



CITY OF BURTON

ZONING BOARD OF APPEALS

JANUARY 21, 2021

Council Chambers

Regular Meeting

5:00 PM

**4303 S. CENTER ROAD
BURTON, MI 48519**

ATTENTION APPLICANT:

In order to prove you are entitled to a variance, you should be prepared to show how your property meets the conditions listed:

1. The difficulty must be unique to your property and not generally shared by others in the same zoning district, and would constitute a hardship.
2. The variance will not adversely affect the public health, safety and welfare, or be contrary to the spirit and intent of the Ordinance.

The burden of demonstrating that the above conditions exist on your property falls on you, the applicant. The Zoning Board of Appeals will not argue or present your case for you.

A. MEETING INFORMATION

Zoning Board of Appeals
Hosted by Racheal Boggs

<https://cityofburton.my.webex.com/cityofburton.my/j.php?MTID=m3666470e73820cc3847ca491683745bf>

Thursday, Jan 21, 2021 5:00 pm | 2 hours | (UTC-05:00) Eastern Time (US & Canada)

Meeting number: 126 586 6171

Password: Z7vc2PXVNA3 (97822798 from phones and video systems)
d31bfe1170c84702b7140a4d1bf8a099

Join by video system

Dial 1265866171@webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

+1-415-655-0001 US Toll

Access code: 126 586 6171

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. STAFF PRESENT

E. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Dec 17, 2020 5:00 PM

F. NOMINATIONS

1. Approve and Authorize_____ for Zoning Board of Appeals Chairperson from January 2021 - December 2021.
2. Approve and Authorize_____ for Zoning Board of Appeals Vice Chairperson from January 2021 - December 2021.

G. VARIANCE

1. ZBA #20-13
By: Sign Direct c/o Karl Rehschuh
2259 Wicklow S. Dr. Davison MI, 48423

Re: 1056 S. Belsay Rd. Burton MI 48509
Parcel 59-14-526-037

For: To Construct an addition to the existing free-standing sign that will exceed the allowable square footage, 50 square foot requested.
2. ZBA #21-01
By: State Building Co. Inc / Julian Fecher
3494 N. State Rd. Davison MI

Re: 5382 E. Court St South Burton MI, Parcel 59-14-527-103

For: To Construct an addition to home that will exceed setback requirement, set back is 30' from rear property line and requesting 19' from property rear lot line.

H. AUDIENCE PARTICIPATION

Now is the time set-aside for members of the audience to address the Zoning Board of Appeals. I would ask each individual to give their name and address for the record and to limit their comments to three (3) minutes and to speak on the topics germane to City business.

Public comment may be sent to: publiccomment@burtonmi.gov. Comments received prior to the meeting will be read into the record.

I. BOARD DISCUSSION

The next regularly scheduled meeting will be held on Thursday, February 18, 2021, at 5:00 p.m.



CITY OF BURTON

ZONING BOARD OF APPEALS

DECEMBER 17, 2020

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chairman Steve Welch at 5:11 PM.

A. MEETING INFORMATION

Zoning Board of Appeals
Hosted by Racheal Boggs

<https://cityofburton.my.webex.com/cityofburton.my/j.php?MTID=mf03471e0ccfff95b67915a5f64c63a63>

Thursday, Dec 17, 2020 5:00 pm | 2 hours | (UTC-05:00) Eastern Time (US & Canada)

Meeting number: 126 432 1314

Password: ZBA2020 (9222020 from phones and video systems)

bbb9e3448e394214b3fa9372dd96e96e

Join by video system

Dial 1264321314@webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

+1-415-655-0001 US Toll

Access code: 126 432 1314

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Attendee Name	Title	Status	Arrived
Gary Kautz	Alt. Commissioner	Excused	
Christina Conley	Council Representative	Present	
Scott Hynes	Commissioner	Present	
Tim Rapacz	Commissioner	Present	
Michaeline Ward-Terry	Vice Chairperson	Remote	
Steve Welch	Chairman	Present	
Joey Richvalsky	Alt. Commissioner	Excused	
Rick Fuhst	Commissioner	Present	
Kevin Burge	Planning Representative	Present	

D. STAFF PRESENT

Amber Abbey, Deputy DPW Director
Lindsey Bice, Records Tech
Steven Phillips, IT Director

E. APPROVAL OF MINUTES

Minutes Acceptance: Minutes of Dec 17, 2020 5:00 PM (Approval of Minutes)

1. Zoning Board of Appeals - Regular Meeting - Nov 19, 2020 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Scott Hynes, Commissioner
SECONDER:	Christina Conley, Council Representative
AYES:	Conley, Hynes, Rapacz, Ward-Terry, Welch, Fuhst, Burge
EXCUSED:	Kautz, Richvalsky

F. VARIANCE

1. ZBA #20-10

By: Jerry and Ashley Bell
4370 S Belsay Rd Burton MI

Re: 4370 S Belsay Rd Burton MI
59-35-400-018, SE Zoned

For: To Construct an accessory structure that will exceed allowable height, 16'8" requested, 16' allowed

Jerry Bell 4370 S. Belsay Road stated he does not have anything to add but could answer questions if anyone has them.

Mark Ziewacz 4249 Pebble Creek Boulevard stated I understand the limit is 16 feet and this exceeds it by 8 inches, what is the problem with meeting the 16 feet.

Mr. Bell stated he cannot get overhead door height tall enough. His wife owns a moving company, he would like to have a place where he can work on the truck when it needs repairs. I went through DIY in Ohio, they claimed they checked with the zoning boards and everything met the requirements. They missed this small aspect on the requirements for the building I wanted. It is already bought and paid for, I am at your mercy asking for this variance for the extra 8 inches.

Mr. Ziewacz addressed questions to the applicant and the applicant continued to answer. Mr. Welch corrected Mr. Ziewacz that all questions must be directed to the board and will be addressed at the conclusion of audience participation.

Mr. Bell stated he has many vehicles and he needs this pole barn to store and work on them. His wife owns one truck for her moving company and he would like to be able to work on that truck in a building instead of outside in the elements. Her truck does not stay on the property. If I'm going to build a barn, I need the ceiling height tall enough so I would be able to bring home my wife's work truck to work on it inside.

Mrs. Abbey stated Mr. Bell has lived there for several years. We are aware he runs a moving company but not from his residence. We have never received complaints regarding his property or having vehicles stored there. Pulling a vehicle into a pole barn for a few hours to work on it, then taking it back to where it is stored is not a concern. Mr. Bell came to us after he had purchased this barn and began installing it, he realized it was over by the 8 inches. At that time he applied for the variance, most people would just hope they don't get caught. There are other remedies he could do to fix this problem without having to remove the barn but then it could cause potential issues where you would have to raise the elevation around the barn

to make it from the ground level up, which I don't think is necessary. The parcel is big, the houses around him are large enough where it won't stick out. We would recommend approval.

Mr. Burge asked, how many trucks do they have?

Mr. Bell stated one truck.

Mr. Burge stated as long as there won't be diesel trucks running outside all night.

Mr. Bell stated absolutely not. The trucks aren't even the idea here. I am trying to build a barn where I can work on things and not be exposed to the elements. The truck is not even kept on my property. I need a place to store my things and work on them as well.

Mr. Burge stated behind this home, there are no other homes behind it.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Scott Hynes, Commissioner
SECONDER:	Tim Rapacz, Commissioner
AYES:	Conley, Hynes, Rapacz, Ward-Terry, Welch, Fuhst, Burge
EXCUSED:	Kautz, Richvalsky

2. ZBA #20-11

By: Emerald Real Estate Development
3364 Associates Dr. Burton MI

Re: Parcel 59-29-551-013
Parcel 59-29-551-027
(To be combine)

For: To conduct a medical marijuana grow facility that will be within 500' of another marijuana facility

Scott Smith 3364 Associates Drive stated he has nothing to add.

Mr. Hynes stated he has a long objection from Mr. Smith to a marijuana facility at a previous meeting. I am curious as to why you had this strong objection and now you are asking for one.

Mr. Smith stated that was two months ago and now there are three facilities down here. They bought up all the buildings down here. They are vacant and dilapidated. People have approached me to rent my building. I have 6 acres on Hemphill that I can build on or some buildings on Saginaw Street that are vacant that we can relocate to. If I can lease my building then that would be ideal.

Mr. Hynes stated you made a pretty strong argument here against it. Which way are we going here?

Mr. Smith stated yes, that was my opinion at the time. You guys all ruled against it. I figured I don't know everything. The last meeting the guy across the street wanted to get a zoning approval, I wasn't against that one, and I think you guys approved it. Once you have so many in town here, it is a good location for it. There are not many

other businesses down here. I have an opportunity for some good rent and can move my business to another part of Burton.

Mr. Hynes stated you have medical marijuana here, are you looking for recreational too?

Mr. Smith stated just the medical.

Mr. Rapacz asked for the administrations recommendation.

Mrs. Abbey stated there is no recommendation from the administration.

Mr. Burge asked, how many businesses will be ran out of this building?

Mr. Smith stated he would be moving his businesses to a different location and this facility would be leased for medical marijuana use.

Mr. Hynes asked, how many medical and recreational facilities are on associates drive?

Mrs. Abbey stated there is one at 3309, 3365, and a variance down the street that was approved but has not applied for a license.

Mr. Hynes clarified to Mr. Smith that his plan was to only lease the building and not to run the business himself.

Mr. Smith stated, correct. I want to do what the guy down the street is doing, he gets about \$14,000 a month for rent.

Mr. Hynes stated concerns over security measures being put in place if this facility is being leased.

Mrs. Abbey stated every marijuana license has requirements set by the ordinance. If they move someone in there, they will have to be licensed properly and follow all the rules.

Mr. Smith stated he is already paying \$3,500 a month for security because of their break-ins.

Mr. Hynes asked if he has someone ready to lease the property.

Mr. Smith stated he has had people approach him about leasing the property, however, he informed them he needed to get approved for the variance first.

Discussion ensued regarding the leasing of Mr. Smith's property, combining of parcels and security.

Mr. Smith discussed the dilapidated properties and blight along associates drive.

Mr. Hynes stated if all the properties are boarded up but you say they are getting \$15,000 a month, I am a little confused.

Mr. Smith stated one of the properties is getting \$15,000, I am not sure where the confusion lies. The rest are all sitting there empty and not getting taken care of.

Discussion ensued regarding Mr. Smiths plans to lease the property and the surrounding buildings.

Mr. Welch asked Mr. Smith if he would keep his lawn care business at this facility if this variance was denied.

Mr. Smith stated he did not know what his plans were at this time.

Mr. Burge asked if he was planning on doing any upgrades to his building?

Mr. Smith stated that is what he has been doing. We are constantly doing improvements.

Mr. Hynes clarified with Mrs. Abbey that this variance is only for medical marijuana.

RESULT:	FAILED [0 TO 7]
MOVER:	Scott Hynes, Commissioner
SECONDER:	Kevin Burge, Planning Representative
NAYS:	Conley, Hynes, Rapacz, Ward-Terry, Welch, Fuhst, Burge
EXCUSED:	Kautz, Richvalsky

3. ZBA #20-12

By: Dennis Odom
G-3085 S. Dort Hwy. Burton MI

Re: G-3085 S. Dort Hwy. Burton MI
59-28-501-151, C-2 Zoned

For: To conduct an M-1 light industrial use in a C-2 General Business Zone to sell used vehicles.

Dennis Odom G-3085 S. Dort Highway stated he has been here for almost 8 years as a pawn shop licensed to buy and sell merchandise. The one item he cannot sell is vehicles. I have customers who come in and want to sell there vehicles to me but without an outlet to do so, I have to turn them down. With the current economic state I am doing everything I can to produce income, this would be another opportunity for that.

Mrs. Abbey stated everyone is familiar with this section of Dort Highway and there are some used car sale lots. I do not believe he intends to be a used car sale lot. We would be comfortable with an approval based on a limited number of cars. I believe he has eight spaces out front. I would ask him what is the number he was looking to have and then you could set the number based on what you are comfortable with.

Mr. Welch asked the applicant how many cars he would like to have at one time.

Mr. Odom stated he did not have a number in mind. I cannot foresee having a lot out there but I do have a nice, large lot. If I had ten cars I would be surprised. I wouldn't be able to purchase that many and want to keep a clean lot.

Mr. Burge asked the applicant if he would be parking the cars on Dort Highway.

Mr. Odom stated near Dort Highway but there is a large curb. I will not be placing anything right up front, on top of the road.

Mr. Burge stated there is no sidewalk. If you park them right up front, it will block the view trying to pull out there.

Mrs. Abbey stated there is a right-of-way there and he cannot park anything in the right-of-way. Which is 50 feet from the center line of the road.

Discussion ensued regarding where Mr. Odom would park the used cars he purchases for sale.

Mrs. Ward-Terry stated being that your business is a pawn shop, does that mean you lend money to customers then they have a certain amount of time to pay you back before you sell their item. How exactly is that going to work out, would you be taking the vehicles in as a pawn or buying them outright? I would recommend 6 vehicles at a time.

Mr. Odom stated when anyone has approached me about pawning a car, what they want to do is pawn their title and keep their car. I am not comfortable with that. For them to leave their car with me, I do not believe I could safeguard their car while they are on my property. I do not plan on doing loans on vehicles and I do not believe anyone in Michigan does. You can get a title loan in Ohio. I plan on purchasing outright.

Mr. Welch stated you have 8 spots available right now.

Mr. Odom stated I believe that is the number but I don't know exactly. I have several parking spots in the front of my building.

Mr. Rapacz made a motion to approve ZBA #20-12 with the addition that they can have no more than 8 cars for sale at a time.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Rapacz, Commissioner
SECONDER:	Christina Conley, Council Representative
AYES:	Conley, Hynes, Rapacz, Ward-Terry, Welch, Fuhst, Burge
EXCUSED:	Kautz, Richvalsky

G. AUDIENCE PARTICIPATION

Public comment may be sent to: publiccomment@burtonmi.gov. Comments received prior to the meeting will be read into the record.

No audience participation.

H. BOARD DISCUSSION

Mr. Hynes asked about the banner flags that have gone up around the city. Boost Mobil on Dort Highway, Creekwood and others have them now. Has something changed where they are not required to come through us anymore?

Mrs. Abbey stated no, nothing has changed. Through the pandemic, we have become more relaxed with this for restaurants letting people know they are still open or allowing takeout. I agree that at some point it has got a little out of control.

Mr. Hynes stated Boost is really bad.

Mrs. Abbey stated I told our Code Enforcement Officer we will go out in January and see what we are working with. Some of the restaurants have take out available signs. It is difficult for us to say they can have that but to another business they can't have theirs. If it doesn't look good, that is an easy one to get rid of.

Mr. Hynes stated I don't want to get in the way of the ones trying to promote their business during the pandemic. It is hard enough out there.

Mrs. Abbey stated that has been our approach with this and why we have been more relaxed. Before, we would go take them. Now, if we receive a complaint, we go address that complaint. It is difficult to go take their signs when they are struggling just to stay open.

The next regularly scheduled meeting will be held on Thursday, January 21, 2021, at 5:00 p.m.

Minutes Acceptance: Minutes of Dec 17, 2020 5:00 PM (Approval of Minutes)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4973)

Meeting: 01/21/21 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Leandra Swayne
Department Head: Charles Abbey

G.1

DOC ID: 4973

ZBA #20-13

By: Sign Direct c/o Karl Rehschuh
2259 Wicklow S. Dr. Davison MI, 48423

Re: 1056 S. Belsay Rd. Burton MI 48509
Parcel 59-14-526-037

For: To Construct an addition to the existing free-standing sign that will exceed the allowable square footage, 50 square foot requested.

ATTACHMENTS:

- Backup 20-13 (PDF)



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230

Date Filed: 12/10/2020
 Fee Paid: \$450.00
 Receipt #: _____
 Check #: 11633
 Received by: Shwayne
 Date Mailed: _____

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

ZBA Case #: 20-13 4 Votes Required

DATE OF ZONING BOARD OF APPEALS HEARING: JANUARY 21ST 2021 AT 5 P.M.

PLEASE PRINT

APPLICANTS NAME: Signs Direct c/o Karl J Rehschuh

APPLICANTS ADDRESS: 2259 Wicklow S. Dr.

CITY: Davison, MI 48423

APPLICANTS PHONE: 810-732-5067

APPLICANTS EMAIL: SignsDirectDavison@gmail.com

ADDRESS AND PARCEL OR LOT NUMBER: 1056 S. BELSAIR RD.

NOTE: ZBA meets on the 3rd Thursday of each month. All applications and associated drawings must be on file at least six (6) weeks prior to the meeting. Notification of property within 300' must be postmarked at least 15 days prior to the meeting. Including publication in local newspaper.

VARIANCE REQUESTED: The sign structure for the restaurant building is located on the property of the new storage facility (under construction). The ordinance states that there can only be 1 sign structure per parcel. We are asking for approval to leave the existing sign as is and attach an additional cabinet sign for the storage facility to the existing sign structure.

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: Karl J Rehschuh 10/10/2020

Attachment: Backup 20-13 (4973 : ZBA #20-13)

APPLICANT:

Please explain your hardship or reason this variance is needed and attach to the application. Any information provided to the board will be public information and will be given to the board approximately 2 weeks prior to the meeting.

After the site for the new storage facility was surveyed it was discovered that the existing sign structure for the restaurant is actually located on the storage facility property, see the attached site plans.

The Ordinance 153.07 Commercial Signs, A - (1) states that "Not more than 1 freestanding sign may be erected accessory to any single building ..." and (2) "All freestanding signs shall be placed on the same parcel of property as the building or use to which they are accessory;"

The owners of the two properties have agreed to share and maintain this sign pending the approval of this variance by the City of Burton.

A sign near Belsay Rd. is vital for the success of both businesses, the new storage facility as well as the restaurant building.

If approved, the sign structure and the restaurant sign would remain as is with an additional sign attached to the existing poles as indicated per the attached drawings. All other ordinances would still apply.

Attachment: Backup 20-13 (4973 : ZBA #20-13)

OWNER ACKNOWLEDGMENT:

I, Jamil Joubran am the owner of property
known as: _____ located in the City of Burton. I give permission
to Signs Direct to make an application to the Zoning Board of
Appeals on behalf of my property. I understand unless specified by the Zoning Board of Appeals, any action
taken by the board is permanently associated with this property in accordance with the State of Michigan
Zoning Enabling Act.

If I need to be contacted for any reason please contact me at:

Owner Name: Jamil Joubran

Address: 9424 Lapeer Rd.

City: Davison, MI 48423

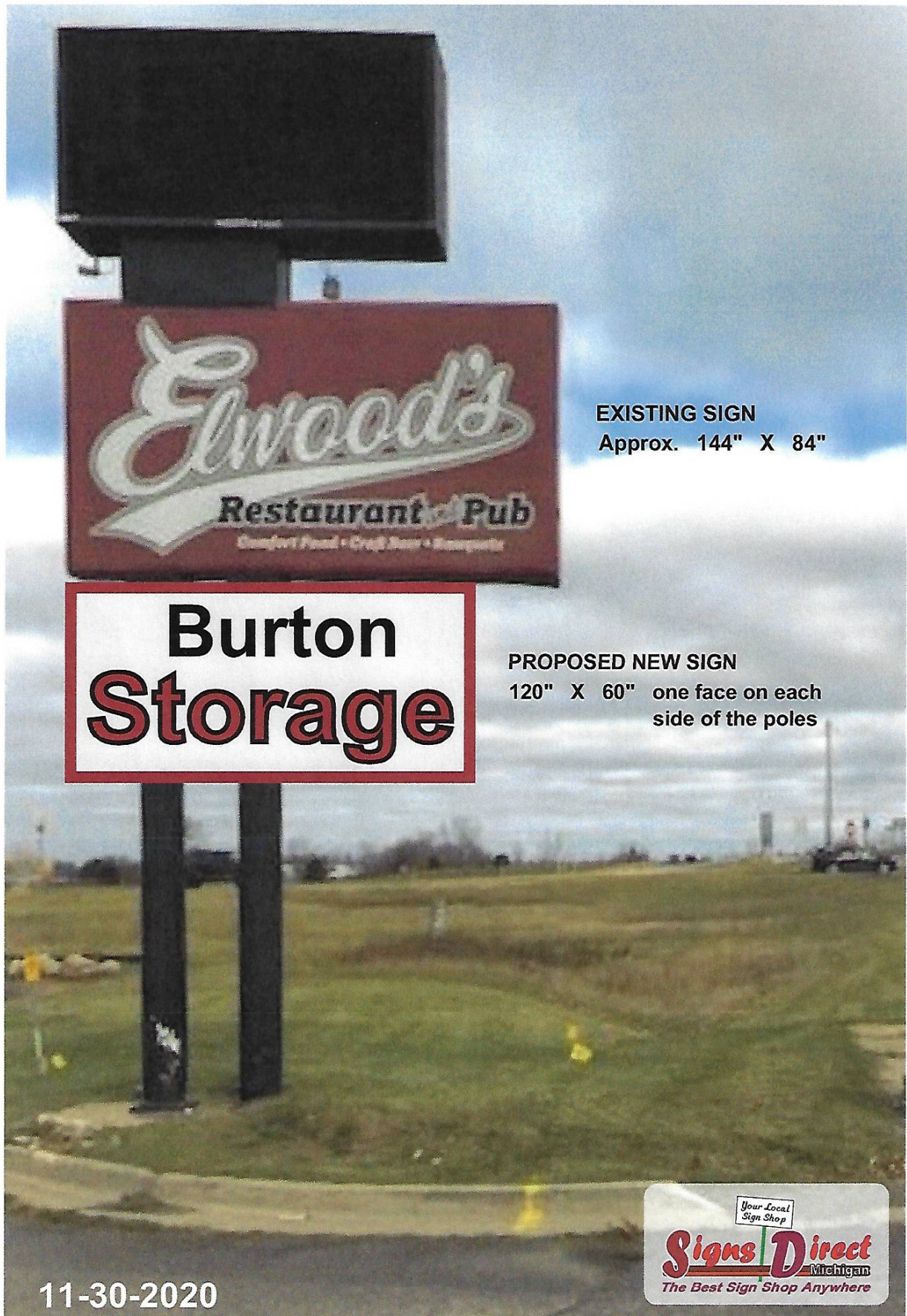
Phone: (810) 444-4177

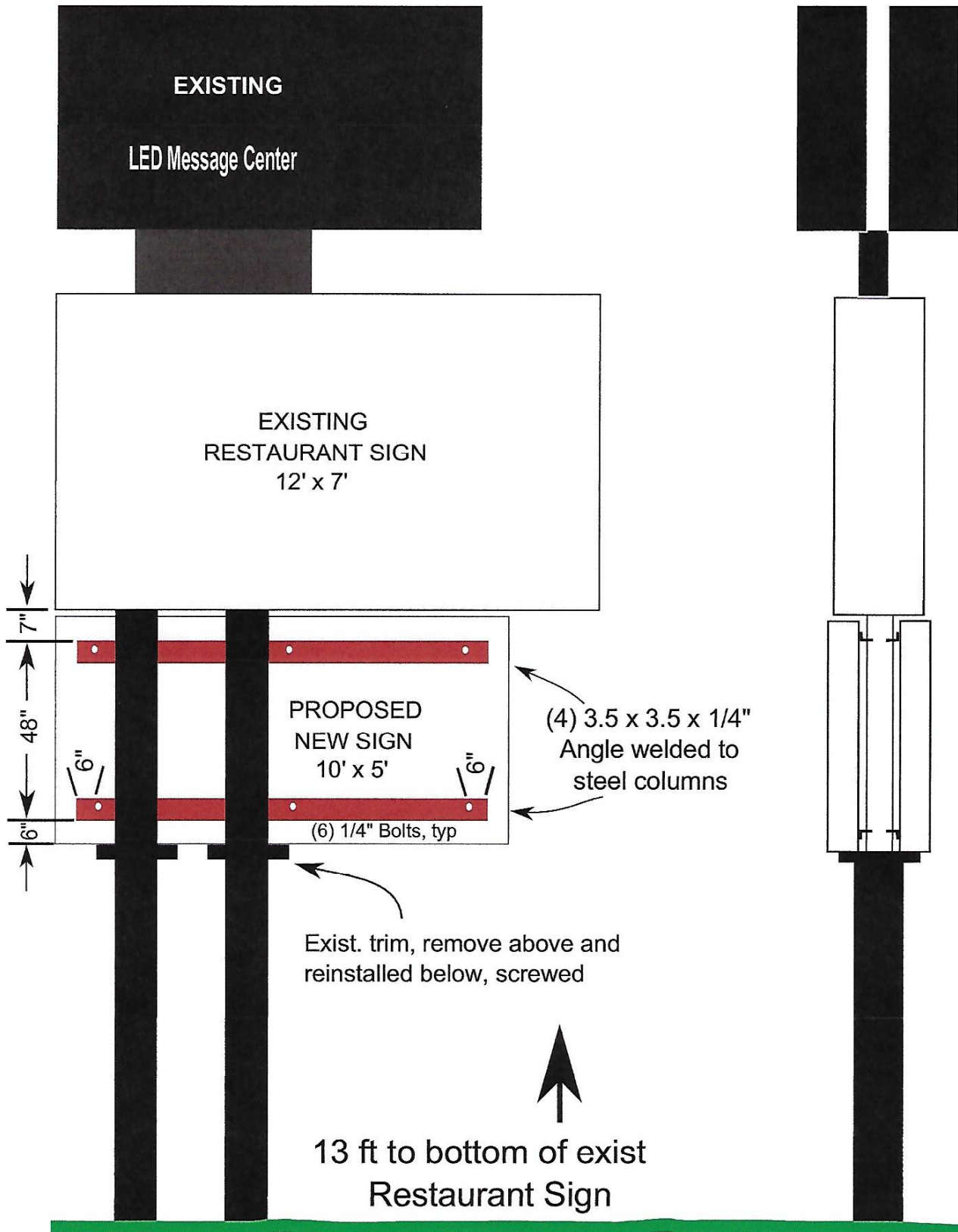
Email: JJoubran@JPJPartners.com

SIGNATURE:  _____

DATE: December 2, 2020

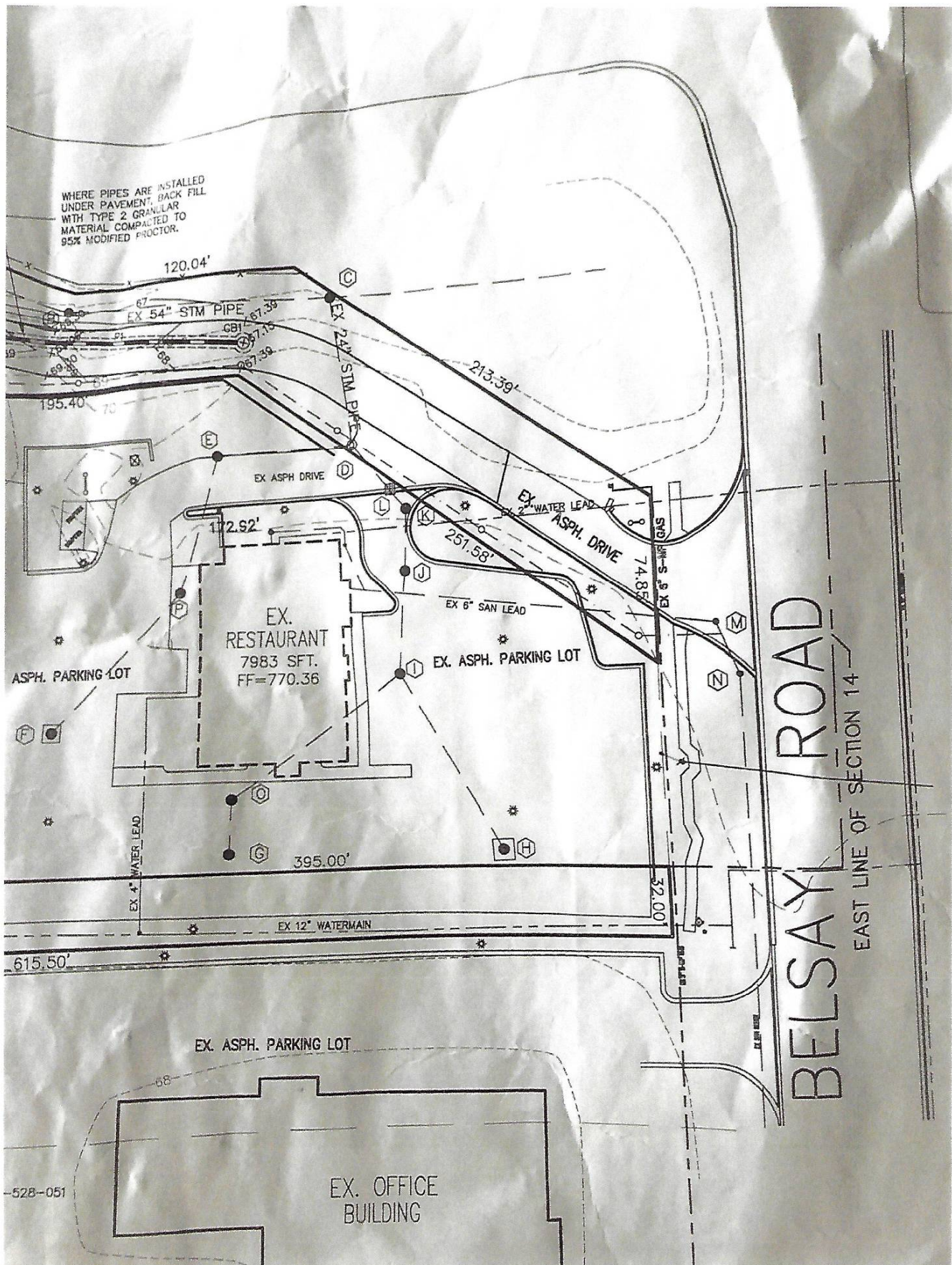
Attachment: Backup 20-13 (4973 : ZBA #20-13)





Belsay Rd. at Elwoods Restaurant

12-01-2020

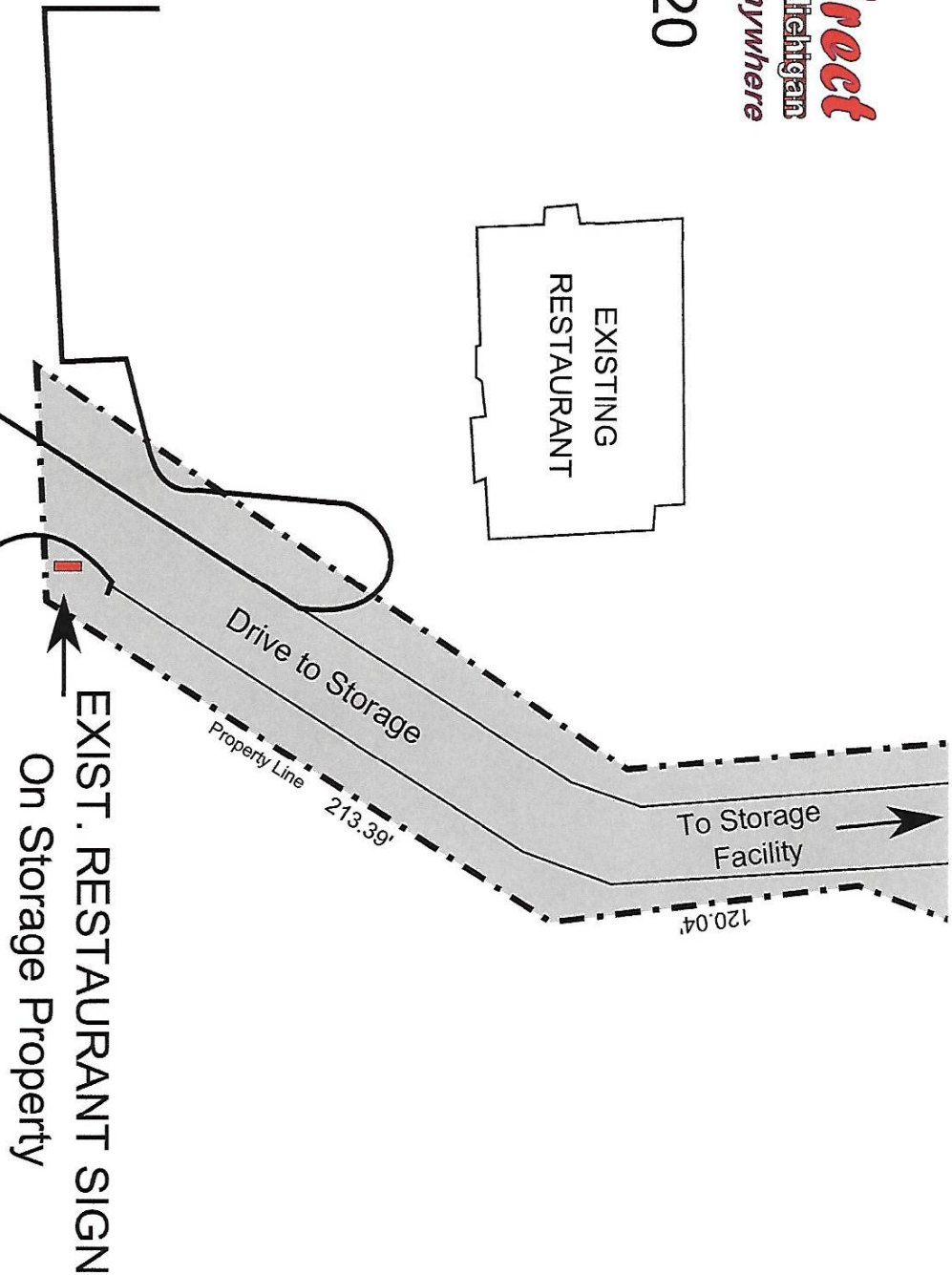


Your Local
Sign Shop

Signs Direct
Michigan
The Best Sign Shop Anywhere

12-01-2020

Belsay Rd.





Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4976)

Meeting: 01/21/21 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Leandra Swayne
Department Head: Charles Abbey

G.2

DOC ID: 4976

ZBA #21-01

By: State Building Co. Inc / Julian Fecher
3494 N. State Rd. Davison MI

Re: 5382 E. Court St South Burton MI, Parcel 59-14-527-103

For: To Construct an addition to home that will exceed setback requirement, set back is 30' from rear property line and requesting 19' from property rear lot line.

ATTACHMENTS:

- Backup 21-01 (PDF)



City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230

Date Filed: 12/16/20
Fee Paid: 250
Receipt #: _____
Check #: 85234
Received by: Shawna
Date Mailed: _____

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

ZBA Case #: 21-01 4 Votes Required

DATE OF ZONING BOARD OF APPEALS HEARING: January 21, 2021 AT 5:00 P.M.

PLEASE PRINT

APPLICANTS NAME: State Building Co. Inc / Julian Fecher

APPLICANTS ADDRESS: 3494 N. State Rd

CITY: Davison, Mi, 48423

APPLICANTS PHONE: 810 - 653 - 1560

APPLICANTS EMAIL: mstatebuilding@aol.com

ADDRESS AND PARCEL OR LOT NUMBER: 5382 E. Court St South
59-14-527-103'

NOTE: ZBA meets on the 3rd Thursday of each month. All applications and associated drawings must be on file at least six (6) weeks prior to the meeting. Notification of property within 300' must be postmarked at least 15 days prior to the meeting. Including publication in local newspaper.

VARIANCE REQUESTED: Construct an addition to home
19' from the rear lot line. The zoning says
it needs to be 30'

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: Julian Fecher / State Building Co.

Attachment: Backup 21-01 (4976 : ZBA #21-01)

APPLICANT:

Please explain your hardship or reason this variance is needed and attach to the application. Any information provided to the board will be public information and will be given to the board approximately 2 weeks prior to the meeting.

We have an assisted living facility at 5336 E. Court St South, which is 2 houses away from our residence. At our residence, we have a pool that can be enclosed in the winter. The arrangement we have with the residents of the assisted living facility is they get to use the pool. Most of our residents are either in a wheelchair or use a walker, so we have to transport them here in a van. In the winter, when the weather is nasty outside, getting them from the driveway to the pool in the back yard is a lot of work, so many of them choose not to go. Having this room would allow us to have an enclosed path to get them to the pool. We will also be adding a bathroom in this addition which will be on the ground level. As it is now, there is not a bathroom available other than going into the house.

Respectfully: Todd Hooper

Attachment: Backup 21-01 (4976 : ZBA #21-01)

OWNER ACKNOWLEDGMENT:

I, Todd Hooper am the owner of property known as: 5382 E. Court St South located in the City of Burton. I give permission to State Building Co. Inc. to make an application to the Zoning Board of Appeals on behalf of my property. I understand unless specified by the Zoning Board of Appeals, any action taken by the board is permanently associated with this property in accordance with the State of Michigan Zoning Enabling Act.

If I need to be contacted for any reason please contact me at:

Owner Name: Todd Hooper

Address: 5382 E Court St South

City: Burton MI 48509

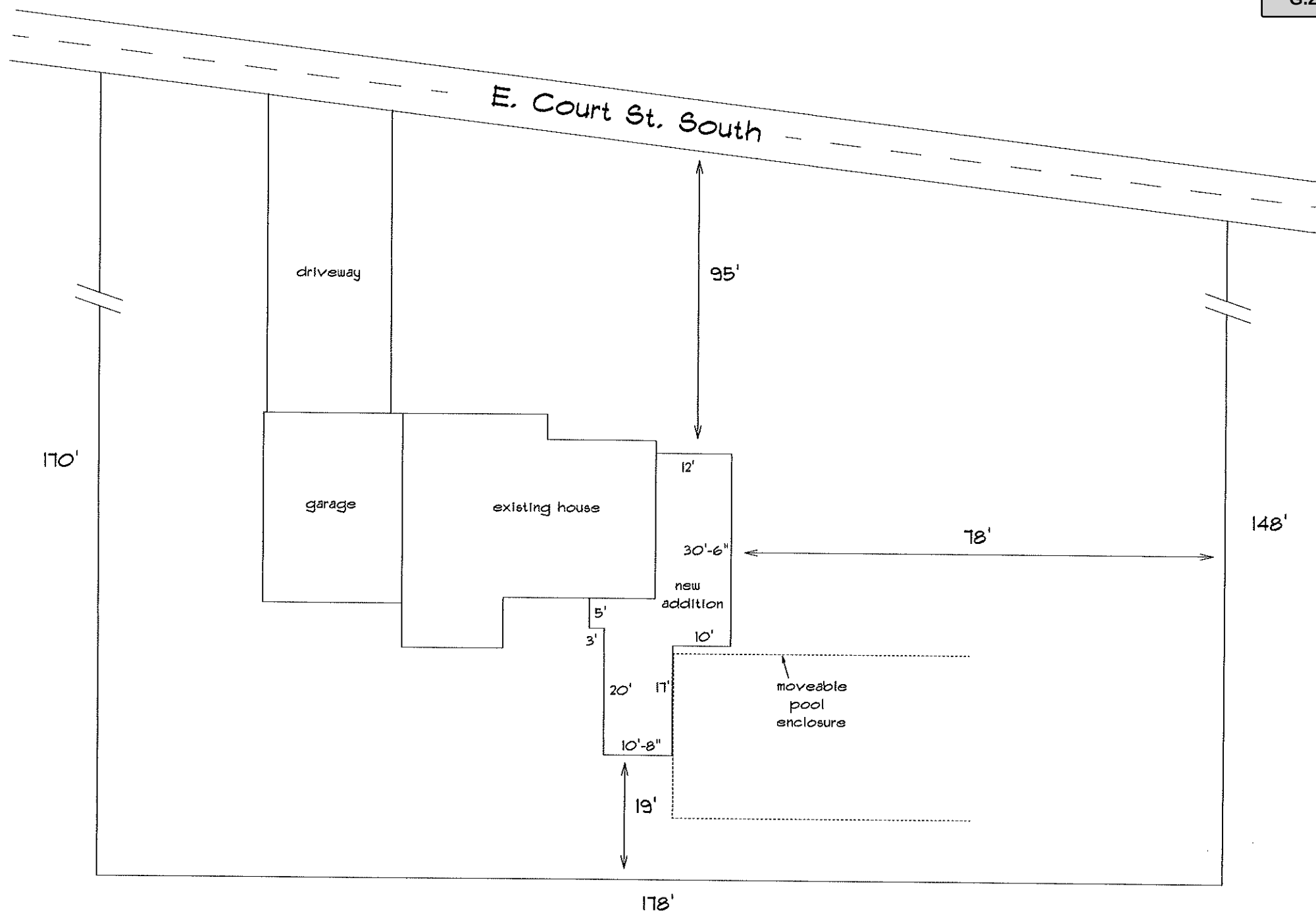
Phone: 810-624-1423

Email: toddhooper01@gmail.com

SIGNATURE: Todd Hooper

DATE: 12-10-20

Attachment: Backup 21-01 (4976 : ZBA #21-01)



INCORPORATED
STATE BUILDING CO.

Attachment: Backup 21-01 (4976 : ZBA #21-01)

site plan