

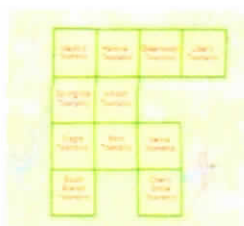
STAFF FILE LOW

For Website Posters

WEXFORD JOINT PLANNING COMMISSION STAFF REPORT

ROBERT HALL

7/6/20



Wexford Joint Planning Commission

www.wexfordjpc.org

4830 E. M-55

231-775-1138x6

Cadillac, Michigan 49601

planningandzoning@wexfordjpc.org

Staff Report – Site Plan Review

1. Application

Owner/Applicant: Fuller, Jim – JBF Properties, LLC

Site Address: Not Assigned (vacant)

Parcel #: 2311-06-3203-03

Applicant(s): SAME AS OWNER

Address: 4150 W. M-115 Hwy.
Mesick, Michigan 49668

Phone: 231-920-3955

Email: [REDACTED]

Contact: Jim Fuller

Property Zoned: Commercial

Site Plan Type: Medium

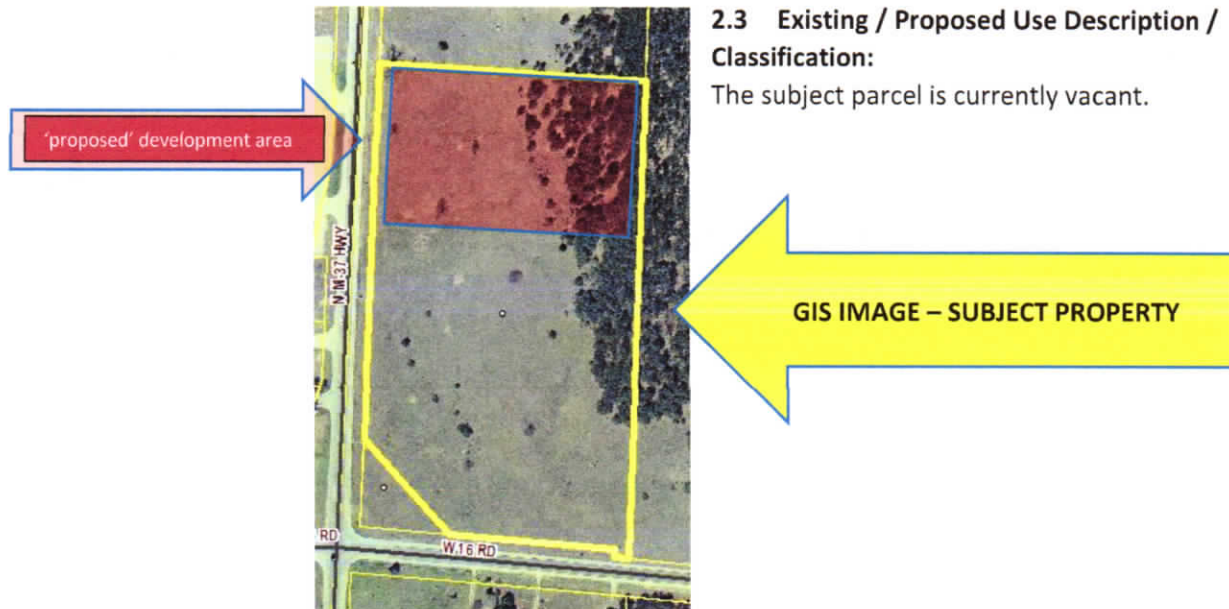
2. Development Proposal

2.1 Property Legal Description: PARCEL C: COM AT SW COR OF SD SEC; N02*26'12"E 300 FT TO POB; N02*26'12"E 757.61 FT; S86*34'30"E 610.51 FT; S02*54'24"W 1076.45 FT TO S LN OF SD SEC; N84*46'21"W 302.30 FT; N41*10'04"W 434.47 FT TO POB. TOG W/ & SUB TO ROW OF M-37 OVER THE W'LY 50 FT THEREOF & ROW OF W 16 RD OVER THE S'LY 50 FT THEREOF. --13.81 A.-- ANT. SEC. 6 T23N R11W -MESICK- SPLIT ON 06/06/2018 FROM 2311-06-3203;

2.2 Action Report / Request: The applicant(s) are submitting their site plan for review by the Wexford Joint Planning Commission for the proposed construction of a phased self-storage facility as a 'permitted' listed in Article 55, Section 5502.I – Real Estate and Rental and Leasing [53]¹.

¹ NAICS United States – 2012; 531130 lessors of Mini warehouses and Self-Storage Units

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2.3 Existing / Proposed Use Description / Classification:

The subject parcel is currently vacant.

3. Current Narrative (History):

- 3.1 The office of the Wexford Joint Planning Commission received an application and the requisite fee for site plan review for the proposed uses meeting the minimum requirements of Article 94, Section 9405 (Required Data for a Medium Site Plan Review).
- 3.2 The applicant(s) were advised that the site plan review would be placed on the December 27, 2021 regular meeting agenda of the Wexford Joint Planning Commission.
- 3.3 A site plan review is NOT subject to publication, notification, or public hearing requirements.

4. Specific Zoning District Standards:

- 4.1 **5504.A:** The minimum parcel area is 25,000 (twenty-five thousand) square feet. The subject parcel far exceeds that at 615,797 square feet, or approximately 14.1 acres
- 4.2 **5504.B:** The minimum Buildable Area required is 15,000 per principal unit. The subject parcel has no existing structure or buildings and a Buildable Area exceeding the required 45,000 square feet at just over 11 acres or 479,160 square feet.
- 4.3 **5504.C:** The minimum parcel width required is 150'; the subject property (according to the applicant(s) provided survey) has 302'+/- of road frontage on W 16 Road and 757'+/- on M-37 Highway.
- 4.4 **5504.D Setbacks**
 - 5504.D.1.a: The minimum front yard setback required is not less than 5' or more than 30'; the actual setback of the proposed buildings / structures shall comply with this standard.

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5504.D.1.b: The minimum side yard setback required is 20'; the actual proposed setbacks as shown on the site plan are 25'.

5504.D.1.c: The minimum rear yard setback required is 60'; the configuration of this lot has two front yards, 2 side yards and no rear yard(s) – the rear yard setback is not applicable.

5504.D.1.d: N/A – there are no waterfront yards.

5504.D.1.e: N/A – there are no known wetlands associated with the subject property.



4.5 **5504.E:** Buildings and parcel coverage

5505.E.1: N/A – there are no proposed Accessory Buildings

4.6 **5504.F:** Landscaping and Access (shall comply with Section 1062 of the Wexford Joint Zoning Ordinance).

4.7 **5504:** N/A – there are no proposed land divisions for the subject property.

**Staff Comments regarding Article 55, Section 5504.F (Section 1062):
The Wexford Joint Zoning Ordinance in Section 1062.D**

5. STANDARDS OF REVIEW:

5.1 According to WJZO Article 94, Section 9411.A-C – The following standards shall be used by the Planning Commission to review requests for Site Plans under this Article:

1. All **applicable** regulations of this Ordinance which apply generally to all districts (Article 10 – General Regulations), and all **applicable** regulations of this Ordinance which apply to the **specific zoning district** (Article 55, see **Section 4 above**), to any conditions imposed with the granting of a Special Use Permit or variance, shall be shown on the site plan as being complied with.

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SECTION YES/NO SECTION YES/NO SECTION YES/NO SECTION YES/NO

1001	N/A	1020	NO	1052	NO	1074	NO
1002	N/A	1030	NO	1053	NO	1080	NO
1003	NO	1031	NO	1054	YES	1081	NO
1004	NO	1040	YES	1060	YES	1082	NO
1010	NO	1041	NO	1061	YES		
1011	NO	1042	NO	1062	YES		
1012	NO	1050	NO	1070	NO		
1013	YES	1051	YES	1071	NO		

1013: Surface Runoff - the applicant was advised via email on 12/10/2021 that communication with the Wexford County Drain Commissioner would be required to confirm compliance. A letter dated December 14th, 2021 from the Wexford County Frain Commissioner noted that stormwater runoff was not an issue at this time was received.

1040: Fences – the applicant is proposing to fence in the ‘proposed’ development area with chain link fencing in compliance with zoning ordinance standards.

1051: Driveway and Curb Cuts – see attached correspondence from MDOT via email dated 11/19/2021 authorizing use of existing driveway.

1054: Vehicular Parking Space, Access and Lighting – Article 10, Section 1054.B – *“Where no specific requirement is designated for other businesses, parking space which is adequate shall be provided. Adequacy of parking shall be based upon the anticipated intensity of use of the business establishment by patrons and employees and by reference to the standards contained in Section 1054.A. **The Zoning Administrator shall establish the number of parking spaces required in the Land Use Permit.**”*

Staff Comments: The applicant has not proposed office or sanitary facilities at this time. This use is typically not associated with use that ‘requires’ a specific number of parking spaces other than to facilitate minimal staff and / or the occasional customer (if there was an office). The Zoning Administrator will specify that the applicant have a deferred area for not less than 5 parking spaces in accordance with Section 1054.K.
The applicant was advised to consult with the Mesick Fire / Rescue regarding access, ingress, egress, and maneuverability within the site.

1060: Signs - the applicant has not proposed any specific signage at the time of this report. Signage shall be in compliance with Article 10, Section 1060.C. Additionally, the applicant is ‘proposing’ the possibility of additional signage / billboards as supplemental income to the business. ALL signage shall comply not only with the Wexford Joint Zoning Ordinance, but also must receive MDOT approval when application is made. The Wexford Joint Zoning Ordinance does NOT permit billboards but allows a greater square footage and number(s) of ‘traditional’ signage on the property in the Commercial zoning district

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1061: Outside Lights - the applicant shall be directed to comply with Section 1061 of the ordinance for any proposed lighting. The applicant has submitted 'proposed' lighting specifications for Planning Commission review.

1062: Landscaping Standards – the applicant has NOT proposed any Landscaping as required along M-37 or 16 Road

9411. Standards for Site Plan Review

The following standards shall be used by the Commission and administrator to review site plans:

A. All applicable regulations of this Ordinance which apply generally to all districts, and all applicable regulations of this Ordinance which apply to the specific zoning district, to any conditions imposed with the granting of a Special Use Permit or variance, shall be shown on the site plan as being complied with.

Staff Comment and Recommendations:

Staff finds that all of the specific zoning district requirements are met as documented above in Section 4 of this report. The General Regulations found to be most applicable are outlined above in section 5 of this report – Standards of Review. Staff finds that there are no concerns except as mentioned. Staff feels that compliance with this standard (General regulations and Specific Zoning District) is or shall be demonstrated by the applicant prior to the issuance of a Land Use (zoning) Permit.

Staff also feels that based on the literal reading of this standard, that the entire standard is NOT applicable.

B. All utility easements shall be distributed on site in a manner which is least harmful to surrounding properties. Electric, telephone coaxial cable and other lines shall be located underground unless this requirement is specifically waived by the administrator, Commission or Appeals Board upon review of the site plan.

Staff Comment and Recommendations:

The existing utility connections are not expected to change to a degree that would require the concern of this commission with this building proposal. Staff feels that if new utility infrastructure is placed underground as required, then compliance with this standard is demonstrated.

C. Water lines, sewer lines, all provisions of surface water drainage shall be approved by the respective agency and designed in compliance with any applicable federal and state statute, city, village, township. Or county ordinance.

Staff Comment and Recommendations:

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There is no well and / or septage proposed at the current time. Surface water drainage is covered in Section 1013. Staff feels that compliance with this standard is demonstrated. (see letter dated December 14th, 2021 from Wexford County Drain Commissioner)

Final Staff Comments and Recommendation(s):

Staff recommends approval of the site plan as presented with a condition that any future proposed signage and / or lighting comply with zoning ordinance standards. Additional, staff recommends that any further expansion will require storm / surface water runoff to be contained on-site.

Respectfully submitted for Planning Commission Review,



Robert (Bob) Hall
Planning and Zoning Director

Cc: property file

Wexford Joint Planning Commission
c/o Cherry Grove Township
4830 E. M-55, Cadillac, MI 49601-9332
Ph: 231-775-1138x6 Fax: 231-775-0037 Attn: WJPC
planningandzoning@wexfordjpc.org

SPECIAL LAND USE PERMIT APPLICATION

1. **APPLICANT:** Name: JBF Properties LLC (Fuller, Jim A.)
(Last) (First) (M.I.)
Address: 4150 W M-115 Hwy Mesick MI 49668
(No. & Street) (City) (State) (Zip)
Phone Nos: 231-920-3955
(Work) (Home) (Cell) (Fax)

2. **APPLICANT'S INTEREST IN PROPERTY:** _____

3. **OWNER:** Name: JBF Properties (Fuller, Jim A.)
(Last) (First) (M.I.)
Address: 4150 W M-115 Hwy Mesick MI 49668
(No. & Street) (City) (State) (Zip)
Phone Nos: 231-920-3955
(Work) (Home) (Cell) (Fax)

4. **REQUESTING SPECIAL LAND USE PERMIT FOR (Specify Use):** Self-Storage Buildings
(2 - 30' x 150')

5. **LEGAL DESCRIPTION OF PROPERTY:** See survey attached

6. **ADDRESS OF PROPERTY:** TBD (Parcel #: 2311-06-3203-03)

7. **PRESENT USE OF PROPERTY:** Vacant

8. **ATTACH REQUIRED SITE PLAN DRAWING** and all documentation required to demonstrate compliance with Article 94 (Site Plan), Article 86 (Special Uses), and all other applicable articles and provisions of the Wexford Joint Zoning Ordinance.

9. **NAMES & ADDRESSES OF ALL OTHER PERSONS, FIRMS, OR CORPORATIONS HAVING A LEGAL INTEREST IN THE PROPERTY:** _____

10. **APPLICANT'S SIGNATURE:**
X [Signature] Date: 11/12/21

11. **OWNER'S SIGNATURE:**
X [Signature] Date: 11/12/21

-OFFICIAL USE ONLY-

CASE NO: SPR 2021-05
FILING DATE: 11-19-2021
REC'D BY: [Signature] RECEIPT NO: 553973
PC ACTION: _____ DATE: 3/16/2022
BOARD ACTION: N/A DATE: N/A
EFFECTIVE DATE: _____

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property N M-37 HWY		2. County Wexford	3. Date of Transfer (or land contract signed) October 28, 2021
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village Antioch		5. Purchase Price of Real Estate 80,000.00	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. 2311-06-3203-03		6. Seller's (Transferor) Name DOUGLAS SHIVELY, LORI BUMP, DENISE NIXON, and STEVEN SHIVELY	
		8. Buyer's (Transferee) Name and Mailing Address JBF PROPERTIES LLC 400 West John Street, Mesick, MI 49668	
		9. Buyer's (Transferee) Telephone Number	

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	13. Amount of Down Payment	
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed) 0.00		

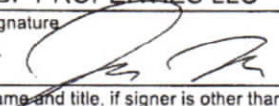
EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name JBF PROPERTIES LLC		Date October 28, 2021
Signature 		E-mail Address JIM.FULLER@FULLER-MFG.COM
Name and title, if signer is other than the owner	Daytime Phone Number	



Imagery ©2021 Maxar Technologies, USDA Farm Service Agency, Map data ©2021 200 ft

Neighboring driveways.

Mr. Robert Hall
Planning and Zoning Director
Wexford Joint Planning Commission

December 14, 2021

Dear Mr. Hall:

I have reviewed the proposed Phase One 2022 plan for self-storage on Parcel # 2311-06-3203-03. As proposed to be constructed in 2022 with 2 buildings and gravel surfaces, there is no concern for stormwater at this time. If the property is built out further and paved access is provided a formal stormwater plan should be developed.



Michael J. Solomon

Wexford County Drain Commissioner

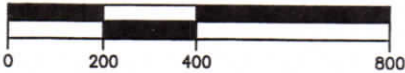
CERTIFICATE OF SURVEY

Legend

- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- △ NAIL SET
- ▲ NAIL FOUND
- ⊕ GOVERNMENT 1/4 CORNER
- SECTION CORNER
- ⊕ CENTER 1/4 CORNER
- (R) RECORD
- (M) MEASURED

ALTERATION OF ANY PART OF THIS DOCUMENT WITHOUT THE PERMISSION OF BOB MITCHELL & ASSOCIATES IS PROHIBITED.

Scale: 1" = 400'



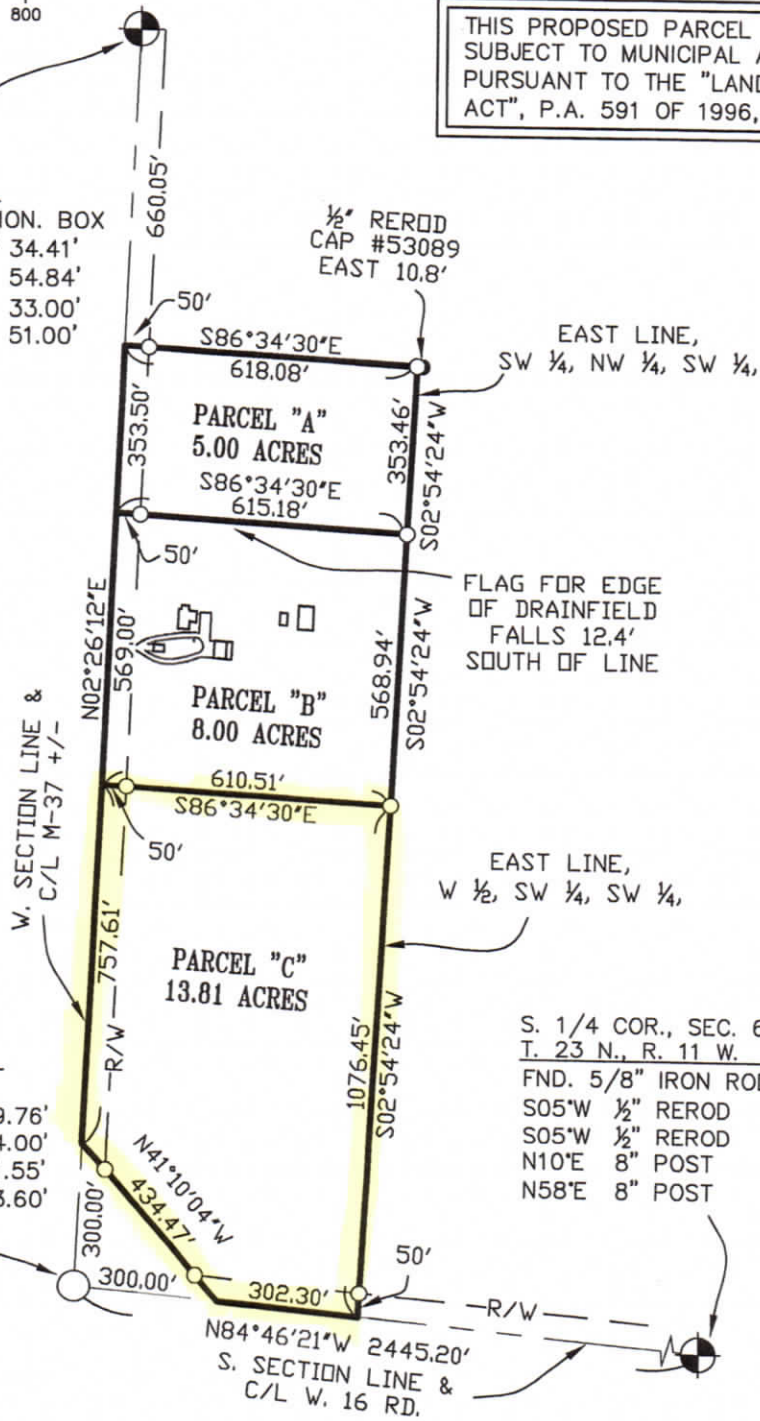
SPACE RESERVED FOR REGISTER OF DEEDS

THIS PROPOSED PARCEL DIVISION IS SUBJECT TO MUNICIPAL APPROVAL PURSUANT TO THE "LAND DIVISION ACT", P.A. 591 OF 1996, AS AMENDED.

W. 1/4 COR., SEC. 6,
T. 23 N., R. 11 W.

- FND. 5/8" IRON ROD IN MON. BOX
- N82°W 32" MAPLE STUMP 34.41'
- N56°W P. POLE 54.84'
- WEST 1/2" REROD 33.00'
- N84°E 8" PINE TREE 51.00'

1/2" REROD
CAP #53089
EAST 10.8'



EAST LINE,
SW 1/4, NW 1/4, SW 1/4,

FLAG FOR EDGE
OF DRAINFIELD
FALLS 12.4'
SOUTH OF LINE

EAST LINE,
W 1/2, SW 1/4, SW 1/4,

SW COR., SEC. 6,
T. 23 N., R. 11 W.

- FND. 5/8" ROD
- N47°W P. POLE 59.76'
- S38°E COR. POST 54.00'
- S53°W P. POLE 91.55'
- N42°W FIBER MARKER 73.60'

S. 1/4 COR., SEC. 6,
T. 23 N., R. 11 W.

- FND. 5/8" IRON ROD IN MON. BOX
- S05°W 1/2" REROD 86.63'
- S05°W 1/2" REROD 26.00'
- N10°E 8" POST 36.50'
- N58°E 8" POST 59.40'



I, William P. Mitchell, a Licensed Professional Surveyor in

William P. Mitchell

DESCRIPTION

Parcel "A"

DESCRIPTION: A parcel of land situated in the Township of Antioch, County of Wexford, State of Michigan and described as follows to-wit:

Part of the Southwest one-quarter, Section 6, Town 23 North, Range 11 West, being described as; Commencing at the Southwest corner of said section; thence North 02° 26' 12" East, along the West line of said section, 1626.61 feet, to the Point of Beginning; thence North 02° 26' 12" East, continuing along said section line, 353.50 feet; thence South 86° 34' 30" East, 618.08 feet; thence South 02° 54' 24" West, 353.46 feet; thence North 86° 34' 30" West, 615.18 feet, to the Point of Beginning. Said parcel containing 5.00 acres of land more or less.

TOGETHER WITH AND SUBJECT TO the Right-of-way of M-37 over the westerly 50 feet thereof more or less.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

Parcel "B"

DESCRIPTION: A parcel of land situated in the Township of Antioch, County of Wexford, State of Michigan and described as follows to-wit:

Part of the Southwest one-quarter, Section 6, Town 23 North, Range 11 West, being described as; Commencing at the Southwest corner of said section; thence North 02° 26' 12" East, along the West line of said section, 1057.61 feet, to the Point of Beginning; thence North 02° 26' 12" East, continuing along said section line, 569.00 feet; thence South 86° 34' 30" East, 615.18 feet; thence South 02° 54' 24" West, 568.94 feet; thence North 86° 34' 30" West, 610.51 feet, to the Point of Beginning. Said parcel containing 8.00 acres of land more or less.

TOGETHER WITH AND SUBJECT TO the Right-of-way of M-37 over the westerly 50 feet thereof more or less.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

Parcel "C"

DESCRIPTION: A parcel of land situated in the Township of Antioch, County of Wexford, State of Michigan and described as follows to-wit:

Part of the Southwest one-quarter, Section 6, Town 23 North, Range 11 West, being described as; Commencing at the Southwest corner of said section; thence North 02° 26' 12" East, along the West line of said section, 300 feet, to the Point of Beginning; thence North 02° 26' 12" East, continuing along said section line, 757.61 feet; thence South 86° 34' 30" East, 610.51 feet; thence South 02° 54' 24" West, 1076.45 feet, to the South line of said section; thence North 84° 46' 21" West, along said south section line, 302.30 feet; thence North 41° 10' 04" West, 434.47 feet, to the Point of Beginning. Said parcel containing 13.81 acres of land more or less.

TOGETHER WITH AND SUBJECT TO the Right-of-way of M-37 over the westerly 50 feet thereof more or less and also the Right-of-way of W 16 Road over the Southerly 50 feet thereof.

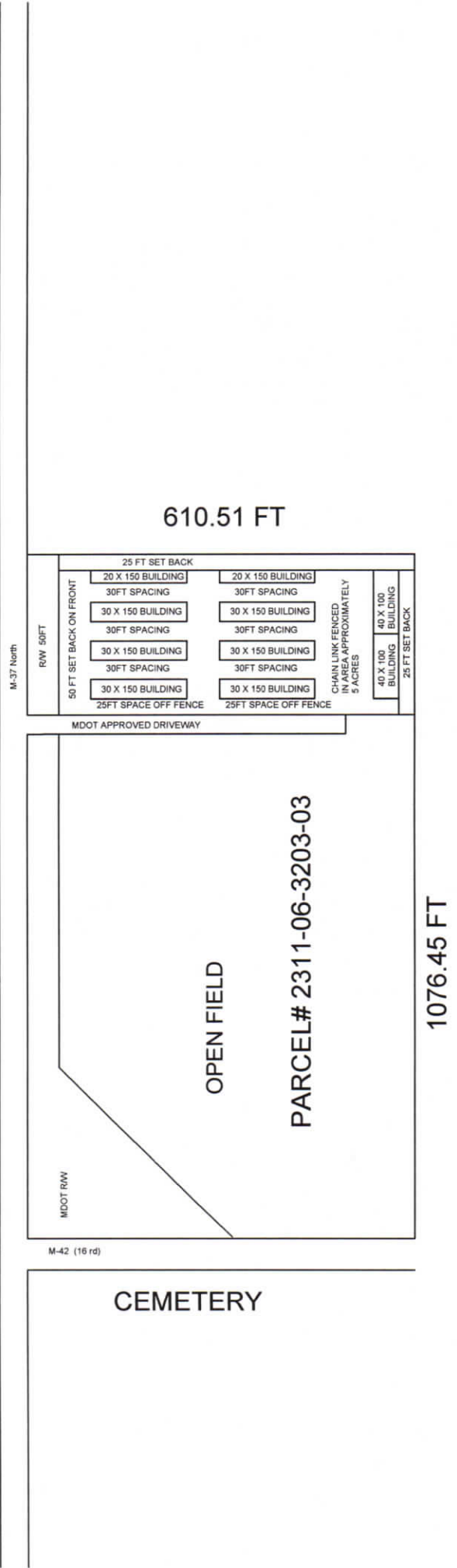
SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.



1 inch = 232,64 ft

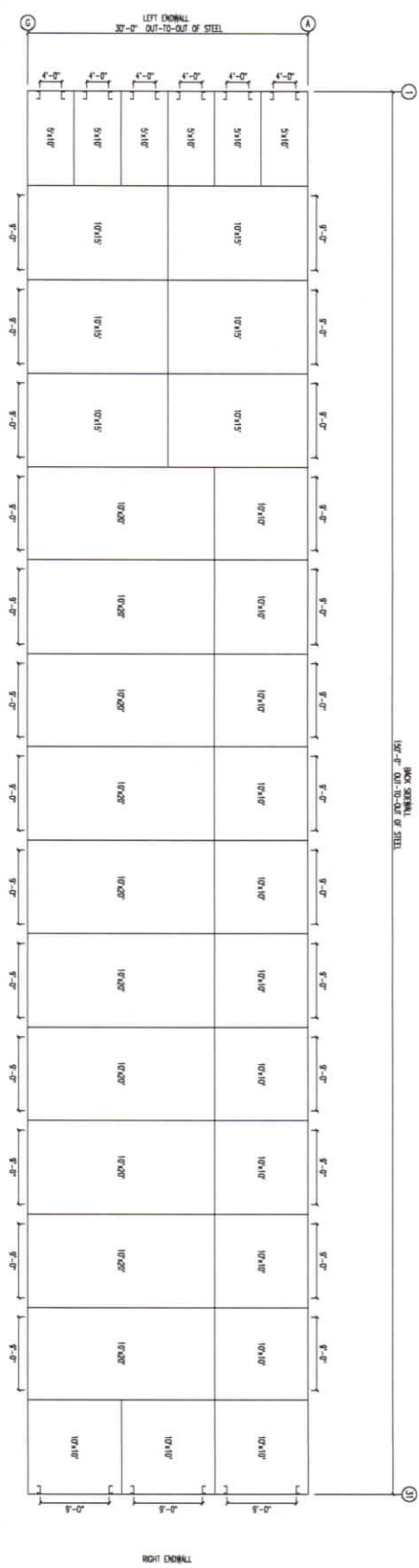
PHASE THREE 2024

JBF PROPERTIES LLC. SELF STORAGE PROJECT



FOR APPROVAL ONLY
NOT FOR CONSTRUCTION

IRON SERIAL
FLOOR PLAN



A7
Sheet

Wynward Corporation
600 E. Highway Ave.
Cherry, CO 80513
PHONE 303-786-2244
FAX 303-786-2786

PROJECT: Copy of 30 x 150 Special
SIZE: 30.0 x 150.0 x 8.5
CITY: Lenexa
STATE: KS

CONFIDENTIAL AND PROPRIETARY INFORMATION
THESE DRAWINGS ARE THE SOLE AND EXCLUSIVE PROPERTY OF THE BUILDING MANUFACTURER. SENSITIVE, UNPUBLISHED, AND CONFIDENTIAL INFORMATION CONTAINED IN THESE DRAWINGS MAY ONLY BE USED FOR ITS INTENDED USE. THE DISSEMINATION OF THESE DRAWINGS TO UNAUTHORIZED PERSONS IS STRICTLY PROHIBITED. THESE DRAWINGS MAY NOT BE USED TO CONSTRUCT ANY PROJECTS WITHOUT WRITTEN PERMISSION FROM THE BUILDING MANUFACTURER. THE DOCUMENT AND ALL COPIES MUST BE RETURNED UPON DEMAND.

APPROVAL	BY	4/29/21
PRINTS ISSUED FOR		DATE

Business Narrative

Describe business history, industry, products or services and any significant customers, as well as any historical or future financial challenges or opportunities:

The selected parcel is located in an extremely high traffic count area, just north of a major intersection of two state roads, M115, and M37. All other storage units in a wide radius are full. We will offer both indoor and outdoor storage, shrink wrapping, and possibly billboard rentals as income streams initially. Our plans are for two buildings initially with 72 units, with an additional two buildings in a couple years. Using a 60% occupancy as break even, when we we hit that number, we plan on adding the second phase. There is a large need for storage of out of season campers and boats, and toys, so while it is too late for this season, we plan on prepping the site for an early build in 2022. More and more locations are not allowing storage of trailers at residences. This trend is likely to continue, so we anticipate a growing need for trailer storage for that reason.

Owner's Biography

Describe your expertise in the industry and other qualifications and experiences supported in personal credibility and credit worthiness:

Both partners have extensive experience in self employment and independence. Jim was in business at 23 years of age, and Fred was self employed at 26, with a cherry farm and a house under construction. Neither has worked for anyone but ourselves our entire career. Fred is now 71, and Jim is 43, so clearly we have exhibited self reliance and responsibility. Jim had a multi-million dollar manufacturing plant and so did Fred. Each of us have managed large groups of employees and also major customers such as GM, Delphi, Ford and Chrysler. We have each handled large program launches, and stressful problem solving. The problems might have been technical, financial, or social, but they were always solved.

Bob Hall

From: Jim Fuller <jim.fuller@fuller-mfg.com>
Sent: Friday, November 19, 2021 10:14 AM
To: Bob Hall
Subject: FW: Consent to use existing drive

Fuller Mfg.
400 West John Street
Mesick, Mi 49668
Shop: 231-885-2500
Cell: 231-920-3955

----- Original message -----

From: "Burzynski, Steve (MDOT)" <BurzynskiS@michigan.gov>
Date: 11/19/21 9:54 AM (GMT-05:00)
To: Jim Fuller <jim.fuller@fuller-mfg.com>
Cc: "Wiest, Jeremy (MDOT)" <WiestJ@michigan.gov>
Subject: Consent to use existing drive

This e-mail serves as the Michigan Department of Transportation's consent to reuse the existing driveway at Parcel #2311-06-3203-03. A permit is not necessary at this point but is required for the driveway to be paved (in either HMA or concrete). If the department determines that traffic volumes have increased to warrant further improvements to the driveway, the Permittee will be required to meet current standards, which may include paving of the approach and even installation of curb and gutter. Please do not hesitate to contact us if you have any questions.

Steve Burzynski

Permit Agent
Michigan Department of Transportation
Traverse City TSC
Phone: 231-941-1986 Ext. 315
Cell: 906-630-1058
Email: burzynskis@michigan.gov

2 per building

SULA 40 Solar Area Light

1 at each
gable end of
building



SKU: AF42XAVS-PRO-40W

Product Tags: [Flood Light](#), [LED](#)

Product Page: <https://www.accessfixtures.com/p/sula-40-solar-area-light/>

Product Description

The SULA 40 Solar Area Light is a multipurpose solar-powered street light designed for many applications.

High Lumen Solar Power: This fixture emits 140 lumens per watt and runs completely on sun.

Integrated Controls: This fixture comes with built in photocell and motion sensing controls to maximize efficiency.

Durable and Vandal Resistant: SULA is IP65 rated against dust and water and comes with vandal resistant screws.

Features:

- Die cast aluminum housing - 140 lumens per watt - 5600 lumens - 24 AH lithium ion battery - Self charge time < 7 hours - Runtime over 24 hours at full charge - 99 degree optics - IP65, CE, RoHS listed - -4°F to 149°F operation - 5-year warranty - Built in motion sensor and dimmer - Adjustable solar panel - Field-replaceable battery - Mount up to 20' high - Black powdercoat finish - 5000K - Mounts on 3.5" round poles or adaptors - 34.78 lbs Need a Photometric

Analysis for Your SULA 40 Solar Area Light Project?

A photometric analysis creates a computer simulation of a particular project. No matter what you are lighting, a photometric analysis is an easy way to quantify light levels before purchasing. When a report is generated, a lighting specialist will walk you through it so you know exactly what you will be receiving. Photometrics include average and minimum footcandles, uniformity ratios, spacing, light trespass info, and more. Plus, the cost of the study is refunded back to you when you purchase the fixtures. Call us at 800-468-9925 for more information about ordering a photometric analysis for your project.

Ready to Order SULA 40 Solar Area Light or Speak to a Lighting Specialist?

You can place your order online, here. Or, if you want additional information, give us a call at 800-468-9925. Does your project require multiple fixtures? Ask us about quantity discounts. Our team of friendly expert lighting specialists are available to provide what you need to purchase fixtures and illuminate your project with confidence.

Product Attributes

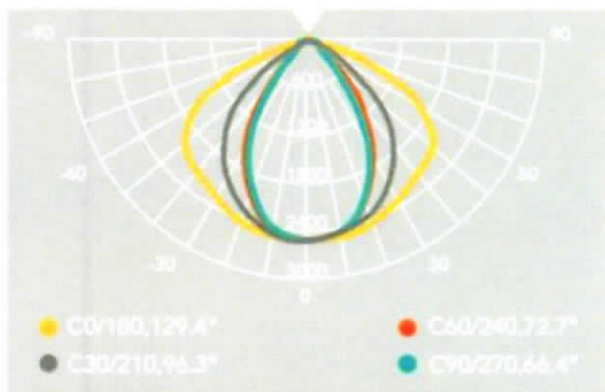
- Dimensions: 46 × 18 × 10 in
- Weight: 41 lbs
- Availability: Typically ships in 2-4 weeks
- Light Source: 5000K - Bright White
- Available Finishes: Black
- Color Rendering Index (CRI): 70+

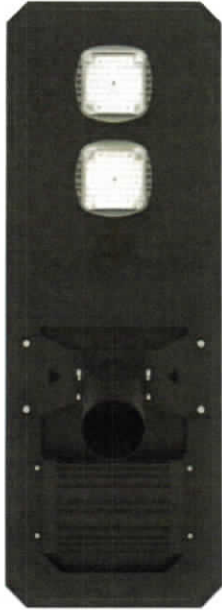
- Housing: Die-cast aluminum housing
- Lens: Clear polycarbonate lens
- Light Source Included: LED Array Included
- Light Source Lumens: 5600
- Listings: Wet locations, CE, IP65, RoHS
- Mounting: Direct Pole Mount
- System Watts Filter: 20w - 49w
- Warranty: 5-Year Limited Warranty

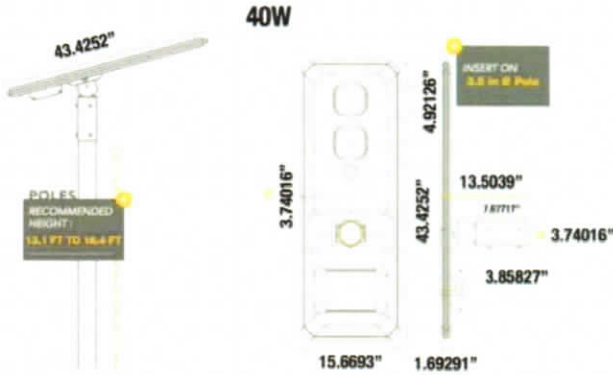
Product Gallery



AVERAGE BEAM ANGLE (50%) : 99,2 DEG









6 per building

SULI 10w Solar Flex Light

3 equal spaced
on each side of
building



SKU: AF81XSTL-TAB104YYBK

Product Tags: [Flood Light](#), [LED](#)

Product Page: <https://www.accessfixtures.com/p/suli-10w-solar-flex-light/>

Product Description

The SULI 10w Solar Flex Light is a solar-powered multipurpose fixture designed for a variety of applications.

Runs on Sun: This fixture runs entirely on solar power - no external power sources needed.

Flexible Design: SULI can be used as a work light, a wall pack, an area light, and even a battery pack!

User Friendly Operation: SULI includes four easy operating modes with the push of a button.

Features:

- Die cast aluminum housing - IP65 - 1100 lumens - 7.4V 5.4 lithium ion battery
- Self charge time < 7 hours - Run time 2-3 days - 70+ CRI - Bracket mount - 3-year warranty - 90 degree beam angle - Easy button controls - Photocell and microwave sensor included - Completely adjustable solar panel - 9.8' detachable connector cord - Operates at -5 °F to 113 °F - Black powdercoat finish

Options:

- Kelvin - 4000K or 5000K Need a Photometric Analysis for Your SULI 10w Solar Flex

Light Project?

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Product Attributes

- Dimensions: 20 × 17 × 17 in
- Weight: 50 lbs
- Availability: Typically ships in 2-4 weeks
- Light Source: 4000K - Cool White, 5000K - Bright White
- Available Finishes: Black
- Color Rendering Index (CRI): 70+

- Housing: Die-cast aluminum housing
- Lens: Clear polycarbonate lens
- Light Source Included: LED Array Included
- Light Source Lumens: 1,100
- Listings: Wet locations, IP65
- Mounting: Yoke Mount/U-Bracket Mount
- System Watts Filter: 1w - 19w
- Warranty: 3-Year Limited Warranty
- Style: Full Cutoff

Product Gallery





