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Tuesday, January 9, 2018

Lapeer Township Planning Commission

Township of Lapeer
1500 Morris Road
Lapeer, MI 48446

Re: 2491 Imlay City Rd - Proposed Development - Project Narrative

Dear Lapeer Township Planning Commission,

On behalf of Mr. Ken Shango, we are submitting drawing packages for Site Plan Review and Approval for the development of a new Convenience Store with a Drive Thru end cap and Gas Station Canopy and Public Storage Facility. The existing property is approximately 4.86 Acres, contains 3 Single Family Residential Homes, and is currently zoned C-1. The existing homes were previously rental properties, that have all been vacated and have had Electric Service Disconnects in preparation for demolition.

The Owner, Mr. Ken Shango, intends to relocate his existing Slaterville Market (2062 Imlay City Rd) operation to the new Commercial Building. In addition, he will be constructing a gas canopy with Five (5) Fuel Pumps to service passenger vehicles, and a double-sided Master Pump with 2 Slave Pumps to service Two (2) Semi Trucks with Double Sided Fuel Tanks at a time. Mr. Shango is also working on leasing approximately 1,500 sft of retail space with a Drive Thru window to a Coffee/Donut user. The drive thru end cap will have access inside to the Slaterville Market as well.

The East portion of the site will be developed to Public Storage Facility, consisting of Six (6) buildings offering Four (4) different unit sizes. Rental and payments for the storage units will be operated out of the Slaterville Market, and access to the units will be controlled by a fence surrounding the storage units and an automated access gate at the entrance of the storage units site near the South Driveway Approach. Users will utilize either an access code or key card to open the automated gate.

Sincerely,

Iden T. Kalabat

Iden Kalabat P.E.
KALABAT Engineering