

# LAND FOR SALE



**Highview Drive**

**Webberville, MI**

**Insite**  
**COMMERCIAL**

1111 W. Oakley Park Road  
Suite 220  
Commerce, Michigan 48390  
(248) 359-9000 – Detroit Office  
(616) 241-2200 – Grand Rapids Office  
[www.insitecommercial.com](http://www.insitecommercial.com)

# TABLE OF CONTENTS

# LAND FOR SALE

## Highview Drive, Webberville

SUMMARY	page 1
AERIAL	page 2
SURVEY	page 3
SITE PLAN	page 4
AREA MAPS	page 5
DEMOGRAPHICS	pages 6
TRAFFIC COUNTS	page 7
ZONING ORDINANCE	pages 8-12
MEDICAL MARIJUANA APPROVAL	pages 13-14



# PROPERTY SUMMARY

1

**Location:** Highview Drive  
Webberville, MI

**Parcel ID:** 33-43-08-15-200-015

**Total Land Size:** ~~4.6 Acres~~ 4 acres remaining: (2) 1.25 acre parcels / (1) 1.50 acre parcel

**Sale Price:** ~~\$250,000 Per acre or \$1,500,000~~ 1.25 acres - \$300,000 // 1.50 acres - \$350,000

**Utilities:** All available

**Zoning:** M-1 Limited Industrial – Special Use Permit approved for medical marijuana growing and processing facility

**School District:** Webberville Community Schools

**Property Taxes:** TBD

## Demographics within

**a 5 mile radius:** Population: 8,909 Persons  
Households: 3,383 Homes  
Avg. HH Income: \$82,891 Annually  
Traffic Count: 56,000 VPD on I-96 and 7,000 VPD on Stockbridge Rd.

**Comments:** ~~4.6~~ Acres on the north side of I96, just off the Stockbridge Road exit, at the end of Highview Drive. The site has been approved for a special use permit for medical marijuana growing and processing facility.

For Information Contact:

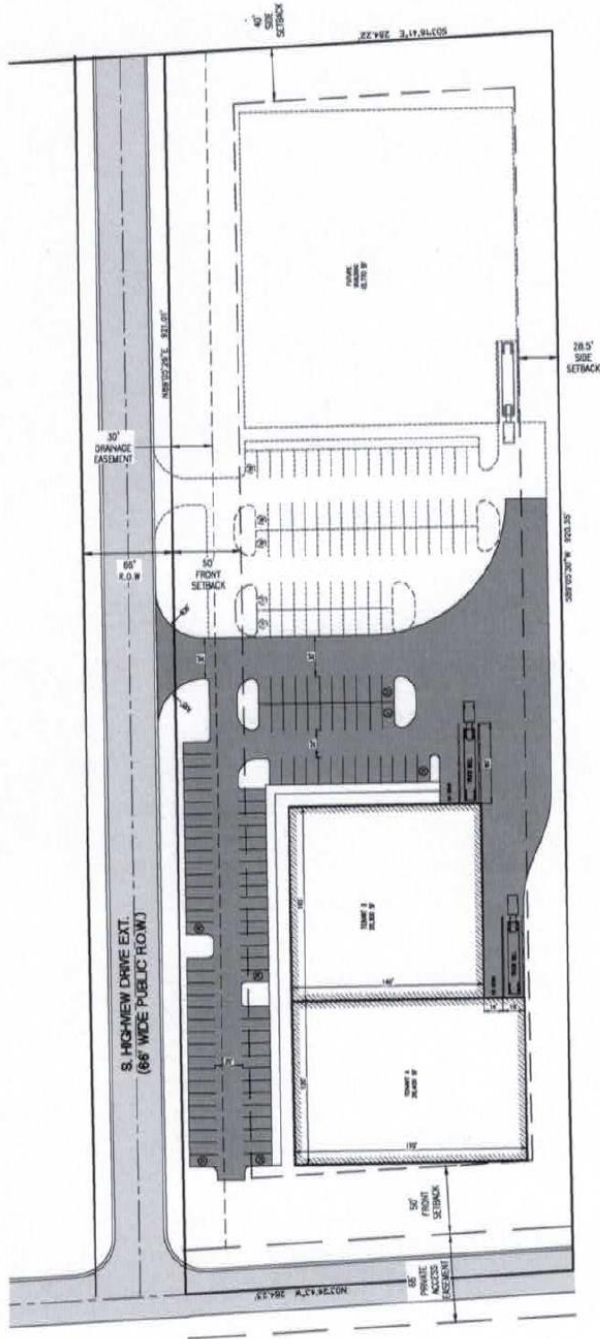
**Randy Thomas**  
**248-359-9000**







## CONCEPTUAL LAYOUT



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### PARKING CALCULATIONS

STANDARD PARKING, SEE SURVEY

STANDARD SPACES	40 SPACES
WHEELCHAIR ACCESSIBLE SPACES	4 SPACES
TOTAL SPACES	44 SPACES

REQUIRED SPACES TO SERVE: 44 SPACES

AVAILABLE SPACES: 44 SPACES

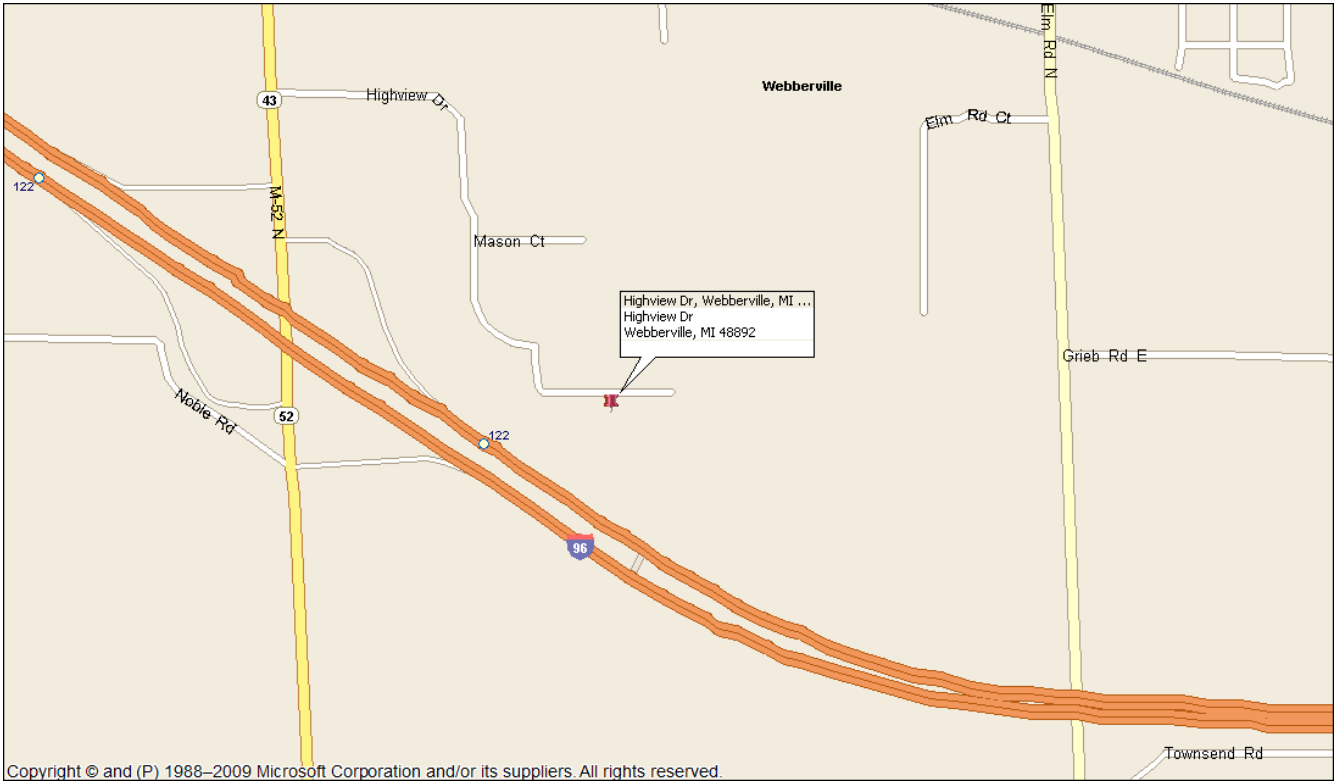
CONCLUSION: 00 TO THE TOTAL SPACES

TOTAL SPACES PROVIDED: 44 SPACES

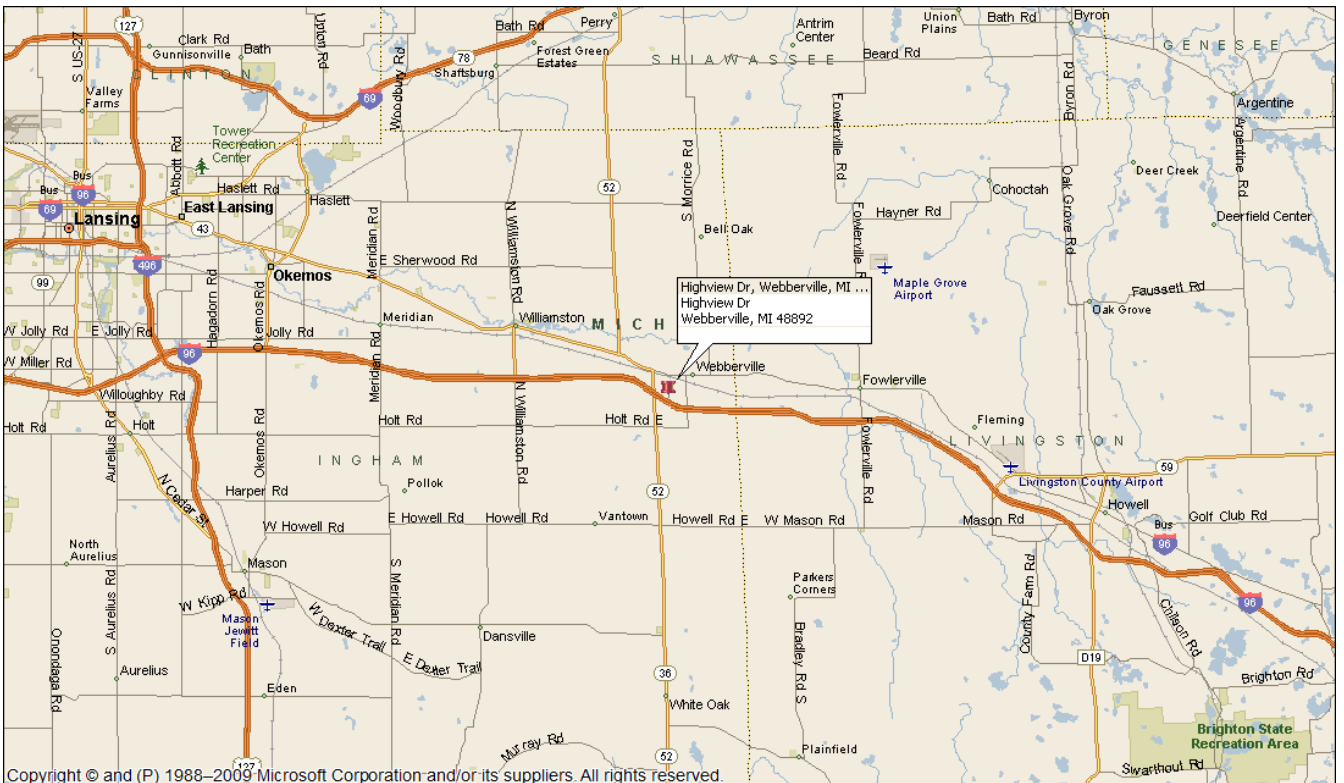
### SITE DATA TABLE

LOT AREA	30,000 SQ FT
LOT COVER	10.0%
PERMITTED	10.0%
PERMITTED	10.0%
PERMITTED	10.0%
PERMITTED	10.0%
PERMITTED	10.0%
PERMITTED	10.0%
PERMITTED	10.0%
PERMITTED	10.0%
PERMITTED	10.0%
PERMITTED	10.0%
PERMITTED	10.0%
PERMITTED	10.0%





### Local Map



### Regional Map

## SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.6576/-84.1899

RS1

**758-1198 Highview Dr**  
**Webberville, MI 48892**

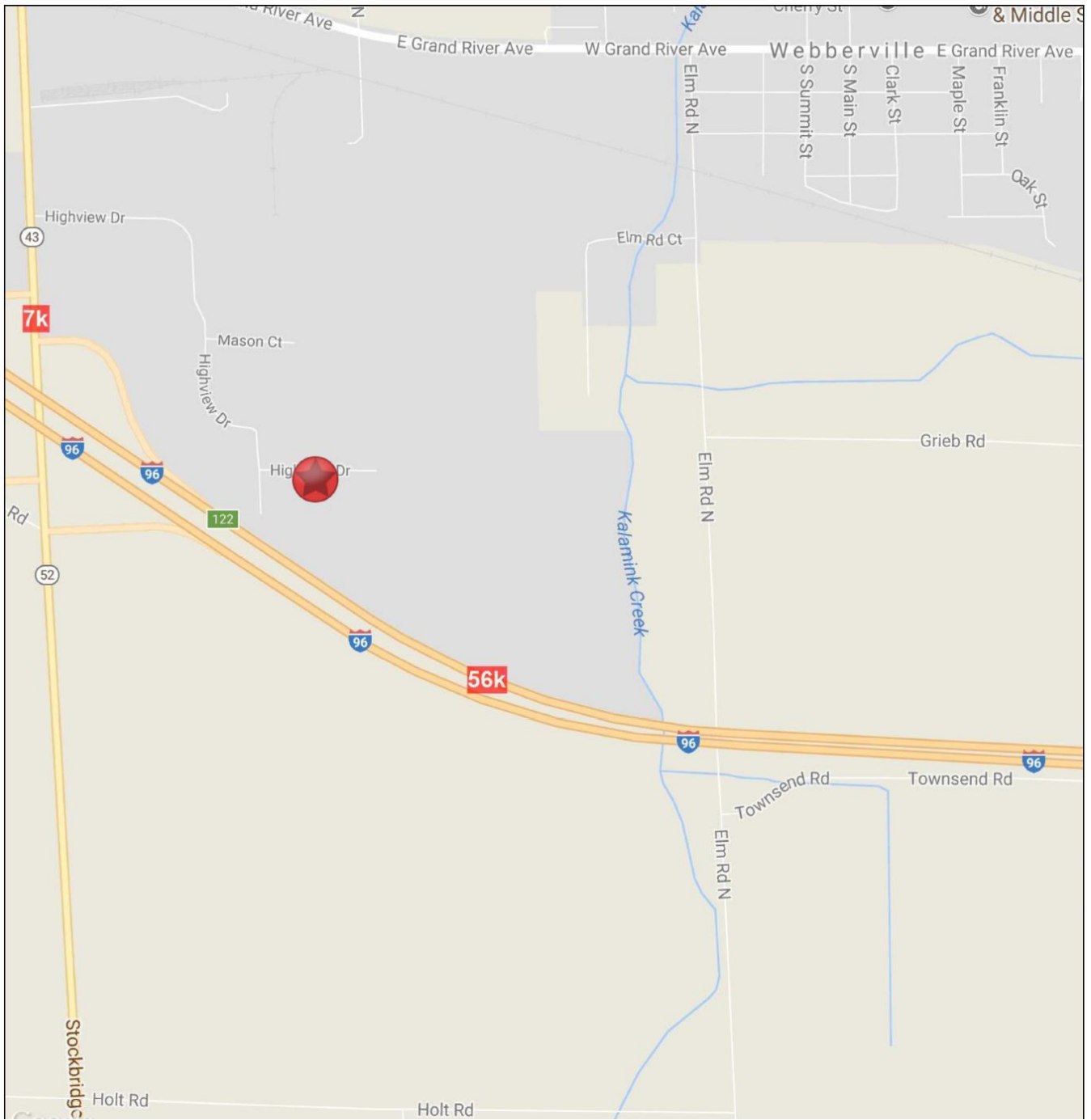
1 mi radius    3 mi radius    5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2017 Estimated Population	692	3,369	8,909
	2022 Projected Population	703	3,449	9,230
	2010 Census Population	653	3,460	8,945
	2000 Census Population	721	3,482	8,313
	Projected Annual Growth 2017 to 2022	0.3%	0.5%	0.7%
	Historical Annual Growth 2000 to 2017	-0.2%	-0.2%	0.4%
	2017 Median Age	36.9	37	37.2
<b>HOUSEHOLDS</b>	2017 Estimated Households	275	1,297	3,383
	2022 Projected Households	274	1,311	3,493
	2010 Census Households	257	1,308	3,320
	2000 Census Households	267	1,270	2,989
	Projected Annual Growth 2017 to 2022	-0.1%	0.2%	0.7%
	Historical Annual Growth 2000 to 2017	0.2%	0.1%	0.8%
<b>RACE AND ETHNICITY</b>	2017 Estimated White	95.4%	95.0%	95.4%
	2017 Estimated Black or African American	0.9%	1.0%	0.8%
	2017 Estimated Asian or Pacific Islander	0.7%	1.0%	1.0%
	2017 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
	2017 Estimated Other Races	2.4%	2.5%	2.3%
	2017 Estimated Hispanic	2.8%	2.7%	2.5%
<b>INCOME</b>	2017 Estimated Average Household Income	\$77,262	\$77,003	\$82,891
	2017 Estimated Median Household Income	\$55,648	\$61,684	\$68,606
	2017 Estimated Per Capita Income	\$30,733	\$29,649	\$31,481
<b>EDUCATION (AGE 25+)</b>	2017 Estimated Elementary (Grade Level 0 to 8)	3.5%	2.4%	1.9%
	2017 Estimated Some High School (Grade Level 9 to 11)	6.9%	6.1%	4.9%
	2017 Estimated High School Graduate	32.6%	33.1%	32.0%
	2017 Estimated Some College	27.7%	26.0%	26.7%
	2017 Estimated Associates Degree Only	9.9%	10.5%	10.2%
	2017 Estimated Bachelors Degree Only	13.9%	15.3%	16.2%
	2017 Estimated Graduate Degree	5.5%	6.7%	8.2%
<b>BUSINESS</b>	2017 Estimated Total Businesses	41	127	307
	2017 Estimated Total Employees	597	1,510	3,081
	2017 Estimated Employee Population per Business	14.5	11.9	10.0
	2017 Estimated Residential Population per Business	16.9	26.6	29.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# TRAFFIC COUNTS



## 153.062 M-1 District, Industrial

**1) Intent and purpose.** This district is intended to accommodate industrial uses, commercial storage, and related activities. The M-1 Districts are established to permit the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared material such as pharmaceuticals, hardware and cutlery, tool and die, gauge, and machine shops. It is also intended to permit industrial and commercial uses which meet the performance standards of this section. Commercial establishments engaged in limited retail sales and service establishments which are of a

limited nature are permitted subject to a special use permit. It is intended to prohibit residential uses and intensive retail enterprises as being incompatible with the primary uses permitted.

**2) Required Information for Site Plan Submission.** Before a building permit for a use within this district shall be issued, the owners or lessee shall submit the following material to the Zoning Administrator for review and approval:

- a) A site plan of the property showing the location of all present and proposed buildings, drives, parking areas, waste disposal fields, landscaping, plant materials, screening fences or walls, and other construction features which shall be proposed. The site plan shall meet the submittal and approval standards and be processed according to the procedures of 153.087.
- b) A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire or safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation.
- c) Engineering and architectural plans for:
  - i) The treatment and disposal of sewage and industrial waste or unusable byproducts. and
  - ii) The proposed handling of any excess traffic congestion, noise, glare, air pollution, water pollution, fire or safety hazards, or emission of potentially harmful or obnoxious matter or radiation.
- d) The proposed number of shifts to be worked and the maximum number of employees on each shift.

**3) Uses permitted.** In this district, no building, structure, or land shall be used and no building or structure shall be hereafter erected, structurally altered, or enlarged, except for the following uses:

- a) **Manufacturing Uses**, including any production, processing, clearing, testing, repair, storage, and distribution of materials, goods, foodstuffs, and other semi-finished or finished products from previously prepared material, provided that the requirements specified in Section 153.062.6 are met.
- b) **Warehousing and Storage Uses.**
- c) **Trade or industrial schools.**

## 4. Zoning Districts, Zoning Map, and Schedule of Regulations

- d) **Public utility installations and buildings.**
  - e) **Truck or rail freight terminal.**
  - f) **Contractor’s establishment** not engaging in retail activities on the site.
  - g) **Wireless telecommunications facilities**, subject to the standards in Section 153.127.
  - h) **Solar Energy Facilities** accessory to a permitted use or approved Special Use and intended to produce electricity primarily for the lot they are located on, subject to the standards in Section 153.128.
  - i) **Storage facilities** for building materials, sand, gravel, stone, lumber, and contractor’s equipment.
  - j) **Temporary buildings**, for uses incidental to construction work. The buildings shall be removed upon the completion or abandonment of the construction work or within the period of one year, whichever is the lesser time period.
  - k) **Public parks and recreation facilities.**
  - l) **Accessory uses** clearly appurtenant to the main use of the lot and customary to and commonly associated with the main use, such as:
    - i) Incidental offices for management and materials control.
    - ii) Restaurant or cafeteria facilities for employees.
    - iii) Caretaker’s residence if situated upon a portion of the lot complying with all of the requirements of the residential districts.
  - m) **Cemeteries**, public or private, subject to the following conditions:
    - i) The site shall be no less than 20 acres and shall be so designed as to provide all ingress and egress directly onto or from a major thoroughfare, as classified on the Comprehensive Development Plan of the village.
    - ii) The location of proposed service roads, entrances, and driveways shall be so designed in relationship to the major thoroughfare that pedestrian and vehicular traffic safety is encouraged. and
- 4) **Uses permitted by special use permit.** The following uses of land and structures in the M-1 Zone may be permitted by the application for and the issuance of a special use permit when specified procedures and requirements as outlined in 153.115 are complied with:

- a) **Heating and electric power generating plants**, other than solar or wind facilities.
- b) **Outdoor storage**, provided that any activity in which materials being processed or stored are located, transported, or treated outside of a building, the use shall be provided with an obscuring, permanently maintained fence or wall no lower than six feet high. Outdoor storage shall not be permitted in a front yard.
- c) **Junk yards**, providing the requirements of Section 153.154 are met.
- d) **Parking lots** on lots with no other uses.
- e) **Wind energy facilities**, when accessory to a residential use and designed to provide electricity primarily to the lot they are located on, subject to the standards in Section 153.129.
- f) **Extractive uses**, provided that the standards of Section 153.134 are met and the Planning Commission determines that off-site negative impacts will be minimal.
- g) **Sewage Treatment**, provided that the standards of Section 153.125.2.b are met.
- h) **Incinerators**, provided that the standards of Section 153.125.2.a are met.
- i) **Accessory Retail or Restaurant/Bar**, as described in Section 153.126
- j) **Agricultural uses**, as listed below, provided that the lot in question is one acre or greater in area.
  - i) Field crop and fruit farming, truck gardening, horticulture, aviaries, hatcheries, apiaries, greenhouses, tree nurseries, and similar agricultural enterprises along with accessory uses incidental to the above.
  - ii) Raising and keeping of small animals, such as poultry, rabbits and goats.
  - iii) Raising and keeping of livestock, such as cattle, hogs, horses, and ponies may be conducted on a lot of less than ten acres, provided that all the raising and keeping shall be for the use or consumption by the occupants of the premises.
  - iv) General and specialized farms including the raising and keeping for profit of cattle, hogs, horses, ponies, sheep, and similar livestock upon a lot having an area of not less than ten acres.
  - v) Public and private conservation areas and structures for the conservation of water, soils, open space, forest, and wildlife resources.

## 4. Zoning Districts, Zoning Map, and Schedule of Regulations

- vi) Public areas, such as forest preserves, game refuges, forest type recreation parks, and similar public uses of low density character.
- vii) Customary home occupations as specified for R-1A Districts, 153.124.
- viii) Roadside stands and other retail establishments selling products grown on the premises upon which the stand is located, provided that contiguous space for the parking of customer's vehicles is furnished off the public right-of-way at the ratio of one parking space for each 15 square feet of roadside stand floor area and provided further that all of the requirements for accessory buildings contained in 153.081.2 shall be met.
- ix) Supplementary uses, such as customary accessory uses and buildings incidental to an agricultural use that has received a Special Use Permit. The following accessory uses may be permitted:
  - (1) The storage of not more than one unoccupied travel trailer upon each lot or parcel.
  - (2) The killing and dressing of poultry and animals produced upon the premises. and
- x) Riding stables and livestock auction yards.
- xi) Raising of fur bearing animals for profit.
- xii) Veterinary hospitals, clinics, and kennels.
- xiii) Seasonal labor housing complexes associated with agricultural enterprises, provided that the units are maintained in safe and sanitary condition with inside water and sanitary sewage disposal facilities and that the structures are occupied no more than eight months in any 12-month period.
- xiv) Sawmills.
- xv) Sod farms.
- xvi) Grain and seed elevators and sales, and cold storage for cooperative and/or wholesale agricultural products.

## 5) Use requirements.

- a) Noise emanating from a use in this district shall not exceed the level of ordinary average street traffic noise. Noise shall not exceed 80 decibels as measured at the property line.

b) Uses in this district shall conform to the following standards:

- i) Emit no obnoxious, toxic, or corrosive fumes or gases which are deleterious to the public health, safety, or general welfare. and
- ii) Emit no smoke, odorous gases, or other odorous matter in the quantities as to be offensive to health, safety, and general welfare at or beyond any boundary of the use of the parcel. for the purpose of grading the density of smoke, the shade or appearance of smoke which is equal to but not darker than No. 1 of the Ringlemann Chart, as published and used by the United States Bureau of Mines, may be emitted for a period not exceeding four minutes to any 30 minutes.
- iii) Discharge into the air no dust or other particulate matter created by any industrial operation or emanating from any products stored prior or subsequent to processing.
- iv) Produce no heat or glare detrimental to the health, safety, and general welfare at or beyond the lot boundaries.
- v) Produce no physical vibrations to such an extent to be detrimental to the health, safety and general welfare at or beyond the lot boundaries.
- vi) Discharge no radioactive materials that exceed quantities established by the U.S. Bureau of Standards. And
- vii) Does not include in the manufacturing process any production or storage of any material designed for use as an explosive, nor in the use of any such material in production.

6) **Area and bulk requirements.** See 153.066 limiting the height and bulk of buildings, the minimum size lot permitted by land use, the maximum density permitted and providing minimum yard setback requirements. (Ord. 146, passed 3-2-1998. Ord. 163, passed 6-4-2001. Ord. 202, passed 4-21-2008. Ord. 212, passed 4-11-2011) Penalty, see 153.199



## Memorandum

To: Village of Webberville  
Date: January 10, 2018  
From: Christopher Khorey, AICP, Principal Planner  
Subject: **Village Council Motion for Canwell Medical Marijuana Growing and Processing**

On January 9, 2018, the Village of Webberville Council met and granted Special Use approval for medical marijuana growing and processing on the land south of Highview Drive Extension in the eastern portion of the industrial park, with the following conditions:

- 1) The amended and updated HWRSJT Webberville, LLC Special Use Request (dated January 9, 2018) shall be considered a condition of the Special Use Permit, in its entirety. During periodic inspections by the Village, the operations of the facility must be consistent with that document, and all equipment described in that document must be in working order. Failure to operate the facility in compliance with that document may result in revocation of the Special Use Permit by the Village Council.
- 2) This Special Use Approval, including the operational plan described in Condition 1, shall apply to the entire parcel. Additional construction on that site beyond what is proposed in the submitted site plan shall require additional Site Plan Approvals, but shall not require an additional special use permit for medical marijuana cultivation or processing unless the operations plan is proposed to change. Any other use requiring Special Use Approval, including other medical marijuana uses such as testing or secure transportation, shall be required to obtain the required special use permits.
- 3) All charcoal filters must be replaced at least annually.
- 4) Site Plan Approval and build out of the facility in compliance with the approved Site Plan.
- 5) Payment of two \$5,000 license fees.
- 6) Licensing of the facility through the State of Michigan. No Certificate of Occupancy or Medical Marijuana Operating License will be granted until this occurs.
- 7) No signage shall be permitted identifying the medical marijuana business, except for the facility's address, for a period of one year following approval.
- 8) The Village Council shall review any approved Special Use permit at its first regularly scheduled meeting after one year has passed after the approval. The Council may choose to re-authorize or void the permit at that time based on the performance and impact of the facility.

The site is located in an M-1 Industrial district and is west of Elm Road, so the uses proposed could be authorized by Special Use, and the Village Council chose to do so.

No site plan has been submitted yet for the site. No construction shall take place on the site prior to site plan approval and the issuance of a building permit. No medical marijuana grow or processing operations shall take place prior to the issuance of a Village medical marijuana license and a Certificate of Occupancy.

## LAND USE APPROVAL MEDICAL MARIHUANA FACILITY LICENSE

Date: January 9, 2018

**Applicant**

HWRSJT Webberville, LLC  
1875 Kinsel Court  
White Lake, MI 48390

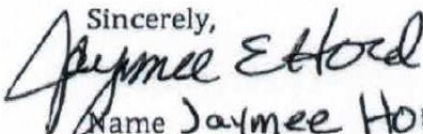
**Location:** Parcel Identification Number 33-43-08-15-200-015 in the Village of Webberville

**Request:** Establish a Medical Marihuana Growing and Processing Facility Pursuant to Section 205 of the Medical Marihuana Facilities Licensing Act, 2016 PA 281

Dear Applicant:

Please be advised that the Village of Webberville has approved your application for a Special Use Permit for Medical Marihuana Growing and Processing Facilities. The municipal approvals and permits are conditioned upon approval from the State of Michigan Medical Marihuana Licensing Board for state operating licenses. The subject property located at the parcel identification number referenced above is in the appropriate zoning district (M-1) and meets the criteria set forth in ordinance Section 153.135.D. This Special Use Permit is subject to the terms and conditions adopted by the Village Council at its meeting of January 9, 2018.

Sincerely,

  
Name Jaymee Hord  
Title Clerk/Treasurer

Open.P1271.P1271.19588388-1