

VILLAGE OF MATTAWAN
24221 Front Ave.
Mattawan, MI 49071
PLANNING COMMISSION

MAY 20, 2026

AGENDA

1. CALL TO ORDER @ **7:00 PM**
2. PLEDGE OF ALLEGIANCE
3. ATTENDANCE
4. WELCOME TO THE PUBLIC
5. ANNOUNCEMENT OF MEETING BEING RECORDED
6. OPEN PUBLIC HEARING TO RECEIVE COMMENT ON A SPECIAL LAND USE REQUEST APPLICATION SUBMITTED BY TIM SPIECH FOR PROPERTY LOCATED AT 56409 AND 56509 VILLAGE CENTER CIRCLE TO ALLOW CONSTRUCTION OF AN INDOOR RECREATION FACILITY
7. PUBLIC COMMENT
8. CLOSE PUBLIC HEARING
9. ADDITIONS TO THE AGENDA
10. APPROVAL OF THE AGENDA
11. LIMITED PUBLIC COMMENT ON ANY AGENDA ITEM
12. APPROVAL OF THE MINUTES OF FEBRUARY 18, 2026
13. COUNCIL LIAISON REPORT - *Liaison Streeter*
14. OLD BUSINESS
 - A. DISCUSSION ON MASTER PLAN – *Manager McGrew*
15. NEW BUSINESS
 - A. RENEWAL OF PUD AND SITE PLAN SUBMITTED BY MATTAWAN TOWNHOMES LLC/MURRAY FLATS FOR PROPERTY LOCATED AT 24279 W. MCGILLEN STREET

Planning Commission approved the adjusted site plan and PUD on May 21, 2025. Variance for increased density for adjusted PUD granted by the ZBA on June 23, 2025.

B. DISCUSSION AND DECISION ON SPECIAL LAND USE REQUEST BY TIM SPIECH FOR PROPERTY LOCATED AT 56409 AND 56509 VILLAGE CENTER CIRCLE TO ALLOW CONSTRUCTION OF AN INDOOR RECREATION FACILITY

C. DISCUSSION AND DECISION ON SITE PLAN SUBMITTED BY TIM SPIECH FOR PROPERTY LOCATED AT 56409 AND 56509 VILLAGE CENTER CIRCLE

16. COMMUNICATIONS
17. COMMENTS FROM VISITORS
18. COMMENTS FROM MEMBERS
19. ADJOURN @

DRAFT

offices

From: Ronald <barlibby2mail.com@gmail.com>
Sent: Monday, May 4, 2026 9:57 AM
To: offices
Subject: Me and my wife Ronald and Barbara Hunt would like to see the special land use permit for Tim Spiech to be approved.. We feel an indoor recreation facility would be a great addition to the Mattawan community.

CAUTION: This email originated from outside the Village of Mattawan. Maintain caution when opening external links/attachments

VILLAGE OF MATTAWAN

24221 Front Ave.
Mattawan, MI 49071

PLANNING COMMISSION

FEBRUARY 18, 2026

MINUTES

1. CALL TO ORDER @ 7:00 PM
2. PLEDGE OF ALLEGIANCE
3. ATTENDANCE *Chipouras, Daniel, Fournier, Lamb, Streeter*
OTHERS IN ATTENDANCE *Manager McGrew, Clerk Storm-Artis*
4. WELCOME TO THE PUBLIC
5. ANNOUNCEMENT OF MEETING BEING RECORDED
6. OPEN PUBLIC HEARING TO RECEIVE COMMENT ON A SPECIAL LAND USE REQUEST APPLICATION SUBMITTED BY PENNZAU LLC FOR PROPERTY LOCATED AT 52650 N MAIN TO ALLOW THE HOSTING OF SMALL WEDDINGS AND PRIVATE EVENTS WITHIN THE EXISTING GREENHOUSE AND OUTDOOR GARDEN SPACES
Motion by Lamb, seconded by Daniel to open the public hearing to receive comment on the special land use request by Pennzau LLC. All members voted in favor. Motion carried.
7. PUBLIC COMMENT
Jenny Penning spoke about the request from Dragonfly Gardens to use the space for small intimate weddings and private events. There will be no new construction or permanent structures, and all use will be within the existing structures of the greenhouse, outdoor garden spaces, wooded areas, and display gardens. The property will continue to primarily operate at a garden center in the same capacity as it has for the last 15 years. The events will be occasional and limited, aligned with the character of the property. The use would be committed to respectful and responsible with parking and noise.
Bathroom use would be access to Vintage Inspired through rear access door.
Parking would be in the regular lot working with the brides as there will be no overflow parking available. The available 53 standard and 3 accessible parking spots are consistent with the event banquet space requirement of 1 space for every 3 guests.
Event capacity has a maximum of 99 individuals due to occupancy load extra requirements for fire suppression and extinguishers. Additionally, occupancy limits will need to be established for each of the areas based on chair layout, ingresses and egresses. This will be evaluated and set prior to the event by the building official.
Food trucks would need to comply with all ordinances and permit application requirements. Alcohol would be allowed, with Village approval, if purchased and provided completely by the event to a mobile bartender, with no sales taking place on site, the serving company

would need to hold and maintain their own liability and licensing. All alcohol consumption must remain on the property.

Motion to vote on the approval was made out of procedure.

8. CLOSE PUBLIC HEARING

Motion by Fournier, seconded by Streeter to close the public hearing. All members voted in favor. Motion carried.

9. ADDITIONS TO THE AGENDA ***NONE***

10. APPROVAL OF THE AGENDA

Motion by Lamb, seconded by Fournier to approve the agenda as presented. All members voted in favor. Motion carried.

11. LIMITED PUBLIC COMMENT ON ANY AGENDA ITEM ***None***

12. APPROVAL OF THE MINUTES OF NOVEMBER 19, 2025

Motion by Lamb, seconded by Streeter to approve the minutes of November 19, 2025. All members voted in favor. Motion carried.

13. COUNCIL LIAISON REPORT - *Liaison Streeter updated the council on the Village scrapbook going digital, rad line painting on front, DPW media storage container purchase, Silvergrass sidewalks, Upcoming Police Special Assessment Public Hearing, Police department cloud server, Police cruiser decommissioning and new vehicle purchase, new DDA member, support for Van Buren County bridge project on CR 657, DPW media tank painting, and sewer relief granted for multiple residents that had water leaks.*

14. OLD BUSINESS

A. DISCUSSION ON MASTER PLAN – *Manager McGrew*

Manager McGrew presented some information regarding McKenna Group assistance with possible grants and combining the master plan update and parks and rec master plan. No action taken.

15. NEW BUSINESS

A. RENEWAL OF SITE PLAN SUBMITTED BY OAK TOWN CENTRE LLC FOR PROPERTY LOCATED AT 55040 N MAIN STREET – *Initial site plan approval March 20, 2024. ZBA density approval April 22, 2024. Previous 1-year extension approval February 19, 2025.*

Motion by Fournier, seconded by Lamb to renew the site plan by Oak Town Centre LLC. Roll call vote taken. Chipouras, Daniel, Fournier, Lamb and Streeter voted yes. Motion carried 5-0.

B. DISCUSSION AND DECISION ON SPECIAL LAND USE REQUEST BY PENNZAU LLC

Motion by Chipouras, seconded by Streeter to approve the special land use request by Pennzau LLC. All members voted in favor. Motion carried.

C. 2026-2027 FISCAL YEAR BUDGET

Discussion took place. Addition of \$2,500.00 to the education budget.

Motion by Fournier, seconded by Daniel to approve the proposed budget with education amended to include \$2,500 expense and send it to council as a part of the full budget approval. All members voted in favor. Motion carried.

16. COMMUNICATIONS

BS&A Cloud update

DDA approve expense for Parks and Rec Master Plan

17. COMMENTS FROM VISITORS *None*

18. COMMENTS FROM MEMBERS

Clerk Storm-Artis spoke about the possible Headlee Override council is considering sending to the November 2026 election

19. ADJOURN @ 7:32 PM

Meeting adjourned without objection.

DRAFT

Jolie Storm

From: Benjamin DeVries <bdevries@hurleystewart.com>
Sent: Thursday, April 16, 2026 10:32 AM
To: Jolie Storm; Rich McGrew
Cc: Dane Davis
Subject: Murray Flats P2 - PUD Amendment Extension

CAUTION: This email originated from outside the Village of Mattawan. Maintain caution when opening external links/attachments

Good Morning Rich & Jolie,

I would like to request a time extension for the PUD amendment we received in June of 2025. Let me know what information you may need and the date for the next meeting.

Thanks!



2800 S. 11th St. Kalamazoo, MI 49009



Ben DeVries - Civil Engineer
M: 269.270.5748
bdevries@hurleystewart.com
www.hurleystewart.com



CREATIVE • RESPONSIVE • EFFICIENT • DECISIVE

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SPECIAL LAND USE REQUEST APPLICATION

PERMIT FEE: \$400 plus \$100 per 1/2 acre, or any part thereof, per review

The Special Land Use Request Application will be considered by the Planning Commission after conducting a public hearing (Ord. No. 214, Article 21, Section 21.21 D). Consideration of the Special Land Use Request will be based on the criteria outlined in Section 21.30 of Ordinance no. 214, Zoning Ordinance, a copy of which is attached.

The Special Land Use Checklist must be completed and attached to this application.

In any case where a special land use has not been established within one (1) year after the date of granting such use, the special land use or authorization shall automatically be null and void without further action by the Planning Commission.

GENERAL INFORMATION

Name of Property Owner Tim Spiech

Address of Property Owner 28180 Wexford Dr, Lawton, MI 49065

Day time Phone number 269-377-7098

SPECIFIC SPECIAL LAND USE REQUEST INFORMATION

Address of property for which Special Land Use is being requested _____

5640⁹ & 56509 Village Center Circle, Mattawan, MI 49071

Property tax ID number 80-46-701-028-00, 80-46-701-027-00

Current zoning of property Village General Business District

Describe the nature of the Special Land Use Request

We are proposing the development of a modern indoor sports facility designed to serve the Mattawan community by providing a high-quality space for youth and adult athletic activities, primarily focused on basketball training, leagues, and tournaments. The facility will operate as a structured, professionally managed environment offering scheduled practices, games, and skill development sessions, with an emphasis on safety, organization, and community engagement.

We will also have Volleyball, and Pickleball.

Any other information you would like to provide

I acknowledge that I have been notified that this request will be considered at a public hearing to be held on May 20th at 1:00 PM o'clock. I certify that all requirements of Article 21 of Ordinance No. 214, will be met.

Owner's signature [Signature]

Date 4-13-26

Received by [Signature]

Date 4/13/2026

FOR OFFICE USE ONLY	<i>Application approved?</i>	YES	NO
<i>Additional comments:</i> _____			


<i>Signature</i> _____		<i>Date</i> _____	
<i>Village Clerk</i>			

SPECIAL LAND USE CHECKLIST

Special Land Use Being Requested:

- Home Occupation – Complete Home Occupations Addendum
- Planned Unit Development – Initial ‘sketch’ plan required (see attached)
- Low Density Dwellings*
- High Density Dwellings*
- Rooming or Boarding House/Motel*
- Mortuary/Professional Offices*
- Office Building*
- Service Station/Auto Repair/Public Garage*
- Group Dwelling*
- Neighborhood Renewal*
- Adult Only Business*
- Vehicle Sales*
- Campground*
- Salvage Yard*
- Other*

* 5 copies of a Site Plan are required to be submitted with this Special Land Use Application. The Site Plan, containing the name and seal of a certified architect or engineer, must detail the boundaries and dimensions of the property, the location and dimensions of all buildings, accessory roadways and driveways, storm water drainage and retention areas, existing and proposed utilities, proposed signage, landscaping, and fencing.



Signature of Applicant

4-13-26

Date Submitted

SITE PLAN REVIEW APPLICATION

PERMIT FEE SCHEDULE: *Dependent upon nature of project - Refer to Development Review Schedule attached*

Commercial = \$250 + 1/2 acre (2) = \$200 Total = \$450
check 5/21/20
Received
clerk 456

The Site Plan Review Application will be presented to the Planning Commission who will schedule a review of the application within 14 days of the receipt of the site plans and application. The Site Plan and application must be filed with the Village of Mattawan a minimum of fourteen (14) days prior to the next regular Planning Commission meeting. The Site Plan review will be based on information submitted with this application and the application of the Criteria for Review detailed in Section 15.40 of Article 15 of Ordinance no. 214, Zoning Ordinance, a copy of which is attached.

The Planning Commission may require performance bond of the owner to assure that the site plan be followed. Approval of a site plan will be valid for one (1) year. If a building permit has not been obtained and on-site development is not actually begun within one (1) year of site plan approval, that approval will become null and void at the conclusion of one (1) year.

GENERAL INFORMATION

Name of Property Owner Timothy Speich

Address of Property Owner 29180 Wexford Dr, Lawton MI 49065

Day-time Phone number _____

SPECIFIC SITE INFORMATION

Address of property for which Site Plan Review is being requested 56409 village center circle
Mattawan MI 49071, 56509 village center circle, Mattawan MI 49071

Property tax ID number 80-46-701-028-00, 80-46-701-027-00

Current zoning of property Village general Business

SPECIFY TYPE OF PROJECT

CLUSTER HOUSING DEVELOPMENT _____ COMMERCIAL or OFFICE DEVELOPMENT X

INDUSTRIAL DEVELOPMENT _____ PLANNED UNIT DEVELOPMENT or MIXED USE _____

PUBLIC or SEMI-PUBLIC _____ SITE CONDO/MULTI FAMILY/MOBILE HOME PARK _____

OTHER _____

WILL THIS PROPOSED USE/OPERATION ADVERSELY AFFECT ADJOINING LANDS? NO

WHAT SPECIAL FEATURES ARE PROPOSED TO RELIEVE THOSE EFFECTS? _____

WILL PROPOSED USE/OPERATION DEMAND FUTURE COMMUNITY SERVICES (DESCRIBE) No

NO. OF CURRENT EMPLOYEES ON-SITE 0 NO. OF FUTURE EMPLOYEES ON SITE 4-6

All Village of Mattawan Site Plan review applications are reviewed by the Village Planner to insure that Village Zoning, Planning, and Engineering requirements are met.

All Village of Mattawan Site Plan review applications may be reviewed by the Village Attorney for legal implications.

I acknowledge that I have been notified that this request will be considered at a meeting of the Planning Commission to be held on May 20 at 7 pm o'clock, and that I will follow all requirements of Article 15 of Ordinance No. 214.

Owner's signature [Signature]

Date 5-3-26

Received by [Signature]

Date 5/4/26

FOR OFFICE USE ONLY

Application approved? YES NO

Application approved contingent upon modification or alteration? YES NO

Detail of required modifications or alterations: _____

Further review required? YES NO

Signature _____
Planning Commission Chair

Date _____

STATE & COUNTY ENVIRONMENTAL PERMITS CHECKLIST
(FOR municipality and or county) _____

Name of Business:
Mailing Address:
Telephone:
Facility Owner or Manager:
Date:
Signature:

Note: For assistance with permits and approvals from the Michigan Department of Environmental Quality, including permit coordination among MDEQ divisions, contact the Permit Coordinator, 517-335-4235

Circle (Y/N) the items that MAY pertain to your project or facility; then contact the office(s) listed to determine specific requirements. Return a copy of this checklist to the municipality as part of your site plan submittal- even if state and county approvals have not yet been obtained. An updated copy should be submitted to prior occupancy.

This list includes the most common permits and approvals related to waste, water quality, and air quality. Other permits and approvals, including local approvals, may also be needed.

1. Y Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland or other surface water? *Contact: MI Dept. of Environmental Quality Surface Quality Division, Permits section: 517-373-8088* Water

2. Y Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or on the ground? *Contact: MI DEQ Management Division, Groundwater Program Section: 517-373-8148* Waste

3. Y Will the project involve construction or alteration of any sewage collection or treatment facility? For facilities discharging to surface waters, contact the MI DEQ, Surface Water Quality Division, District Office. For facilities discharging to groundwater, contact the MI DEQ, Waste Management Division, District Office:

4. Y Will the project or facility store or use chemicals, petroleum products, or salt? Depending on the type of substance, secondary containment and a Pollution Incident Prevention Plan may be required. *Contact: MI DEQ Waste Management Division, District Office.* (PIPP)

5. Y Will the project involve the installation, operation, or removal of an underground or above ground tank containing a petroleum product or a hazardous substance? *Contact: MI Storage Tank Division: 517-373-8168* DEQ

6. Y Will the project involve liquefies petroleum gas storage tanks or container filling locations? *Contact: MI DEQ Storage Tank Division: 517-373-8168*

7. Y Does the project involve the installation of a compressed natural gas dispensing station with storage? *Contact: MI DEQ, Storage Tank Division: 517-373-8168*

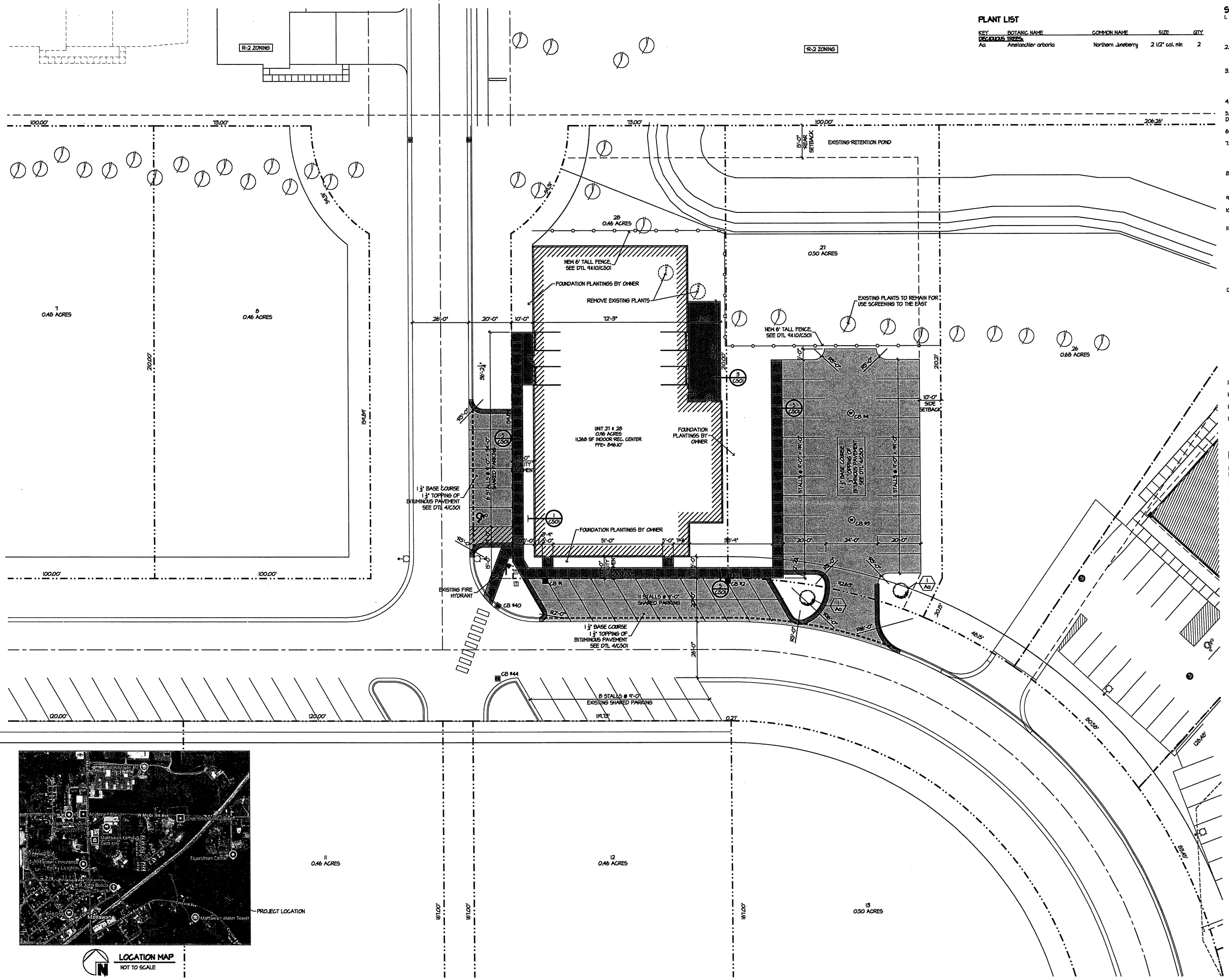
8. Y Will the project involve the generation of hazardous waste? *Contact: MI DEQ. Waste Management Division, District Office.*

9. Y Will the project involve the on-site treatment, storage or disposal of hazardous waste? *Contact MI DEQ, Waste Manage Division, Hazardous Waste Permit Unit: 517-373-9875*

10. Y Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? *Contact: MI DEQ, Waste Management Division, Hazardous Waste Program: 517-373-9875*
11. Y Will the project involve land filling, transferring or processing solid non-hazardous wastes on site? *Contact: MI DEQ Waste Management Division, District Office.*
12. Y Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which has the potential to emit air contaminants? *Contact: MI DEQ Air Quality Division, Permit Section: 517-373-7023*
13. Y Will the project or facility involve the storage, mixing or distribution of pesticides or fertilizers in bulk quantities. *Contact: MI Dept. of Agriculture, Pesticide and Plant Pest Management Division: 517-373-1087*
14. Y Will the project involve any man-made change in the natural cover or topography of land, including cut and fill activities which may contribute to soil erosion and sedimentation? Will the earth change disturb and area of one acre or more, or occur within 500 ft of a lake or stream? If the answer to both questions is yes, a soil erosion and sedimentation control permit is required. *Contact: County Drain Commissioner.*
15. Y Will the project involve dredging, filling or construction in, across or under (1) a river, stream, creek, ditch, drain, lake, pond or swamp? (2) wetlands? (3) floodplain (area that may have or ever had either standing or flowing water)? *Contact: MI DEQ Land and Water Management Permit consolidation Unit, 517-373-9244.*
16. Y Will the project involve any dredging proposed within 500 feet of a lake, river, stream, creek or ditch? *Contact: Mi. Dept. Environmental Quality Land and Water Mgmt. Permit Consolidation Unit: 517-373-9244.*
17. Y Will the project involve an earth change activity within 500 feet of a lake or stream or will the project disturb an area greater than one (1) acre in size? *Contact: Mi. Dept of Environmental Quality land & Water Mgmt, Division, Soil Erosion & Sedimentation 517-373-3178.*
18. Y Does the project involve any construction or land alteration within 400 feet of a designated natural river or tributary? *Contact: Mi. Dept. of Natural Resources, Forest Mgmt. Division, Rivers Program Unit, 517-373-1275.* Natural
19. Y Does the project involve construction of a building or septic system in a designated great lakes high risk erosion area? *Contact: Mi. Dept. of Environmental Quality, Land and Water Mgmt. Great Lakes Section, 517-373-1950.* Division
20. Y Does the project involve dredging, filling, grading or other alteration of the soil, vegetation or natural drainage, of placement of permanent structures in a designated environmental area? *Contact: Mi. Dept. Environmental Quality Land and Water Management Division, Great Lakes Section 517-373-1950*
21. Y Does the project involve development, silvicultural activities or contour alterations within a designated critical dune area? *Contact: Mi. Dept. of Environmental Quality, Land and Water management Division, Great Lakes Section 517-373-1950.*
22. Y Will an on-site waste water treatment system or septic system be installed? For subsurface sanitary sewage disposal in quantities of 10,000 gallons per day or less:
23. Y Will the project involve County or District Environmental Health? For any subsurface discharge of sanitary sewage in quantities equal to or greater than 10,000 gallons per day- *Contact: Mi. Dept of Environmental Quality, Waste Management Division, 517-373-8148.*

For subsurface disposal of sanitary sewage in quantities of 6,000 to 10,000 per day. In addition to obtaining a construction permit from the county or district environmental health department, submit a waste water discharge notification form. Flow monitoring and reporting required. *Mi. Dept. of Environmental quality, Waste Management Division, Groundwater* are *Permits Unit, 517-373-8148.* For industrial or commercial waste water (other than sanitary sewage) in any quantity, *Mi. Dept. of Environmental quality, Waste Management Division, Groundwater Permits Unit; 517-373-8148*

24. Y Will the project involve the construction of a water supply well or the extension of a water supply service from an existing water system? *Contact: Mi. Dept. Environmental Quality Water program, appropriate District office, and County or District Environmental Health.* *Drinking*
25. Y Are there out-of-service wells, abandoned wells, or cisterns on the site? (drinking water, irrigation, & monitoring wells) *Contact: County or District Environmental Health.*
26. Y Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? *Contact: County or District Environmental Health.*
27. Y Will the project involve the on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)? *Contact: Mi. Dept. of Environmental Quality, Waste Management Groundwater Program Section, 517-373-8148.* *Division,*
28. Y Has the property or facility ever been subject to a remedial action, limited closure, or other environmental cleanup response under Part 201, Natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a Baseline Environmental Assessment (BEA) been completed for the property? *Contact: Mi. Dept. of Environmental Quality, Environmental Response Division: 517-373-9893 and /or Mi. Dept. of Environmental Quality Storage Tank Division, 517-373-8168.*

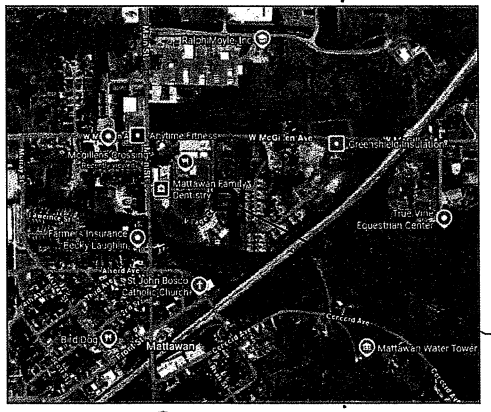


PLANT LIST

KEY	BOTANIC NAME	COMMON NAME	SIZE	QTY
DECIDUOUS TREES				
Aa	Ampelocler arboria	Northern Juncberry	2 1/2" cal. min	2

- SITE INFORMATION**
1. PARCEL ADDRESS: 56409 VILLAGE CENTER CIRCLE, MATTAWAN, MI 49071
PIN: 80-46-101-021-00
80-46-101-028-00
 2. OWNER: TIMOTHY SPIECH
28180 WEXFORD DR., LANTON, MI 49065
 3. ARCHITECT: BOSCH ARCHITECTURE
8065 VINEYARD PARKWAY
KALAMAZOO, MI 49009
(269) 321-5151
 4. SURVEY: N/A
 5. ZONING DISTRICT: V580, VILLAGE GEN. BUSINESS
 6. PROPOSED LAND USE: INDOOR REC. CENTER
 7. TOTAL SITE AREA: UNIT 21: 21,180 SF - 0.50 AC
UNIT 28: 20,031 SF - 0.46 AC
TOTAL = 41,811 SF - 0.96 AC
 8. LAND USE PERCENT (%): OPEN: 50.92%
BULD.: 21.02%
PAVEMENT: 22.07%
 9. BUILDING TYPE(S): EXERCISE CENTER - 11,302 SF
 10. MAXIMUM BUILDING HEIGHT: 35' MAXIMUM
26.5' ACTUAL
 11. REQUIRED PARKING: HEALTH, FITNESS, AND EXERCISE CENTERS:
(S) PARKING SPACES FOR EACH 1,000 SQUARE FEET OF GROSS LEASABLE FLOOR AREA, PLUS SPACES REQUIRED FOR ANY POOLS, TENNIS COURTS, ETC.
(11,302 GFA * 0.5%) / 1,000 SF * 5 STALL = 48 STALLS
48 PARKING STALLS REQUIRED
48 PARKING STALLS PROVIDED (I B.F. STALL)
 12. LANDSCAPING: SEE THIS SHEET
PARKING LOT (A) DECIDUOUS TREE WITH 100 SF OF PLANTING AREA FOR EVERY (10) PARKING SPACES.
(22) PARKING SPACES / 10 = (2) DECIDUOUS TREES REQUIRED
(2) DECIDUOUS TREES PROVIDED
SCREENING BETWEEN USES:
6' TALL OBSCURING WALL & BUFFER STRIP, MINIMUM 10' WIDE,
(1) TREE & (4) SHRUBS PER 50'. ALL TREES TO BE EVERGREEN.
(15' / 50' = (4) TREES REQUIRED & (16) SHRUBS REQUIRED
REQUIRED PLANTINGS ARE SATISFIED BY EXISTING PLANTINGS.
 13. LEGAL DESCRIPTION: SEE THIS SHEET
 14. OCC. CLASSIFICATION: A-3; ASSEMBLY
 15. CONSTRUCTION TYPE: 5B
 16. ALL SITE PARKING STRIPES, ARROWS, CROSSWALKS AND LINES TO BE YELLOW PAINT. ALL BARRIER FREE MARKINGS, LINES AND SYMBOLS TO BE BLUE.

LEGAL DESCRIPTION:
 1170-A28 13-3-13 1506-TH 1665-156 1671-410 1751-51 1761-135 ***
 UNIT 21 & 28 THE SHOPS AT HIGHLANDS CROSSING CONDOMINIUM
 TOGETHER WITH RIGHTS IN THE COMMON ELEMENTS AS DESCRIBED IN
 THE MASTER DEED RECORDED IN LIBER 1508, PAGE 804 AND ANY
 AMENDMENTS TO SAME. *** SPLIT ON 21 OCTOBER 2009 FROM
 80-46-100-080-00 FOR 2009.

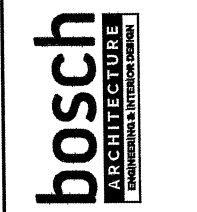


Spiech Project - Indoor Rec. Center

56409 Village Center Circle, Mattawan, MI 49071

ISSUED

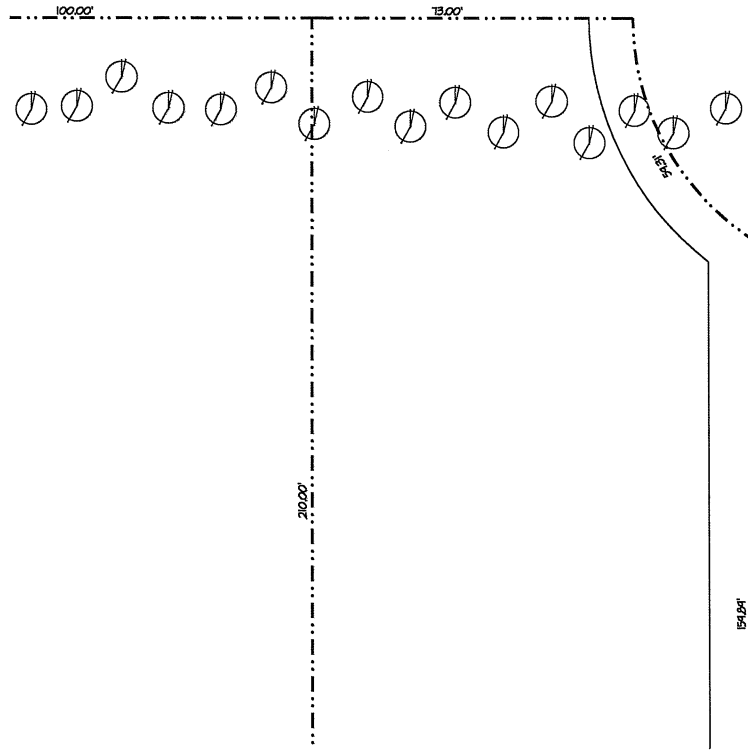
2025-05-05 FOR SITE PLAN & S.U. REVIEW



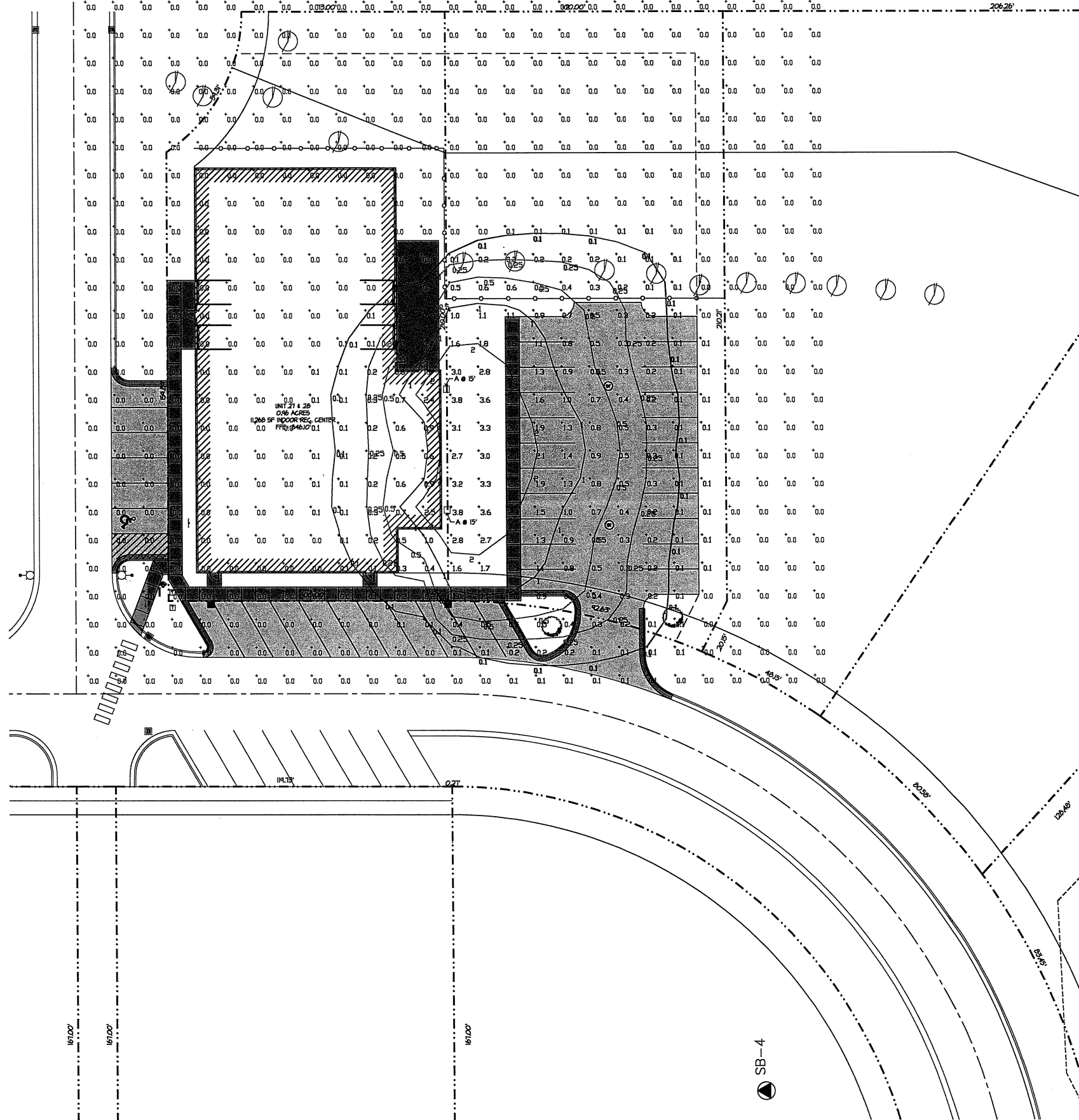
PN: 26045
 File Name: 26045.dwg
 8065 Vineyard Parkway
 Kalamazoo, MI 49009
 (269) 321-5151
 BoschArch.com

C001
 OVERALL SITE DEVELOPMENT
 PLAN

SITE DEVELOPMENT PLAN
 SCALE: 1" = 20'



Symbol	Label	QTY	Catalog Number	Description	Number Lamps	File Name	Lumens per Lamp	LLF	Wattage	Efficiency	Distribution
□	A	2	DSX1 LED P1 40K 70CRI	D-Series Size 1 Area Luminaire Performance Package 4000K CCT 70 CRI	1	DSX1 LED P1 40K 70CRI_1FTM	7760	1	50.9	100%	TYPE IV, SHORT, BUG RATING B1 - L0 - G3



D-Series Size 1 LED Area Luminaire

Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (831 mm)
Width:	14.26" (362 mm)
Height H1:	7.88" (200 mm)
Height H2:	2.73" (69 mm)
Weight:	34 lbs (15 kg)

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select
Items marked by a hatched background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aaculight.com/designselect. *See ordering tree for details.

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRH DDBXD

Series	LEDs	Color Temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX1 LED	Forward optics					
	P1	P6	3000K	70CRI	AFR	Autobative front row
	P2	P7	4000K	70CRI	T1S	Type I short
	P3	P8	5000K	70CRI	T2M	Type II medium
	P4	P9	5000K	70CRI	T3M	Type III medium
	P5	P9	5000K	70CRI	T3LG	Type III low glare*
	Rotated optics					
	P10	P12	3000K	80CRI	T4M	Type IV medium
	P11	P13	4000K	80CRI	T4LG	Type IV low glare*
	P12	P14	5000K	80CRI	T7TM	Forward throw medium
	P13	P15	5000K	80CRI	LCCO	Left corner cutout*
	P14	P16	5000K	80CRI	RCCO	Right corner cutout*

Control options	Other options	Finish/hood
<p>Shipped installed</p> <p>NLTAR2 PIRH: 2-light AIG pre-2 installed with 24-foot motion / ambient sensor, 8-40 mounting height, ambient sensor enabled at 2K, 0.5, 0.1</p> <p>PIR: High/low motion/ambient sensor, 8-40 mounting height, ambient sensor enabled at 2K, 0.5, 0.1</p> <p>PER: HEMA beam lock receptacle only (remote ordered separately)</p> <p>PER2: Five-pin receptacle only (remote ordered separately)</p>	<p>PER2: Seven pin multi-pin (remote ordered separately)</p> <p>FRD: Field adjustable output</p> <p>BL30: Be-lead switched dimming, 30%*</p> <p>BL50: Be-lead switched dimming, 50%*</p> <p>DMG: 0-10V dimming when pulled outside fixture (or use with an external control, ordered separately)</p> <p>DS: Dual switching</p>	<p>Shipped installed</p> <p>SPROCK: 2x1 sensor protection</p> <p>HS: Housecode shield (black finish standard)</p> <p>L90: Left rotated optics*</p> <p>R90: Right rotated optics*</p> <p>CEE: Central Construction*</p> <p>SA: 30°C ambient operation**</p> <p>BAA: Buy America/for and/or Buy America/Build America Buy America Qualified</p> <p>SF: Single face (130, 277, 547V)*</p> <p>DF: Double face (130, 240, 480V)*</p> <p>Shipped separately</p> <p>EGSR: External Glass Shield (removable, field install required, matches housing finish)</p> <p>BS06: Bird Spikes (field install required)</p>

Spiech Project - Indoor Rec. Center

56409 Village Center Circle, Mattawan, MI 49071

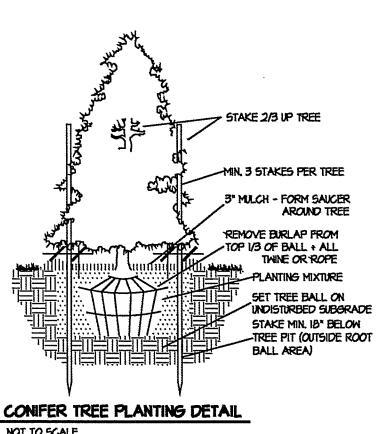
2020-05-05 FOR SITE PLAN & SLU REVIEW
ISSUED



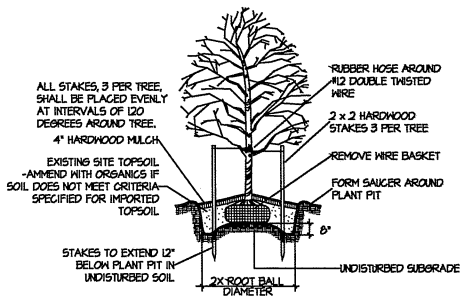
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6055 Vineyard Parkway
Kalamazoo, MI 49009
616-992-3545
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C003
SITE PHOTOMETRIC PLAN

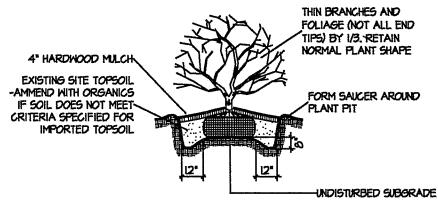
SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'



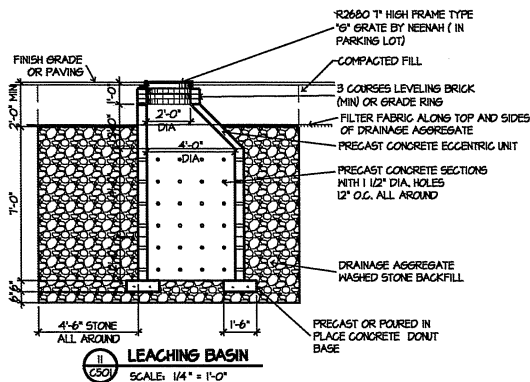
CONIFER TREE PLANTING DETAIL
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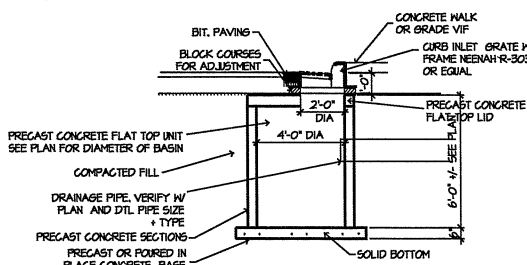
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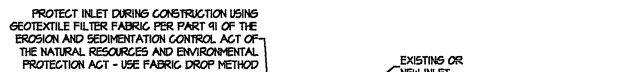
SHRUB PLANTING DETAIL
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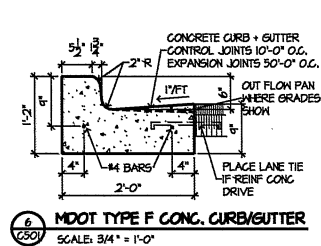
LEACHING BASIN
SCALE: 1/4" = 1'-0"



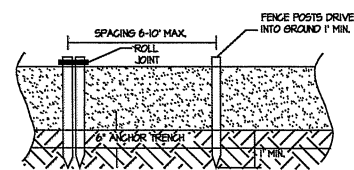
CURB BASIN DETAIL
SCALE: 1/4" = 1'-0"



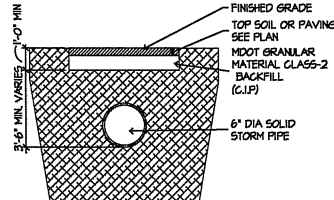
TYPICAL INLET PROTECTION - FABRIC DROP
SCALE: 3/4" = 1'-0"



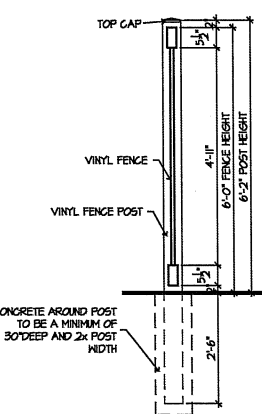
MOOT TYPE F CONG. CURB/GUTTER
SCALE: 3/4" = 1'-0"



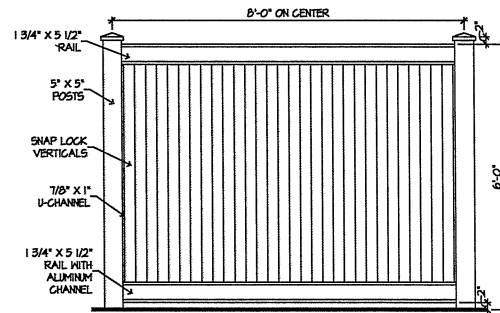
SILT FENCE
SCALE: 3/4" = 1'-0"



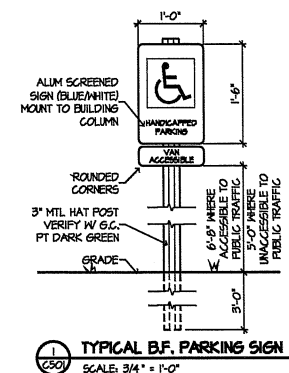
SOLID STORM PIPE
SCALE: 1/4" = 1'-0"



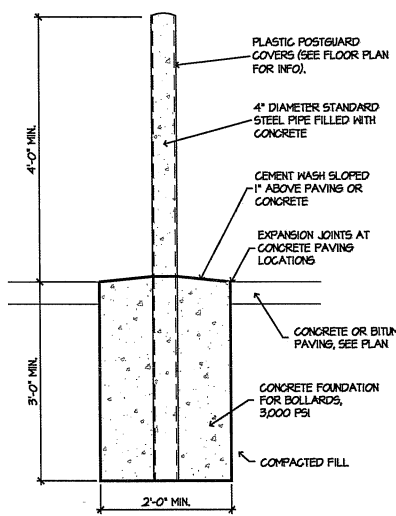
VINYL FENCE DETAIL
SCALE: 1/2" = 1'-0"



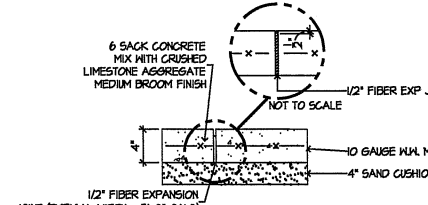
VINYL FENCE SYSTEM
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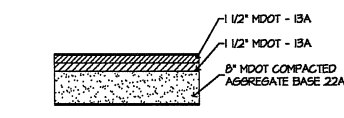
TYPICAL B.F. PARKING SIGN
SCALE: 3/4" = 1'-0"



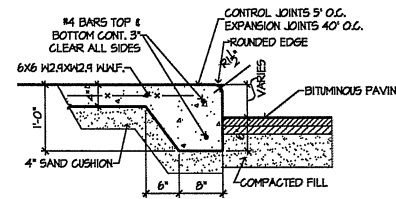
PIPE BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



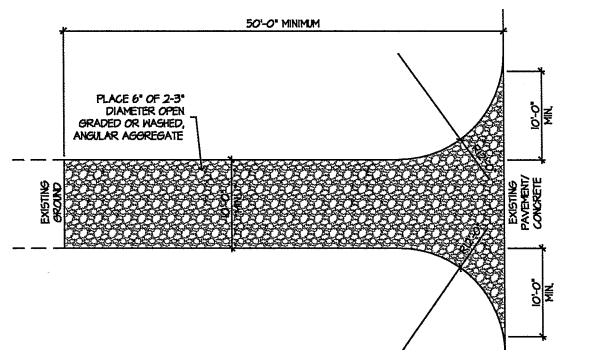
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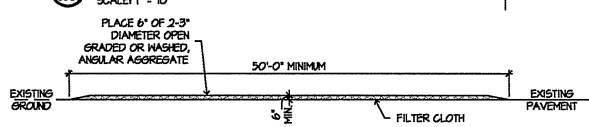
SITE BITUMINOUS ASPHALT PAVING
SCALE: 3/4" = 1'-0"



THICKENED EDGE CONCRETE WALK
SCALE: 3/4" = 1'-0"

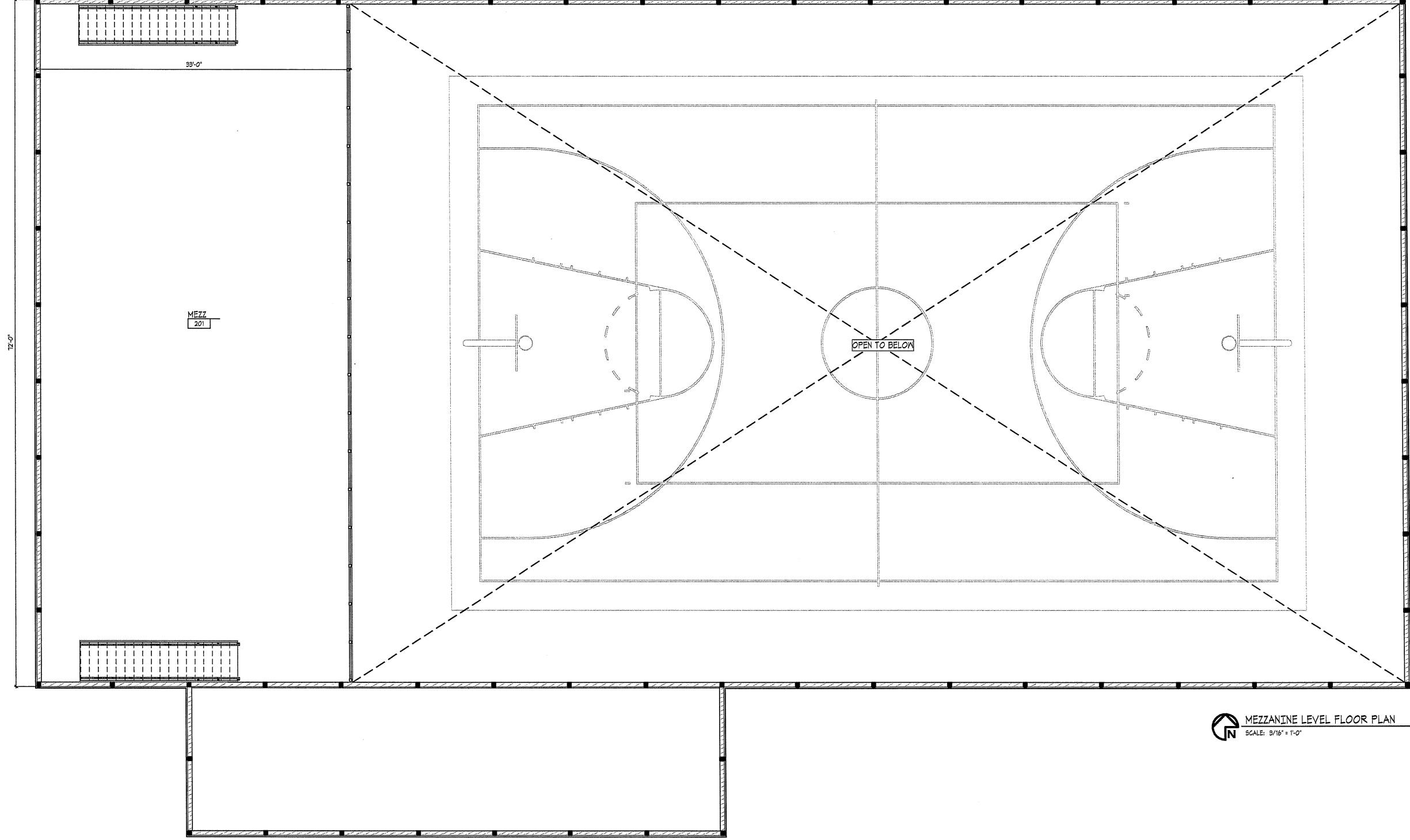


STANDARD PLAN VIEW CONSTRUCTION ACCESS ROAD
SCALE: 1" = 10'



STANDARD PROFILE VIEW CONSTRUCTION ACCESS ROAD
SCALE: 1" = 10'

CONSTRUCTION ACCESS ROAD NOTES
SIDE SLOPES TO BE NO STEEPER THAN 2H:1V
UNDERLAY ACCESS ROAD WITH NONWOVEN GEOTEXTILE FABRIC



MEZZANINE LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

A102
MEZZANINE LEVEL FLOOR
PLAN

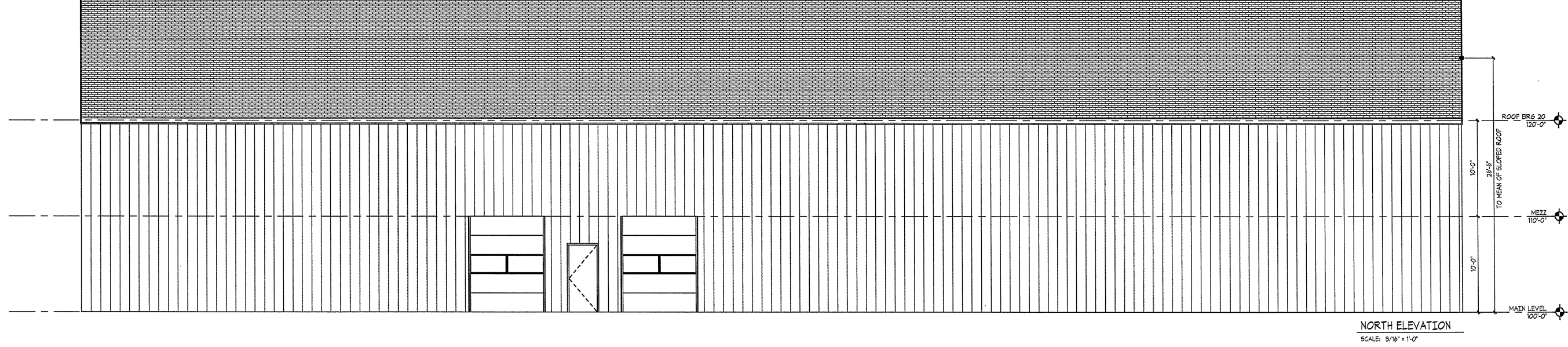
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8685 Vineyard Parkway
Kalamazoo, MI 49009
(269) 324-5151
BoschArch.com

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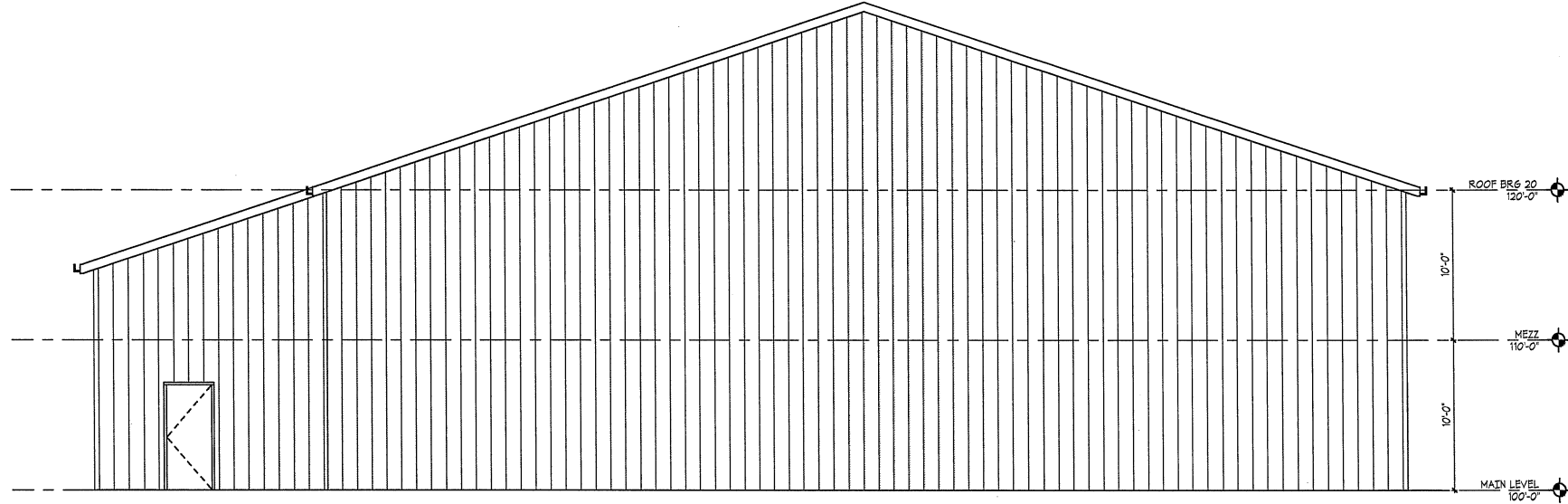
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CONSTRUCTION**
04/30/2026

Spiech Project
56409 Village Center Cir. Mattawan, MI 49071



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

Spiech Project

56409 Village Center Cir. Mattawan, MI 49071

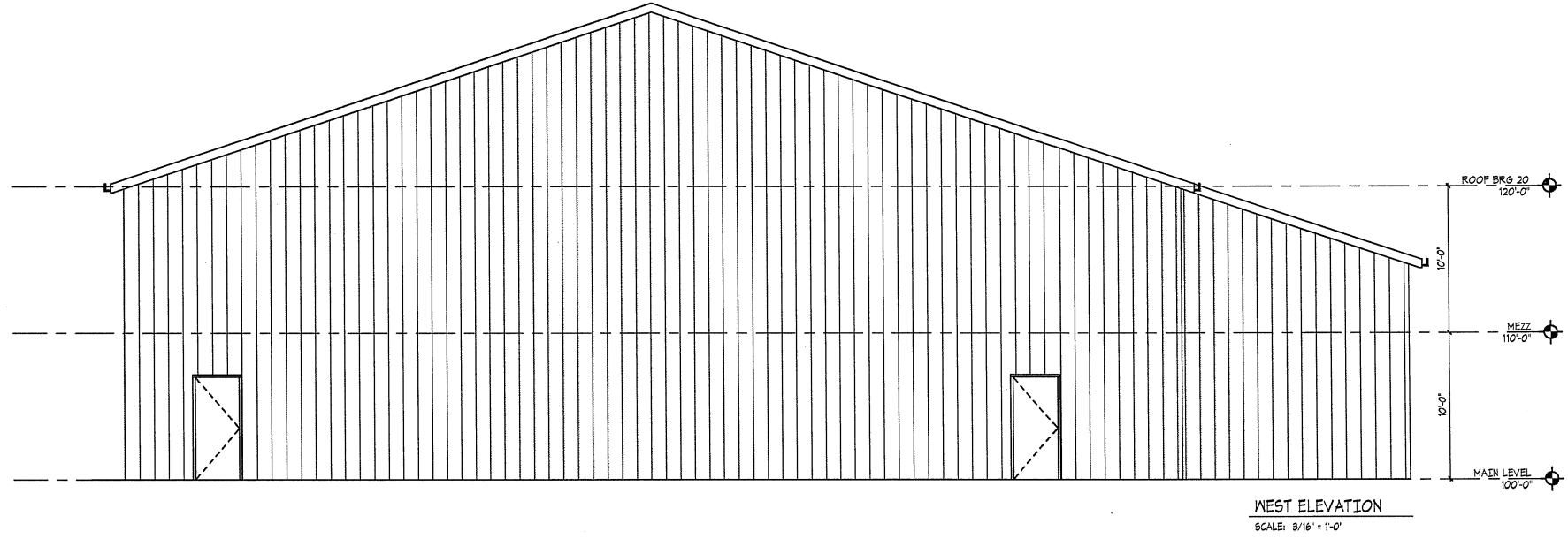
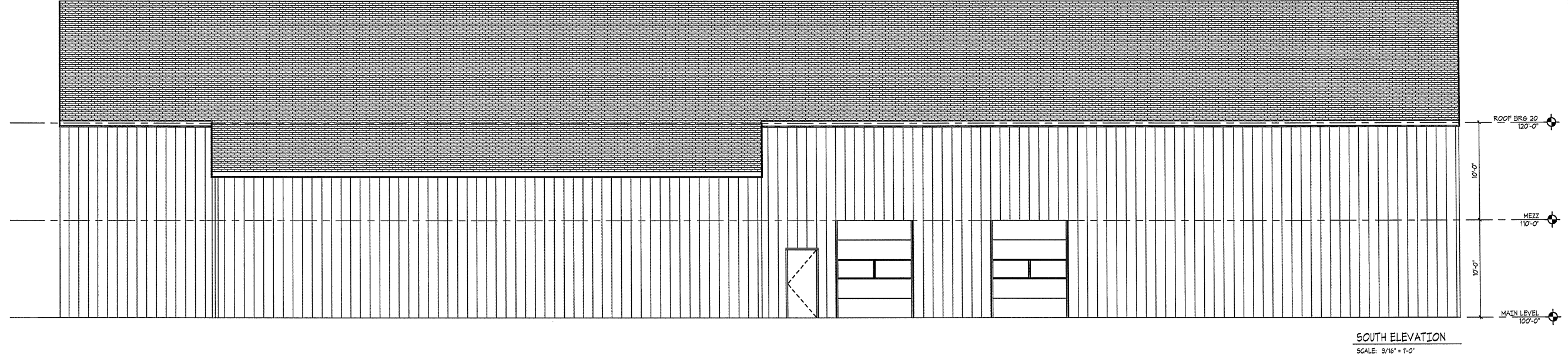
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A201
EXTERIOR ELEVATIONS



Spiech Project

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A202
EXTERIOR ELEVATIONS