

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION MINUTES  
AUGUST 10, 2011**

Chairperson Thompson called the meeting to order at 7:30 p.m. Present: Boynton, Johnson, Guenther, Kelley, McKenna, Budd and Thompson. Staff present: Director Carroll and Secretary Queener. McKenna Associates present: Sally Hodges. There were 11 people in the audiences.

**APPROVAL OF AGENDA:**

**Motion Boynton, Kelley second to approve the August 10, 2011 agenda as presented.  
Motion carried.**

**MINUTES:**

**Motion Johnson, Budd second to approve the minutes of June 8, 2011 as presented.  
Motion carried.**

**NEW BUSINESS:**

**ITEM # 1**

**CASE #**

**11-005 SPR, GENERAL ELECTRIC**

**TITLE:**

**THE APPLICANT, GENERAL ELECTRIC, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR A 121,000 SQUARE FOOT EXISTING BUILDING AND A 10,660 SQUARE FOOT ADDITION AND ASSOCIATED SITE IMPROVEMENTS.**

**LOCATION:**

**PARCEL NUMBER V125-83-041-99-0002-702 ALSO KNOWN AS 41965 ECORSE ROAD. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF ECORSE ROAD, BETWEEN MORTON TAYLOR ROAD AND HAGGERTY ROAD.**

Courtney Hill, GE's Leader in Technology Aviation, explained they will be creating additional jobs with production work of aircraft engine components which are the model of the future.

Pat Doher, representing Smith Group, project architect stated they are proposing to expand an existing building by 10,660 square feet to the south side where some loading bays are now located and create and enclose an outdoor equipment area and an employee patio area. The façade would be consistent with the existing building.

Sally Hodges representing McKenna Associates stated there are minor outstanding issues and McKenna Associates recommend preliminary site plan approval subject to the following:

1. An Easement that ensures that the additional 0.71 acres that are not part of the GE lot remains permanently undeveloped and part of the GE site for purposes of Ordinance compliance must be submitted to the Township Planning Department for approval, and

dedicated and recorded prior to the Township issuing a Certificate of Occupancy for the building improvements.

2. The lighting must also state that the proposed new uplighting at the sign and flagpoles will be shielded and directed so as to not glare off site.
3. Irrigation must be provided for the new plantings.
4. The current plan must clearly state the maintenance responsibility for the entire landscape areas being used to satisfy the site's requirements.
5. The height to the top of the screen enclosure must be dimensioned and added to the plan to ensure compliance.
6. Fire Department approval
7. Engineering approval.

Director Carroll reviewed the Wade-Trim review letter dated August 10, 2011 stating the sanitary sewer and water services are not being modified. The site plan shows a revision to the storm drainage system to accommodate the new construction. The storm sewer proposed appears to adequately drain the area. The proposed building expansion is replacing existing asphalt paving; therefore, there is no appreciable change in impervious area or in storm water runoff due to the project. The site plan shows removing pavement and constructing a parking area that does not encroach into the adjacent parcel. The plans do show a 2-foot wide gravel edge being placed behind the curb that will encroach into the adjacent parcel that is currently turf. Wade-Trim recommends that the gravel edge be deleted in favor of restoration with turf grass. The site plan shows placing mountable concrete curb along the south side of the parking area. Township Ordinance requires curbing around paved areas, however mountable curb is not allowed. The curb at this location should be changed to the Township standard concrete curbing. Wade Trim recommends preliminary site plan approval pending resolution of the two minor paving issues.

Chairperson Thompson inquired about the landscaping, irrigation, easement agreement and curbs.

Doherty stated they would address all issues to comply with the Township Ordinances.

A resident inquired about engine manufacturing, engine testing and loud noises.

Mr. Hill stated they will assemble small components which will be then transported to other facilities to be completed, there will be no testing and they will not have loud noises only the noises that would be associated with an assembly facility.

**Motion Johnson, Budd second to grant preliminary site plan approval to General Electric , parcel number V125-83-041-99-002-702 also know as 41965 Ecorse Road, for a 121,000 Square foot existing building and a 10,660 square foot addition and associated site improvements subject to McKenna Associates review letter dated August 5, 2011 and Wade-Trim review letter dated August 10, 2011.**

**Motion carried.**

Carroll stated the process for preliminary site plan has taken longer than originally anticipated, and the need has arisen for some activity to take place out of the usual sequence of events that normally lead up to the occupancy of a building. Mr. Marentic from GE Real Estate has asked for permission to get into the building to conduct interior demolition, interior office construction and footings and foundation for the proposed addition. They have already received a building permit for the demolition for the interior building. Carroll stated that he intended to issue permits for interior office construction and footings and foundations. GE acknowledges that they are proceeding at their own risk and that, if anything should occur that requires completed work to be ripped out, they will do so at their own expense.

Commissioner McKenna inquired when GE expected to be in production.

Pat Doherty stated in the first quarter of 2012.

**GENERAL DISCUSSION:**

Commissioner Thompson inquired about the conditions of the Ecorse Road and when Wayne County will address the concerns.

Carroll stated Visteon was going to appeal to Wayne County about the roads.

**Motion Boynton, Kelley second to adjourn at 8:15 p.m.**

**Motion Carried**

Respectfully submitted,

Patricia Queener,  
Recording Secretary