**Business, Agricultural & Residential Leasing Ordinance**

**Significant Effects Statement**

Article II, Section 2.03 of the Business, Agricultural and Residential Leasing Ordinance states that proposed lessees shall identify and all proposed leases be subject to publication and written comments of the significant effects of a proposed lease on the environment. Article VI Section 6.01 requires the lessee or sub-lessee to submit a significant effects statement prior to requesting approval of the lease.[[1]](#footnote-1) This form identifies the information required to assess the significant effects. The proposed Lessee has a duty to undertake practicable efforts to identify the effects as indicated below.

BIA Tract Number: 484T4 Tax ID Number: 24-019-032-10

Address of Lease: 1146 129th Avenue, Shelbyville, MI 49344

Name of Proposed Lessee: HNN 1150, LLC

1. Proposed Use Land Category (i.e., Agricultural, Business, Residential):

* Business (Hot n’ Now).

1. Summary of proposed scope of activities to occur on leased land:

* Operation of a fast food restaurant.

1. List hazardous materials on the parcel subject to the proposed lease (if any).

* No hazardous materials used for proposed operations.

1. Identify any foreseen threats to cultural resources or cultural areas resulting from proposed lease.

* None anticipated.

1. Identify any foreseen threats to public safety resulting from the proposed lease.

* Traffic and associated public safety considerations have been incorporated into the site plans prepared for the project; these include wayfinding, circulation, egress and ingress, pedestrian routes, and directional signage.

1. For each of the following, describe the existing conditions and likely significant changes/effects of the proposed lease.

Socio-Economic Status of existing community: Not applicable.

Solid Waste: No solid waste is currently generated on site; waste associated with food preparation will be generated when the restaurant is operational. This waste will be properly disposed of in waste receptacles on site.

Wellhead/Source Water Protection Areas: Not applicable.

Surface/groundwater: There are no surface water bodies on the site, and the new building will be connected to the municipal water supply in Bad Bird Way.

Wetlands: There are no wetlands on the site.

Threatened and Endangered Species (T&E): None that are known at this time.

Flora and Fauna (not T&E): The site is currently a vacant unimproved lot with no existing flora or fauna.

Minerals: None that are known at this time.

Air Quality: The new building will be designed with code compliant ventilation systems.

Ambient Noise: No changes to existing conditions are anticipated.

1. Proposed activities or measures to mitigate significant effects (if any): No significant effects are anticipated during development and operation of this site. All required control measures will be implemented during construction per GLT requirements (e.g., SESC).
2. Final statement of foreseen or likely significant environmental effects of proposed lease: No significant environmental effects are expected to occur due to the proposed lease.

1. While Article VI, Section 6.01 of the Business, Agricultural, and Residential Leasing Ordinance reflects that a proposed Lessee shall submit the Significant Effects Statement “**at least** 30 Days prior to requesting approval,” (emphasis added) the Ordinance allows the Environmental Reviewer 5 business days to publicly post the Statement and the public 30 days to provide written comments. Thus, the proposed Lessee should submit the Significant Effects Statement at least sixty days in advance of requesting for approval. [↑](#footnote-ref-1)