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Public Services

November 20, 2026

David Boyack
PDC AK LPIV, LLC, c/o Panattoni Development Company
5440 Harvest Hill Road, Ste 156
Dallas, TX 75230
dboyack@panattoni.com
via email and hand delivery to work site

Re: **STOP WORK ORDER**
Project Cannoli
40350 N Interstate 94 Service Drive
Van Buren Twp, MI 48111
Wayne County DPS Plan Review: R26-0288

Dear Mr. Boyack:

As you know from previous discussions with and/or correspondence from the Wayne County Construction Permit Office or others, construction activity is occurring on the above-referenced project without a required construction permit from Wayne County. On November 19th, representatives from Wayne County's Permit Office were denied access to the site to examine construction activities. Wayne County representatives gained access to the site this morning and were able to observe the extent of the work. This construction activity is significantly impacting multiple County drains that are located on the construction site, including but not limited to work within the easement areas and obstructions within the drains. This unauthorized activity creates significant risks of flooding.

Your team has also allowed un-permitted work within the County's road right-of-way and unauthorized construction work in violation of Wayne County's Stormwater Control ordinance. This activity includes but is not limited to construction activity that negatively impacts or may negatively impact stormwater runoff into or around new or existing road rights-of-way within the jurisdiction of the County and construction activity that negatively impacts or may negatively impact stormwater runoff into or around County drains.

Such construction activity requires a construction permit from the Wayne County Construction Permit Office, which your firm has failed to obtain. See Rule 1.1.1, Wayne County Rules, Specifications and Procedures for Construction Permits ("Rules"), the link to which is below:
https://www.waynecounty.com/departments/publicservices/engineering/construction-permit.aspx

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As such, continued construction activity on this project is "unauthorized construction," pursuant to Rule 2.21.1, which provides the County with the authority to suspend all such work until: (1) you have obtained a construction permit from this office; and (2) reached an agreement with each drainage district and/or the Wayne County Drain Commissioner as to the proposed encroachments with the easement areas.

Additionally, the site was issued a soil erosion and sediment control (SESC) permit, which only allows limited activity, such as tree trimming and site grading. Your team has also failed to install appropriate SESC controls, including silt fencing, which results in sedimentation within County drains. Your failure to observe the requirements of your SESC permit is a violation of not only the Wayne County Soil Erosion and Sedimentation Control ordinance and Part 91 of the Michigan Natural Resources and Environmental Protection Act (1994 PA 451).

Effective immediately, all work on the above-referenced project is to be SUSPENDED until further notice.

Please resolve all outstanding matters with the plan review as soon as possible. Once all outstanding matters are resolved, including resolution of your SESC permit violations, and the Permits Office has issued your construction permit, said construction permit will allow work on the project to resume. Until that occurs, if unauthorized construction continues the project, Wayne County will pursue all remedies available to it, including but not limited to imposing fines and seeking injunctive relief at the Wayne County Circuit Court.

Thank you for your attention to this matter.

Sincerely,

Signed by:
Oladayo Akinyemi
1F6529EC6EEE407...

Oladayo Akinyemi, P.E., Director
Wayne County Department of Public Services

cc: Triple Creek Associates, LLC
PO Box 250427
Franklin, MI 48025
Via US Mail
Wayne County Executive Warren C. Evans
Adam Kramer, Panattoni

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