

The proposed use of this property is for the operation of a roof and floor truss manufacturing facility. The business will manufacture engineered wood roof trusses, floor trusses, and wall panels for residential and commercial construction projects throughout the surrounding region.

The facility is expected to employ approximately **15 to 20 full-time employees**. Normal business hours will be **Monday through Friday, 8:00 a.m. to 5:00 p.m.** No regular evening or overnight operations are planned.

Operations will primarily take place inside the building. With some storage of finished product outside. Raw materials, including dimensional lumber and engineered wood products, will be delivered by truck, unloaded, and stored on-site. Materials will then be cut, assembled, and inspected using industry-standard manufacturing equipment. Finished products will be loaded onto company trucks or common carriers for delivery to construction sites.

Truck traffic is expected to consist primarily of scheduled deliveries of lumber and periodic shipments of completed trusses. Loading and unloading activities will occur during normal business hours. The facility is not expected to generate excessive noise, dust, odors, or emissions beyond those typically associated with light industrial manufacturing. Good housekeeping practices will be maintained, and all operations will comply with applicable local, state, and federal regulations.

The proposed operation will provide quality manufacturing jobs, support the local construction industry, and contribute to the area's economic growth while operating in a safe and responsible manner that is compatible with surrounding industrial and commercial uses.

Berlin Charter Township Planning Commission
Special Land Use Application

Applicant Information:

Name: Pro Truss & Panel

Address:

Telephone:

Romulus, MI 48174

Fax:

Property Owner Information (if different from Applicant):

Name: Key Group LLC

Address:

Telephone:

Dearborn, MI 48126

Fax:

Engineer/Architect Information:

Name: Washtenaw Engineering Co.

Address:

Telephone:

Ann Arbor, MI 48103

Fax:

Legal Council:

Name: NA

Address:

Telephone:

Site Information:

Address: 14544 Telegraph Road

Parcel

Number: 03-006-142-00, 03-006-137-00

Proposed Use: manufacturing plant

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 but 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.

Signature of Applicant/Property Owner

6/24/2026

Date

Berlin Charter Township Planning Commission
Preliminary Site Plan Review Application _____
Final Site Plan Review Application _____

Applicant Information:

Name: Pro Truss & Panel

Address: _____

Telephone: _____

Romulus, MI 48174

Fax: _____

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- ☐ **Conditional Use.** Check the *Conditional Use Supplement to the Site Plan Review Application* to see whether the proposed use is a conditional use. If so, be sure to read the appropriate Ordinance subsection for any conditions that may apply.
- ☒ 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.
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- ☐ Monroe County Drain Commission approval.
- ☐ Monroe County Health Department/ Michigan Department of Public Health approval.

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Signature of Applicant/Property Owner

Date