



**GENOA CHARTER TOWNSHIP APPLICATION**  
**Sketch Plan Review**

GENOA TOWNSHIP

FEB 20 2019

RECEIVED

**TO THE GENOA TOWNSHIP PLANNING COMMISSION:**

APPLICANT NAME & ADDRESS: Asselin, McLane Architectural Group, LLC 4488 W. Bristol Road, Flint, MI 48507  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

OWNER'S NAME & ADDRESS: Michigan Rod Products, Inc., 1326 Grand Oaks Dr., Howell, MI 48843

SITE ADDRESS: 1326 Grand Oaks Dr., Howell, MI 48843 PARCEL #(s): 4711-08-100-011

APPLICANT PHONE: ( 810 ) 230-9311 OWNER PHONE: ( 517 ) 552-9812

LOCATION AND BRIEF DESCRIPTION OF SITE: \_\_\_\_\_

West side of Grand Oaks Drive wooded 20 acre parcel with existing building, between Grand River Avenue and I-96

BRIEF STATEMENT OF PROPOSED USE: \_\_\_\_\_

Fabrication of steel components for automotive industry (manufacturing)

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: \_\_\_\_\_

8,142 sq. ft. addition

**I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.**

BY: Raymond L. Embach IV (AMAG)

ADDRESS: 4488 W. Bristol Rd., Flint, MI 48507

**Contact Information** - Review Letters and Correspondence shall be forwarded to the following:

1.) Raymond L. Embach IV of Asselin, McLane Architectural Group at rembach@amagarch.com  
Name Business Affiliation Email Address

**FEE EXCEEDANCE AGREEMENT**

All sketch plans are allocated one (1) consultant review and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.

SIGNATURE: [Signature] DATE: 02-20-19  
PRINT NAME: Raymond L Embach IV PHONE: 810-230-9311

# Michigan Rod Products

1326 Grand Oaks Drive – Howell, Michigan 48843 – Phone: (517) 552-9812 – Fax: (517) 552-9813

March 29, 2016

**GENOA TOWNSHIP**

**FEB 29 2019**

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To Whom It May Concern,

I authorize John L. Asselin, Jr. and/or Raymond L. Embach, IV of Asselin, McLane Architectural Group, LLC to act on my behalf in matters pertaining to obtaining required approvals from various authorities having jurisdiction for the construction of an addition to our facility located at 1326 Grand Oaks Drive, Genoa Township, MI.

Sincerely,



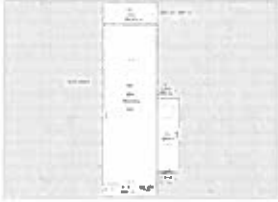
Tim Brown

VP of Manufacturing

Michigan Rod Products

**1326 GRAND OAKS DR** HOWELL, MI 48843 (Property Address)

Parcel Number: 4711-08-100-011



Item 5 of 5 4 Images / 1 Sketch

**Property Owner:** MICHIGAN ROD PRODUCTS, INC.

**Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: 1997
  - Total Sq.Ft.: 166,550
- > Assessed Value: \$3,043,700 | Taxable Value: \$2,375,854
- > Building Department information found
- > Property Tax information found
- > # of Buildings: 1

**Important Message**

+ Attention FireFox Users

Owner and Taxpayer Information

**Owner** MICHIGAN ROD PRODUCTS, INC.  
1326 GRAND OAKS DR  
HOWELL, MI 48843

**Taxpayer** SEE OWNER INFORMATION

**GENOA TOWNSHIP**

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General Information for Tax Year 2018

<b>Property Class</b>	301 INDUSTRIAL-IMPROVED	<b>Unit</b>	4711 GENOA CHARTER TOWNSHIP
<b>School District</b>	HOWELL	<b>Assessed Value</b>	\$3,043,700
<b>MAP #</b>	1244GOD	<b>Taxable Value</b>	\$2,375,854
<b>USER NUM IDX</b>	216	<b>State Equalized Value</b>	\$3,043,700
<b>USER ALPHA 1</b>	Not Available	<b>Date of Last Name Change</b>	01/27/2005
<b>USER ALPHA 3</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>USER ALPHA 2</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2017	\$2,983,600	\$2,983,600	\$2,326,988
2016	\$2,808,600	\$2,808,600	\$2,072,437
2015	\$2,468,700	\$2,468,700	\$1,987,774
2014	\$2,449,300	\$2,449,300	\$1,956,470
2013	\$1,791,100	\$1,791,100	\$1,693,573
2012	\$1,672,400	\$1,672,400	\$1,653,880
2011	\$1,610,400	\$1,610,400	\$1,610,400
2010	\$2,308,500	\$2,308,500	\$2,308,500
2009	\$3,158,800	\$3,158,800	\$3,158,800
2008	\$3,692,300	\$3,692,300	\$3,272,791
2007	\$3,548,200	\$3,548,200	\$3,199,210
2006	\$3,774,200	\$3,774,200	\$3,085,063
2005	\$3,777,700	\$3,777,700	\$2,986,509
2004	\$3,724,300	\$3,724,300	\$2,919,364
2003	\$3,707,300	\$3,707,300	\$2,853,729

Land Information

<b>Zoning Code</b>	IND	<b>Total Acres</b>	19.998
<b>Land Value</b>	\$217,800	<b>Land Improvements</b>	\$104,545
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	3020 IND. BLDGS OVER 50,000 SQ. FT	<b>Mortgage Code</b>	00000
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

Legal Description

SEC 8 T2N R5E, COMM N 1/4 COR, TH S 87°12'58"W 496.99 FT, TH S 02° 06'23"E 739.81 FT TO POB, TH S 02°06'23"E 650.12 FT, TH S 88°02' 55"W 989 FT, TH N 49°45'12"W 967.88 FT, TH N 89°08'E 1702.61 FT TO POB 20 AC M/L 1984 SPLIT FR 001

Land Division Act Information

<b>Date of Last Split/Combine</b>	No Data to Display	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	No Data to Display	<b>Unallocated Div.s Transferred</b>	0
<b>Acres of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
04/23/1998	\$4,157,659.00	WD	RING SCREW WORKS	MICH. ROD PRODUCTS	ARMS-LENGTH	2344-0706
05/10/1996	\$450,000.00	WD	MASCO CORPORATION		ARMS-LENGTH	2044-0928

Building Information - 166550.00 sq ft Industrial - Light Manufacturing (Commercial)

<b>Floor Area</b>	166,550 sq ft	<b>Estimated TCV</b>	\$5,512,629
<b>Occupancy</b>	Industrial - Light Manufacturing	<b>Class</b>	C
<b>Stories Above Ground</b>	1	<b>Average Story Height</b>	22 ft
<b>Basement Wall Height</b>	Not Available	<b>Identical Units</b>	Not Available
<b>Year Built</b>	1997	<b>Year Remodeled</b>	Not Available
<b>Percent Complete</b>	100%	<b>Heat</b>	Space Heaters, Radiant
<b>Physical Percent Good</b>	76%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	12 yrs

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.



Proposed Addition for:

# Michigan Rod Products

1326 Grand Oaks Drive, Genoa Township, Livingston Co. MI

## PROJECT TEAM

**OWNER:**  
**MICHIGAN ROD PRODUCTS, INC.**  
 1326 GRAND OAKS DRIVE, HOWELL, MI 48843  
 PHONE: (517) 552-9812

**ARCHITECT:**  
**ASSELIN, MCLANE ARCHITECTURAL GROUP, LLC (AMAG)**  
 4488 WEST BRISTOL ROAD, FLINT, MI 48907  
 PHONE: (810) 230-9311

**CONTRACTOR:**  
**RHOADS & JOHNSON CONSTRUCTION**  
 101 N ALLOW DRIVE, FENTON, MI 48430  
 PHONE: (810) 750-7630

## CODE INFORMATION

**CODE ENFORCED:** MICHIGAN BUILDING CODE 2015  
 MICHIGAN FIRE CODE 2015  
 MICHIGAN PLUMBING CODE 2015  
 MICHIGAN MECHANICAL CODE 2015  
 MICHIGAN ELECTRICAL CODE 2015  
 NATIONAL ELECTRICAL CODE 2014

**USE GROUP:** F-2 W/ ACCESSORY USE

**USE SEPARATION:** N/A

**CONSTRUCTION TYPE:** IIB (602.4 & TABLE 601)

**FIRE PROTECTION:** FULLY SUPPRESSED

**BLDG. HEIGHT & AREA:** F-2  
 AREA ALLOWED = UNLIMITED (SECTION 507.3)  
 PROVIDED = EXISTING: 166,466 +/- S.F.  
 NEW: 8,142 S.F.  
 TOTAL: 174,608 +/- S.F.  
 ALLOWED HEIGHT = 75'-0" (TABLE 504.3)  
 PROVIDED = 23'-6" +/- (EXISTING)  
 ALLOWED STORIES ABOVE GRADE = 4 (TABLE 504.4)  
 PROVIDED = 1

**OCCUPANT LOAD:** PER TABLE 1004.1.2  
B USE  
 8,000 / 100 = 80  
F-2 USE  
 166,608 / 100 = 1667  
**OVERALL TOTAL OCCUPANT LOAD = 1747**

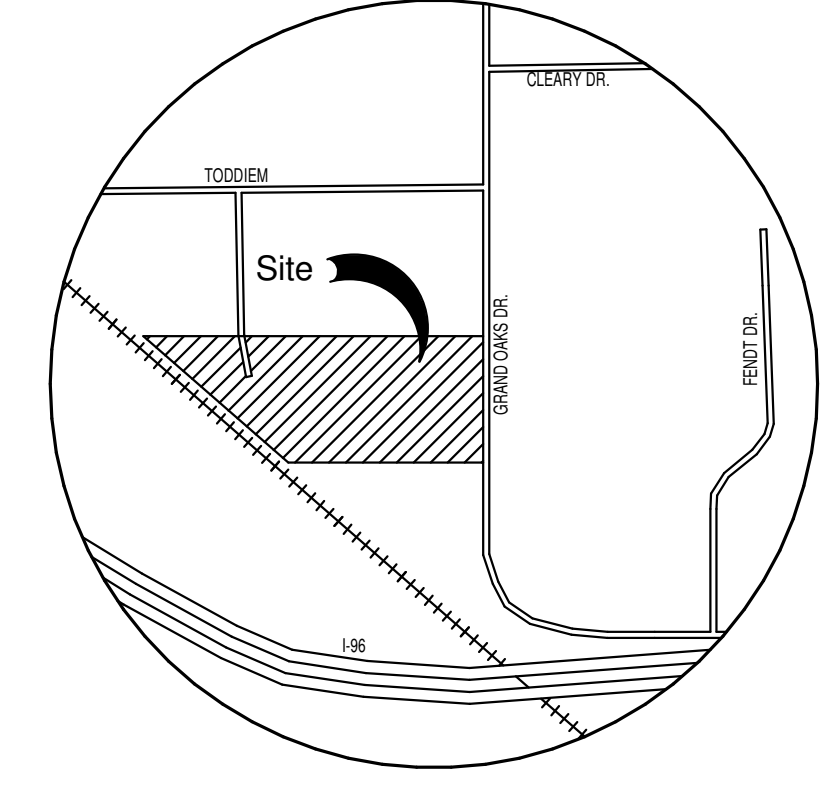
**ACCESSIBILITY:** ACCESSIBLE ROUTES: SEE PLAN

**EGRESS:** COMMON PATH OF TRAVEL: (TABLE 1006.2.1)  
 B = 100 FEET  
 F-2 = 100 FEET  
 MAXIMUM TRAVEL DISTANCE (TABLE 1017.2)  
 F-2 = 400 FEET  
 B = 300 FEET  
 NUMBER OF EXITS REQUIRED (TABLE 1006.3.1)  
 B USE:  
 REQUIRED = 2  
 PROVIDED = 2  
 F-2 USE:  
 REQUIRED = 3  
 PROVIDED = 11  
 EGRESS WIDTH (1005.1)  
 B USE:  
 REQUIRED: 80 (0.2) = 16.0" REQUIRED  
 PROVIDED: 72"  
 F-2 USE:  
 REQUIRED: 1667 (0.2) = 333.4" REQUIRED  
 PROVIDED: 396"

**PLUMBING FIXTURES:** EXISTING TO REMAIN



## VICINITY MAP



**LOCATION MAP**  
 SCALE: N.T.S.

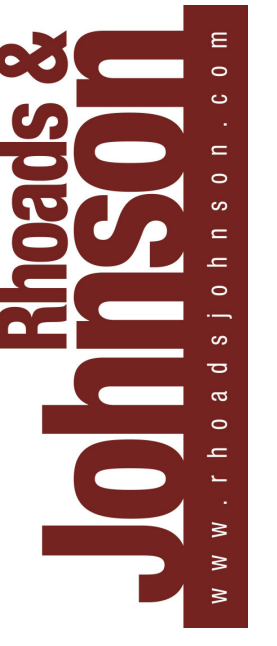
**LEGAL DESCRIPTION**  
 SEC 8 T2N R5E, COMM N 1/4 COR, TH S 87°12'58"W 496.99 FT, TH S 02°08'23"E 739.81 FT TO POB, TH S 02°06'23"E 650.12 FT, TH S 88°02'55"W 989 FT, TH N 49°45'12"W 967.88 FT, TH N 89°08'E 1702.61 FT TO POB 20 AC ML 1984 SPLIT FR 001

## SCHEDULE OF DRAWINGS

Shl. No.	Sheet Name	Date	Rev.
CVR	COVER SHEET	02-20-19	1
C101	OVERALL & ENLARGED SITE PLANS	02-20-19	1
A101	FLOOR PLAN & ELEVATIONS	02-20-19	1

## SYMBOL LEGEND

	SECTION REFERENCE		DOOR NUMBER
	DETAIL REFERENCE		SPOT ELEVATION
	EXTERIOR ELEVATION		DATUM
	INTERIOR ELEVATION		NORTH ARROW
	CALLOUT REFERENCE		KEYNOTE
	ROOM NAME / NUMBER		MATERIAL KEYNOTE



Proposed Addition for:  
**Michigan Rod Products**  
 1326 Grand Oaks Drive, Genoa Township, Livingston Co. MI

Project Phase:  
 Design   
 Permit   
 Construction

Date: 02-20-19

Rev. Description  
 1 SITE PLAN REVIEW

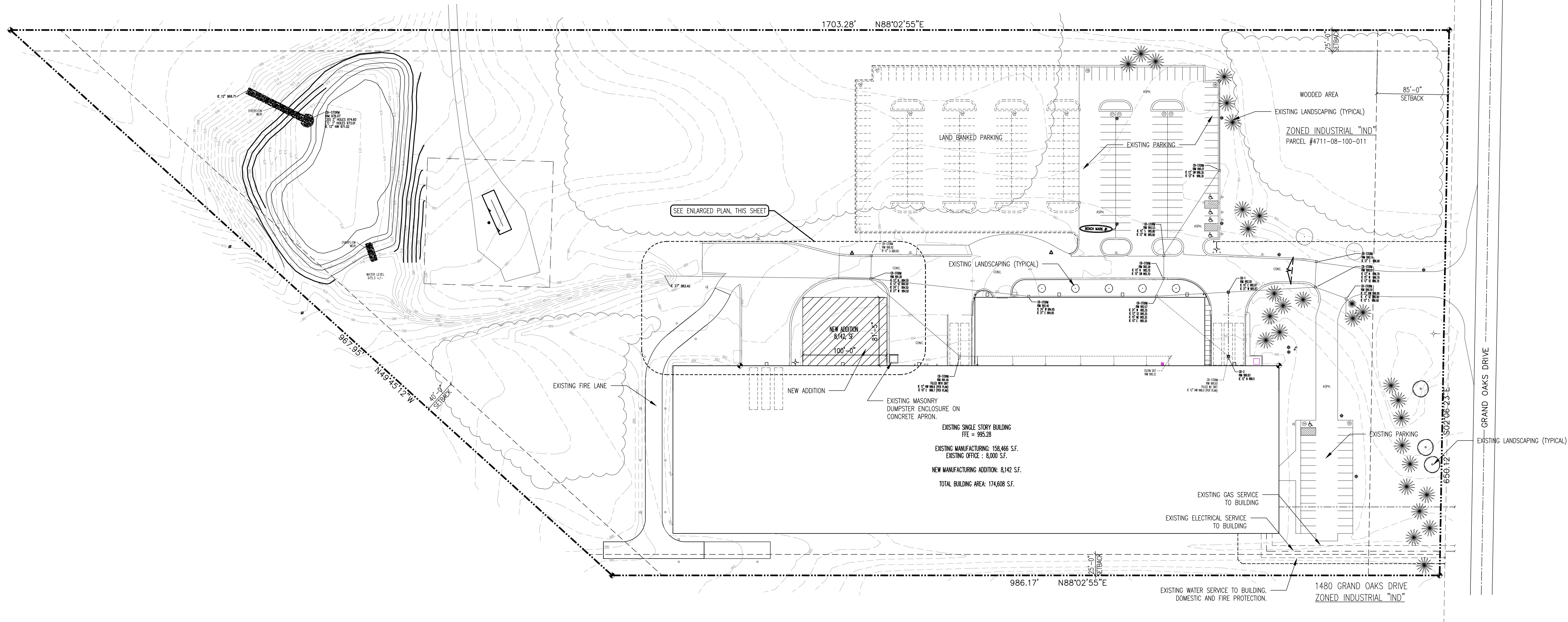
Project # 19014  
 Drawn by: Author  
 Checked by: Checker

COVER SHEET

CVR

C:\Users\RLC\OneDrive\AMAG\_A0819014\_Michigan Rod 2019\Rev Model\MI Rod 2019.rvt

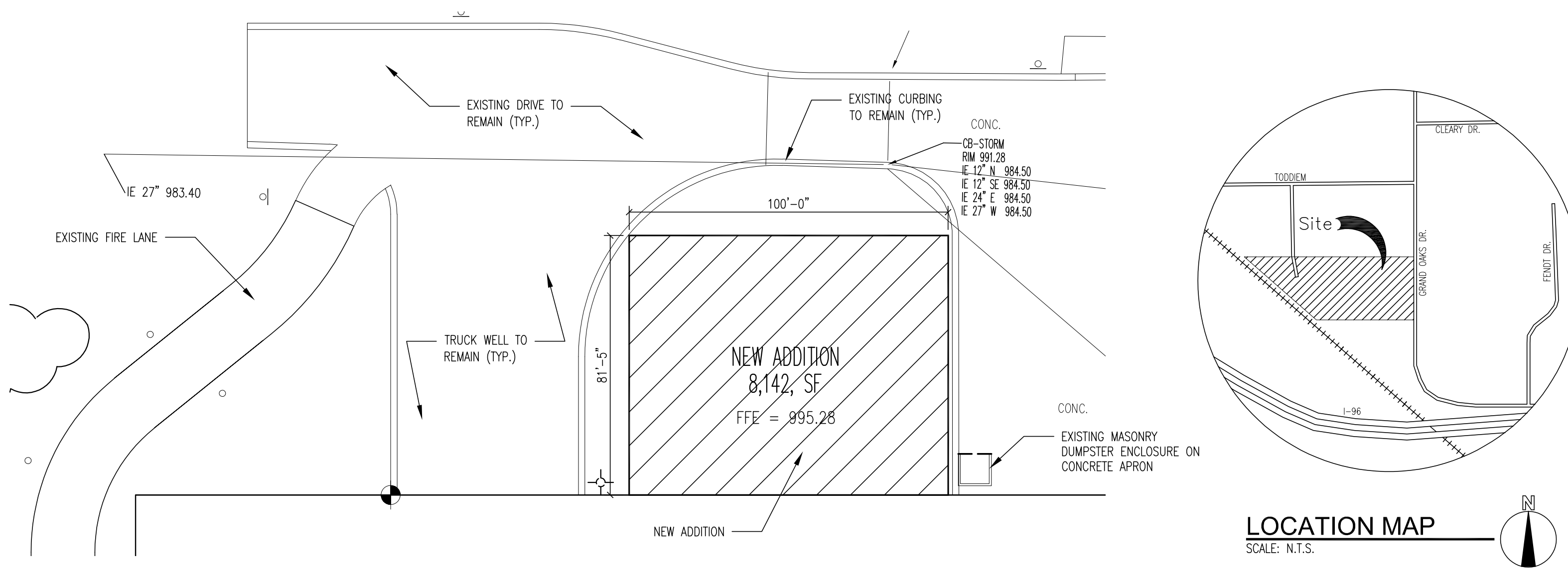




**OVERALL SITE PLAN**  
SCALE: 1" = 60'-0"

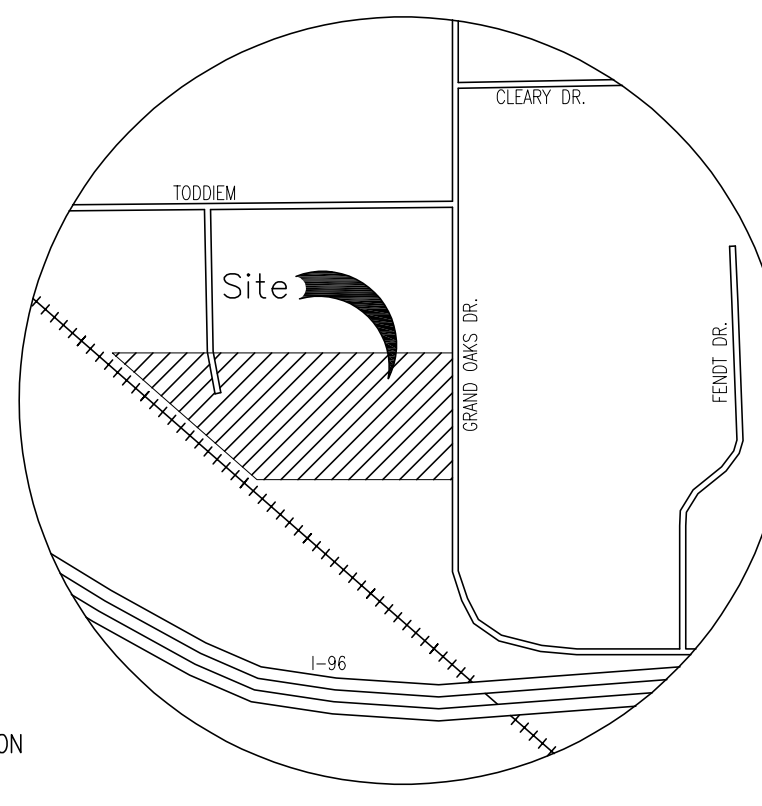
**GENERAL NOTES**

- 1) DO NOT SCALE DRAWINGS!!! ALL NECESSITY DIMENSIONS ARE GIVEN. SHOULD ANY QUESTIONS ARISE REGARDING DIMENSIONS THEY SHOULD BE DIRECTED TO THE ATTENTION OF THE ARCHITECT
- 2) ALL SITE INFORMATION WAS TAKEN FROM AN ARCHITECTURAL SURVEY
- 3) ALL WORK TO BE DONE ACCORDING TO ALL APPLICABLE CODES AND ORDINANCES AS WELL AS THE BEST PRACTICE AND STANDARDS OF THE TRADE. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING PROPER PERMITS AND PAYING ALL APPLICABLE FEES.
- 4) WATER SERVICE IS EXISTING TO REMAIN
- 5) SANITARY SERVICE IS EXISTING TO REMAIN
- 6) AREA OF PARCEL: 20.06 ACRES
- 7) BUILDING AREA:  
EXISTING OFFICE = 8,000 S.F.  
EXISTING MANUFACTURING = 158,466 S.F.  
PROPOSED MANUFACTURING = 8,142 S.F.  
TOTAL BUILDING AREA = 174,608 S.F.
- 8) EXISTING LAND USE: LIGHT MANUFACTURING  
PROPOSED LAND USE: LIGHT MANUFACTURING
- 9) PARKING:  
1.5 SPACE PER 1000 G.S.F. (IND)(238) + 1/300 OFFICE (27)  
PARKING REQUIRED = 265 SPACES (PER ORDINANCE)  
EXISTING PARKING PROVIDED = 131 SPACES  
TOTAL EMPLOYEE COUNT = 75 ((46) 1ST SHFT, (27) 2ND SHFT AND (2) 3RD SHFT). TO MINIMIZE WATER RUNOFF LAND BANKING OF UNNECESSARY PAVING IS PROPOSED.  
LAND BANKED SPACES PROVIDED = 143  
TOTAL PARKING SPACES SHOWN = 274
- 10) LOT COVERAGE  
BUILDING COVERAGE ALLOWED = 40%  
BUILDING COVERAGE PROVIDED = 20% (NEW & EXISTING)  
TOTAL IMPERVIOUS COVERAGE ALLOWED = 85%  
TOTAL IMPERVIOUS COVERAGE PROVIDED = 32% (NEW & EXISTING)
- 11) BUILDING HEIGHT  
HEIGHT ALLOWED = 30'  
HEIGHT PROVIDED = 22'-6"
- 12) ADDITIONAL IMPERVIOUS = 8,142 S.F. (3.0% INCREASE)
- 13) SITE IS ZONED: INDUSTRIAL "IND"
- 14) ALL LANDSCAPE AND GREEN BELTS ARE EXISTING TO REMAIN
- 15) NO NEW SIGNAGE OTHER THAN THE REQUIRED BUILDING ADDRESS AND FIRE LANE SIGNS ARE PROPOSED AS PART OF THIS PROJECT



**ENLARGED SITE PLAN**  
SCALE: 1" = 30'-0"

**LOCATION MAP**  
SCALE: N.T.S.



**LEGAL DESCRIPTION**

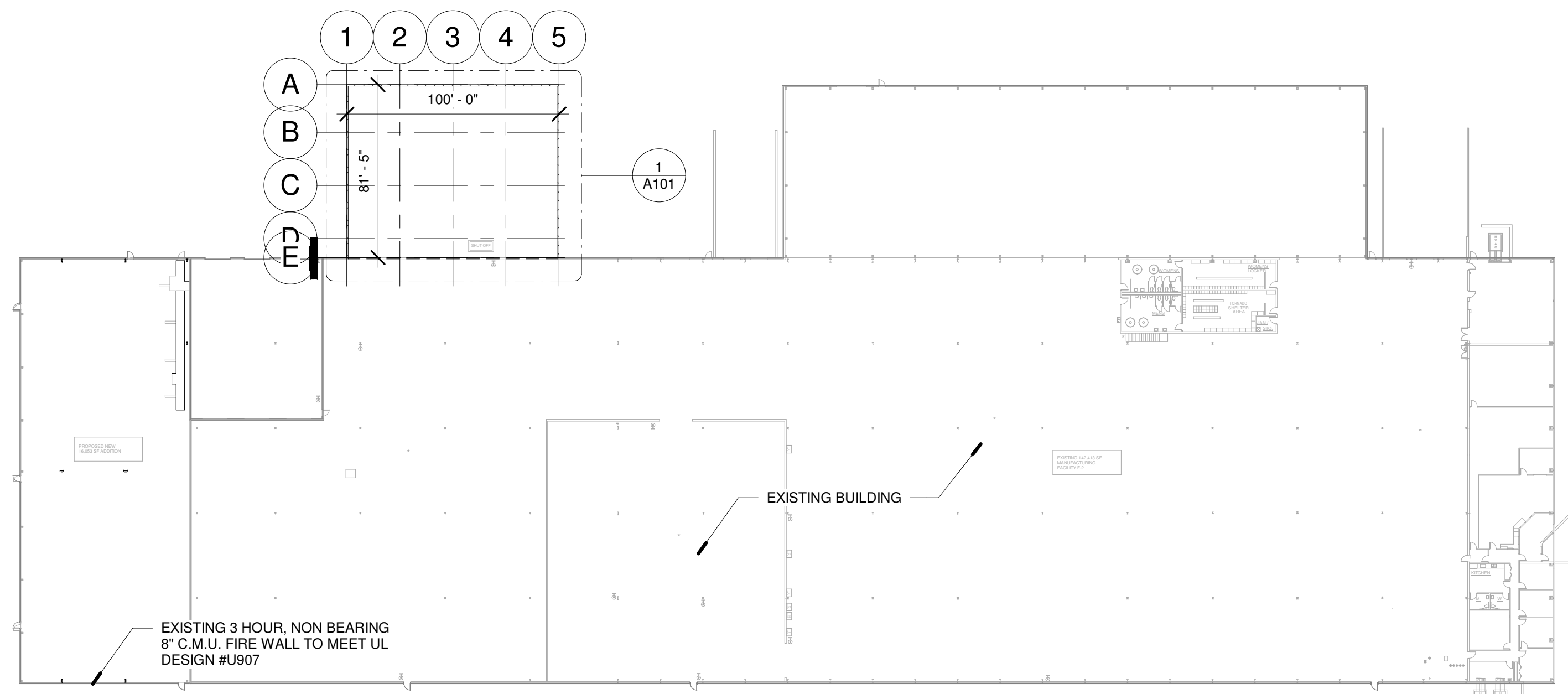
SEC 8 T2N R5E, COMM N 1/4 COR, TH S 87°12'58" W 496.99 FT, TH S 02° 06' 23" E 739.81 FT TO POB, TH S 02° 06' 23" E 650.12 FT, TH S 88° 02' 55" W 989 FT, TH N 49° 45' 12" W 967.88 FT, TH N 89° 08' E 1702.61 FT TO POB 20 AC M/L 1984 SPLIT FR 001

**DEMOLITION NOTES**

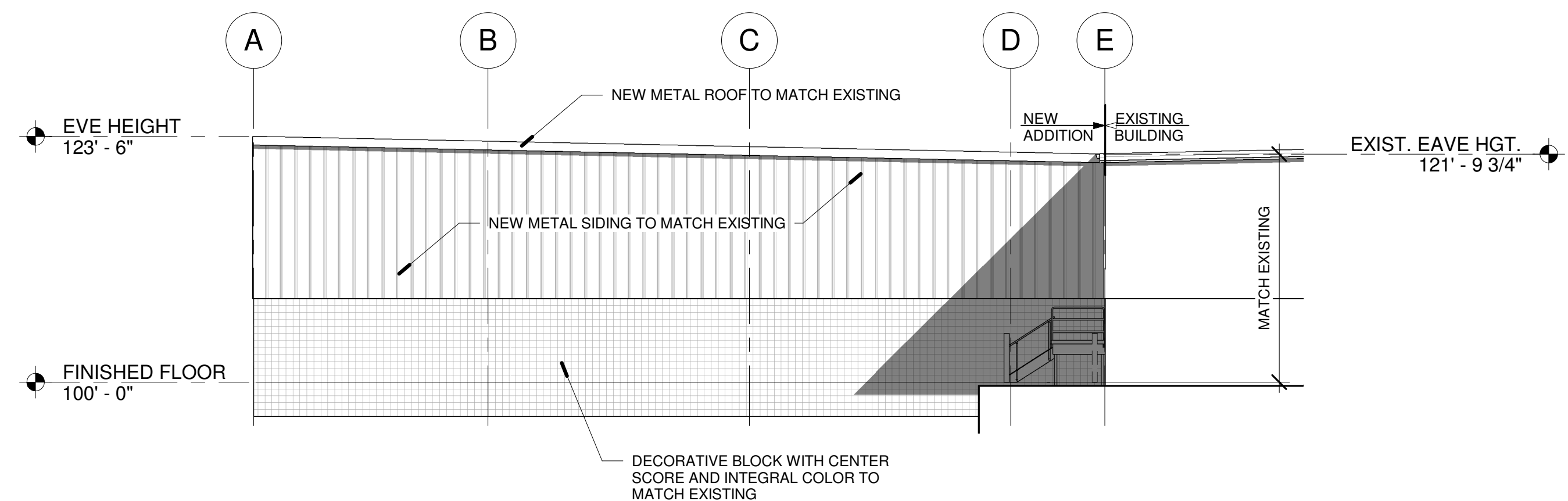
- \*\* NOTE: THIS IS SELECTIVE DEMOLITION!
1. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES
  2. THE GENERAL CONTRACTOR SHALL DISCUSS WITH THE OWNER PRIOR TO CONSTRUCTION, THE USAGE OF ALL UTILITIES TO COMMENCE WORK. THE CONTRACTOR SHALL PROVIDE A SAFE AREA WITH UTILITIES. ALL TURN-OFF OF UTILITIES SHALL BE NOTIFIED TO THE OWNER, PRIOR TO NEW CONSTRUCTION.
  3. ALL DEMOLITION MATERIAL SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA. NO ON-SITE BURRING WILL BE PERMITTED. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.
  4. THE GENERAL CONTRACTOR IS RESPONSIBLE IN NOTIFYING ALL PROPER DEPARTMENTS PRIOR TO COMMENCEMENT OF ALL WORK, AND OBTAIN ALL NECESSARY PERMITS FOR ALL WORK.
  5. AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION WITH PROTECTIVE DEVICES AND BARRIERS REMOVED.



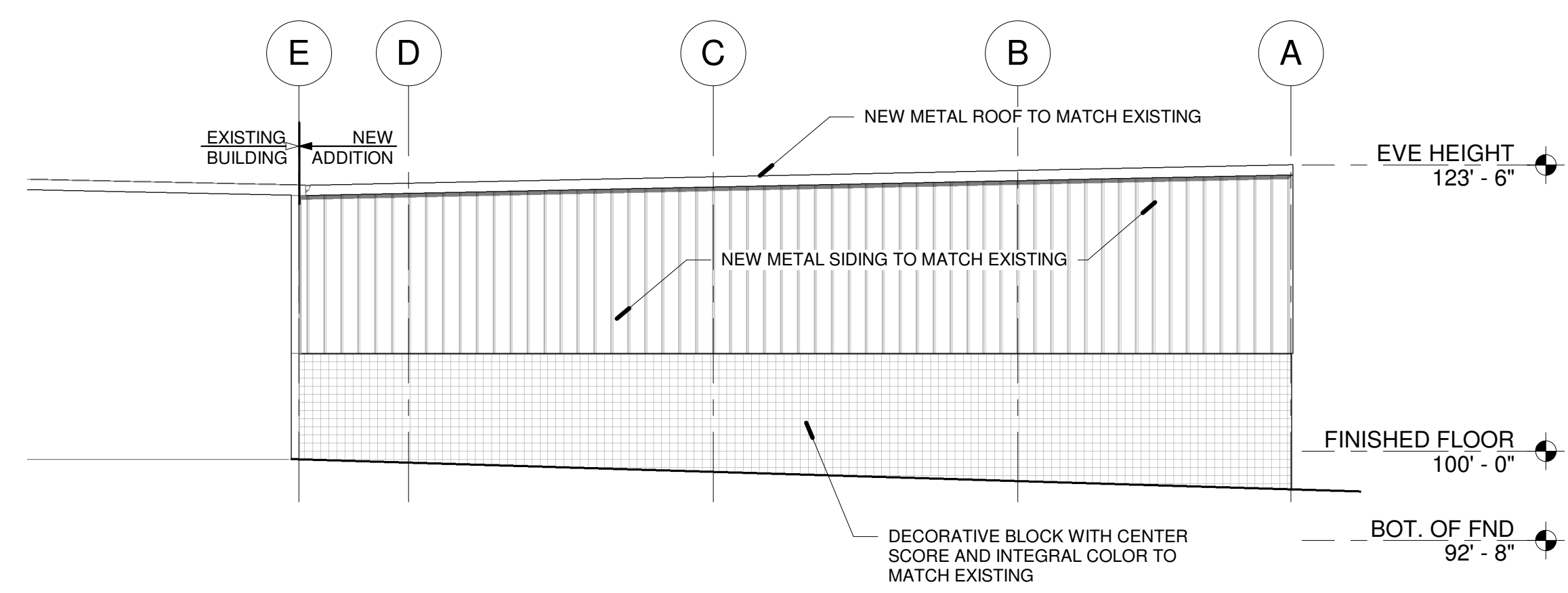




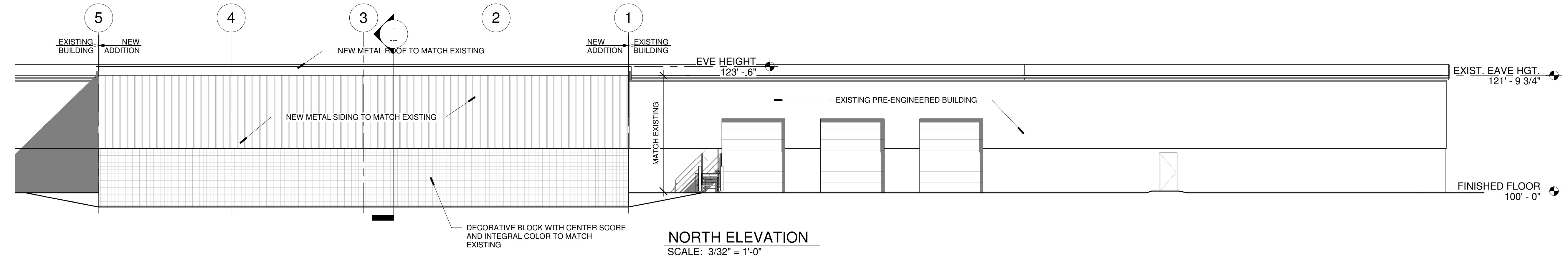
**OVERALL FLOOR PLAN**  
SCALE: 1" = 50'-0"



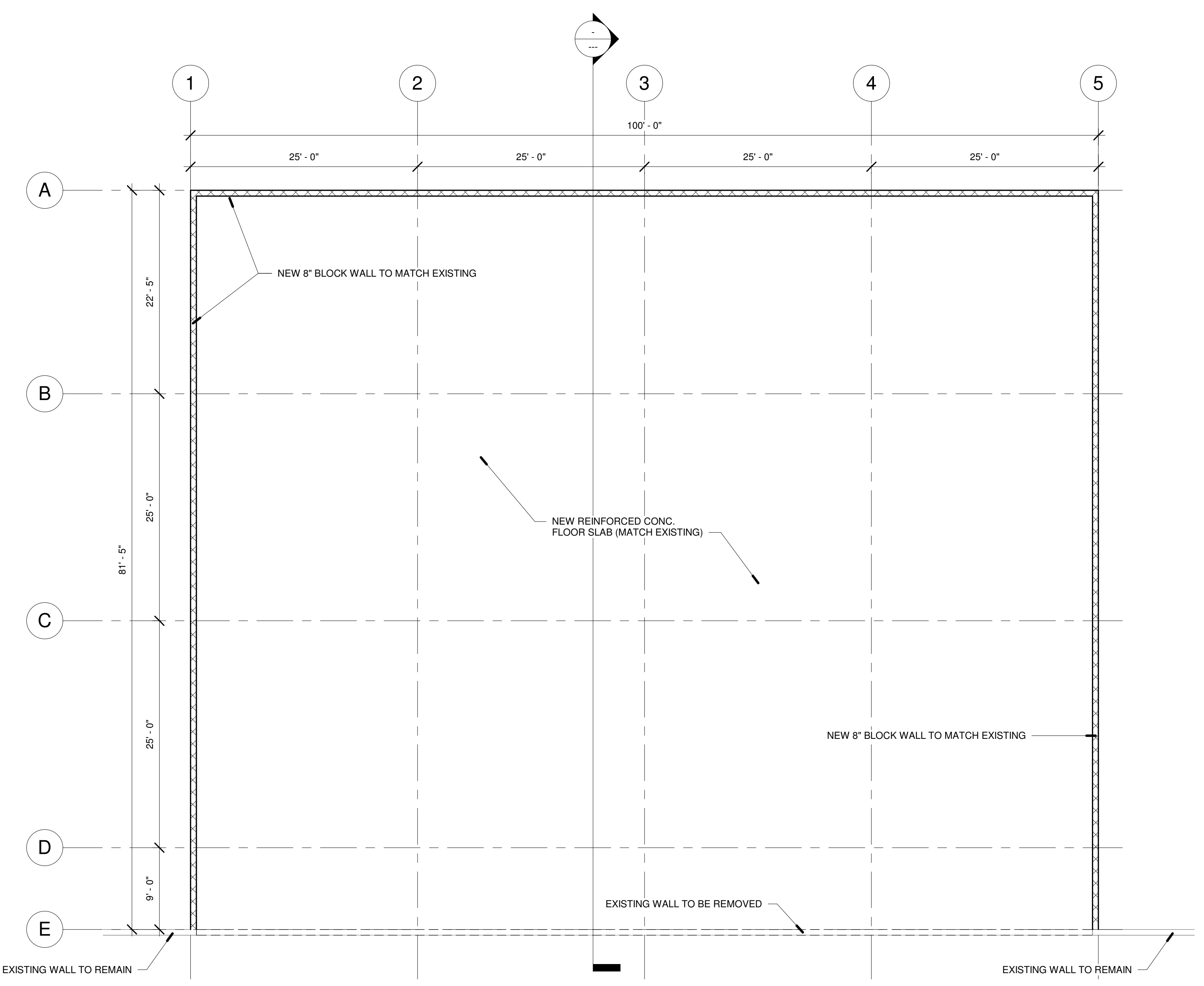
**WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**ENLARGED FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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