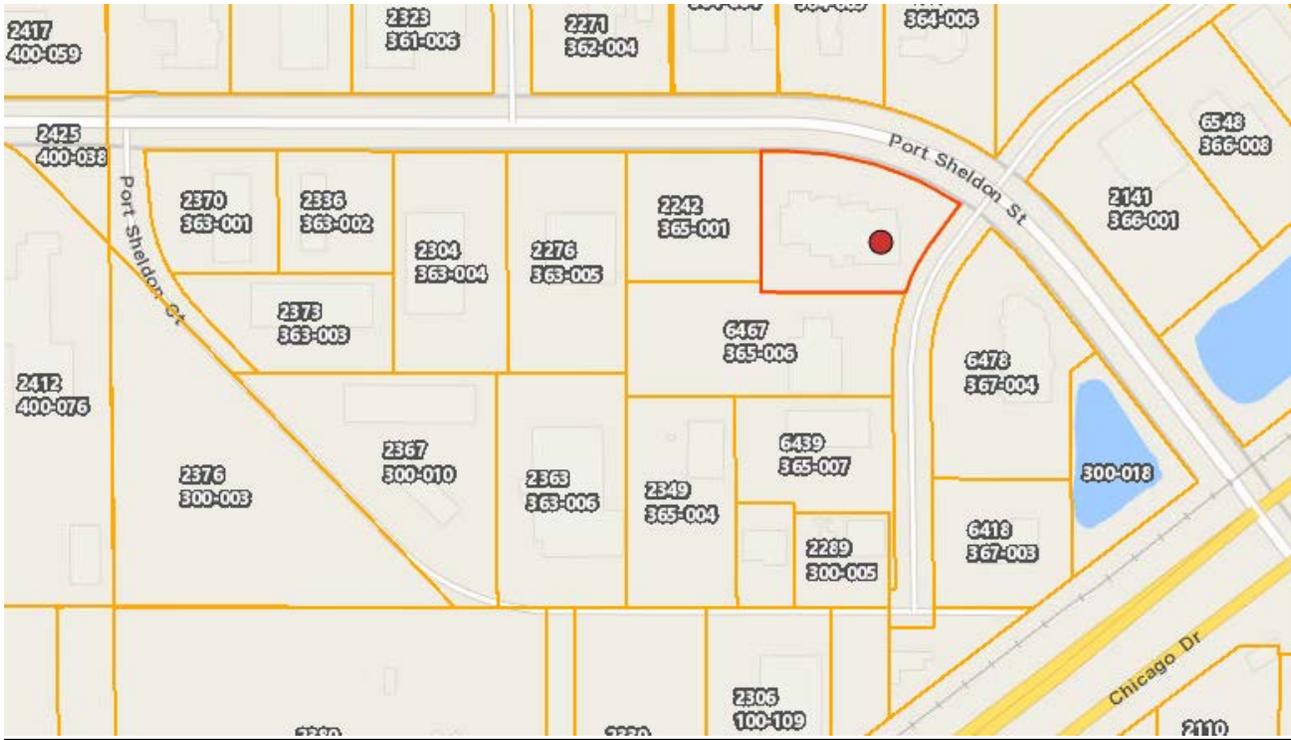


640 REQUEST

(ST1904) **Advantage Industries, 2196 Port Sheldon**, is requesting site plan approval to construct a **640 square foot** addition with a loading dock on an existing 17,472 square foot building in the Industrial district with an industrial use.



SUMMARY

- a. Setbacks are required as follows.

Front on Port Sheldon	105 feet from the centerline of Port Sheldon (60 + 45 = 105). Corrected and shown. Footnote (r) applies and states that the first 30 feet shall be landscaped and not used for parking or drives. It appears that parking may be located within the 30 feet, but that would be considered to be nonconforming and may remain unless changes are made to that parking.
Front on Center Industrial	all yards that abut a street are considered front yards. 45 feet from the property line. Shown. Footnote (r) applies.
Rear	20 feet as per footnote (x) which allows 20 feet if the rear yard abuts another Industrially zoned parcel. Corrected and shown.
Side	Shown and is met.

- b. **Structures and drives within 100 feet are shown.**
c. In 2005, the Board waived the sidewalk requirement on Center Industrial Dr.
d. **Sign details were provided, including distance from the centerline of Port Sheldon, height and square footage.**
e. **Parking calculations were provided and meet ordinance requirements.**
f. **A Storm Water Drain permit (written approval from the Water Resources-Drain Commissioner's Office) is required to be submitted at the time a building permit application is submitted.**
g. Topo is waived.
h. **Please provide elevations on a separate sheet. They were shown on the first plan and were eliminated on the second revised plan.**
i. **Provide an electronic copy and 3 additional paper copies SIGNED by the applicant or agent of the applicant.**

APPROVAL

The site plan dated 6-17-19 is approved for (ST1904) Advantage Industries, 2196 Port Sheldon, to construct a 640 square foot addition with a loading dock on an existing 17,472 square foot building in the Industrial district with an industrial use, located at 2196 Port Sheldon, P.P. # 70-14-22-368-004, Georgetown Township, based on the findings that all applicable standards of the ordinance have been met, and with the following conditions:

1. A Storm Water Drain Permit (written permission from the Drain Commissioner's office) is necessary and will be required to be submitted to the Township at the time a building permit application is submitted.
2. The proposed building addition must be architecturally similar to the existing building. **Provide elevations on a separate sheet.**
3. **Provide an electronic copy and 3 additional paper copies SIGNED by the applicant or agent of the applicant.**

ID number	ST1904	Date 3/15/19 2 nd review	
Name	Advantage Industries		
Address	2656 Edwards		
Use	Building addition for industrial use	SUP required	No. Allowed with Sec. 17.2(A)

REQUIREMENT	PROVIDED	Needs or Comments
Date, north arrow, scale	X	
Name, address of preparer	X	
Name, address of property owner or petitioner	X	
Location sketch	X	
Legal description	X	
Size in acres of the property	X	
Property lines and required setbacks shown and dimensioned	X	a. provided
Location of existing structures, drives, parking areas within 100 ft of boundary	X	b. provided
Location and dimensions of existing and proposed structures	X	
Location of existing and proposed drives (dimensions and radii), circulation	X	
Sidewalks, non-motorized paths-select streets, accel, decel lanes	X	c. not needed
Signs, exterior lighting	X	d. provided
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	e. provided
Calculations of parking spaces, unloading areas	X	
Location, pavement width, ROW of all abutting roads, easements	X	
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation-parkway association	X	
Location, type, size of proposed landscaping, streetscape, greenbelt	X	
Location, height, type of existing and proposed fences and walls	X	
Size, location of proposed, existing utilities, connections to water/sewer	X	
Location, size of surface water drainage facilities		f. Storm Permit
Existing, proposed topo contours, max 5 ft intervals	X	g. waived
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific	NA	
Residential development extra requirements-attached garages	NA	