

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
JUNE 13, 2012**

Chairperson Thompson called the meeting to order at 7:31 p.m. Present: Johnson, Boynton (late 7:34 p.m.), Kelley, McKenna, Budd, Guenther and Thompson. Excused: None. Staff Present: Director Carroll and Secretary Harman. McKenna Associate present: Sally Hodges. Wade-Trim Representative present: David Nummer. There were 11 people in the audience.

APPROVAL OF AGENDA:

Motion McKenna, Kelley second to approve the agenda of June 13, 2012 as presented.

Motion carried.

MINUTES:

Motion McKenna, Budd second to approve the Work Study minutes from February 9, 2012, March 14, 2012, April 19, 2012, May 9, 2012 and the Regular Meeting minutes of April 11, 2012 as presented.

Motion carried.

NEW BUSINESS:

ITEM #1

CASE # 11-008 SPR & SPU, McDONALD'S USA, LLC

TITLE: THE APPLICANT, McDONALD'S, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT AND OPERATE A 4,819 SQUARE FOOT DRIVE-IN RESTAURANT AND ASSOCIATED SITE IMPROVEMENTS.

LOCATION: PARCEL NUMBER V125-83-064-99-0003-005 ALSO KNOWN AS 10760 BELLEVILLE ROAD, AN APPROXIMATELY ONE AND A HALF (1.5) ACRE SITE. THIS SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN NORTH I-94 SERVICE DRIVE AND TYLER ROAD.

Presentation was given by the applicant, Kenneth Van Tine. The applicant complied with all requirements and made the requested changes from the preliminary site plan approval. Based on the McKenna Associates review, the applicant still does not have the cross access easement documents. The applicant is asking for approval on the condition of the cross access documents along with a staff or administrative review on details for a final single approach on Belleville Road. Van Tine noted that he still will have to go through Wayne County Roads for the single front approach and will work with David Nummer and Sally Hodges to finalize all details. He is not sure when the access to the rear will occur, but would like to keep from disrupting business again. The applicant is also willing to address the monument sign.

Sally Hodges of McKenna Associates review letter dated June 8, 2012 recommends the Planning Commission grant final site plan approval, subject to the approval of the cross access easement documents of McDonald's by the Township Attorney and recording of that easement before C of O, and subject to the removal of the lighting adjustment note from the site plan.

David Nummer of Wade Trim had very little that required his review, more of an editorial comment. He sat down with the applicant regarding the single front approach and discussed the final decision which will be driven by what Wayne County will allow.

Director Carroll noted that the applicant had approached him with the idea of the administrative approval for the final single approach which is allowable under code. Director Carroll believes there is going to be some activity to the rear of the site with the cross access easement agreement being executed very soon. McDonalds would like to keep from disrupting their business a second time by changing the approach now. The applicant would like consideration to the change from 2 curb cuts to 1 on the final site plan.

Van Tine explained the difference between the two sketches he presented is the sign location. The third sketch is to show what the approach looks like with it pushed south of the pole. The County will be very limiting in where they can put the approach due to existing drives.

Commission members noted their preference on the monument sign as the upper right sign out of the three signs that Van Tine displayed.

Motion McKenna, Boynton second to grant Final Site Plan Approval to McDonald's to construct and operate a 4,819 square foot drive-in restaurant and associated site improvements located at parcel number V125-83-064-99-0003-005 also known as 10760 Belleville Road (McDonald's), an approximately one and half (1.5) acre site located on the west side of Belleville Road, between the North I-94 Service Drive and Tyler Road, referencing McKenna Associates letter dated June 8, 2012 with preliminary site plan conditions being met and the conditions of correcting the light adjustment note on the site plan, the cross access easement agreement documents and administrative approval for the single approach on Belleville Road.

Motion carried.

ITEM #2

CASE# 11-010 SPR, WELLINGTON INDUSTRIES

TITLE: THE APPLICANT, WELLINGTON INDUSTRIES, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A 19,412 SQUARE FOOT ADDITION AND ASSOCIATED SITE IMPROVEMENTS.

LOCATION: PARCEL NUMBER V125-83-093-99-0002-700 ALSO KNOWN AS 39555 SOUTH I-94 SERVICE DRIVE. THE SUBJECT SITE IS LOCATED WEST OF HANNAN ROAD AND SOUTH OF THE I-94 SERVICE DRIVE.

Presentation was given by Wayde Hoppe from OHM representing the applicant, Wellington Industries. Wellington Industries was awarded a contract in November 2011 to build new auto parts. The conditions of the contract were to secure the press and begin building in mid 2012. Mr. Hoppe displayed a photo and sketches of the press which stands a little over 30 feet in the air with rolling bolsters and approximately 25 feet underground and the machine is nearly 55 feet long. The contract will bring roughly 50 new jobs to the facility. The building has to house a bridge crane with an 80 foot span which requires the building to be 220 feet long, making this a tall long building without intermediate columns. Hoppe developed a site plan that had an addition close to the property between Wellington and AB MYR. Wellington purchased the AB MYR property for future use which allowed them the option brought forward by the Board of Zoning Appeals for a land split combination that would meet the side yard setback requirements. He displayed the process of trucks and their circulation patterns. A survey was done of all the existing trees on the site, the fence will be removed, new plantings added, new parking lot island with trees and new trees for screening in a variety of places on the property. The analysis in terms of egress is code compliant. Hoppe provided a display of the metal siding and metal roof. Additional lighting will be provided for the parking lot area.

Commissioner McKenna inquired about the circulation pattern and how they would prevent traffic from going out onto the S. I-94 Service Drive. Hoppe stated that currently there is a fence with a gate to keep the area fenced off. No trucks are permitted in this area and it is also posted as a fire lane. Commissioners have concern with the lack of signage preventing trucks from driving through to the Service Drive.

Sally Hodges of McKenna Associates review letter dated June 8, 2012 recommends the Planning Commission grant preliminary site plan approval, subject to the following conditions:

1. Planning Commission approval of the revised parking standard (5 spaces, plus 1 space for every employee on the largest working shift or 1 per 550 square feet of usable floor area, plus 1 space per each 350 sq. ft. of usable office space).
2. Planning Commission approval of landscape Areas B and E which are less than the minimum area requirement for landscaped parking lot islands.
3. Planning Commission approval of the façade materials and colors for the addition.
4. Receipt of all required permits and approvals must be submitted to the Township prior to final site plan approval.
5. Approval of the Township Engineer, including for the outdoor storage area drainage.
6. Approval of the Public Safety Department.

David Nummer of Wade Trim reviewed the conceptual layout. The water and sewer improvements started well in advance of the site plan. The water main has been looped for water quality and fire protection. Sanitary sewer has been re-routed across the parking lot and around the building. They have given detailed engineering drawings for advanced water and utilities which will service their site and those surrounding.

Commissioner Thompson asked Director Carroll to explain the expedited process. Director Carroll explained this meeting was the preliminary site plan with the final site plan on June 27 providing all permits are in place. An excess of 100 jobs are being created by this building and they are looking for a July 1st date to begin stamping. Permits were issued for water/sewer and building on the criteria they work at their own risk.

Commissioner Thompson asked Commission members how they felt about parking at the facility. All Commissioners agreed to use the previous calculations noted in the McKenna Associates letter dated June 8, 2012. They also agreed with the two landscape areas, the materials and colors façade.

Resident has concerns with the permits and chain of order.

Commissioner Boynton asked Wellington Industries representatives present to identify themselves. Present were: Blaze Flack, CFO of Wellington Industries and Scott Kettles, Facilities Manager.

Motion Boynton, McKenna second to grant Preliminary Site Plan Approval to Wellington Industries to construct a 19,412 square foot addition and associated improvements located at parcel number V125-83-093-99-01002-700 along with recommendations from McKenna Associates letter dated June 6, 2012 noting approval of amendment to parking spaces and the posting of an additional “No Trucks” sign preventing truck traffic from going onto the S. I-94 Service Drive. Motion Carried.

GENERAL DISCUSSION:

Sally Hodges of McKenna Associates gave Commission members a handout informing them of a zoning enabling act that puts specific limits on existing wireless towers. The new law prohibits communities requiring Site Plan or Special Land Use approval for modifications or co-locations at existing wireless telecommunications towers. The Planning Commission can still approve new towers through the Site Plan and Special Land Use processes. The law intends to limit the fees that communities charge to \$1,000 for wireless telecommunication applications.

Commissioner Thompson asked Director Carroll for a list of ordinance work.

Commissioner Boynton would like at least one ordinance project placed on each upcoming agenda. He would like to start working on them and getting them to the Township Board.

Resident stated he is not against the Wellington project. He feels there is a lack of communication between the Planning Commission and staff.

Motion Boynton, Johnson second to adjourn at 8:36 p.m.

Motion carried.

Respectfully Submitted,

Christina Harman,
Recording Secretary