

OWOSSO
Zoning Board of Appeals



Regular Meeting
9:30am, January 19, 2016
Owosso City Council Chambers



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ (989) 725-0599 ▪ FAX (989) 723-8854

DATE: January 15, 2016

TO: Chairman Horton and the Owosso ZBA

FROM: Susan Montenegro, Asst. City Manager/Dir. of Community Development

RE: Zoning Board of Appeals Meeting: Tuesday, January 19, 2016

The Zoning Board of Appeals shall convene in the city council chambers at 9:30 a.m. on Tuesday, January 19, 2016 to hear a petition for a dimensional variance to build a fence and a setback variance request. The property seeking the variance is located at 1509 W. Oliver Street. The property is zoned I-1 light industrial.

The petitioner is seeking a dimensional variance for height at the property listed above. The property is currently zoned I-1 (light industrial) and has a maximum height of 40'. The applicant will be installing several accessory structures above the allowed height. The first is a 125' elevator structure, the second is a 57' grain storage silos placing both above the allowed height. Finally, the grain handling leg system, which services the silos will have an overall height of 90'.

THE PROPOSAL IS CONTRARY TO THE ORDINANCE AS FOLLOWS:

The structures exceed the maximum 40' height allowed in an I-1 (light industrial) zoning district.

APPLICABLE SECTION OF THE ZONING ORDINANCE: Section 38-351. Schedule limiting height, bulk, density and area by zoning district and Section 38-379. Accessory buildings (5)

- (5) No detached accessory building in R-1, R-2, RT-1, RM-1, RM-2, OS-1, B-1 and P-1 districts shall exceed one (1) story or fourteen (14) feet in height.

Accessory buildings in all other districts may be constructed to equal the permitted maximum height of structures in said districts, subject to board of appeals review and approval if the building exceeds one (1) story or fourteen (14) feet in height.

CURRENT ZONING: I-1 – Light Industrial District

SIZE OF LOT: Approximately 19 acres

In accordance with the law, the ZBA has authority and is charged with the need to deliberate and rule on each of the following criteria; what follow are staff recommendations/interpretations:

(3) *Variances.* The board shall have the power to authorize, upon appeal, specific variances from such requirements as lot area and width regulations, building height and bulk regulations, yard and depth regulations, signs and off-street parking and loading space requirements, provided all of the basic conditions listed herein and any one (1) of the special conditions listed thereafter can be satisfied.

a. *Basic conditions.* In order to qualify for a variance, the applicant must show that a variance:

Owosso Zoning Board of Appeals

1. Will not be contrary to the public interest or to the intent and purpose of this chapter;
 2. Shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a conditional use permit or a temporary use permit is required;
 3. Is one that is unique and not shared with other property owners;
 4. Will relate only to property that is under control of the applicant;
 5. Is applicable whether compliance with the strict letter of the restrictions governing area, set backs, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;
 6. Was not created by action of the applicant (i.e. that it was not self-created);
 7. Will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets or increase the danger of fire or endanger the public safety;
 8. Will not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located;
 9. Is applicable whether a grant of the variance applied for would do substantial justice to the applicant as well as to other property owners in the area, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners;
- b. *Special conditions.* When all of the foregoing basic conditions can be satisfied, a variance may be granted when any one (1) of the following special conditions can be clearly demonstrated:
1. Where there are practical difficulties or unnecessary hardships which prevent carrying out the strict letter of this chapter. These hardships or difficulties shall not be deemed economic, but shall be evaluated in terms of the use of a particular parcel of land;
 2. Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the same zoning district.
 3. Where such variation is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.
- c. *Rules.* The following rules shall be applied in the granting of variances:
1. The board may specify, in writing, such conditions regarding the character, location, and other features that will, in its judgment, secure the objectives and purposes of this chapter. The breach of any such condition shall automatically invalidate the permit granted.
 2. Each variance granted under the provisions of this chapter shall become null and void unless:
 - i. The construction authorized by such variance or permit has been commenced within six (6) months after the granting of the variance and proceeds to completion in accordance with the terms of the variance;
 - ii. The occupancy of land, premises, or buildings authorized by the variance has taken place within one (1) year after the granting of the variance.

Owosso Zoning Board of Appeals

3. No application for a variance which has been denied wholly or in part by the board shall be resubmitted for a period of one (1) year from the date of the last denial, except on the grounds of newly-discovered evidence or proof of changed conditions found upon inspection by the board to be valid.
4. In granting or denying a variance the board shall state the findings of fact upon which it justifies the action.

Summarily, this request will take much scrutiny and deliberation from the ZBA of the findings, as well as the public hearing. Staff issues no recommendation on this petition, ZBA must deliberate and determine the outcome.

That is all for now. Please go through the rest of your packet contents and **RSVP for the meeting**. Please contact me if you have any questions, comments, or other feedback at susan.montenegro@ci.owosso.mi.us or on my cell at 989.890.1394. I look forward to seeing you all on January 19th.

AGENDA

Owosso Zoning Board of Appeals

Tuesday, January 19, 2016 at 9:30 a.m.

Council Chambers – Owosso City Hall

Owosso, MI 48867

CALL MEETING TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA: January 19, 2016

APPROVAL OF MINUTES: October 20, 2015

SITE INSPECTIONS: None

COMMUNICATIONS:

1. Staff memorandum
2. ZBA minutes from October 20, 2015
3. Variance request – 1509 W. Oliver Street
4. Public notice

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS:

1. Variance - (resolution)

BUSINESS ITEMS:

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: Next regular meeting will be on Tuesday, February 16, 2016 if any requests are received.

Commissioners, please call Bridget at 725-0540 if you will be unable to attend the meeting on Tuesday, January 19, 2016.

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500]. The City of Owosso website is: www.ci.owosso.mi.us

Affirmative Resolutions
Owosso Zoning Board of Appeals
Tuesday, January 19, 2016, 9:30 a.m.
Owosso City Council Chambers, 301 W Main St.,
Owosso, MI

Resolution 160119-01

Motion: _____
Support: _____

The Owosso Zoning Board of Appeals hereby approves the agenda of January 19, 2016 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 160119-01

Motion: _____
Support: _____

The Owosso Zoning Board of Appeals hereby approves the minutes of October 20, 2015 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 160119-01

Motion: _____
Support: _____

Whereas, the Owosso Zoning Board of Appeals, after reviewing the case for 1509 W. Oliver, parcel # 050-537-000-048-00 hereby make the following findings:

1. _____
2. _____
3. _____

Based upon those findings, the Owosso ZBA hereby approves/denies the petition for the dimensional variance for height exceeding 40' for the grain storage silos, elevator structure and grain handling leg system:

1. _____
2. _____
3. _____

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 160119-01

Motion: _____

Support: _____

The Owosso Zoning Board of Appeals hereby adjourns the January 19, 2016 meeting, effective at _____ a.m.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

MINUTES
REGULAR MEETING OF THE OWOSSO ZONING BOARD OF APPEALS
CITY OF OWOSSO
OCTOBER 20, 2015 at 9:30 AM
CITY COUNCIL CHAMBERS

CALL TO ORDER: The meeting was called to order by Randy Horton at 9:30 a.m.

ROLL CALL: Was taken by Recording Secretary Bridget Cannon.

MEMBERS PRESENT: Chairman Randy Horton, Secretary Dan Jozwiak, Board Member Kent Telesz and Alternate John Horvath

MEMBERS ABSENT: Planning Commission Representative Thomas Taylor, Vice-Chairman Christopher Eveleth and Alternate Matthew Grubb

OTHERS PRESENT: Ms. Susan Montenegro, Assistant City Manager and Director of Community Development; Charles Rau, Owosso Building Official; Carrie Reid-Hoag, Trebor Industries; Robert Selleck, Selleck Auto Clean-Up Center; Jed Dingens, Dingens Architects

AGENDA: IT WAS MOVED BY BOARD MEMBER HORVATH, AND SUPPORTED BY SECRETARY JOZWIAK TO APPROVE THE AGENDA OF OCTOBER 20, 2015 AS PRESENTED.
YEAS: ALL. MOTION CARRIED.

MINUTES: IT WAS MOVED BY BOARD MEMBER TELESZ AND SUPPORTED BY ALTERNATE HORVATH TO APPROVE THE MINUTES OF AUGUST 18, 2015 AS PRESENTED.
YEAS: ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. ZBA minutes from August 18, 2015
3. Variance Request – 434 E. Howard Street – Trebor Industries
4. Public Notice

COMMISSIONER/PUBLIC COMMENTS: None

PUBLIC HEARINGS:

1. **VARIANCE – 434 E. HOWARD STREET – TREBOR INDUSTRIES**

APPEAL: The petitioner proposes to construct 6' fence around the property and asks for a 20' variance from the center of the road (where it ends in front of their property) in order to reduce loading restrictions and have adequate access to the street.

THE PROPOSAL IS CONTRARY TO THE ORDINANCE AS FOLLOWS: The property is zoned as light industrial abutting residential property and is required to construct an 8' obscuring wall to provide the most complete obscuring possible.

Susan Montenegro displays an aerial view of property at 434 E. Howard Street on the projector, outlining the current property lines. Jed Dingens, architect, presents to the board on behalf of Carrie Reid-Hoag, Trebor Industries and Robert Selleck, Selleck Auto Clean-Up Center; who are business partners. Currently, there is a 4' fence and petitioner would like to construct a 6' chain link fence on the entire perimeter of this property's lines. In addition, a gate system would be installed on the west side of the building to enable loading and unloading of racks. Petitioner feels an 8' solid fence would be a security issue for the business. They prefer some visibility along property lines. Dingens references Ludington Electric's chain link fence, and the fence around the Department of Public Works for the City of Owosso. Trebor is requesting a variance on the fence height today and would like a visible chain link fence

installed around the business. Mr. Dings referred to trees that outline the property at some points, and stated these trees are seen as advantageous for added obscurity.

Ms. Reid-Hoag contends Trebor Industries has been in business for over twenty years. The industry has experienced a recent boom, and they are trying to expand while also trying to contain their site. They service the automotive industry, and the racks/containers are from suppliers. Their main customer is FCA US, LLC, formerly known as Chrysler. It takes 10 days to 9 weeks to complete the orders, depending on what is needed to repair the racks. Trebor Industries currently employs 15 people, all from the Owosso area. The business makes annual charitable donations to organizations within the city, and she and Bob Selleck are proud business owners of the community. It is their wish to make their property aesthetically pleasing and they are working hard to abide by the guidelines and follow the city ordinances. She stated it is going to be a long process and asks for patience. Ms. Reid-Hoag stated a survey would be complete in November to mark property lines.

Ms. Montenegro comments that according to Chapter 38: Section 38-292 (2) ... "A chain link fence, with intense evergreen shrub planting, shall be considered an obscuring wall." There is no stipulation in the ordinance that regulates the height of containers stored on the property. This property is not a scrap yard. The proposed fence will offer security, not obscurity.

Chairman Horton opens up the meeting to public comments. There have been four responses from neighboring property owners in opposition to the variance request. One is included in Zoning Board of Appeals Packet for today's meeting, and the latter three are attached to minutes as they were received after the packet was posted.

Alberta Phillips – 401 Corunna Avenue – Ms. Phillips feels this business gives the image of an inner-city scrapyards to Owosso. She does not see how the proposed fence is going to obscure the scrapyards look, when the racks are all she and her neighbors see when they walk outside. The racks are stacked so high, they are seen above the neighboring fences.

Ms. Phillips asked why she did not receive any permits for the activity at this address, when she completed a FOIA request for property. Ms. Phillips referred to a fence request from a neighbor on a corner lot that had requested a six foot high fence and was denied. Ms. Phillips also views racks as a safety hazard for children.

Ms. Montenegro responded to Ms. Phillips' inquiries: the height of the racks is not regulated by the code of ordinances, a fence would prohibit children from climbing the racks, and Ms. Montenegro stated the permits and plans that were requested were not on file for this property address, as they were not needed for the work up to this point and had not been applied for. If the variance was approved, a building permit would then be issued for the fence at this property address.

There was board discussion regarding finding a resolution that will work for both residents and the business. This property is not in an industrial park. Instead, it abuts residential property. Board does not find it realistic to build a fence that completely obscures the racks. They would like to protect the tax values in abutting residential properties.

Burton Fox, City Council Member – Has seen vast improvements on the property over the last several months. He asks board to consider tree planting or shrubbery along the fence to help obscure the Trebor properties. The trees would give protection to the property for the business owners, and add additional screening that would help soften the effect of a six foot fence for the residential properties in the area.

Jack Davis – 536 Randolph Street – Gave example of Robert Selleck working with the city to rid vagrants from wooded area at 401 E. Howard Street lot in the past. Mr. Davis supports the business owners, as he feels they are trying to help the community and employ residents.

Donald Marrah – 623 S. Chestnut Street – Mr. Marrah lives across the street from Advanced Drainage Systems. He refers to the fence this business has installed around the property, and states the industrial sites abutting residential properties is not a unique situation in Owosso... it happens throughout the city. He states the fence at ADS is not obscure, but he also supports the business as it employs many and he views ADS as an asset.

As the variance request for Trebor Industries is a two-fold request, board shall decide on two different issues with two different motions.

Board Member Telesz refers to the Owosso Code of Ordinances, **Section 38-382. Off-street loading and unloading.** One space is required on property to load and unload trucks. Trebor is currently using property that is zoned as city property to load and unload their trucks.

Ms. Reid-Hoag states a survey will be completed in November that will outline city property lines versus Trebor's property lines. She contends her business has been maintaining the city street in front of Trebor for last ten years, and would like the loading and unloading of the racks to be completely enclosed within her property lines. Trebor is asking for a 20' setback to reduce loading restrictions and have adequate access to the street.

MOTION BY SECRETARY JOZWIAK, SUPPORTED BY BOARD MEMBER HORVATH AFTER REVIEWING THE CASE FOR 434 E. HOWARD STREET (050-680-004-006-00), THE OWOSSO ZBA HEREBY APPROVES THE PETITION FOR A 20' SETBACK VARIANCE AT THE END OF E. HOWARD STREET WITH THE FOLLOWING CONDITIONS:

1. DUE TO UNIQUENESS OF PROPERTY;
2. WAS NOT CREATED BY PROPERTY OWNERS.

YEAS ALL. MOTION CARRIED.

MOTION BY BOARD MEMBER HORVATH, SUPPORTED BY SECRETARY JOZWIAK AFTER REVIEWING THE CASE FOR 434 E. HOWARD STREET (050-680-004-006-00), THE OWOSSO ZBA HEREBY APPROVES THE PETITION TO PERMIT THE CONSTRUCTION OF A SIX FOOT OBSCURING FENCE RATHER THAN AN EIGHT FOOT OBSCURING FENCE WITH THE FOLLOWING STIPULATIONS:

1. OBSCURING PLANTING/SHRUBBERY INSIDE PROPERTY LINES TO MEET THE SIX FOOT LEVEL, WITH FENCE BEING CONSTRUCTED ON THE PROPERTY LINES;
2. ALL PLANTING MUST BE COMPLETED BY JUNE, 2016.

WHEREAS, IN ACCORDANCE WITH THE LAW, THE ZBA HAS AUTHORITY AND HAS DELIBERATED AND RULED. THE ZBA HAS FOUND THE APPLICANT QUALIFIES FOR THE VARIANCE BASED ON THE FOLLOWING CONDITIONS ACCORDING TO SECTION 38-504.(3) VARIANCES:

2. SHALL NOT PERMIT THE ESTABLISHMENT WITHIN A DISTRICT OF ANY USE WHICH IS NOT PERMITTED BY RIGHT WITHIN THAT ZONE DISTRICT, OR ANY USE OR DIMENSIONAL VARIANCE FOR WHICH A CONDITIONAL USE PERMIT OR A TEMPORARY USE PERMIT IS REQUIRED;
5. IS APPLICABLE WHETHER COMPLIANCE WITH THE STRICT LETTER OF THE RESTRICTIONS GOVERNING AREA, SETBACKS, FRONTAGE, HEIGHT, BULK OR DENSITY WOULD UNREASONABLY PREVENT THE OWNER FROM USING THE

PROPERTY FOR A PERMITTED PURPOSE OR WOULD RENDER CONFORMITY WITH SUCH RESTRICTIONS UNNECESSARILY BURDENSOME;

- 9. IS APPLICABLE WHETHER A GRANT OF THE VARIANCE APPLIED FOR WOULD DO SUBSTANTIAL JUSTICE TO THE APPLICANT AS WELL AS TO OTHER PROPERTY OWNERS IN THE AREA, OR WHETHER A LESSER RELAXATION THAN THAT APPLIED FOR WOULD GIVE SUBSTANTIAL RELIEF TO THE OWNER OF THE PROPERTY INVOLVED AND BE MORE CONSISTENT WITH JUSTICE TO OTHER PROPERTY OWNERS.**

ROLL CALL VOTE:

AYES: JOZWIAK, HORTON, HORVATH

NAYS: TELESZ

MOTION CARRIED.

COMMISSIONER/PUBLIC COMMENTS: NONE

ADJOURNMENT:

MOTION BY BOARD MEMBER HORVATH, SUPPORTED BY BOARD MEMBER TELESZ TO ADJOURN AT 11:04 A.M. UNTIL THE NEXT REGULARLY SCHEDULED MEETING ON TUESDAY, NOVEMBER 17, 2015, IF ANY REQUESTS ARE RECEIVED.

YEAS: ALL. MOTION CARRIED.

Dan Jozwiak, Secretary

OFFICIAL NOTICE OF PROPOSED VARIANCE

The Zoning Board of Appeals of the City of Owosso will hold a Public Hearing in the Council Chambers of City Hall at 9:30 a.m. on Tuesday, January 19, 2016 to consider the following request:

APPLICANT: Cargill, Incorporated
Case # 2015-01 Parcel 050-537-000-048-00
LOCATION OF APPEAL: 1509 W. Oliver Street, Owosso, MI 48867

APPEAL: The petitioner is seeking a dimensional variance for height at the property listed above. The property is currently zoned I-1 (light industrial) and has a maximum height of 40'. The applicant will be installing several accessory structures above the allowed height. The first is a 125' elevator structure, the second is a 57' grain storage silos placing both above the allowed height. Finally, the grain handling leg system, which services the silos will have an overall height of 90'.

THE PROPOSAL IS CONTRARY TO THE ORDINANCE AS FOLLOWS:

The accessory structures exceed the maximum 40' height allowed in an I-1 (light industrial) district.

APPLICABLE SECTION OF THE ZONING ORDINANCE:

Section 38-351 – Schedule of Regulations.

CURRENT ZONING: I-1 Light Industrial
SIZE OF LOT: approximately 19 acres

As an affected property owner, resident, business, or taxpayer, you are encouraged to acquaint yourself with this proposal and make your position on the request known to the Zoning Board of Appeals. You may do so by being present for the public hearing, writing a letter stating your position, email me at susan.montenegro@ci.owosso.mi.us or phoning 989-725-0544. Information on this case is on file in the Zoning Office at City Hall for your review.

Susan Montenegro, Assistant City Manager/Director of Community Development

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. Website address is www.ci.owosso.mi.us.]

CITY OF OWOSSO
ZONING BOARD OF APPEALS
REQUEST FOR HEARING

NOTE TO APPLICANTS:

1. All applications received by the 25th of the month will be heard on the 3rd Tuesday of the following month at 9:30 a.m., lower level of City Hall.
2. The applicant, or legal representative of the applicant, must be present at the Public Hearing for action to be taken.
3. In order that this application may be processed, the applicant must complete Page 1 of this form and make payment of \$300.00 to the City Treasurer's Office to cover costs the City incurs. Checks are to made out to "City of Owosso".
4. Questions about this application may be directed to (989) 725-0540.

Request is hereby made to the City of Owosso for a hearing before the Zoning Board of Appeals for one or more of the following:

- Variance
- Administrative Interpretation
- Class A Non-Conforming Status or Expansion
- Appeal of Staff or "Board" Decision
- Exception/Special Approval

APPLICANT: Cargill, Incorporated
ADDRESS: 9380 Excelsior Crossing, MS 14-7 LOCATION OF APPEAL: 1509 W. Oliver
Hopkins, MN 55343 Parcel #050-537-000-48-00
PHONE NO.: (952) 412-7268 DATE APPEAL FILED: November 23, 2015

APPEAL: (Indicate all data pertinent to this case, both present and proposed.)

If this is a variance request, indicate how the strict enforcement of the Zoning Ordinance would result in practical difficulty to the property owner, and how this difficulty is peculiar to the property.
(Note: For a dimensional variance it is necessary to submit a site plan with this application.)

See attached documentation

I hereby state that all above statements and any attached documents are true and correct to the best of my knowledge.



Signature of Applicant

Prepared by:



ROWE PROFESSIONAL
SERVICES COMPANY

Variance Request Documentation Cargill Incorporated

Site Information

- Address : 1509 W. Oliver Street
- Parcel #050-537-000-48-00
- Parcel Size – 19.11 Acres
- Zoning: I-1 (Light Industrial)

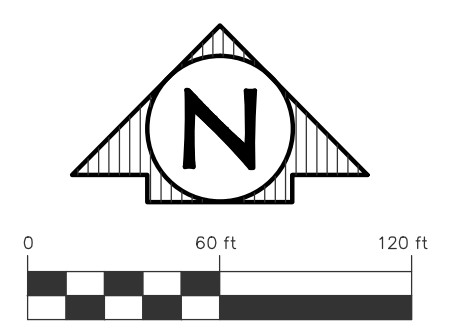
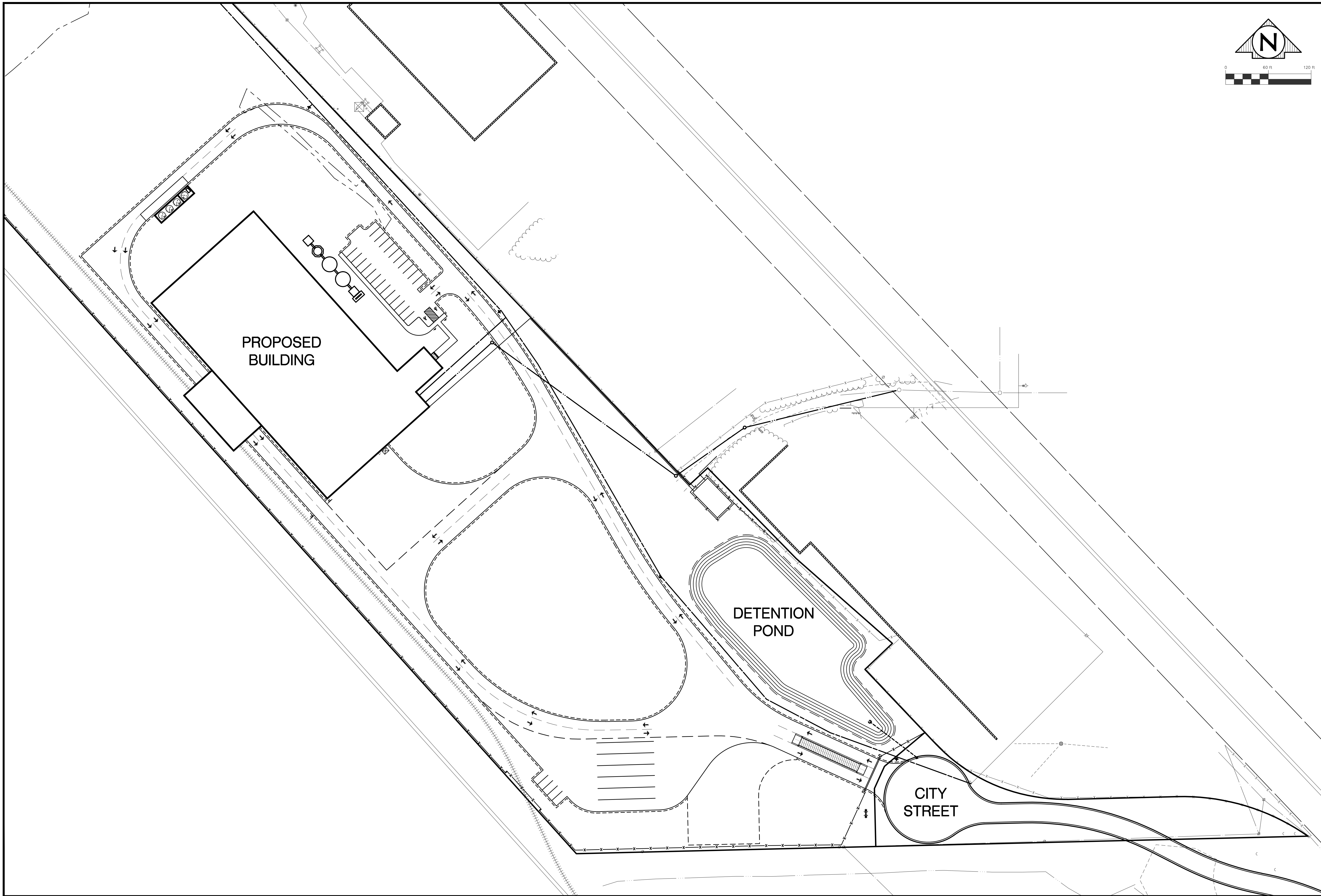
Date: November 23, 2015

Variance Request

- The I-1 zoning requirements limit the maximum structure height to 40 feet.
- The proposed elevator structure will have a height of 125 feet above the current site elevation.
- The proposed grain storage silos will have a height of 57 feet above the current site elevation.
- The proposed grain handling leg system which services the silos will have an overall height of 90 feet above the current site elevation.
- A site plan and elevation views of the structures are provided along with a 3-D isometric rendering. Pictures of similar equipment are also provided.


Variance Justification

- The proposed use (animal nutrition processing) is consistent with the uses permitted in the I-1 district – manufacturing, processing, and packaging of food products.
- The site is surrounded by other I-1 parcels with the exception of the property to the north.
- The proposed development is the only grain processing facility within the City of Owosso.
- The proposed development will be entirely contained within the subject parcel. All property will be owned by the applicant.
- The 40 foot height limitation would prevent the construction of site amenities in question. Without these amenities, the proposed development would not be possible.
- The proposed buildings are in compliance with the 40 foot height limitation – only the auxiliary structures exceed the height limitation.
- The proposed structures which exceed the height limitation are generally open truss type structures and do not impede the flow of air or light travel.
- The structures are contained within the site setbacks and do not impact congestion on public streets.
- The proposed development is consistent with surrounding properties and will not adversely impact the surrounding property values.
- The proposed structure heights are consistent with other similar facilities in the area (grain elevators) and are considered the minimum structure heights for the facility.
- The strict adherence to the maximum building height would render this property unsuitable for the proposed use. The proposed structures heights are crucial to the operation of the facility.



PLAN DATE: JANUARY 2016
 PROJECT MGR: DAS
 REVIEWER: JBM
 SCALE: 1" = 60'

ROWE PROFESSIONAL SERVICES COMPANY



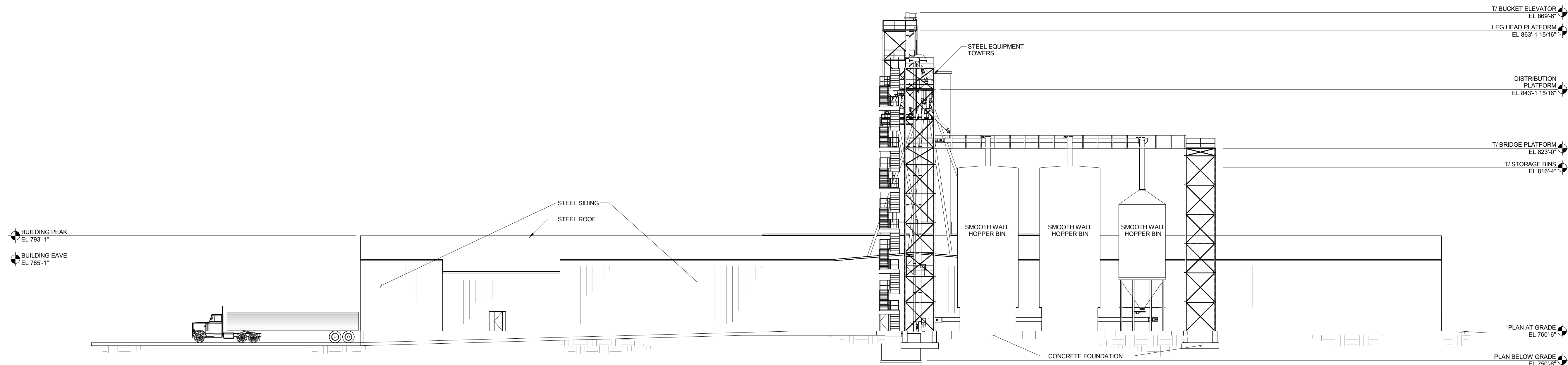
The ROWE Building
 540 S. Saginaw St., Ste. 200
 Flint, MI 48502

C: (810) 341-7500
 F: (810) 341-7573
www.rowepsc.com

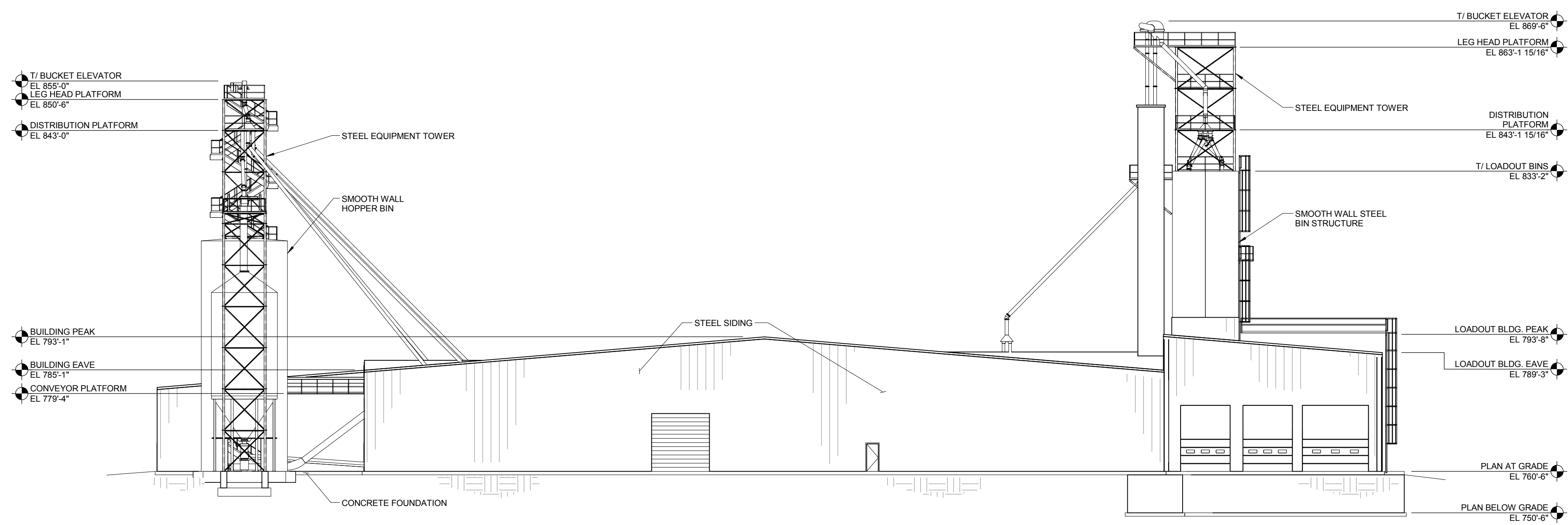
PREPARED FOR
CARGILL ANIMAL NUTRITION PROJECT SPARTAN
 SONOCO ENTRANCE
 PRELIMINARY LAYOUT

REV:
 SHT# 1 OF 1
 JOB No: 15C0179

R:\Projects\15C0179\Gwy\Markers\XR-15C0179-PROPOSED MASTER.dwg
 PLOTTED: 1/15/2016 3:30 PM



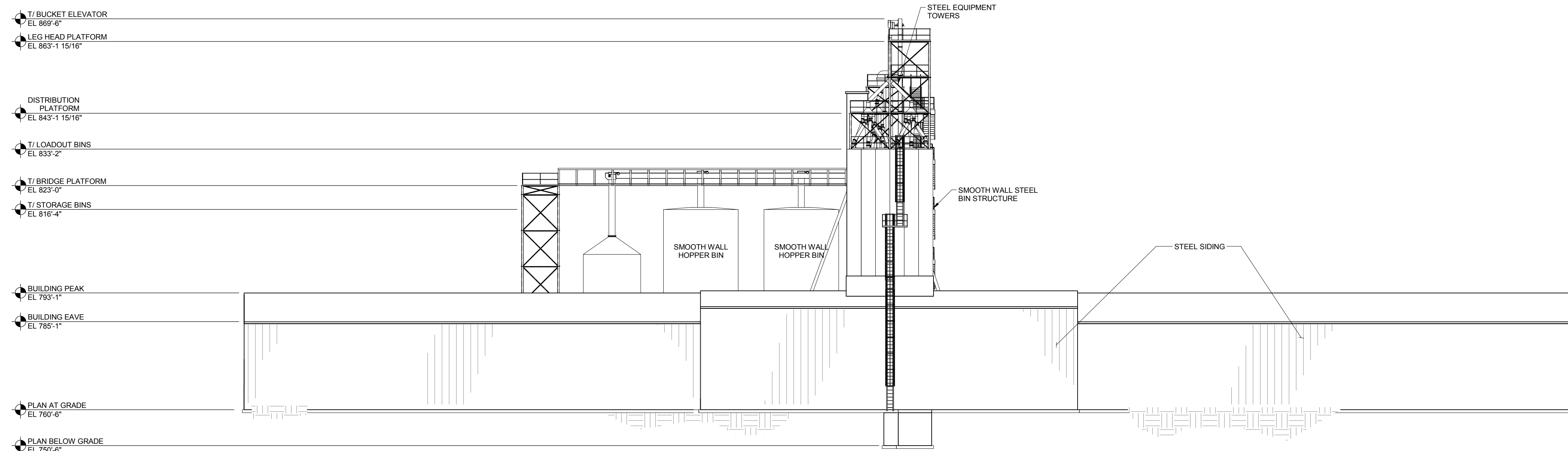
**NORTHEAST ELEVATION LOOKING
SOUTHWEST**
1
G2.1
1/16" = 1'-0"



**NORTHWEST ELEVATION LOOKING
SOUTHEAST**
2
G2.1
1/16" = 1'-0"

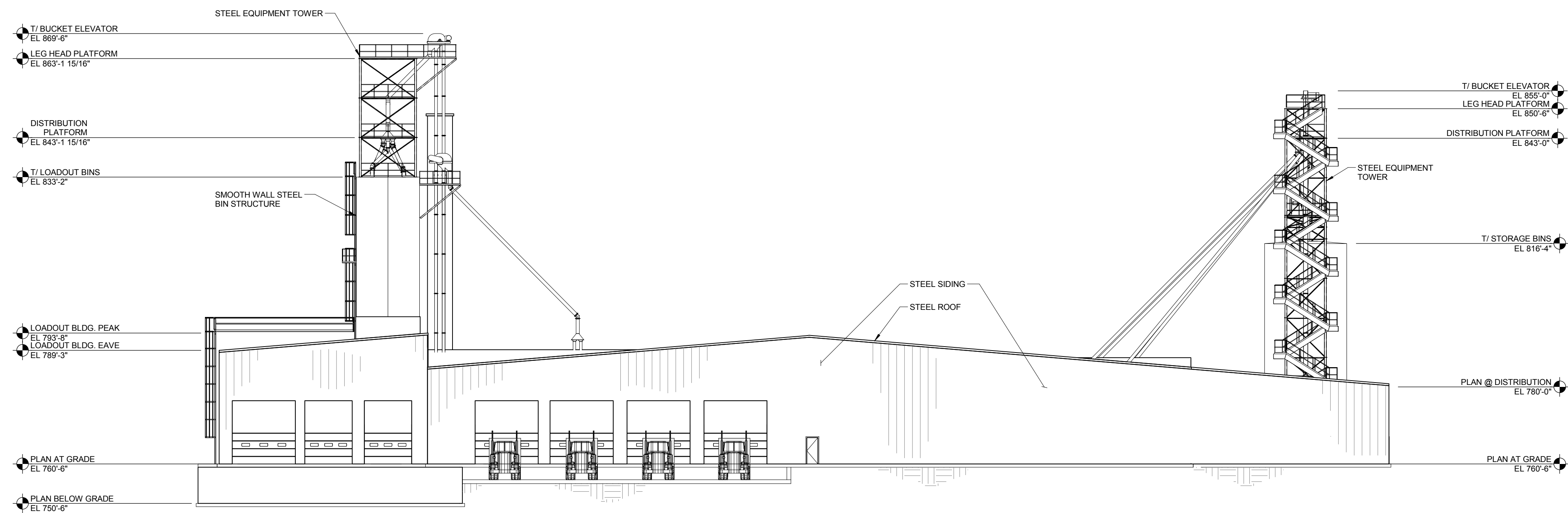
**PRELIMINARY
NOT FOR CONSTRUCTION**

					TITLE ELEVATIONS		
					PROJECT 35 TPH DAIRY FEEDMILL		
ISSUED FOR REVIEW	B	11-19-15	JMM	DIVISION/SUBSIDIARY CARGILL ANIMAL NUTRITION	DRAWN	DATE	DRAWING NO. G2.1
ISSUED FOR REVIEW	A	11-17-15	JMM		SCALE	11/17/15	
DESCRIPTION	REV.	DATE	BY	PLANT	OWOSSO, MICHIGAN		AS NOTED



**SOUTHWEST ELEVATION LOOKING
NORTHEAST**

1
G2.2 1/16" = 1'-0"

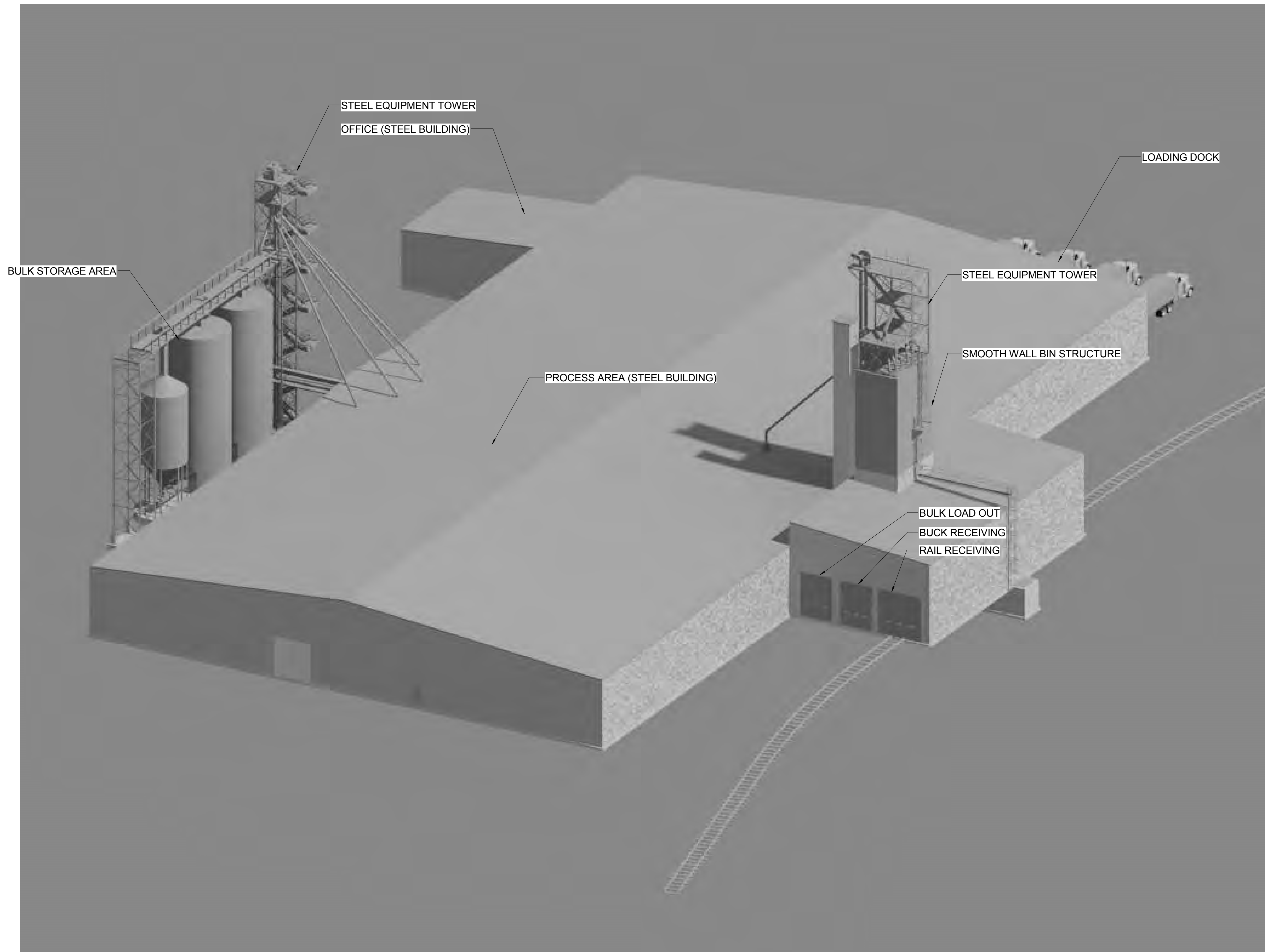


**SOUTHEAST ELEVATION LOOKING
NORTHWEST**

2
G2.2 1/16" = 1'-0"

**PRELIMINARY
NOT FOR CONSTRUCTION**

ISSUED FOR REVIEW	REV.	DATE	BY	 DIVISION/SUBSIDIARY CARGILL ANIMAL NUTRITION PLANT OWOSSO, MICHIGAN	TITLE	ELEVATIONS			
ISSUED FOR REVIEW	C	01-15-16	JMM		PROJECT	35 TPH DAIRY FEEDMILL			
ISSUED FOR REVIEW	B	11-19-15	JMM		DRAWN	JMM	DATE	11/17/15	DRAWING NO. G2.2
ISSUED FOR REVIEW	A	11-17-15	JMM		SCALE	AS NOTED			
DESCRIPTION	REV.	DATE	BY						



1 3D RENDERING
G4.1 1/2" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED FOR REVIEW	REV.	DATE	BY	 DIVISION/SUBSIDIARY CARGILL ANIMAL NUTRITION PLANT OWOSSO, MICHIGAN	TITLE	ISOMETRIC		
ISSUED FOR REVIEW	C	01-15-16	JMM		PROJECT	35 TPH DAIRY FEEDMILL		
ISSUED FOR REVIEW	B	11-18-15	JMM		DRAWN	JMM	DATE	11/17/15
ISSUED FOR REVIEW	A	11-17-15	JMM		SCALE	AS NOTED	DRAWING NO.	G4.1



