

**CHARTER TOWNSHIP OF VAN BUREN**  
**PLANNING COMMISSION AGENDA**  
Wednesday, May 25, 2016 – 7:30 PM  
Board of Trustees Room

**CALL TO ORDER:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

**MINUTES:**

**ITEM #1:** Approval of minutes from the regular meeting of May 11, 2016.

**CORRESPONDENCE:**

**PUBLIC HEARING:**

**ITEM #1:** **CASE #16-019 RZ**

**TITLE:** **THE APPLICANT, RICHARD STULL, IS REQUESTING TO REZONE APPROXIMATELY 1.54 ACRES CURRENTLY ZONED M-1 (LIGHT INDUSTRIAL) TO R-1B (SINGLE FAMILY RESIDENTIAL.)**

**LOCATION:** Parcel tax ID number **V-125-83-105-99-0050-000**, also known as 841 Savage is the subject parcel of this hearing. The subject parcel measures approximately 1.54 acres, and is located on the north side of Savage Road, east of Arlene Lane.

- A. Presentation by Applicant.
- B. Presentation by Township staff and consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers recommendation to the Township Board for the Rezoning application.

**ITEM #1:** **CASE #16-020 RZ**

**TITLE:** **THE APPLICANT, VAN BUREN TOWNSHIP LOCAL DEVELOPMENT FINANCE AUTHORITY, IS REQUESTING TO REZONE APPROXIMATELY 1.04 ACRES CURRENTLY ZONED AG (AGRICULTURE) TO R-1B (GENERAL BUSINESS DISTRICT.)**

**LOCATION:** Parcel tax ID number **V-125-83-045-99-0004-702** is the subject parcel of this hearing. The subject parcel measures approximately 1.04 acres, and is located on the south side of Ecorse, west of Hannan.

- A. Presentation by Township staff and consultants.
- B. Planning Commission discussion.
- C. Planning Commission considers recommendation to the Township Board for the Rezoning application.

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**ITEM #1:** 16-002 – Tree Permit

**TITLE:** The applicant, ALDI, Inc., is requesting approval for a tree permit for associated site improvements and construction of a single story retail commercial building for a limited assortment grocery store.

**LOCATION:** Parcel number V125-83-058-99-0007-704. The site is approximately 3.76 acres on a 19.61 acre parcel. It is located in the C-2, Extensive Highway Business district. This site is located on the east side of Belleville Road between Tyler and the I-94 North Service Drive.

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on Permit Approval.

**ITEM #2:** 16-008 – Final Site Plan

**TITLE:** The applicant, Verdeterre Contracting, Inc., is requesting final site plan approval for an office building addition of 1,440 square feet.

**LOCATION:** Parcel number V125-83-033-99-0036-000, 7994 Belleville Road. The site is approximately 7.28 acres and is located in the C-1, General Business district. This site is located on the west side of Belleville Road between Tyler and Ecorse.

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the Final Site Plan.

**GENERAL DISCUSSION:**

**ITEM #1:** Lakeshore Ordinance Update.

**ADJOURNMENT**

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
MAY 11, 2016  
DRAFT - MINUTES**

Chairperson Thompson called the meeting to order at 7:32 p.m.

**ROLL CALL:**

**Present:** Kelley, Atchinson, Budd, Boynton, Jackson, Franzoi and Thompson.

**Excused:** None.

**Staff:** Director Akers and Secretary Harman.

**Planning Representatives:** McKenna Associate, Patrick Sloan and Wade Trim Associate, David Nummer.

**Audience:** Six (6).

**APPROVAL OF AGENDA:**

**Motion Kelley, Boynton second to approve the agenda of May 11, 2016 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Boynton, Budd second to approve the regular meeting minutes from April 13, 2016 as presented. Motion Carried.**

**PUBLIC HEARING:** None.

**CORRESPONDENCE:** None.

**NEW BUSINESS:**

<b>ITEM # 1</b>	<b>16-016 – TEMPORARY LAND USE</b>
<b>TITLE:</b>	<b>THE APPLICANT, ANGRY TIGER FIREWORKS LLC, IS REQUESTING FINAL APPROVAL TO HOST A FIREWORKS TENT FOR A PERIOD EXTENDING BEYOND THE AS-A-RIGHT SEVEN CONSECUTIVE DAYS OR LESS REQUIREMENT FOUND IN SECTION 4.44 OF THE TOWNSHIP ZONING ORDINANCE.</b>
<b>LOCATION:</b>	<b>THIS SITE IS LOCATED AT THE METRO PARK PARTY STORE AT 41001 EAST HURON RIVER. THE SUBJECT LOCATION IS ON THE SOUTH SIDE OF HURON RIVER DRIVE, WEST OF HAGGERTY.</b>

Franco Mattei of Angry Tiger Fireworks LLC gave the presentation. The proposed layout is the same as the previous two years. The applicant is requesting a temporary land use permit for operations from June 24, 2016 through July 5, 2016 with hours of operation from 8:00 a.m. to 10:00 p.m.

Director Akers presented Deputy Director Best's review letter dated 5-4-16 recommending approval subject to the seven (7) conditions in the review letter.

Commissioners discussed the seven conditions in Deputy Director Best's letter including: a site plan layout with proposed use and facilities, accurate setbacks, trash disposal and cleanup agreement with the property owner, sanitary facilities/use of bathroom, copy of the Fireworks Retail Facility non-permanent license, staffing, measures to secure fireworks and approval from the Van Buren Township Fire Marshall. The Commissioners agreed four (4) fire extinguishers are to be located in the tent.

No comments from the audience.

**Motion Kelley, Boynton second to grant final approval to Angry Tiger Fireworks LLC to host fireworks tent sales beyond the as-a-right seven consecutive day requirement in the Township Zoning Ordinance 06-02-92, as amended, located at the Metro Parkway Party Store at 41001 East Huron River Drive subject to the recommendations in Deputy Director Best's staff review letter dated 5-4-16 with final review and approval taken care of by the Planning Department along with Fire Department approval and four (4) fire extinguishers to be located on site. Motion Carried. (Letter Attached)**

**ITEM # 2                      16-017 – TEMPORARY LAND USE**

**TITLE:                      THE APPLICANT, ANGRY TIGER FIREWORKS LLC, IS REQUESTING FINAL APPROVAL TO HOST A FIREWORKS TENT FOR A PERIOD EXTENDING BEYOND THE AS-A-RIGHT SEVEN CONSECUTIVE DAYS OR LESS REQUIREMENT FOUND IN SECTION 4.44 OF THE TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:                      THIS SITE IS LOCATED AT STACKS AT 45378 ECORSE. THE SUBJECT LOCATION IS ON THE SOUTH SIDE OF ECORSE, WEST OF BELLEVILLE ROAD.**

Franco Mattei of Angry Tiger Fireworks LLC gave the presentation. The applicant is requesting a temporary land use permit for operations from June 24, 2016 through July 5, 2016 with hours of operation from 8:00 a.m. to 10:00 p.m. The site is located the northeast corner property of Ecorse at Belleville Road.

Director Akers presented Deputy Director Best's review letter dated 5-4-16 recommending approval subject to the seven (7) conditions referenced in the review letter.

Commissioners discussed entrance locations to the property.

No comments from the audience.

**Motion Kelley, Boynton second to grant final approval to Angry Tiger Fireworks LLC to host fireworks tent sales beyond the as-a-right seven consecutive day requirement in the Township Zoning Ordinance 06-02-92, as amended, located at 45378 Ecorse Road subject to the conditions in Deputy Director Best's review letter dated 5-4-16 with final review and approval taken care of by the Planning Department along with Fire Department approval and four (4) fire extinguishers to be located on site. Motion Carried. (Letter Attached)**

**ITEM # 3                    16-015 – PRELIMINARY SITE PLAN**

**TITLE:                    THE APPLICANT, MAYSER USA, INC., IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A 50,346 SQ. FT MANUFACTURING BUILDING AND RELATED SITE IMPROVEMENTS.**

**LOCATION:                PARCEL NUMBER V125-83-017-99-0014-704, (SCHOONER DRIVE). THE SITE IS APPROXIMATELY 8.91 ACRES (14.58 TOTAL) AND IS LOCATED IN THE M-2, GENERAL INDUSTRIAL DISTRICT. THIS SITE IS LOCATED ON THE SOUTH SIDE OF MICHIGAN AVENUE, BETWEEN DENTON AND BECK.**

Allen Scott of Rand Construction, Civil Engineer Wayne Perry and Architect Carl Volmer, along with two (2) representatives from Mayser gave the presentation for the applicant. The applicant will request a parcel split to separate the 14.58 acres for phase 1 of a 4 phase project. The proposed 50,346 square foot building will sit on 8.9 acres with access from Schooner Drive from the east and the south. The applicant is asking for a parking reduction for phase 1 to 120 parking spaces. Site plans were displayed and the exterior façade consists of masonry brick and pre-finished metal panes, windows will be clear with a slight green tint and canopies will be Mayser red.

Patrick Sloan of McKenna Associates presented the preliminary site plan review letter dated 5-5-16 recommending the Planning Commission approve the preliminary site plan subject to the conditions referenced in the letter.

David Nummer of Wade Trim presented the preliminary site plan review letter dated 4-6-16 recommending preliminary site plan approval.

Fire Inspector Shawn Bell's review letter dated 5-4-16 recommends preliminary approval subject to applicant providing digital cad layout of the building prior to final C of O inspection.

Commissioners discussed the stormwater detention pond location and different types of screening, ability of the detention pond to support the additional phases of the project, masonry brick for the exterior, rooftop mechanical screening not shown on site plan, 2:1 tree ratio for non-desirable vs. desirable tree species, reducing the number of parking spaces to 120, and limiting the use of Denton Road having no truck traffic as agreed to by the applicant.

No comments from the audience.

**Motion Boynton, Budd second to grant preliminary site plan approval to Mayser USA, Inc. to construct a 50,346 square foot manufacturing building with related site improvements located at parcel number V125-83-017-99-0014-704, Schooner Drive, approximately 8.91 acres of 14.58 total acres in the M-2, General Industrial District on the south side of Michigan Avenue subject to the conditions in the Fire Department review letter dated 5-4-16, Wade Trim review letter dated 5-6-16, McKenna Associates review letter dated 5-5-16 along with the Planning Commission's acceptance of 120 parking spaces, 2:1 tree ratio for non-desirable vs. desirable species, a tree to be placed in the peninsula without the hydrant and light pole, clarification of the screening for rooftop equipment to be provided, further discussion with the applicant to work towards resolution of detention pond**

**screening and Denton Road not to be used for truck traffic as agreed to by the applicant. Motion Carried. (Letters Attached)**

**GENERAL DISCUSSION:**

Director Akers gave a brief update on the Lakeshore Ordinance. The subcommittee consisting of fourteen (14) residents/stakeholders will have their first meeting on May 23, 2016.

Commissioners inquired when construction is going to start at the Menard's site. Director Akers will follow up with Menard's and provide an update at the next Planning Commission meeting.

**Motion Boynton, Budd second to adjourn at 8:58 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

# PLANNING & ZONING APPLICATION

Case number 16-019 Date Submitted 4-18-16

APPLICANT INFORMATION	
Applicant	<u>RICHARD Stull</u> Phone <u>734-697-3190</u>
Address	<u>841 SAVAGE</u> Fax <u>N/A</u>
City, State	<u>Belleville, mi,</u> Zip <u>48111</u>
E:mail	<u>N/A</u> Cell Phone Number <u>N/A</u>
Property Owner	Phone _____
(if different than applicant)	
Address	Fax _____
City, State	Zip _____
Billing Contact	<u>Richard Stull</u> Phone _____
Address	<u>841 SAVAGE</u> Fax _____
City, State	<u>Belleville, MI. 48111</u> Zip _____

SITE/PROJECT INFORMATION	
Name of Project	<u>Stull Requested Rezoning.</u>
Parcel Id No.	<u>V125-83-106-99-0650-000</u> Project Address <u>VL Behind 841 SAVAGE VBT</u>
Attach Legal Description of Property	
Property Location: On the	<u>N</u> Side of <u>Savage</u> Road; Between <u>MAIA St</u> Road
and <u>Haggerty</u> Road.	Size of Lot Width _____ Depth _____
Acres of Site	<u>1.5</u> Total Acres of Site to Review <u>1.5</u> Current Zoning of Site <u>M1LGH</u>
Project Description	<u>SEE Attached Letter</u>
Is a re-zoning of this parcel being requested?	<u>YES</u> YES (if yes complete next line) NO
Current Zoning of Site	<u>M1LGH</u> Requested Zoning <u>L1B</u>

SPECIAL PERMIT INFORMATION	
Does the Proposed Use Require Special Approval?	YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying	_____
Is there an official Woodland within parcel?	Woodland acreage _____
List total number of regulated trees outside the Woodland area?	Total number of trees _____
Detailed description for cutting trees	_____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

RICHARD Stull  
 Print Property Owners Name

*Richard Stull* Sign Here  
 Signature of Property Owner

4-18-16  
Date

**BRAD JORDAN**  
 Notary Public, State of Michigan  
 County of Washtenaw  
 My Commission Expires Oct. 15, 2019  
 Acting in the County of Wayne

STATE OF MICHIGAN  
 COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 18 day of APRIL 2016  
 Notary Public, Wayne County, Michigan My Commission expires OCT 15 2019

*[Signature]*

**Planning Fee Schedule Worksheet**

4/18/2016		Rezoning 841 Savage Road						
Project Name:		16-019.RZ						
Project Number:		# of Acres:		Official Woodland Acres:				
Acre, Units & Trees:		# of Units:		# of Trees Outside Woodl:				
ITEM	#	TOWNSHIP BASE	CONSULTANT BASE	AGRE. FEE	UNIT FEE	TOWNSHIP TOTAL	CONSULTANT TOTAL	LINE ITEM TOTAL
Rezoning		\$600.00	\$700.00	\$30.00		\$600.00	\$0.00	\$600.00
Conditional Zoning Amendment, Reviews, Rezoning Contract and Conditions		\$1,500.00	\$1,500.00	\$30.00		\$0.00	\$0.00	\$0.00
Conditional Rezoning Contract and Conditions				Cost+20%			\$0.00	\$0.00
Special Land Use (new development)		\$800.00	\$700.00	\$30.00		\$0.00	\$0.00	\$0.00
Special Land Use (existing building, no site changes)		\$500.00	\$500.00	\$30.00		\$0.00	\$0.00	\$0.00
Concept Plan Review Only		\$350.00	\$350.00			\$0.00	\$0.00	\$0.00
*Additional Reviews by Consultant			Cost+20%				Sub-Total:	\$600.00
<b>Site Plan Application (Non-Residential)</b>								
Commercial Development		\$2,500.00	\$500.00	\$150.00		\$0.00	\$0.00	\$0.00
Industrial Development		\$2,500.00	\$500.00	\$150.00		\$0.00	\$0.00	\$0.00
Public or Semi-public Development			Minor Change			\$0.00	\$0.00	\$0.00
changes to Existing Use or Addition to Existing Use)		\$400.00	\$500.00	Major/New Structure		\$0.00	\$0.00	\$0.00
* Additional reviews by Consultant		\$1,250.00	Cost + 20%				\$0.00	\$0.00
Initial Engineering Deposit			\$4,000.00	\$25.00			Sub-Total:	\$0.00
<b>Site Plan Application (Residential)</b>								
Site Condominium		\$2,500.00	\$455.00	\$30.00		\$0.00	\$0.00	\$0.00
Cluster Housing Development (PRD)		\$4,000.00	\$465.00	\$30.00		\$0.00	\$0.00	\$0.00
Multiple Family		\$3,000.00	\$360.00	\$10.50		\$0.00	\$0.00	\$0.00
Mobile Home Park		\$3,000.00	\$545.00	\$10.50		\$0.00	\$0.00	\$0.00
Condominium, PRD, Subdivision Documents			Cost +20%			\$0.00	\$0.00	\$0.00
*Additional Reviews by Consultant			Cost + 20%	\$25.00			\$0.00	\$0.00
Initial Engineering Deposit			\$4,000.00	\$25.00		\$0.00	\$0.00	\$0.00
Dev. Investigated Rev. Approved Plat, Architectural Rev. Existing Developments		\$750.00	\$750.00	\$15.00		\$0.00	\$0.00	\$0.00
<b>Subdivision/Plat Review</b>								
Sketch Plan Review		\$400.00	\$350.00	\$30.00		\$0.00	\$0.00	\$0.00
Site Plan Review (Tent. Preliminary Plat)		\$2,000.00	\$700.00	\$30.00		\$0.00	\$0.00	\$0.00
Preliminary Plat Review		\$600.00	\$500.00	\$15.50		\$0.00	\$0.00	\$0.00
Final Plat Review		\$700.00	\$600.00	\$15.50		\$0.00	\$0.00	\$0.00
*Additional Reviews by Consultant			Cost +20%			\$0.00	\$0.00	\$0.00
Initial Engineering Deposit			\$4,000.00	\$25.00		\$0.00	\$0.00	\$0.00
<b>Special Meetings</b>								
Expedited Review		150% of cost	Cost+20%			\$0.00	\$0.00	\$0.00
Planning Commission		\$560.00	Cost + 20%			\$0.00	\$0.00	\$0.00
Board of Zoning Appeals-(Single Family Res.)		\$400.00	\$350.00			\$0.00	\$0.00	\$0.00
Board of Zoning Appeals(Non-Res./Multiple)		\$400.00	\$350.00			\$0.00	\$0.00	\$0.00
<b>Other Fees</b>								
Variance Review (Per Variance)		\$500.00	\$0.00			\$500.00	\$0.00	\$0.00
Zoning Verification		\$75.00				\$0.00	\$0.00	\$0.00
Replat/Change to Master Deed		\$250.00	\$250.00		\$75.00	\$0.00	\$0.00	\$0.00
Woodlands/Tree Removal		\$350.00	\$630.00		\$2.00	\$0.00	\$0.00	\$0.00
Tree Replacement(per tree)					\$350.00	\$0.00	\$0.00	\$0.00
Lot Split Review		\$75.00	\$350.00			\$0.00	\$0.00	\$0.00
Accessory Structure Modification		\$250.00				\$0.00	\$0.00	\$0.00
Fire Department Site Plan Review		\$400.00				\$0.00	\$0.00	\$0.00
Temporary Land Use/Special Event Permit		\$1,250.00				\$0.00	\$0.00	\$0.00
Wireless Equipment Administration Review		\$400.00	\$450.00			\$0.00	\$0.00	\$0.00
Grass & Weeds Mowing/Bligh/Property Maintenance Administrative Fee (Ordinance)					Cost+ \$100.00			\$0.00
Developer Initiated Master Plan or Zoning Amendments		\$1,500.00	cost+20%			\$0.00	\$0.00	\$0.00
<b>Grand Total:</b>								
Sub-Total by Fee Category		Township Fee Total	Consultant Fee Total	Engineering Fee Total	Fire Department Total			
		\$600.00	\$0.00	\$0.00	\$0.00			
Account No.		101-000-485-001	101-000-286-000	692-000-286-000	101-000-628-001			

4-18-2016

RE: parcel ID: 83-105-99-0050-000

Legal Description: 27C10B1A PART OF N E 1/4 OF SEC 27 T3S R8E BEG S84DEG 57M 23S E 923.42FT  
FROM N 1/4 COR OF SEC 27 TH S84DEG 57M 23S E 95.80FT TH S3DEG 47M 56S W 711.56FT TH N71DEG  
W 99.25FT TH N3DEG 47M 56S E 687.61FT POB 1.54 AC

To Whom it concerns,

The above parcel ID is being requested to change the current zoning of M1 LGH to Residential R1B.

We also own Parcel ID's

83-105-99-0046-000 Our home 841 Savage is on this lot.

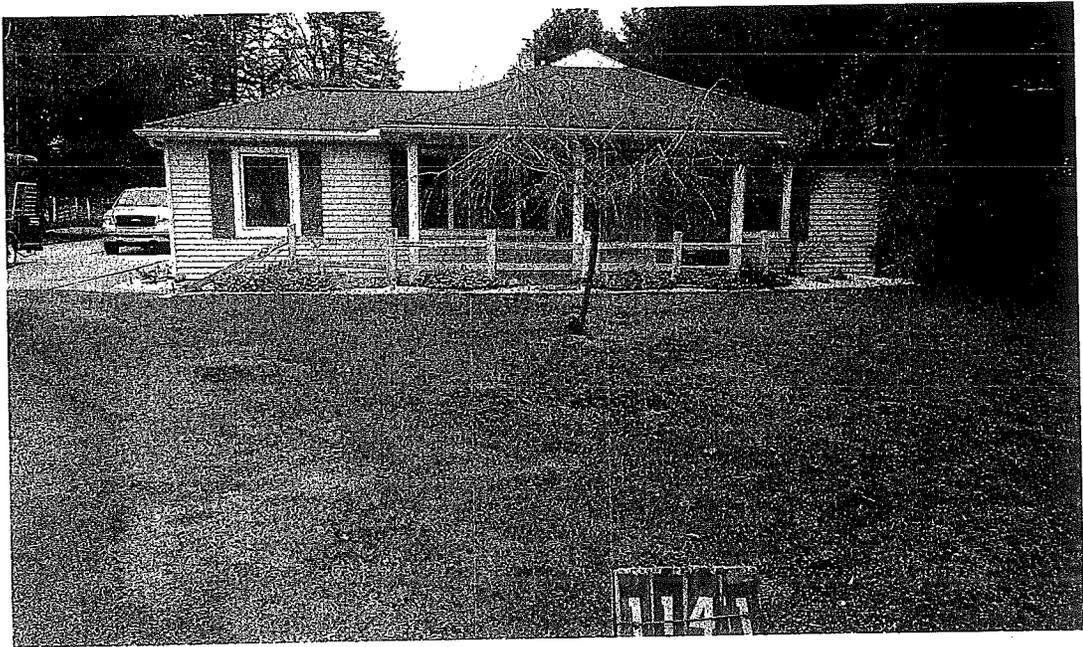
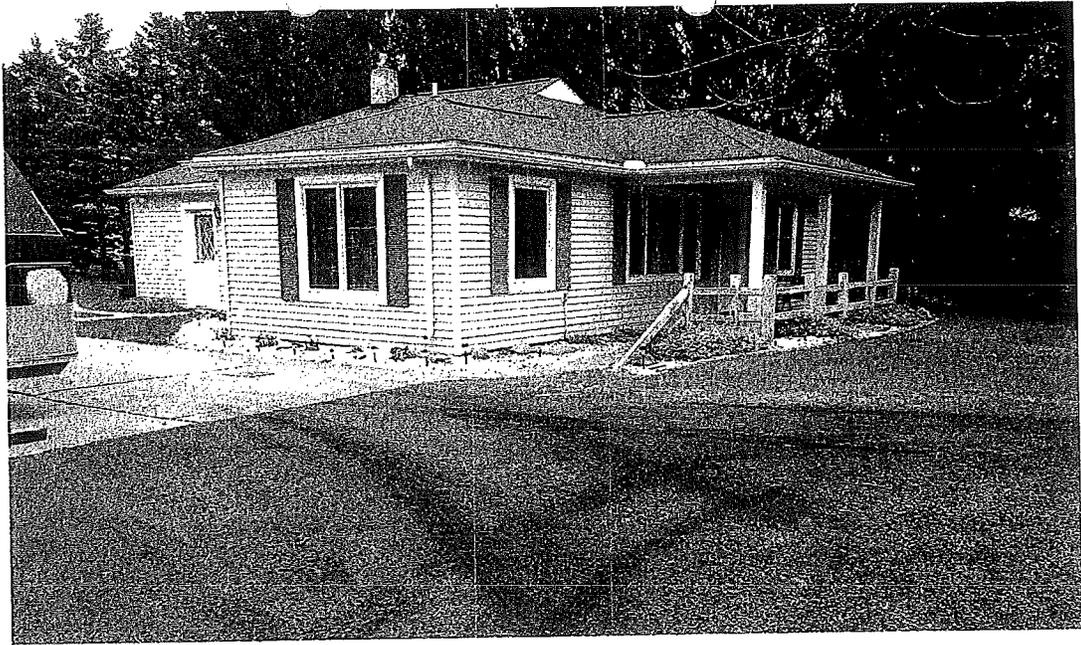
83-105-99-0047-000 This is a vacant lot with frontage also on savage due west and our driveway is on this lot.

The parcel ID we are requesting to be changed to R1B is master planned mix use and is land locked behind our two parcel that are on Savage rd. We would like all three parcels to be R1B. We cannot combine the three lots to one lot due to the land division act. It would be too long for width to length ratio.

Respectfully,

Richard Stull:

 Date: 4-18-2016



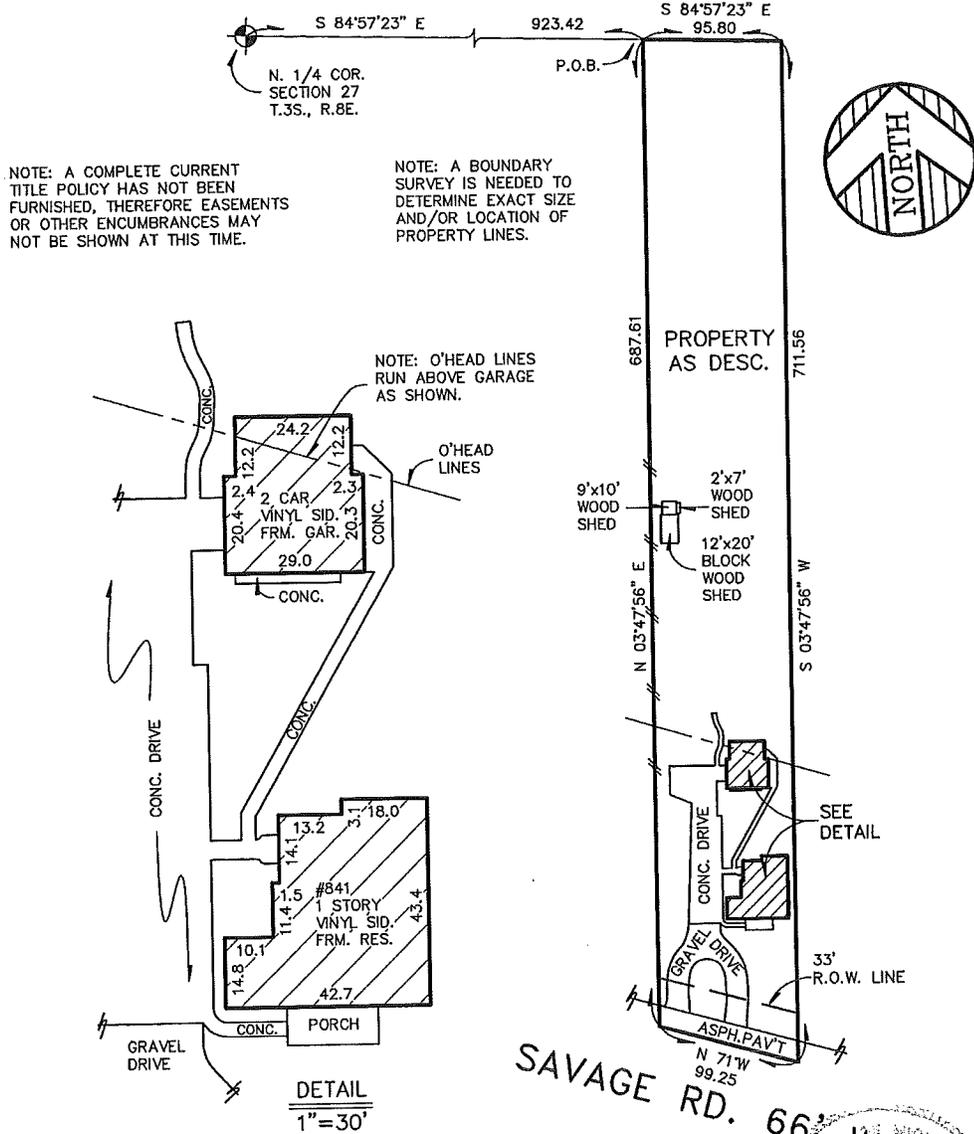
# MORTGAGE SURVEY

Certified to: LAWYERS' TITLE OF MONROE

**Property Description:**

Land in the Township of Van Buren, Wayne County, Michigan, described as:  
 Part of the Northeast 1/4 of Section 27, Town 3 South, Range 8 East, described as:  
 as: Beginning South 84 degrees 57 minutes 23 seconds East 923.42 feet from the  
 North 1/4 corner of Section 27; thence South 84 degrees 57 minutes 23 seconds  
 East 95.80 feet; thence South 3 degrees 47 minutes 56 seconds West 711.56 feet;  
 thence North 71 degrees West 99.25 feet; thence North 3 degrees 47 minutes 56  
 seconds East 687.61 feet to the point of beginning.

Note: The property description is as taken from Wayne County Tax Rolls.  
 Subject to any part taken, used or deeded for street, road, or highway purposes.



NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.

NOTE: O'HEAD LINES RUN ABOVE GARAGE AS SHOWN.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

*[Signature]*

JOB NO: 16-01141 SCALE: 1"=100'  
 DATE: 04/11/16 DR BY: M.L./LAO

SAVAGE RD. 66' WD.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

**KEM-TEC** PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES  
 A GROUP OF COMPANIES  
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# Memo

**DATE:** May 19, 2016  
**TO:** Planning Commission  
**FROM:** Ron Akers, AICP – Director of Planning & Economic Development  
**RE:** 16-019 Rezoning Request of Savage Road

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## Staff Report

**File Number:** 16-019

**Site Address:** N/A

**Parcel Number:** 125-83-105-99-0050-000

**Parcel Size:** 1.54 Acres

**Location:** North side of Savage Road, East of Sheldon & West of Martinsville

**Applicant:** Richard Stull, 841 Savage Rd, Van Buren Township, MI 48111

**Property Owner:** Same as applicant.

**Request:** Applicant is requesting to rezone their existing property located at on Savage Road from M-1, Light Industrial to R1-B, Single Family Residential.

**Zoning and Existing Use:** M-1, Light Industrial & vacant.

### **Adjacent Zoning and Existing Uses:**

**North:** M-1 (Light Industrial) & Railroad Right-of-Way

**East:** M-1 (Light Industrial) & Industrial Use

**South:** R1-B (Single Family Residential) & Single Family Residence

**West:** M-1 (Light Industrial) & Vacant

**Other:** Public hearing notices were published in the Belleville Area Independent on May 5, 2016 and notices were sent to all property within 300' of the subject property on May 6 2016 in accordance with the Zoning Enabling Act.

## **Summary:**

The applicant has requested to rezone the above specified property from M-1, Light Industrial to R1-B, Single Family Residential. The specified parcel is a landlocked parcel and is in common ownership with the two properties which are directly adjacent to the south of the parcel. The applicant had previously applied to combine the three lots into one individual parcel, but due to the requirement of a maximum 1:4 width to depth ratio in the Land Division Act, this was not possible.

## **Master Plan:**

The Southside Master Plan designates this area as having a future land use designation as mixed-use. The Mixed Use future land use designation is described as follows:

*“Mixed Use: The Mixed Use areas are intended to be extensions of the City, and should be developed as vibrant, walkable neighborhoods incorporating both residential and nonresidential uses. Appropriate land uses may include residential, public, institutional, office, general office, business and personal service uses, and retail commercial land uses. Such uses may be located in mixed-use buildings, or in separate, single-use buildings located on the same site but designed as an integrated development.*

*Development in the mixed use areas should be pedestrian oriented and automotive uses or uses geared towards the automobile should not be permitted. Design standards should be established as part of a new mixed-use zoning district to ensure that new development is human-scale (not automobile-scale) and includes civic spaces and amenities. It is recommended that a joint mixed use zoning district be created in conjunction with the City for the area along Sumpter Road where the City and Township boundary is located. Doing so will ensure that new development in this mixed use area is consistent on both sides of the street. Design guidelines for projects using the flexible use standards are presented later in this chapter, and should be the basis for developing the requirements of the mixed use zoning district.”*

The Southside Master Plan also includes a series of design guidelines which discuss more specifically certain land uses which may be allowed in the Mixed Use district. These design guidelines state as follows:

*“The new Mixed Use zoning standards should restrict land uses by restricting the types of building that can be constructed. Standards limiting where and how many buildings containing non-residential land uses can be constructed in the Mixed Use areas should be included in the new zoning regulations. Attached residential buildings and single family detached houses should also be permitted in the Mixed Use area.”*

There is currently no Mixed Use zoning district in our zoning ordinance. In the past we have considered different zoning districts in these mixed use/town center areas which are consistent with the intent of the Master Plan for these areas and which are reflective of the current conditions of the property. For this situation the parcel that is subject to the request is landlocked and in continuous ownership with the adjacent properties to the south which are currently zoned

R1-B. Due to the landlocked nature of the property and the Township's policy of not granting easements over property, it is very unlikely that this property can be currently used to construct a single family home on it.

With regards to the Southside Master Plan, the request is not strictly consistent with the Mixed Use district as the R1-B district does not allow the commercial uses the Mixed Use district envisions, but as I have specified above the Township does not have a Mixed Use district in its zoning ordinance. The R1-B district does however allow some uses which are designated in the Mixed Use district. As specified above the design guidelines indicate that, "*Attached residential buildings and single family detached houses should also be permitted in the Mixed Use area.*" Due to this the primary land use of the R1-B district (Single Family Residential) is not inconsistent with uses which are suggested to be allowed in the Mixed Use district. It should be noted that when the Township adopts this zoning district the less intense single family residential district uses will likely be easier to integrate into potential future developments than light industrial establishments.

### **Zoning:**

Existing M-1, Light Industrial: The light industrial district is primarily intended to allow for certain industrial and commercial uses while limiting the level of noise, smoke, glare, and other negative externalities of industrial developments to make it more compatible with adjacent non-industrial land uses. The zoning ordinance also discusses how certain uses in the light industrial district act as a transition between heavy industrial uses and non-industrial uses. Specific permitted uses which are in the light industrial district include, warehousing; sale at wholesale; assembly, manufacturing, and packaging of products; tool and die shops; manufacturing of cardboard products; laboratories for testing and research; retail dry cleaning plants; public utility buildings; certain retail and service establishments; and accessory outdoor storage of industrial materials. Special uses in the district include drive in theaters; private clubs and lodges; recreational vehicle storage yards; contractors yards; instruction services; and minor truck repair and maintenance.

Many of these uses are not consistent with uses you would find in a Mixed Use area.

Proposed R1-B, Single Family Residential: The R1-B district primarily allows for single family residential uses on minimum 10,000 square foot lots. Permitted uses include single family detached dwellings; public parks; local governmental uses; schools; private swimming pools; home occupations; adult foster care; and family day care homes. Special uses in the district include child care centers; public utility buildings; golf courses; bed and breakfast establishments; group day care homes; churches; and adult day care centers.

### **Other Considerations:**

The property is currently owned by the adjacent property owner and is used as a rear yard for a single family residential use. This is consistent with the adjacent property to the west and north. The parcel currently has a light industrial use and this is the only parcel in the immediate vicinity where the M-1 district extends to Savage Road. Many of these M-1 parcels to the east and west

are landlocked and locked directly behind a single family residential use. The R1-B designation would be more compatible with the majority of existing uses than the M-1 light industrial designation.

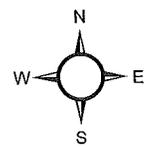
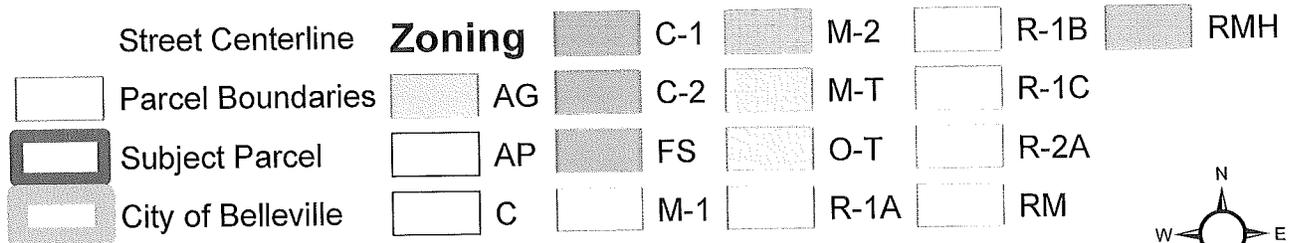
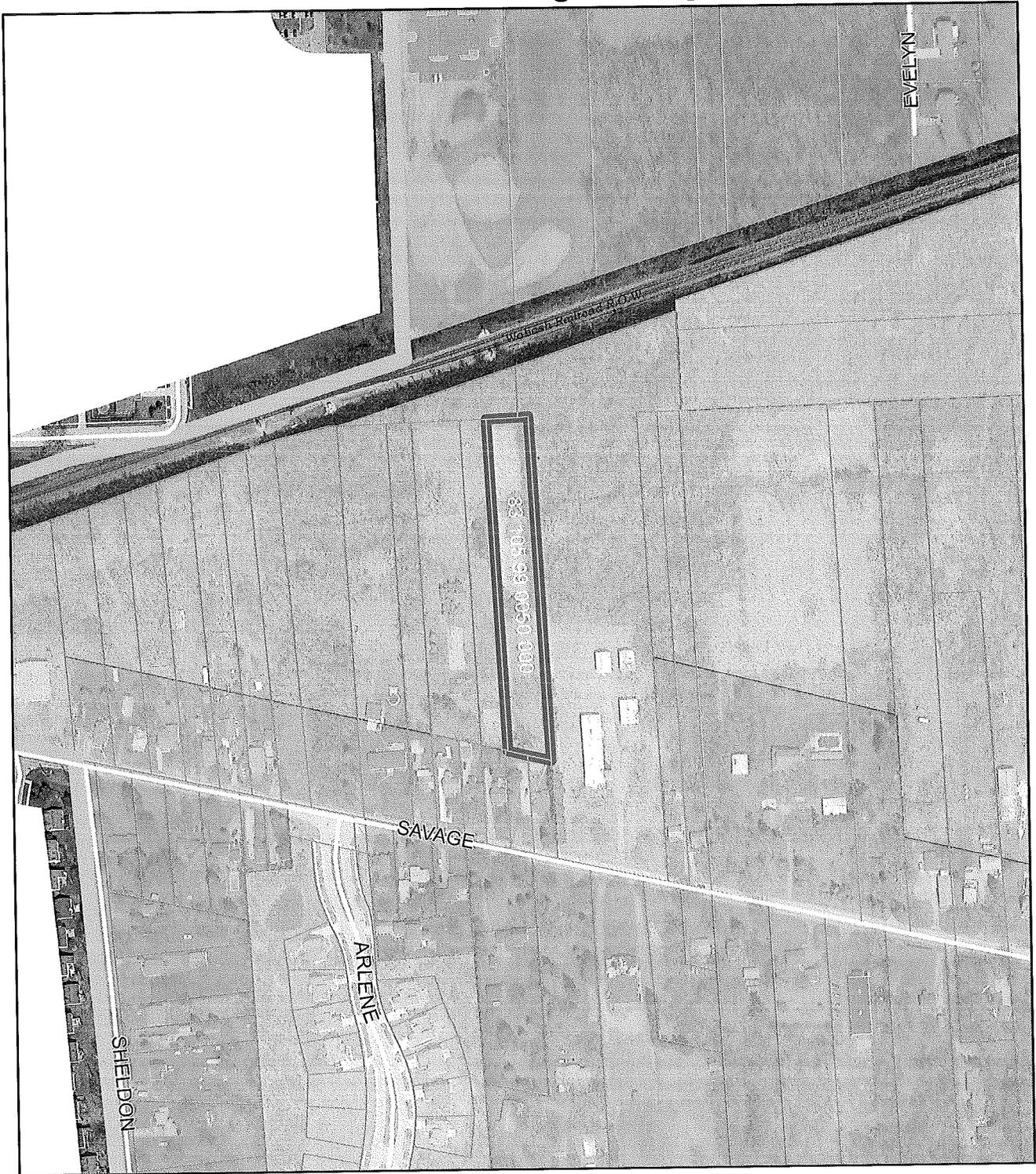
The rezoning will have little if any additional impact on current traffic or infrastructure. The proposed R1-B district is consistent with how the property is currently being used and due to the landlocked nature of the property development options are limited. The request should not hinder community need for light industrial property as there are several vacant industrially zoned areas in the Township.

**Recommendation:**

Staff recommends that the Planning Commissions recommend approval of the request to amend the Township's Zoning Map by rezoning the property located at parcel #125-83-105-99-0050-000 from M-1, Light Industrial to R1-B, Single Family Residential based upon the following reasons:

- A. The R1-B, Single Family Residential zoning district would be consistent with the adjacent properties to the south and the single family residential use would be consistent with other residential properties in the vicinity.
- B. The proposed rezoning would be consistent with the provisions in the Southside Master Plan which indicate that single family residential uses should be included in the mixed use future land use designation.
- C. The proposed rezoning would have little if any impact on current traffic or infrastructure.
- D. The proposed rezoning does not create any shortages of available vacant industrially zoned property in the Township.

# 16-019 Rezoning Savage Road



Source: Van Buren Township GIS,  
Michigan Center for Geographic Information.  
Please note parcel boundaries are approximate  
and may not be accurate.

1 inch = 300 feet

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing on **Wednesday, May 25, 2016 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider a request to rezone the following described parcel.

**Case 16-019:** Parcel tax ID number **V-125-83-105-99-0050-000**, is the subject parcel of this hearing. The subject parcel measures approximately 1.54 acres, and is located on the north side of Savage Road, east of Arlene Lane. The Public Hearing is in regards to amending the Charter Township of Van Buren zoning map by rezoning the subject property from **M-1 (Light Industrial) District to R1-B (Single Family Residential) District.**

Written comments will be accepted by the Planning and Economic Development Department at 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at [rakers@vanburen-mi.org](mailto:rakers@vanburen-mi.org) until 4:00 p.m. on the hearing date.

In compliance with the Americans with Disabilities Act, reasonable accommodations will be made available with advance notice.

# PLANNING & ZONING APPLICATION

Case number 16-020 Date Submitted 4-18-16

### APPLICANT INFORMATION

Applicant VBT LDFA Phone 734-699-8913  
 Address 46425 Tyler Fax \_\_\_\_\_  
 City, State Van Buren Twp, MI Zip 48111  
 E:mail rakers@vanburen-mi.org Cell Phone Number \_\_\_\_\_  
 Property Owner VBT LDFA Phone \_\_\_\_\_  
 (if different than applicant)  
 Address \_\_\_\_\_ Fax \_\_\_\_\_  
 City, State \_\_\_\_\_ Zip \_\_\_\_\_  
 Billing Contact \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Fax \_\_\_\_\_  
 City, State \_\_\_\_\_ Zip \_\_\_\_\_

### SITE/PROJECT INFORMATION

Name of Project Re-zoning - Eourse Road Property  
 Parcel Id No. V125-83-045-99-8004-702 Project Address N/A  
 Attach Legal Description of Property  
 Property Location: On the S Side of Eourse Road; Between Hanna Road  
 and I-275 Road. Size of Lot Width 130' Depth 90'  
 Acreage of Site 1.04 Total Acres of Site to Review 1.04 Current Zoning of Site AG  
 Project Description: Request re-zoning of above mentioned  
property from AG to C-1.  
 Is a re-zoning of this parcel being requested? Yes  (if yes complete next line) NO  
 Current Zoning of Site AG Requested Zoning C-1

### SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? \_\_\_\_\_ YES (if yes complete next line) NO  
 Section of Zoning Ordinance for which you are applying \_\_\_\_\_  
 Is there an official Woodland within parcel? \_\_\_\_\_ Woodland acreage \_\_\_\_\_  
 List total number of regulated trees outside the Woodland area? \_\_\_\_\_ Total number of trees \_\_\_\_\_  
 Detailed description for cutting trees \_\_\_\_\_

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

### OWNER'S AFFIDAVIT

VBT LDFA (Ron Akers's Representative)  
 Print Property Owners Name  
*Paul C. Akers* Signature of Property Owner  
4-19-16 Date

STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.  
 Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 Notary Public, \_\_\_\_\_ County, Michigan My Commission expires \_\_\_\_\_, 20\_\_\_\_  
Rev 11/2/06



# Memo

**DATE:** May 20, 2016  
**TO:** Planning Commission  
**FROM:** Ron Akers, AICP – Director of Planning & Economic Development  
**RE:** 16-020 Rezoning Request on Ecorse Road

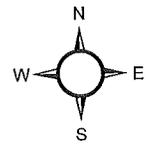
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The Township's Local Development Finance Authority (LDFA) owns this piece of property located on Ecorse Road and has directed to staff to request that the property be rezoned from AG, Agricultural to C-1, Commercial. The LDFA's intent is to put out an RFP to market the property to interested buyers. Staff will prepare a review and submit it to the Planning Commission members prior to the Planning Commission meeting. I apologize about the inconvenience.

# 16-020 Rezoning Ecorse Road



	Subject Parcel	<b>Zoning</b>	 C-1	 M-2	 R-1B	 RMH
	Street Centerline	 AG	 C-2	 M-T	 R-1C	
	Parcel Boundaries	 AP	 FS	 O-T	 R-2A	
		 C	 M-1	 R-1A	 RM	



Source: Van Buren Township GIS,  
Michigan Center for Geographic Information.  
Please note parcel boundaries are approximate  
and may not be accurate.

1 inch = 300 feet

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing on **Wednesday, May 25, 2016 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider a request to rezone the following described parcels.

**Case 16-020:** Parcel tax ID number **V-125-83-045-99-0004-702**, is the subject parcel of this hearing. The subject parcel measures approximately 1.04 acres, and is located on the south side of Ecorse Road, west of Hannan Road. The Public Hearing is in regards to amending the Charter Township of Van Buren zoning map by rezoning the subject property from **AG (Agricultural) District to C-1 (General Business) District.**

Written comments will be accepted by the Planning and Economic Development Department at 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at [rakers@vanburen-mi.org](mailto:rakers@vanburen-mi.org) until 4:00 p.m. on the hearing date.

In compliance with the Americans with Disabilities Act, reasonable accommodations will be made available with advance notice.



**CIVIL ENGINEERS LAND SURVEYORS**  
 2183 PLESS DRIVE, BRIGHTON, MICHIGAN 48114-9463  
 (810) 227-9533 FAX (810) 227-9460  
 EMAIL: [desine@desineinc.com](mailto:desine@desineinc.com)

May 12, 2016

Mr. Ron Akers, AICP  
 Director of Planning & Economic Development  
 Van Buren Charter Township  
 46425 Tyler Road  
 Van Buren Township, Michigan 48111

Re: **ALDI Food Market # 63**  
 Tree Removal Permit

Dear Mr. Akers

Please find enclosed the following documentation for the above referenced project:

- One (1) Application for Tree Removal Permit
- One (1) check in the amount of \$1,653.00 for application fees (\$350.00 Township Fee + \$700 Consultant Fee + 201 Trees x \$3.00 Per tree Fee = \$1,653.00)
- Twelve (12) copies of the Tree Survey and Landscape Plans

ALDI Inc. is proposing to develop an ALDI Food Market on a portion of Parcel 058-99-0007-704 located on the east side of Belleville Road within the NW ¼ of Section 15, Van Buren Township, Wayne County, Michigan. The subject property does contain existing trees, but is not located within a woodland as defined by the Van Buren Township Official Woodlands Map.

As a part of this development, ALDI Inc. is proposing to remove the following number of onsite trees with a diameter of 5" or greater:

- Living trees of a desirable species: 146
- Living Cottonwood trees: 42
- Dead trees: 13
- Total trees to be removed: 201

ALDI Inc. is proposing the following replacement ratios for the trees to be removed:

- Living trees of a desirable species: 1:2 = 146 / 2 = 73 replacement trees required
- Living Cottonwood trees: 1:4 = 42/4 = 11 replacement trees required
- Dead trees: 1:0 = 13/0 = 0 replacement trees required
- Total replacement trees required: 84 replacement trees required

**RECEIVED**

MAY 13 2016

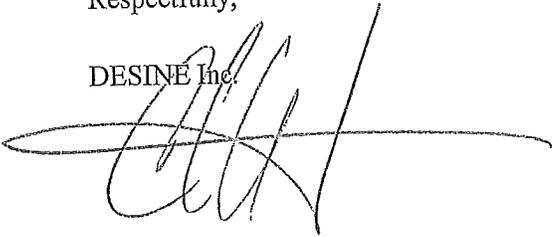
Mr. Ron Akers  
May 12, 2016

As depicted on the ALDI Food Market # 63 Landscape Plan, ALDI Inc. is proposing to install 64 of the 84 replacement trees onsite. In addition, ALDI Inc. is proposing to pay the replacement tree fee of \$350 per tree for the remaining 20 replacement trees required for a total of  $20 \times \$350 = \$7,000.00$ .

We are submitting these documents for Township review and consideration by the Van Buren Township Planning Commission for the Tree Removal Permit at their upcoming May 25, 2016 meeting. Please be informed that the Final Site Plan will be submitted for Engineering Review under separate cover. If you have any questions or should you require additional information and/or documentation, please contact us at your convenience.

Respectfully,

DESINE Inc.

A handwritten signature in black ink, appearing to read 'C. Grzenkowicz', written over the printed name below.

Christopher A. Grzenkowicz, P.E.

encl.

cc: Mr. David Kapusansky / ALDI Inc.  
Mr. Mark Canvasser / Belleville North Venture

Van Buren Township

Application for Tree Removal Permit

A Tree Removal Permit is required in accordance with Section 4.45 E of the Zoning Ordinance, Woodland and Tree Preservation, prior to removal of landmark trees from the property.

Applicant

ALDI INC 2625 N. STOCKBRIDGE RD. WEBBERVILLE, MI 48892  
(Name) (Address)

(517) 521-3907 (517) 521-3953  
(Phone) (Fax)

Property Owner

Location of Work

BELLEVILLE NORTH VENTURE 058-99-0007-704  
(Address and/or parcel identification number)

 5-11-2016  
(Signature of Property Owner) (Date)

Reason for cutting (attach a separate paper if needed).

CLEARING FOR COMMERCIAL LAND DEVELOPMENT PROJECT  
ALDI FOOD MARKET # 63

This application must be accompanied with a Tree survey, this survey must incorporate the provisions listed in Section 4.45 E of the Zoning Ordinance.

Permit valid \_\_\_\_\_ through \_\_\_\_\_

Issued by \_\_\_\_\_ date \_\_\_\_\_

\$1050  
N/A  
\$31201  
\$1653  
Base Application Fee  
+ fee per acre of woodland  
+ fee per regulated tree outside a woodland  
TOTAL FEE

\$-600.00  
\$1050  
+ \$-50.00 / acre of woodland \$ 65  
+ \$-1.75 / regulated tree \$ 3  
TOTAL FEE

Application fee \$1653-

May 19, 2016

Planning Commission  
Charter Township of Van Buren  
46425 Tyler Road  
Belleville, Michigan 48111

**Subject: VBT-16-002 TRP; Aldi, Belleville Road  
Tree Removal Permit #2; Plans Dated May 12, 2016, Received May 17, 2016**

Dear Commissioners:

The applicant, Aldi, Inc. proposes to build an 18,850 square foot Aldi Food Market along Belleville Road, just south of AutoZone. The site is zoned C-2 Extensive Highway Business. There are existing trees on the currently undeveloped site that are planned to be removed, thus a tree removal permit is required. Typically, the Planning Commission does not review a tree removal permit request until the final site plan is submitted, however in this case, few site changes are anticipated and the applicant is under a very tight time frame to accomplish the site clearing and be under construction this summer. Therefore, the applicant is requesting tree removal permit approval while the final site plan is being wrapped up; if any aspect of the final site plan cause changes to the applicant's ability to provide replacement trees and comply with the conditions of any tree removal approval by the Planning Commission, a revised application will be required. We offer the following comments on the tree removal permit for your consideration.

**A. TREE SURVEY**

A tree survey has been submitted, identifying 238 regulated trees are on the site. The following tree preservation and removal is proposed:

- 29 trees of 5" caliper or greater will be preserved.
- 8 trees less than 5" caliper will be preserved.
- 201 trees of 5" caliper or greater will be removed. Of the 201 trees to be removed, 13 are dead, 42 are of undesirable species, and 146 are of desirable species. The table lists 145 desirable trees and 43 undesirable trees, which should be corrected to 146 desirable and 42 undesirable trees respectively.

**B. TREE REPLACEMENT**

All trees 5" in caliper or larger to be removed must be replaced in accordance with the scale of replacement ratios in Section 4.45.E.10.a. The plan proposes planting deciduous trees of 4" caliper and evergreen trees of 8' in height, which have a replacement ratio of 1:2 (1 replacement tree planted for every 2 trees removed). Trees of undesirable species, including cottonwood, that are replaced with 4" deciduous trees and 8' evergreen trees are proposed at the ratio of 1:4 (1 replacement tree planted for every 4 trees removed) which is a standard the Commission has agreed to in the past. There are 9 river birch proposed to be planted in the edge zone of the storm water pond and are being counted as replacement trees; the river birch is an acceptable species of tree for the edge zone landscaping.

**C. APPLICATION REQUIREMENTS (SECTION 4.45.E.7)**

1. **A topographical map at the same scale as the related site plan.** A topography has been submitted.
2. **The shape and dimensions of the site, together with the existing and proposed locations of structures and improvements, including existing and proposed changes to existing grades.** These items are on the landscape plan.
3. **Location and dimensions of all setbacks and existing and proposed easements.** The landscape plan shows proposed easements for sanitary sewer, water main, and future ingress and egress to the east of the site.
4. **Existing tree inventory and survey.** The tree survey shows 37 trees to be preserved and 201 trees to be removed. Of the 201 trees to be removed, 13 are dead, 42 are undesirable species, and 146 are desirable species.
5. **A statement of how existing trees not to be relocated or removed will be protected during construction.** Several existing trees shown to be preserved at the south end of the storm water pond and within the area that will be graded for pond construction. These trees will undoubtedly be impacted during construction. The plan must include satisfactory measures to protect and ensure the survival of these trees, if they are to count as preserved trees.
6. **An evaluation of the quality, size, and density of trees to be removed.** The evaluation of the trees is included on Sheet EX2.
7. **Soil conditions and drainage characteristics of the site.** This information was submitted as part of the site plan packet.

**D. STANDARDS FOR GRANTING APPROVAL (SECTION 4.45.E.9)**

1. **Protection and conservation of natural resources from pollution, impairment, or destruction.** The proposed landscape plan includes all the required landscape trees and 64 of the required replacement trees. The applicant intends to pay the Township's fee in lieu of planting the remaining 20 required replacement trees. The site will be well landscaped, and trees planted densely throughout the entire site so as to screen key parts of the site including the parking lot and detention pond.
2. **Maintenance of woodland areas.** The retained, replacement, landscape, and fee in lieu of planting trees will adequately replace the trees removed from the Aldi site. Also, the remainder of the parcel east of the site is woodland and will not be disturbed by the Aldi development.
3. **Limitation of land clearing activity.** The cleared part of the site will be used for the building, parking, access drives, and storm water pond. These are all necessary to develop the commercially zoned site, and are thus permitted reasons for clearing trees.
4. **Design and construction of residential structures.** This standard is not applicable.

5. **Limitations on tree removal.** Trees are proposed to be removed from the site in order to place the building in a reasonable location and in order to abide by all applicable zoning regulations. For this reason, removing trees is acceptable.
6. **Burden of satisfying the standards to be upon the applicant.** The applicant has satisfied the standards.

**RECOMMENDATION**

The tree survey has most of the information necessary to be complete, subject to a few revisions. As discussed above, the tree removal permit request is in advance of the final site plan being ready for approval, thus if any aspect of the final site plan cause changes to the applicant's ability to provide the required tree replacements or to otherwise comply with the conditions of any tree removal approval by the Planning Commission, a revised application will be required.

Therefore, we recommend that the Planning Commission approve the tree removal permit for the Aldi application, subject to the following:

1. Correction of the table to list 146 desirable and 42 undesirable trees, respectively.
2. Satisfactory provisions to protect the trees within the storm pond fence that are shown as preserved.

Respectfully submitted,

**McKENNA ASSOCIATES**



Sara J. Hodges, AICP, IAP2  
Senior Vice President



Stephen Hannon  
Assistant Planner

# PLANNING & ZONING APPLICATION

Case number 16-008

Date Submitted 2-9-16

## APPLICANT INFORMATION

Applicant Verdeterre Contracting, Inc. Phone 734/697-4166  
Address 7994 Belleville Road Fax 734/697-2809  
City, State Belleville, MI Zip 48111  
E:mail chris@verdeterre.net Cell Phone Number 313/218-4243  
Property Owner \_\_\_\_\_ Phone \_\_\_\_\_  
(if different than applicant)  
Address \_\_\_\_\_ Fax \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_  
Billing Contact Carol Riley Phone 734/697-4166  
Address 7994 Belleville Road Fax 734/697-2809  
City, State Belleville, MI Zip 48111

## SITE/PROJECT INFORMATION

Name of Project Office Building Addition for Verdeterre Contracting, Inc.  
Parcel Id No. V125-83-033-99-0036 Project Address 7994 Belleville Road

### Attach Legal Description of Property

Property Location: On the West Side of Belleville Road; Between Tyler Road  
and Ecorse Road. Size of Lot Width \_\_\_\_\_ Depth \_\_\_\_\_

Acreage of Site 7.28 Total Acres of Site to Review 0.25 Current Zoning of Site C-1

Project Description: Construct an office building addition of 1,440 square feet.  
Construction will mirror existing office building.

Is a re-zoning of this parcel being requested? \_\_\_\_\_ YES (if yes complete next line) NO  
Current Zoning of Site C-1 Requested Zoning \_\_\_\_\_

## SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? \_\_\_\_\_ YES (if yes complete next line) NO  
Section of Zoning Ordinance for which you are applying \_\_\_\_\_

Is there an official Woodland within parcel? \_\_\_\_\_ Woodland acreage \_\_\_\_\_  
List total number of regulated trees outside the Woodland area? \_\_\_\_\_ Total number of trees \_\_\_\_\_  
Detailed description for cutting trees \_\_\_\_\_

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

## OWNER'S AFFIDAVIT

May 19, 2016

Planning Commission  
Charter Township of Van Buren  
46425 Tyler Road  
Belleville, Michigan 48111

**Subject: VBT-16-008 SPR; Verdeterre Office Addition, 7994 Belleville Road; Site Plan Review #3;  
Plans Revised April 21, 2016**

Dear Commissioners:

The applicant proposes to construct a 1,440-square foot addition to the west (rear) of the office building for Verdeterre Contracting and requests final site plan approval. The site is located on the west side of Belleville Road, directly across the road from the Van Buren Township Fire Station. The proposed site improvements consist mainly of the office building expansion and improvements to the parking and circulation around the office building.

The Planning Commission granted preliminary site plan approval on April 13, 2016. We have reviewed the site plan for compliance with the conditions of preliminary site plan approval and offer the following comments for your consideration.

**Review of Conditions**

- 1. The width of the two angled parking spaces (1 standard and 1 handicapped) must be dimensioned on the plan.** These dimensions have been added to the site plan on Sheet C-2.
- 2. Subject to the determination of the Commission, all driveways accommodating 2-way traffic should be widened to 24 feet. If the Commission determines that signing the traffic is sufficient, additional signage must be specified on the plan as discussed in Comment 2, above.** At preliminary site plan review, the Planning Commission approved the existing driveway width, but requested an additional directional sign for traffic management in the one-way driveway. An additional yield sign is proposed near the building, however the placement of this sign should be shifted west, closer to the gate so that trucks will know to yield to oncoming traffic heading west, in order to avoid blocking the circulation lane south around the building.
- 3. The following landscape items should be addressed:**
  - a. The plan must be clarified to distinguish the location of the wood fence from the chain link, and all chain link fence located in front of (east) of the metal maintenance building must be replaced with new fence matching the wood privacy fence.** A note has been added to the site plan for the fence along the section of the site east of the metal maintenance building to the edge of the parking lot. The existing 5' high chain link fence in this area will be replaced with 6' high wood privacy fence matching the existing screen fence type and redwood color.
  - b. A detail of the fence including materials, height, and color must be added.** A typical 6' high wood privacy fence detail has been added to Sheet C-1.

4. **The following building elevation items should be addressed:**
  - a. **Building colors must be labelled on the elevations.** A color legend has been added to the elevations, showing that all split face CMU will be Desert Red and all smooth face CMU will be Cream.
  - b. **Building height must be dimensioned on the elevations.** The building height is dimensioned on the elevations at 14 feet.
  - c. **Any rooftop equipment must be shown on the plan and screened from view off the site, and the means for accomplishing that indicated on the plan.** A note has been added stating that no HVAC units will be located on the roof.
5. **Mutual agreement between the Planning Commission, applicant and DDA for the applicant to contribute to the DDA sidewalk fund at this time for future construction of the sidewalk.** There is a note on Sheet C-2 regarding a proposed contribution to the DDA sidewalk fund. More information is needed to determine if this condition has been met.
6. **The outdoor light must be added to the building elevations and cut sheets submitted. Sheet C-1 that states that there will be no site lighting should be corrected accordingly.** The note on Sheet C-1 has been updated to state that site lighting will be provided by wall mounted fixtures on the building. A cut sheet of the wall mounted fixture has been included with the plans, and the light fixture is shown on the elevations as being above the door on the west side of the new building. Please confirm that the lighting fixture is full cutoff.
7. **Sufficiency of the amenities is subject to the determination of the Commission.** At preliminary site plan review, the Planning Commission approved the bench near the building as an amenity.

**Recommendation**

Most of the conditions of the Planning Commission's preliminary site plan approval have been met. Therefore, we recommend final site plan approval subject to the following:

1. The yield sign should be moved back toward the gate so that trucks will know to yield to oncoming traffic heading west, in order to avoid blocking the maneuvering lane.
2. Planning Commission and DDA approval of the contribution to the DDA sidewalk fund.
3. The wall pack light fixture shall be full cutoff.
4. Approval of the Township engineers.

Respectfully submitted,  
**McKENNA ASSOCIATES**



Sara J. Hodges, AICP, IAP2  
Senior Vice President



Stephen Hannon  
Assistant Planner



# WADE TRIM

May 19, 2016

Charter Township of Van Buren  
46425 Tyler Road  
Van Buren Township, MI 48111

Attention: Ms. Carol Thompson, Chairperson  
Van Buren Township Planning Commission

Re: Verdeterre Contracting  
Final Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the preliminary site plan package dated April 16, 2016 for the proposed building expansion located at 7994 Belleville Road. The Project involves the construction of a 1,440 SF building addition and supplemental parking area. The Developer has addressed our concerns and, therefore, we have approved the construction plans on behalf of the Township. We are recommending that the Planning Commission grant final site plan approval at this time. If you have any questions regarding this project, please contact our office at 734.947.2793.

Very truly yours,

Wade Trim Associates, Inc.

  
David M. Nummer, PE

DMN:jel  
VBN 2264-01T  
[20160519Thompson.docx](#)

cc: Mr. James Taylor, Director of Public Works  
Mr. Ron Akers, Director of Planning and Economic Development  
Mr. Mathew Best, Deputy Director of Planning and Economic Development  
Mr. Chris Brown, Verdeterre Contracting

Wade Trim Group, Inc.  
25251 Northline Road  
P.O. Box 10  
Taylor, MI 48180

734.947.9700  
800.482.2864  
734.947.1380 fax  
[www.wadetrim.com](http://www.wadetrim.com)

