



Memorandum









To: Planning Commission Members
From: Elizabeth J Corwin, PE, AICP; Planning Director
Date: March 21, 2024
Re: SPR24-02 Community Sharing Pavilion
PIN: 11-22-401-011

You are asked to review the site plan for a pavilion for Community Sharing to be located on a land lease on Township owned property, north of the existing library. The pavilion will be used for outdoor gatherings and as part of the annual thrift sales (instead of tents.)

As I have explained in past meetings, the Planning Commission review for Township owned properties is to confirm that the project is consistent with the Master Plan and compatible with the character of its surroundings.


Community Sharing Pavilion



	2 Foot Contours		100 yr - FEMA Floodplain
	5 Foot Contours		100 yr (detailed) - FEMA Floodplain
	FEMA Base Flood Elevations		500 yr - FEMA Floodplain
	FEMA Cross Sections		FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.


David Coulter
 Oakland County Executive

Date Created: 3/14/2024

 NORTH
 1 inch = 100 feet



<input checked="" type="checkbox"/>	Site Plan Review
<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Use Requiring Special Approval
<input type="checkbox"/>	Land Division
<input type="checkbox"/>	Land Division & Combination
<input type="checkbox"/>	Road Profile
<input type="checkbox"/>	Other

PLAN REVIEW APPLICATION

Highland Township Planning Department, 205 N. John St, Highland, Michigan 48357 (248) 887-3791 Ext. 2

Date Filed: 3/13/24 Fee: \$ 0 Escrow: \$ 0 Case Number: SPR 24-02

NOTICE TO APPLICANT AND OWNER

BY SIGNING THIS APPLICATION, THE APPLICANT AND OWNER ACKNOWLEDGE ONE OR THE OTHER OR BOTH ARE RESPONSIBLE FOR ALL APPLICATION AND CONSULTANT FEES THAT ARISE OUT OF THE REVIEW OF THIS REQUEST THE OWNER ALSO AUTHORIZES THE TOWNSHIP TO PLACE A SIGN ON THE PROPERTY, IF NECESSARY, TO INFORM THE PUBLIC OF THE PENDING MATTER BEING REQUESTED.

REQUIRED COPIES OF PLANS

INITIAL REVIEW: 2 HARD COPIES OF PLANS AND .PDF COPY OF PLANS
 CONSULTANTS REVIEW OF APPROVED PLANS SUBJECT TO CONDITIONS: 5 COPIES AND .PDF COPY

1. APPLICANT INFORMATION

NAME: David Bell
 ADDRESS: 400 Beach Farm Cr.

PHONE: 810-986-4210
 EMAIL: davebell@community-sharing.org

OWNER INFORMATION

NAME: Rick Hamill / HIGHLAND TWP
 ADDRESS: 205 N John

PHONE: _____
 EMAIL: _____

2. PROPERTY INFORMATION

ADDRESS OR ADJACENT STREETS: _____
 LOT WIDTH: _____ LOT DEPTH: _____ LOT AREA: _____
 PARCEL IDENTIFICATION NUMBER(S): 11-22-401-011

3. PROJECT INFORMATION

PROJECT NAME: Community Sharing Pavilion
 PRESENT ZONING: ARR PROPOSED ZONING: ARR
 PRESENT USE: Institutional PROPOSED USE: Institutional

APPLICANT

SIGNATURE: David K. Bell
 PRINT NAME: David K. Bell

On the 13 day of March, 2024 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

State Of Michigan
 County Of Oakland

Notary Public: _____

JENNIFER BOSH
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF OAKLAND
 My Commission Expires June 16, 2025
 Acting in the County of Oakland

OWNER

SIGNATURE: Rick Hamill
 PRINT NAME: Rick Hamill

On the 14 day of March, 2024 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

State Of Michigan
 County Of Oakland

Notary Public: _____

JENNIFER BOSH
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF OAKLAND
 My Commission Expires June 16, 2025
 Acting in the County of Oakland

• If there are Co-Applicants and/or Co-Owners associated with this property(ies) to be acted upon, please submit a Notarized Co-Applicant's and/or Co-owner's "Interest in Property Certificate" with this application. The person signing this cover sheet will be considered the official designee for the group and all correspondence will be addressed to this person.

• A notarized letter giving the Applicant authorization to represent the Owner is also permitted in lieu of a signature on this application. The person signing this cover sheet, however, will be considered the official designee for the Owner and all correspondence will be addressed to this person.



400 Beach Farm Circle, Highland, Michigan 48356 248-889-0347 www.community-sharing.org
Mailing Address: P.O. Box 405, Highland, Michigan 48357

Highland Township Planning Department

March 14, 2024

Please find, attached the application package for a "event" Pavilion.

This is a nominal 28 Ft x 28 Ft wood structure. This is being constructed by skilled volunteers to Community Sharing. The plan is for asphalt Milling .

Thank-you,

A handwritten signature in blue ink that reads "David Bell".

David Bell

Board President

810-986-4218

Davebell@community-sharing.org

COMMERCIAL/INDUSTRIAL BUILDING PERMIT APPLICATION

Applications are NOT accepted by Mail/Fax/Email

Jobsite Address: 400 Beach Farm Circle
Property ID # H-11- 22 - 401 - 011 Zoning District: _____
Subdivision _____ Lot # _____

1. Type of Ownership:

____ Private Property (individual, corporation, nonprofit group, etc.)
 Public Property (federal, state, or local government)

2. Type of Improvement:

New Structure ____ Addition to Existing Structure ____ Alteration/Remodel of Existing Structure
____ Relocating Existing Structure ____ Other (Specify) _____

3. Proposed Use of Structure:

____ Amusement Establishments ____ Church, Temple, etc. ____ Educational, Library
____ Office, Bank, Professional ____ Hotels /Motels ____ Retail shops (less than 12,000sqft)
____ Retail Stores (greater than 12,000sqft) ____ Restaurants ____ Hospital, Institutional
____ Parking Garage ____ Service/Gas Station ____ Repair Garage, Machine Shop
____ Industrial/Manufacturing ____ Water Tanks/Towers ____ Public Utility, Cell Towers
Other: Specify Picnic Pavilion

4. Dimensions: # of Rooms _____ # of Bathrooms _____ # of Stories 900 SqFt of 1st Story _____
SqFt of 2nd Story _____ SqFt of 3rd Story _____ Total SqFt of Bldg 900

5. Principal Type of Framing:

Wood Frame ____ Masonry (wall bearing) ____ Structural Steel ____ Reinforced Concrete
____ Other, Please Describe _____

6. Principal Heating Fuel:

____ Gas ____ Electricity ____ Oil Propane ____ Other (specify) None

7. Type of Sewage Disposal:

____ Public, Municipal, Private Company Private (septic tank & field) PerkTest # None

8. Type of Water Supply:

Public, Municipal, Private Company ____ Private (well, etc)

9. Total (estimated) Cost of the Improvement (labor & materials): \$ 12,000 -

10. Cited for working without a building permit? No ____ Yes, Violation # EE

11. Was a Zoning Variance granted for this project? ____ No ____ Yes, Case# _____

Additional Job Specifications & Details Not Stated Above: _____

Please circle to indicate applicant:

Property Owner:

Name: Highland Township Phone # 248-887-3791

Mailing Address (if different from jobsite) 205 N. John St, Highland, MI 48357

Architect/Engineer Name: NA Phone # _____

Mailing Address: _____

Contractor/Company Name: NA Phone # _____

Mailing Address: _____

Leasee Name: Community Sharing Phone # 248-999-0347

Mailing Address (if different from jobsite) _____ 810-986-4218(c)

Contractor ONLY to complete the following section:

Builders License # _____ exp date _____

Federal ID # _____ Are you Self Employed? _____ Yes _____ No

If No, MESOC Employer # _____ Workers Comp Ins Carrier _____

Have you included everything for your application packet? (check Booklet to determine which apply)

- | | |
|--|---|
| <input type="checkbox"/> Two plot/grading plans to scale | <input type="checkbox"/> Two sets of Stamped Blueprints to scale |
| <input type="checkbox"/> Approved Exterior Lighting Plan | <input type="checkbox"/> Michigan Uniform Energy Code Worksheet |
| <input type="checkbox"/> Driveway Approach Permit | <input type="checkbox"/> Soil Erosion Permit |
| <input type="checkbox"/> Proof of Property Ownership | <input type="checkbox"/> Signed Authorization from Property Owner |
| <input type="checkbox"/> Copy of Contractors Insurance | <input type="checkbox"/> Copy of Contractors/Applicants Drivers License |

AFFIDAVIT OF APPLICANT

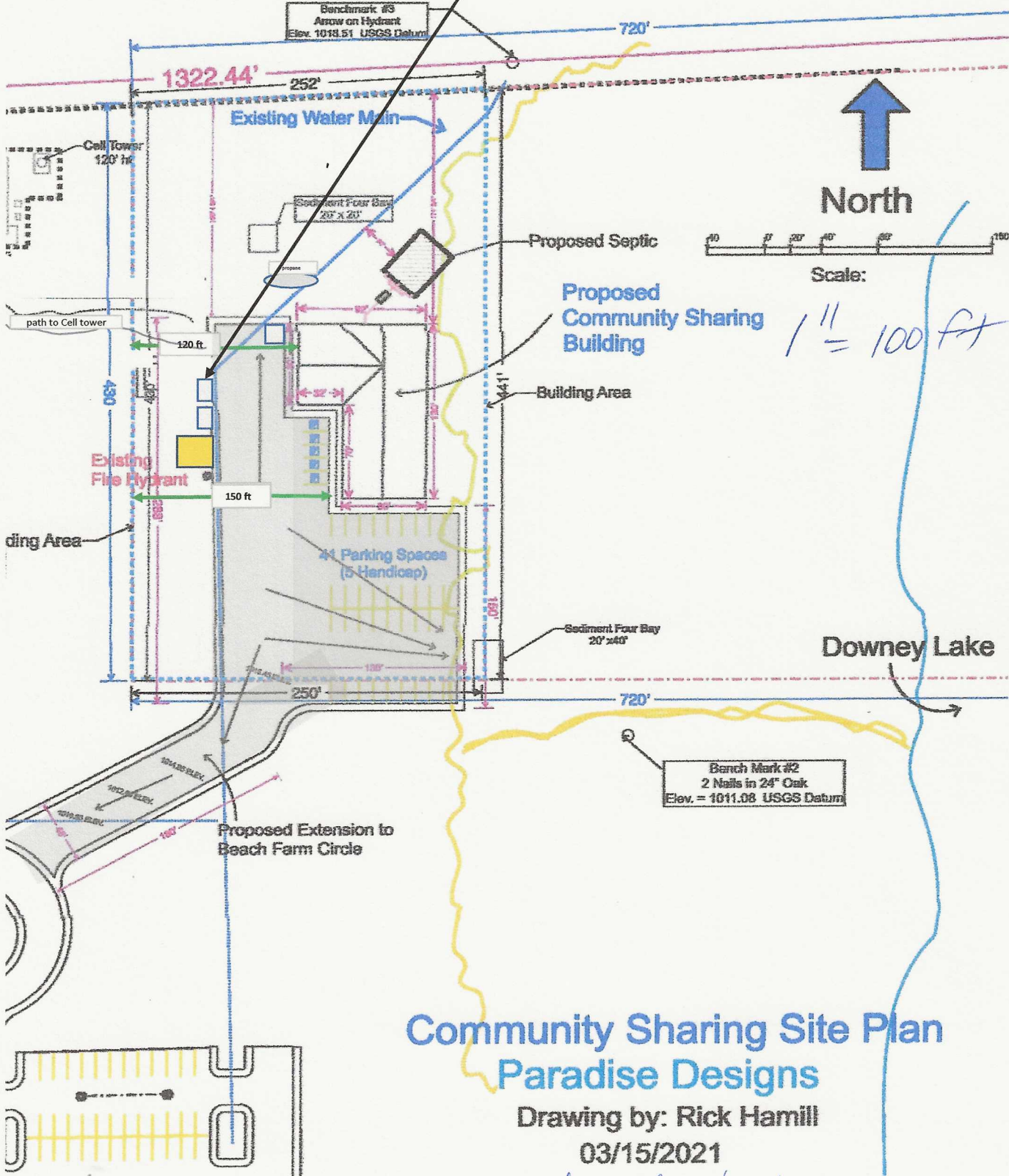
I have been given a copy of the information sheet regarding Permit Deposits. I agree to read this document and understand that failure to comply with the terms therein could result in forfeiture of my Permit Deposit. Furthermore, I hereby certify that the proposed work is authorized by the owner to make this application as his 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.

"Section 23a of the state construction code act of 1972, 1972 PA s30, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines."

Signature of Applicant: _____ Date: _____

Print Name of Applicant: _____

Updates by Dave Bell (Community Sharing) reflecting Final layout 10.31.23 Pavilion 3.20.2024



Community Sharing Site Plan Paradise Designs

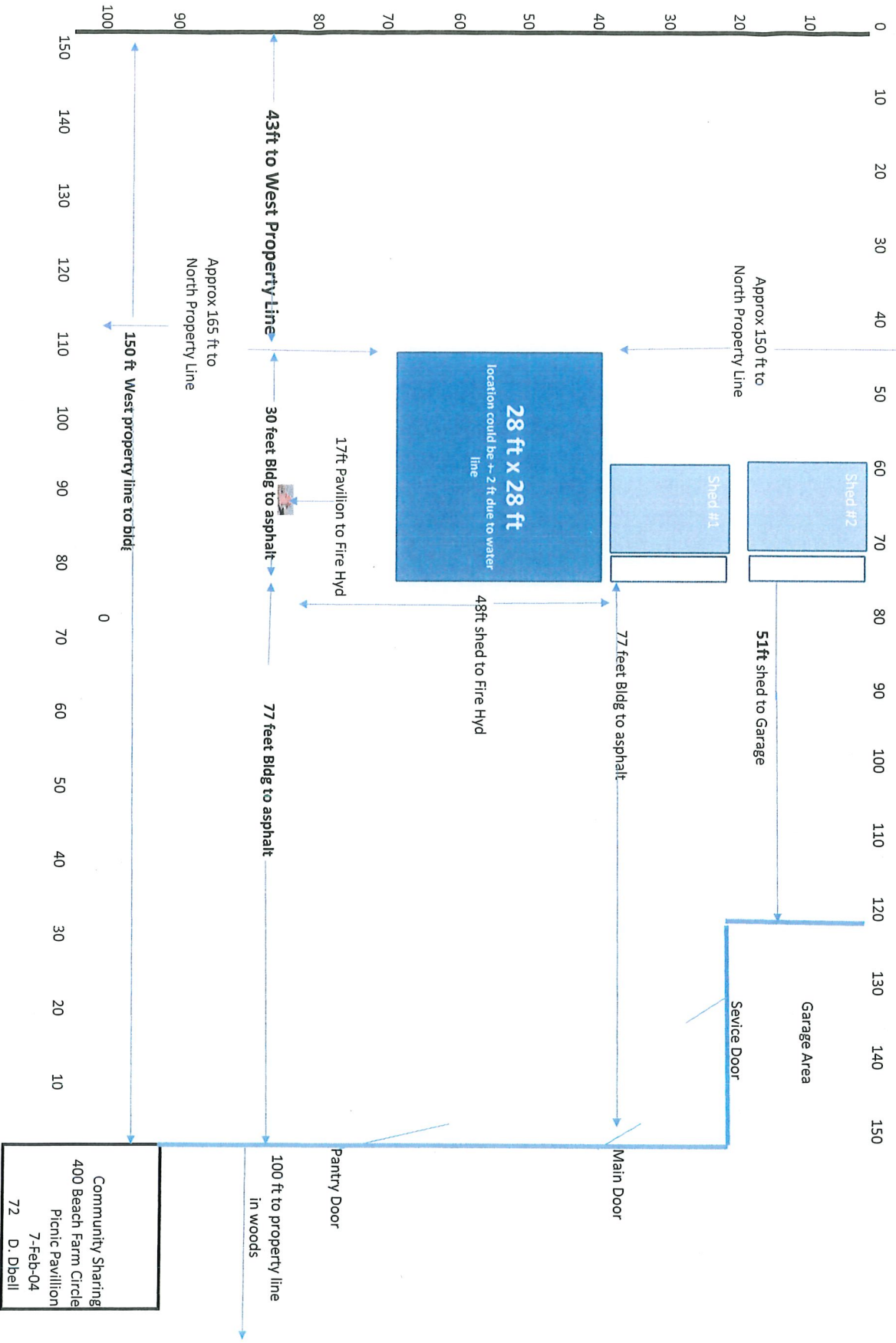
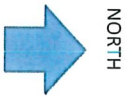
Drawing by: Rick Hamill

03/15/2021

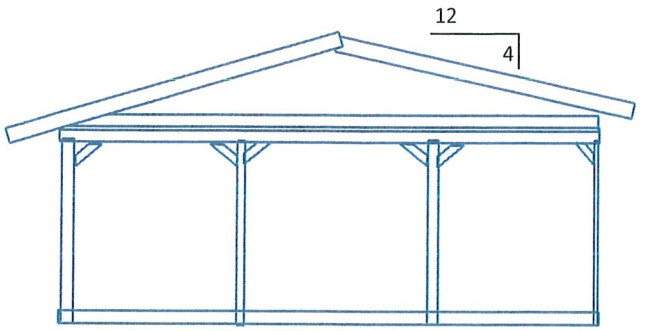
Updated 3/20/24
D Bell



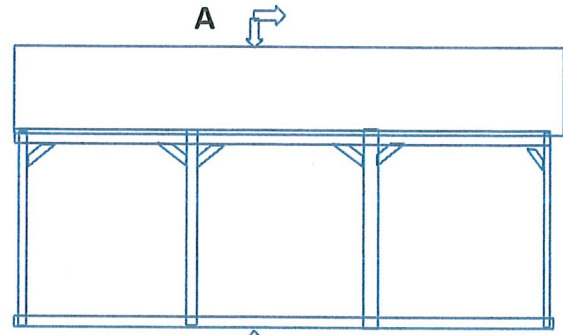
Scale 1' = 20 Feet



Community Sharing 28ft x 28ft Picnic Pavilion
 10' High 12/4 pitch



28 Ft
End View Scale 1" = 10 ft



28 Ft
Side elevation Scale 1" = 10 ft

Asphalt Shingles on 1/2 OSB

Plywood on Pre-eng Truss

24 inches on Center

2" x 10" header

2" O/H

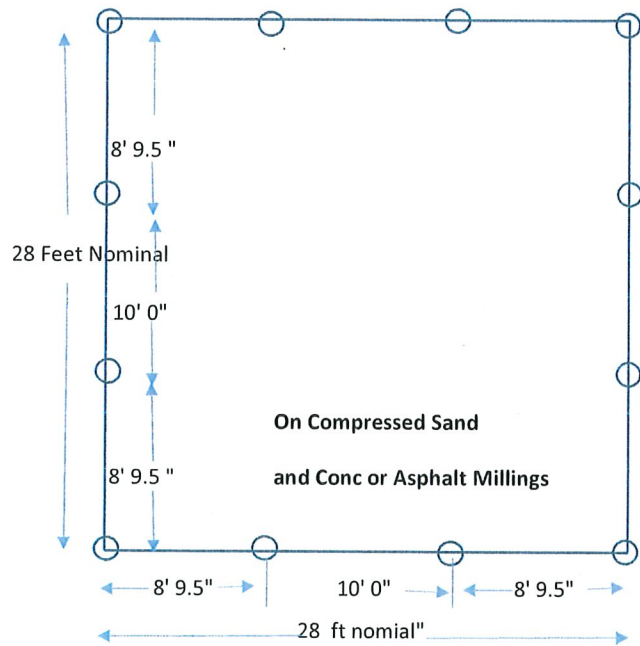
6" x 6" Treated Post

14' Req'd



3 1/2" x 8" Dia Conc Pad

Section A- A Scale 1" = 5 ft



Floor Plan Scale 1" = 10 ft

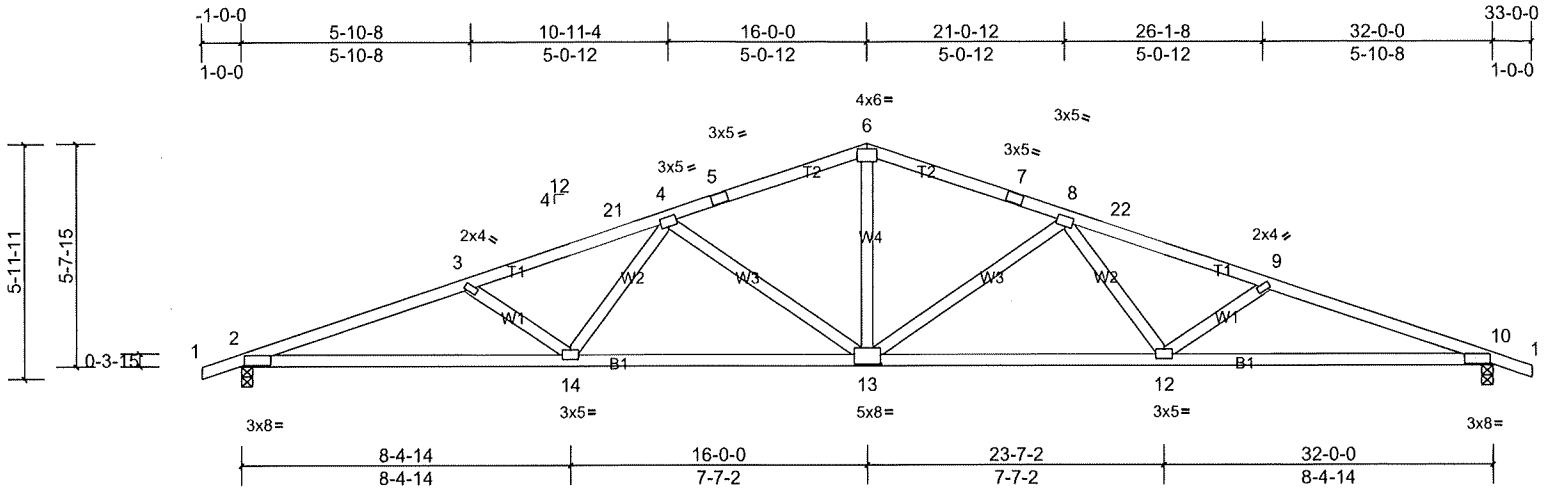
Community Sharing
 400 Beach Farm Circle
 Picnic Pavillion
 21-Feb-24
 D. Bell 810-986-4218

Davebell@community-sharing.org

Carter Components, Millbury, Ohio 43447

Run: 8.63 S May 9 2023 Print: 8.630 S May 9 2023 MiTek Industries, Inc. Thu Feb 22 08:28:05

Page: ID:AHdFU6Xj7i2egEioW0wInuzifHQ-mn3q8LJUqgEQzDAHqAbYVbYF8(GNMT6tMGQqNkzifGF)



Scale = 1:59

Plate Offsets (X, Y): [13:0-4-0,0-3-0]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	Vert(LL)	-0.32	13	>999	240	MT20	197/144
Snow (P/Pg)	29.4/35.0	Lumber DOL	1.15	BC	Vert(CT)	-0.53	12-13	>723	180		
TCDL	7.0	Rep Stress Incr	YES	WB	Horz(CT)	0.15	10	n/a	n/a		
BCLL	0.0	Code	IRC2015/TPI2014	Matrix-MS							
BCDL	10.0									Weight: 114 lb	FT = 20%

LUMBER

TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF 1650F 1.5E
 WEBS 2x4 SPF No.2

BRACING

TOP CHORD Structural wood sheathing directly applied or 2-2-0 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 7-9-15 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 2=1558/0-3-8, (min. 0-2-8), 10=1558/0-3-8, (min. 0-2-8)
 Max Horiz 2=74 (LC 16)
 Max Uplift 2=-290 (LC 12), 10=-290 (LC 13)
 Max Grav 2=1578 (LC 2), 10=1578 (LC 2)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 2-3=-3901/949, 3-21=-3518/823, 4-21=-3409/830, 4-5=-2456/626, 5-6=-2393/638, 6-7=-2393/638, 7-8=-2456/626, 8-22=-3409/830, 9-22=-3518/823, 9-10=-3901/949
 BOT CHORD 2-14=-834/3667, 13-14=-625/2971, 12-13=-626/2971, 10-12=-839/3667
 WEBS 3-14=-482/227, 4-14=-51/553, 4-13=-1002/285, 6-13=-245/1166, 8-13=-1002/285, 8-12=-51/553, 9-12=-482/227

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Partially Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60

- TCLL: ASCE 7-10; Pr=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=35.0 psf (ground snow); Pf=29.4 psf (flat roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Partially Exp.; Ct=1.20
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 29.4 psf on overhangs non-concurrent with other live loads.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 290 lb uplift at joint 2 and 290 lb uplift at joint 10.
- This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard