

CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING

Wednesday, August 23, 2017, 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

Call Meeting to Order

Roll Call of Commission Members

1. Review and Approval of the Agenda - Conflict of Interest
2. Minutes
 - a. July 26, 2017
3. Correspondence

None
4. Reports
 - a. Township Board
 - b. Planning Commissioners
 - c. Planning Department
5. Business to Come Before the Commission
 - a. PD 2017- 82 - Conceptual Review – Cass Rd Event Center
 - b. Consideration of an application received from Mansfield Land Consultants on behalf of T.C. Partners, LLC requesting a Planned Unit Development amendment to construct a 55,000 square foot Hobby Lobby Store at the subject property, 05-016-032-05 located at 3585 Marketplace Circle.
 - c. Buffalo Ridge Status Update
6. Public Comment
7. Items for Next Agenda – September 13, 2017
 - a. Serra Automotive - Public Hearing - Conditional Rezone
 - b. Fox Run - PURD - Introduction
 - c. City of Traverse City - Water Tank - SUP
 - d. TBD
8. Adjournment

Joe Robertson, Secretary
Garfield Township Planning Commission
3848 Veterans Drive
Traverse City, MI 49684

Garfield Township will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
July 26, 2017**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Commission Members:

Present: Steve Duell, Joe Robertson, Chris DeGood, Joe McManus, Pat Cline, Gil Uithol and John Racine

Staff Present: Erik Perdonik

1. Review and Approval of the Agenda – Conflict of Interest (7:00)

DeGood moved and Duell seconded to approve the agenda as presented.

Yeas: DeGood, Duell, Robertson, Uithol, Cline, McManus, Racine

Nays: None

2. Minutes (7:00)

**a. June 28, 2017 Regular Meeting Minutes
July 12, 2017 Regular Meeting Minutes**

Cline moved and Robertson seconded to approve the June 28, 2017 Regular Meeting Minutes as amended noting in the first paragraph, “200 feet” is changed to “35 feet”.

Yeas: Cline, Robertson, DeGood, Uithol, McManus, Duell, Racine

Nays: None

Uithol moved and Duell seconded for to approve the July 12, 2017 Regular Meeting Minutes as presented.

Yeas: Uithol, Duell, DeGood, Robertson, Cline, McManus, Racine

Nays: None

3. Correspondence (7:02)

None

4. Reports (7:02)

Township Board Report

Duell reported that that the proposed Silver Lake Boat Launch No Wake area will go to a public hearing then go on to the DNR. The aviation easement on a lot owned by the township for the new runway 10 will be negotiated by a small subcommittee and bids will be going out for improvements to the Boardman Valley Nature Preserve.

Planning Commissioners

No reports

Planning Department

No reports

5. Business to Come Before the Commission**a. PD 2017-65 Kensington Park Amendment – Conceptual Review (7:04)**

The Kensington development was approved as a PURD in 2002 and an SUP was granted. The underlying zoning is currently R-3 multi family residential which would allow for duplexes. The applicant now seeks to change the originally approved open space boundary line so that the net open space will now be 2.65 acres which is a 3% increase from the originally approved amount. Deputy Planner Perdonik gave commissioners background information and the location of the proposed development. He added that in 2006, a major amendment included lot 59 to the development and that made the site approximately 7.25 acres. One story duplexes will be built at this time but the new footprints will encroach upon the open space as proposed in 2002. Sidewalks are also shown in the plan and staff has determined that the amendment meets the intent of the SUP. Lynne Moon, one of the developers, said that this project was intended as affordable housing but found that many people wanted a ranch style rather than a two story duplex. Six two story duplexes will be built where planned, but the remaining buildings will be ranch style duplexes. The buildings will look very similar to the ones already existing. Moon is asking for Commissioner feedback since this is a conceptual review. Commissioners discussed the open space boundary and courtyard setbacks. Moon said that the actual density of the development is not changing and the courtyard can only be used for condo owners. Commissioners are in favor of the affordable housing project but the sidewalks may need to be added. Moon said that there was an agreement regarding the installation of the sidewalks and developers will determine the actual boundaries of the open space with their engineer. Staff will gather all the documentation related to the original SUP for Commissioner review. Perdonik added that the proposal may require a major amendment.

b. PD 2017-66 Master Plan Implementation Draft Review (7:36)

Commissioners are asked to review a draft implementation section for inclusion into the Township Master Plan. Perdonik said that this section for implementation of the goals and objectives is the “how” of the Master Plan which indicates how the Plan will be carried out in the Township. The goals and objectives are action oriented and less abstract and gives the Planning Commission a work plan. Commissioners reviewed the document and gave feedback.

In the transportation section, it was noted that the language in the second bullet point could be expounded upon since alternative transportation meant more than just reducing traffic on the roads. Perdonik said that the next step in the Master Plan process was to bring forth a draft of the public engagement section and then begin to hold Public Hearings on the Master Plan.

7. **Public Comment (7:44)**

None

8. **Items For Next Agenda August 9, 2017 (7:44)**


Discussion took place on the Serra Auto Works plans and the Hobby Lobby plans. Both are still incomplete.

Discussion took place surrounding the Kensington Park project and the requirements for open space and sidewalks.

9. **Adjournment**

Uithol moved to adjourn the meeting at 7:53pm.

Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
Traverse City, MI 49684

		Charter Township of Garfield	
		Planning Department Report No. 2017-82	
Prepared:	August 17, 2017	Pages:	1 of 1
Meeting:	August 23, 2017- Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Conceptual Review - Cass Road Event Center		
Applicant:	Clair Bailey		

INTRODUCTION

This is an application for conceptual review of a potential small scale mixed use project located on Cass Road across from the bus garage and adjacent to the Butch Broad family property and Jack Robbins family property. The purpose of the conceptual review process is to allow the applicant to seek informal Planning Commission feedback on potential development projects prior to incurring major design expenses.

STAFF COMMENT:

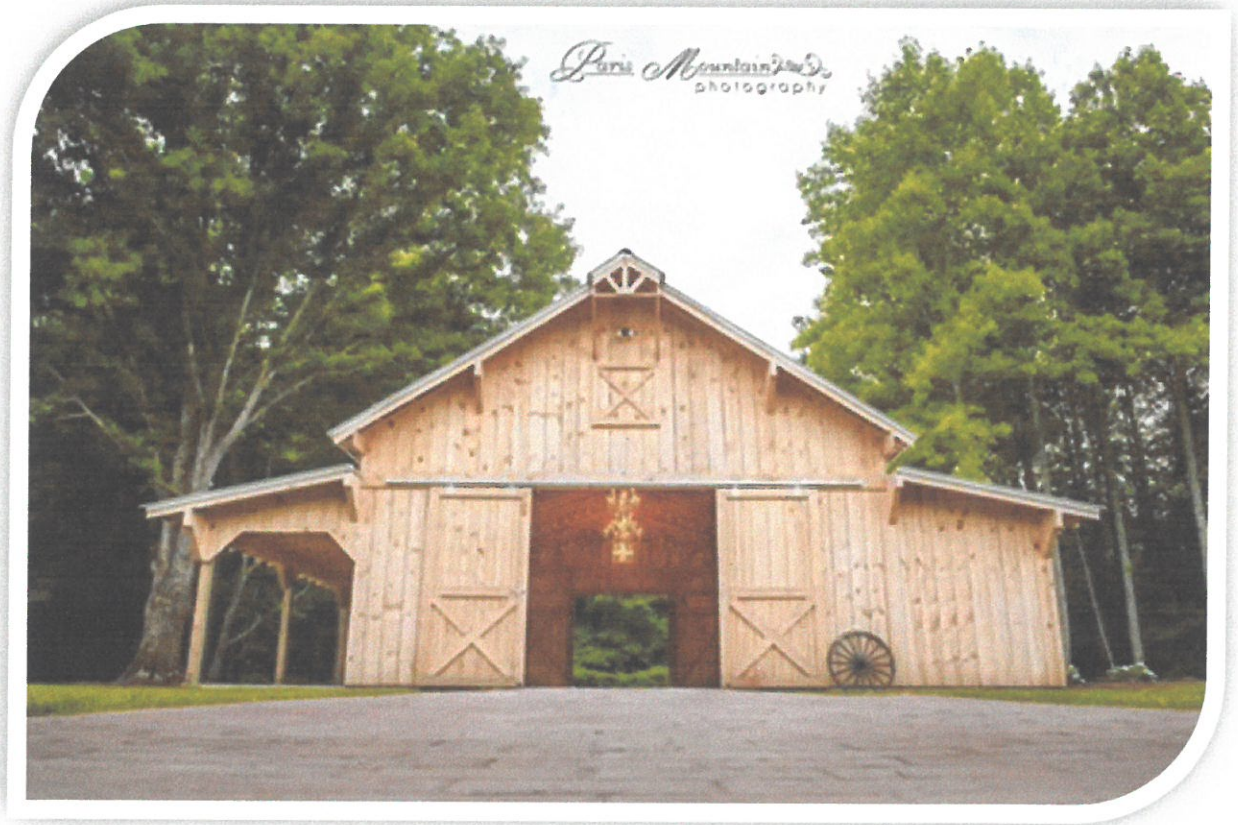
The property is located at 1127 Cass Road contains approximately 32 acres of land and is currently zoned Agricultural. The project parcel currently includes a homestead and out building in place. The proposal before you requests to have rental cabins, an event center and other uses that would cater to tourists. These uses may not be compatible with the adjacent farmsteads and is considered a rather intense use of property.

There does not appear to be a zoning district that would cater to the proposed uses which leaves the applicant without a clear regulatory path. Our Planned Development section (PUD/PURD) would not likely support such an intense commercial use. In addition, it is unknown if sewer /water is available in this area, but would likely be required for the event center.

ACTION REQUESTED:

The conceptual review process is intended to provide an opportunity for informal dialogue between the Planning Commission and the applicant. No formal action is requested.

1127 Cass Road Traverse City, MI



Clare Bailey and Anthony Gavaldon

(804)852-3779

Baileyce2@gmail.com

Project Summary

Dear Garfield Township,

1127 Cass Road in Garfield Township is a property that we see as having great potential for the community and for my family. This property would serve as our home and also as our small business and family run farm. It is a great accessible location for the community and tourists to visit and be part of. We have had a vision for many years to find a property where we could create a farm community and a beautiful wedding venue, having said that our grand vision for this property would include being as eco-friendly as possible and having:

- gourmet crops (i.e. garlic, herbs, mushrooms, asparagus, fruit)
- farm to table cooking and community events
- educational classes for schools and the local community
- wedding ceremonies and receptions (no more than 150-200 people)
- farm stays or event stays in cabins/yurts/or earth ship type structures (approximately 3-7 structures)

We want to offer a place for education as well as celebration. We are also looking to create a sense of a small farm community in this space. The plan is to maintain the natural beauty of this property and, in particular, preserve the beautiful creek that runs along the south side of the property. It is also important to us to preserve some of the heritage of Michigan's agricultural, working landscapes. This property has an agricultural history, and while the barn has fallen into disrepair and collapsed, we would like to rebuild a barn on the property. Barns are an icon of Michigan agriculture; they act as community meeting spaces and cherished event venues, and they promote tourism and the local economy.



We are looking to complete these ideas in phases.

Phase one (years 1-2) growing crops and creating a venue space for educational classes and weddings. Phase two (years 2-4) would include building cabins/yurts/or earth ship structures for farm stays and short-term rentals. This property is a great fit for our vision with its expansive 31.5 acres as it offers us the privacy and natural beauty but also the accessibility to the community. There are relatively few neighbors, as two sides are bordered by roads (Cass and Broad), one is bordered by the electric/utility lines, and the far back of the 31.5-acre property has one neighbor. The school bus garage is across the street so weekend or evening events would not be disruptive. Cass Road is a moderate to high traffic road and we would not see our small business creating any traffic flow issues.

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Farm and Education

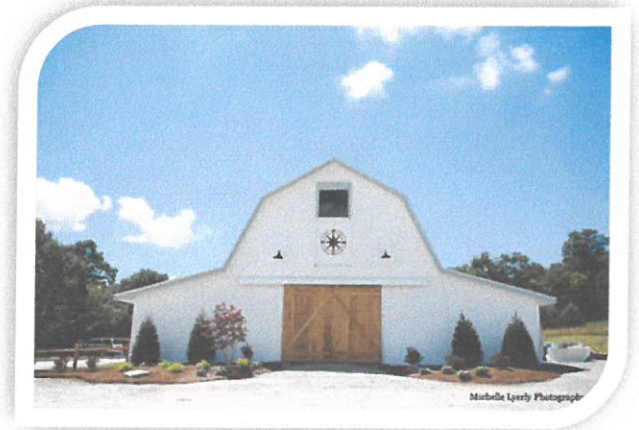
We think that it is so important for both children and adults to understand the importance of good healthy food and where it comes from and we would like to develop youth education programs, perhaps with local schools, to offer children a hands-on learning experience on a working farm.

Depending on interest, our programs could grow to include lessons and activities related to farming, the environment, or natural science while utilizing the fields, barn, and wooded areas as the classroom. Topics could include soil, composting, and worms, plant biology and vegetable growing, natural history (plants, animals, insects, fungi), cooking healthy and seasonal dishes to try, and tending our gardens. During our farm stays, people can come and work the land and create meals with the food that they harvested during their time there. We are also looking to offer the community more local produce options to purchase and enjoy.



Weddings and Events

A rustic natural venue where smaller to medium wedding and events can be held. We see the event side of our business as providing sustainability for our farm, as well as, a great space to welcome celebration and offer growth to our local community. Farm to table nights once a month where we can offer locally sourced food to the community. Our events would take place from spring to fall 1-3 times a week and mainly on the weekends.



Accommodations


Create eco-friendly small cabins/yurts/earth ship structures that provide a serene peaceful visit to this beautiful property and our wonderful City. These cabins will create a way to have farm stays, as well, as provide a place for the wedding party or guests to stay during their celebration.





Back of property



		Charter Township of Garfield	
		Planning Department Report No. 2017-83	
Prepared:	August 17, 2017	Pages:	1 of 1
Meeting:	August 23, 2017 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Buffalo Ridge PUD		

As you are aware, I have recused myself from the Buffalo Ridge requests and we have hired an outside professional planner in my place, John Iacoangeli, AICP, of Beckett & Raeder. John will be on hand for the public hearing and provide a status update on Buffalo Ridge P.U.D. Staff has attached a submittal provided by Mansfield Land Use Consultant, however I am unaware if this plan has been reviewed by John Iacoangeli.

August 16, 2017

The Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

Re: Hobby Lobby
materials for August 23rd Planning Commission packets

Dear Township,

Enclosed are amended documents for inclusion in the Planning Commission packets for the August 23rd Hobby Lobby Public Hearing. *(2 copies of the full sized 24x36 documents and 12 copies of the reduced size 11x17 documents)*

Modifications to the plans provided include the final configuration of the intersection as developed in collaboration with AECOM traffic engineering consultants and improved pedestrian connectivity per design discussions with John Iacoangeli.

The documents include:

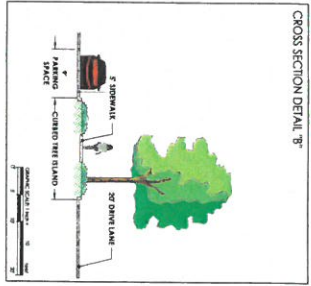
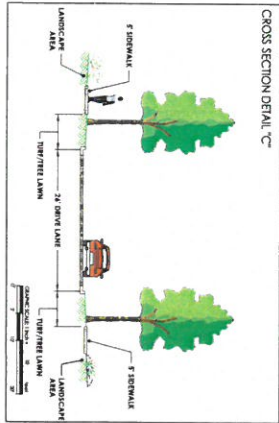
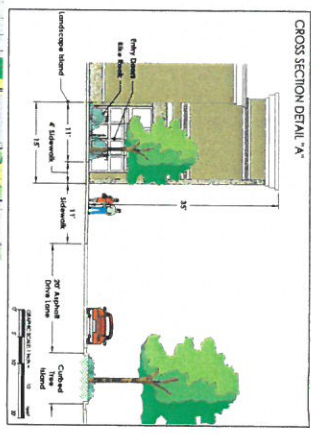
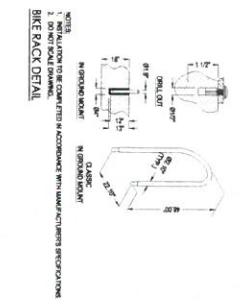
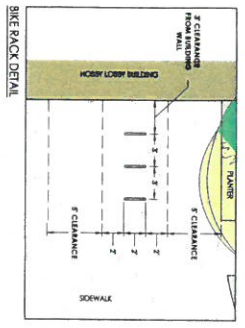
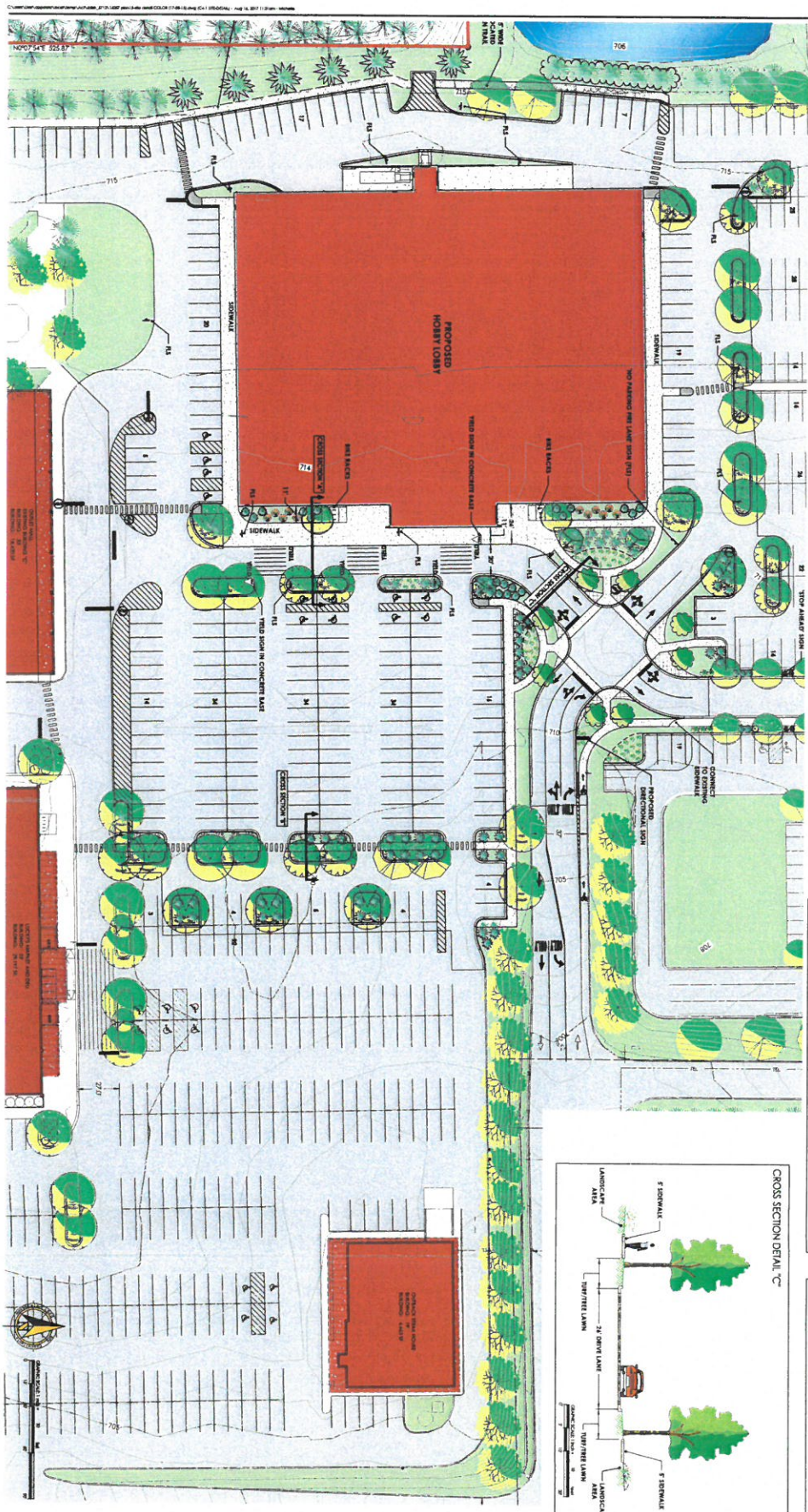
- a Site Detail plan of the Hobby Lobby development area
- a Future Build-Out concept for the entire shopping center
- Photometric Plans of proposed site lighting
- updated Parking Lot Calculations
- Hobby Lobby Building Elevations

Please call me at (231) 946-9310 x 1003 with any questions or if you require additional information.

Sincerely,



Petra Kuehnis, PLA



NO.	DATE	DESCRIPTION
1	10/15/11	PRELIMINARY
2	11/15/11	REVISIONS
3	12/15/11	REVISIONS
4	01/15/12	REVISIONS
5	02/15/12	REVISIONS
6	03/15/12	REVISIONS
7	04/15/12	REVISIONS
8	05/15/12	REVISIONS
9	06/15/12	REVISIONS
10	07/15/12	REVISIONS
11	08/15/12	REVISIONS
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93	06/15/19	REVISIONS
94	07/15/19	REVISIONS
95	08/15/19	REVISIONS
96	09/15/19	REVISIONS
97	10/15/19	REVISIONS
98	11/15/19	REVISIONS
99	12/15/19	REVISIONS
100	01/15/20	REVISIONS

Buffalo Ridge Center South, LLC
Proposed Hobby Lobby
 CONSTRUCTION AREA SITE PLAN & CROSS SECTION
 Section 16, Town 27 North, Range 11 West
 Garfield Twp., Grand Traverse County, Michigan

Mansfield
 Land Use Consultants
 830 Cottageview Dr., Ste. 201
 P.O. Box 4015
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.mansfield.com
 info@mansfield.com



DATE	DESCRIPTION
16057	PRELIMINARY

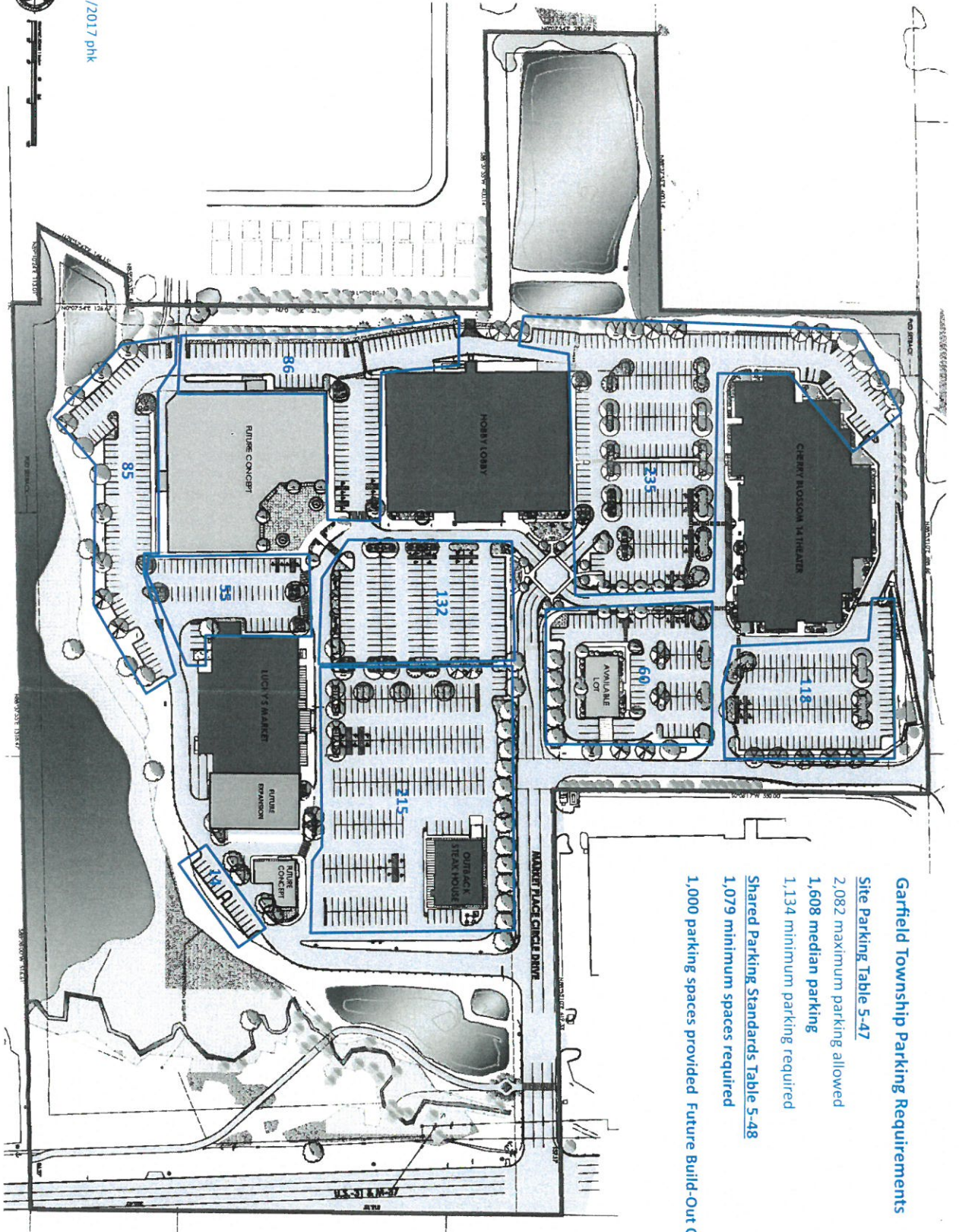
Buffalo Ridge Center South, LLC
Proposed Hobby Lobby
FUTURE BUILD-OUT CONCEPT
 Section 16, Town 27 North, Range 11 West
 Garfield Twp., Grand Traverse County, Michigan

NO.	DATE	BY	CHKD.	DESCRIPTION
01	06-04-13	gpk	gpk	Original design - Township Submittal
02	06-01-13	gpk	gpk	Revised intersection and add sidewalks
03	05-17-13	gpk	gpk	Revised intersection and add sidewalks
04	07-27-13	gpk	gpk	Revised intersection and add sidewalks, revise marker plan

Mansfield
 Land Use Consultants

830 Cottageview Dr., Ste. 201
 P.O. Box 4015
 Traverse City, MI 49685
 Phone: 231-946-9316
 www.mansfield.com
 info@mansfield.com

8/16/2017 phk



Garfield Township Parking Requirements

- Site Parking Table 5-47
- 2,082 maximum parking allowed
- 1,608 median parking
- 1,134 minimum parking required
- Shared Parking Standards Table 5-48
- 1,079 minimum spaces required
- 1,000 parking spaces provided Future Build-Out Concept

DATE	8/16/2017
BY	PHK
NO.	16057

Buffalo Ridge Center South, LLC
Proposed Hobby Lobby
FUTURE BUILD-OUT CONCEPT

Section 16, Town 27 North, Range 11 West
 Garfield Twp., Grand Traverse County, Michigan

NO.	DATE	BY	CHK	DESC
11	8/16/17	phk	phk	Original design - township submittal
12	8/16/17	phk	phk	Review township and add site work
13	8/16/17	phk	phk	Review township and add site work
14	8/16/17	phk	phk	Review township and add site work

Mansfield
 Land Use Consultants

630 Connerline Dr., Ste. 201
 P.O. Box 4015
 Thomas Chgo, MI 49685
 Phone: 231-946-9210
 www.mansfieldinc.com
 info@mansfieldinc.com

Site Parking Table 5-47

	3,105 seats	Required Per Ordinance	518 - 1035	spaces
Parking				
Cornlike Cherry Blossom 14 IMAX <i>(1 per 6 seats min. / 1 per 3 seats max.)</i>				
Outback Steakhouse <i>(1 per 150 sf floor area min. / 1 per 75 sf floor area max.)</i>	6,700 sf	45	- 90	spaces
Lucky's Market Grocery Store <i>(1 per 250 sf floor area min. / 1 per 150 sf floor area max.)</i>	26,100 sf	105	- 174	spaces
<i>Future expansion</i>	5,000 sf	20	- 33	spaces
Hobby Lobby Retail Store <i>(1 per 250 sf floor area min. / 1 per 150 sf floor area max.)</i>	55,000 sf	220	- 367	spaces
Out Lot-Future Development - Retail <i>(1 per 250 sf floor area min. / 1 per 150 sf floor area max.)</i>	5,993 sf	24	- 40	spaces
Future Potential, southwest corner - Retail <i>(1 per 250 sf floor area min. / 1 per 150 sf floor area max.)</i>	45,000 sf	180	- 300	spaces
Future Potential, southeast corner - Restaurant <i>(1 per 150 sf floor area min. / 1 per 75 sf floor area max.)</i>	3,200 sf	22	- 43	spaces

Shared Parking Standards Table 5-48

	Weekday			Weekend		
	(B) Daytime 9am-4pm	(C) Evening 6pm-midnight	(D) Daytime 9am-4pm	(E) Evenings 6pm-midnight	(F) Nighttime midnight-6am	
	0.4	1	0.8	1	0.1	
	207	518	414	518	52	
	0.5	1	1	1	0.1	5
	23	45	45	45	5	
	0.6	0.9	1	0.7	0.05	5
	63	95	105	74		
	0.6	0.9	1	0.7	0.05	11
	132	198	220	154		
	0.6	0.9	1	0.7	0.05	1
	14	22	24	17		
	0.6	0.9	1	0.7	0.05	9
	108	162	180	126		
	0.5	1	1	1	0.1	2
	11	22	22	22		

per the ordinance, between 1,134 and 2,082 parking spaces must be provided on the BRC site.

a provision for shared parking allows for a reduction in the required parking to 1,079 parking spaces.

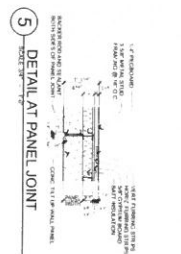
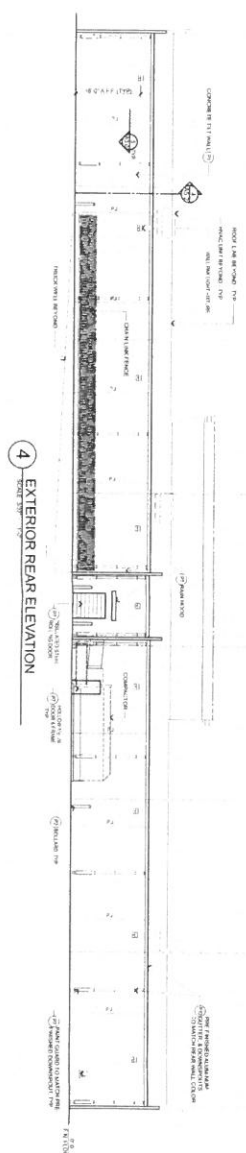
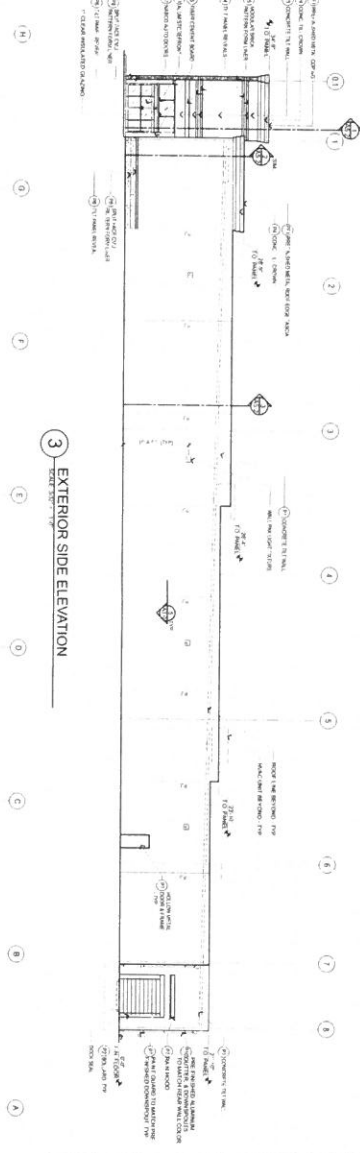
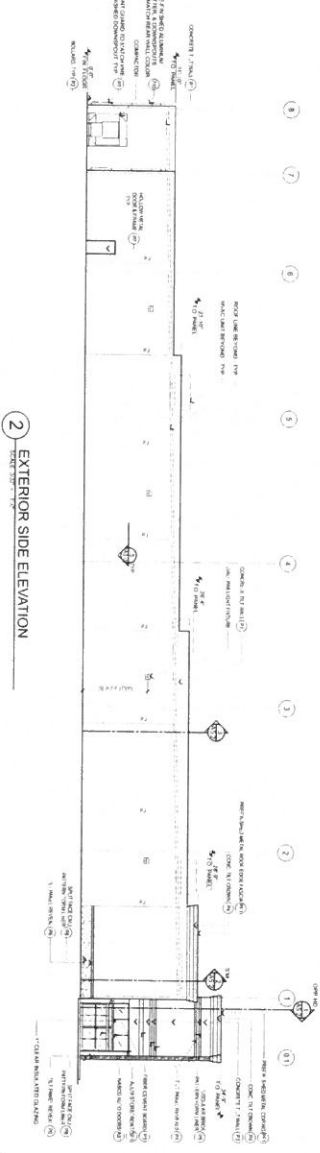
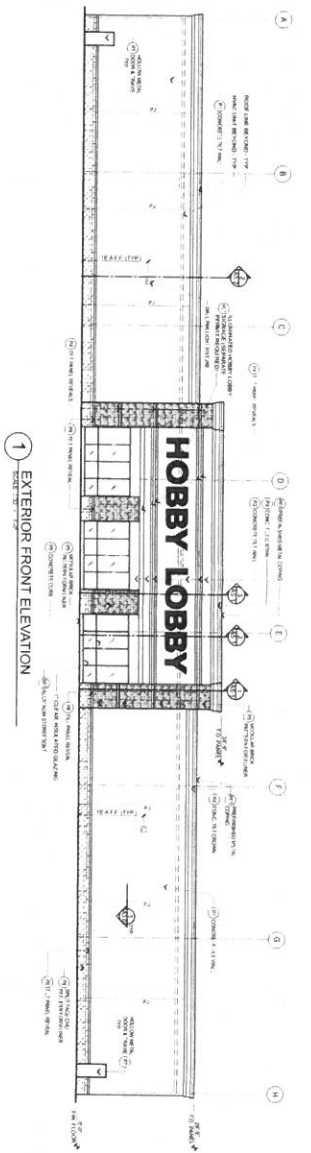
the overall BRC site plan including a possible 45,000sf retail in the southwest corner, a 3,200sf possible restaurant in the southeast corner, and possible 5,000sf expansion of the Lucky's Market offers 1,000 parking spaces.

79 less than the minimum required.

1,134 - 2,082 spaces required
1,000 spaces provided

1,079
-79 spaces more than required

1,030
969
86



NOTE: PROVIDE SET ROOM AND DISMISAL MATERIALS

NO.	DESCRIPTION	QUANTITY	UNIT	MARKING
1	1/2\"			
2	3/4\"			
3	1\"			
4	1 1/2\"			
5	2\"			
6	2 1/2\"			
7	3\"			
8	3 1/2\"			
9	4\"			
10	4 1/2\"			
11	5\"			

MADE IN THE USA

 Robert Michael Hughes

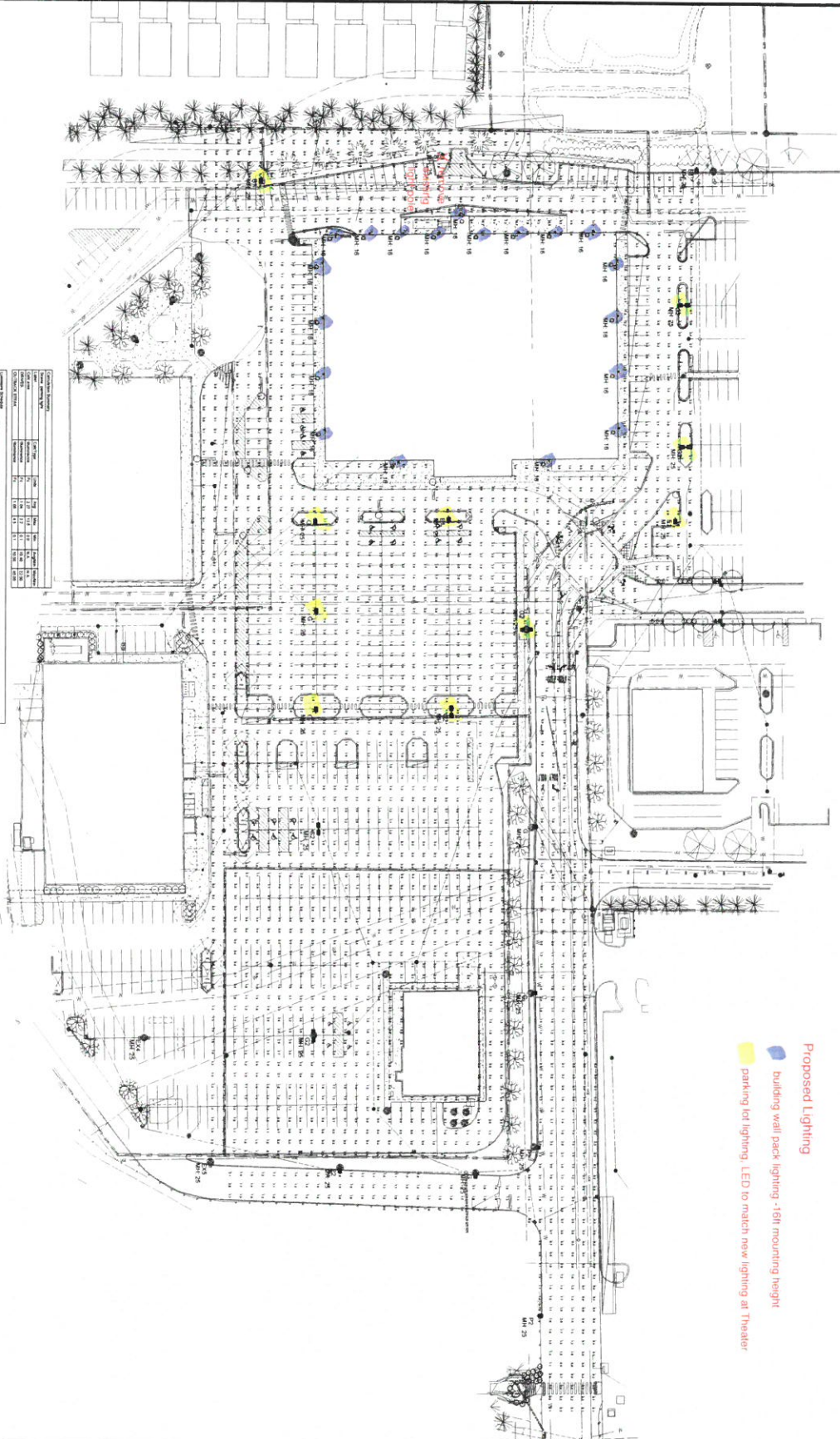
 PROJECT NUMBER: 1000

 SHEET: A3.0

 DATE: 05-27-11

 EXTERIOR ELEVATIONS

Item	Description	Quantity	Unit	Notes
1	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
2	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
3	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
4	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
5	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
6	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
7	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
8	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
9	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
10	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
11	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
12	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
13	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
14	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
15	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
16	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
17	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
18	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
19	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
20	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
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27	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
28	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
29	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
30	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
31	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
32	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
33	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
34	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
35	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
36	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
37	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
38	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
39	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
40	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
41	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
42	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
43	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
44	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
45	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
46	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
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48	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
49	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
50	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
51	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
52	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
53	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
54	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
55	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
56	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
57	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
58	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
59	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
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61	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
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65	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
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67	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
68	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
69	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
70	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
71	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
72	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
73	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
74	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
75	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
76	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
77	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
78	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
79	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
80	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
81	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
82	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
83	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
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85	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
86	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
87	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
88	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
89	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
90	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
91	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
92	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
93	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
94	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
95	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
96	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
97	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
98	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
99	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	
100	LED WALL PACK LIGHTING - 1'6" MOUNTING HEIGHT	100	EA	



Proposed Lighting

- building wall pack lighting - 1'6" mounting height
- parking lot lighting, LED to match new lighting at Theater

EL3

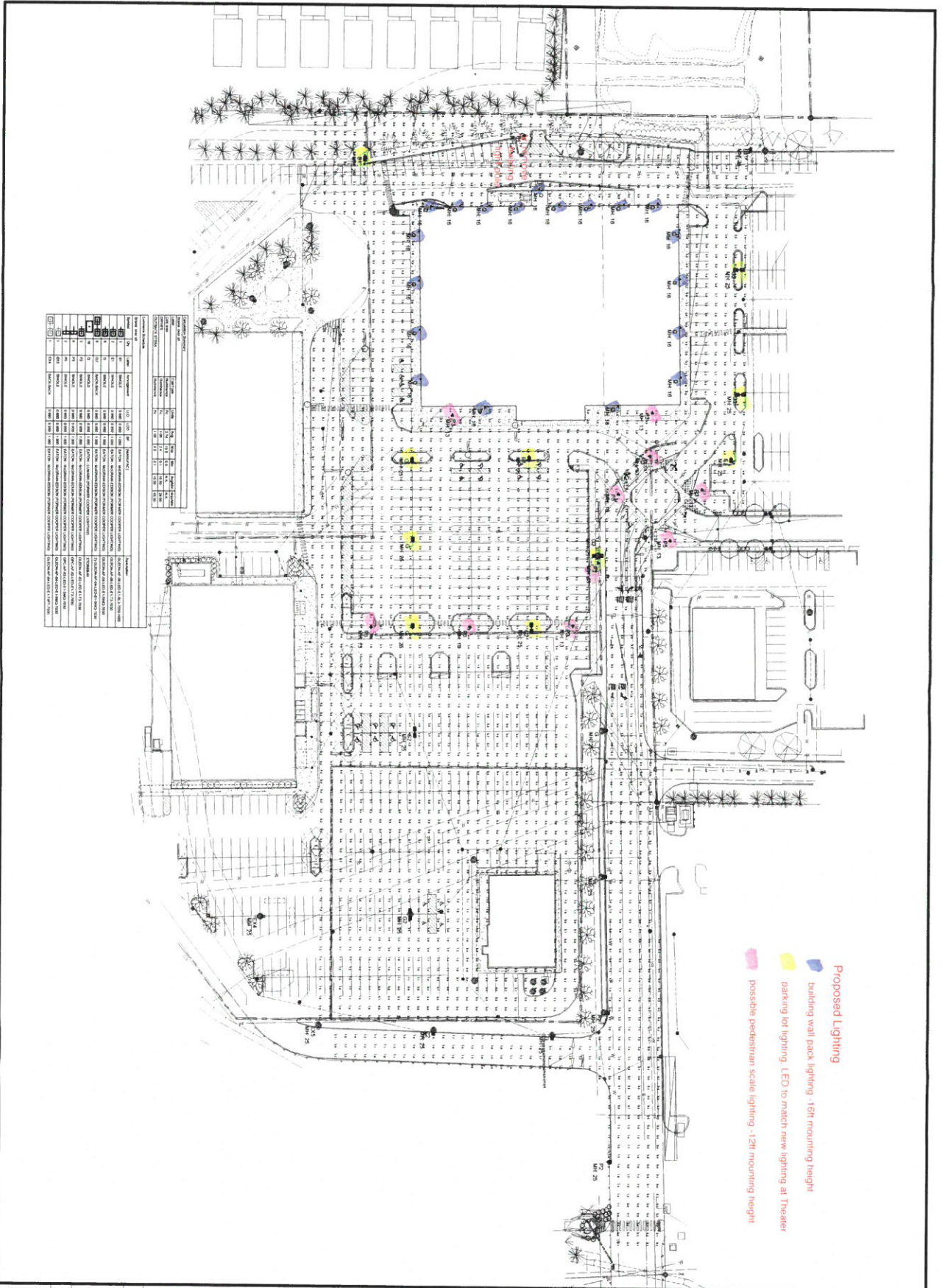
Drawn By: SARA
 ADRI SCHEIDT
 SHEET

Hobby Lobby
 Proposed Site Lighting

DISCLAIMER
 Illumination results shown on this lighting design are based on project parameters provided to Crites, Tidey & Assoc. used in conjunction with luminance level procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with applicable lighting or energy codes. Any changes to the room reflectance and/or obstructions not noted will alter the light levels. Please verify the data used to ensure the accuracy of the report. Values represent an approximation. Footcandle Levels are considered at the end of the life of the lamp and ballast.



Crites, Tidey & Assoc., Inc.
 908C West River Center Dr
 Comstock Park MI 49321
 PH: 516-647-2400
 www.critestidey.com



- Proposed Lighting**
- building wall pack lighting - 16ft mounting height
 - parking lot lighting - LED to match new lighting at Theater
 - possible pedestrian scale lighting - 12ft mounting height

Area	Quantity	Model	Mounting Height	Notes
Building Wall Pack	100	Model 100	16ft	LED, 150lm/W
Parking Lot	50	Model 200	16ft	LED, 150lm/W
Pedestrian Scale	20	Model 300	12ft	LED, 150lm/W
Perimeter	150	Model 400	16ft	LED, 150lm/W
Driveway	10	Model 500	16ft	LED, 150lm/W
Entrance	5	Model 600	16ft	LED, 150lm/W
Exit	5	Model 700	16ft	LED, 150lm/W
Office	10	Model 800	16ft	LED, 150lm/W
Warehouse	20	Model 900	16ft	LED, 150lm/W
Storage	10	Model 1000	16ft	LED, 150lm/W
Office	10	Model 1100	16ft	LED, 150lm/W
Warehouse	20	Model 1200	16ft	LED, 150lm/W
Storage	10	Model 1300	16ft	LED, 150lm/W
Office	10	Model 1400	16ft	LED, 150lm/W
Warehouse	20	Model 1500	16ft	LED, 150lm/W
Storage	10	Model 1600	16ft	LED, 150lm/W
Office	10	Model 1700	16ft	LED, 150lm/W
Warehouse	20	Model 1800	16ft	LED, 150lm/W
Storage	10	Model 1900	16ft	LED, 150lm/W
Office	10	Model 2000	16ft	LED, 150lm/W
Warehouse	20	Model 2100	16ft	LED, 150lm/W
Storage	10	Model 2200	16ft	LED, 150lm/W
Office	10	Model 2300	16ft	LED, 150lm/W
Warehouse	20	Model 2400	16ft	LED, 150lm/W
Storage	10	Model 2500	16ft	LED, 150lm/W
Office	10	Model 2600	16ft	LED, 150lm/W
Warehouse	20	Model 2700	16ft	LED, 150lm/W
Storage	10	Model 2800	16ft	LED, 150lm/W
Office	10	Model 2900	16ft	LED, 150lm/W
Warehouse	20	Model 3000	16ft	LED, 150lm/W
Storage	10	Model 3100	16ft	LED, 150lm/W
Office	10	Model 3200	16ft	LED, 150lm/W
Warehouse	20	Model 3300	16ft	LED, 150lm/W
Storage	10	Model 3400	16ft	LED, 150lm/W
Office	10	Model 3500	16ft	LED, 150lm/W
Warehouse	20	Model 3600	16ft	LED, 150lm/W
Storage	10	Model 3700	16ft	LED, 150lm/W
Office	10	Model 3800	16ft	LED, 150lm/W
Warehouse	20	Model 3900	16ft	LED, 150lm/W
Storage	10	Model 4000	16ft	LED, 150lm/W

Hobby Lobby

Proposed Site Lighting with possible Pedestrian Lighting

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Crites, Tidey & Assoc., Inc.
 908C West River Center Dr
 Comstock Park MI 49321
 PH: 516-547-2400
 www.critesidey.com

EL1

Revised Date	04.17.17
Revisions	04.18.17 04.20.17 04.26.17 05.09.17
Drawn by	Sdham
Check by	Ardi Schreyer
Street	