



## **UNLISTED USE DETERMINATION**

### **SUPERIOR AMBULANCE AS A 24-HOUR PRIVATE EMERGENCY MEDICAL SERVICES'**

#### **UNLISTED USE DETERMINATION FOR SUPERIOR AMBULANCE AS A 24-HOUR PRIVATE EMERGENCY MEDICAL SERVICES'**

4.87 of the Zoning Ordinance. The applicant is requesting a determination on the appropriateness of Superior Ambulance, 24-hour private emergency medical services as a Special Land Use in the I-1, Light Industrial District.

#### **Required Action**

Planning Commission's recommendation to approve, deny or postpone the request for unlisted use determination of Superior Ambulance, a 24-hour private emergency medical services as a Special Land Use in the I-1, Light Industrial District.

## MOTION SHEET

### Approval

In the matter of Unlisted Use Determination, motion to recommend approval to City Council to allow Superior Ambulance, a 24-hour private emergency medical service as the described unlisted use, as an appropriate use subject to Special Land Use Conditions in I-1, Light Industrial District based on the following motion:

- a. Superior Ambulance is not expressly authorized or contemplated in City of Novi Zoning Ordinance as a as a principal permitted use or a principal permitted use subject to special conditions;
- a. The proposed use is an appropriate use in the I-1 District;
- b. Additional screening from abutting residential district may be required at the time of Special Land Use Consideration;
- c. *(additional conditions here if any)*

*(This motion is made because the plan is otherwise in compliance with Article 4, Section 4.87 the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**- OR -**

### Denial

In the matter of Unlisted Use Determination, motion to recommend denial to City Council to allow Superior Ambulance, a 24-hour private emergency medical service as the described unlisted use, as an appropriate use subject to Special Land Use Conditions in I-1, Light Industrial District based on the following motion:

- a. Carvana fits the definition of a 'used car salesroom, showroom, or office' which are only permitted in B-3, General Business district in our Zoning Ordinance;
- b. *(additional conditions here if any)*

*(This motion is made because the plan is not otherwise in compliance with Article 4, Section 4.87 the Zoning Ordinance and all other applicable provisions of the Ordinance.)*



## MEMORANDUM

**TO:** PLANNING COMMISSION  
**FROM:** SRI RAVALI KOMARAGIRI, PLANNER  
**THRU:** BARBARA MCBETH, AICP, CITY PLANNER  
**SUBJECT:** UNLISTED USE DETERMINATION FOR SUPERIOR AMBULANCE: A 24-HOUR PRIVATE EMERGENCY MEDICAL SERVICES  
**DATE:** OCTOBER 18, 2018

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Section 4.87 of the City of Novi Zoning Ordinance contains provisions for an Unlisted Use Determination, which allows the City Council, after review and recommendation by the Planning Commission, to determine the appropriate zoning district for a specific use that may not be listed in the Zoning Ordinance. A copy of the Unlisted Use ordinance language (Section 4.87) is attached to this memo.

This ordinance allows for a decision to be made on a specific use request by a specific applicant. It does not formally amend the ordinance to permit this use in the future in the district requested, although the Planning Commission and the City Council may wish to pursue a Zoning Ordinance text amendment as well, after the determination is made.

The request under consideration concerns whether to allow '**24-hour Private Emergency Medical Services**' as a Special Land Use within a specific zoning district in the City of Novi. Superior Ambulance has a contract with the City to provide services to the community, and surrounding facilities, and has been looking for a location to provide a base for the operations. Planning Staff has determined that the Zoning Ordinance does not provide for the use as it has been described. The use may be considered similar to a municipal fire station use, with office space, living quarters, and space for the parking, storage and care of emergency vehicles. However, the use as a facility that will be privately owned and operated would differ from a municipally-owned and operated building (which could be allowed in many different districts throughout the City). Therefore, the City Planner has forwarded the request for a decision under the Unlisted Use section of the ordinance.

The applicant identified a possible location for the proposed use at an existing light industrial facility located at 41001 Grand River Avenue. It is located east on the south side of Grand River Avenue, east of Meadowbrook Road. The existing building is a formal industrial facility and is currently vacant. The applicant is leasing a part of the site as indicated below for their use.

The applicant is proposing to build out a living quarters complete with kitchen, resting/lounging area, full bathroom and supply storage as indicated in the sketch drawing provided by the applicant. No changes to exterior building façade or exterior site are being

proposed at this time. Two to five ambulances will be stored inside the building. Approximately 4-10 paramedics will be working from this location. The location is not advertised and walk-in customers are not encouraged. There is no air operation proposed at this location (although the company's logo depicts a helicopter). A copy of the applicant's cover letter detailing the services offered is attached to this memo.

The subject property is zoned I-1, Light Industrial the property abuts a residential neighborhood to the south. Adjacent properties to the east and west are currently vacant and are zoned OS-1 that can be developed into Office-Service uses. To the north are existing industrial office buildings.

Staff researched three existing locations of Superior Ambulance in Southfield, Allen Park Station and Waterford. It appears that the service buildings are mostly located in light industrial areas near an airport or a railroad, but farther away from residential neighborhood. While staff agrees that the I-1, Light Industrial zoning district may be an appropriate zoning district for the proposed use, there are some concerns with the proximity to residential uses to the south. The applicant has indicated that there were no additional special requirements needed for existing locations in above mentions communities.

If the use is allowed as an unlisted use for the I-1 districts, it may be applicable for all I-1 districts as a Special Land Use. A map indicating all I-1 zoned areas in City of Novi is attached to the memo. As is evident, many of the I-1 areas are located along the railroad and Grand River Avenue corridor. Additionally, many of I-1 zoned parcels abut one-family (R-2 and R-4) and multiple family residential districts (RM-1 and RM-2).

**If ultimately approved by the City Council as a use authorized in the I-1 District, the applicant would still need to obtain Special Land Use approval through the Planning Commission during Preliminary Site Plan review.** As noted in our Zoning Ordinance, *"the I-1, Light Industrial district is intended to encourage innovations and variety in type, design and arrangement of land uses, but at all times to protect neighboring residential districts from any adverse impacts"*. **If this use is approved as a Special Land Use in the Light Industrial Districts, Staff recommends a review of on-site screening and other measures to minimize the noise and visual effects to the residential areas and adjacent properties. Proposed screening can be reviewed at the time of Special Land Use review and would require review and recommendation from the City's Landscape Architect. Special Land Use approval will require a public hearing, and notification of adjacent properties within 300 feet of the subject property.**

The Planning Commission is asked to review the applicant's narrative which is attached, along with staff's comments and determine whether or not the use would be appropriate as a Special Land Use in all I-1, Light Industrial Districts, subject to the screening and buffering requirements that would be reviewed as a part of the Special Land Use consideration.

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**Attachments:**

1. Subject property Maps: Location, Zoning, Future Land Use and Natural Features.
2. Map: I-1 Districts in City of Novi
3. Google Snapshots: Existing Superior Ambulance Locations in other communities
4. Applicants Cover letter
5. Interior building changes
6. Section 3.1.18: I-1 Light Industrial District
7. Unlisted Use Determinations

**MAPS**

Location

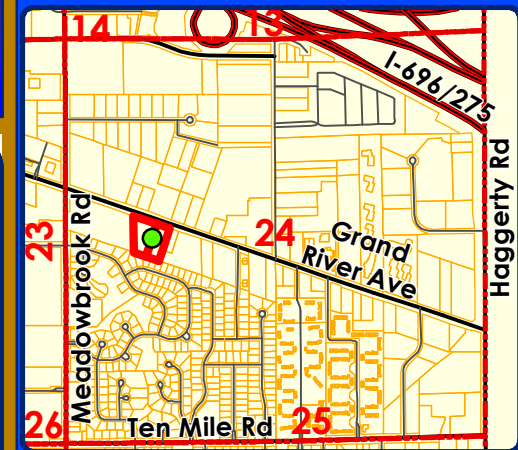
Zoning

Future Inaduse

Natural Features

# Superior Ambulance: Unlisted Use Determination

## Location



### LEGEND

 Sections



## City of Novi

Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

Map Author: Sri Komaragiri  
Date: 10/18/18  
Project: Superior Ambulance: Unlisted Use Determination  
Version #: 1



1 inch = 167 feet

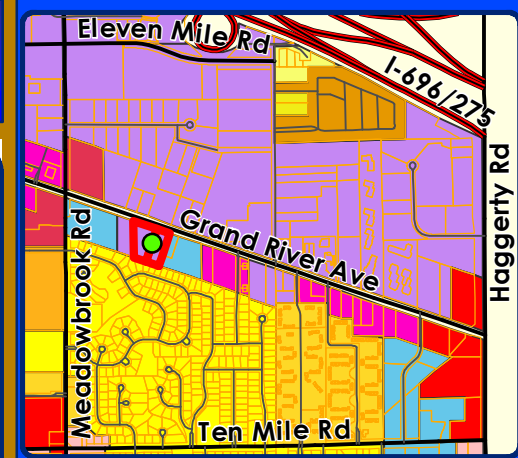
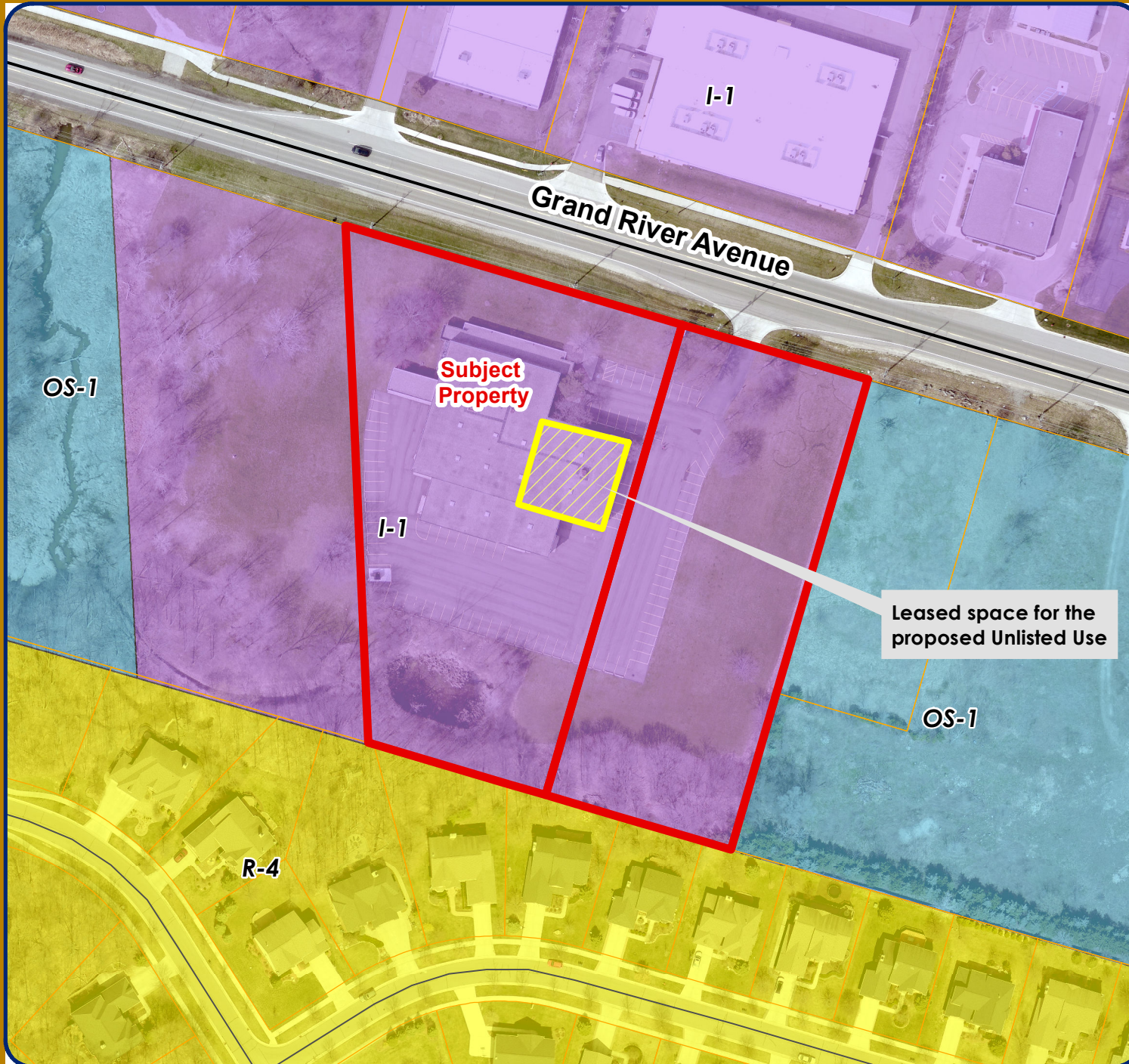


### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

# Superior Ambulance: Unlisted Use Determination

## Zoning



**LEGEND**

- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- MH: Mobile Home District
- B-1: Local Business District
- B-3: General Business District
- GE: Gateway East District
- I-1: Light Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District

**City of Novi**  
 Dept. of Community Development  
 City Hall / Civic Center  
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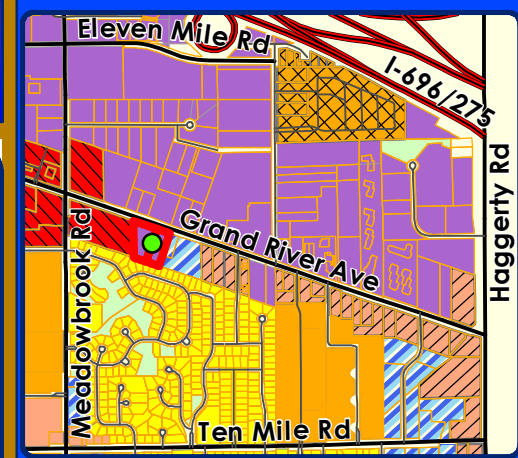
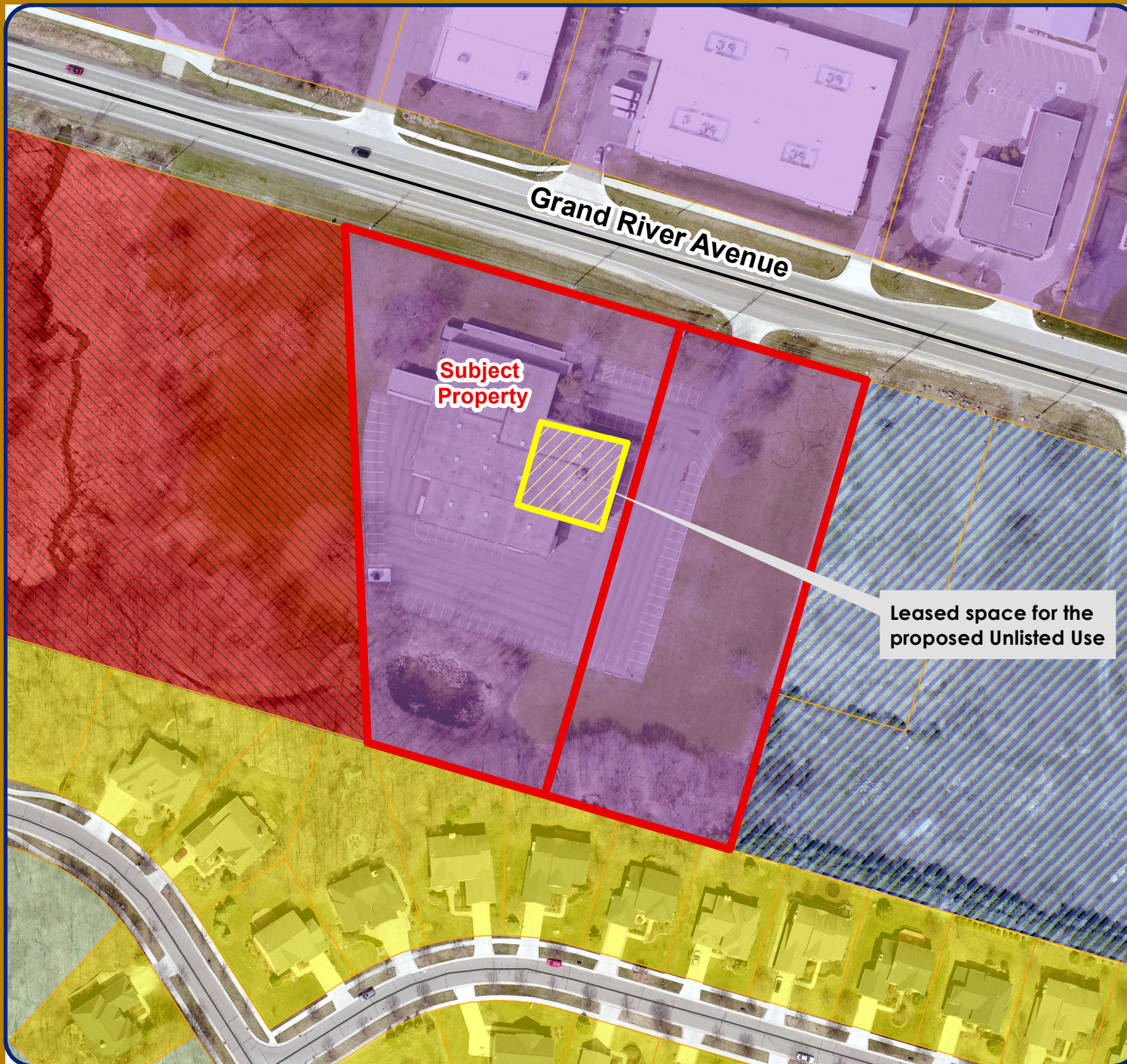
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# Superior Ambulance: Unlisted Use Determination

## Zoning



### LEGEND

- FUTURE LAND USE
- Single Family
  - Multiple Family
  - Mobile Home Park
  - Community Office
  - Industrial RD Tech
  - Local Commercial
  - Community Commercial
  - TC Gateway
  - Educational Facility
  - Private Park



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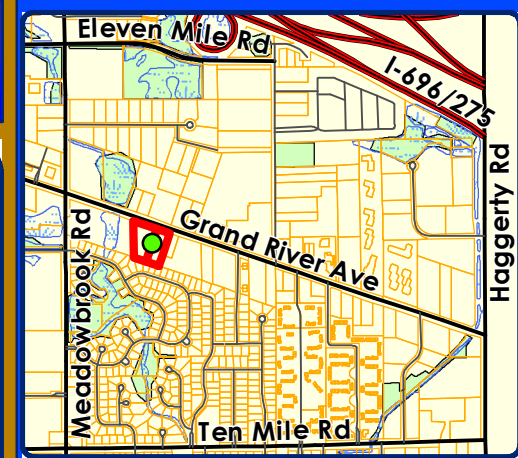


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# Superior Ambulance: Unlisted Use Determination

## Natural Features




**LEGEND**

- WETLANDS
- WOODLANDS

**City of Novi**  
Dept. of Community Development  
City Hall / Civic Center  
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Novi, MI 48375  
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0 25 50 100 150 Feet  
1 inch = 133 feet



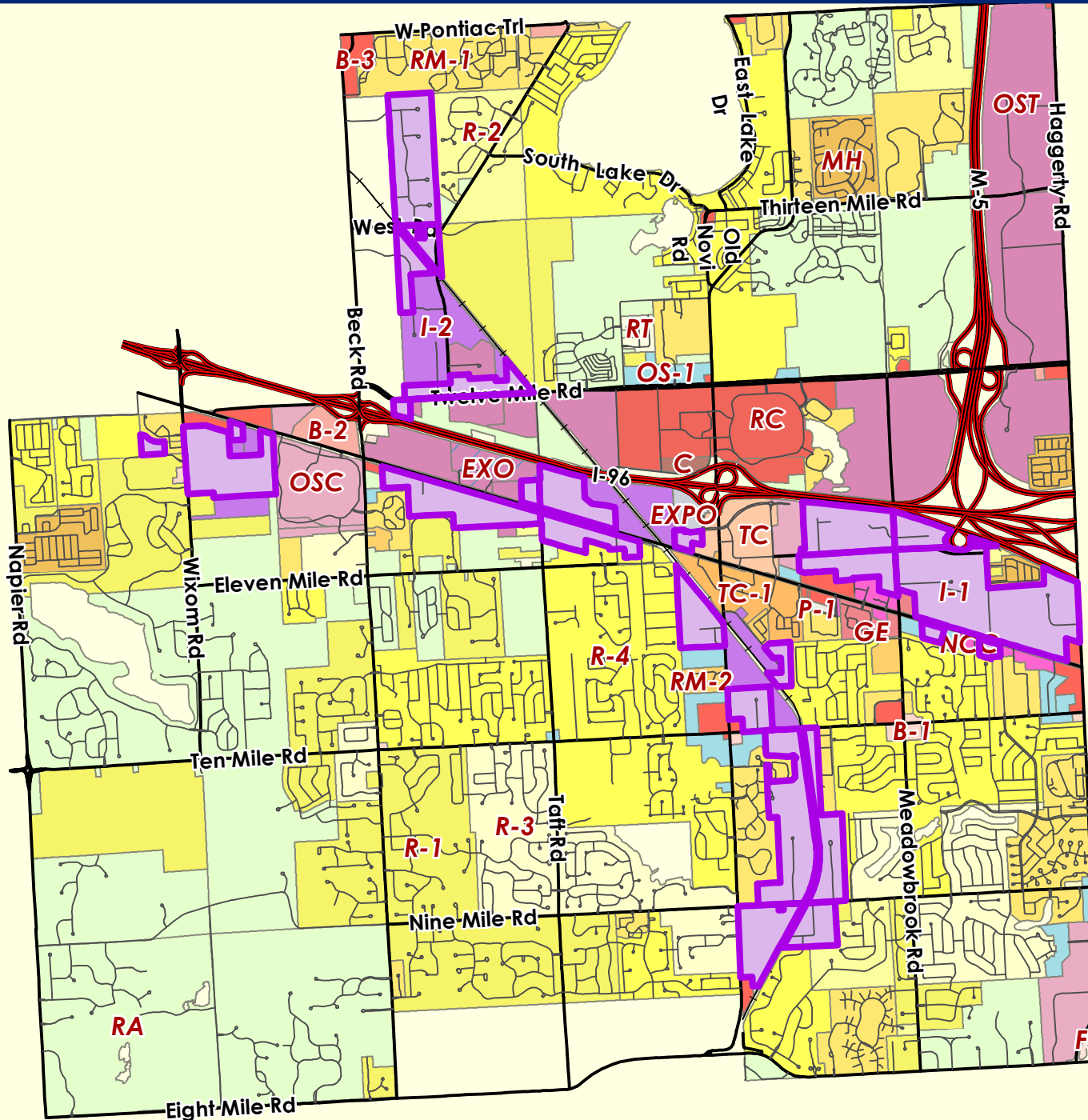
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**I-1 ZONING DISTRICT IN CITY OF NOVI**

# Superior Ambulance: Unlisted Use Determination

## Zoning



### Legend

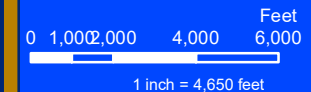
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-1 PRO: R-1 With Planned Rezone Overlay (PRO)
- R-2: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RT PRO: Two-Family Residential District With PRO
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- RM-2 PRO: RM-2 with Planned Rezone Overlay
- MH: Mobile Home District
- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business District
- C: Conference District
- EXO: OST District with EXO Overlay
- EXPO: EXPO District
- GE: Gateway East District
- FS: Freeway Service District
- I-1: Light Industrial District
- I-2: General Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District
- OS-2: Planned Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology
- RC: Regional Center District
- P-1: Vehicular Parking District
- TC: Town Center District
- TC-1: Town Center -1 District



### City of Novi

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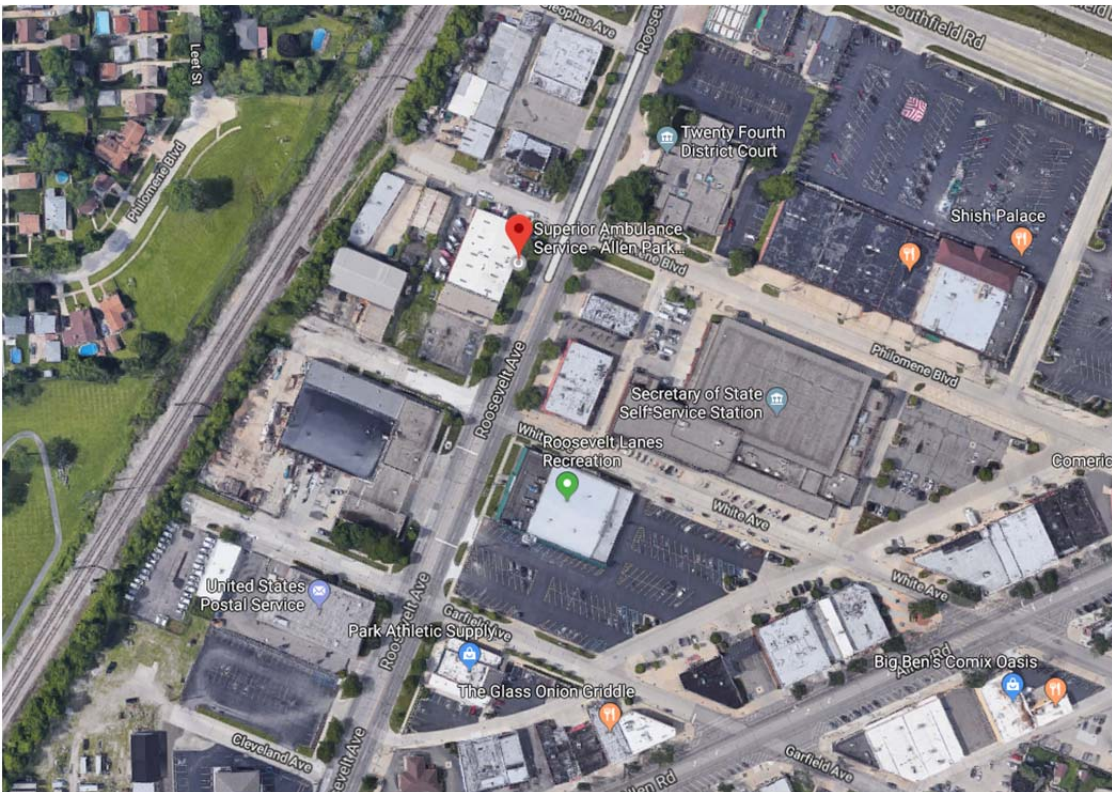
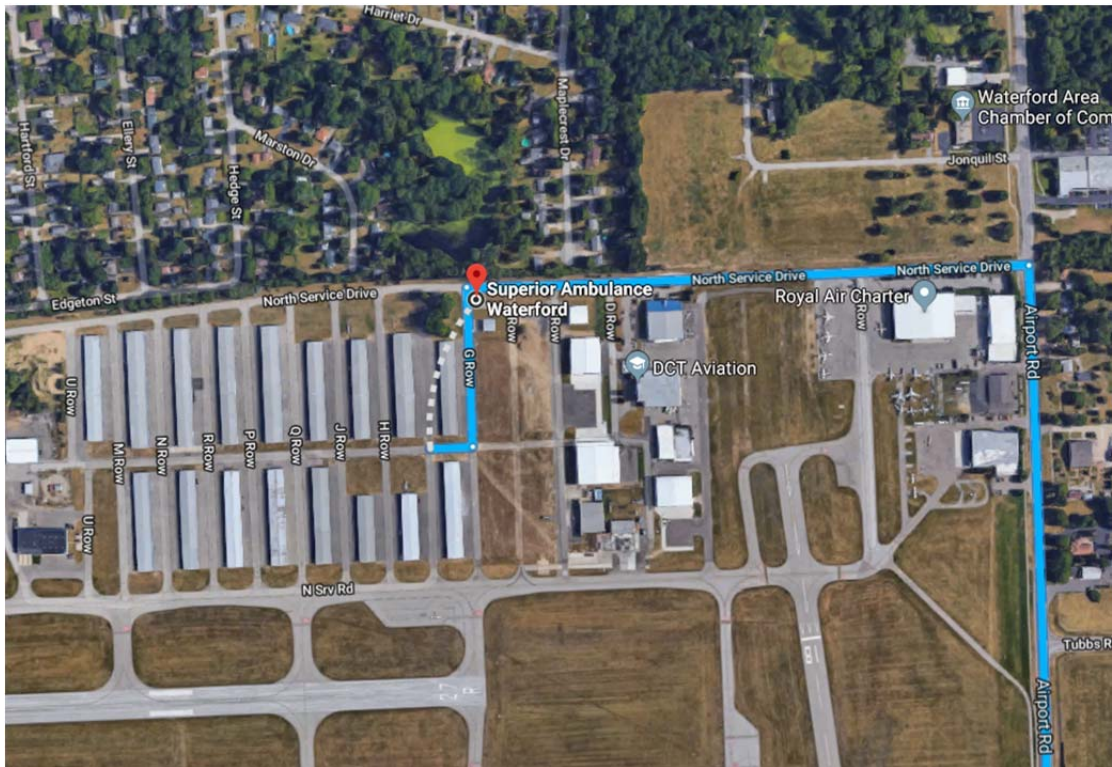


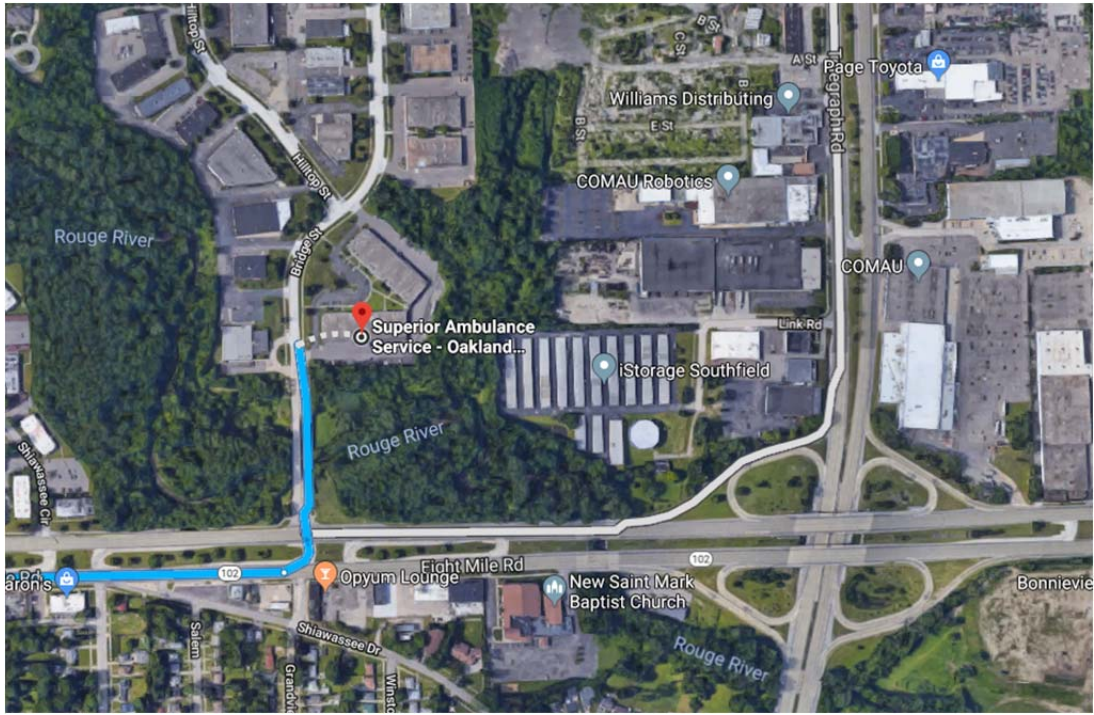
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Google Snapshots: Existing Superior Ambulance Locations in other communities

Google Snapshots: Existing Superior Ambulance Locations in other communities





**APPLICANT COVER LETTER**





September 7th, 2018

Superior Air-Ground Ambulance Service, Inc. of Michigan is the proud provider of Emergency Medical Services (EMS) to the City of Novi. We provide Advanced Life Support (ALS) emergency medical services (EMS) to the citizens, workers, and visitors 24 hours a day, 365 days a year. It is Superior Ambulance's intention to meet and exceed the City of Novi's service level and response expectations by providing the highest quality EMS staff and services. In order to do so, we have secured a lease agreement at 41001 Grand River Ave. The section of the building that we have leased has an office space with an adjoining garage space. Our plan is to use the office space to build out a living quarters complete with kitchen, resting/lounging area, full bathroom and supply storage.

As part of our commitment to the citizens of Novi, we plan is to move 2-5 additional ambulances and 4-10 EMT/Paramedics into 41001 Grand River Ave. Our obligation by contract is to be able to respond to any emergent request in the City of Novi in under 7 minutes. These ambulances would help to supplement the three dedicated ambulances to ensure timely emergency responses in times of high emergency requests volume.

In addition, these additional ambulances would help the care continuum for Novi and the surrounding communities by providing non-emergent transportation for Henry Ford West Bloomfield, Ascension Providence Park Novi, Huron Valley Sinai hospital and many of extended care facilities. These additional resources will be provide service 24 hours a day, seven days a week with minimal disruption to the surrounding residents and businesses.

All ambulances will park inside a secured, unadvertised garage and will be turned off while not in use. Employee parking limited to 10 parking spots adjacent to the leased section of the building. At no time would the emergency lights and/or sirens be activated while on the premises. There will not be any vehicle maintenance conducted at this location; all maintenance is conducted at our fleet shop in Allen Park, Michigan.

With over 58 years in providing EMS, we understand the importance of strong relationship with the communities that we serve. This mean much more than providing expert Emergency Medical Service; it means being a partner in wellness, safety and best interests of the citizens.

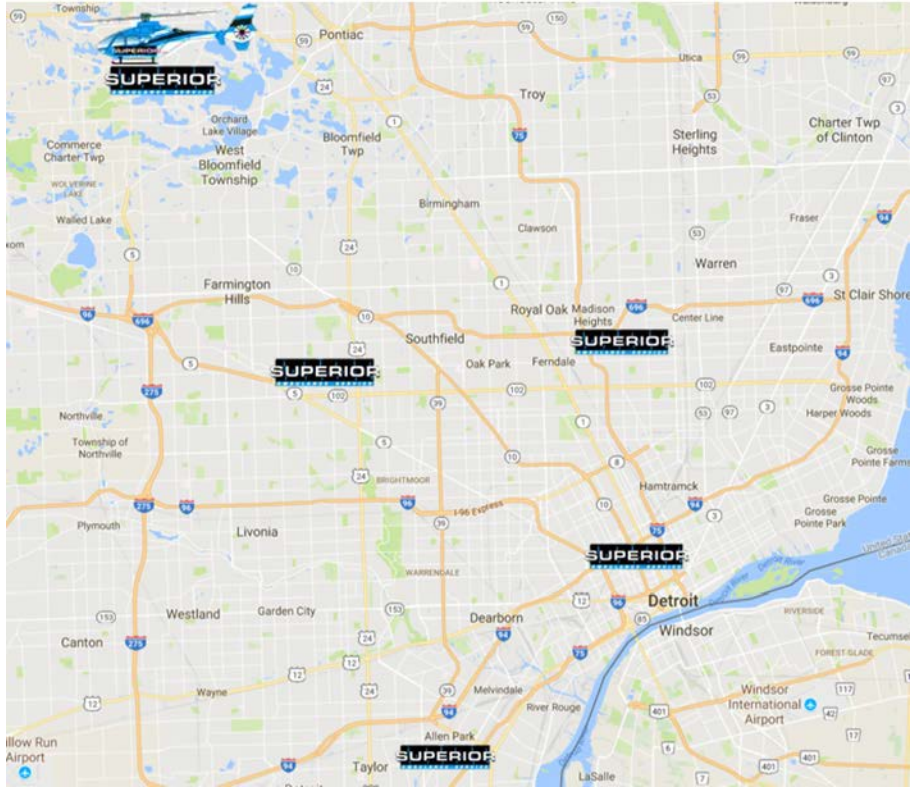
Thank you,

Andrew Brown  
Executive Director, Superior Air-Ground Ambulance of Michigan.



Superior of Michigan at a Glance:

- Seventy-Two (72) Ambulances
- Six (6) Stations
  - Warren
  - Southfield
  - Allen Park
  - Detroit
  - Waterford
  - Novi-(Per contract we lease and house one dedicated ambulance out of retired Fire Station No. 5)
  
- One (1) Aeromedical Helicopter
- Detroit EMS: Provide three ambulances daily since 2012
- 9-1-1 for the City of Rochester Fire Department - Provide Firefighter/Paramedics and EMT's
- Provide EMS for the City of Novi since January 2018



# Request for Operational Use of 41001 Grand River



**Superior Air-Ground Ambulance Service, Inc., of Michigan**

avenue  
Grand River Avenue  
Grand River Avenue

41001 Grand River Avenue

**POSSIBLE INTERIOR BUILDING RENNOVATIONS**

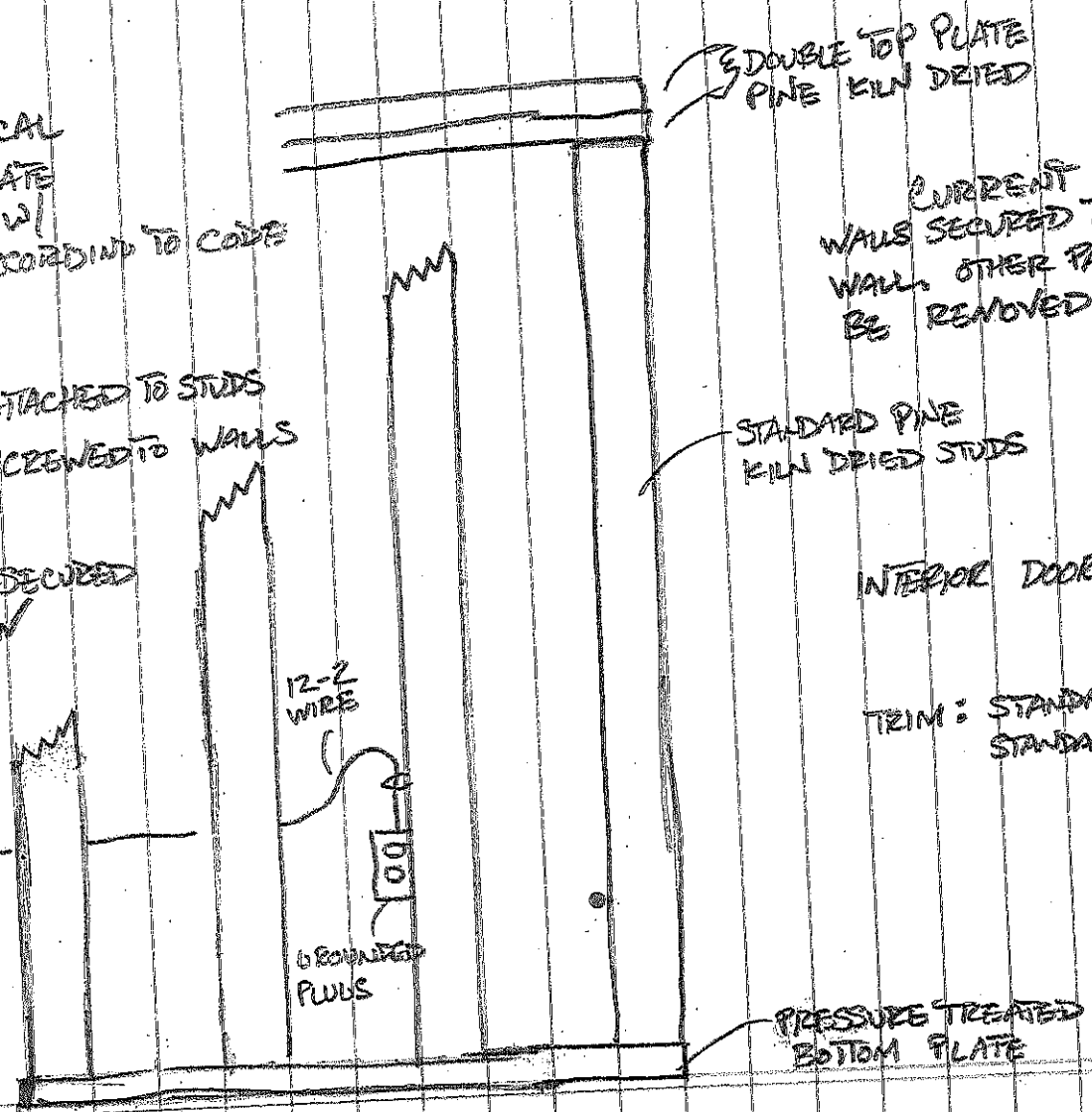
# CROSS SECTION OF EACH PARTITION

NOTE: ANY ELECTRICAL  
CONDUIT THROUGH TOP PLATE  
WILL BE FIRE STOPPED W/  
FIRE RATED CAULK ACCORDING TO CODE

NOTE: 1/2" DRYWALL ATTACHED TO STUDS  
TO BE GUNNED & SCREWED TO WALLS

NOTE: TOP PLATE TO BE SECURED  
TO I-BEAM VIA SCREEN

NOTE: ALL HEATING &  
COOLING & PLUMBING  
TO BE DONE TO  
CODE.



DOUBLE TOP PLATE  
PINE KILN DRIED

CURRENT PLANS ARE TO RETAIN  
WALLS SECURED TO EXTERIOR WALL & BAY  
WALL. OTHER PARTITIONS MIGHT MOVE OR  
BE REMOVED

STANDARD PINE  
KILN DRIED STUDS

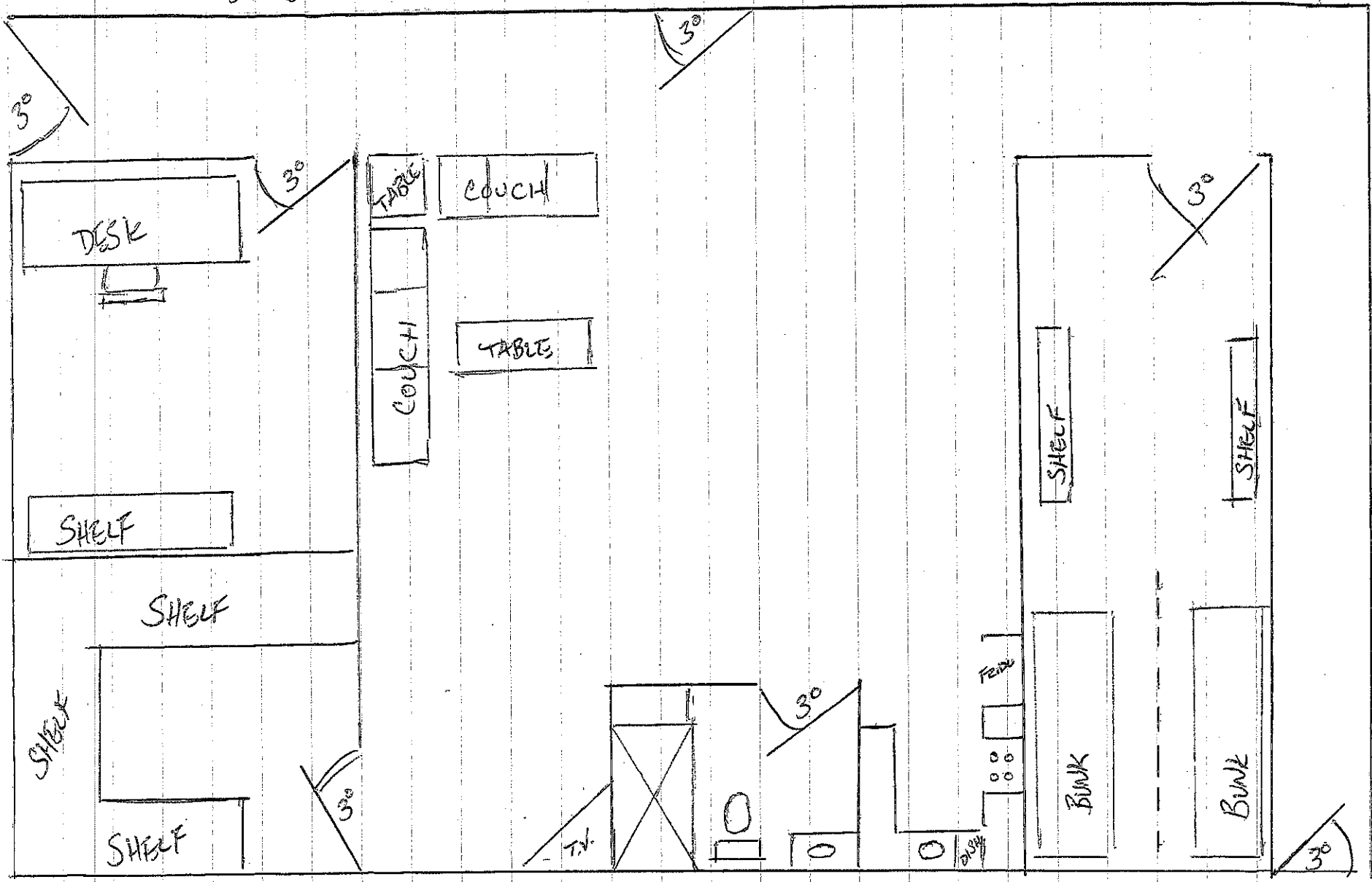
INTERIOR DOORS: HOLLOW 6 PANEL

TRIM: STANDARD 06 CASING  
STANDARD 3/4" BASE

PRESSURE TREATED  
BOTTOM PLATE

BAY

BAY





**I-1 LIGHT INDUSTRIAL DISTRICT PERMITTED USES**

# I-1 Light Industrial District

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

## A. INTENT

The I-1, Light Industrial district is intended to encourage innovations and variety in type, design and arrangement of land uses, but at all times to protect neighboring residential districts from any adverse impacts. The I-1 district is designed so as to primarily accommodate research, office and light industrial uses, including wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The district is designed to encourage unified complexes of research, office and light industrial uses, with high tech and multi-use facilities characterized by office, light industrial and warehousing activities in a planned environment. The I-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted.

The general goals of this use district include, among others, the following specific purposes:

1. To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for all types of research, office, light industrial and related uses.
2. To protect abutting residential districts by separating them from manufacturing and related activities by limiting uses which may locate adjacent to such residential districts, by setbacks for buildings and off-street parking, by limitation of location of off-street loading/unloading areas, and by landscape planning/berm/wall screens, and by prohibiting the use of such industrial areas for new residential development.
3. To promote research, office and light industrial development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, odor and other objectionable influences.
4. To protect the most desirable use of land in accordance with a well considered plan. To protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the City's tax revenue.



# I-1 Light Industrial District

3.1.18



**User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

- i. Professional office buildings, offices and office sales and service activities
- ii. **Accessory buildings, structures and uses** §4.19 customarily incident to the above permitted uses
- iii. Publicly owned and operated parks, parkways and outdoor recreational facilities
- iv. **Public or private health and fitness facilities and clubs** §4.34
- v. Medical offices, including laboratories and clinics

The following uses are subject to **Section 4.45:**

- vi. Research and development, technical training and design of pilot or experimental products
- vii. Data processing and computer centers
- viii. **Warehousing and wholesale establishments** §4.43
- ix. **Manufacturing** §4.43
- x. **Industrial office sales, service and industrial office related uses** §4.44
- xi. Trade or industrial schools
- xii. **Laboratories experimental, film or testing** §4.43
- xiii. Greenhouses
- xiv. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards
- xv. Public or private indoor recreation facilities
- xvi. Private outdoor recreational facilities
- xvii. **Pet boarding facilities** §4.46
- xviii. **Veterinary hospitals** **or clinics** §4.31
- xix. **Motion picture, television, radio and photographic production facilities** §4.47
- xx. Other uses of a similar and no more objectionable character to the above uses
- xxi. **Accessory buildings, structures and uses** §4.19 customarily incident to any of the above permitted uses

## C. SPECIAL LAND USES

The following uses shall be permitted where the proposed site does not abut a residentially zoned district:

- i. **Metal plating, buffing, polishing and molded rubber products** §4.48
- ii. **Uses which serve the limited needs of an industrial district (subject to Section 4.43),** as follows:
  - a. Financial institutions, unions, union halls, and industrial trade schools or industrial clinics
  - b. Industrial tool and equipment sales, service, storage and distribution
  - c. **Eating and drinking establishments and motels** §4.49
- iii. **Automobile service establishment** §4.50
- iv. **Self-storage facilities** §4.51
- v. **Retail sales activities** §4.52
- vi. **Central dry cleaning plants or laundries** §4.53
- vii. **Railroad transfer, classification and storage yards** §4.43
- viii. **Tool, die, gauge and machine shops** §4.43
- ix. **Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies** §4.54
- x. **Municipal uses** §4.43
- xi. **Motion picture, television, radio and photographic production facilities** §4.47
- xii. **Outdoor space for parking of licensed rental motor vehicles** §4.90
- xiii. **Accessory buildings, structures and uses** customarily incident to any of the above permitted uses

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement



## 4.87 UNLISTED USE DETERMINATIONS

- 1 Purpose and Introduction
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- e. Documented compliance with applicable local, state and national regulations including, but not limited to, all applicable safety, construction, environmental, electrical and communications. The MWET shall comply with Federal Aviation Administration (FAA) requirements, Michigan Airport Zoning Act, Michigan Tall Structures Act and any applicable airport overlay zone regulations.
- f. Proof of applicant's liability insurance.
- g. Evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned generator and that such connection has been approved. Off-grid systems shall be exempt from this requirement.
- h. A written description of the anticipated life of each MWET; the estimated cost of decommissioning; the method of ensuring that funds will be available for decommissioning and site restoration; and removal and restoration procedures and schedules that will be employed if the MWET(s) become inoperative or non-functional.
- i. The applicant shall submit a decommissioning plan that will be carried out at the end of the MWET's useful life, and shall describe any agreement with the landowner(s) regarding equipment removal upon termination of the lease.
- j. The proposed plan shall conform to the requirements of [Section 6.1](#) of the Zoning Ordinance: Site Plan Review (All Districts).
- vi. Certification and Compliance. The City must be notified of a change in ownership of a MWET or a change in ownership of the property on which the MWET is located.
- E. Temporary Uses Related to Wind Energy Turbines. The following is permitted in all zoning districts as a temporary use, in compliance with the provisions contained herein, and the applicable WET regulations.

- i. Anemometers
  - a. The construction, installation or modification of an anemometer tower shall require a building permit and shall conform to all applicable local, state and federal safety, construction, environmental, electrical, communications and FAA requirements.
  - b. An anemometer shall be subject to the minimum requirements for height, setback, separation, location, safety requirements and decommissioning that correspond to the size of the WET that is proposed to be constructed on the site.
  - c. An anemometer shall be permitted for no more than thirteen (13) months for a SSMWET, STMWET or MWET.

**4.87 UNLISTED USE DETERMINATIONS**

Where a proposed use of land or use of a building is not contemplated or specified by this Ordinance, or where the Planning Division has a question as to the appropriateness of a use that involves other features that were not contemplated or specified by this Ordinance, the Planning Division shall request a determination from the City Council, after review and recommendation from the Planning Commission, as to what district or districts, if any, in which the proposed use may be appropriate as a special land use.

In acting upon the request, the City Council shall take into consideration the spirit, purpose and intent of the Ordinance and the Master Plan for Land Use. If the City Council determines that:

1. Such use does not appear to be expressly authorized in the zoning ordinance as a principal permitted use or a principal use permitted subject to special conditions,
2. Such use does not appear to have been contemplated by this Ordinance as a principal permitted use or a principal permitted use subject to special conditions, or



- 1 Purpose and Introduction
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- 6 Development Procedures
- 7 Admin and Enforcement

- e. Documented compliance with applicable local, state and national regulations including, but not limited to, all applicable safety, construction, environmental, electrical and communications. The MWET shall comply with Federal Aviation Administration (FAA) requirements, Michigan Airport Zoning Act, Michigan Tall Structures Act and any applicable airport overlay zone regulations.
- f. Proof of applicant's liability insurance.
- g. Evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned generator and that such connection has been approved. Off-grid systems shall be exempt from this requirement.
- h. A written description of the anticipated life of each MWET; the estimated cost of decommissioning; the method of ensuring that funds will be available for decommissioning and site restoration; and removal and restoration procedures and schedules that will be employed if the MWET(s) become inoperative or non-functional.
- i. The applicant shall submit a decommissioning plan that will be carried out at the end of the MWET's useful life, and shall describe any agreement with the landowner(s) regarding equipment removal upon termination of the lease.
- j. The proposed plan shall conform to the requirements of [Section 6.1](#) of the Zoning Ordinance: Site Plan Review (All Districts).
- vi. Certification and Compliance. The City must be notified of a change in ownership of a MWET or a change in ownership of the property on which the MWET is located.
- E. Temporary Uses Related to Wind Energy Turbines. The following is permitted in all zoning districts as a temporary use, in compliance with the provisions contained herein, and the applicable WET regulations.

- i. Anemometers
  - a. The construction, installation or modification of an anemometer tower shall require a building permit and shall conform to all applicable local, state and federal safety, construction, environmental, electrical, communications and FAA requirements.
  - b. An anemometer shall be subject to the minimum requirements for height, setback, separation, location, safety requirements and decommissioning that correspond to the size of the WET that is proposed to be constructed on the site.
  - c. An anemometer shall be permitted for no more than thirteen (13) months for a SSMWET, STMWET or MWET.

**4.87 UNLISTED USE DETERMINATIONS**

Where a proposed use of land or use of a building is not contemplated or specified by this Ordinance, or where the Planning Division has a question as to the appropriateness of a use that involves other features that were not contemplated or specified by this Ordinance, the Planning Division shall request a determination from the City Council, after review and recommendation from the Planning Commission, as to what district or districts, if any, in which the proposed use may be appropriate as a special land use.

In acting upon the request, the City Council shall take into consideration the spirit, purpose and intent of the Ordinance and the Master Plan for Land Use. If the City Council determines that:

1. Such use does not appear to be expressly authorized in the zoning ordinance as a principal permitted use or a principal use permitted subject to special conditions,
2. Such use does not appear to have been contemplated by this Ordinance as a principal permitted use or a principal permitted use subject to special conditions, or



**APPLICANTS RESPONSE LETTER**



Date: 10/19/2018

To: Sri Komaragiri

Re: Staff memo for Planning Commission

Mrs. Komaragiri

This letter is to serve as record of our receipt of the staff memo that will be presented at the Planning Commission next week. Superior will continue to work with staff on any additional requirements needed for the change in zoning.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Brown", with a long horizontal flourish extending to the right.

Andrew G. Brown

Executive Director,

Superior Air-Ground Ambulance Service of Michigan, Inc.

Abrown@superiorambulance.com