CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, August 10, 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 July 13, 2016.

CORRESPONDENCE:

PUBLIC HEARING:

UNFINISHED BUSINESS:

ITEM #1: 16-002 – Final Site Plan

TITLE: The applicant, ALDI, Inc., is requesting final site plan approval for 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 the Final Site Plan.

ITEM #3: 16-015 – Final Site Plan

TITLE: The applicant, Farmer and Underwood, is requesting final site plan approval for the construction of a 6,000 sq. ft. storage building and related site improvements.

LOCATION: Parcel number V125-83-122-99-0009-707, (7401 Rawsonville). The site is approximately 12.08 acres (13.67 total) and is located in the M-2, general industrial district. This site is located on the east side of Rawsonville, between Martz and Bog.

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

NEW BUSINESS:

GENERAL DISCUSSION:

ADJOURNMENT

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
JULY 13, 2016
MINUTES - DRAFT

Chairperson Thompson called the meeting to order at 7:31 p.m.

ROLL CALL:
Present: Franzoi, Jackson, Kelley, Atchinson, Budd and Thompson.
Excused: Boynton.
Staff: Director Akers and Secretary Harman.
Planning Representatives: McKenna Associate, Sally Hodges.
Audience: Four (4).

APPROVAL OF AGENDA:
Motion Kelley, Franzoi second to approve the agenda of July 13, 2016 as presented. Motion Carried.

APPROVAL OF MINUTES:
Motion Budd, Kelley second to approve the regular meeting minutes from June 22, 2016 as presented. Motion Carried.

PUBLIC HEARING: None.

CORRESPONDENCE: None.

NEW BUSINESS:

ITEM # 1 **CASE #14-004 Site Plan Amendment**

TITLE: **THE APPLICANT, COSTCO, IS REQUESTING A SITE PLAN AMENDMENT TO THEIR EXISTING SITE PLAN APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 12, 2014.**

LOCATION: **5860 BELLEVILLE ROAD IS THE SUBJECT PARCEL OF THIS AGENDA ITEM. THE SUBJECT PARCEL IS LOCATED ON THE WEST SIDE OF BELLEVILLE, NORTH OF VAN BORN.**

A representative of V3 Companies gave the presentation for Costco. The applicant is requesting an amendment to the site plan due to construction changes to reduce the south truck parking area and modify the number of employee parking spaces from 377 to 374. The installation of the sidewalk along Belleville Road to extend to the new Costco drive has been scheduled.

Director Akers presented his review letter dated 7-8-16 recommending the Planning Commission approve the request to amend the final site plan for Costco Wholesale by removing a portion of the south parking area as depicted on the proposed site plan and approving the modified parking standard from 377 spaces to 374 spaces.

Commissioners discussed relocating the chain link fence, removing a section of the fence and adding a sign when the sidewalk is installed and adding a note to the site plan that the fence is coming out and the type of sign to be placed.

No comments from the audience.

Motion Kelley, Atchinson second to grant the applicant, Costco, the amendment to the final site plan subject to the recommendations in the staff review letter dated 7-8-16 regarding the removal of additional parking spaces, modifying the parking standard and putting in a note with the fence modifications. Motion Carried. (Letter Attached)

GENERAL DISCUSSION:

Director Akers presented his review letter dated 6-15-16 of the 2016 Detroit Region Aerotropolis Asset Familiarization Tour. The tour showcased our area to the members of the site selector organization to obtain feedback from them on ways to improve the marketability of our area.

Director Akers announced that McKenna Associate, Sally Hodges is relocating to North Carolina and will be working with McKenna Associates on a part-time basis. Commissioners thanked Hodges and presented her with a gift for her many dedicated years of service to the Planning Commission.

Motion Kelley, Franzoi second to adjourn at 8:02 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

CIVIL ENGINEERS LAND SURVEYORS
2183 PLESS DRIVE, BRIGHTON, MICHIGAN 48114-9463
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July 25, 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**
Final Site Plan Review

Dear Mr. Akers
Please find enclosed twelve (12) copies of the Final Site Plan for ALDI Food Market #63. We are submitting these documents for review and consideration by the Van Buren Township Planning Commission at their upcoming August 10th meeting. If you have any questions or should you require additional information, documentation and/or plan sets, please contact us at your convenience.

Respectfully,

DESINE Inc.

Christopher A. Grzenkowicz, P.E.

encl.

cc: Mr. David Kapusanský / ALDI Inc

152629/Township Site Plan Sub Ltr.072516

August 3, 2016

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

Subject: VBT-16-002 SPR; Aldi, Belleville Road; Site Plan Review #3; Plans Dated July 20, 2016

Dear Commissioners:

The applicant, Aldi, Inc. proposes to build an 18,850 square foot Aldi Food Market on the east side of Belleville Road, just south of AutoZone. The site is zoned C-2, Extensive Highway Business. C-2 zoning is on the north, east, and west sides of the site, and the R-1B, Single Family Residential and R-M, Multiple Family Residential districts are to the south. The site is 3.76 acres in area, and is the street frontage portion of the larger parcel that extends to the east.

At its meeting on April 13, 2016, the Planning Commission approved the preliminary site plan with several conditions. We have reviewed the revised site plan for compliance with these conditions, and we offer the following comments for your consideration.

COMMENTS

The following were the conditions of preliminary site plan approval that were approved by the Planning Commission:

1. ***The land owner and applicant must address the manner in which the land is intended to be divided, to the satisfaction of the Planning Commission.*** There is a legal description for the proposed Parcel "A" included on the site plan. Because the division proposed on the plan meets the requirements of the Zoning Ordinance, this condition has been met. <u>There are some minor discrepancies between the legal description of the parent parcel and the labels on the site plan. These discrepancies are very minor, so we recommend that these discrepancies be corrected as a condition of final site plan approval.</u>

2. ***A cross access easement and agreement must be submitted in recordable form for Township approval prior to final site plan approval and recorded prior to issuance of a Certificate of Occupancy to ensure future access requirements are being met. These include:***

    a. ***Providing the existing north/south cross access easement and agreement.*** The existing cross-access agreement on the east side of the AutoZone site to the north has been submitted and is on file with the Township.

    b. ***A cross access easement and agreement for the access drive along the north side of the site.*** While the site plan shows the location of this easement and states that an easement agreement will be submitted, we have not received the easement agreement. <u>Therefore, this condition has not been met.</u>

c. ***A cross access easement and agreement for a future two-way connection with the small lot immediately south of the site.*** An access easement agreement has been provided between the subject site and the small lot immediately to the south. We recommend removing the following two (2) provisions from the proposed easement agreement:

1. We recommend removing the provision in section 2 that the Grantee pay the Grantor $1,000 annually for maintenance, repair, and replacement. Cross-access easements are reciprocal, and they typically do not include provisions for adjacent owners to compensate each other for maintenance, repair, and replacement.

2. We recommend removing the use restrictions in section 4 that provide for the termination of the easement if the site to the south "is developed in a manner that creates high traffic volumes within the Access Easement." Although the applicant raises valid concerns with respect to a future use to the south that could increase traffic volume through the Aldi site, these site development concerns can be addressed at the time the site to the south applies for site plan approval. Instead, we recommend that the language be revised to state that the access easement cannot be terminated without Township approval.

3. ***That an agreement be submitted requiring the applicants to extend the following 2 portions of sidewalk accordingly:***

a. ***Extend the sidewalk on the west side of the building southward to the southern lot line at the time the lot to the south is developed for non-single-family development.*** The site plan shows this sidewalk extension and Sheet LA2 states that it will be constructed by Aldi when the site to the south is redeveloped. Therefore, this condition has been met and we recommend that an agreement be submitted for the Township Attorney's review and approval.

b. ***Extend the sidewalk on the north side of the site eastward to the eastern lot line at the time the lot to the east is developed and the drive is extended eastward.*** The site plan has been modified to extend both the road and the sidewalk on the north side of the site eastward to the eastern lot line of the Aldi parcel. This extension is shown on the site plan as part of the Aldi site development, so this condition has been met.

4. ***The pear trees should be replaced with a suitable deciduous shade tree.*** Pear trees have been replaced with Prairiefire Flowering Crabapple. This condition has been met.

5. ***The method of aeration must be shown for the stormwater pond.*** The method of aeration has still not been described or shown. This condition has not been met.

6. ***The Belleville Road Architectural Character standards must be met, which include:***

a. ***Adding character and relief to the building facades, particularly facing Belleville Road, with details like faux windows.*** Spandrel glass has been added to the front façade, so this condition has been met.

b. ***Presenting samples of all façade materials and colors to the Planning Commission for approval.*** These materials were presented at the previous Planning Commission meeting, so this condition has been met.

c. ***Properly screening the rooftop mechanical units from all adjacent lots, including future developed sites to the east. We recommend a higher parapet wall around the entire perimeter of the building.*** Line of sight drawings from all four directions have now been included to show that rooftop equipment is properly screened. Therefore, this condition has been met.

d. ***Including along Belleville Road in the form of pedestrian plazas, benches, bike racks, and similar features to enhance public use of the site.*** Bike racks have been included near the building, but we recommend an amenity closer to the sidewalk such as a pedestrian plaza, bench, or other feature similar to other commercial developments along Belleville Road. <u>This condition has not been met.</u>

7. ***That the total sign area be reduced to comply with the Zoning Ordinance.*** The total sign area is now 225.6 square feet. This condition has been met.

8. ***The monument sign must have a durable supporting base at least 24 inches in height, with no separations between the sign face and the base. Sign lighting and landscaping around the sign must be shown.*** The photometric plan stops at the edge of the parking lot and does not include the monument sign. The illumination of the sign must be shown. <u>This condition has not been met.</u>

9. ***Items noted that are related to the tree permit must be resolved prior to approval of a tree permit.*** These issues were resolved in tree permit review #2. This condition has been met.

RECOMMENDATION

The applicant has revised the plans and satisfied many of the Planning Commission's conditions of preliminary site plan approval; however, several items must still be addressed by the applicant. If the Planning Commission approves the final site plan, we recommend that the approval be subject to the following conditions:

1. Correct the discrepancies between the legal description of the parent parcel and the labels on the site plan.
2. Submit a cross access easement and agreement for the access drive along the north side of the site, subject to review and approval by the Township Attorney.
3. Remove the following two (2) provisions from the easement agreement, subject to review and approval by the Township Attorney:
   a. Section 2, which requires the Grantee pay the Grantor $1,000 annually for maintenance, repair, and replacement.
   b. Section 4, which contains use restrictions that provide for the termination of the easement if the site to the south "is developed in a manner that creates high traffic volumes within the Access Easement." Instead, we recommend that the language be revised to state that the access easement cannot be terminated without Township approval.

4. Submit an agreement for the construction of the sidewalk extension to the southern lot line, subject to review and approval by the Township Attorney.
5. Show the method of aeration for the stormwater pond.
6. Include a public amenity close to the sidewalk along Belleville Road, such as a pedestrian plaza, bench, or other feature similar to other commercial developments along Belleville Road, subject to approval of the Planning Commission.
7. Show the illumination of the monument sign.

We look forward to reviewing our comments with you.

McKENNA ASSCOCIATES

Patrick Sloan, AICP
Senior Principal Planner

Stephen Hannon
Assistant Planner

WADE TRIM

July 27, 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: Aldi Food Market #63
Final Site Plan Approval

Dear Ms. Thompson:

We have reviewed the site plan package for the above-referenced project dated July 5, 2016. The project is located north of I-94 on the east side of Belleville Road and involves the construction of an 18,850 SF building, extended access drive, supplemental parking area and truck bay. The site development involves public sanitary sewer and water main, as well as storm water management improvements. Our comments are as follows:

SANITARY SEWER

The Developer has proposed a 10-inch public sanitary sewer sized to accommodate future development of the property to the east/north of the site. The sewer runs from the east property line across the north side of the site, outletting to an existing sewer in Belleville Road. A 6-inch sanitary lead shall service the proposed building and outlet to the proposed public sewer. The approved sanitary sewer plans have been submitted to the State for approval.

WATER MAIN

The Developer has proposed a 12-inch public water main tapped from the existing 12-inch water main on the Meijer property to the north. The water main runs just outside of the east AutoZone property line, tees off to service hydrants and domestic and fire leads, and dead ends at the east Aldi property line to accommodate future development. The water main is centered in a 12-foot wide easement and a 20-foot aggregate access drive is provided adjacent to the main for maintenance access. The approved water main plans have been submitted to the State for approval.

STORM WATER MANAGEMENT

A detention pond and conveyance system sized for the 10-year storm has been provided for storm water management on-site. The proposed system outlets to an existing 18-inch storm sewer located along Belleville Road. The storage and outflow of the system have been designed to comply with Van Buren Township storm water standards and the system has also received approval from Wayne County Department of Public Services.

Wade Trim Associates, Inc.
25251 Northline Road
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Taylor, MI 48180

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GRADING AND PAVING

The parking area supplemental to the building is proposed with asphalt pavement in compliance with Van Buren Township standards. The shared access drive with AutoZone will be extended to the east property line for future development and will be paved with concrete pavement. Curb and gutter is proposed for all paved areas, and all parking stalls will be double striped. Sidewalk has also been provided along the south side of the shared access drive for pedestrian access to the site.

RECOMMENDATION

Approval of these plans is recommended at this time. If you have any questions regarding this review, please contact our office at 734.947.9700.

Very truly yours,

Wade Trim Associates, Inc.

Carmelle Tremblay, EIT

David M. Nummer, PE

DMN:CT:ka
VBN 2264-01T
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cc: Mr. James Taylor, Director of Public Works
Mr. Ron Akers, Director of Planning and Economic Development
Mr. Matthew Best, Deputy Director of Planning and Economic Development

David C. McInally II
Fire Marshal
O: 734-699-8900 ext 9416

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111

8/3/2016

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

ALDI Food market #63
16-002 SPR

Director:

I have reviewed a set of plans submitted to my office on 8-3-2016 for the above referenced project.

Project Overview:

The review was for preliminary site plan.

Comments:

1. ~~**Please move proposed hydrant west and center it next to stop sign on parking island at main entrance**~~. Speaking to Christopher Grzenkowicz, we have agreed the location listed on these plans submitted for the hydrant locations is in the area that I was looking for.

2. The FDC shall be a 4inch storz with 30 degree down turn.

3. The FDC will have a sign above (red with white letters) indicating FDC and psi required to maintain system.

4. The detail shall indicate the dimensions of the address and indicate the colors of the materials. The address shall be a minimum of 6" high numbers and shall contrast with the background of the building.

5. ~~Provide a Knox Box on the address side of the building. The location and mounting height of the Knox box is to be discussed with a representative of the Fire Marshal's office prior to installation.~~

6. ~~Dumpster needs to be moved away from building~~.

7. A digital site plan off the building including final floor plan will also be required prior to final inspection.

8. All applicable NFPA codes were used. The Township has adopted and uses NFPA 1, 2012 NFPA 101, 2012 NFPA13, 2007, Etc.

The above review is approved with Exceptions. The remaining items will need to be called out on future submittals.

The fire department requires involvement in the continuing plan review, inspection, and Certificate of Occupancy process and will require various inspections during the construction phases and immediately prior to opening to verify compliance with the appropriate codes. One set of as built construction drawings, schedules, and details, as it relates to construction, fire protection and response, will be required, as well as **a digital cad layout** of the building by this department prior to our final C of O inspection.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

If you have any questions about this plan review report, please feel free to contact me at (734)699-8900 ext. 9416

Respectfully submitted,

David C McInally

Fire Marshal
Van Buren Fire Department

August 4, 2016

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

Subject: VBT-16-018 SPR; Farmer Underwood Trucking; Site Plan Review #3; Revised Plans Dated July 27, 2016

Dear Commissioners:

The applicant, Farmer Underwood Trucking, proposes to construct a 6,000 square foot addition to an existing building on their 13.46-acre site at 7401 Rawsonville Road. The addition would be used for storing some materials that are currently stored outdoors, and for maintaining motors, transmissions, and rear ends, some of which is currently done outdoors.

The Planning Commission granted preliminary site plan approval at its June 22, 2016 meeting. The current site plans reflect changes since then and were most recently revised July 27, 2016. We have reviewed the site plan for adherence to the conditions of preliminary site plan approval, and offer the following comments for your consideration:

COMMENTS

The following were the conditions of preliminary site plan approval that were approved by the Planning Commission:

1. ***Note on the site plan what items will be moved indoors and delineate the areas that will be cleared and remain free of outdoor storage.*** The first page of the site plan still says that "some items stored outdoors will be moved indoors" but also lists some of these items currently stored outdoors as tires, transmissions, glass materials, tractors, trailers, and equipment. The storage facility will decrease the amount of outdoor storage needed on site, although it is still not clear what items will remain outside. The purpose of the addition is to provide an indoor area to do truck repairs and have accessory storage. No changes to the existing outdoor storage area are proposed.

2. ***Correct the zoning label to the south to be C-1.*** The zoning label to south shows the area zoned as M-2, General Industrial. There are actually parcels to the south of Farmer Underwood, three of which are zoned as M-2 and one of which is zoned C-1, General Business. This should be shown correctly on the site plan. <u>This condition has not been met.</u>

3. ***Dimension the height to the peak of the roof on the elevation drawings, add the roof to those elevations and label the elevations to show the north, south, east, and west elevations.*** The elevations now show all four directions and the dimension of the building height to the peak of the roof. This condition has been met, and the building meets the height requirements of the M-2 zoning district.

4. ***Satisfactory clarification of what doors serve the designated loading area on the east side of the building and how the remainder of the floorplan functions.*** A floor plan now shows the general operations in and around the building. Also, the elevation drawings show the locations of the doors. Therefore, this condition has been met.

5. ***Determination of the Planning Commission as to whether to waive the required additional 20 general landscaping trees, based on the nature of the use and the remoteness of much of the open space on the site.*** At their June 22, 2016 meeting, the Planning Commission approved the preliminary site plan and also waived the 20 tree landscaping requirement. This condition has been met.

6. ***If changes to the pond are required for stormwater requirements, the pond will have to comply with landscape requirements as well.*** No information on the landscaping around the stormwater pond was provided. This condition remains, and depends on any required changes to the stormwater pond.

7. ***Identification of the 6 PS plants in the plant material schedule on the site plan.*** These trees were identified as White Pine. This condition has been met.

8. ***Approval of the Township Engineer and all agencies with jurisdiction.*** Other agencies such as the Township Engineer and Fire Department approved the preliminary site plan, and will also need to approve the final site plan.

RECOMMENDATION

The applicant has revised the plan and addressed most of our previous comments. We recommend that the Planning Commission approve the final site plan, subject to the following conditions:

1. Correct the zoning labels and boundaries for the parcels to the south.
2. If changes to the pond are required for stormwater requirements, provide landscaping around the pond to comply with the Zoning Ordinance requirements.

Respectfully submitted,

MCKENNA ASSOCIATES

Patrick Sloan, AICP
Senior Principal Planner

Stephen Hannon
Assistant Planner

WADE TRIM

July 28, 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: Farmer Underwood Trucking Addition
Final Site Plan Approval

Dear Ms. Thompson:

We have reviewed the site plan package dated July 27, 2016 for the proposed Farmer Underwood Trucking addition located on Rawsonville Road. The Project involves the construction of a 6,000 SF warehouse building and concrete loading area. Our comments are as follows:

Water Main and Sanitary Sewer

There is no public water main or sanitary sewer proposed for this site and additional sanitary and water services are not necessary for the proposed warehouse building.

Storm Water Management

The site currently drains to a retention pond in the northeast corner of the property. The existing surface where the addition is proposed has similar drainage patterns to an impervious surface. Because of this existing condition, we do not believe the proposed building will significantly increase site drainage demands and, therefore, we don't feel it is necessary for the Developer to provide additional storm water management improvements.

Site Layout/Paving/Grading

Due to the very minor site improvements, site circulation will function similar to existing. The proposed concrete pavement cross section exceeds Township standards and the site is graded to direct drainage away from the building and toward the existing storm system.

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Recommendation

Approval of these plans is recommended at this time. If you have any questions regarding this review, please contact our office at 734.947.9700.

Very truly yours,

Wade Trim Associates, Inc.

Carmelle Tremblay, E.I.T.

David M. Nummer, PE

DMN:CGT:ka
VBN 2269-01T
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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

David C. McInally II
Fire Marshal
O: 734-699-8900 ext 9416

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111

8/1/2016

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: 16-018 SPR
Farmer and Underwood
7401 Rawsonville
Van Buren, MI.

To whom it may concern:

Project Overview:

I have reviewed the revised site plan for proposed addition of a storage building.

1. A Knox Box is required on building. Location to be determined by Fire Marshal prior to install.

   NFPA 1 16.3.4.3

2. **An updated digital cad layout** of the office/site will need to be emailed to this department prior to completion of project.

3. NFPA 101 chapter 42 storage occupancies were used for this review. All exit discharge; lighting and life safety requirements of this chapter shall apply.

4. Looking at plans submitted, a remote exit will be required. **Plan is approved as submitted with above exceptions**

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

Respectfully submitted,

David McInally
Fire Marshal

Our Mission: The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.