

Berlin Charter Township Planning Commission
Special Land Use Application

Applicant Information:

Name:___Ms. Kayrene Alissawi, d/b/a Key Group, LLC

Address:_10421 Ford Road, Dearborn, Michigan 48126

Telephone:_Mohamed Alissawi, manager (husband) 734-309-5897

Email: moealissawi@gmail.com Fax: None

Property Owner Information (if different from Applicant):

Name: Quality Aluminum Acquisitions, LLC, Jeffey Watorek, VP & Treasurer

Address: c/o: Gibraltar Industries, Inc.
3556 Lakeshore Road Ste. 100
Buffalo, NY 14219

Telephone: (716) 826-5000 Email: JWatorek@gibraltar1.com Fax: None

Engineer/Architect Information:

Name: Robert Fraus, Nowak & Fraus Engineers

Address: 46777 Woodward Avenue, Pontiac, Michigan 48342

Telephone: 248-322-7931 Email: rfraus@nfe-engr.com Fax: None

Legal Council:

Name:_Robert Peurach, Attorney at Law

Address: Bernardi, Ronayne & Glusac, PC
1058 Maple Street Ste. 100
Plymouth, Michigan 48170

Telephone: 248-921-9849 Email: bohp@brgpc.com Fax: None

Site Information:

Address: 14544 Telegraph Parcels: Parcels 1, 2 3 shown on attached survey

Proposed Use: Parcels 1 & 2: (I-1) Industrial Zone: Truck (Semi) Repair/Service
Parcel 3: Commercial Zoning: Truck Sales

Application Fee:
Amount Paid: _____ Date Paid: _____

Intent: Berlin Charter Township recommends that the applicant check off each item below as it is completed. This will assist in avoiding missing a required submittal item that could require resubmittal. The provisions below are intended to only be an outline of the requirements of the Ordinance. The application is not intended to be comprehensive. The appropriate sections of the Ordinance should be reviewed when developing the required information.

- ☒ Planning Commission Schedule Provided to Applicant
- ☒ **Site Plan Submitted.** Twelve (12) copies of the Site Plan must be submitted. The following information must be included on the Site Plan. A Site Plan which is not complete will not be accepted for review by the Township.
- ☒ Legal description of the property under consideration.
- ☒ A map indicating the gross land area of the development, the present zoning classification thereof and the zoning classification and land use of the area surrounding the proposed development.
- ☐ A fully dimensioned map of the land showing topographic information at a contour interval of two feet (2') or less.
- ☐ A vicinity map showing the location of the area in relation to surrounding properties, streets, freeways, schools, school sites and other significant features of the community where appropriate.
- ☐ A site development plan with at least the following details shown to scale and dimensional.
- ☐ The date, north arrow, and scale. The scale shall be not less than one inch (1") equals twenty feet (20'), for property under three (3) acres and at least one inch (1") equals one hundred feet (100') for those three (3) acres or more.
- ☐ Statistical data, including number of dwelling units, size of dwelling units, if any, and total gross acreage involved.
- ☐ The location and height of all existing and proposed structures on and within one hundred feet (100') of the subject property's boundary.
- ☐ All lot and/ or property lines are to be shown and dimensioned, including building setback lines on corner lots.

- ☐ The location and dimensions of all existing and proposed drives, sidewalks, curb openings, signs, exterior lighting, curbing, parking areas (show dimensions of a typical parking space), unloading areas and recreation areas.
- ☐ Vehicular traffic and pedestrian circulation features within and contiguous of the site.
- ☐ The location of all proposed landscaping, fences or walls should include any topographic alterations or changes in natural terrain.
- ☐ Size and location of existing and proposed utilities, including proposed connections to public sewer or water supply systems.
- ☐ The location and pavement width and right-of-way width of all abutting roads, streets, alleys or The location and size of all existing and proposed surface and subsurface water Drainage facilities.
- ☐ The plan shall show areas of marsh, swamp, and floodplains together with any other feature that is of significance to the use and to the site.
- ☐ The location of all free-standing signs.
- ☐ The location of any outdoor storage materials and the manner in which they shall be screened or covered.
- ☐ The names and addresses of the architect and/or engineer responsible for the preparation of the site plans.
- ☐ Other Agency Approvals. Prior to site plan approval by the Planning Commission, the Applicant/Property Owner shall have secured approval from all applicable government agencies and departments, as applicable, including bur not limited to:
 - ☐ Monroe County Road Commission approval.
 - ☐ Monroe County Drain Commission approval.
 - ☐ Monroe County Health Department/ Michigan Department of Public Health approval.
 - ☐ Michigan Department of Natural Resources approval.

Applicant/Property Owner should be prepared to address the following issues – that the proposed special land use:

- will meet all site plan standards and requirements;
- will be designed, constructed, operated and maintained to be harmonious with the character of the neighborhood;
- will be adequately served by essential public facilities and services;
- will not create excessive additional public costs for public facilities and services;
- will not be detrimental to any persons, property or the general welfare;
- will be consistent with the intent and purpose of the zoning district in which it is proposed to be located; and
- will protect the natural environment and preserve natural resources.

I, Applicant/Property Owner, have reviewed article 16, *Special Land Use* and §18-316 *Site Plan Review* of the Berlin Charter Township Zoning Ordinance, and have submitted all documents, data and other information as required, and further depose that this Application and accompanying documents, data and other information are true and accurate, and further grant permission to Berlin Charter Township to enter the above-described property for the purposes of gathering information related to this application.

Kayne Alderman
Signature of Applicant/Property Owner

11-17-23
Date

BERNARDI, RONAYNE & GLUSAC

A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS

JOSEPH J. BERNARDI
JOHN J. RONAYNE, III
RODNEY M. GLUSAC
ROBERT A. PEURACH *
*Board Certified in Bankruptcy

1058 MAPLE STREET
SUITE 100
PLYMOUTH, MICHIGAN 48170

TELEPHONE (734) 416-1780
FACSIMILE (734) 416-1785

BOBP@BRGPC.COM

November 21, 2023

VIA FEDEX

Mr. David Reaume, Supervisor
Berlin Charter Township
8000 Swan View Drive
Newport, Michigan 48166

RE: 14544 Telegraph, Berlin Township, Monroe County, Michigan

Dear David:

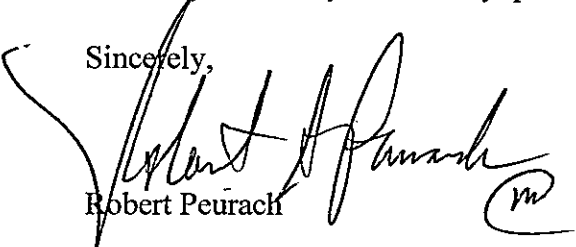
Attached please find the following documents and checks made payable to Berlin Township:

1. Special Land Use Permit Application
2. 12 copies of an Alta Boundary Survey
3. A check in the amount of \$1110.30 which represents the base fee of \$600 and \$70/acre times 7.29 acres which is \$510.30.
4. A check in the amount of \$3,119.65 which represents the escrow deposit of \$2500 and \$85/acre times 7.29 acres which is \$619.65

The applicant is planning to do Truck (Semi) service and repairs in the buildings on Parcels 1 & 2 which are zoned industrial (I-1). For Parcel 3, which is zoned Commercial, the applicant would have new Truck sales.

As always, should you have any questions, please contact me at your earliest opportunity.

Sincerely,


Robert Peurach

Enclosures