

Van Esley Real Estate

Vacant Land for Sale

3 acres, 596 Ty Circle Drive

Northeast corner of Ann Arbor Road & Ty Circle Drive

Monroe County, Dundee Twp., Michigan 48131

SUMMARY

PRICE: \$450,000.00
Cash / Conventional

ZONING: M-1 (Manufacturing/Light Industrial)/ Master Planned Heavy Industrial

FRONTAGE: 358' on Ty Circle Drive, 389' on N. Ann Arbor Road

TAXES: Summer: \$968.00 Winter: \$1,506.00

UTILITIES: Water, Sewer, Gas, Electric

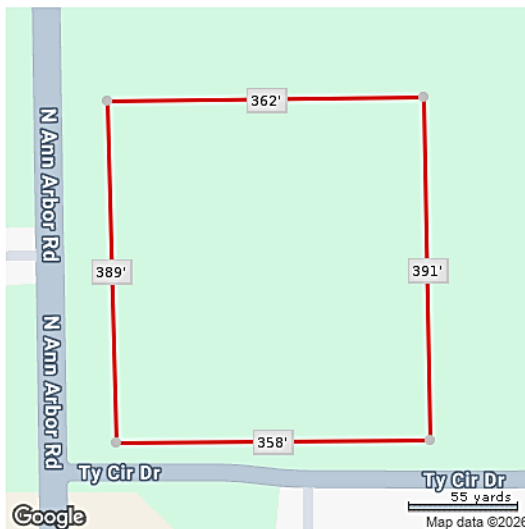
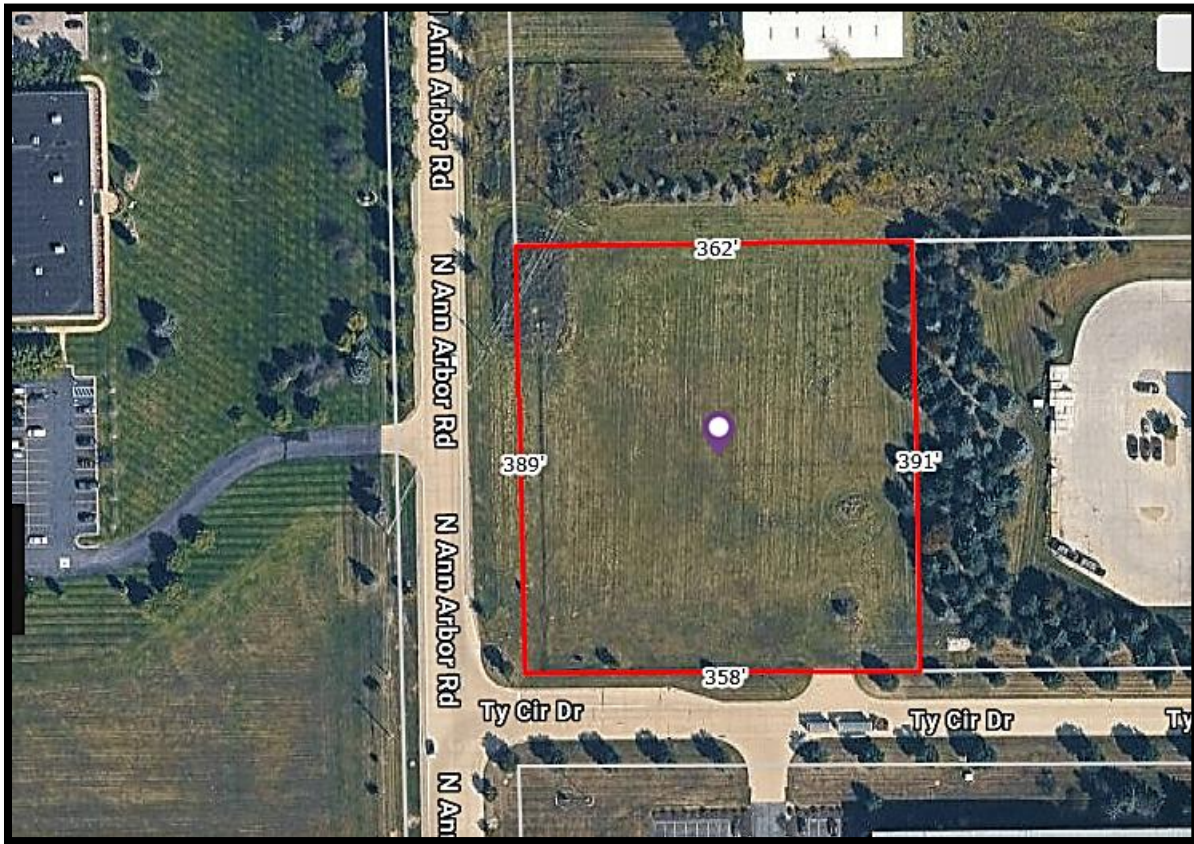
REMARKS: Three-acre corner lot zoned M-1 (Manufacturing/Light Industrial) with all utilities available at the site. See schedule of uses which includes: Office & R&D, Manufacturing, Storage & Shipping (including self-storage & Truck or railroad terminals, including transfer and truck storage facilities), Construction contractors and products, automobile repair/body shops, etc. all subject to township approval. All data approximate and should be verified.

Joe Van Esley, Broker
44675 Joy Road
Canton, MI 48187
Office: 734-459-7570
Cell: 313-418-3188
Fax: 734-459-4959

vanesleyre@aol.com
www.vanesleyrealestate.com

Van Esley Real Estate

Dimensions



*Lot Dimensions are Estimated



Van Esley Real Estate

Aerial Photos

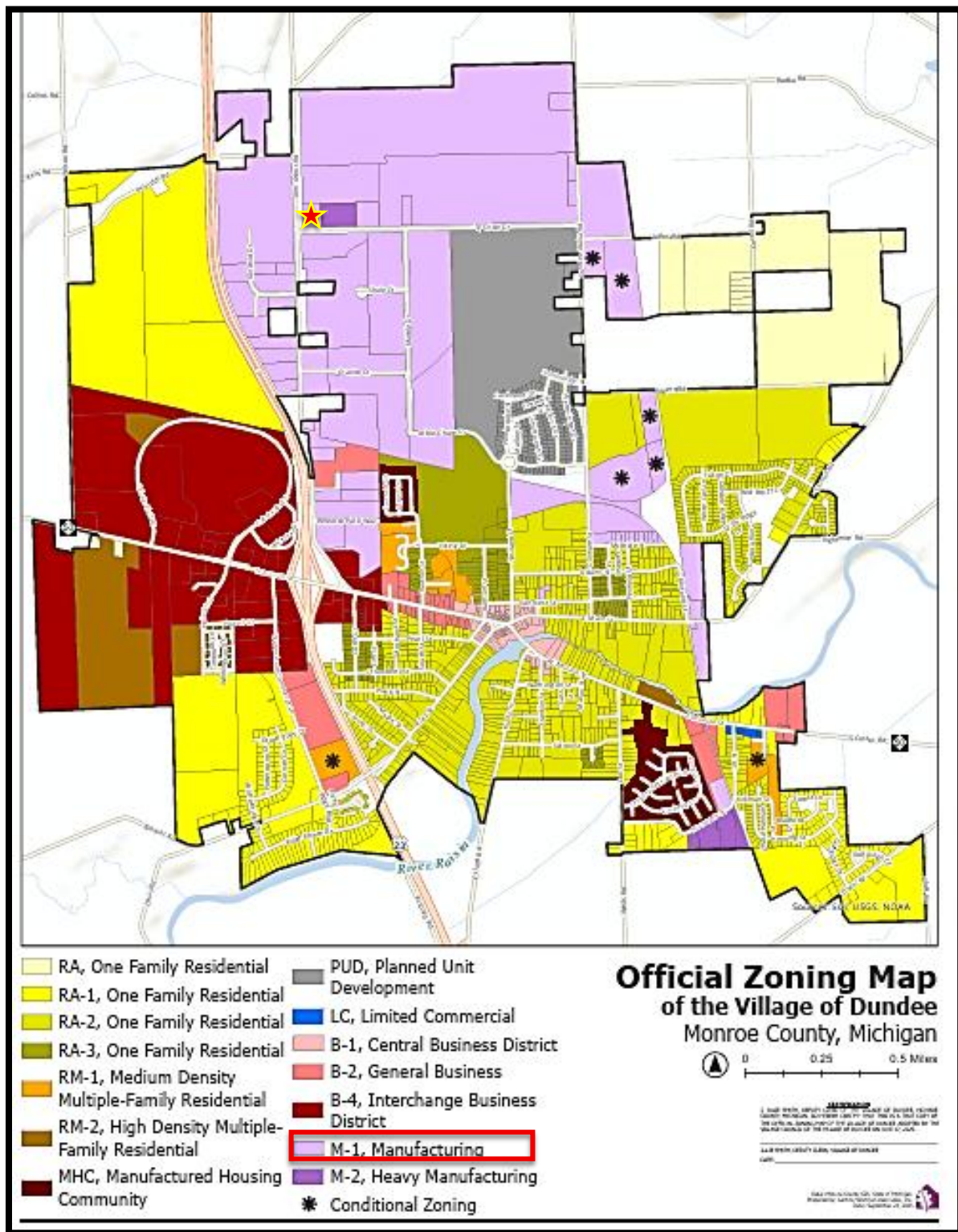


Van Esley Real Estate



Van Esley Real Estate

Zoning



Van Esley Real Estate

Village of Dundee Zoning Ordinance

ARTICLE 7 M-1 MANUFACTURING AND M-2 HEAVY MANUFACTURING DISTRICTS

Section 7.01 Statement of Purpose

- A. M-1, Manufacturing District: The M-1, Manufacturing District is established to provide sites for research and high technology uses of a restricted, light industrial nature. The prime characteristics of this district are the low intensity of land coverage and the absence of nuisance factors. Permitted uses shall be performed or carried out entirely within a building that is so designed and constructed that the enclosed operations and uses do not cause or produce a nuisance to other lots or properties such as, but not limited to, vibration, sound, electromechanical disturbances, radiation, air or water pollution, dust, or emission of odorous toxic or nontoxic matter, nor create a potential for explosion or other hazard.

In certain limited locations medium intensity, industrial uses are permitted in locations that do not encroach into areas or districts where they would be incompatible. All activities within the M-1 Manufacturing District shall be subject to limitations placed upon the amount of noise, smoke, glare, traffic, and industrial effluent which shall be produced as a result of that activity.

- B. M-2, Heavy Manufacturing District: The M-2, Heavy Manufacturing District is established to provide for higher intensity manufacturing, assembling, and fabricating uses, including large scale or specialized industrial operations requiring truck and/or railroad access and public utility services. Provision of this District ensures that these essential industrial facilities are kept from encroaching in areas or Districts where they would be incompatible. All activities carried on within the M-2 Heavy Manufacturing District shall be subject to limitations placed upon the amount of noise, smoke, glare, traffic, and industrial effluent which shall be produced as a result of that activity.

Section 7.02 Uses Permitted

- A. Schedule of Uses: The following uses of land and structures shall be permitted in the various manufacturing districts as provided for in Table 7.01. Land and/or buildings in the districts indicated at the top of the table may be used for the purposes denoted by a "P" in the column below by right with approval by the Planning Commission in accordance with the procedures and requirements of Article 8, Site Plan Review Procedures and Requirements. Land and/or buildings in the districts indicated at the top of the table may be used for the purposes denoted by "S" by special land use approval by the Planning Commission in accordance with the procedures and requirements of Article 8, Site Plan Review Procedures and Requirements and Article 9, Special Land Uses. A notation of "-" indicates that the use is not permitted within the district. Where conditions apply to a use, the Section references containing such conditions are indicated in the right column.

Van Esley Real Estate

Table 7.02 Industrial Districts Schedule of Uses			
District Uses	M-1	M-2	Specific Standards
OFFICE AND R&D			
Headquarters of business offices for commercial and industrial uses which conduct the principal firm's activity outside of the district	P	P	-
Administrative and professional offices that include, but are not limited to, corporate offices, regional offices, general offices, and such professional offices as accountants, attorneys, engineers, architects, and planners	P	P	-
Pilot plant operations and testing activities	P	P	-
Blueprinting, photostating, photoengraving, printing, publishing, and bookbinding services	P	- -	-
Repair and maintenance of appliances or component parts, tooling, printers, testing shops, small machine shops, and shops engaged in the repair, maintenance, and servicing of such items	P	- -	-
Research activities, including research laboratories, developmental laboratories, and compatible light manufacturing such as, but not limited to, the following: biochemical, chemical, electronics, film, and photography, medical and dental, metallurgy, pharmaceutical, or x-ray	P	P	-
Laboratories including experimental, film, and testing	S	P	-
MANUFACTURING			
Manufacturing of electrical and computer equipment components, devices, and systems	P	P	-
Manufacturing of signs, light sheet metal products including heating, and ventilating equipment	P	P	-
Manufacturing of products from previously prepared materials	P	P	-
Food products production including meat, dairy, fruit, vegetable, grain, bakery, confectionery, beverage, and kindred foods	S	P	-
Automobile manufacturing; including automobile bodies, parts, and accessories; electrical fixtures, batteries, and other electrical apparatus and hardware; and general assembly operations similar to the above	S	P	-
Paper and allied products manufacturing	S	S	-
Metal planting, buffing, and polishing and tool, die, gauge and machine shops	S	S	-
Fabricating and stamping of metal shops using presses, rolls, and/or breaks	P	P	-
Primary metal industries and foundries	- -	S	-
Chemical products manufacturing such as plastics, synthetic fibers, and perfumes	S	P	-
Lumber and planning mills	S	P	-
Slaughterhouses	S	S	Sec. 13.19
Production of fuels	S	P	-
STORAGE AND SHIPPING			
Uses involving industries engaged in the distribution and/or storage or warehousing of products relating to the permitted uses	P	P	-
Wholesale and retail outlets	S	P	-
Self-storage warehouses	P	P	Sec. 13.08
Warehouses, cartage businesses	P	P	-
Truck or railroad terminals, including transfer and truck storage facilities	S	P	-
CONSTRUCTION CONTRACTORS AND PRODUCTS			
Contractor establishments without outdoor building materials storage	P	P	
Outdoor storage yards for construction contractors' equipment and supplies, building materials, sand, gravel, or lumber	S	S	
Asphalt plants and cement batch plants	- -	S	

Van Esley Real Estate

Village of Dundee Zoning Ordinance

AUTOMOBILE REPAIR			
Automobile repair establishments including body shops, rust proofing, undercoating and painting shops	S	P	
Material Recovery Facilities	- -	S	Sec. 13.21
UTILITIES			
Public utility buildings, telephone exchange buildings, electric transformer stations and substations, gas regulator stations, warehouses including storage yards, water and gas tanks and holders	P	P	-
Wind energy conversion system (WECS)	S	S	Sec. 13.25
Wireless communication facilities	S	S	Sec. 13.24
Heating and electric power generation plants and all accessory uses; coal, and fuel yards and water supply and waste treatment facilities, in accordance with applicable state and federal regulations	S	S	-
Power generating plants	- -	P	-
Conversion incineration and/or composting waste disposal operations	- -	S	-
EXTRACTION			
Mining, excavation or other removal of sand, earth, minerals, or other materials naturally found in the earth	- -	S	-
Petroleum or other inflammable liquid storage, including fuel storage tank farms	- -	S	-
MISCELLANEOUS			
Adult Entertainment Uses,	S	S	Sec. 13.22
Commercial recreation	S	S	Sec. 13.23
Billboards, off premise signs	S	S	Sec. 18.05.G

Section 7.03 Area and Size Requirements

- A. **Manufacturing Districts Schedule of Area and Bulk Requirements:** No building or structure, nor the enlargement of any building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

Table 7.03 Manufacturing Districts Schedule of Area and Bulk Requirements										
Zoning Districts	Lot Requirements		Maximum Building Height		Setback Requirements				Max. Lot Coverage (%)	See Footnote Sec. 7.03
	Min. Lot Area	Min. Lot Width (ft.)	In Stories	In Feet	Front Yard	Side Yard	Rear Yard	Parking		
M-1	30,000 sq. ft.	150	2	30	40	One Side: 20 Total: 40	40	10	85%	1 - 3
M-2	30,000 sq. ft.	150	3	50	100	One Side: 25 Total: 50	50	10	85%	1 - 3

Van Esley Real Estate

Village of Dundee Zoning Ordinance

B. Footnotes: The following footnotes apply to Table 7.03:

1. **Front yard setback for built-up streets.** Where an existing front setback has been established by existing buildings occupying forty (40%) percent or more of the frontage within the same block, such established setback shall apply.
2. **Access drives in yards.** Access drives may be placed in the required front or side yards so as to provide access to rear yards or accessory or attached structures. These drives shall not be considered structural violations of the required front or side yards.
3. **Increased building height.** The Planning Commission may approve a building which exceeds the maximum permitted height; however, under no circumstance shall the height exceed fifty (50) feet within the M-1 district and eighty (80) feet within the M-2 district. The Planning Commission shall apply one or more of the following standards in approving a building of greater height.
 - a. No less than fifty (50%) percent of the site is retained as open space with a permeable/landscaped coverage.
 - b. The building materials are brick, stone, or comparable product.
 - c. The structure demonstrates enhanced energy efficiency through the application of alternative energy sources, utilization of less energy consumptive materials, and the employment of construction techniques which result in a demonstratable reduction in the level of waste.

Van Esley Real Estate

Village adopted amendments related to automotive uses in 2024 that are not reflected in the Municode version of the Ordinance. Council approved the amendments at their March 19, 2024 regular meeting.

Automotive uses are permitted as follows. The “S” indicates that special land use approval is required. Auto sales, rentals, and service/repair establishments are permitted as special uses, but gas stations and car washes are not permitted.

AUTOMOTIVE			
Use	M-1	M-2	Specific Standards
Auto sales (new) with used auto sales permitted only as accessory to new auto sales	S		Sec. 13.06
Automobile or truck rental	S		
Automobile service stations	S		Sec. 13.05
Automobile repair establishments including body shops, rust proofing, undercoating and painting shops	S	P	
Material Recovery Facilities	- -	S	Sec. 13.21

Van Esley Real Estate

Master Plan

