



September 23, 2020

City Council
City of Grand Blanc
203 East Grand Blanc Road
Grand Blanc, Michigan 48439

RE: Grand Blanc Marketplace- PUD Plan Review

Dear Councilmembers:

Please find enclosed an electronic set of the revised preliminary PUD approval package for the proposed Grand Blanc Marketplace Commercial Development. We have revised the plans based the SAFEbuilt Studio review letter dated Dec. 5th, 2019 and Fleis & Vandenbrink letter dated Oct. 21, 2019. To assist in review of the plan revisions, we offer the following responses to their comments:

SAFEbuilt Studio Comments

1. Noted. No revisions required.
2. The plans have been updated to eliminate any parking spaces that were previously encroaching into the Holly Rd. right-of-way.
3. Noted. No revisions required
4. A material sample board will be presented at the meeting.

Fleis & Vandenbrink Comments

1. The plans have been updated to eliminate any parking spaces that were previously encroaching into the Holly Rd. right-of-way.
2. A connecting sidewalk has been added along Holly Rd. and Bella Vista Drive.
3. A waiver for (9) 9'x20' stacking spaces is being requested.
4. A Traffic Impact Study is being provided.

We hope you will find that we have adequately addressed the review comments. Please don't hesitate to contact me with any questions.

Sincerely,
Rogvoy Architects, P.C.
Mark Drane
Principal