:
 (13) EXISTING TREES SHALL BE MAINTAINED PER
 THE FOLLOWING SCHEDULE:
 1. TREES WITH DBH 4\"/>

LANDSCAPE NOTES:
 (14) EXISTING TREES SHALL BE MAINTAINED PER
 THE FOLLOWING SCHEDULE:
 1. TREES WITH DBH 4\"/>

LANDSCAPE NOTES:
 (15) EXISTING TREES SHALL BE MAINTAINED PER
 THE FOLLOWING SCHEDULE:
 1. TREES WITH DBH 4\"/>

LANDSCAPE NOTES:
 (16) EXISTING TREES SHALL BE MAINTAINED PER
 THE FOLLOWING SCHEDULE:
 1. TREES WITH DBH 4\"/>

LANDSCAPE NOTES:
 (17) EXISTING TREES SHALL BE MAINTAINED PER
 THE FOLLOWING SCHEDULE:
 1. TREES WITH DBH 4\"/>

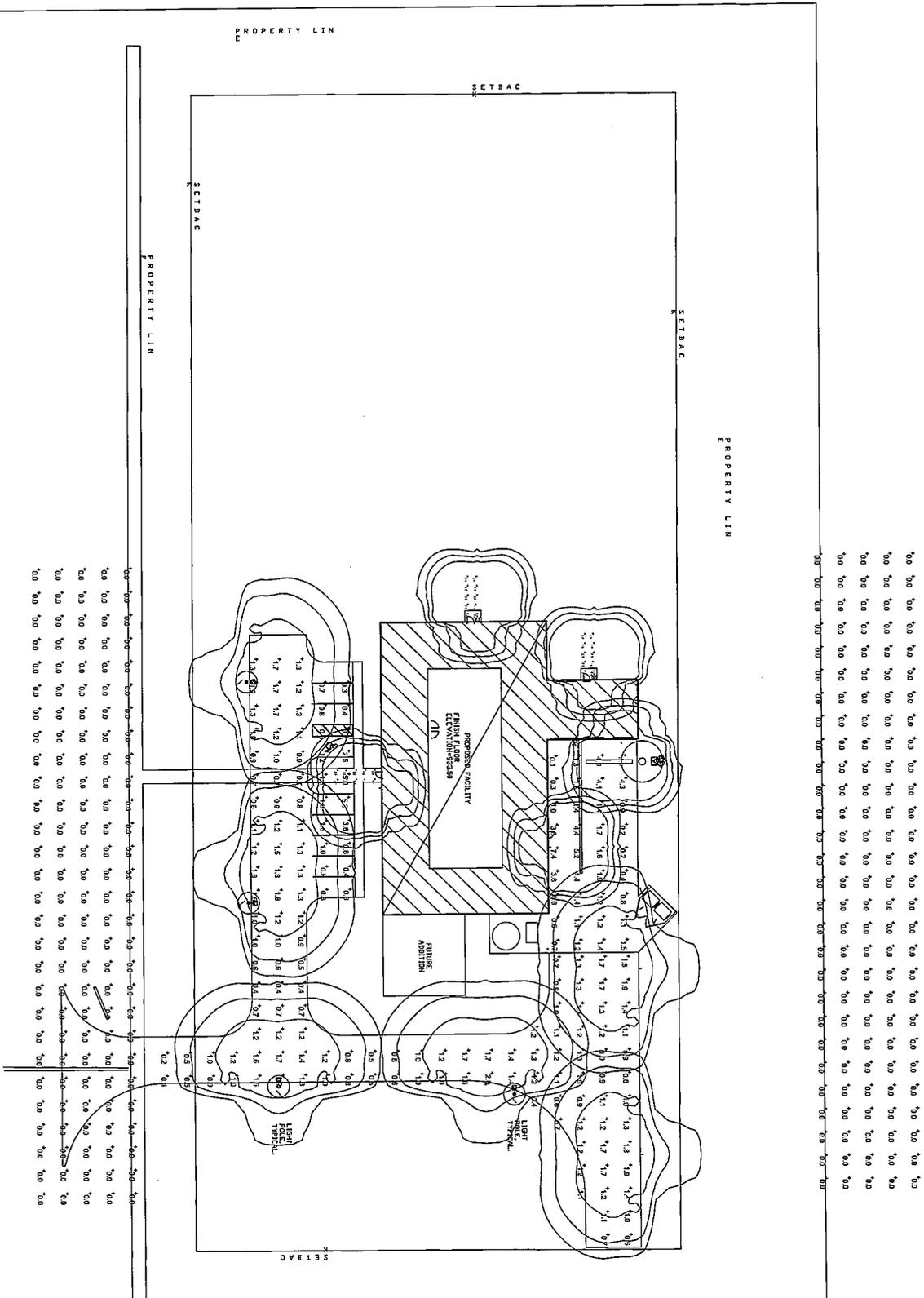


487 FARMERS STREET
 ESCANABA, MI 49829
 PHONE: 517.702.2222
 WWW: BRYCE.COM



Upper Hand Brewery
 a division of Bell's Brewery, Inc.
 Whitetail Industrial Park · Escanaba, Michigan 49829

NOT FOR CONSTRUCTION
 131001005
 06-20-2016 SITE PLAN REVISION SUBMITTAL
 06-20-2016 SITE PLAN REVISION SUBMITTAL
OVERALL SITE PLAN
C100



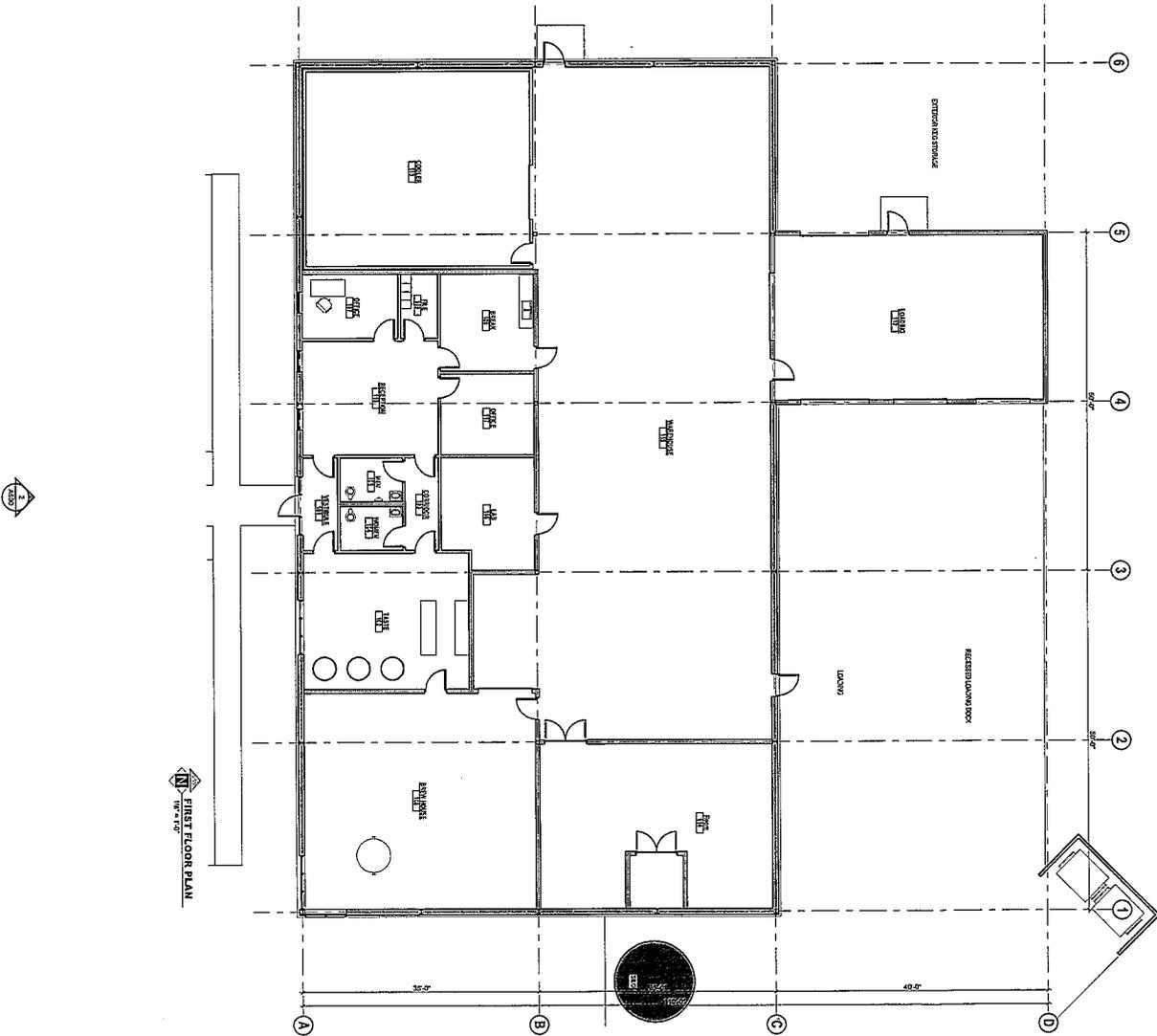
NOT FOR CONSTRUCTION

131001107
E110
 06-20-2013 SITE PLAN REVISION SUPPLEMENTAL
 05-28-2013 PRELIMINARY SITE PLAN REVISION SUPPLEMENTAL
 SITE LIGHTING PHOTOMETRIC CALCULATION

Upper Hand Brewery
 a division of Bell's Brewery, Inc.
 Whitetail Industrial Park · Escanaba, Michigan 49829



BYCE
 ENGINEERING & ARCHITECTURE
 10000 W. GRAND AVENUE
 Kalamazoo, MI 49007
 WWW.BYCE.COM
 TEL: 269.381.6170
 FAX: 269.381.6172



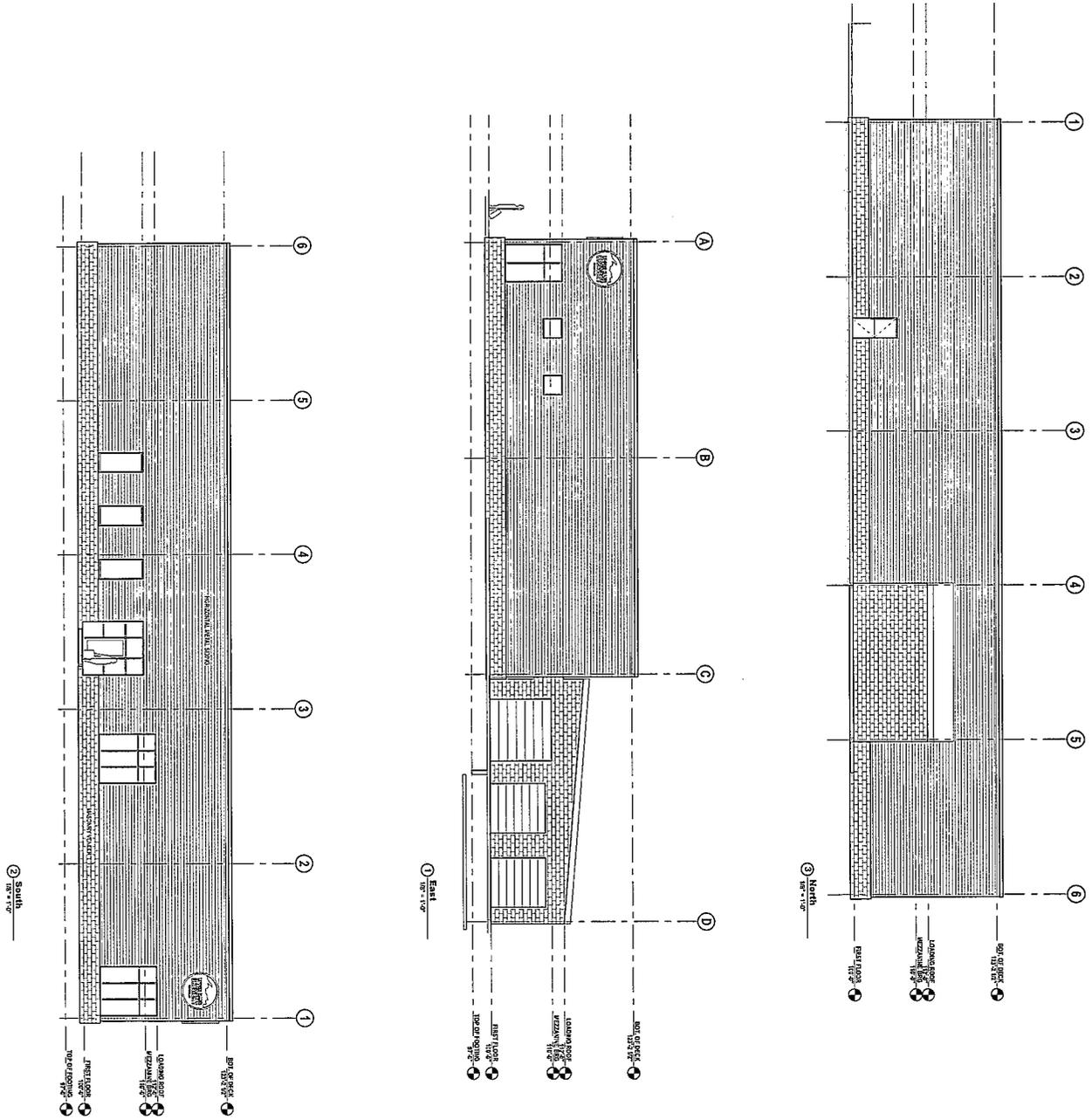
PRELIMINARY

DATE: 06-20-2013
 TIME: 05:11:23 PM
 PROJECT: UPPER HAND BREWERY
 SHEET: FIRST FLOOR PLAN
 A200

Upper Hand Brewery
 a division of Bell's Brewery, Inc.
 Whitetail Industrial Park · Escanabe, Michigan 49829



IBVCE
 INDUSTRIAL BUILDINGS
 407 HAWK & SIMON
 ESCANABO, MICHIGAN 49829
 WWW.IBVCE.COM
 TEL: 260-581-6170
 FAX: 260-581-6176



PRELIMINARY

6600

DATE: 05-20-2013
 05-20-2013 SITE PLAN REVIEW SUBMITTAL
 05-20-2013 EXTERIOR ELEVATIONS
 05-20-2013 EXTERIOR ELEVATIONS

Upper Hand Brewery
 a division of Bell's Brewery, Inc.
 Whitetail Industrial Park · Escanabe, Michigan 49829



BYCE
 ARCHITECTURAL PARTNERS
 437 FARM ROAD, SUITE 100
 ESCANABO, MICHIGAN 49829
 WWW.BYCE-CA.COM
 TEL: 507-581-6170
 FAX: 507-581-6176





June 5, 2013

ESCANABA PLANNING COMMISSION
ESCANABA MICHIGAN 49829

Dear Property Owner/Occupant:

A special meeting of the Escanaba Planning Commission has been scheduled for June 24, 2013, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall/Library Complex, 410 Ludington Street. The following site plan review will be on the agenda:

SITE PLAN REVIEW – 3712 19th Avenue North – Bell's Brewery, Inc.

Bell's Brewery, Inc. is proposing to construct an 11,550 square foot brewery and bottling manufacturing plant at property they own or control at 3712 19th Avenue North, 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 June 24, 2013. 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,

Thomas Warstler, Chairperson
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.

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

HJR REAL ESTATE MANAGEMENT LLC
2400 I LANE
BARK RIVER, MI 49807

*sent
6/5/13*

HJR REAL ESTATE MANAGEMENT LLC
2400 I LANE
BARK RIVER, MI 49807

MICHIGAN MEATS LLC
3708 19TH AVENUE NORTH
ESCANABA, MI 49829

*sent
6/5/13*

CITY OF ESCANABA
410 LUDINGTON STREET
ESCANABA, MI 49829

CITY OF ESCANABA

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

**CITY OF ESCANABA
PLANNING COMMISSION PUBLIC
HEARING**

At a special meeting of the Escanaba Planning Commission on June 24, 2013, at 6:00 pm. 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 - 3712 19th Avenue North -
Bell's Brewery, Inc.**

Bell's Brewery, Inc. in proposing to construct an 11,550 square foot brewery and bottling manufacturing plant at property they own or control at 3712 19th Avenue North, 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 June 24, 2013. 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.

**Thomas Warstler, Chairperson
Escanaba Planning Commission**

6/17/13



June 18, 2013

Mr. Jim O'Toole
City of Escanaba Manager
410 Ludington Street
Escanaba, MI 49829

RE: Delta County Economic Development Alliance and Delta County Chamber of Commerce Letter of Support for Bell's Brewery, Inc.

Dear Jim:

The Delta County Economic Development Alliance along with the Delta County Chamber of Commerce would like to submit this letter of support for Bell's Brewery, Inc. plans for expansion and construction of a state of the art craft brewing and bottling facility in the Whitetail Industrial Park.

Bell's has demonstrated track record of building environmentally responsible, sustainable, and beautifully architected buildings as demonstrated in their current production facility in Comstock, MI. This potential development is the result of a tremendous effort by many leaders in our community. The project will not only create 5 important jobs but will aid and diversify our existing strong manufacturing base. The estimated \$2.5 million construction and equipment investment will have tremendous economic impact. And this is only the beginning for people and businesses to view Escanaba and Delta County as the place to be to develop assets and resources.

We encourage the Planning Commission to approve Bell's request for the Bell's Brewery, Inc. Site Plan. We believe the resulting efforts of this will improve the economic climate in Delta County and beyond.

On behalf of the organizations of the Commerce Center, we remain sincerely yours,

A handwritten signature in black ink that reads "Vicki Schwab".

Vicki Schwab
Director
Delta County Economic Development Alliance

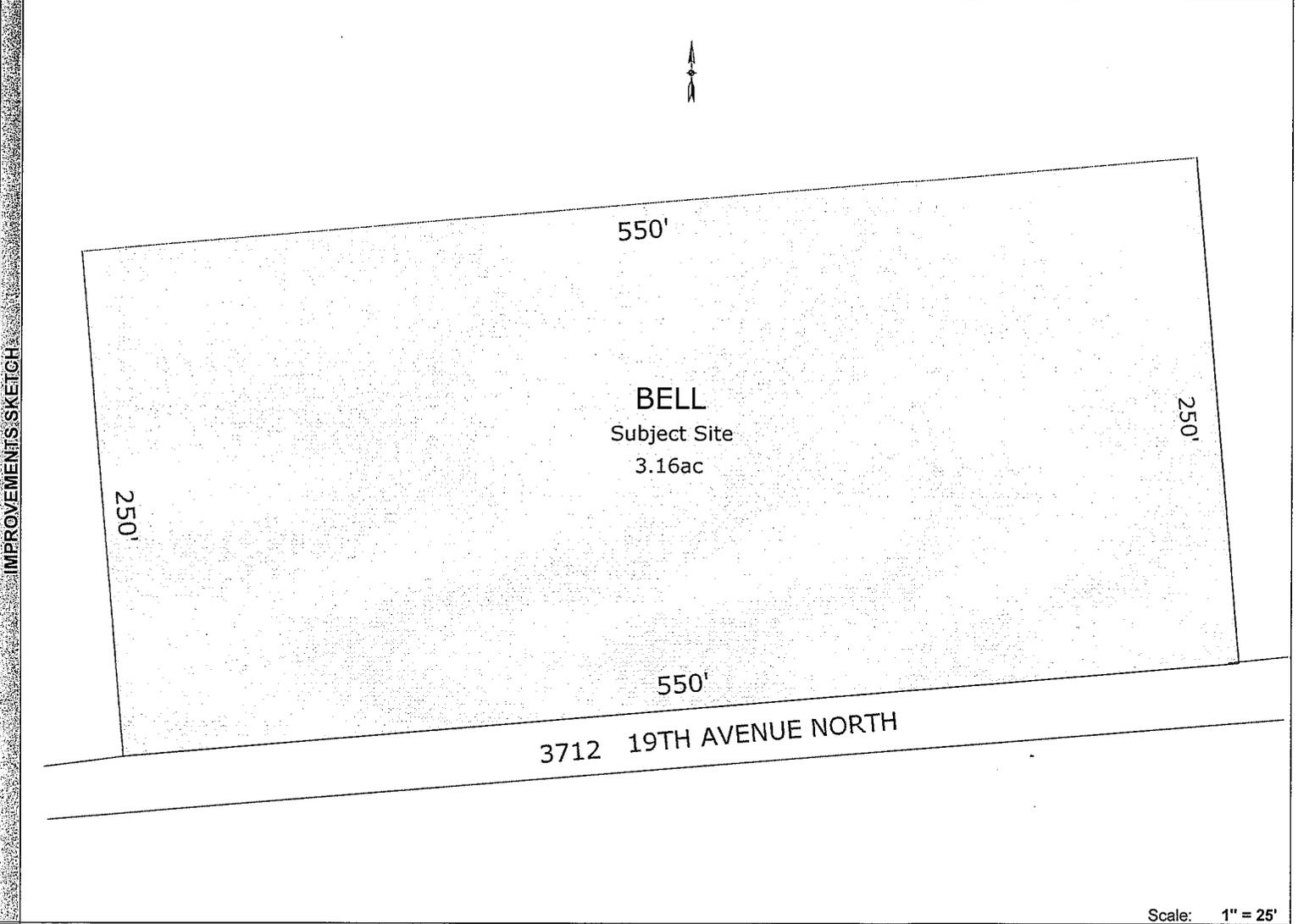
A handwritten signature in black ink that reads "Vickie Micheau".

Vickie Micheau
Executive Director
Delta County Chamber of Commerce

SKETCH/AREA TABLE ADDENDUM

Parcel No 051-420-2814-395-002

SUBJECT	Property Address 3712 19TH AVENUE NORTH VACANT			
	City ESCANABA	County Delta	State MI	Zip 49829
	Owner CITY OF ESCANABA			
	Client		Client Address 371219AN	
Appraiser Name Daina Norden		Inspection Date DRAWN 6-10-13		



Scale: 1" = 25'

SURVEY DESCRIPTION

Subject Site
 Beginning at a point of the Tract described by Metes and Bounds as follows:
 1 - THENCE South 85° 7' 43" West, a distance of 550.00 Feet;
 2 - THENCE North 4° 52' 17" West, a distance of 250.00 Feet;
 3 - THENCE North 85° 7' 43" East, a distance of 550.00 Feet;
 4 - THENCE South 4° 52' 17" East, a distance of 250.00 Feet to point of beginning;
 Said tract containing 3.16 acres (137500.02 sf) of land, more or less.
 Perimeter = 1600.00 Feet
 No significant error of closure.