

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION MINUTES  
FEBRUARY 22, 2012**

Chairperson Thompson called the meeting to order at 7:31 p.m. Present: Johnson, Boynton (7:40 p.m.), Kelley, McKenna, Budd, Guenther and Thompson. Staff Present: Director Carroll and Secretary Harman. McKenna Associates present: Sally Hodges and Christopher Khorey. There were 16 people in the audience.

**APPROVAL OF AGENDA:**

**Motion McKenna, Johnson second to approve the agenda of February 22, 2012 as presented.  
Motion carried.**

**MINUTES:**

**Motion Budd, Johnson second to approve the minutes from November 9, 2011 as presented.  
Motion carried.**

**NEW BUSINESS:**

**ITEM #1**

**CASE # 10-012 SUP, SPR & TRP**

**TITLE: THE APPLICANT, VISTEON CORPORATION/HOOSIER ENERGY, IS REQUESTING FINAL SITE PLAN APPROVAL, AND TREE PERMIT APPROVAL TO CONSTRUCT A LANDFILL GAS TO ENERGY PROJECT.**

**LOCATION: PARCEL NUMBER V125-83-045-99-0020-705 ALSO KNOWN AS 1 VILLAGE CENTER DRIVE, AN APPROXIMATELY ONE AND 1 HALF (1.5) ACRE SITE. THIS SITE IS LOCATED ON THE SOUTH SIDE OF ECORSE ROAD, BETWEEN I-275 AND HANNAN ROAD, ON THE FAR WEST SIDE OF THE GRACE LAKE CORPORATE CENTER.**

Presentation was given by Jeff Stander of Amersco recapping the highlights of the project from March 1, 2011 to present. Gas from the Woodland Meadows Landfill will be piped over to the Amersco gas compression facility and on to the power substation located at Visteon. Amersco has gas rights and a contract with Waste Management. The electricity that is generated will be sent over to the Visteon substation and the hot water from the engines will be used to heat the Visteon campus. Stander showed maps detailing the layout and installation of the pipeline. The coating for the stacks has been changed to a new high temperature paint and will be white in color, the paint is rated to withstand 1000 degree heat. The stacks have been reduced in diameter and the silencers are being laid sideways, making the impact of the stacks less. The top of the silencer is at about 19ft. with a berm and landscaping to exceed that height on the west side towards I-275. Mr. Stander also displayed aluminum and brick colors that duplicate what is current at the Visteon facility and presented a full landscape plan. He displayed a profile of the wall including the color. Hoosier has gone through the bid process and has identified contractors and has Canton Township's approval. Stander explained the process of obtaining the 2<sup>nd</sup> transformer at the substation and gave an estimated time frame for work to commence once check and approval from Visteon have been received, will be at least 3 weeks.

Sally Hodges presented comments for Final Site Plan approval from McKenna Associates referencing a 9-page review letter dated February 16, 2012. McKenna Associates recommends that the Planning Commission consider their comments, the applicant's presentation, the comments of the public and raise any questions with Township staff or consultants prior to the next meeting at which time they expect to make a final recommendation.

Sally Hodges presented comments for Tree Removal Permit referencing a review letter dated February 16, 2012. McKenna Associates recommends the Planning Commission approve the Tree Removal Permit, subject

to approval of the Final Site Plan and that the tree removal permit shall not be issued until all conditions of any Final Site plan approval have been met.

Commissioners expressed several concerns with Visteon Corporation/Hoosier Energy Final Site Plan approval information. Commissioner McKenna noted that the Commissioners received a high volume of documentation and there had not been enough time to review everything and be able to explain it. He suggested a work study session to ask township staff, planners and the applicant questions before going any further. Fellow Commissioners agreed with McKenna that there had not been enough time to go over the provided documentation and concluded a work study session is needed for further discussion. Commissioner Thompson requested the work study session and asked commissioners to generate a list of the information to be reviewed and discussed with township staff, planners and the applicant. Director Carroll will coordinate the work study session with all parties and it will be scheduled on a Wednesday. The information to be reviewed is as follows:

1. Impact of 20 ft. high wall on existing noise studies.
2. Missing permit approvals and support documentation.
3. Applicant's estimation of timetable to include DTE site plan submittal.
4. Emissions issues to include MDEQ information and proximity of stacks to Visteon office buildings.
5. Potential involvement of Environmental Commission and LDFA.
6. Development potential for the Visteon site.
7. Executed ITC easement.
8. Building roof and façade materials.
9. Screening wall materials.
10. Missing cut sheet for light fixture B.

Director Carroll presented recommendations from Wade Trim and Van Buren Police and Fire Departments. Wade Trim recommends final site plan approval contingent upon the successful vacation of the Post-Robinson Drain. Should the vacation not occur, the site would require significant redesign that would require further review. The Van Buren Police Department found no public safety concerns. Chief Loyer of Van Buren Fire Department noted that the two conditions pointed out by Code Savvy Consultants have been corrected and the department has no problem.

Hodges of McKenna Associates gave an overview of Kolano and Saha Engineers, Inc review and recommendation for approval.

Residents expressed several concerns regarding: missing documents, copy of deed for road access, gas being imported from Canton, lack of vegetation to cover the wall and stacks, noise concerns, health concerns, questions about where the electricity will go, and performance bond concerns.

Director Carroll noted that a copy of the deed for the road is available in the office for residents to see. Hodges of McKenna Associates noted that several other bonds have been submitted as well. Commission Thompson also noted that all bond approvals will be decided by the Township Board.

**Motion Boynton, Kelley second to move the agenda item to a future meeting.**

**Motion Carried.**

**ITEM #2**

**TITLE: REVIEW OF TOWNSHIP'S CAPITAL IMPROVEMENTS PLAN**

Director Carroll gave an overview of the proposed Capital Improvements ranging from now until 2017. He asked Commissioners if they have any questions pertaining to the items listed. Commissioner McKenna inquired if the Fire Engine and Rescue Squad line item is for equipment already owned; Commissioner Budd confirmed that it is payments on already owned equipment. Commissioner Guenther inquired where the DDA plans to construct sidewalks, Director Carroll noted they will connect Belleville Road to 8701 and also connect Belleville Road to the hotels on the North Service Drive and the overpass to the South Service Drive. Commissioner Thompson asked Director Carroll to update the Commission on things specific to planning. Item # 9 Greenways will connect Riggs Heritage Park to the City of Belleville and on over to connect with Ypsilanti Township connecting the trails system. Item #10 the Aerotropolis Plan, Kalitta Air has secured two tax abatements for development that they are bringing to the airport. Item #11 French Landing Dam Soffits and Trim are required to be done. Item #13 Township Master Plan Consolidation, money has been set aside but may not be enough; Director Carroll is looking into this. Item #22 the Belleville Road/DDA District Overlay Plan is in progress. The DDA has established a work plan and this will be coming up in a work study shortly. Commissioner Budd inquired about Item #26 Jail Expansion Project if the cells were to be added to the current facility. Director Carroll confirmed the cells will be in addition to what is currently in place and are looking to the DDA for funding.

#### **GENERAL DISCUSSION:**

Director Carroll asked Commission members if the start time for the upcoming Work Study Session could be earlier. Commission members agreed to a 6:00 p.m. start time, with a date to be announced. The Commission members would like to keep Hoosier on the March 14<sup>th</sup> meeting agenda.

Commissioner Kelley inquired about the vacant properties pending, has been about two years since originally addressed. Commissioner Boynton noted there are subcommittees that deal with vacant lots. Director Carroll will work to get this back before the Commissioners.

Several Commissioners referenced the size of the Planning Commission Packets and inquired if the plans could be made a size in-between. Director Carroll noted that these particular plans were larger than normal so they seemed even smaller than regular sized plans would be when reduced. He will try the smaller plans again but with a regular sized set of plans to see if they work.

Commissioner Budd stated that the flag at the gas station on Belleville Road has been taken down and the Honor Guard is turning it over to George Kennedy with the VFW for appropriate disposal.

Resident inquired if the township had plans in Capital Improvements to update lighting at the entrance to Township Hall to improve safety for residents and seniors. Director Carroll will pass concern over to the Facilities Director to look into.

**Motion Boynton, McKenna second to adjourn at 9:44 p.m.**

**Motion carried.**

Respectfully Submitted,

Christina Harman,  
Recording Secretary