

November 20, 2002

Sam Kabara
27627 Ford Road
Garden City, MI. 48135

**Subject: Proposed Site Plan
27627 Ford Road**

Mr. Kabara,

I have conducted a preliminary review of the proposed modification to the subject site and offer the following comments:

The following items shall be provided on the revised site plan and / or submitted *prior* to formal review by the City and Planning Commission.

- Completed Site Plan Checklist per application requirements
- Existing Site Conditions to include *existing* building size, setbacks, and site features
- Existing lot lines, building lines, structures, parking areas, and other improvements on the site and on parcels within 100' of the site
- Separate sheet* illustrating proposed building elevations (all sides) and proposed construction materials
- Double striped parking lot per Ordinance requirements
- A 6' masonry screening wall is required when a commercial use abuts a residential district. Your plan indicates your property abuts the northern property line of the Detroit II parking area. Site details of the Detroit II parking area shall be illustrated on the revised plan to indicate screening from residential view. Any area not screened shall be screened in accordance with the Ordinance.
- Dumpster shall be in conformance with Section 154.032. The proposed location is not permitted.
- Items C, D, E, F, G, H, and I of Wade Trim's November 11, 2002 review letter
- Any Fire Department issues

Thus, due to the above deficiencies, you will not be on the November 28, 2002 Planning Commission Workshop agenda. Your application will be considered for formal review once the application and site plan are compliant with the Ordinance and standards of the Garden City.

I recommend you pick up a copy of the Garden City Zoning Ordinance at the City Clerk's Office located within City Hall.

You may submit revised site plans (\$150.00 revised site plan review fee) to my office, located within City Hall, at the address below. *The deadline for the next workshop agenda is 4:45 PM., November 28, 2002.*

Please feel free to contact my office at **734.525.8832** should you have any questions, comments, or additions.

Sincerely,

G. Palmer
Planning and Zoning Administrator

cc: Michael Taskoff 25036 Ford Road Dearborn Heights MI 48127
Planning Commission
File