



CITY OF YPSILANTI
Planning Commission MEETING
Wednesday, April 19, 2023 @ 7:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197

Page

I. CALL TO ORDER

II. ROLL CALL

Matt Dunwoodie, Chair
Michael Simmons, Vice-Chair
Eric Bettis
Mike Davis Jr.
Jessica Donnelly
Phil Hollifield
Amanda Smith
Carl Schier
Brian Jones-Chance

III. AGENDA APPROVAL

IV. APPROVAL OF MINUTES

3 - 4

A. [3-15-23 Planning Commission Minutes](#)

V. AUDIENCE PARTICIPATION

VI. COMMITTEE REPORTS

A. Non-Motorized Committee Report

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

5 - 33

A. Installation of Two (2) Outdoor Fuel Storage Tanks in the PMD
[599 S Manfield Staff Report](#)
[Special Use Application](#)
[Building Permit App](#)
[Tank SPECS](#)
[Sketch Plan Layout](#)
[Tank Drawing](#)

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

XI. ADJOURNMENT



DRAFT MINUTES
Planning Commission
Wednesday, March 15, 2023 @ 7:00 PM
Council Chambers One South Huron, Ypsilanti, MI 48197

I. Call to Order (7:01pm)

II. Roll Call

Present: Bettis, Schier, Dunwoodie, Hollifield, Jones-Chance

Absent: Donnelly, Smith, Davis Jr., Simmons

Motion to excuse the absence for Commissioners Donnelly, Smith, and Davis Jr.

Offered By: Brian Jones-Chance; Seconded By: Commissioner Hollifield; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)

III. AGENDA APPROVAL

Motion to approve the agenda.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)

IV. Approval of Minutes

Motion to approve the February 22, 2023 Minutes

Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)

V. AUDIENCE PARTICIPATION

Motion to open the audience participation.

Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)

None.

Motion to close the audience participation.

Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)

VI. COMMITTEE REPORTS

A. Non-Motorized Committee Report

Dylan Goings gave a committee update. There is a Pedestrian Safety Education Campaign Proposal later on the agenda - that requires a steering committee to participate, and the Non-motorized committee is interested in throwing their hat in for that role. The committee will be gathering more information and bringing it back in the future.

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

A. 599 S Mansfield Revised Sketch Plan to Renovate Property in the PMD

Staff presentation from City Planner Holli Andrews.

Staff recommends approval.

The applicant Ted Hirsch was present and spoke about the revised sketch plan. They plan to return for a special use approval in April.

Motion that the Planning Commission approve the Amended Sketch Plan Review for 599 S Mansfield with the following findings and conditions.

Findings –

- 1. The applicant has amended the original 599 S Mansfield sketch plan to meet the conditions required by Planning Commission.*
 - a. The applicant added a drainage plan to the packet for effective curb and gutter design in order to meet the ordinance.*
 - b. The applicant added a photometric plan and trash storage plan to meet the ordinance.*
 - c. The applicant added a landscaping plan to meet requirements of the ordinance.*
 - d. The applicant added a surfacing plan to meet requirements of the ordinance.*
- 2. By repurposing this site in the PMD zoning district to provide a needed service for removing nonoperational vehicles from unsuitable places in the City of Ypsilanti, the applicant has met the standards for safety, public health and welfare in the Master Plan.*

Conditions –

- 1. Condition | The decision to add fuel storage tanks will be tabled for review at the Planning Commission's regular meeting on April 19, 2023.*

The applicant will submit a Special Use Permit application for review and public hearing. The applicant has applied for a building permit to add (2) fuel storage tanks on the west side of the building, as indicated on sheet 01 of the amended sketch plan.

Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)

VIII. OLD BUSINESS

A. Vote to Submit 2022 Annual Report

Motion to approve the 2022 annual report

Offered By: Commissioner Hollifield; Seconded By: Brian Jones-Chance; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)

IX. NEW BUSINESS

A. Pedestrian Safety Education Campaign Proposal -

Commission awaits more information

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

Commission Bettis asked about his term, he will be due for reappointment this year.

XI. ADJOURNMENT

Motion to adjourn at 7:38pm

Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)



City of Ypsilanti
Community & Economic Development Department

April 10, 2023

**Staff Review of Special Use Application
Installation of Two (2) Outdoor Fuel Storage Tanks in the PMD
599 S Mansfield**

GENERAL INFORMATION

Applicant: AJ Furrha
Sky Holdings LLC
599 S Mansfield
Ypsilanti, MI 48197

Project: Installation of Two (2) 1,000-gallon Outdoor Fuel Storage Tanks

Application Date: March 16, 2023

Location: Parcel 11-11-37-230-012 South Side of S Manfield

Zoning: PMD – Production Manufacturing Distribution

Action Requested: Special Use Approval

Staff Recommendation: Approval with Conditions

PROJECT AND SITE DESCRIPTION

599 S Mansfield (11-11-37-230-012) is a vacant industrial property purchased by Sky Holdings LLC in 2022. It is approximately 14,000 sq ft on 4.64 acres. Sky Holdings LLC has been conditionally approved to refurbish the property for use as an automobile repair, towing, and vehicle storage facility.

The applicant requests a special use permit to **install (2) LEASED 1,000-gallon fuel tanks above ground.**

- 1 gasoline fuel tank
- 1 diesel fuel tank

The stored fuel will only be used by the company-owned and operated vehicles. The stored fuel will not be sold for retail.

Section 122-652 requires that storage within enclosures of liquid and solid fuels shall be permitted subject to the conditions hereinafter imposed –

- (a) All storage tanks and the handling of all flammable liquids shall be in compliance with the building code as adopted by this Code.
- (b) Below-ground storage tanks shall be located no closer than 50 feet from any property line and, when required, shall be registered with the state fire marshal.

OTHER DEPARTMENT AND AGENCY REVIEWS

§122-311(j)

"Site plans shall conform to all applicable requirements of state and federal statutes, including health and pollution laws, fire or explosion hazards, toxic and hazardous materials, and barrier-free requirements. Site plan approval may be conditioned on the applicant receiving necessary county, state, or federal permits before a local building permit or occupancy permit is granted."

Ypsilanti Fire Review on March 8, 2023 | The applicant can store up to 1,000 gallons of fuel outside in storage tanks. The tanks are required to be installed 10 ft away from the building and not less than 3 ft apart. The installation of the tanks will be professionally installed along with all the proper connections.

NFPA 30. 15.4. Outdoor Storage Adjacent to A Building

NFPA 30. 15.4.1- A maximum of 1100 gallons of liquids in containers, intermediate bulk containers, or portable tanks shall be permitted to be stored adjacent to a building under the same management, provided the following conditions apply:

- (1) The adjacent building wall has an exterior fire rating of 2 hours.
- (2) The adjacent building wall has no openings at grade or above grade that are within 10 ft horizontally of the storage.
- (3) The adjacent building wall has no openings directly above the storage.
- (4) The adjacent building wall has no openings below grade within 50 ft horizontally of the storage.

Figure 1 Make and Model of the Tanks (See SPECS attached).



Figure 2 Subject Site Location on the Zoning Map

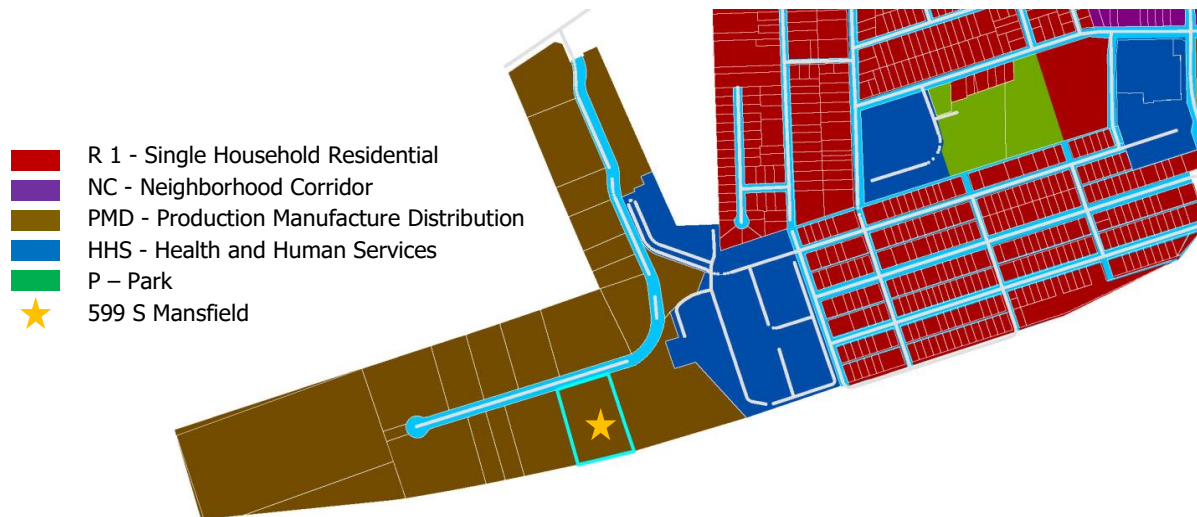


Figure 3 Site Aerial (Google Earth, 2022)

 Tanks and Location
(Not to scale).

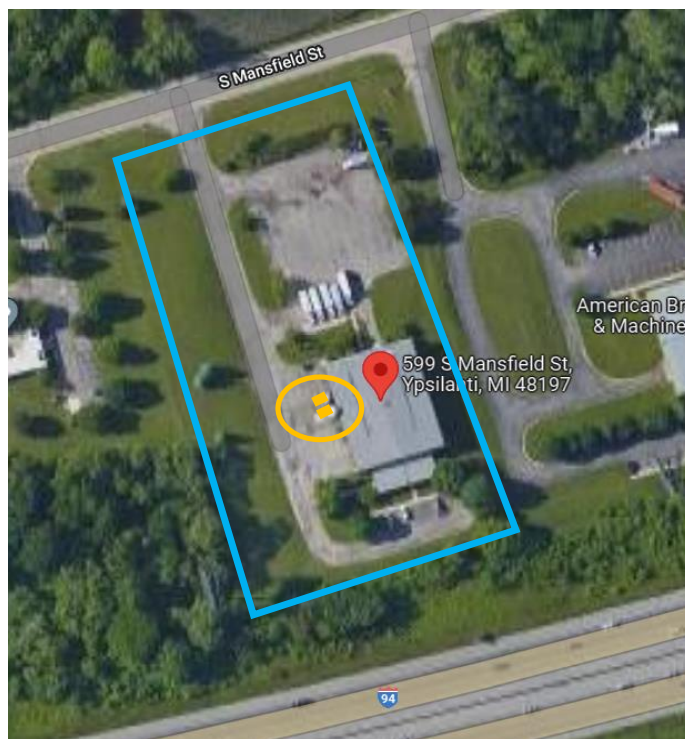


Figure 4 Detail of the Tanks

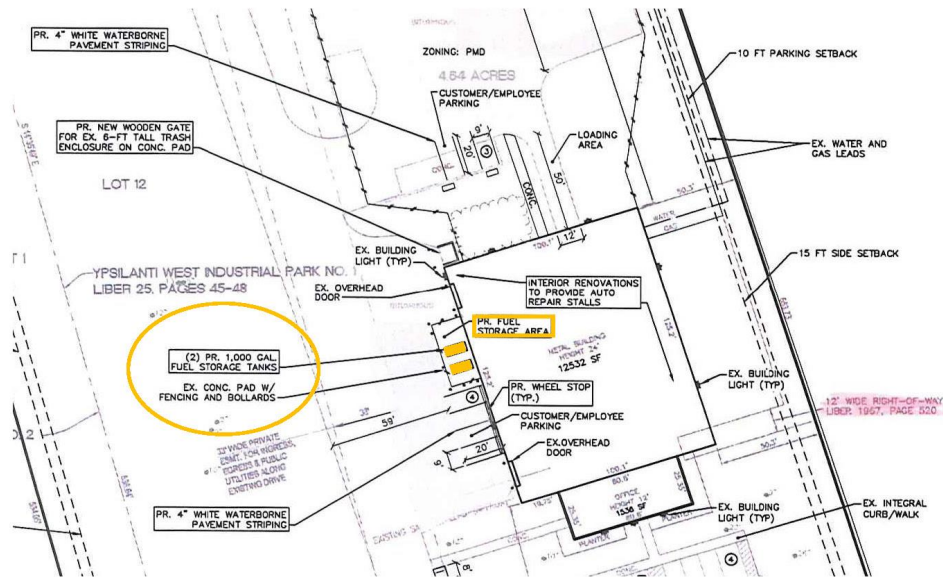


Figure 5 Drainage Study



Figure 6 Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Vacant	PMD
EAST	Industrial	PMD
SOUTH	Highway (94)	N/A
WEST		PMD

SPECIAL USE: CRITERIA AND REVIEW

§122-324(b)

- (1) The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered. If nonconformities are present, all reasonable effort has been made to eliminate them.*

COMMENTS The proposal is to store fuel outside above ground to support the operation of an approved business. The use conforms generally to the provisions and requirements of the chapter. The "PMD" zoned property makes this a special land use.

- (2) The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare, shall be considered.*

COMMENTS Staff anticipates that the proposed installation of above ground storage fuel tanks as stipulated and required by the Ypsilanti Fire Marshal – fire codes and standards NFPA 30 15.4 and NFPA 30.15.4.1 – should not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or public welfare.

Further, the attached statement and specs from leasing agent, Chapp Oil indicate that "each tank is equipped with break-away hoses and anti-spill technology" which will be "visually inspected prior to every fill" by Chapp fuel transport professionals.

Staff does not foresee the storage of fuel to be a high-intensity use by the approved business.

(3) *The proposed special land use shall be designed, constructed, operated and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.*

COMMENTS The attached manufacturer specs indicate that the fuel tanks are double-walled and are built in accordance with FL/CL rules. The specs also indicate compliance with UL 142 specifications. (Refer to attachments IM-15 and tank drawings for additional information on compliance measures and design).

(4) *The proposed special land use shall not present unreasonable adverse impacts on the transportation system. Consideration shall be given to the estimated pedestrian, bicycle and vehicular traffic generated by such use, access to transit, proximity to major thoroughfares, proximity to intersections, required vehicular turning movements, and provisions for pedestrian and bicycle traffic.*

COMMENTS Staff confirms that the site design of the parcel and the PMD district's infrastructure is equipped to accommodate the transport of fuel by vendor Chapp Oil to the storage tanks, and that by YFD review standards, the tanks will be placed to meet fire code.

Mike Bills, Chapp Account Manager confirmed over the phone that the fuel will be delivered by a truck that is about ½ the size of a semi tanker (normally seen delivering fuel to retail stations). The truck is 50' long and holds 5,000 gallons of fuel. Mr. Bills also verified that the site and proposed tank location is more than adequate to receive delivery.

According to **Sec. 122-430** the Production, Manufacturing and Distribution (PMD) district is **designed to create and sustain producing, manufacturing, storing, and distributing goods**. These districts are generally located where buildings can be on large plots of contiguous land, serviced by railroad lines or major thoroughfares, and adequately served by required utilities and services. Uses are expected to generate waste, noise, odor, and truck traffic; however, uses should produce minimal external impacts that are detrimental in any way to other uses in the district or to properties in adjoining districts.

(5) *The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.*

COMMENTS Staff recommends that the applicant prepare a stormwater discharge plan. The City of Ypsilanti's Department of Public Services is likely to request an engineering review in order to meet their permit obligations monitored by EGLE, and will exercise enforcement if a plan is not in place.

CONDITIONS OF APPROVAL

§122-326

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land

use or activity, to conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.

Conditions imposed must do all of the following:

- (1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.
- (2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.
- (3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."

Items to be addressed –

Stormwater discharge plan to prevent effluents caused by fueling operations or accidental spills from washing into the site storm drain, which is directly connected to the City of Ypsilanti storm system.

The State of Michigan issues the City of Ypsilanti permit coverage authorized through the National Pollutant Discharge Elimination System (NPDES) for storm water discharges associated with industrial activity. The City's NPDES and MS4 permits require **that businesses in special use areas develop such a plan.**

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the special use permit for the installation of two (2) 1,000-gallon outdoor fuel storage tanks with the following findings and conditions:

Findings: The application is substantially in compliance with §122-324(b).

Conditions:

1. Consult with OHM Engineers to review the site for stormwater discharge, to ensure that the fuel storage tanks and subsequent use or unforeseen accidental spills do not create additional requirements at public cost for public facilities and services.
2. Design a stormwater discharge plan that conforms to the City's NPDES and MS4 permit requirements.

Holli Andrews, City Planner
Community & Economic Development Department

CC File
 Applicant
 Ted Hirsch, Midwestern Consultants



PS4P.23-0002

30940
50796

City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name SKY HOLDINGS GROUP LLC	
Address 599 S MANSFIELD ST	
Phone 734 680 9331	Email AS@A2NATIONWIDE.COM

Property

Address 599 S MANSFIELD ST	Parcel ID 11-11-37-230-012
Property owner* SKY HOLDINGS GROUP LLC	

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Project

Name of project N/A
Current use PMD
Proposed use** PMD - Two 1,000 gallon fuel tanks
- 1 Regular fuel tank
- 1 Diesel fuel tank
Above Ground tank

Rationale for request**

**Please attach additional pages to the application if needed.

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature



Date

03/16/23

Print Name

AJ FURRHA

*****FOR OFFICE USE ONLY*****

Date:

Amount: **\$400**

Account: **101-4-7210-607-01**

☐ Cash

☒ Check payable to City of Ypsilanti

☐ Credit (+ 3.0% surcharge)

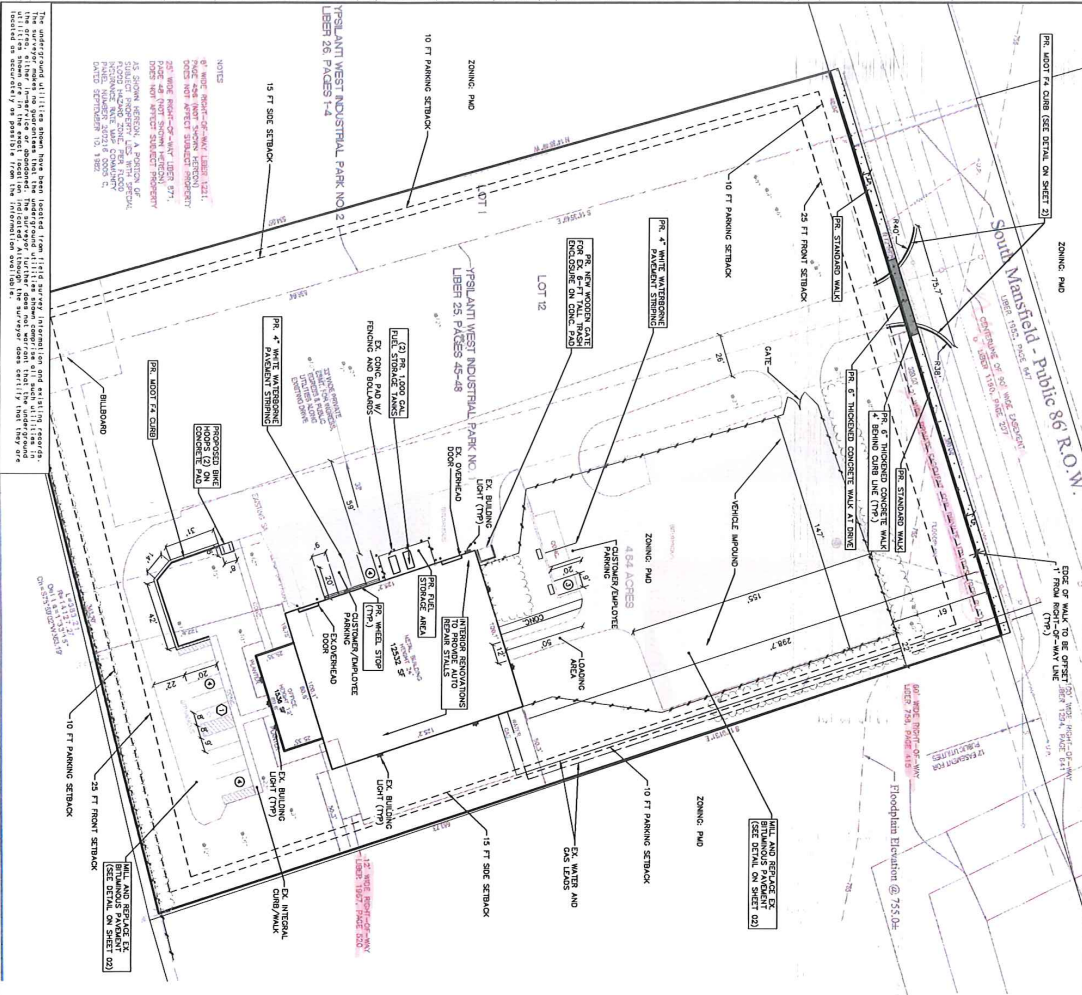
Code: **178 Rezone**

Signature of person receiving deposit:



Description of deposit:

Check # 50796



OWNER/APPLICANT
360 HOLDINGS GROUP LLC
 191 HOSCOCK STREET
 ANN ARBOR, MI 48103
 734-680-9331

CIVIL ENGINEER
MIDWESTERN CONSULTING LLC
 191 HOSCOCK STREET
 ANN ARBOR, MI 48103
 734-680-9331

Legend

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING PARKING LOT
- PROPOSED PARKING LOT
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING STREET
- PROPOSED STREET
- EXISTING CURB
- PROPOSED CURB
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE

Location Map

Scale

1" = 30'

Sketch Plan Notes

1. THE PROPOSED SITE LAYOUT IS BASED ON THE EXISTING SITE PLAN AND THE PROPOSED SITE LAYOUT. THE PROPOSED SITE LAYOUT IS BASED ON THE EXISTING SITE PLAN AND THE PROPOSED SITE LAYOUT.

2. THE PROPOSED SITE LAYOUT IS BASED ON THE EXISTING SITE PLAN AND THE PROPOSED SITE LAYOUT. THE PROPOSED SITE LAYOUT IS BASED ON THE EXISTING SITE PLAN AND THE PROPOSED SITE LAYOUT.

Site Data

Item	Description	Quantity	Unit
1	PROPOSED BUILDING	1	Building
2	PROPOSED PARKING LOT	1	Parking Lot
3	PROPOSED DRIVEWAY	1	Driveway
4	PROPOSED SIDEWALK	1	Sidewalk
5	PROPOSED STREET	1	Street
6	PROPOSED CURB	1	Curb
7	PROPOSED LANDSCAPE	1	Landscape

JOB No. 22220

DATE 10/04/2023

SHEET 01 OF 04

PROJECT 599 S MANSFIELD STREET

CLIENT 360 HOLDINGS GROUP LLC

ANN ARBOR, MI 48103

734-680-9331

599 S MANSFIELD STREET

SKETCH PLAN

PROPOSED SITE LAYOUT

MIDWESTERN CONSULTING LLC

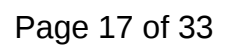
191 HOSCOCK STREET

ANN ARBOR, MI 48103

734-680-9331

PSUP.23.0002







City of Ypsilanti Building Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 482-1025 • Fax: (734) 483-7444
www.cityofypsilanti.com

Building Permit & Plan Review Application

Separate Applications Must Be Completed for Electrical, Mechanical, Plumbing & Signs

Office Use Only:

Receipt: 30975

Method: 50858

I. Owner/Contractor Information

Property (Job Location)	Address <u>599 S MANSFIELD ST</u>	Parcel Number <u>11-11-37-230-012</u>
	Between _____ And _____	Number of Apts./Suites _____ Owner Occupied ☒ Yes ☐ No
Owner/Agent	Name <u>SKY HOLDINGS GROUP LLC</u>	Phone: Cell: <u>7346809331</u>
	Address <u>191 HISCOCK ST ANN ARBOR, MI 48103</u>	Email: <u>AS@AZNATIONWIDE.COM</u>
Contractor Information If work is being done by owner/agent skip to next section	Company / Licensee <u>N/A</u>	Phone:
	Address	Email: License# _____ Expiration _____
	Federal Employer ID # (or reason for exemption) _____ Worker's Comp Carrier (or reason for exemption) _____ MESC Employer # (or reason for exemption) _____	
Architect/Engineer	Name <u>N/A</u>	Phone:
	Address	Email: License# _____ Expiration _____

II. Property/Land Information

Historic District ☐ Yes ☒ No	Zoning District <u>PMD</u>	Flood Zone ☐ Yes ☒ No	Number/Type of Structures Currently on Property ☐ House ☐ Garage ☐ Shed ☒ Other: <u>1 Warehouse Building</u>
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III. Building Information

☐ Residential		☐ Commercial	
☐ Single Family	☐ Hotel/Motel	☐ Multi-Family (# units _____)	☐ Office
☐ Two Family	☐ Pole Barn/Shed	☐ Mercantile/Retail	☐ Public Utility
☐ Detached Garage	☐ Other _____	☒ Industrial	☐ Hospital
			☐ Church
			☐ Restaurant/Bar
			☐ Other _____

IV. Proposed Use of Building and Type of Improvement

☐ New Building	☐ Addition	☐ Windows	☐ Re-Roof	☐ Foundation	☐ Accessory Structure (garage, shed, pool, etc.)
☐ Alteration	☐ Repair	☐ Deck/Porch	☐ House	☐ Garage	☐ Demolition
				☐ Other _____	

Are there/will there be additional permits for this project? ☐ None ☐ Building ☐ HDC ☐ Electrical ☐ Mechanical ☐ Plumbing

Description of proposed work (please specify apartment/suite numbers):

1,000 gallon Diesel Fuel tank Above Ground
1,000 gallon Gasoline Fuel tank Above Ground
See attached form
Equipment is leased.

V. Construction Value *		OFFICE USE ONLY			
* Must be based on market value of labor and materials		Additional Reviews		Date Received	Permit Fee
Building	\$	☐ Planning/Zoning/HDC	☐ Yes ☐ No		\$
Electrical	\$	☐ DPS/MDOT	☐ Yes ☐ No		\$
Mechanical	\$	☐ Health Dept.	☐ Yes ☐ No		\$
Plumbing	\$	☐ Soil Erosion	☐ Yes ☐ No		\$
Other	\$	☐ YCUA	☐ Yes ☐ No		\$
Total	\$800.00	☐ Other: _____	☐ Yes ☐ No		Fee Total \$

VI. Plan Review

Plans must be submitted with this application before a permit can be issued, except as listed below.

Plans are not required for alterations and repair work **determined by the Building Official** to be of a minor nature.

Plans and specifications are required for all other building types and shall be prepared by, or under the direct supervision of, an architect or engineer licensed pursuant to 1980 PA 299 and shall bear that architect's or engineer's seal and signature.

Plan Review Required ☐ Yes ☒ No

Plan Submission Date: _____

You MUST submit three copies of plans. At least one set must be no larger than 11 x 17

VII. Homeowner Affidavit

HOMEOWNERS: I hereby certify that I am the bona fide homeowner of the above property. I am familiar with the provisions of the applicable ordinances and rules and hereby agree to make this installation or construction in conformance with the ordinance. I realize that in making this application, I assume the responsibility of a licensed contractor for the work mentioned in this permit. I agree to notify the Building Department after the work is completed so that the Department may make its required inspection(s). I further agree to keep all parts of this work exposed until approved by the inspector.

Signature (Homeowners Only) _____

Printed Name and Address _____

Date _____

VIII. Applicant Signature

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

APPLICANT IS RESPONSIBLE FOR THE PAYMENT OF ALL APPLICABLE FEES AND CHARGES ASSOCIATED WITH THIS APPLICATION.

SECTION 23A of the State Construction Code Act of 1972, Act No. 230 of Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this State relating to persons who perform work on a residential building or a residential structure. Violators of Section 23a are subjected to civil fines.

Signature of Applicant _____

Printed Name of Applicant AS FURRHA

Date 12/22/2022

How would you like the permit to be sent?

☒ Email

☒ U.S. Mail

It is recommended that if you are hiring a contractor to do the work proposed on this application, that the contractor be the one to obtain permits. Permits will not be closed until a final inspection has been completed and approved by the Building Department.

Frequent Contacts:

Miss Dig (800) 482-7171
YCUA (734) 484-4600
DTE (800) 477-4747

Washtenaw County Soil Erosion (734) 222-6860
Washtenaw County Health Dept. (734) 544-6700
City Building Inspection Line (734) 482-1025

OFFICE USE ONLY

ZONING NOTES: Zoning District: _____ Use: _____

Setbacks – Front: _____ Side: _____ Side: _____ Rear: _____

Notes: _____

☐ Approved ☐ Disapproved Reviewed By: _____ Date: _____

HISTORIC DISTRICT: ☐ Yes ☐ No

Notes: _____

☐ Approved ☐ Disapproved Reviewed By: _____ Date: _____

BUILDING NOTES: Use: _____ Construction Type: _____ Code Edition(s): _____

Notes: _____

☐ Approved ☐ Disapproved Reviewed By: _____ Date: _____



RECEIVED

DEC 22 2022

CHAPP & BUSHEY OIL CO.
37333 S. HURON RD
NEW BOSTON, MI 48164

December 22, 2022

Re: Fuel Tank Specifications

Sky Holdings Group, LLC
599 S Mansfield Rd
Ypsilanti, MI

To Whom it May Concern:

The fuel tanks Chapp Oil Transport is delivering fuel on site to at 599 S. Mansfield Rd are both double-walled tanks are less than 1,100 gallons capacity and in compliance with FL/CL rules ([see IM-15 for additional information](#); *Pages 3 – 6 enclosed*) Please find enclosed (*Page 2*) specifications for the aforementioned UL 142 compliant above ground fuel tanks.

As an additional safety measure, each tank is equipped with break-away hoses with anti-spill technology and are visually inspected prior to every fill.

Should you have any questions or need additional assistance, please don't hesitate calling the number below.

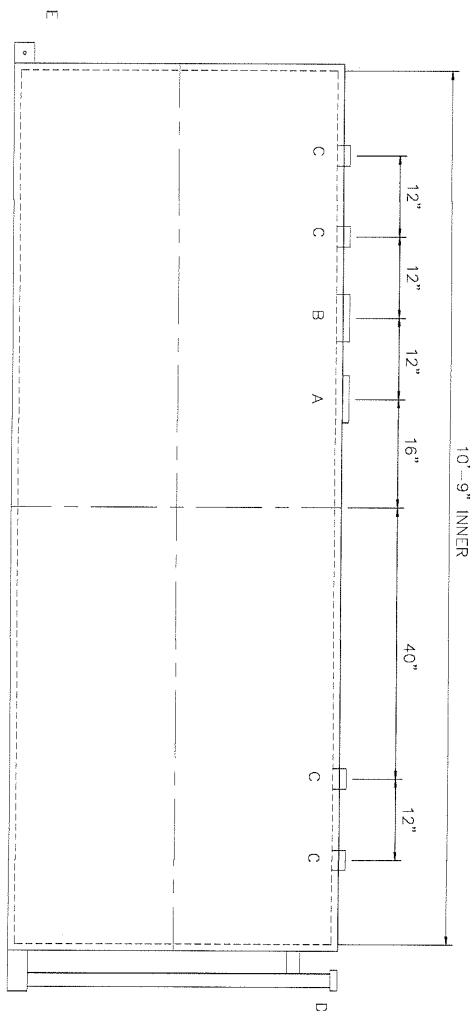
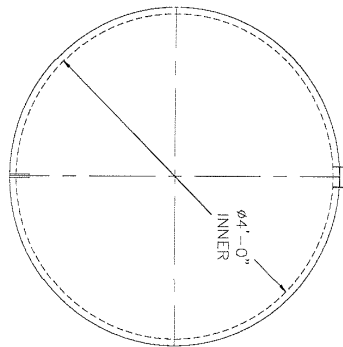
Sincerely,

Mike Bills

Mike Bills
Chapp Oil – Account Manager
P: 248.622.1068
E: mike@chappoil.com

WWW.CHAPPIL.COM

NOTE: ALL RIGHTS RESERVED. THIS DRAWING MUST NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE MANUFACTURER. HIGHLAND TANK® SHALL BE RESPONSIBLE ONLY FOR ITEMS INDICATED ON THIS DRAWING. THE MANUFACTURER SHALL NOT BE RESPONSIBLE FOR ANY OTHER ITEMS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING CORRECTNESS OF SIZE AND WEIGHT OF ITEMS. THE MANUFACTURER SHALL NOT BE RESPONSIBLE FOR COATINGS SHOWN ON THIS DRAWING. TUBING UP BE FINISHED PAINT IS REQUIRED BY INSTALLATION. TUBING UP PAINT SHIPPED WITH TANK.



DESIGN DATA

CAPACITY - 1,000 GALLONS
TYPE - DOUBLE WALL - TYPE I
NO. R.I.Q. - -
OPERATING PRESSURE - ATMOSPHERIC
SPECIFIC GRAVITY - 1.0
TANK MATERIAL - MILD CARBON STEEL
THICKNESS - INNER- HEADS: 10 GA SHELL: 10 GA
THICKNESS - OUTER- HEADS: 10 GA SHELL: 10 GA
CONSTRUCTION - INNER - LAP WELD OUTSIDE ONLY
OUTER - LAP WELD OUTSIDE ONLY
TANK TEST - INNER - 5 PSIG
OUTER - 2 PSIG AND FULL VACUUM
INT. FINISH - NONE
EXT. FINISH - SHOP PRIMER
LABEL - UL 142

LEGEND

A	6" FITTING THROUGH OUTER SHELL ONLY - MARK WITH LABEL - SECONDARY EMERGENCY VENT USE ONLY
B	6" FITTING - PRIMARY EMERGENCY VENT USE ONLY
C	2" FITTING
D	2" INTERSTITIAL MONITOR PIPE
E	3" FLAT BAR GROUNDING LUG WITH 1/2" Ø HOLE ON CL
F	-

 Highland Tank	
UNLESS NOTED, TOLERANCES ARE: +.75" - 1"	
1,000 GAL 48" Ø AG DW HORIZONTAL	
CUSTOMER:	
PROJECT:	
QUOTE NO.	01000AHDW48GAT10
DATE	
BY	
CHECK BY	



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF FIRE SERVICES
JULIE SECONTINE
STATE FIRE MARSHAL

SHELLY EDGERTON
DIRECTOR

IM-15

TO: All Interested Parties

FROM: Kevin Wieber, Manager, Storage Tank Division

DATE: December 15, 2016

SUBJECT: Storage of Flammable and Combustible Liquids in Aboveground Storage Tank Systems

This informational memorandum (IM) has been prepared to identify and clarify some of the requirements for the aboveground storage tank (AST) systems under the Storage and Handling of Flammable and Combustible Liquids (FL/CL) Rules, promulgated under the authority of the Michigan Fire Prevention Code, 1941 PA 207, as amended, being R 29.5601 et seq., of the Michigan Administrative Code. Rules R 29.5602 through R 29.5605, of Part 1 of the FL/CL Rules, adopts by reference four specific editions of the National Fire Protection Association (NFPA) standards. The adopted standards are NFPA 30 and 30A, 2012 Edition; NFPA 31, 2011 Edition; and NFPA 37, 2010 Edition. These standards were adopted with Michigan-specific additions and amendments and made applicable to the storage and handling of flammable and combustible liquids having a flash point below 200 degrees Fahrenheit.

Plan Review and Certification

Regulated AST systems storing flammable and combustible liquids greater than 1,100 gallons in individual size require submittal of an Application for Installation of Aboveground Storage Tanks, form BFS3859. The installation application fee of \$203.00 per tank includes the first annual fee. Thereafter, the annual fee is \$61.50 and is due in accordance with the regular billing cycle. The AST systems are field inspected prior to certification and at least once every three years thereafter.

The owner or installer must submit a BFS3859 and a plot map, in compliance with Part 2, Section 1.8, of the FL/CL Rules, at least 30 days prior to the intended utilization of the AST system. A plan review report will be issued within 30 days of receipt of the plans.

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Auxiliary aids, services and other reasonable accommodations are available upon request to individuals with disabilities

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Upon receipt of a copy of the plan review report, the installer will notify the designated Storage Tank Division, Hazardous Materials Storage Inspector (HMSI), of the starting date of the installation and will coordinate the required installation inspection. Upon completion of the installation, the installer will arrange for a final inspection. If the installation is approved, the HMSI will certify the AST system in compliance with the FL/CL Rules and authorize the owner to place the system in use.

Storage

Flammable and combustible liquids are required to be stored only in tanks, containers, or in portable tanks in compliance with Part 2, of the FL/CL Rules. The FL/CL Rules also require that each tank be installed in compliance with its design and listing or approval and provides specific requirements for the separation of storage tanks from buildings and property lines. Secondary containment, intended to prevent any release from the storage tanks into groundwater, surface water, and subsurface soils, is required for most storage tank systems. Secondary containment can be provided by diking around the tanks, remote impoundment or secondary containment, or by methods other than diking and remote impoundment. These methods include vaults, special enclosures, secondary containment tanks, and integral secondary containment.

The FL/CL Rules regulate all AST systems that store and handle flammable and combustible liquids with a flash point below 200 degrees Fahrenheit. Section 29.5c(1)(c), of Act 207, requires a person to obtain a plan review and certification for any individual tank with storage capacity of more than 1,100 gallons.

There are many types of AST systems in this category. Each system is regulated under specific part(s) of the FL/CL Rules as follows:

1. **Heating Oil AST Systems:** Heating oil AST systems are regulated under Part 4, of the FL/CL Rules. Tanks that exceed 1,100 gallons in capacity and are connected to furnaces, kilns, or boilers are required to submit a plan review, obtain approval, and to be inspected and certified by the Storage Tank Division.
2. **Public and Private Motor Vehicle-Fueling AST Systems:** These AST systems are regulated under Parts 2 and 3, of the FL/CL Rules. An AST that exceeds 1,100-gallons capacity is allowed at both public and private motor fueling locations now. These ASTs are limited in capacity. Other secondarily contained AST systems are limited to 12,000-gallons individual capacity. More than one other secondarily contained AST system can be located at a motor fueling facility, but the total aggregate at the site shall not exceed 48,000 gallons of all regulated substances.

Protected AST systems used at public or private motor fueling facilities are limited to an individual capacity of 12,000 gallons or less and an aggregate capacity of not more than 48,000 gallons. Class II fuels used at a private motor vehicle fueling

facility and being stored in a protected AST are allowed to increase their individual tank size to 20,000 gallons and 80,000 gallons aggregate.

Tanks in a vault are limited to an individual capacity of 15,000 gallons and 48,000 gallons aggregate. A vault is defined as an enclosure, above or below grade, where the floor and walls are constructed of reinforced concrete that is not less than six inches thick. The walls are required to be higher than the top of the tank.

A vault may have a non-combustible top, but such a top is not required if the tank walls are at least four feet above grade.

Please note: Farm AST systems that exceed 1,100 gallons in capacity are regulated under the same requirements as public and private motor vehicle fueling locations, Parts 2 and 3, of the FL/CL Rules.

3. **Bulk Storage Tank Systems:** These AST systems are regulated under Part 2, of the FL/CL Rules are usually found at industrial and chemical facilities, rail locomotive, aircraft fueling systems, and terminals. There are no capacity restrictions on these AST systems other than those required under the design and operational requirements of the storage system. This type of AST system does not involve any motor vehicle fueling. Transfer of product is accomplished through a loading/unloading riser which must be a specified distance from the tank, or by a pipeline from another tank at the same facility, or from outside the facility.

Please note: AST systems that store flammable and combustible liquids for use with stationary internal combustion engines, such as emergency power generators and gas turbines, are regulated under Parts 2 and 5, of the FL/CL Rules, which adopt by reference NFPA 30 of 2012 and NFPA 37 of 2010.

Storage Tank Capacity of 1,100 Gallons or Less

These AST systems require compliance with the FL/CL Rules, but do not require submittal of a plan review, and are not normally inspected or certified by the Storage Tank Division.

1. **Motor Vehicle Fueling at Farms, Isolated Construction Projects (Sites) and Rural Areas:** These AST systems are regulated under Chapter 13, Part 3, of the FL/CL Rules. The separation distances from the AST system, including the vehicle being fueled, to any building must be not less than 40 feet. Fill openings and nozzles shall be locked to prevent tampering with the system. Combustible materials shall be kept at least 10 feet from the tanks and the tanks shall be conspicuously marked on all sides as to the contents of the tank.

2. **Heating Oil Tanks:** Heating oil AST systems of less than 1,100-gallons capacity are regulated under Part 4, of the FL/CL Rules. However, these AST systems do not require submittal of a plan review. These tanks are not inspected or certified by the Storage Tank Division and have no annual fee requirement.

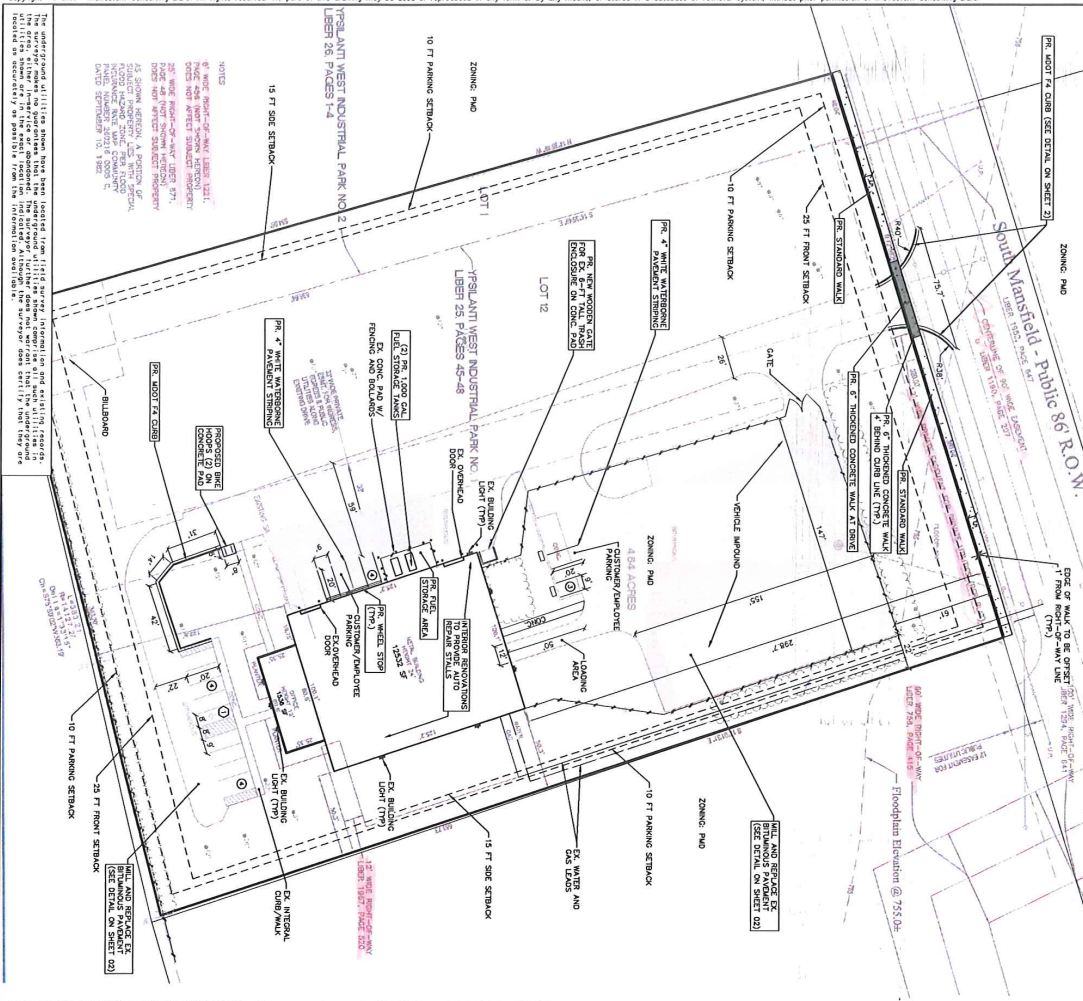
Small Containers and Portable Tanks

The storage and handling of flammable and combustible liquids in drums and other containers that do not exceed 60-gallons individual capacity and portable tanks that do not exceed 660-gallons individual capacity are regulated under Part 2, of the FL/CL Rules. Approval by the local authority is required. However, a BFS3859, field inspection, or certification by the Storage Tank Division is not required.

In Conclusion

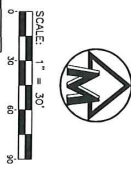
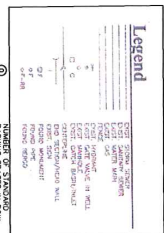
Careful identification of the applicable rules is very important to the safe and proper installation of all ASTs and storage containers storing flammable and combustible liquids. The owner of the facility is responsible for any release of these products into the groundwater, surface water, or subsurface soils.

Should you require further information, please contact the Storage Tank Division, at 517-241-8847.



OWNER/APPLICANT
SKY HOLDINGS GROUP LLC
191 HISCOCK STREET
ANN ARBOR, MI 48103
CONTACT: AJ FURBERIA
734-680-9331

CIVIL ENGINEER
MONETITEN CONSULTING, LLC
2015 PLAZA DRIVE
ANN ARBOR, MI 48106
CONTACT: TED HIRSCH
734-993-0200



PARCEL: 1 Lot 12, "Tribstar West Industrial Park No. 1," according to the plat thereof on file in the office of the County Clerk of the County of Washington, District of Columbia, and recorded in the Office of the County Clerk of the County of Washington, District of Columbia, in Book 20 of which, pages 26, 46, 47, and 48, Washington County is shown. The East 1/2 of the East 1/2, "Tribstar West Industrial Park No. 2," according to the plat thereof on file in the Office of the County Clerk of the County of Washington, District of Columbia, and recorded in the Office of the County Clerk of the County of Washington, District of Columbia, in Book 20 of which, pages 1, 2, 3, and 4, Washington County is shown.	
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SHEET NUMBER	
SELECT THIS: 01. TRUCK AND TRAILER PARK 02. TRUCK AND TRAILER STORAGE 03. LANDSCAPE PLAN 04. SITE PLAN 05. PROPOSED PLAN 06. EXISTING LOT/ING DETAILS	1 2 3 4 5 6 7 8 9 0
SITE DATA	
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JOB No.	22220	DATE: 10/06/2022
REVISIONS:		SHEET 01 OF 04
ISSUED PER CITY (LANDSCAPE/THICK LINE)	REV. DATE	CADD: JCP
ISSUED PER CITY REVIEW	11/10/22	ENG: TPN
ISSUED PER CITY REVIEW	02/15/23	PM: TPN
ISSUED PER CITY REVIEW		TECH:
ISSUED PER CITY REVIEW		/22220SP1

599 S MANSFIELD STREET
SKETCH PLAN
PROPOSED SITE LAYOUT

CLIENT
SKY HOLDINGS GROUP 191 HISCOCK STREET ANN ARBOR, MI 48103 AJ FURRHA 734-680-9331



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PS4P.23.0002

Entity	Country	Year	Value
ESTAT	ESTONIA	2000	1.00
ESTAT	ESTONIA	2001	1.00
ESTAT	ESTONIA	2002	1.00
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ESTAT	ESTONIA	2091	1.00

- MIDWESTERN CONSULTING HAS NOT PERFORMED A TOPOGRAPHIC SURVEY FOR THIS SITE. EXISTING CONTOURS INDICATED ON THIS PLAN REFLECT DATA OBTAINED FROM WASHINGTON COUNTY GIS AND IS AN APPROXIMATION OF THE EXISTING TOPOGRAPHY OF THE SITE AND SURROUNDING AREAS.

CLIENT
SKY HOLDINGS GROUP LLC 191 HISCOCK STREET ANN ARBOR, MI 48103 AJ FURRHA 734-680-9331

40

599 S MANSFIELD STREET
SKETCH PLAN
SITE DRAINAGE PLAN

