



CITY OF LESLIE

602 W. Bellevue • P.O. Box 496 • Leslie, MI 49251-0496
Phone: 517-589-8236 • Fax: 517-878-6868 • Web Site: www.cityofleslie.org

AGENDA

LESLIE CITY PLANNING COMMISSION
6:00 P.M., WEDNESDAY, OCTOBER 14, 2020
LESLIE CITY HALL, 602 W. BELLEVUE STREET, LESLIE

Meeting to be held as a Virtual Meeting due to the COVID-19 pandemic, under the authority of Executive Order No. 2020-154 of the Office of the Governor of the State of Michigan.

ON THE AGENDA:

1. Meeting called to order by Chair. Roll Call.
2. Pledge of Allegiance.
3. Approve the Agenda.
4. Approve Minutes from May 27, 2020 meeting.
5. Public Comment - Non-Agenda Items that cannot be handled during business hours.
6. Public Hearing: Special Land Use (SLU) permit application for 810 W. Bellevue.
7. Items of Business:
 - a. Site Plan Review 810 W. Bellevue Public Storage Rental Facility.
8. Items of Discussion: None.
9. Motion to Adjourn the Meeting.

A handwritten signature in black ink that reads "Chelsea Cox".

Chelsea Cox
Leslie City Clerk

Leslie City Planning Commission

A virtual meeting was held at 6:00 PM on
Wednesday May 27, 2020

Meeting Minutes

1. Meeting called to order by Chair Williams at 6:00 pm. Roll Call.

Present: Williams, Babin, Winslow, Stacy, Beegle & Muenzenmaier.

Absent: Chamberlain, Mitchell.

Also Present: City Manager/Zoning Administrator Susan Montenegro, Chelsea Cox.

2. Pledge of Allegiance.

Chair Williams led those present in the pledge of allegiance.

3. Approve the Agenda.

Motion by Winslow, seconded by Babin to approve the agenda.

All ayes, motion carried.

4. Approve Minutes from the October 30, 2019 meeting.

Motion by Winslow, seconded by Muenzenmaier to approve the minutes of the October 30, 2019 meeting.

All ayes, motion carried.

5. Public Comment – None.

6. Public Hearing: None.

7. Items of Business:

a. Sign Application for 828 W. Bellevue

Motion by Winslow, seconded by Babin to approve the sign application as presented.

All ayes, motion carried.

8. Items of Discussion. None.

9. Motion to adjourn meeting by Winslow seconded by Babin at 6:20 pm.

All ayes, motion carried.

Respectfully submitted,

Susan Montenegro,

Acting Secretary.

Application For Special Use Permit City of Leslie	Permit # _____
	Date <u>09/08/2020</u>
	Applicant <u>Jim Byrum</u>

To: The City of Leslie Council & The City of Leslie Planning Commision

From: Applicants Name: James R. Byrum

Phone Number: 517-937-7743

Address: 116 Charles Street, Lansing, MI 48912

Five (5) copies of this petition must be completed in full and submitted to the Zoning Administrator along with any additional information required.

A. Property Information

1. Property Description North portion of parcel 33-17-14-21-352-004
and parcel 33-17-14-21-352-003

2. Address of Property:
810 W. Bellevue

3. Existing Zoning of Property :
B2-Highway

4. Proposed Use of Property: Construct and operate an outdoor storage
facility. See attached site plan.

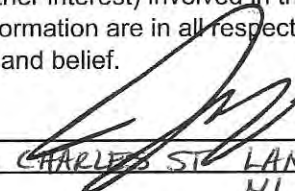
5. Estimated Completion Date of Construction or Alteration (if applicable):

B. Plot Plan Requirements

1. Existing zone boundaries
2. Lot dimensions and total property area
3. Location, use and dimensions of proposed and existing structures on and adjacent to site.
4. Proposed setbacks and yards.
5. Street rights-of-way, widths and street names.
6. Location, size and number of off-street parking spaces (if applicable)
7. Provisions for water and sewer service
8. Location and names of roads and road types (state, county, city; major or local)

C. Affidavit:

The undersigned affirms that (he) (she) (they) is/are the other interest
(Specify owner, lessee, or other interest) involved in this petition and that the foregoing
answers, statements and information are in all respects true and correct to the best of
(his) (her) (their) knowledge and belief.

Signed 
Address 116 CHARLES ST LANSING MI 48912

Phone 517-931-7743
Date 10/9/20

*Note: The party or parties signing the above affidavit should remember that the right to
the above permit is subject to annual review and is not transferrable. The standards on
which this permit is issued must be maintained to insure annual renewal.*

Official Action:

City of Leslie Planning Commission
Date Received: September 8, 2020

Action Taken: _____

Date of Public Hearing: October 14, 2020

Date of Advertising: September 28, 2020

Action Taken: _____

Secretary

Leslie City Council

Date Received: October 20, 2020
Action Taken: _____

Date: _____

City Clerk

Sec. 98-945. - Public storage rental facilities.

- (a) The minimum lot area for any public storage rental facilities shall be 8,000 square feet.
- (b) Public storage rental facilities shall be limited to storage use. Other commercial or associated uses are prohibited.
- (c) A residence may be permitted for security personnel or on-site operator.
- (d) Parking and circulation:
 - (1) One parking space shall be provided for each ten storage cubicles, equally distributed throughout the storage area. The parking requirement can be met with the parking lanes required for the storage area.
 - (2) Two parking spaces shall also be required for the residence of security personnel or on-site operator employed on the premises.
 - (3) One parking space shall also be required for every twenty storage cubicles up to a maximum of ten spaces, to be located adjacent to the rental office for the use of prospective clients.
 - (4) The following parking lanes and access aisles shall be required:
Twelve feet wide by a minimum of 25 foot long aisles.
 - (5) All driveways, parking, loading, storage, and vehicular circulation areas shall be paved, or constructed of approved driveway material.
- (e) The hours of operation of any public storage rental facilities shall be between 8:00 a.m. and 8:00 p.m., seven days per week.

(Ord. No. 178, § 3, 12-15-01)







CITY OF LESLIE

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NOTICE VIRTUAL PUBLIC HEARING CITY OF LESLIE RESIDENTS

PLEASE BE NOTIFIED, that there will be a **VIRTUAL PUBLIC HEARING** held:

Leslie City Planning Commission meeting

Date: October 14, 2020

Time: 6:00 PM

Place: Leslie City Hall – Virtual Meeting (A link for the meeting will be posted on the city website)

602 W. Bellevue Street

Leslie, MI 49251

Purpose of this public hearing is to consider the following application for Special Use:

CASE NO. 2020-SU-02: Jim Byrum, Applicant, requests a special use permit to allow the use of the northern portion of 810 W. Bellevue, Leslie, MI 49251 to construct and operate an outdoor storage facility.

Property Location: 810 W. Bellevue

Tax Parcel No.: 33-17-14-21-352-004 and 33-17-14-21-352-003

Legal Description: LSV 344 BEG @ A PT ON W SEC LNN01D30'E 528 FT FROM THE SW COR SEC 21 - N01D30'E TO S LN OF HULL RD R/W -S33D 47'35"E ON R/W 189.29 FT -S53D54'44"E ON R/W 517.72 FT - S47D09'44"E ON R/W 129.91 FT -S33D39'44"E 129.91 FT -S20D09'44"E ON R/W 129.91 FT -S0D05'16"E 135.01 FT ON R/W TO N R/W LN BELLEVUE RD -N89D54' 44"W ON R/W 322.25FT -N01D30'E 473 FT -N88D20'20"W 412.5 FT TO THE POB SEC 21 T1NR1W CITY OF LESLIE 4.76 AC M/L

Current Zoning: B2-General Highway District

Leslie City Council will review Special Use Permit No. 2020-SU-02 at its virtual meeting held Tuesday, October 20, 2020 at 7:00 PM at Leslie City Hall 602 W. Bellevue St., Leslie, MI 49251 and offer the final determination.

Additional details may be examined at the Leslie City Offices, 602 W. Bellevue Street, Leslie, MI 49251, during regular business hours, Monday – Friday 8:00 am – 4:30 pm.

Public comment will be accepted regarding this application at the virtual public hearing conducted by the Leslie City Planning Commission on Wednesday, October 14, 2020 at 6:00 pm and at a virtual meeting of the Leslie City Council Meeting on Tuesday, October 20, 2020 at 7:00 pm. Written comments will be accepted at Leslie City Offices P.O. Box 496 Leslie, MI 49251.

THIS NOTICE IS SENT TO ALL PROPERTY OWNERS OF RECORD, FOR PROPERTY WITHIN 300 FEET OF ANY PORTION OF THE APPLICANT'S PROPERTY.

Chelsea Cox, Leslie City Clerk
City of Leslie

This institution is an equal opportunity provider and employer.



Parcel # 33-17-14-21-352-004 and 33-17-14-21-352-003
810 W. Bellevue

CITY OF LESLIE, MICHIGAN SITE PLAN REVIEW APPLICATION AND CHECKLIST

- Approval of the site plan is hereby requested for the following parcel(s) of land in the City of Leslie
- This application is submitted with three (3) copies of the complete site plan and payment of the appropriate review fees. Applicant shall also submit a digital version of the site plan to the zoning administrator.
- Application must be filed least 25 days prior to a scheduled planning commission meeting for staff review and proper notices.
- The attached checklist has been completed to certify the data contained on the site plan. If the required data has not been provided, the appropriate box has been checked with a statement of explanation on why the data has not been provided.
- I understand that if my site plan is deemed to be incomplete, it may be returned by the City for revisions without being forwarded to the Planning Commission for consideration, until such time as the requirements have been adequately met.
- By signing this application, the applicant hereby grants full authority to the City of Leslie, its agents, employees, representatives and/or appointees to enter upon the undersigned lands/parcel(s) for the purposes of inspection and examination.

Application Filed On:	September 4, 2020
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Application Transmitted by City On:	
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Property Details:

1. Name of Proposed Development:	Corporation to be formed - James R Byrum
2. Property Street Address:	810 West Bellevue Leslie, MI 49251
3. Location of Property: On the (north, south, east, west side) of Street, between	North of W Bellevue, West of S Hull Rd.
4. Legal Description of Property:	Attached on Plan
5. Site Area (in acres and square feet):	4.76 Acres (207,345.6 Square Feet)
6. Zoning Designation of Property:	B-2 Highway Service

Ownership:

1. Name of Title/Deed Holder:	Bellevue Development, LLC
2. Address:	4933 Bellevue Onondaga, MI 49264
3. Telephone No:	517-285-2306
4. Email address:	jim@byrumbuilders.com

Applicant:

1. Applicant (If different from owner above):	Corporation to be formed - James R Byrum
2. Address:	116 Charles Street Lansing MI 48912
3. Telephone No:	517-937-7743
4. Email address:	jim@byrumbuilders.com
5. Interest in Property (potential buyer/lease holder/potential lessee/other):	Potential Lessee

810 BELLEVUE

CITY OF LESLIE, MICHIGAN

STORMWATER MANAGEMENT REPORT



Kurt R. Kraulik

2020.08.14 10:09:45-04'00

Prepared by:

DC Engineering, P.C.

8-12-2020

RUNOFF DETENTION
<i>Ingham County</i>

SITE LOCATION Byrum Builders - 810 W Bellevue
 DRAINAGE AREA= 3.78 acres Maximum discharge 0.15 CFS/AC
 MAX ALLOWABLE DISCHARGE (CFS)= 0.57
 POND SIZE REQUIRED= 30264

Runoff Coefficient for Rational Method			
Surface type	C	Area (acres)	C*Area
Water surface	1.00		0.00
Roofs/pavements	0.95	2.2	2.09
Gravel, brick	0.85		0.00
Lawns, landscaped areas, playgrounds			
Hydrologic Soil A	0.15		0.00
Slope<4%	0.20		0.00
Slope>8%	0.25		0.00
Hydrologic Soil B	0.25		0.00
Slope<4%	0.30		0.00
Slope>8%	0.35		0.00
Hydrologic Soil C	0.30	1.58	0.47
Slope<4%	0.35		0.00
Slope>8%	0.40		0.00
Hydrologic Soil D	0.45		0.00
Slope<4%	0.50		0.00
Slope>8%	0.55		0.00
Total Area		3.78	Ave Coef 0.68

First Flush = 13721 CFT
 2Yr Bank Full = 21000 CFT
 First Flush Release= 0.11 CFS
 2 Yr BankFull = 0.24 CFS

RAINFALL, 100-YEAR STORM				RUNOFF			
Duration (Minutes)	Duration (Hours)	INTENSITY (Inches/hour)	Amount (Inches)	AVE COEF	RUNOFF (cft)	PERMITTED OUTFLOW (cft)	REQUIRED STORAGE (cft)
5	0.08	7.44	0.62	0.68	5785	32	5753
10	0.17	6.54	1.09	0.68	10170	64	10107
15	0.25	5.60	1.40	0.68	13063	95	12967
30	0.50	3.84	1.92	0.68	17915	291	17624
60	1.00	2.44	2.44	0.68	22767	638	22128
120	2.00	1.51	3.02	0.68	28178	1669	26509
180	3.00	1.11	3.33	0.68	31071	2734	28337
360	6.00	0.65	3.90	0.68	36389	6125	30264
720	12.00	0.38	4.52	0.68	42174	13302	28872
1080	18.00	0.27	4.89	0.68	45626	20704	24923
1440	24.00	0.22	5.20	0.68	48519	28334	20185

DISCHARGE FROM FIRST FLUSH RATE	DISCHARGE FROM 2 YEAR RATE	DISCHARGE FROM 100 YEAR RATE	TOTAL DISCHARGE
32	0	0	32
64	0	0	64
95	0	0	95
191	100	0	291
381	196	61	638
762	507	400	1669
1143	827	763	2734
2287	1846	1992	6125
4574	3998	4730	13302
6861	6216	7627	20704
9148	8501	10686	28334



CLIENT NAME Byrum Builders JOB NAME 810 Bellevue
SUBJECT STORM WATER DETENTION CALCULATIONS PG 1/5
COMPUTED BY KRL DATE 8/17/2020 CHK. BY _____ DATE _____

PROBLEM:

DETERMINE STORMWATER DETENTION REQUIREMENTS TO MEET INGHAM COUNTY DRAIN COMMISSION REQUIREMENTS.

SOLUTION:

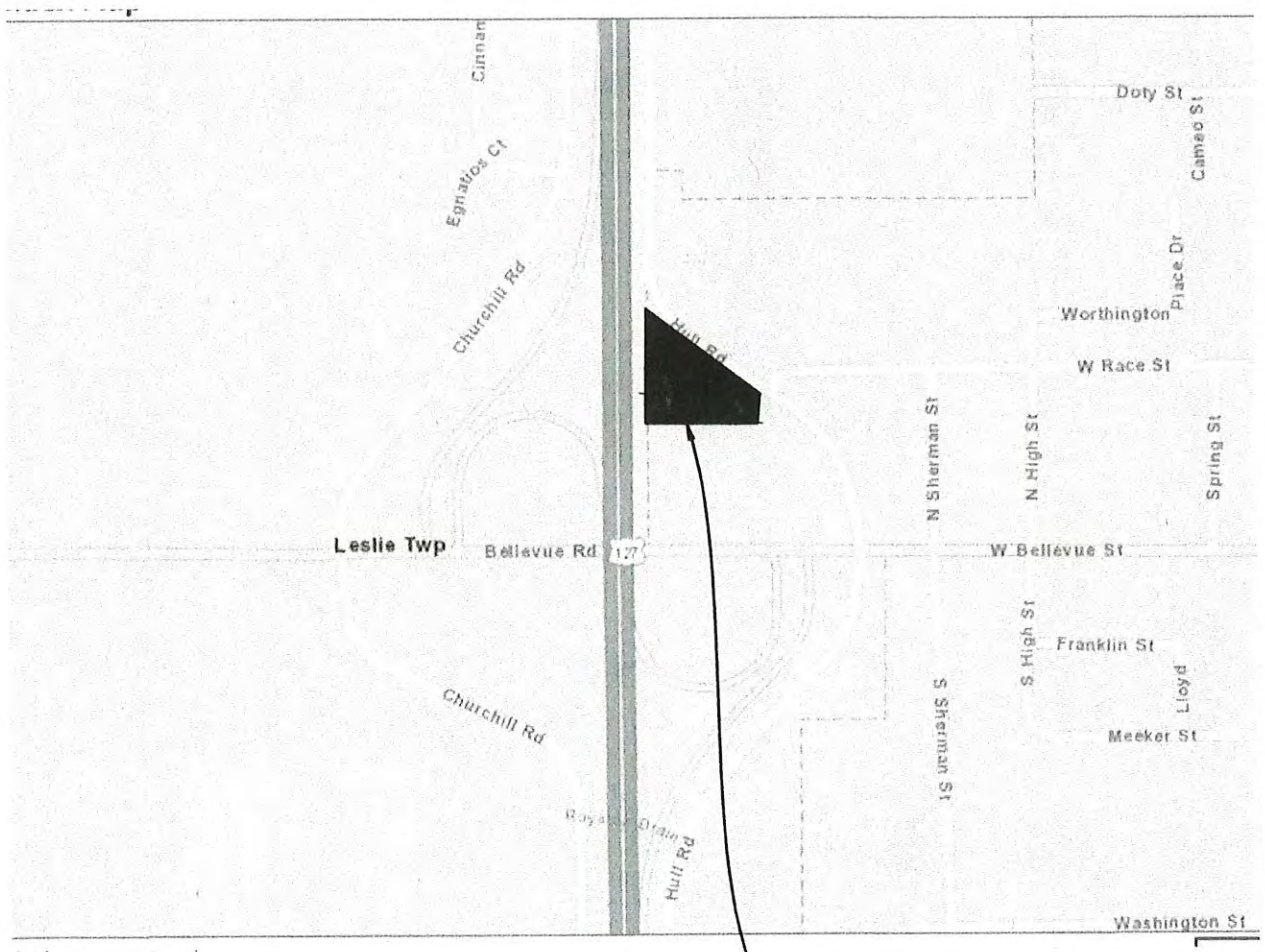
I. PROPOSED DEVELOPMENT.

DEVELOPMENT CONSIST OF THE CONSTRUCTION OF A MINI-STORAGE FACILITY. SITE WILL DRAIN FROM NORTH TO SOUTH. RUNOFF WILL BE COLLECTED AT SOUTH END OF SITE BY A STORM SYSTEM. STORM SYSTEM WILL DISCHARGE TO A STORM WATER DETENTION BASIN AT THE SOUTH END OF THE PROPERTY. THIS BASIN WILL ALSO DIRECTLY COLLECT RUNOFF FROM THE NORTH HALF OF THE EXISTING BUILDING IMMEDIATELY SOUTH OF THE PROPOSED DEVELOPMENT.

DISCHARGE FROM THE DETENTION BASIN WILL BE CONTAINED BY A GRAVEL JACKETED STAINLESS PIPE. DISCHARGE WILL LEAVE THE BASIN TO THE SOUTH AND WILL DISCHARGE TO THE EXISTING COUNTY DRAIN (ROYSTON BRANCH #1) ON THE NORTH SIDE OF BELLEVUE HIGHWAY.

II. DETENTION BASIN STORAGE VOLUME.

- PROPOSED CONDITIONS IS PROVIDED IN FIGURE 2
- INGHAM COUNTY STORMWATER DETENTION SPREADSHEET IS PROVIDED IN FIGURE 3.
- STAGE/STORAGE TABLE IS PROVIDED IN FIGURE 4.

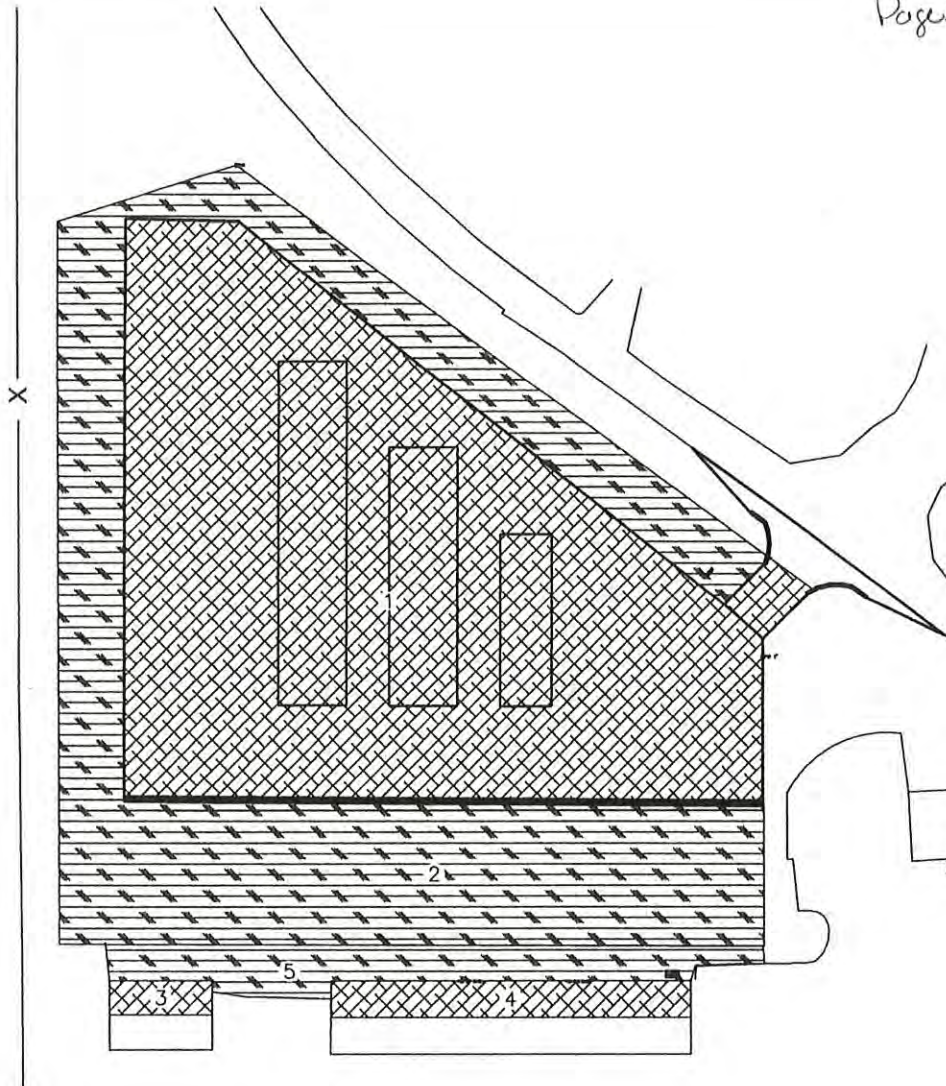


PROJECT
LOCATION

 **ENGINEERING** PC
1210 N. CEDAR ST., SUITE 8
LANSING, MICHIGAN 48906
PH: (517) 853-7866
FAX: (517) 853-7869

FIGURE 1
LOCATION MAP

CLIENT: BYRUM BUILDERS
PROJECT: 810 BELLEVUE



Pr Sub-Watershed 1 Runoff Areas	
Description : No.	Area (sft)
C soil <4% (EX) : 5	8239
C soil <4% (PR) : 2	60605
Roof-Pav (PR) : 1	90159
Roof-Pav (PR) : 3	1204
Roof-Pav (PR) : 4	4478

$$\sum = 68,844 \text{ SF} \\ (1.58 \text{ Ac})$$

$$\sum = 95,841 \text{ SF} \\ (2.20 \text{ Ac})$$

DE ENGINEERING PC
 1210 N. CEDAR ST., SUITE B
 LANSING, MICHIGAN 48906
 PH: (517) 853-7866
 FAX: (517) 853-7869

PROPOSED
 CONDITIONS
 FIGURE 2

DWG: KRK	CHKD:
CLIENT: BYRUM BUILDERS	
PROJECT: 810 BELLEVUE	
SHEET	

BYRUM BUILDERS
Project: 810 BELLEVUE
Basin Description: STORMWATER DETENTION

Contour Elevation	Contour Area (sq. ft)	Depth (ft)	Incremental Volume Conic (cu. ft.)	Cumulative Volume Conic (cu. ft.)
950.0	5,478	N/A	N/A	0
950.1	5,716	0.1	560	560
950.2	5,933	0.1	582	1,142
950.3	6,151	0.1	604	1,746
950.4	6,369	0.1	626	2,372
950.5	6,588	0.1	648	3,020
950.6	6,807	0.1	670	3,690
950.7	7,027	0.1	692	4,382
950.8	7,247	0.1	714	5,095
950.9	7,468	0.1	736	5,831
951.0	7,690	0.1	758	6,589
951.1	7,912	0.1	780	7,369
951.2	8,134	0.1	802	8,171
951.3	8,357	0.1	825	8,996
951.4	8,581	0.1	847	9,843
951.5	8,805	0.1	869	10,712
951.6	9,030	0.1	892	11,604
951.7	9,255	0.1	914	12,518
951.8	9,481	0.1	937	13,455
951.9	9,707	0.1	959	14,414
952.0	9,934	0.1	982	15,396
952.1	10,162	0.1	1,005	16,401
952.2	10,390	0.1	1,028	17,429
952.3	10,618	0.1	1,050	18,479
952.4	10,847	0.1	1,073	19,552
952.5	11,077	0.1	1,096	20,649
952.6	11,307	0.1	1,119	21,768
952.7	11,538	0.1	1,142	22,910
952.8	11,769	0.1	1,165	24,075
952.9	12,001	0.1	1,188	25,264
953.0	12,233	0.1	1,212	26,475
953.1	12,466	0.1	1,235	27,710
953.2	12,700	0.1	1,258	28,969
953.3	12,934	0.1	1,282	30,250
953.4	13,168	0.1	1,305	31,555
953.5	13,403	0.1	1,329	32,884
953.6	13,639	0.1	1,352	34,236
953.7	13,875	0.1	1,376	35,612
953.8	14,112	0.1	1,399	37,011
953.9	14,349	0.1	1,423	38,434
954.0	14,586	0.1	1,447	39,881
954.1	14,823	0.1	1,470	41,351
954.2	15,060	0.1	1,494	42,845
954.3	15,298	0.1	1,518	44,363

FIRST FLUSH
13,721 CFT

2yr BASEFLOOD
21,000 CFT

100yr FLOOD CONTROL
30,264 CFT



CLIENT NAME Byrom Bunde JOB NAME 810 W. BELLEVUE
SUBJECT Stormwater Outlet Controls PG. 1/2
COMPUTED BY KRK DATE 8/6/2020 CHK. BY _____ DATE _____

PROBLEM: DETERMINE DISCHARGE CONTROLS TO MEET
ICDC DISCHARGE REQUIREMENTS.

SOLUTION:

NOTE: FOR STORAGE VOLUME
ELEVATIONS REFER
TO FIGURE 4 UNDER
DETENTION CALCULATIONS.

I. FIRST FLOOD

$$Q_{MAX} = 0.11 \text{ CFS}$$
$$HWSEL_{FF} = 951.8$$
$$LWSEL = 950.0$$

$$Q = CA\sqrt{2gH}$$

$$H = 1.8 \text{ FT.}$$

$$C = 0.60$$

SOLVE FOR A:

$$A = 0.017 \text{ SF}$$

USE $1\frac{3}{4}$ " ϕ ORIFICE; $A = 0.0167 \text{ SF}$ ✓

II 2yr BANK FULL

$$Q_{MAX} = 0.24 \text{ CFS.}$$

$$HWSEL_{2yr} = 952.5 \text{ FT.}$$

$$Q_{FROM \text{ F.F. ORIFICE}} =$$

$$Q_{FF} = (0.6)(0.0167)\sqrt{2g(2.5)} ; H = 952.5 - 950.0$$
$$= 0.13 \text{ cfs.}$$

$$Q_{MAX \text{ FOR } 2yr \text{ ORIFICE}} = 0.24 - 0.13 = 0.11 \text{ cfs.}$$

$$HWSEL = 952.5$$

$$LWSEL = 951.8$$

$$Q = CA\sqrt{2gH}$$

$$H = 0.7 \text{ FT}$$

SOLVE FOR A:

$$A = 0.0273 \text{ SF}$$

USE $2\frac{1}{4}$ " ORIFICE

$$A = 0.0276 \text{ SF.}$$



CLIENT NAME Byrum Boulder JOB NAME 810 W BELLEVUE
SUBJECT _____ PG 2/2
COMPUTED BY _____ DATE _____ CHK. BY _____ DATE _____

III 100 Yr Flood Control

$$Q_{max} = 0.57 \text{ cfs.}$$

$$HWSEL_{100yr} = 953.3 \text{ FT}$$

Q From F.F. OFFICE

$$Q = (0.6)(0.0167)\sqrt{29(3.3)} ; H = 953.3 - 950.0 \\ = 0.15 \text{ cfs.}$$

Q From 2yr OFFICE

$$Q = (0.6)(0.0276)\sqrt{29(1.5)} ; H = 953.3 - 951.8 \\ = 0.16 \text{ cfs.}$$

$$Q_{max} \text{ For 100yr OFFICE} = 0.57 - 0.15 - 0.16 \\ = 0.26 \text{ cfs.}$$

$$HWSEL = 953.3$$

$$LWSEL = 952.5$$

$$Q = CA\sqrt{29H} ; H = 0.8 \text{ FT}$$

Solve for A;

$$A = 0.0604 \text{ SF}$$

USE 3 1/4" OFFICE; A = 0.058 SF.

IV EMERGENCY overflow

Primary overflow will be by overflow of the stand pipe. TOP OF STAND PIPE SET AT ELEVATION 953.3 FT.

TOP BASIN SET AT ELEVATION 954.3, so 1 FT FREEBOARD IS PROVIDED.

IF ALL SYSTEMS FAIL; BASIN WILL BE OVERTOPPED AT SOUTH WEST CORNER. FLOW WILL BE CONVEYED AROUND WEST SIDE OF EXISTING BUILDING AND WILL FLOW TO MOST ROADSIDE DITCH, WHICH FLOWS TO THE COUNTY DRAIN ON NORTH SIDE OF BELLEVUE.



CLIENT NAME Byrum Builders JOB NAME 810 BELLEVUE
SUBJECT STORM WATER PIPE SIZING PG 3/3
COMPUTED BY KML DATE 8/7/2020 CHK. BY _____ DATE _____

V SHOW HGL REMAINS BELOW GRADE FOR SYSTEM

STRUCTURE	100YR FLOW (CFS)	FULL PIPE CAPACITY (CFS)	EGL TO PASS FLOW (%)	LENGTH (FT)	WSL (FT)	GRADE (FT)	Δ (FT)
POND	12.24	18.48	(FLOW PIPE)	98	953.3	N/A	
PCRB-4	9.83	6.47	2.3%	55	959.25 (CROWN)	966.9	7.65
PCRB-3	8.03	6.47	1.54%	65	960.52	966.9	6.38
PL-OB-2	5.59	3.57	0.75%	65	961.52	966.9	5.38
PCRB-1					962.00	966.9	4.90

100 YR HGL REMAINS BELOW GRADE



CLIENT NAME Byrum Builders JOB NAME 810 Belleville
SUBJECT STORMWATER PIPE SIZING PG 1/3
COMPUTED BY KRL DATE 8/7/2020 CHK. BY _____ DATE _____

I. PRCB1 to PRCB2

$$\text{Area} = 45,813 \text{ SF (1.05 Ac)}$$

Assume All impervious

$$C = 0.95$$

$$I_{\text{burr}} = 3.72$$

$$I_{100yr} = 5.6$$

$$Q_{10} = 3.71 \text{ cfs} ; \text{ USE } 12" \phi @ 1.00\% \Rightarrow \text{Capacity} = 3.57 \text{ cfs} \checkmark$$

$$Q_{100} = 5.59 \text{ cfs}$$

II PRCB2 to PRCB3

$$\begin{aligned} \text{Total Area} &= 1.05 \text{ Ac} + 19,936 \text{ SF} \\ &\quad (0.46 \text{ Ac}) \\ &= 1.51 \text{ Ac} \end{aligned}$$

$$Q_{10} = 5.34 \text{ cfs} ; \text{ USE } 15" \phi @ 1.00\% \Rightarrow \text{Capacity } 6.47 \text{ cfs} \checkmark$$

$$Q_{100} = 8.03 \text{ cfs}$$



INGHAM COUNTY ROAD COMMISSION
DRIVEWAY APPLICATION

Print Form

[X] Commercial [] Residential [] Field Access

Application Number _____ Permit Fee _____

Receipt Number _____ Culvert Fee _____

Application and permit to construct, use, and maintain a driveway approach to an Ingham County Road. If the applicant hires a contractor to perform the work, BOTH must complete this form and BOTH assume responsibility for the provisions of this Application and Permit.

Table with 2 columns: APPLICANT and CONTRACTOR. Fields include NAME, MAILING ADDRESS, TELEPHONE NO., FAX NO., SIGNATURE, and TITLE.

The above named applicant hereby makes application for a permit to construct a driveway approach within the right-of-way of South Hull Road located in Leslie Township, Section(s) 21

During a period beginning _____ and ending _____. The exact location is as follows: W Bellevue Rd. & S. Hull Rd., turn North on S Hull Rd.; go .13mi(681 ft.); Will be on the left at the intersection of S Hull & W Race St. (Parcel address or location from nearest cross road)

Proposed driveway width at R/W Line 90 ft. Driveway surface type Bituminous Asphalt Parcel frontage 638 ft.

Remarks: Driveway is a 30' commercial driveway that is aligned with the intersection of S Hull Road and N Race St.

The above stated intentions shall be carried out in the manner applied for and in accordance with plans, specifications, maps, and statements filed with the Road Commission as part of this application. If said permit is granted, the above named applicant agrees to meet all requirements of the Road Commission's standard specifications, supplemental specifications, and conditions set forth on the reverse side of this application and permit.

DO NOT WRITE BELOW THIS LINE

FIELD INSPECTION REPORT: Date: _____ Road Surface _____ Curb _____ Ditch _____ Obstructions _____ Culvert required _____ Diameter and length _____ Curb Cut _____ Size _____ Proposed driveway surface _____ Remarks: _____

A permit as requested in the foregoing application, subject to the conditions to which the applicant therein agrees, is hereby granted commencing _____ and ending _____. The period applied for and granted in this application and permit covers activity within the right-of-way. The applicant's obligation to maintain the driveway remains in force as long as the driveway exists.

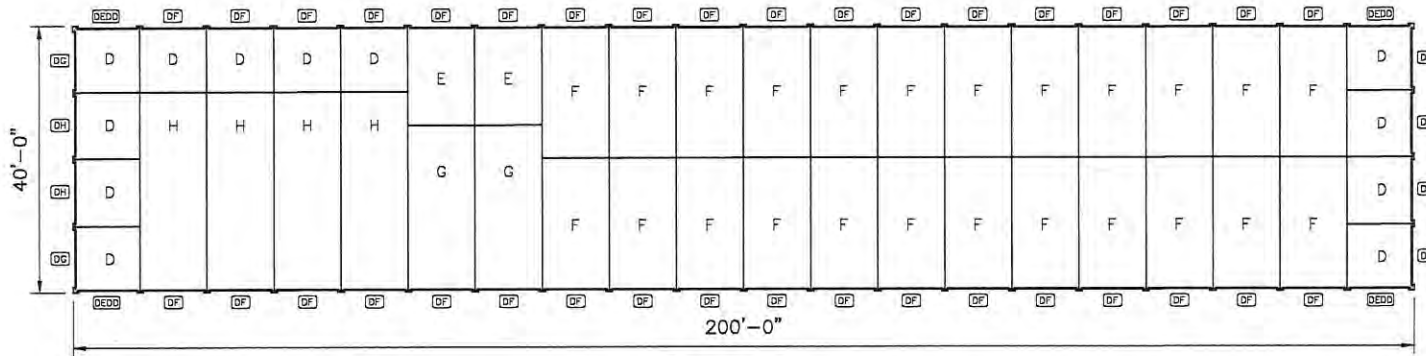
1. **SPECIFICATIONS:** All work performed under this permit must be in accordance with the approved plans, specifications, maps, and statements filed with the Road Commission. The work must comply with the Road Commission's current requirements and specifications and applicable MDOT specifications.
2. **FEES & COSTS:** The permit applicant shall be responsible for all fees and costs incurred by the Road Commission in connection with this permit and shall deposit estimated fees and costs, as determined by the Road Commission, at the time the permit is issued.
3. **CASH BOND:** The permit applicant shall, upon request, provide a cash deposit, certified check, cashier's check, money order, or irrevocable letter of credit drawn on a solvent bank for an amount acceptable to the Road Commission at the time the permit is issued.
4. **INDEMNIFICATION:** The Permit Holder shall hold harmless and indemnify, and keep indemnified, the Road Commission, its officers and employees from all claims, suits, and judgments to which the Road Commission, its officers and employees may be subject. The Permit Holder shall also hold harmless and indemnify, and keep indemnified, the Road Commission, its officers and employees for all costs and actual attorney fees which may be incurred on account of injury to persons or damage to property, including property of the Road Commission, whether due to negligence of the Permit Holder or the joint negligence of the Permit Holder and the Road Commission, arising out of the work under this permit, or in connection with the work not authorized by this permit, or resulting from failure to comply with the terms of this permit, or arising out of the continued existence of the work product which is the subject of this permit.
5. **ACCIDENT LIABILITY:** The Permit Holder shall be liable for all damages, both to property and to persons, resulting from accidents which may occur as a result of the proposed operations in pursuance hereof.
6. **MISS DIG:** The Permit Holder must comply with the requirements of Act 53 of Public Acts of 1974, as amended. CALL MISS DIG AT (800) 482- 7171 AT LEAST TWO (2) FULL WORKING DAYS, BUT NOT MORE THAN TWENTY ONE (21) CALENDAR DAYS BEFORE THE START OF WORK. The Permit Holder assumes all responsibility for damages to or interruption of underground utilities.
7. **TIME RESTRICTIONS:** All permitted work must be performed Mondays through Fridays between 8:00 AM and 5:00 PM unless written approval is obtained from the Road Commission to work outside of those hours. The permitted work shall be performed during the period of time described on the permit unless an extension is granted by the Road Commission. Additional permit fees may be required to consider a time extension.
8. **SAFETY:** The Permit Holder agrees to work under this permit in a safe manner and to keep the road right-of-way affected by this permitted activity in a safe condition until the work is completed and accepted by the Road Commission. All work zone signing and flagging operations shall comply with the Michigan Manual of Uniform Traffic Control Devices and Road Commission standards. Traffic shall be maintained at all times unless otherwise indicated hereon by a duly authorized representative of the Road Commission.
9. **RESTORATION AND REPAIR OF ROAD:** The Permit Holder agrees to restore the road and right-of-way to a condition equal to or better, as determined by the Road Commission, than its condition before the work began.
10. **LIMITATION OF PERMIT:** This permit does not relieve the Permit Holder from complying with regulations of other agencies or applicable laws. The Permit Holder is responsible for obtaining additional permits or releases which may be required in connection with this work from governmental agencies, public utilities, corporations, and individuals, including property owners. Permission may be required from adjoining property owners.
11. **VIOLATION AND REVOCATION OF PERMIT:** Permits are automatically invalidated by the violation of any of the conditions specified by the terms of the permit or by false information given on the application. Failure to comply with the conditions of this permit may be just cause for the immediate suspension or revocation of any or all permits and cause for the Road Commission to use bond money to restore the road and right-of-way to its satisfaction. This permit may be suspended or revoked at will. It is to be understood that the Permit Holder acquires no rights in the road right-of-way and expressly waives any right to claim damages or compensation in case this permit is revoked.

A copy of this permit shall be available at the sight of the work and subject to inspection at all times by representatives of the Road Commission.

STANDARD SPECIFICATIONS

1. **DRIVEWAY DIMENSIONS:** Driveway width at the right-of-way line shall be at least 12 feet, but not more than 20 feet. If the road has curb and gutter, the width of the curb opening (curb cut) shall be as indicated on the Field Inspection Report portion of the permit. Curb openings shall not be less than 20 feet or more than 30 feet in width.
2. **DRAINAGE:** Driveways shall be constructed so that drainage patterns are not adversely affected by the driveway, or its construction. Drainage patterns and stability of the road pavement and subgrade shall not be altered by driveway construction or roadside development. All driveway culverts shall be corrugated metal pipe (CMP) of adequate size to carry the anticipated natural flow of the ditch, unless otherwise approved. Driveway culverts shall be a minimum of 12-inches diameter, have a minimum length of 24 feet, and a maximum length of 48 feet. Except for driveway crossings, enclosure of roadside ditches will not be permitted. The installation of headwalls on culvert ends is not permitted. The Road Commission may require the Permit Holder to prepare the roadside ditch to accommodate culvert installation and subsequent driveway construction.
3. **SURFACING AND GRADES:** Driveways constructed to access unpaved roads may be surfaced in asphalt or concrete, but the pavement shall not extend into the road right-of-way. Driveways constructed to access paved roads may be surfaced in asphalt or concrete, but concrete pavement shall end 2 feet from the edge of pavement and an asphalt "tab" be installed between the concrete and the edge of road pavement. If the road is uncurbed, the grade of the driveway between the edge of road pavement and the edge of the shoulder shall conform to the slope of the shoulder. Driveway grades shall not exceed 10% (1 foot of rise in 10 feet of run) upward or downward from the edge of shoulder or the back of curb and gutter.





C - 40'-0" x 200'-0" x 8'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM

DOOR SCHEDULE						
QTY	CODE	TYPE	SIZE	ROUGH OPENING	MANUF.	DESCRIPTION
4	DB	ROLL-UP	3'-8" x 7'-0"	3'-8" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR, 944
10	DC	ROLL-UP	4'-0" x 7'-0"	4'-0" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR, 944
4	DE	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR, 944
8	DEDD	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRAC-RITE/eq.	NON-OPERATIONAL DOOR, 944
78	DF	ROLL-UP	9'-0" x 7'-0"	9'-0" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR, 944
4	DG	ROLL-UP	8'-8" x 6'-6"	8'-8" x 6'-6"	TRAC-RITE/eq.	ROLL-UP DOOR, 944
4	DH	ROLL-UP	9'-0" x 6'-6"	9'-0" x 6'-6"	TRAC-RITE/eq.	ROLL-UP DOOR, 944

ROLL-UP DOORS MEET ASTM E330

DOOR SIZES MAY VARY DUE TO ENGINEERING ISSUES

"NOTICE"

NO FABRICATION CAN BE SCHEDULED OR BEG UNTIL "APPROVED" OR "APPROVED AS NOTED" DOCUMENTS ARE RECEIVED BY TRACHTE BUIL SYSTEMS.

COMPLETE THE FOLLOWING:

___ APPROVED - RELEASE FOR FABRICATION

___ APPROVED AS NOTED - RELEASE FOR FABRI

___ NOT APPROVED - REVISE AND RESUBMIT


SIGNATURE _____

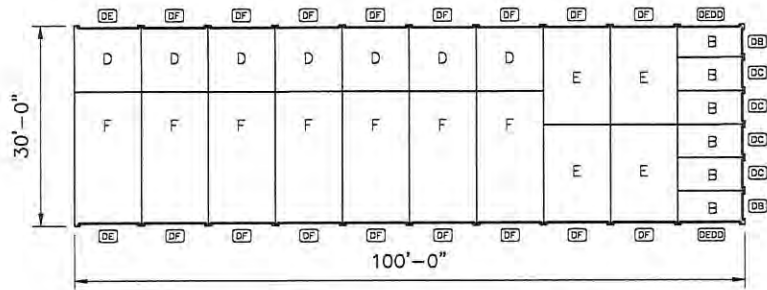
COMPANY _____

DATE ___/___/___

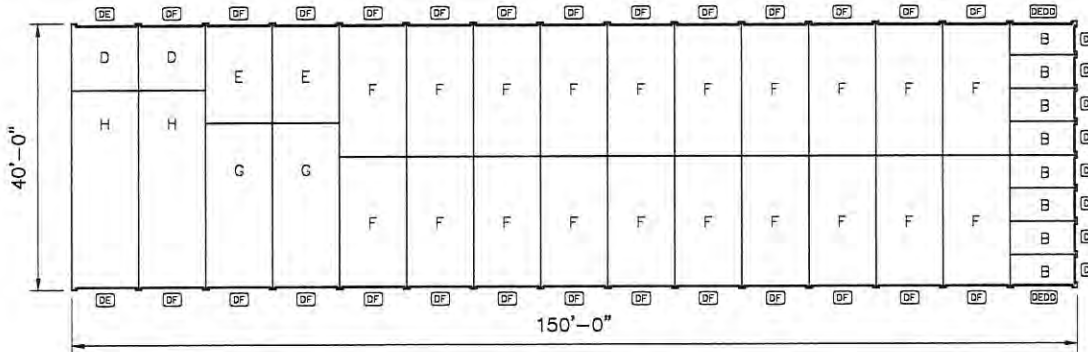
* THE ABOVE PLAN MAY NOT REFLECT THE IMPLICATIONS OF SECTION 903.2.9 OF THE 2012 OR 2015 IBC CODE WHICH MAY REQUIRE 3 HOUR FIREWALLS EVERY 2,500 SQFT OR MAY REQUIRE YOU TO SPRINKLE THE BUILDING.

** TRACHTE RECOMMENDS (IN USA ONLY) THAT ALL PROJECTS REQUIRE A NUMBER OF UNITS BE ADA ACCESSIBLE, IF A CUSTOMER CHOOSES TO NOT CONFORM TRACHTE WILL NOT BE HELD ACCOUNTABLE.

<p>TRACHTE BUILDING SYSTEMS, Inc.</p> <p><i>This drawing and all parts thereof is the exclusive property of Trachte Building Systems, Inc. 314 Wilburn Road, Sun Prairie, Wisconsin (800/356-5824) (Local 608/837-7899) and may not be reproduced in whole or part without written permission.</i></p>		Revisions:	By:	Job Description:	PAGE 2 c	
		6/2/20 Chg bldg B layout. Add Bldg C	RJ	PROPOSED STORAGE SYSTEM FOR: Jim Byrum		
				Bellevue		
				Leslie, MI		
				Sheet Title	Plan #	
Name: Rick		Scale: 1 = 30'	Date: 3/18/20	FLOOR PLAN		
				52700		



A - 30'-0" x 100'-0" x 8'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM



B - 40'-0" x 150'-0" x 8'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM

UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
B	5 x 10	14	13.5	700
D	10 x 10	21	20.2	2100
E	10 x 15	8	7.7	1200
F	10 x 20	51	49.0	10200
G	10 x 25	4	3.8	1000
H	10 x 30	6	5.8	1800
TOTAL		104	100	17000

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COMPLETE THE FOLLOWING:

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- APPROVED AS NOTED - RELEASE FOR FABRIC.
- NOT APPROVED - REVISE AND RESUBMIT

SIGNATURE _____

COMPANY _____

DATE ____/____/____

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Revisions:

6/2/20	Chg bldg B layout. Add Bldg C	By: RJ
Name: Rick	Scale: 1 = 30'	Date: 3/18/20

Job Description:

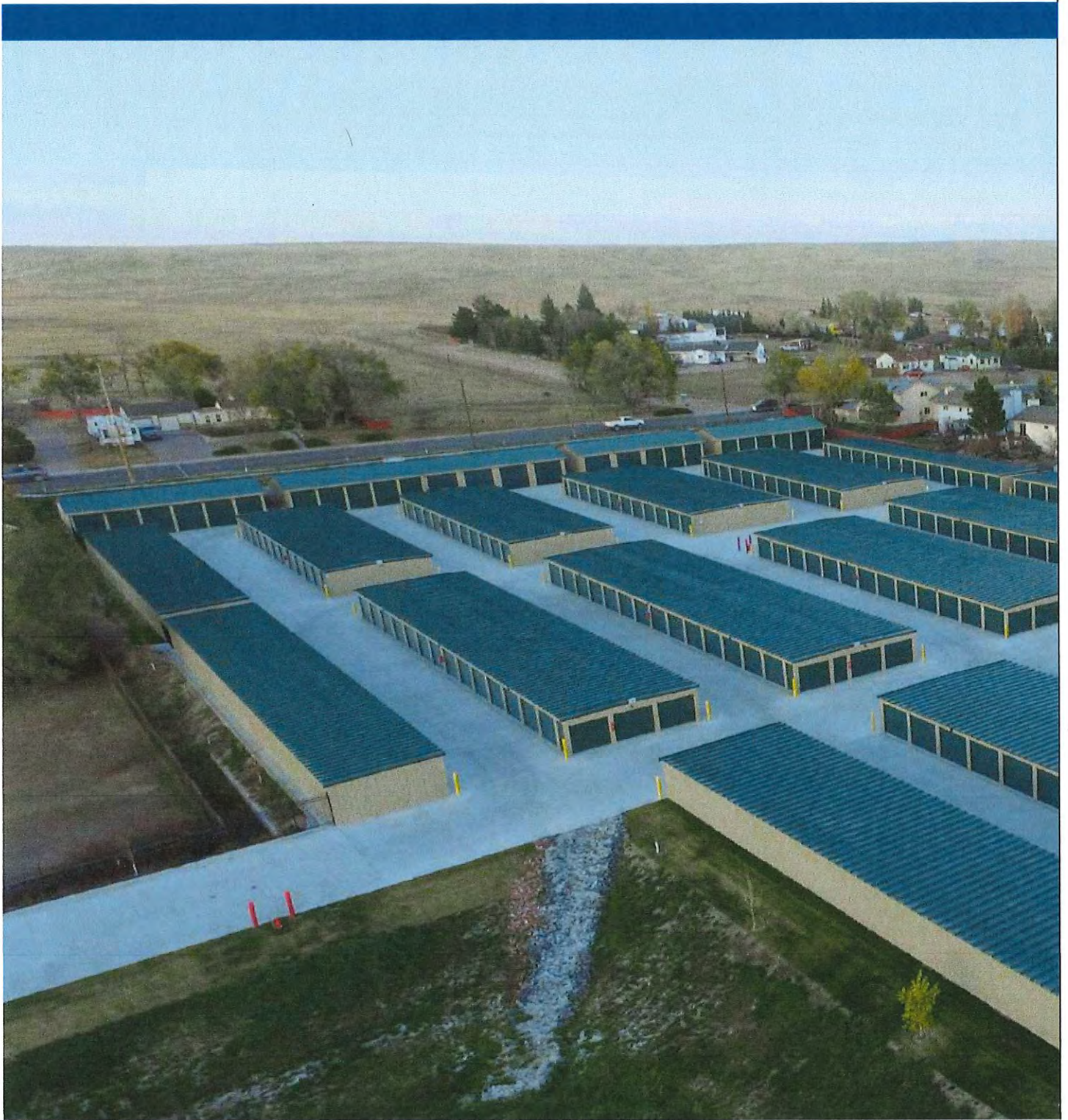
PROPOSED STORAGE SYSTEM FOR: Jim Byrum
Bellevue
Leslie, MI

Sheet Title

FLOOR PLAN

Plan #

52700



For more information, please contact us:

1-800-356-5824 • www.trachte.com

Fax 1-800-981-9014 • tbs@trachte.com
314 Wilburn Road, Sun Prairie, WI 53590-1469

2449.MKT.0517

Boat/RV/Commercial Self-Storage System

The Trachte™ Boat/RV/Commercial Self-Storage System is designed to accommodate nearly any use. It is ideal for storing and protecting sizeable recreational items such as boats and RV's, and used for many commercial storage applications. These systems are perfect in tourist regions where demand is high for storage of recreational gear during the summer or winter months, and off-season for commercial storage.

Because of its unique, spacious design, the Boat/RV/Commercial System expands the typical market to include nontraditional renters, thereby allowing you to diversify your facility. It provides a solution for storing expensive investments much too large to warehouse within a standard design.

The durability provided by the galvanized structural steel gives protection from harsh environmental conditions such as sun, hail, and rain. Bay widths up to 25', eave height up to 16', and door opening height up to 14' are sure to accommodate any large vehicle. Trachte's erection services crews are available to assemble your RV/Boat/Commercial building in a quick and efficient manner.



SELF-STORAGE SYSTEMS

BUILDING FOR YOUR SUCCESS



TBS TRACHTE
Building Systems

Building The Best

Trachte self-storage systems are simply the best in the business. Our buildings are designed, engineered, and fabricated for long life. They are durable, corrosion-resistant systems that perform year-in and year-out with a minimum of maintenance and repair.

Here are just a few reasons why Trachte self-storage systems are better:

- Complete material package – systems include Trac-Rite® doors
- Buildings are pre-engineered for easy erection
- Bolted together structure – minimal field cutting required
- Durable galvanized steel structure
- 18-gauge pre-finished flush headers and jambs
- No exposed fasteners on headers and jambs
- No gap between roof and partitions
- Eave screws do not penetrate building envelope
- Extra-wide doors – full 9' wide doors on 10' bays
- Over 116 years of manufacturing experience with buildings located in all 50 states, throughout Canada and internationally

Where Self Storage Success Starts...

If you are like most people who explore self-storage, you've been looking for a business opportunity that makes sense. You've checked out numerous traditional (and not so traditional) investment opportunities. And for one reason or another, they've all come up short. What you really want is a secure investment that provides steady cash flow, a solid return on investment (ROI), and a limited time commitment.



Your search for the right business opportunity is over. For years, self storage has consistently outperformed other business opportunities and investments. Its ROI typically exceeds that of other types of real estate development. Few businesses of any kind outperform self-storage for generating cash. As a real estate investment, self storage offers rapid asset appreciation with a much lower initial investment.

The self-storage industry has thousands of personal success stories. People like you who have turned a relatively small initial investment into a thriving self-storage businesses. Many of those success stories started with us – Trachte Building Systems (pronounced Trock-tee).

We work closely with our customers to plan and build successful self-storage businesses. We've been in the self-storage industry from the very beginning. As a result, we provide many benefits that are essential to your success:

- Web based tools to create financial projections to determine profitability
- In-house engineering staff to customize your building design and create permit plans
- State-of-the-art production facility provides efficiency, driving down building costs
- Free, full day seminar and webinar program
- Coordination of the erector, scheduling, payments, and quality installation

Starting your business right is critical for your long-term success. That's why we are committed to partnering with you from day one to help ensure your success.



Experience our quality firsthand by visiting one of our buildings. We have buildings in all 50 states, all provinces in Canada, Mexico, Central and South America, Asia, and Europe. Call for locations.



Self-storage offers the opportunity to build a successful business with positive cash flow, rapid asset appreciation, and consistent ROI. Trachte Building Systems has the industry knowledge, customer commitment, and superior products necessary to make you successful.

Stop searching and start building your future in self-storage.

Call us today at 800-356-5824.

Single Story Self-Storage System

LOW PITCHED ROOFS

Single story self-storage systems are the primary structure for most self-storage projects. This system is the standard self-storage building type because its basic yet flexible design can be modified to maximize available land. The design may also be customized when matching existing roof lines, meeting local building requirements and demographic preferences, or when simply desiring a distinguished look. The Trachte™ Self-Storage System offers durability, versatility, and aesthetic appeal at a competitive price. Single story buildings are available with a roof pitch as low as 1/4" rise per 12" of width, or as steep as 8" rise per 12" of width, and many points between. Most structural components are cut to size and pre punched for quick and easy assembly.

Trachte buildings demonstrate durability with galvanized structural steel and 18-gauge pre-finished headers and jambs. The single-piece standing seam roof (for 1/4":12" only, up to 80' wide) eliminates the ridge cap and thus screw penetrations, reducing the chance of roof leaks. These durable and long-lasting components will provide you with years of worry-free maintenance and lower upkeep costs.

These buildings allow for greater variety in bay sizes and eave heights by utilizing post and purlin construction. A key feature is the standard 9' wide doors on 10' bays, and 11' wide doors on 12' bays. A wider door width provides easier access to the bay, which is especially important for vehicle storage. The system's versatile design can be tailored to not only maximize building coverage and increase rental income, but also give you a competitive edge.

Trachte's aesthetic appeal is attractive to a variety of clientele. The flush headers, jambs and concealed structural fasteners create a clean, finished look, while the matching trim and door packages offer curb appeal.



Self-Storage Accessories

HEADER DRAFT STOP



- Seals top of door to eliminate air infiltration
- Best for wide-open spaces, dusty weather, and heavy-snowfall conditions
- 4" wide, 1" rigid PVC strip and 3" flexible TPE section

JAMB BRUSH SEALS



- Attaches to side jamb to eliminate air infiltration
- Best for wide-open spaces, dusty weather, and heavy-snowfall conditions
- Weather strip constructed of black polypropylene filament brush

SPACEGUARD CYLINDER LOCK



- Provides added security, protected from bolt cutters
- Removable security cylinder features easy over locking capabilities
- Comes with 3 coded keys

STAINLESS STEEL SLIDE LATCH



- Alternate latch option for Trac-Rite doors
- Allows use of up to two padlock or disc locks, plus Guardian II cylinder lock
- Simple operation, traditional appearance
- Guardian II Lock shown installed, optional

STANDARD DOOR COLORS

- Trac-Rite® doors are available in a variety of durable, pre-finished colors to complement any building
- All door panels have a galvanized substrate and are coil-coated with a silicone polyester paint system for long life
- All colors have a 40 or 20 year film integrity warranty and a 30 or 20 year color change and chalk warranty – information is available upon request

WALL AND TRIM COLORS



DOOR AND TRIM COLORS



STANDING SEAM ROOF COLORS



R-PANEL ROOF COLORS



Other premium colors are available. Contact Trachte for pricing and availability. Custom colors available for an additional cost.

Note: Colors shown are printed samples on paper. Colors vary from actual panel material. For a steel color sample, please contact Trachte Building Systems at 800-356-5824.

**CITY OF LESLIE NOTICE OF ELECTRONIC MEETING
LESLIE PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 14, 2020 AT 6:00 PM**

Purpose of Meeting

Leslie Planning Commission will hold its regularly scheduled meeting.

Reason for Electronic Meeting

Governor Whitmer signed Executive Order 2020-154 extending “Temporary authorization of remote participation in public meetings and hearings and temporary relief from monthly meeting requirements for school boards”. The City of Leslie must continue to conduct public business during this state of emergency, including actions to respond to COVID-19, and the general public must be able to continue to participate in government decision making without unduly compromising public health, safety and welfare. To protect the public health, safety, and welfare and comply with Center for Disease Control and Prevention recommendations, local governing bodies may meet remotely and electronically.

Public Participation Instructions

Members of the public may view the meeting live at:

<https://cityofleslie.webex.com/cityofleslie/onstage/g.php?MTID=e3db128f34ac5429f0f94fb072f494fa7>

Or Dial In: 1-415-655-0001 and press # when prompted for an access code.

Members of the public may submit comments to be read aloud by the City Manager during public comment by e-mailing comments (Include your full name and address) in advance of the meeting to manager@cityofleslie.org or during the public comment portion of the meeting by submitting your full name, address, and comment on the live stream of the meeting. Comments should be limited to no more than three minutes. A broadcast of the meeting will also be available within eight business days on the City of Leslie website at www.cityofleslie.org.

Public Input and Questions on Business before the Planning Commission Meeting

Members of the public may contact the City Manager to provide input or ask questions regarding the Planning Commission meeting by e-mail at manager@cityofleslie.org.

Persons with Disabilities Participation Instructions

The City of Leslie will provide reasonable accommodations to individuals with disabilities who want to electronically attend the meeting with twenty-four (24) hour notice to the City of Leslie.