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May 26, 2023

Erich Smith
Wade Trim
25251 Northline Road
Taylor, MI 48180

RE: Ford Blue Oval Battery Park Site Plan Conditional Approval

Dear Mr. Smith:

On May 19, 2023, the City Development Review Team completed their initial review of the Ford Blue Oval Battery Park Site Plan which was submitted on April 25, 2023. Pursuant to Ordinance 2023-02, which created the I-3 Zoning District, the City Development Review Team has reviewed the site plan and related submissions and has determined the following:

- The proposed site plan meets the dimensional requirements of the I-3 zoning district relative to building location in regard to building setbacks, height of structure, and lot coverage.
- The City acknowledges that soil erosion control and temporary storm water permits for construction/grading have been issued by Calhoun County.

Due to the nature of the Design/Build process being used on this site, the city anticipated multiple rounds of site plan review. However, as you are aware, there are a number of areas that require additional submissions prior to receiving approval to move forward with a full building permit.

That being said, based on meeting the dimensional requirements of the ordinance in relation to the main building, the site plan is approved as to the location, height, size, and elevation of the building as submitted. This approval and the County storm water permit authorize the submission of a building footings permit, pursuant to longstanding Marshall Building Department Policy and practice. A full building permit will not be issued until the other issues identified in the site plan review process receive approval from the City Development Review Team.

We look forward to continuing to move the Ford Blue Oval Site plan process forward and are available to discuss the outstanding issues identified by the City Development Review Team at your convenience. If you have any questions, please do not hesitate to contact me at 269-558-0354 or ezuzga@cityofmarshall.com.

Sincerely,

Eric F. Zuzga

Eric Zuzga
Director of Community Services

CC: Mike Carty, Ford Land
Chris Morgan, Walbridge
John Heidt, SSOE
Tim Bradshaw, Progressive AE
Sam Woodrick, McKenna
Derek Perry, City of Marshall
David Revore, City Attorney
City of Marshall Development Review Team
James Durian, MAEDA