

HOLLY TOWNSHIP  
PROPOSED AGENDA  
PLANNING COMMISSION  
September 7, 2021 6:30 PM  
Holly Area Schools Board Room – Karl Richter Community Center  
920 E. Baird St., Holly, Michigan 48442

CALL TO ORDER

ROLL CALL: P. Mazich R. Kerton L. Kernen G. Mitchell  
D. Burton M. McCanney Kelly Fletcher

AGENDA APPROVAL

PUBLIC COMMENT – For Items on the Agenda Only.

PUBLIC HEARINGS: Shannon Precision Fasteners, LLC. (Edwin Lumm) Special Land Use Application to operate a Manufacturing Plant on Parcel Number 01-01-301-054 in an L-1: Limited Industrial Zoning District.

APPROVAL OF MINUTES – July 6, 2021.

COMMUNICATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. Shannon Precision Fasteners, LLC. (Edwin Lumm) Special Land Use Application to operate a Manufacturing Plant on Parcel Number 01-01-301-054 in an L-1: Limited Industrial Zoning District.
2. Shannon Precision Fasteners, LLC. (Edwin Lumm) Site Plan Application for a Manufacturing Plant on Parcel Number 01-01-301-054 in an L-1: Limited Industrial Zoning District.

REPORTS

PUBLIC COMMENT

ADJOURNMENT

NEXT REGULAR MEETING: TUESDAY: August 3, 2021 at 6:30 p.m.



**NOTICE  
HOLLY TOWNSHIP RESIDENTS**

**NOTICE IS HEREBY GIVEN**, that the Holly Township Planning Commission will hold a public hearing on:

DATE: SEPTEMBER 7, 2021  
TIME: 6:30 PM  
PLACE: KARL RICHTER COMMUNITY CENTER  
HOLLY AREA SCHOOLS BOARD ROOM  
920 E. BAIRD ST.  
HOLLY, MI 48442  
PHONE: 248-634-9331 Ext. 301

The purpose of the public hearing is to consider a Special Land Use Permit by the following applicants:

**Shannon Precision Fasteners, LLC. (Edwin Lumm) to operate a Manufacturing Plant on Parcel Number 01-01-301-054 in an L-1: Limited Industrial Zoning District.**

Any person having interest is encouraged to attend the hearing or comment by letter to the Holly Township Zoning Administrator, 102 Civic Drive, Holly, MI 48442.

A copy of the Special Use application and plans may be reviewed at the Clerk's office at the above-mentioned address during regular business hours Monday through Friday 9:00 A.M. to 4:00 P.M. except holidays.

Handicap persons needing assistance to attend or participate in this hearing are asked to contact the Township Clerk at 248-634-9331 Ext. 301 or by writing to the above-mentioned address at least 5 business days prior to the meeting.

Karin S. Winchester, Clerk/Zoning Administrator

Print: Tri-County Times  
August 19, 2021



HOLLY TOWNSHIP  
PLANNING COMMISSION  
Minutes of July 6, 2021 6:30 PM  
Virtual Meeting

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**Call to Order:** Chairwoman Mazich called the regular meeting of the Holly Township Planning Commission to order at 6:32 p.m. on via Electronic Zoom Meeting.

**Pledge of Allegiance**

**Roll Call:**

**Members Present:**

Pam Mazich, Commissioner  
Lloyd Kernen, Commissioner  
Ray Kerton, Commissioner  
Glen Mitchell, Commissioner  
Kelly Fletcher, Commissioner  
Mike McCanney, Commissioner  
Derek Burton, Commissioner

**Others Present:**

John Jackson, Township Planner  
Cameron Carley, Planner Staff

**Agenda Approval:**

- **Commissioner Kernen made a motion to approve the agenda as presented. Commissioner Burton supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

**Public Comment:** On Agenda Items Only.

Diane Boruki 3125 Belford Rd., addressed the Commission in opposition to the rezoning.  
Brian Bird 2495 Belford Rd., addressed the Commission in opposition to the rezoning.

**Public Hearing:** David and Kelly Cruickshank request for rezoning from AGRE (Agricultural Residential min 5 acres) to RE (Rural Estate min 2.5 acres) for Parcel ID # 01-04-326-009 on Great Barrington Dr., Holly MI 48442.

- **Commissioner Mitchell made a motion to open the public hearing. Commissioner Kernen supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

Diane Boruki 3125 Belford Rd. wanted her public comment to be her statement for the public hearing. She stated that she owns property contiguous with the property. For multiple reasons as stated in her July 1, 2021 letter she is against the rezoning. She agrees 100 percent with the McKenna recommendation to deny the rezoning request and recommends denial to the township board.

- **Commissioner Mitchell made a motion to open the public hearing. Commissioner Mazich supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

**Minutes:**

- **Commissioner Kerton made a motion to approve the minutes from May 4, 2021 as presented. Commissioner Kernen supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote.**

**Communications:** None.

**Old Business:** None.

**New Business:**

- 1. David and Kelly Cruickshank request for rezoning from AGRE (Agricultural Residential min 5 acres) to RE (Rural Estate min 2.5 acres) for Parcel ID # 01-04-326-009 on Great Barrington Dr., Holly MI 48442.**

John Jackson presented on his May 27, 2021 review letter, Master Use Plan Designations and Master Use Plan Analysis. David Cruickshank addressed the commission in support of his request and stated that others online are not able to speak. Clerk Winchester stated that nobody online is muted in the meeting. John Jackson dropped out of meeting and was unable to reconnect. The commissioners had discussion and questions for Cameron Carley.

Tim Sorenson 3318 Hilltop addressed the commission in support of the rezoning. He stated that he was unable to speak earlier.

- **Commissioner Mitchell moved to recommend denial of the rezoning from AGRE. Agricultural Residential district to RE, Rural Estate district for the parcel in question on Great Barrington Drive, Parcel ID# 01-04-326-009, to the township board based on the findings of fact in the planner report dated May 27, 2021. Commissioner Kernen supported the motion. A voice vote was taken, Mitchell, yes; Mazich, yes; Kernen, yes; Kerton, Burton, yes; Fletcher, no; McCanney, no; the motion carried by a 5/2 vote.**

**Reports:** None. **Public Comment:** None.

**Adjournment:**

- **Commissioner Mazich made a motion to adjourn the meeting. Commissioner Mitchell supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 7/0 vote. 7:34 pm.**

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Karin S. Winchester, Clerk

August 5, 2021

Re: Response to Instructions for Special Land Use Permit Application

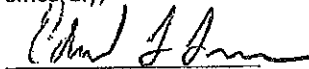
I Ed Lumm, acknowledge and commit as President/CEO of Shannon Precision Fasteners, LLC to be in compliance and honor Section 32-33 (c) 1-7 of the Holly Township Code of Ordinances for Special Land Use as referenced below in Section 32-33.

Section 32-33 (c)

*Basis of determination.* The township planning commission shall review the proposed special use in terms of the standards stated within this chapter and shall establish that such use and the proposed location:

- (1) Will be harmonious and in accordance with the general objectives or any specific objectives of the township master plan and will be compatible with the natural environment.
- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
- (3) Will not be hazardous or disturbing to existing or future nearby uses.
- (4) Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.
- (5) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.
- (6) Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.
- (7) Will meet all requirements and standards of this chapter and any other applicable laws, standards, ordinances, and/or regulations.

Sincerely,



(Signature)

EDWARD L. LUMM

(Print)

PRESIDENT/CEO

(Title)

AUGUST 5, 2021

(Date)





## **HOLLY TOWNSHIP**

102 Civic Drive • Holly, Michigan 48442 • Phone (248) 634-9331 • Fax (248) 634-5482

### **APPLICATION FOR SPECIAL LAND USE**

#### **Instructions to Applicant:**

Answer each question completely. Please read the additional instructions provided for this application. Incomplete submittals will not be processed.

#### **For Township Use Only:**

Date Received: \_\_\_\_\_

File No.: \_\_\_\_\_

Administrative Fee Paid: ☒

Escrow Fee Paid: ☒

#### **1) Applicant Information:**

Name: Edward Lumm (Shannon Precision Fasteners, LLC)  
Address: 31600 Stephenson Highway  
City: Madison Heights State: MI Zip: 48071  
Phone: (Home) 248-589-9670 (Office) \_\_\_\_\_ (Fax) \_\_\_\_\_  
Interest: Owner

#### **2) All Parties of Interest (Title Holder, Contract Purchaser, Partners):**

Name: Shannon Precision Fasteners, LLC (Edward Lumm)  
Address: 31600 Stephenson Highway  
City: Madison Heights State: MI Zip: 48071  
Phone: (Home) 248-589-9670 (Office) \_\_\_\_\_ (Fax) \_\_\_\_\_  
Interest: Owner

*(If the applicant/petitioner is not the owner of record, a notarized letter of authority or Power of Attorney must be included as part of this application)*

#### **3) General Property Information and Description:**

General Location: 6161 Stony Run, Holly MI 48442  
Acreage: 1053.85 acres  
Sidwell Number: 01-01-301-054  
Legal Description: See plans pg 16

*(Attach metes and bounds description where applicable)*

Site Plan Application

Submitted: Yes ☒ No ☐

**4) Zoning:**

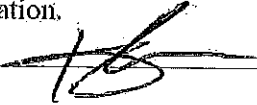
Current Zoning: L-1 Limited Industrial

**5) Special Land Use Requested:**

Manufacturing of metal fasteners which requires special land use per the L-1 zoning ordinance.

**6) Signature:**

I, the undersigned, state that the foregoing answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I hereby grant permission for members of the Township Board of Trustees, Township Planning Commission and the Township's Zoning Administrator, Township consultants, or other Township agents or employees, to enter the above described property for the purposes of gathering information related to this application.



Signature of Applicant

08/04/2021

Date

**Instructions to Applicant:**

- 1) All applications must be accompanied by a site plan prepared in accordance with Chapter 32 Article 2 of the Holly Township Code of Ordinances.
- 2) For a special use application to be considered, fourteen (14) copies of the application, site plan and legal description must be submitted four (4) weeks prior to a regularly scheduled Planning Commission meeting.
- 3) Applications must be submitted with the application fees as set by resolution "Res 2008-02".
- 4) The Township Planning Commission will review the proposed use in terms of the standards stated within Chapter 32 Article 2. The applicant may provide a narrative describing the conformance of the proposed special use to the Holly Township Code of Ordinances, particularly in response to the Basis of Determinations set forth in Section 32-33(c).
- 5) Discussions with the Township Planner as it concerns the proposed special land use and its conformity with the Township Master Land Use Plan, are suggested prior to submitting a formal petition to the Planning Commission.



August 31, 2021

Planning Commission  
Holly Township  
102 Civic Drive  
Holly, MI 48442

**Subject:** Shannon Precision Fasteners – Special Use Review #1  
**Location:** NW corner of Dixie Highway and Belford Road  
**Zoning:** LI – Limited Industrial

We have reviewed the revised site plans, dated 8/9/2021, for the construction of Phase Two for a new manufacturing plant for fasteners of automotive parts, located on the west side of Dixie Highway at the north corner of Belford Road, being part of a 105.85-acre site. The proposed manufacturing plant is a special use in the LI, Limited Industrial district and requires a Special Land Use approval from the Planning Commission.

## STANDARDS FOR DISTRICT

### Intent of the LI- Limited Industrial District:

The regulations of the limited industrial district are set up to provide land for various types of industrial, research, office and warehousing uses that are compatible with one another. The lands included in the limited industrial district are those suited for use primarily by industries characterized by low intensity land coverage, the absence of objectionable external effects, and the possibility of large setbacks, attractive building architecture, and appropriate landscaped areas. The purpose of the limited industrial district is to provide suitable sites for such uses, while making certain that such uses will be compatible with adjacent or surrounding districts. To these ends, development in the limited industrial district is limited to a low concentration, external effects are minimized, and permitted uses are limited to those which are adapted to an environment of this nature. The regulations for the limited industrial district are also designed to stabilize and protect the essential characteristics of the district by excluding uses which would have a detrimental effect upon the orderly development and functioning of the limited industrial district and the surrounding area.

	Permitted	Proposed
<b>Special Use</b>	Industrial plants engaged in the assembly, manufacture or processing of metal materials	Standard is met.
<b>Location</b>	Any portion of the property within the required setbacks	Standard is met.
<b>Height</b>	30 ft.	28 ft. - Standard is met.
<b>Rear Yard</b>	30 ft.	2,125 ft. - Standard is met.
<b>Side Yard</b>	10 ft.	72 ft. - Standard is met.
<b>Lot coverage</b>	30% max.	5.25% - Standard is met





## SPECIAL USE STANDARDS

Below are the criteria for which the Township considers special land use application:

1. Will be harmonious and in accordance with the general objectives or any specific objectives of the township master plan and will be compatible with the natural environment.

*The proposed use is consistent with the general intent of the LI – Limited Industrial district in that this use is compatible with the other industrial use located directly next door to the north. While the use is consistent with the Master Plan, the execution of the architecture and landscaping could be improved to better meet the design criteria within the Enterprise and Recreation District. See Site Plan #2 review comments.*

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

*The construction, design and operation of this new facility will be harmonious in appearance with the existing uses in the general vicinity. However, the intended character as described in the Master Plan is somewhat different in its nature and should be considered by the Planning Commission.*

3. Will not be hazardous or disturbing to existing or future nearby uses.

*This proposed use and facility will not be hazardous or disturbing to the existing nearby uses next door. It is however inconsistent with the other uses along the corridor, especially the residential uses across the street to the east.*

4. Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.

*There will certainly be an economic benefit to the development of the land with the proposed use, including increased tax base and employment, and is compatible with the adjacent land use next door.*

5. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.

*All necessary essential public services are currently available at the proposed location.*

6. Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.

*There should not be any additional public costs associated with this proposed use and should not have a deleterious affect on surrounding property values.*

7. Will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and/or regulations.





*The site plans as proposed, aside from the Special Land Use, meet or exceed with all requisite standards, laws and/or regulations once the Applicant addresses the items outlined in the Site Plan Review letter #2.*

**RECOMMENDATION**

The Applicant will meet all other Site Plan Conditions and Requirements. We find the request for an Industrial Plant engaged in assembly, manufacture, and processing of metals to be compatible with the LI – Limited Industrial District, subject to site plan approval.

Respectfully Submitted,

**McKENNA**

John Jackson, AICP, NCI  
President

R. James Gorenflo, ASLA  
Principal Planner





# HOLLY TOWNSHIP

102 Civic Drive • Holly, Michigan 48442 • Phone (248) 634-9331 • Fax (248) 634-5482

## APPLICATION FOR SITE PLAN REVIEW

### Instructions to Applicant:

Answer each question completely. Please read the additional instructions provided for this application. Incomplete submittals will not be processed.

### For Township Use Only:

Date Received: 7-7-21  
File No.: \_\_\_\_\_  
Administrative Fee Paid: ✓  
Escrow Fee Paid: ✓

### 1) Applicant:

Name: Edward Lumm (Shannon Precision Fasteners, LLC)  
Address: 31600 Stephenson Highway  
City: Madison Heights State: MI Zip: 48071  
Phone: (Home) 248-589-9670 (Office) \_\_\_\_\_ (Fax) \_\_\_\_\_  
Email: \_\_\_\_\_  
Interest: Owner

### 2) All Parties of Interest (Title Holder, Contract Purchaser, Partners):

Name: Shannon Precision Fasteners, LLC (Edward Lumm)  
Address: 31600 Stephenson Highway  
City: Madison Heights State: MI Zip: 48071  
Phone: (Home) 248-589-9670 (Office) \_\_\_\_\_ (Fax) \_\_\_\_\_  
Interest: Owner

*(If the applicant/petitioner is not the owner of record, a notarized letter of authority or Power of Attorney must be included as part of this application)*

### 3) Designer: (Registered Engineer, Architect, Surveyor, Landscape Architect or Planner)

Name: AMAG, LLC  
Address: 4488 W. Bristol Rd, Suite 200  
City: Flint State: MI Zip: 48507  
Phone: (Home) 810-230-9311 (Office) \_\_\_\_\_ (Fax) \_\_\_\_\_  
Interest: Architect

**4) General Property Information and Description:**

General Location: 6161 Stony Run, Holly MI 48442  
Acreage: 1053.85 Acres  
Sidwell Number: 01-01-301-054  
Legal Description: See attached plans – pg 16

*(Attach metes and bounds description where applicable)*

Site Plan Attached: Yes ☒ No ☐

**5) Zoning:**

Current Zoning: L-1 Limited Industrial

**6) Proposed and Intended Use:**

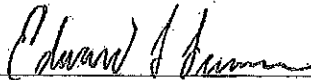
**CONSTRUCTION OF A MANUFACTURING FACILITY AND PARKING LOT.**

Construction Trailer or  
Mobile Office on site: Yes ☐ No ☒

Requested Location: \_\_\_\_\_

**7) Signature:**

I, the undersigned, state that the foregoing answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I hereby grant permission for members of the Township Board of Trustees, Township Planning Commission and the Township's Zoning Administrator, Township consultants, or other Township agents or employees, to enter the above described property for the purposes of gathering information related to this application.

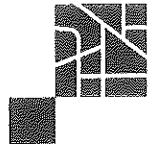


Signature of Applicant

07/06/2021

Date

**Instructions to Applicant:**



# MCKENNA

August 31, 2021

Planning Commission  
Holly Township  
102 Civic Drive  
Holly, MI 48442

**Subject:** Shannon Precision Fasteners – Special Use Review #1  
**Location:** NW corner of Dixie Highway and Belford Road  
**Zoning:** LI – Limited Industrial

We have reviewed the revised site plans, dated 8/9/2021, for the construction of Phase Two for a new manufacturing plant for fasteners of automotive parts, located on the west side of Dixie Highway at the north corner of Belford Road, being part of a 105.85-acre site. The proposed manufacturing plant is a special use in the LI, Limited Industrial district and requires a Special Land Use approval from the Planning Commission.

## STANDARDS FOR DISTRICT

### Intent if the LI- Limited Industrial District:

The regulations of the limited industrial district are set up to provide land for various types of industrial, research, office and warehousing uses that are compatible with one another. The lands included in the limited industrial district are those suited for use primarily by industries characterized by low intensity land coverage, the absence of objectionable external effects, and the possibility of large setbacks, attractive building architecture, and appropriate landscaped areas. The purpose of the limited industrial district is to provide suitable sites for such uses, while making certain that such uses will be compatible with adjacent or surrounding districts. To these ends, development in the limited industrial district is limited to a low concentration, external effects are minimized, and permitted uses are limited to those which are adapted to an environment of this nature. The regulations for the limited industrial district are also designed to stabilize and protect the essential characteristics of the district by excluding uses which would have a detrimental effect upon the orderly development and functioning of the limited industrial district and the surrounding area.

	Permitted	Proposed
<b>Special Use</b>	Industrial plants engaged in the assembly, manufacture or processing of metal materials	Standard is met.
<b>Location</b>	Any portion of the property within the required setbacks	Standard is met.
<b>Height</b>	30 ft.	28 ft. - Standard is met.
<b>Rear Yard</b>	30 ft.	2,125 ft. - Standard is met.
<b>Side Yard</b>	10 ft.	72 ft. - Standard is met.
<b>Lot coverage</b>	30% max.	5.25% - Standard is met

HEADQUARTERS  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
MCKA.COM

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## SPECIAL USE STANDARDS

Below are the criteria for which the Township considers special land use application:

1. Will be harmonious and in accordance with the general objectives or any specific objectives of the township master plan and will be compatible with the natural environment.

*The proposed use is consistent with the general intent of the LI – Limited Industrial district in that this use is compatible with the other industrial use located directly next door to the north. While the use is consistent with the Master Plan, the execution of the architecture and landscaping could be improved to better meet the design criteria within the Enterprise and Recreation District. See Site Plan #2 review comments.*

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*The construction, design and operation of this new facility will be harmonious in appearance with the existing uses in the general vicinity. However, the intended character as described in the Master Plan is somewhat different in its nature and should be considered by the Planning Commission.*

3. Will not be hazardous or disturbing to existing or future nearby uses.

*This proposed use and facility will not be hazardous or disturbing to the existing nearby uses next door. It is however inconsistent with the other uses along the corridor, especially the residential uses across the street to the east.*

4. Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.

*There will certainly be an economic benefit to the development of the land with the proposed use, including increased tax base and employment, and is compatible with the adjacent land use next door.*

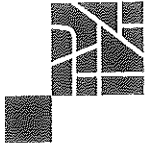
5. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.

*All necessary essential public services are currently available at the proposed location.*

6. Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.

*There should not be any additional public costs associated with this proposed use and should not have a deleterious affect on surrounding property values.*

7. Will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and/or regulations.



*The site plans as proposed, aside from the Special Land Use, meet or exceed with all requisite standards, laws and/or regulations once the Applicant addresses the items outlined in the Site Plan Review letter #2.*

**RECOMMENDATION**

The Applicant will meet all other Site Plan Conditions and Requirements. We find the request for an Industrial Plant engaged in assembly, manufacture, and processing of metals to be compatible with the LI – Limited Industrial District, subject to site plan approval.

Respectfully Submitted,

**McKENNA**

John Jackson, AICP, NCI  
President

R. James Gorenflo, ASLA  
Principal Planner





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SERVICES COMPANY

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RECEIVED

JUL 09 2021

HOLLY TOWNSHIP

August 9, 2021

Ms. Karin Winchester  
Holly Township Planning Commission  
102 Civic Drive  
Holly, MI 48442

RE: Shannon Distribution Facility Plan Review

Dear Ms. Winchester:

Revisions have been made to the site plans for the SPF Holly Manufacturing plans in accordance with the McKenna planning review letter dated July 23, 2021 as outlined below in the italicized text:

1. Zoning and Use (Section 32-102). The subject property is zoned LI, Limited Industrial, and the proposed manufacturing plant is a special use within this district.

*A Special Land Use application has been submitted for this site plan.*

2. Schedule of Regulations (Section 32-104).

Standard	LI Required	Proposed	Meets Standard?
Building Height	30 ft./2.5 stories (max.)	27 ft., 11 in.	Yes
Lot Width	150 ft. (min.)	>1,325.63 ft.	Yes
Lot Area	1 ac. (min.)	105.85 ac.	Yes
Front Yard Setback	30 ft. (min.)	60 ft.	Yes
Side Yard Setback	10 ft. (min.)	72 ft.	Yes
Rear Yard Setback	30 ft. (min.)	2,125 ft.	Yes
Lot Coverage	30% (max.)	<u>Not provided</u>	No

*A lot coverage note has been added to Sheet C16 stating that the percentage of lot coverage for this site with the proposed building will be 5.25 percent which is less than the maximum 30 percent value for the site.*

3. Architecture and Building Design (Section 32-163). Building facades greater than 100 feet in length, measured horizontally, shall incorporate architectural interest through the use of color, texture, and relief. In addition to meeting the standards set forth in section 32-163(1)(b), no uninterrupted length of any facade shall exceed 100 horizontal feet. The proposed building incorporates architectural interest through the use of a color accent band ("Everest" green) and a material change from masonry to (what appear to be) metal panels. Some windows near the front office portion of the building are used to provide visual relief. In general, the building includes multiple instances of uninterrupted facades of greater than 100 feet. The preliminary plans do not meet the architectural requirements for the zoning ordinance.

In lieu of superficial architectural treatments, we recommend extra attention be paid to the landscaping along Dixie Highway – one of the community's primary gateways and a national heritage corridor.

*Additional landscaping has been added to the east side of the building along Dixie Highway and along the south side along Belford Road. There is an existing strip of mature trees in these areas and the plan, as depicted on Sheet C24, is to keep the majority of these trees.*

4. **Pedestrian Circulation and Sidewalks.** Sidewalks have been proposed on the outside of the proposed building leading from the parking lot, but no sidewalk has been proposed along Dixie Highway. The Master Plan identifies this area as a priority for a safety path. An easement should be provided on the site plan for a future safety path to be installed with the development of the next building in phase one. *There is currently a 20-foot-wide utility easement the entire length of the property along Dixie Highway in addition to the 120-foot-wide public road right-of-way for Dixie Highway. Should the need for the future safety path along Dixie Highway to be placed outside of the public road right-of-way, the utility easement could be amended to allow its use for the safety path as well.*

5. **Parking**

General Standards (Section 32-422). Parking and loading area and interior circulation and access drives shall conform to the front yard setback requirements of the zoning district in which the property is located and a minimum 10 foot side and rear yard setback. The proposed site plan meets these standards.

Off Street Parking Requirements (Section 32-424). Parking requirements are determined based on the various uses of a proposed building and/or site. The minimum number of required parking spaces are as follows:

Use	Minimum Required Parking	Proposed Parking
Industrial or manufacturing establishments	One (1) per each employee OR	80 employees = <b>80 spaces OR</b>
	One (1) per 800 square feet of floor area (whichever is greater)	169,960 sq. ft. = <b>213 spaces</b>
<b>TOTAL REQUIRED AND PROVIDED</b>	213 spaces	251 spaces

The applicant has included 104 parking spaces in the site plan based upon the maximum number of employees (80 employees maximum, 40 per each shift) at a shift change, which are depicted with solid lines on sheet 8 of 13. An additional 147 parking spaces are reserved, if needed, and depicted with dashed lines. The inclusion of the reserved spaces would comply with the parking requirements for the LI district.

Additionally, 90-degree parking spaces are required to be 9.5 feet by 20 feet, with a 24-foot maneuvering lane. Although the maneuvering lane width complies, the parking spaces are currently proposed as 9 feet by 20 feet. The applicant should revise the dimensions of the parking spaces. Finally, barrier free parking spaces in the "reserved" area should be located closer to the proposed building entrance.

*The parking spaces have been revised to be 9.5 feet by 20 feet to meet the township ordinance. The barrier-free spaces in the reserved parking area have been removed. Should the developer have need for additional parking, the parking spaces near the building entrance will be converted to barrier-free spaces. This can be seen on Sheet C16.*



6. Landscaping (Section 32-192).

Parking Lot Landscaping. A minimum of 1 tree per 8 parking spaces shall be provided. Thus, 13 trees should be provided, with another 18 reserved for a potential parking lot expansion. The applicant has proposed 3 trees, which does not meet the requirement.

In addition, parking lots shall be screened from view of a public road with a solid wall at least 4 feet in height. The applicant has not proposed adequate screening of parking lots for the 21 parking spaces near the driveway from Dixie Highway, nor for the parking lot visible from Belford Road. The planning commission may approve alternative landscaping in lieu of a wall.

Greenbelt. A greenbelt, with 1 tree per each 30 lineal feet of frontage on a public road, shall be provided within an area established at the depth of the required front yard setback. Per the landscape plan included on sheet 12 of 13, the site has 786 lineal feet of public road frontage, and therefore requires 26.2 trees. The applicant is proposing to plant 14 new trees and to preserve 12 existing deciduous trees along the Dixie Highway frontage, which add to a total of 26 trees, meeting the requirement.

Site Landscaping. Ten percent of the site area, excluding existing public rights-of-way, shall be landscaped in addition to any parking lot or greenbelt landscaping. The applicant should provide figures relating to total lot coverage of the parcel and the total area of this phase of development in order to verify that this requirement will be met.

*Additional trees have been added to the proposed building location and screening has been provided alongside the parking area on the north side of the building. The majority of the mature trees along Dixie Highway and Belford Road will remain in place for screening. Evergreen trees have been added in these areas to provide additional screening. The proposed parking lot west of the building is approximately 10 feet below the existing grade of Belford Road which aids in obstructing the views of the site from Belford Road. The percentage of landscaped areas compared to the proposed site has been added to the plans. Please see Sheet C24 for these revisions.*

7. Outdoor Trash Storage Area Screening (Section 32-192). A trash enclosure detail has not been provided at this time. If there are any outside trash disposal containers, they shall be screened on all sides with an opaque fence or wall and gate at least as high as the container, but no less than six feet in height, and shall be constructed of material which is compatible with the architectural materials used in the site development. Concrete pads of appropriate size and construction shall be provided for containers or groups of containers having a capacity of six 30-gallon cans or more. Aprons shall be provided for loading of bins with a capacity of 1.5 cubic yards or more. Screening and gates shall be of a durable construction.

*An outdoor dumpster concrete pad and enclosure details have been added to the site plan. Please see Sheet C16 for the dumpster location and Sheet C5 for the detail.*

8. Lighting (Section 32-197). The zoning ordinance allows a maximum lighting height of 25 feet, a maximum on-site brightness of 20 foot-candles at ground level, and a maximum of 0.5 foot-candles at any property line. The proposed lighting will use downward shielded light fixtures at 25 feet or less in height. The maximum on-site brightness is 3.7 foot-candles. It appears that the maximum brightness at the property line is 0.1 foot-candles.

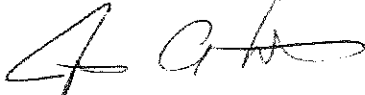
*Please see the photometric plan sheet 1 of 1 for light values at property line along Dixie Highway and Belford Road. The proposed building and site improvements will not impact the property lines to the north or west. Maximum light value at the property line is 0.1 foot-candles.*

Ms. Karin Winchester  
August 9, 2021  
Page 4

9. Ingress/Egress. The site will be accessed by an existing drive off of Dixie Highway.  
*No revisions necessary.*
10. Fire. Please see the Fire Marshal's review for additional comments.  
*Please see fire marshal's review response letter.*
11. Engineering and Utilities. Please see the Township Engineer's review for site plan review comments.  
*Please see Engineer's review response letter.*

Please review the changes and let us know if there are any questions or comments for this site plan review.

Sincerely,  
ROWE Professional Services Company



Justin A. Westbrook, PE  
Senior Project Engineer

Attachments

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# MCKENNA

August 31, 2021

Planning Commission  
Holly Township  
102 Civic Drive  
Holly, MI 48442

**Subject:** Shannon Precision Fasteners – Special Use Review #1  
**Location:** NW corner of Dixie Highway and Belford Road  
**Zoning:** LI – Limited Industrial

We have reviewed the revised site plans, dated 8/9/2021, for the construction of Phase Two for a new manufacturing plant for fasteners of automotive parts, located on the west side of Dixie Highway at the north corner of Belford Road, being part of a 105.85-acre site. The proposed manufacturing plant is a special use in the LI, Limited Industrial district and requires a Special Land Use approval from the Planning Commission.

## STANDARDS FOR DISTRICT

### Intent if the LI- Limited Industrial District:

The regulations of the limited industrial district are set up to provide land for various types of industrial, research, office and warehousing uses that are compatible with one another. The lands included in the limited industrial district are those suited for use primarily by industries characterized by low intensity land coverage, the absence of objectionable external effects, and the possibility of large setbacks, attractive building architecture, and appropriate landscaped areas. The purpose of the limited industrial district is to provide suitable sites for such uses, while making certain that such uses will be compatible with adjacent or surrounding districts. To these ends, development in the limited industrial district is limited to a low concentration, external effects are minimized, and permitted uses are limited to those which are adapted to an environment of this nature. The regulations for the limited industrial district are also designed to stabilize and protect the essential characteristics of the district by excluding uses which would have a detrimental effect upon the orderly development and functioning of the limited industrial district and the surrounding area.

	Permitted	Proposed
<b>Special Use</b>	Industrial plants engaged in the assembly, manufacture or processing of metal materials	Standard is met.
<b>Location</b>	Any portion of the property within the required setbacks	Standard is met.
<b>Height</b>	30 ft.	28 ft. - Standard is met.
<b>Rear Yard</b>	30 ft.	2,125 ft. - Standard is met.
<b>Side Yard</b>	10 ft.	72 ft. - Standard is met.
<b>Lot coverage</b>	30% max.	5.25% - Standard is met

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## SPECIAL USE STANDARDS

Below are the criteria for which the Township considers special land use application:

1. Will be harmonious and in accordance with the general objectives or any specific objectives of the township master plan and will be compatible with the natural environment.

*The proposed use is consistent with the general intent of the LI – Limited Industrial district in that this use is compatible with the other industrial use located directly next door to the north. While the use is consistent with the Master Plan, the execution of the architecture and landscaping could be improved to better meet the design criteria within the Enterprise and Recreation District. See Site Plan #2 review comments.*

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

*The construction, design and operation of this new facility will be harmonious in appearance with the existing uses in the general vicinity. However, the intended character as described in the Master Plan is somewhat different in its nature and should be considered by the Planning Commission.*

3. Will not be hazardous or disturbing to existing or future nearby uses.

*This proposed use and facility will not be hazardous or disturbing to the existing nearby uses next door. It is however inconsistent with the other uses along the corridor, especially the residential uses across the street to the east.*

4. Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.

*There will certainly be an economic benefit to the development of the land with the proposed use, including increased tax base and employment, and is compatible with the adjacent land use next door.*

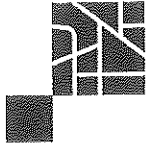
5. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.

*All necessary essential public services are currently available at the proposed location.*

6. Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.

*There should not be any additional public costs associated with this proposed use and should not have a deleterious affect on surrounding property values.*

7. Will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and/or regulations.



*The site plans as proposed, aside from the Special Land Use, meet or exceed with all requisite standards, laws and/or regulations once the Applicant addresses the items outlined in the Site Plan Review letter #2.*

**RECOMMENDATION**

The Applicant will meet all other Site Plan Conditions and Requirements. We find the request for an Industrial Plant engaged in assembly, manufacture, and processing of metals to be compatible with the LI – Limited Industrial District, subject to site plan approval.

Respectfully Submitted,

**McKENNA**

John Jackson, AICP, NCI  
President

R. James Gorenflo, ASLA  
Principal Planner



July 27, 2021

Township of Holly  
102 Civic Drive  
Holly, Michigan 48442

Attn: Ms. Karin Winchester, Township Clerk  
Building and Zoning Administrator

Re: Shannon Precision Fasteners, LLC  
Site Plan Review

HRC Job No. 20210654

Dear Ms. Winchester:

As Consulting Engineers for the Township of Holly, and in accordance with your request, we have completed an engineering review of the proposed site plans of the subject development for compliance with the Township's ordinances and site plan requirements. The plans were prepared by Rowe Professional Services Company with a submittal date of July 7, 2021, to the Township.

The proposed project scope includes the construction of a manufacturing facility and parking lot next to an existing building and parking lot on a 105.85-acre site along Dixie Highway in Holly, Michigan. The project will include storm sewer that will discharge to an existing basin, sanitary sewer that discharges to an existing septic field, water main, landscaping, and lighting.

**General Comments:**

1. We defer to the North Oakland County Fire Authority and/or the Building Official regarding the adequacy of vehicular access to all areas of the facility in the event of an emergency situation. An emergency drive is proposed off of Belford Road.
2. The Applicant is solely responsible for verifying that the submitted site plans are compliant with the American with Disabilities Act (ADA).
3. Should the proposed facility store, use, or generate chemicals or hazardous materials, the necessary approvals must be obtained from the Township Fire Department.

**Preliminary Site Plan Comments:**

The plan proposes to include vegetated swales, storm sewer, and a detention pond for managing stormwater runoff. Our comments regarding the proposed drainage design are as follows:

1. Storm Sewer: The Applicant is proposing a storm sewer system that includes enclosed storm pipe, a ditch/swale, and a detention basin with a forebay for managing stormwater runoff. Our comments regarding the proposed drainage design are as follows:
  - a. On Sheet 9 of the site plan, the proposed storm sewer line type is not consistent with the legend. The line type alternates between a solid line and a dashed line. The 18" downspouts should be labeled on the storm sewer plan. Lastly, the slope of the proposed ditch along with the high point in the ditch should be labeled.

<b>Delhi Township</b> 2101 Aurelius Rd. Suite 2A Holt, MI 48842 517-694-7760	<b>Detroit</b> 535 Griswold St. Buhl Building, Ste 1650 Detroit, MI 48226 313-965-3330	<b>Grand Rapids</b> 1925 Breton Road SE Suite 100 Grand Rapids, MI 49506 616-454-4286	<b>Howell</b> 105 W. Grand River Howell, MI 48843 517-552-9199	<b>Jackson</b> 401 S. Mechanic St. Suite B Jackson, MI 49201 517-292-1295	<b>Kalamazoo</b> 834 King Highway Suite 107 Kalamazoo, MI 49001 269-665-2005	<b>Lansing</b> 215 S. Washington SQ Suite D Lansing, MI 48933 517-292-1488
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- b. On Sheet 10 of the site plan, the quantity of the Storm Sewer Drainage Area A, 2.08 acres, appears to be too small for the drainage area shown. The Project Engineer should confirm the area of Storm Sewer Drainage Area A.
  - c. The plan provides necessary stormwater detention calculations that show that the existing detention basin has more than the required storage needed for the existing site and the proposed site runoff from a 100-year storm event.
  - d. A ditch is proposed to run along the proposed building approximately 30' offset of the building. The ditch discharges to a proposed catch basin on the south side of the proposed building.
  - e. The site plan identifies future expansion to include multiple reserved parking lots southwest of the proposed parking lot. The future parking lots are accounted for in the proposed stormwater detention calculations.
2. Sanitary Sewer: The Applicant is proposing the installation of a sanitary sewer system that will connect to a future 10" sanitary sewer along Dixie Highway. Until the sanitary sewer along Dixie Highway is constructed the sanitary sewer will discharge to a 2" force main northwest of Proposed Structure C to the existing septic field at the north end of the site. Our comments regarding the septic system are as follows:
  - a. The proposed force main connection to the existing septic field system must be shown on Sheet 11, Proposed Water Main and Sanitary Sewer Sheet.
  - b. The proposed sanitary sewer septic system location and design must be approved by the Oakland County Health Department (OCHD) and appropriate permits be obtained. All necessary permit approvals must be copied to the Township and this office.
3. An 8" water main is proposed that will provide water to two proposed hydrants and a 4" water main lead to the proposed building.
4. The Project Engineer is to verify that the dimensions of the tractor-trailer parking spaces and maneuvering space throughout the lot are adequate.
5. Preliminary Site Plans do not provide a SESC plan. All SESC measures must be shown on the site plan. In addition, the plans should include OCWRC's SESC Notes and Detail sheets.
6. The site plan provides a landscaping and outdoor lighting plan.
7. A wetland survey was completed by Anthony J. Dombroski, a woodland/wetland scientist, on 11/05/2015. A wetland boundary line was delineated. Due to wetland limits varying over time, the wetland delineation should be reviewed and modified if necessary, prior to acceptance.

**Final Site Plan Comments:**

1. The Final Site Plan must include more detailed grades for the proposed parking lot, utilities, and ditch. This includes maintaining a minimum distance of 18" between all utility crossings as well as finished grades of all hydrants and gate wells.
2. In accordance with Township Ordinance 14-233 (b) (2) when the hydraulic gradient is above the top of the sewer pipe, the design elevation of the hydraulic gradient must be provided.
3. Prior to final site plan submittal, the Applicant will be required to provide profiles, invert elevations, and details for the proposed sanitary and storm structures/pipes. As required by EGLE, water main profiles must also be provided for any proposed water main construction. More detail will need to be provided regarding a pump station installation necessary for the 2" sanitary forcemain. All electrical and control requirements shall be clearly described on the plans or in the



specifications.

4. For construction plan approval, septic system engineering design calculations will need to be provided that confirm the existing design and capacity of the septic field will handle the proposed discharge calculated.
5. The Applicant will be responsible for obtaining Township permits and all applicable permits including, but not limited to, the Road Commission for Oakland County (RCOC), Michigan Department of Transportation (MDOT), Michigan Department Environment, Great Lakes, and Energy (EGLE), Oakland County Water Resource Commissioner (OCWRC), and Oakland County Health Department (OCHD).

**Construction Plan Comments:**

1. Trench Detail A and Trench Detail B should be included on the detail sheet. It should also be noted on the plans where Trench Detail A or where Trench Detail B is required.
2. The detail sheet provides the following three curb details: "M" Opening Detail, Spill Curb Detail, and Concrete Curb and Gutter Detail. The plan sheets call out the proposed curb and gutter, but must specify which curb and gutter detail is proposed.
3. In accordance with Township Ordinance 14-235 (b) (6) a connection to an existing water main shall be made only after successful pressure tests and chlorination.
4. A sanitary sewer connection permit will be required by the Oakland County Health Department (OCHD). The Applicant is responsible for making all applications and copying this office and the Township on the approved permit.
5. A maintenance agreement is required by Township Ordinance 14-234 (9) for the detention basin to ensure that the basin is properly and adequately maintained to continue functioning as intended. The agreement is subject to reasonable review and approval by the township attorney. The agreement shall provide the right of the township to determine whether maintenance is being performed as required and outline the steps of action if proper maintenance is not completed.
6. A Soil Erosion and Sedimentation Control (SESC) permit will be required by the Oakland County Water Resources Commissioner's (OCWRC) office. The Applicant is responsible for making all applications and copying this office and the Township on the approved permit. The SESC Plan that is approved by the County must be followed throughout the duration of construction for the proposed site improvements.
7. Projects that require five or more acres of land to be disturbed are required to apply for a Notice of Coverage (NOC) from EGLE and then apply for and receive a Part 31 National Pollutant Discharge Elimination System (NPDES) Permit. The OCWRC SESC Permit must be obtained prior to applying for NOC and NPDES Permits from EGLE.

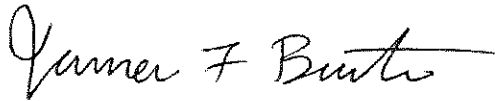
Summary:

The plans are sufficient for consideration of Preliminary Site Plan Approval. However, we recommend the above comments be addressed prior to Final Site Plan Approval.

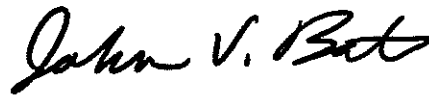
If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



James F. Burton, P.E.  
Vice President



John V. Balint, P.E.  
Senior Project Engineer

pc: AMAG, LLC; John Asselin  
Rowe Professional Services; Justin Westbrook, P.E.  
Rhoads & Johnson; Kevin Johnson  
Shannon Precision Fastener, LLC; Edward Lumm  
HRC; R. Koch, T. Warstler File



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HOLLY TOWNSHIP

August 9, 2021

Ms. Karin Winchester  
Holly Township Planning Commission  
102 Civic Drive  
Holly, MI 48442

RE: Shannon Distribution Facility Plan Review

Dear Ms. Winchester:

Revisions have been made to the site plans for the SPF Holly Manufacturing plans in accordance with the HRC engineering review letter dated July 27, 2021 as outlined below in the italicized text:

**General Comments**

1. We defer to the North Oakland County Fire Authority and/or the Building Official regarding the adequacy of vehicular access to all areas of the facility in the event of an emergency situation. An emergency drive is proposed off of Belford Road.  
*All comments from the North Oakland County Fire Authority (NOCFA) have been addressed. Please see NOCFA review response letter.*
2. The applicant is solely responsible for verifying that the submitted site plans are compliant with the American with Disabilities Act (ADA).  
*The plans are compliant with ADA regulations.*
3. Should the proposed facility store, use, or generate chemicals or hazardous materials, the necessary approvals must be obtained from the Township Fire Department.  
*All chemicals used will be identified on the building permit drawings. Secondary containment inside the building will be provided as required by code.*

**Preliminary Site Plan Comments**

1. Storm Sewer: The Applicant is proposing a storm sewer system that includes enclosed storm pipe, a ditch/swale, and a detention basin with a forebay for managing stormwater runoff. Our comments regarding the proposed drainage design are as follows:
  - a. On Sheet 9 of the site plan, the proposed storm sewer line type is not consistent with the legend. The line type alternates between a solid line and a dashed line. The 18" downspouts should be labeled on the storm sewer plan. Lastly, the slope of the proposed ditch along with the high point in the ditch should be labeled.  
*There is a ditch line that follows the storm sewer line in the locations on the plan where you indicate an error with the line type of the storm sewer. Since these two line types overlap, it appears as a solid line. The proposed ditch has been labeled on Sheets C16 and C17 to clarify.*

*The 18-inch downspouts were removed and replaced with 6-inch downspouts every 30 feet on the west and east walls of the building. These have been called out with a typical callout on Sheets C16 and C17.*

*Ditch slopes and high/low points have been labeled on Sheet C17.*

- b. On Sheet 10 of the site plan, the quantity of the Storm Sewer Drainage Area A, 2.08 acres, appears to be too small for the drainage area shown. The Project Engineer should confirm the area of Storm Sewer Drainage Area A.

*The drainage areas have been updated. Please see Sheet C19 for updated storm sewer calculations.*

- c. The plan provides necessary stormwater detention calculations that show that the existing detention basin has more than the required storage needed for the existing site and the proposed site runoff from a 100-year storm event.

*No revisions necessary.*

- d. A ditch is proposed to run along the proposed building approximately 30' offset of the building. The ditch discharges to a proposed catch basin on the south side of the proposed building.

*No revisions necessary.*

- e. The site plan identifies future expansion to include multiple reserved parking lots southwest of the proposed parking lot. The future parking lots are accounted for in the proposed stormwater detention calculations.

*No revisions necessary.*

- 2. Sanitary Sewer: The Applicant is proposing the installation of a sanitary sewer system that will connect to a future 10" sanitary sewer along Dixie Highway. Until the sanitary sewer along Dixie Highway is constructed the sanitary sewer will discharge to a 2" force main northwest of Proposed Structure C to the existing septic field at the north end of the site. Our comments regarding the septic system are as follows:

- a. The proposed force main connection to the existing septic field system must be shown on Sheet 11, Proposed Water Main and Sanitary Sewer Sheet.

*Please see Sheet C21 for proposed 2-inch force main and connection to existing septic field.*

- b. The proposed sanitary sewer septic system location and design must be approved by the Oakland County Health Department (OCHD) and appropriate permits be obtained. All necessary permit approvals must be copied to the Township and this office.

*Preliminary approval of the connection has been granted by the OCHD. A permit for connecting to existing septic field will be obtained from OCHD.*

- 3. An 8" water main is proposed that will provide water to two proposed hydrants and a 4" water main lead to the proposed building.

*No revision necessary.*

- 4. The Project Engineer is to verify that the dimensions of the tractor-trailer parking spaces and maneuvering space throughout the lot are adequate.

*Turning movements have been analyzed to verify dimensions and all parking spaces/maneuvering areas are adequate for tractor-trailers.*

- 5. Preliminary Site Plans do not provide a SESC plan. All SESC measures must be shown on the site plan. In addition, the plans should include OCWRC's SESC Notes and Detail sheets.

*SESC measures were added to Sheet C17 and the OCWRC SESC Detail sheet (C25) was added to the site plan documents.*

6. The site plan provides a landscaping and outdoor lighting plan.  
*No revision necessary.*
7. A wetland survey was completed by Anthony J. Dombroski, a woodland/wetland scientist, on 11/05/2015. A wetland boundary line was delineated. Due to wetland limits varying over time, the wetland delineation should be reviewed and modified if necessary, prior to acceptance.  
*The wetland previously identified is a substantial distance from the project boundaries. The elevation difference is more than 50 feet. We do not expect this project to impact the existing wetland. Since the last review is over five years old, the boundary will be reviewed prior to construction.*

**Final Site Plan Comments:**

1. The Final Site Plan must include more detailed grades for the proposed parking lot, utilities, and ditch. This includes maintaining a minimum distance of 18" between all utility crossings as well as finish grades of all hydrants and gate wells.  
*Spot elevations have been added to Sheet C17. Construction level detailed grades will be provided for construction plan approval. Finish grade elevations have been added to hydrants and gate valves on Sheet C20.*
2. In accordance with Township Ordinance 14-233 (b) (2) when the hydraulic gradient is above the top of the sewer pipe, the design elevation of the hydraulic gradient must be provided.  
*The hydraulic grade elevation has been labeled in the profiles.*
3. Prior to final site plan submittal, the Applicant will be required to provide profiles, invert elevations, and details for the proposed sanitary and storm structures/pipes. As required by EGLE, water main profiles must also be provided for any proposed water main construction. More detail will need to be provided regarding a pump station installation necessary for the 2" sanitary force main. All electrical and control requirements shall be clearly described on the plans or in the specifications.  
*Details for the pump station and electrical components have been added to Sheet C6. Profiles for all sanitary sewer, storm sewer, and water main have been added to the plan set.*
4. For construction plan approval, septic system engineering design calculations will need to be provided that confirm the existing design and capacity of the septic field will handle the proposed discharge calculated.  
*The design calculations will be provided with the construction plan approval set.*
5. The Applicant will be responsible for obtaining Township permits and all applicable permits including, but not limited to, the Road Commission for Oakland County (RCOC), Michigan Department of Transportation (MDOT), Michigan Department Environment, Great Lakes, and Energy (EGLE), Oakland County Water Resource Commissioner (OCWRC), and Oakland County Health Department (OCHD).  
*All applicable permits will be obtained.*

**Construction Plan Comments:**

1. Trench Detail A and Trench Detail B should be included on the detail sheet. It should also be noted on the plans where Trench Detail A or where Trench Detail B is required.

*A note was added to Sheets C17, C20, and C21 indicating where Trench Details A and B are required. The pipe tables also give pipe lengths for each backfill. The profiles show the sand backfill hatch to indicate these areas as well.*

2. The detail sheet provides the following three curb details: "M" Opening Detail, Spill Curb Detail, and Concrete Curb and Gutter Detail. The plan sheets call out the proposed curb and gutter, but must specify which curb and gutter detail is proposed.

*The callouts on Sheet C16 were updated to specify the type of curb proposed at each location. Any transitions and detail grades will be provided on the construction plans for construction plan approval.*

3. In accordance with Township Ordinance 14-235 (b) (6) a connection to an existing water main shall be made only after successful pressure test and chlorination.

*A note was added to Sheet C20.*

4. A sanitary sewer connection permit will be required by the Oakland County Health Department (OCHD). The Applicant is responsible for making all applications and copying this office and the Township on the approved permit.

*A permit from OCHD will be obtained.*

5. A maintenance agreement is required by Township Ordinance 14-234 (9) for the detention basin to ensure that the basin is properly and adequately maintained to continue functioning as intended. The agreement is subject to reasonable review and approval by the township attorney. The agreement shall provide the right of the township to determine whether maintenance is being performed as required and outline the steps of action is proper maintenance is not completed.

*The maintenance agreement will be provided.*

6. A Soil Erosion and Sedimentation Control (SESC) permit will be required by the Oakland County Water Resources Commissioner's (OCWRC) office. The Applicant is responsible for making all applications and copying this office and the Township on the approved permit. The SESC plan that is approved by the county must be followed throughout the duration of construction or the proposed site improvements.

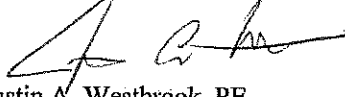
*An SESC permit will be obtained.*

7. Projects that require five or more acres of land to be disturbed are required to apply for a Notice of Coverage (NOC) from EGLE and then apply for and receive a Part 31 National Pollutant Discharge Elimination System (NPDES) Permit. The OCWRC SESC Permit must be obtained prior to applying for NOC and NPDES Permits from EGLE.

*The NOC and NPDES permits will be obtained.*

Please review the changes and let us know if there are any questions or comments for this site plan review.

Sincerely,  
ROWE Professional Services Company



Justin A. Westbrook, PE  
Senior Project Engineer

Attachments

August 17, 2021

Township of Holly  
102 Civic Drive  
Holly, Michigan 48442

Attn: Ms. Karin Winchester, Township Clerk  
Building and Zoning Administrator

Re: Shannon Precision Fasteners, LLC  
Final Site Plan Review

HRC Job No. 20210654

Dear Ms. Winchester:

As Consulting Engineers for the Township of Holly, and in accordance with your request, we have completed an engineering review of the proposed site plans of the subject development for compliance with the Township's ordinances and site plan requirements. The plans were prepared by Rowe Professional Services Company with a submittal date of August 9, 2021, to the Township.

The proposed project scope includes the construction of a manufacturing facility and parking lot next to an existing building and parking lot on a 105.85-acre site along Dixie Highway in Holly Township, Michigan. The project will include storm sewer that will discharge to an existing basin, sanitary sewer that discharges to an existing septic field, water main, landscaping, and lighting.

#### General Comments:

1. We defer to the North Oakland County Fire Authority and/or the Building Official regarding the adequacy of vehicular access to all areas of the facility in the event of an emergency situation. An emergency drive is proposed off of Belford Road.
2. The Applicant is solely responsible for verifying that the submitted site plans are compliant with the American with Disabilities Act (ADA).
3. Should the proposed facility store, use, or generate chemicals or hazardous materials, the necessary approvals must be obtained from the North Oakland County Fire Authority.

#### Final Site Plan Comments:

1. Storm Sewer: The Applicant is proposing a storm sewer system that includes enclosed storm pipe, a ditch/swale, and a detention basin with a forebay for managing stormwater runoff. Our comments regarding the proposed drainage design are as follows:
  - a. The plan provides necessary stormwater detention calculations that show that the existing detention basin has more than the required storage needed for the existing site and the proposed site runoff from a 100-year storm event.
  - b. A ditch is proposed to run along the proposed building approximately 30' offset of the building. The ditch discharges to a proposed catch basin on the south side of the proposed building. In addition, there are three proposed ditches in the pervious islands in the parking lot that each drain to the proposed catch

Delhi Township  
2101 Aurelius Rd.  
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517-694-7760

Detroit  
535 Griswold St.  
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Detroit, MI 48226  
313-965-3330

Grand Rapids  
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616-454-4286

Howell  
105 W. Grand River  
Howell, MI 48843  
517-552-9199

Jackson  
401 S. Mechanic St.  
Suite B  
Jackson, MI 49201  
517-292-1295

Kalamazoo  
834 King Highway  
Suite 107  
Kalamazoo, MI 49001  
269-665-2005

Lansing  
215 S. Washington SQ  
Suite D  
Lansing, MI 48933  
517-292-1488

- basins in the pervious landscape islands. The drainage area to each catch basin with drainage calculations can be found on Sheet C19.
- c. There are 6-inch downspouts proposed every 30 feet along the west and east walls of the buildings. The 6-inch downspout discharge to (8) 8" outlet pipes that discharge directly into proposed catch basins on the west side of the building and to the proposed ditch on the east side of the building.
  - d. An 18" culvert crossing under the proposed emergency access road is proposed. In addition to the size of the culvert, the type and invert elevations must be called out as well as storm calculations that confirmed the proposed culvert is adequately sized to convey the storm water runoff.
  - e. The site plan identifies future expansion to include multiple reserved parking lots southwest of the proposed parking lot. The future parking lots are accounted for in the proposed stormwater detention calculations.
2. Sanitary Sewer: The Applicant is proposing the installation of a sanitary sewer system comprised of 8" sanitary sewer that discharges to a proposed pump station wet well and 2" forcemain northwest of Proposed Structure G to the existing septic field at the north end of the site. Our comments regarding the septic system are as follows:
- a. The proposed sanitary sewer septic system location and design must be approved by the Oakland County Health Department (OCHD) and appropriate permits be obtained. All necessary permit approvals must be copied to the Township and this office.
  - b. OCHD has approved that the existing septic field is sized to accommodate the proposed building expansion.
3. Watermain: The Applicant is proposing a 12" water main that is perpendicular to Dixie Highway and an 8" water main that is parallel to Dixie Highway and spans the proposed parking lot. 6 fire hydrants, a meter pit, and 4 gate valve and boxes are proposed. An existing well that is located near the proposed building is currently servicing a 12" water main to the existing building. The well will be abandoned and the 12" existing line will be tied into a proposed 12" water main and meter pit that is proposed to be serviced by a 12" water main owned by Grand Blanc. Our comments regarding the water main are as follows.
- a. A note should be added to Sheet C20 that calls out the approximate location of the existing well and that it is proposed to be abandoned.
  - b. Confirmation by Grand Blanc and Genesee County that the existing water main has adequate capacity to service the development, and the approval of the proposed meter pit is required.
  - c. On Sheet C20 the plans do not provide a pipe size of the water main connection to the building at the north corner of the proposed building.
  - d. The water main that connects to the meter pit is called out as proposed 12-inch water main but shown with the existing line type. The Project Engineer should review the watermain configuration at the north end of the proposed building and confirm which sections of the water main are existing and what is proposed, and adjust the line type accordingly.
4. The Project Engineer is to verify that the dimensions of the tractor-trailer parking spaces and maneuvering space throughout the lot are adequate and show it on the plans.
5. The site plan includes all SESC measures proposed on Sheet C17 and OCWRC's SESC Notes and Detail sheet on Sheet C25.
6. The site plan provides a landscaping and outdoor lighting plan.
7. A wetland survey was completed by Anthony J. Dombroski, a woodland/wetland scientist, on 11/05/2015. A wetland boundary line was delineated. Due to wetland limits varying over time, the wetland delineation should be reviewed and modified, if necessary, prior to acceptance.



8. The Site Plan includes water main, storm sewer, and sanitary sewer profiles with invert elevations and hydraulic grade lines on the storm sewer profiles. Finished grade of all hydrants and gate wells are provided as well as spot elevations.
9. For construction plan approval, septic system engineering design calculations will need to be provided.
10. The Applicant will be responsible for obtaining Township permits and all applicable permits including, but not limited to, the Road Commission for Oakland County (RCOC), Michigan Department of Transportation (MDOT), Michigan Department Environment, Great Lakes, and Energy (EGLE), Oakland County Water Resource Commissioner (OCWRC), Genesee County Drain Commissioner (GCDC), and Oakland County Health Department (OCHD).

**Construction Plan Comments:**

1. A sanitary sewer connection permit will be required by the Oakland County Health Department (OCHD). The Applicant is responsible for making all applications and copying this office and the Township on the approved permit.
2. A permit for the water main construction will be required by Genesee County for the connection to the water main owned by Grand Blanc along Dixie Highway. The Applicant is responsible for making all applications and copying this office and the Township on the approved permit.
3. A maintenance agreement is required by Township Ordinance 14-234 (9) for the detention basin to ensure that the basin is properly and adequately maintained to continue functioning as intended. The agreement is subject to reasonable review and approval by the township attorney. The agreement shall provide the right of the township to determine whether maintenance is being performed as required and outline the steps of action if proper maintenance is not completed.
4. A Soil Erosion and Sedimentation Control (SESC) permit will be required by the Oakland County Water Resources Commissioner's (OCWRC) office. The Applicant is responsible for making all applications and copying this office and the Township on the approved permit. The SESC Plan that is approved by the County must be followed throughout the duration of construction for the proposed site improvements.
5. Projects that require five or more acres of land to be disturbed are required to apply for a Notice of Coverage (NOC) from EGLE and then apply for and receive a Part 31 National Pollutant Discharge Elimination System (NPDES) Permit. The OCWRC SESC Permit must be obtained prior to applying for NOC and NPDES Permits from EGLE.

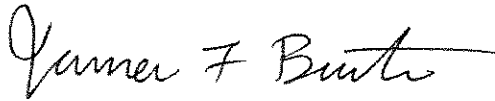
Summary:

The plans are sufficient for consideration of Final Site Plan Approval. However, we recommend the above comments be addressed prior to Construction Site Plan Approval. The Applicant should note that additional submittal and/or the compliance with other Township Ordinances may still be needed prior to Construction Plan Approval and the start of construction.

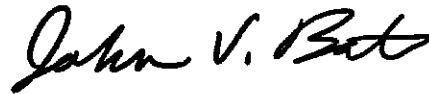
If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



James F. Burton, P.E.  
Vice President



John V. Balint, P.E.  
Senior Project Engineer

pc: AMAG, LLC; John Asselin  
Rowe Professional Services; Justin Westbrook, P.E.  
Rhoads & Johnson; Kevin Johnson  
Shannon Precision Fastener, LLC; Edward Lumm  
HRC; R. Koch, T. Warstler File

**NORTH OAKLAND COUNTY**  
**NOEFA**  
**WWW.NOEFA.ORG**  
**FIRE AUTHORITY**

**P.O. BOX 129**  
**Holly, MI 48442**  
**mweil@nocfa.com**

**Asst. Fire Chief**  
**Matthew J. Weil**

**Office: 248-634-4511**  
**Fax: 248-634-3817**  
**Cell: 248-459-8313**

Holly Township Planning Commission  
% Clerk Karin Winchester  
102 Civic Drive  
Holly, MI 48442

RE: Shannon Distribution Facility Plan review

July 28, 2021

Dear Karin ET AL,

At your request this department has completed a SITE PLAN REVIEW consistent with the Standards and appendices adopted by the Township. This review was conducted jointly by Deputy Chief C. Douglas Smith and Asst. Chief Matt Weil, both are Fire Marshal's for this department.

In this process we have reviewed previous site plan documents to include the proposed municipal water supply for the site. Generally, the Fire Department finds the Site Plan acceptable with several modifications and clarifications. With that information we offer the following comments.

- Additional Hydrants are needed around the perimeter of the building. An additional 2 or 3 are needed in the Islands on the West side and 1 on the North side. The FDC (Fire Department Connection) is not identified on the plan, its location drives the location of some of the hydrants. We need to review the final number and locations with the design engineer.
- Access roads need better definition.
  - Since there is only vehicle access to two of the new building's sides and only one access road to the entire site, the emergency access road from Belford Road becomes more important. This emergency Access Road will be at least 20 feet in width, of all-weather construction and designed to provide sufficient support for fire department vehicle weight.
  - Notes on the plan show maximum road grade at 10% that grade identified is too steep, 6% is the maximum permitted.

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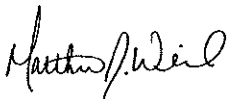
**Asst. Fire Chief**  
**Matthew J. Weil**

**Office: 248-634-4511**  
**Fax: 248-634-3817**  
**Cell: 248-459-8313**

- Is/are the well in the pump house(s) scheduled to be abandoned? If so, has a fire protection engineer verified that the new proposed 8" water main is of sufficient size to supply the fire protection needs of both the existing building (with planned expansion of that building) and the new construction of this 180,000 ft sq building? This development needs a looped main and not a dead end. Further and lastly looking to the future, will this support the rest of the "planned development" of the property?
- A study will need to be performed for First Responder Radio coverage in this building as well as the current building, that was not addressed in last building and is still an open issue.
- The commodity class of the manufacturing facility drives many code requirements past the site plan. That commodity class needs to be identified as we move forward.

The very size and location of the building propose many challenges for the department. The comments will need to be addressed prior to construction, as some of them are driven by other requirements in the code, dependent on commodity class and results from engineering studies as the project moves forward. We look forward to working with the applicant in the next steps of this project.

In fire Safety,



Matt Weil CFI  
Asst. Fire Chief  
Fire Marshal

C. Douglas Smith CFPS  
Deputy Fire Chief  
Fire Marshal

Cc; File FD



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HOLLY TOWNSHIP

August 9, 2021

Ms. Karin Winchester  
Holly Township Planning Commission  
102 Civic Drive  
Holly, MI 48442

RE: Shannon Distribution Facility Plan Review

Dear Ms. Winchester:

Revisions have been made to the site plans for the SPF Holly Manufacturing plans in accordance with the NOCFA review letter dated July 28, 2021 as outlined below in the italicized text:

- Additional hydrants are needed around the perimeter of the building. An additional 2 or 3 are needed in the islands on the west side and 1 on the north side. The FDC (Fire Department Connection) is not identified on the plans, its location drives the location of some of the hydrants. We need to review the final number and locations with the design engineer.

*Three hydrants have been added to the west side of the building and one hydrant has been added to the north side of the building. There are now a total of six hydrants within close proximity to the proposed building. The FDC has been added to the north side of the building and is called out on Sheet C20.*

- Access roads need better definition.
  - Since there is only vehicle access to two of the new building's sides and only one access road to the entire site, the emergency access road from Belford Road becomes more important. This emergency access road will be at least 20 feet in width, of all-weather construction and designed to provide sufficient support for fire department vehicle weight.

*The emergency access road is 20 feet in width and will be paved in accordance with the detail shown on Sheet C5. The proposed cross section should be sufficient to support typical fire department vehicle weights.*

- Notes on the plan show maximum road grade at 10%, that grade identified is too steep, 6% in the maximum permitted.

*The grades of the emergency access road have been revised to a maximum 6 percent slope.*

- Is/are the well in the pump house(s) scheduled to be abandoned? If so, has a fire protection engineer verified that the new proposed 8" water main is of sufficient size to supply the fire protection needs of both the existing building (with planned expansion of the building) and the new construction of this 180,000 ft sq building? This development needs a looped main and not a dead end. Further and lastly looking to the future, will this support the rest of the "planned development" of the property?

*The proposed water main is now a 12-inch main. This matches the water main that will be installed on Dixie Highway. The existing wells in the pump house(s) are planned to be abandoned. The existing*

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Ms. Karin Winchester  
August 9, 2021  
Page 2

*building will be connected to the 12-inch water main. The 12-inch water main to the pump house is already installed and that is going to remain as the connection to the building providing sufficient volume of water for the building needs and fire protection. All future buildings will be analyzed for flow rates based on the 12-inch water main and taking into account the existing buildings. Shannon is not proposing to loop the water main at this time as there will just be the two buildings on site. The water main will be looped in the future when the site is further developed.*

- A study will need to be performed for First Responder Radio coverage in this building as well as the current building, that was not addressed in the last building and is still as open issue.

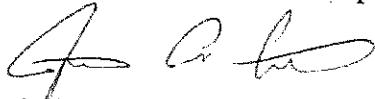
*The developer will comply with this requirement.*

- The commodity class of the manufacturing facility drives many code requirements past the site plan. That commodity class needs to be identified as we move forward.

*Even though this structure will be classified as an F-2 use (metal manufacture and assembly), not requiring suppression, it will nonetheless be suppressed. Complete fire suppression design and engineering to be submitted with permit drawings.*

Please review the changes and let us know if there are any questions or comments for this site plan review.

Sincerely,  
ROWE Professional Services Company



Justin A. Westbrook, PE  
Senior Project Engineer

Attachments

**NORTH OAKLAND COUNTY**  
**NOCFA**  
**www.nocfa.org**  
**FIRE AUTHORITY**

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**Cell: 248-459-8313**

Holly Township Planning Commission  
% Clerk Karin Winchester  
102 Civic Drive  
Holly, MI 48442

RE: Shannon Distribution Facility Plan review- follow up to Rowe Professional Services Letter

Aug. 9, 2021

August 19, 2021

Dear Karin ET AL,

This letter is in response to the reply from Rowe Professional Services, dated August 9, 2021. In this letter Mr. Westbrook has addressed this departments concerns that were enumerated in our July 28, 2021 letter. We thank him for the clarity and information provided.

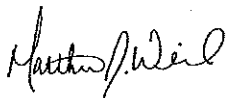
Further points of clarification:

- The reference in our letter dated July 28, 2021 addresses the 6% maximum grade as it applies to all access roads to include driveways, not just the Emergency Access as addressed in their reply. The note on page C2 still has 10% max grade for Driveway construction- Fire apparatus will access all areas of the development by all available means this requirement carries to all access.
- The FDC is not shown on the page A201 north elevation- it is however, addressed and shown all other places.

This department remains in support of the site plan as published in the submitted and amended plan package dated August 9, 2021- with the minor points clarified as above in the next revision.

This department still retains the right of further revisions as the project moves forward for unforeseen items that are brought to light as the project develops.

In fire Safety,



Matt Weil CFI  
Asst. Fire Chief  
Fire Marshal

C. Douglas Smith CFPS  
Deputy Fire Chief  
Fire Marshal

Cc; File FD

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