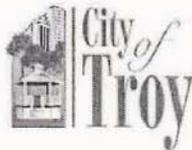


Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

CITY OF TROY  
SPECIAL USE REQUEST APPLICATION

CITY OF TROY PLANNING DEPARTMENT  
500 W. BIG BEAVER  
TROY, MICHIGAN 48084  
PHONE: 248-524-3364  
FAX: 248-524-3382  
E-MAIL: planning@troymi.gov



SPECIAL USE APPROVAL FEE  
\$1,800.00  
ESCROW FEE  
\$1,500.00

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

APPLICATIONS FOR SPECIAL USE APPROVALS REQUIRING THE SUBMITTAL OF A SITE PLAN SHALL CONFORM TO THE REQUIREMENTS OF THE TROY ZONING ORDINANCE.

A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE SPECIAL USE REQUEST APPLICATION IS COMPLETE AND MEETS THE REQUIREMENTS OF THE TROY ZONING ORDINANCE.

1. NAME OF THE PROPOSED DEVELOPMENT: Gypsum Supply Co.  
2. ADDRESS OF THE SUBJECT PROPERTY: 651 Robbins Drive  
3. ZONING CLASSIFICATION OF SUBJECT PROPERTY: IB (Integrated Industrial and Business)  
4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 20-36-302-008  
5. DESCRIPTION OF PROPOSED USE: Proposed Outdoor Storage for Existing Industrial Facility

6. SECTION OF THE ZONING ORDINANCE UNDER WHICH SPECIAL USE APPROVAL IS SOUGHT: 6.08

7. APPLICANT:	PROPERTY OWNER:
NAME <u>Ben Rouster</u>	NAME <u>Joel Nosanchuk</u>
COMPANY <u>Gypsum Supply Co.</u>	COMPANY _____
ADDRESS <u>651 Robbins Drive</u>	ADDRESS <u>P.O. Box 668</u>
CITY <u>Troy</u> STATE <u>MI</u> ZIP <u>48083</u>	CITY <u>Bloomfield Hills</u> STATE <u>MI</u> ZIP <u>48303</u>
TELEPHONE <u>248-250-7775</u>	TELEPHONE <u>248-433-1000</u>
E-MAIL <u>brouster@gypsum-supply.com</u>	E-MAIL <u>jnosanchuk@comcast.net</u>

8. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:  
Lessee

9. SIGNATURE OF APPLICANT [Signature] DATE 2-11-2013

10. SIGNATURE OF PROPERTY OWNER [Signature] DATE 2-11-13

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES THE PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC OF THE REQUEST FOR SPECIAL USE APPROVAL.

February 5, 2013

Planning Department  
City of Troy  
500 West Big Beaver Road  
Troy, Michigan 48084

Re: Special Use Request for Outdoor Storage  
#651 Robbins Drive, "Gypsum Supply Co."  
Section 36, City of Troy

Dear City of Troy Planning Department:

Attached to this letter please find the following items:

- One (1) Special Use Request Application.
- One (1) Special Use Approval Initial Submittal Checklist.
- One (1) Certified Existing Conditions (Boundary) Survey.
- Two (2) Site Plans.
- One (1) CD containing PDF copies of the above items.
- Two (2) checks (\$1,800 Special Use Approval Fee and \$1,500 Escrow Fee).

These materials are being submitted for your review pursuant to placement on a Planning Commission agenda for a Special Use Request to allow Outdoor Storage for Gypsum Supply Co.

The subject property is located at #651 Robbins Drive and consists of an existing 43,078 square-foot industrial building, a portion of which is office/sales area and the majority being warehouse/storage area. The property is located in the Integrated Industrial and Business District (IB).

The Applicant, Gypsum Supply Co., desires to designate a portion of the property for purposes of Outdoor Storage, which is permissible within the IB district subject to Special Use Approval. Said storage area is to be located across a portion of the paved lot at the northwest corner of the property as indicated on the Site Plan.

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February 5, 2013  
Planning Department, City of Troy  
Re: Special Use Request for #651 Robbins Drive

All of the conditions of Ordinance Section 6.08 (Contractor's Yard/Outdoor Storage Facilities) are met. A concrete screen wall exists along the northerly boundary of the property, and the remaining sides of the Outdoor Storage area shall be enclosed with chain link fence including vinyl slats for opaqueness. Materials stored within the enclosure are expected to consist of building framing materials (steel studs, etc.). These materials are generally stacked at ground level on pallets and their height shall not exceed the height of the screen wall or fence enclosure.

We feel that the proposed Special Use Request is perfectly compatible with the zoning district and use of the property and is consistent with other storage yards located elsewhere within the City.

Your consideration of our request is greatly appreciated. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Nathan P. Robinson, P.E.  
*President*  
*nrobinson@horizoneng.net*

cc.: Ben Rouster, Gypsum Supply Co.

attachments