



215 WEST MAIN STREET  
NORTHVILLE, MI 48167  
(248) 449-9902

### SITE PLAN APPLICATION

Refer to Article 19 of the City of Northville Zoning Ordinance for Site Plan Review Procedures and Standards. The Zoning Ordinance is available on the City's website [www.ci.northville.mi.us](http://www.ci.northville.mi.us).

See Page 4 for Application Submission requirements and Procedures for Appearing before the Planning Commission. Refer to the Development Review Fee Schedule at [www.ci.northville.mi.us](http://www.ci.northville.mi.us) for current fees.

#### Check appropriate review to be completed:

- SITE PLAN REVIEW:** Is this for  Preliminary Review  Final Review
- CHANGE OF USE** (for proposed development which requires additional parking)
- MINOR SITE PLAN ADMINISTRATIVE REVIEW**(review by City Manager, PC Chair, and City Planner)

#### TO BE COMPLETED BY APPLICANT

Name of Sponsor of Development: 456 Cady, LLC - Mr. Jim Long as representative  
 Address 190 E. Main Street, Northville, MI 48167  
 Telephone 248.330.5201 Email jrlong@longmechanical.com

Name of Property Owner: Foundry Flask and Equipment - Mr. Douglass Brinkman as representative  
 Address: 456 E. Cady Street, Northville, MI 48167  
 Telephone 248.349.0039 Email dr.ofelation@gmail.com

Name of Site Planner: O/X Studio - Mr. Robb Burroughs as representative  
 Address: 2372 Oak Valley Dr, Ann Arbor, MI 48103  
 Telephone 734.929.9014 Email robb@oxstudioinc.com

Name of Contractor: Schonscheck, Inc. - Mr. Kent Burzynski Builders License No: N/A  
 Address: 50555 Pontiac Trail, Wixom, MI 48393

Name of Engineer: Seiber Keast Engineering - Mr. Bob Emerine as representative  
 Address: 100 Maincentre #10, Northville, MI 48167  
 Telephone 248.308.3331 Email be@seiberkeast.com

#### **\*Point of Contact for this Project/Application to Receive City Department Internal Reviews**

Point of Contact information must be provided in order to receive City Department Internal Reviews prior to the Planning Commission Meeting. Only ONE Point of Contact shall be designated. This person is responsible for forwarding the Internal Reviews to the interested parties. The Internal Reviews are sent via EMAIL.

Name Kevin Schonscheck Email Address kevin@schonscheck.com

**LOCATION OF PROJECT**

Property Address: 456 East Cady Street

Cross Streets: Griswold and S. Main

Subdivision: 4800402006500, 48004020009005, 48004020069000 Lot No: \_\_\_\_\_

Lot Size: 4.72 acres Zoning District: Cady Street Overlay

Located in the Historic District:  \*Yes  No \*IF YES, APPLICATION MUST ALSO BE MADE TO THE HISTORIC DISTRICT COMMISSION FOR APPROVAL.

APPLICATION IS FOR  Preliminary Approval  Final Approval

**TYPE AND COST OF BUILDING – All applicants must complete parts A – D**

**A. TYPE OF IMPROVEMENT:**

New Building

- 1.  Addition (If residential, enter number of new housing units added, if any in part D 13)
- 2.  Alteration (see 2 above)
- 3.  Repair, replacement
- 4.  Demolition (If multi-family residential, enter number of units in building in part D 12)
- 5.  Moving (relocation)
- 6.  Foundation only

**B. OWNERSHIP**

- 8a.  Private (individual, corporation, non-profit instruction, etc.)
- 8b.  Public (Federal, State, or local government)
- 9.  Proof of ownership (**required**). Proof shall consist of Title Insurance, Purchase Agreement. **Must** have Names of the principal owners involved in any Corporation, Partnership, etc.

**C. COST:**

10.  Total Cost of Improvement \$ 20,000,000

To be installed and included in the above cost:

- a. Electrical unknown
- b. Plumbing unknown
- c. Heating, Air Conditioning \_\_\_\_\_
- d. Other (elevator, etc.) unknown

**D. PROPOSED USE – for “demolition” indicate most recent use**

- 11.  One Family
- 12.  Multi-family # of units 79
- 13.  Transient hotel, motel, dormitory  
Enter # of units \_\_\_\_\_
- 14.  Garage
- 15.  Carport
- 16.  Other – specify \_\_\_\_\_  
\_\_\_\_\_
- 17.  Amusement, recreational
- 18.  Church, other religious
- 19.  Industrial
- 20.  Parking
- 21.  Service station, repair garage
- 22.  Hospital, institutional
- 23.  Office, bank-professional
- 24.  Public utility
- 25.  School, library, etc.
- 26.  Stores, mercantile
- 27.  Tanks, towers
- 28.  Other - specify \_\_\_\_\_

NON RESIDENTIAL – describe in detail the proposed use of building, e.g. food processing plant, machine shop, laundry building or hospital, elementary school, college, parochial school, parking garage for department store, rental office building, office building at an industrial plant. If use of existing building is being changed, enter proposed use.

Complete demolition of existing manufacturing building. Consistent with the City of Northville Master Plan and the Cady Street Overlay District, the proposed project is being developed as a mixed-use development, composed of both residential and commercial space. 1st floor parking, commercial & residential with residential on 2nd & 3rd floor

**SELECTED CHARACTERISTICS OF BUILDING**

For new buildings and additions, applicant shall complete parts E – L. For demolition, applicant shall complete only part J.

**E. PRINCIPAL TYPE OF FRAME**

- 29.  Masonry (wall bearing)
- 30.  Wood Frame
- 31.  Structural Steel
- 32.  Reinforced Concrete
- 33.  Other – specify \_\_\_\_\_

**F. PRINCIPAL TYPE OF HEATING FUEL**

- 34.  Gas
- 35.  Oil
- 36.  Electricity
- 37.  Coal
- 38.  Other – specify \_\_\_\_\_

**G. TYPE OF SEWAGE DISPOSAL**

- 39.  Public or private company
- 40.  Private (septic tank, etc.)

**H. TYPE OF WATER SUPPLY**

- 41.  Public or private company
- 42.  Private (well, cistern)

**I. TYPE OF MECHANICAL**

- Central Air 43.  Yes 44.  No
- Elevator 45.  Yes 46.  No

**J. DIMENSIONS**

- 47. Number of stories three (3)
- 48. Total square feet of floor area, all floors based on exterior dimensions 116,000
- 49. Total land area, square feet 205,167

**K. NUMBER OF OFF STREET PARKING SPACES**

50. Enclosed 41 51. Outdoors 190

**L. BEDROOMS/BATHS**

52. Number of bedrooms varies  
53. Number of baths varies Full baths \_\_\_\_\_ ½ baths \_\_\_\_\_

**M. COMPLETE APPENDIX D “SITE PLAN REVIEW CHECK LIST”** Pages 5-9 of this application

**Procedures to Appear Before the Planning Commission**

- Fill out the application with any backup documentation attached (i.e. blueprints, drawings, plot plans etc.)
- Make **10** copies of the application and backup documentation and assemble them into 10 identical packets. Application must be on top and backup documents must be folded to the same size as the application. Submissions in folders, binders, etc are not accepted. **One PDF file of site plans or document larger than 11”x17” must also be provided at time of submission and emailed to [dmassa@ci.northville.mi.us](mailto:dmassa@ci.northville.mi.us).**
- Submit the documents to the Building Department no later than 4:00 p.m. the day of the deadline. The deadline to submit applications and documentation is **21** days prior to the meeting date. If this date falls on a Saturday or Sunday, applications must be submitted on the Friday prior to the due date. Deadlines may also be moved due to holidays and newspaper publication schedules. Follow the submission schedule posted at the Building Department or on the City’s website [www.ci.northville.mi.us](http://www.ci.northville.mi.us).
- Planning Commission meetings are held the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of the month at 7:00 p.m. in the City Council Chambers. If there is a change in date or location, it will be posted on the City’s website and at City Hall.
- The applicant or a representative should be present at the meeting to answer any questions the commissioners may have. Presentation boards or other large items can be brought to the meeting to help the commissioners in the decision making process.

**APPLICATION CHECK LIST**

- Site Plan Application – completed in its entirety and signed. Unsigned applications are not accepted.
- Site plans, Sketches, etc. – hard copy
- Appendix D – Site Plan Review Checklist
- Proof of ownership (See page 2)
- All of the above assembled into 10 identical packets – no binders, folders, etc.
- PDF file of any sketch, site plan, or document larger than 11”x17” **emailed to [dmassa@ci.northville.mi.us](mailto:dmassa@ci.northville.mi.us).**
- Fee (see Development Review Fee Schedule) – Applications submitted without fees are not considered a timely submission, and shall be deferred to a future meeting.

*I hereby certify that the owner of record authorizes the proposed work and that the owner has authorized me to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction. The applicant hereby expressly acknowledges and agrees that by signing this document, the applicant is fully responsible for any and all fees, costs, and/or expenses which are associated with this application whether approval of the application is granted or not. In the event that the City of Northville is required to take any type of action, legal or otherwise, to collect any amount due or owing by the applicant, then the applicant expressly agrees to pay for any and all costs and expenses, including attorney fees, incurred by the City of Northville in having to collect any such amount due or owing by the applicant. **This section must be completed and signed or application will not be accepted.***

456 Cady, LLC

PRINT name of applicant

Kevin J. Schonscheck, authorized representative

Print the applicant’s full legal name (individual or company)

190 E. Main Street, Northville, MI 48167

Provide the applicant’s complete address

Purchaser of the property

248.330.5201

Relationship to owner

Phone #

**APPENDIX D**

**SITE PLAN REVIEW CHECKLIST**

To be Completed by Applicant A - G

**General Requirement of Overall Development Plan**

Submission shall consist of drawings shown at a scale of not less than 1 inch equals 50 feet on a standard sheet size of 24' x 36'. A scale of 1 inch equals 100 feet when conditions warrant or do not allow the use of the standard sheet size at a scale of 1 inch equals 50 feet may be permitted. Architectural elevations and floor plan details shall be drawn to a minimum scale of 1/8 inch equals 1 foot. The appropriate number of drawing/plans as provided in the adopted administrative rules together with the required application and fees shall be submitted to the Building Department. **One PDF file of drawings larger than 11x17 must also be provided at time of submission, email to dmassa@ci.northville.mi.us**

Included in the development plan shall be the following information. If required items of information are not applicable, the applicant shall indicate reason why the information is not necessary. The Planning Commission shall determine if a waiver for the required items of information is appropriate for preliminary and final site plan submittal.

**A. TITLE BLOCK INFORMATION**

1. Proprietor's Name and Address
2. Name of community where project is proposed
3. Scale of drawing
4. Revision block (month, day, year)
5. Name of Architect, Engineer, Surveyor, Landscape Architect or Planner and Professional Seal.
6. Legal Description of the Parcel

<b>INFORMATION</b>		
Provided	Not Provided	Reason N/A
X		
X		
X		
X		
X		
X		

**B. LEGEND INFORMATION**

1. Area of Parcel Proposed for Development
2. Zoning Classification of the Site
3. If Residential, show density calculations (i.e.: dwelling units per acre or bedrooms per acre)
4. If Commercial or Industrial show gross and useable floor area
5. Proposed and Existing Land Uses
6. Number of Parking Spaces Provided and Number Required by the Zoning Ordinance
7. Number of Loading & Unloading Spaces if Required & Number Required by the Zoning Ordinance
8. Percent of Parcel Covered by Main & Accessory Buildings

<b>INFORMATION</b>		
Provided	Not Provided	Reason N/A
X		
X		
X		
X		
X		
X		
X		
X		

**C. AREA PLAN/COMMUNITY LOCATION**

1. Relationship of the Proposed Development to a larger portion of the Community, generally with respect to the closest major arterial intersection.
2. Extent of Proprietors land if more than subject property
3. Zoning classification of all contiguous properties
4. Location of all contiguous buildings
5. Location of driveways opposite development and nearest driveways on contiguous street fronting property
6. Location and size of all off site utilities and utility easements
7. North Arrow

<b>INFORMATION</b>		
Provided	Not Provided	Reason N/A
X		
X		
X		
X		
X		
X		
X		

**D. SITE PLAN DEVELOPMENT**

1. Location and uses of all proposed and existing buildings
2. Dimensions from all exterior property lines to proposed and existing buildings
3. Existing and proposed grades shall be shown throughout site
4. If development is in phases, total over all conceptual development shall be shown together with details of Phase I
5. On site utilities, their location and connection to off-site utilities
6. Internal circulation pattern and points of ingress and egress to the site and relationship to external points of ingress and egress near or opposite the site
7. Location and design of all parking facilities & loading & unloading areas
8. Construction standards for all drives, walks and parking lots
9. Provisions of acceleration, deceleration and passing lanes
10. Location of trash receptacles, transformer pads or other utility surface structure
11. Applicable barrier free design rules

<b>INFORMATION</b>		
Provided	Not Provided	Reason N/A
X		
X		
X		
		X
X		
X		
X		
		X
X		
X		

**E. ARCHITECTURAL PLAN DETAILS**

1. Proposed architectural elevations
  
2. Floor plan layout to show:
  - a. Dwelling unit type (for multiples)
  - b. Useable floor space (for other)
  - c. Proposed use (for other)
  
3. Structural details for application of performance bonds

<b>INFORMATION</b>		
Provided	Not Provided	Reason N/A
X		

<b>INFORMATION</b>		
Provided	Not Provided	Reason N/A
X		
X		
X		
		X

**F. LANDSCAPING, LIGHTING AND SIGN DETAILS**

1. Green spaces, screening walls and/or berms and fencing with details and cross-section around parking stations, trash receptacles, utility structures and for screening adjacent properties
  
2. Landscaping specifications showing planting materials, species and number noted in landscape legend
  
3. Exterior lighting with locations and methods of shielding
  
4. Directional signs, location and size and design
  
5. Advertising signs, location, size and design

<b>INFORMATION</b>		
Provided	Not Provided	Reason N/A
X		
X		
X		
		X
		X

**G. GENERAL REMARKS**

---



---



---

**NOTE: FAILURE TO SUBMIT PLANS THAT DO NOT ALLOW THE PLANNING COMMISSION TO ADEQUATELY ADDRESS ALL THE CRITERIA PROVIDED FOR THE REVIEW BY THE PLANNING COMMISSION ACCORDING TO ARTICLE 19 OF THE ZONING ORDINANCE AND THE SITE PLAN CHECK LIST SHALL RESULT IN A DELAY TO THE APPLICANT.**





**CITY USE ONLY**

PLAN REVIEW RECORD

Plan Reviews Required

Date Plans Approved

Approved By

Building

\_\_\_\_\_

\_\_\_\_\_

Plumbing

\_\_\_\_\_

\_\_\_\_\_

Mechanical

\_\_\_\_\_

\_\_\_\_\_

Electrical

\_\_\_\_\_

\_\_\_\_\_

Police Department

\_\_\_\_\_

\_\_\_\_\_

Fire Department

\_\_\_\_\_

\_\_\_\_\_

City Engineer

\_\_\_\_\_

\_\_\_\_\_

Other

\_\_\_\_\_

\_\_\_\_\_

Building Permit #

**FOR DEPARTMENTAL USE ONLY**

Building Permit Issued \_\_\_\_\_  
(date)

Use Group \_\_\_\_\_

Building Permit Fee \$ \_\_\_\_\_

Fire Grading \_\_\_\_\_

Live Loading \_\_\_\_\_

Certificate of Occupancy \$ \_\_\_\_\_

Occupancy Load \_\_\_\_\_

Drain Title \$ \_\_\_\_\_

Plan Review Fee: \$ \_\_\_\_\_

Approved By:

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(title)