

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
JULY 11, 2012**

Chairperson Thompson called the meeting to order at 7:30 p.m. Present: McKenna, Boynton, Johnson, Guenther, and Thompson. Excused: Budd and Kelley. Staff Present: Director Carroll and Secretary Harman. McKenna Associates present: Sally Hodges and Chris Khorey. Wade Trim Representative present: David Nummer. There were 12 people in the audience.

APPROVAL OF AGENDA:

Motion McKenna, Boynton second to approve the agenda of July 11, 2012 as presented.

Motion carried.

MINUTES:

Motion Johnson, Boynton second to approve the minutes of June 27, 2012 as presented.

Motion carried.

NEW BUSINESS:

ITEM #1

CASE # PRESENTATION

TITLE: ENBRIDGE PIPELINES (TOLEDO) INC. HAS REQUESTED PERMISSION TO MAKE A PRESENTATION ON A PROPOSED METER STATION TO BE CONSTRUCTED IN THE TOWNSHIP

LOCATION: PARCEL NUMBER V125-83-097-99-0009-701 ALSO KNOWN AS 13558 HANNAN ROAD. THE SUBJECT SITE IS LOCATED SOUTH OF WABASH STREET AND WEST OF HANNAN ROAD

Director Carroll gave a short introduction to the Enbridge Pipeline Meter Station presentation.

Presentation was given by Glen Jones, Enbridge Lead Project Manager of line 79 in Stockbridge. Line monitoring is needed in this area and Enbridge is responding with putting in a meter station facility. Enbridge has been in contact with the Township and are working with the Metropark and neighboring homes surrounding this facility. The meter facility will be utilized for inserting pigs which are internal inspection tools that utilize GPS and identify locations where damage is found. Small samples of oil will be captured as well to measure the quality. The exterior of the facility will be a brick façade designed to be consistent with the surrounding neighbors. Four lights will be on the property for security purposes. Enbridge has agreed to pave the entrance road, parking and driving areas. Normal traffic for the facility will be 1 pickup truck a couple times per week. Once or twice a year they will remove and replace inspection tools and there will be about 6 trucks at the site. They plan to use the natural landscape removing as little as possible and adding a screening wall and vegetation. Enbridge has contracted with a local engineering firm to meet local and county standards. Enbridge has worked with township staff on the masonry screening wall with gates, and will be working with the Metropark as well. They are looking for guidance from the Planning Commission in terms of design for the wall/fence and colors. The facility has a federally approved emergency response plan. Enbridge has agreed to meet with staff and local responders to go over the plan. They have annual training session and will maintain communication with the township and residents.

Sally Hodges of McKenna Associates review letter dated July 11, 2012 recommends while Federal pre-emption limits the Planning Commission's action on the subject application, McKenna Associates recommends that the Commission consider the applicant's proposal and give the applicant direction consistent with the following recommendations: **Item #2 – Buildings**, recommend that these be brick and have peaked roofs that are architecturally compatible with the nearby houses. **Item #3 – Off-Site Impacts**, recommend that the actual Emergency Response Plan be submitted to the Township for its review and records. Recommend that the site notes state that dust from the site will be controlled with a water truck.

Item #4 – Security/Screening Fencing, the plan must note the 8 foot height of the wall and detail its materials. Recommend the Planning Commission give direction regarding the material and appearance it prefers for the wall and gates. Recommend that landscaping be planted on the Metropark (subject to Metropark permission) to assist in screening the locations where the pipeline easement gives a wide open view. **Item #6 – Traffic and Parking**, parking spaces must be dimensioned at 9.5 feet by 20 feet and meet **Township standards**. **Item #8 – Landscaping** – additional landscaping should be provided on the Metropark and the residential lot immediately to the east of the site, subject to the approval of those owners, and evidence of that permission presented to the Township. The landscape plan should be updated to accurately represent all proposed landscaping.

David Nummer of Wade-Trim noted there is no need for municipal sewer or water at the site. The bio infiltration swale will have no negative effects on the wetland area in the neighboring property. The bio infiltration swale will be weaved through the natural area of the site.

Commissioner McKenna inquired if there will be signage on the site with emergency numbers. Jones informed there will be emergency contact numbers listed on the front gate and a flyer will be distributed to all local neighbors as well. Signs will be placed on all 4 sides of the structure. Chairperson Thompson inquired if the emergency response team will have arrangements with a separate contractor for foam suppression. Jones informed that foam suppression is more specific to locations where there are tanks. Commissioner Johnson inquired if any specialized training will be necessary. Most of the training is just awareness. Local emergency responses teams would work with Enbridge in the event on an emergency. A presentation on the do's and don'ts will be given along with a tour of the facility after it is built. Commissioner Boynton informed that he would like to attend the two sessions with staff to review the emergency plan and training. Director Carroll asked Chair Thompson for input from neighbors.

Neighboring residents would like to see the 50 foot buffer maintained and have evergreens planted for additional screening. Enbridge has spoken to residents about the vegetation. Three residents expressed concern with the Enbridge pipeline mishap in Kalamazoo.

Commissioner McKenna inquired about screening of the gate area across the easement. Jones stated the gate will have similar screening as the wall. Hodges noted that some trees will be added to the existing vegetation as well. The exterior of the wall will stick to ordinance requirements and probably be precast stone or brick. McKenna suggested the applicant bring in samples of materials. Chairperson Thompson inquired as to the color palette for the building, the applicant plans to use randomized red brick. Neighboring residents would prefer stone. The applicant will work with neighboring residents, the Metropark and township staff to keep within the ordinance.

Residents inquired if pigs go in multiple directions, who sees the reports from the pigs, how old are the pipelines and the benefits of the project. Some residents expressed safety concerns. Neighboring residents noted that the pipelines have been there for quite some time. The applicant stated that three of the four pipelines go back to the 20's/30's and the fourth was installed in the 60's. He also went over the Kalamazoo accident explaining how it was handled and prevention for the future.

Commissioner Boynton inquired with some of the pipes being 50-80 years old what is the normal expectancy on changing them out. The applicant noted that the pigs are used to make sure the pipes are in good place and when there are too many flaws it makes more sense to replace them. All the pipes are coated on the outside for added protection.

Director Carroll will follow up with Enbridge, staff, neighboring residents and the Metroparks to sit down and decide on the screening wall material.

UNFINISHED BUSINESS:

ITEM #1 CONSIDER RECOMMENDING THE AMENDMENT OF ARTICLE IV, GENERAL PROVISIONS – SECTION 4.24b WIRELESS COMMUNICATIONS FACILITIES

Chris Khorey of McKenna Associates gave a presentation on the changes to the wireless communications facilities ordinance. Changes were presented at the last Planning Commission meeting. The additional changes were to correct formatting by removing sections to be placed in appropriate order and location. Khorey explained all changes made to commission members.

Commissioner McKenna inquired about the not to extend more than 20 feet as for the FCC regulates not more than 15 feet. Hodges and Khorey explained this is state legislature in the Zoning Enabling Act. Chairperson Thompson inquired why the applicant would want to request the Planning Commission to review in lieu of administrative approval. Khorey noted that would be in the event of a disagreement. Commission Boynton likes the new format.

Resident inquired why CMS didn't look into this. Resident wants to fight the state law.

Motion McKenna, Boynton second to instruct staff to post a publication for a Public Hearing on the Wireless Communications Facilities amendments. Motion Carried.

GENERAL DISCUSSION:

Commissioner Johnson would like to revisit or review the fireworks ordinance. Director Carroll informed that the State may modify this or withdraw. Local ordinance can regulate hours and locations. Johnson would like to see the Township look into distances away from structures.

**Motion Boynton, McKenna second to adjourn at 9:06 p.m.
Motion carried.**

Respectfully Submitted,

Christina Harman,
Recording Secretary