

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, June 22, 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 June 8, 2016.

CORRESPONDENCE:

PUBLIC HEARING:

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 C (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. Public Comment.
- C. Planning Commission discussion.

UNFINISHED BUSINESS:

NEW BUSINESS:

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 C (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 Board of Trustees

ITEM #2: CASE #14-025 (SPR)

TITLE: THE APPLICANT, DENTON PARTNERS LLC, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT A DRIVE-THROUGH RESTUARNT AS REQUIRED IN SECTION 12.03 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: PARCEL TAX ID NUMBER V-125-83-018-02-0134-006, -007, 008, -009 AND -010, ALSO KNOWN AS 49230 MICHIGAN AVENUE AND 5825 DENTON ROAD, IS THE SUBJECT OF THIS HEARING. THE SITE MEASURES APPROXIMATELY 1.99 ACRES IN AREA AND IS CURRENTLY ZONED C-1 (GENERAL BUSINESS). THE PROPERTY IS LOCATED AROUND THE NORTHEAST CORNER OF MICHIGAN AVENUE AND DENTON ROAD.

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

ITEM #3: CASE #16-015 (SPR)

TITLE: THE APPLICANT, FARMER AND UNDERWOOD, IS REQUESTING PRELIMINARY 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.

GENERAL DISCUSSION:

ADJOURNMENT

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
JUNE 8, 2016
MINUTES - DRAFT**

Vice-Chairperson Boynton called the meeting to order at 7:30 p.m.

ROLL CALL:

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

Excused: Thompson.

Staff: Director Akers, Deputy Director Best and Secretary Harman.

Planning Representatives: None.

Audience: Two (2).

APPROVAL OF AGENDA:

Motion Kelley, Budd second to approve the agenda of June 8, 2016 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Franzoi second to approve the regular meeting minutes from May 25, 2016 as presented. Motion Carried.

PUBLIC HEARING: None.

CORRESPONDENCE: None.

NEW BUSINESS:

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 V125-83-105-99-0050-000, ALSO KNOWN AS 841 SAVAGE IS THE SUBJECT PARCEL. THE SUBJECT PARCEL MEASURES APPROXIMATELY 1.54 ACRES, AND IS LOCATED ON THE NORTH SIDE OF SAVAGE ROAD, EAST OF ARLENE LANE.

The applicant, Richard Stull, was unable to attend due to illness. However, his attorney was present to answer questions if needed.

Director Akers gave an overview of the proposed rezoning of 841 Savage Road. The rezone from M-1 (Light Industrial) to R-1B (Single Family Residential) to the currently landlocked parcel is more compatible and consistent with the adjacent properties. Director Akers presented his staff review letter dated May 19, 2016 recommending that the Planning Commission recommend approval of the request to amend the Township's Zoning Map by rezoning the property from M-1 (Light Industrial) to R-1B (Single Family Residential) based upon the reasons referenced in the review letter.

No comments from the Commission or the audience.

Motion Kelley, Budd second to recommend to the Township Board to rezone 841 Savage Road, parcel number V125-83-99-105-99-0050-000 from M1 (Light Industrial) to R-1B (Single Family Residential) for the reasons set forth in the 5-19-16 staff review letter. Motion Carried. (Letter Attached)

ROLL CALL:

Yeas: Atchinson, Budd, Kelley, Jackson, Franzoi and Boynton.

Nays: None.

Absent: Thompson.

Motion Carried.

ITEM # 2 CASE #15-006 SPR

TITLE: THE APPLICANT, TIM DONUT US LTD INC, IS REQUESTING AN AMENDMENT TO THEIR SITE PLAN APPROVAL TO PERFORM SITE IMPROVEMENTS AS REQUIRED IN SECTION 12.02 OF THE ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: THE SUBJECT SITE IS LOCATED ON PARCEL TAX ID NUMBER V125-83-074-01-0006-001, ALSO KNOWN AS 2141 RAWSONVILLE ROAD. THE SITE IS LOCATED ON THE EAST SIDE OF RAWSONVILLE ROAD, BETWEEN I-94 AND HURON RIVER DRIVE. THE SITE IS IN THE C-1, GENERAL BUSINESS ZONING DISTRICT.

Franchisee Tim Noonan gave the presentation. Tim Donut US LTD Inc. went through corporate changes that affected the funding available to the franchise. Due to the change in funding, the applicant is requesting an amendment to the site plan. The requested change will leave the drive-thru and speaker box in their current location and the existing parking setup will remain with no additional stacking spaces.

Deputy Director Best presented the staff review letter dated 6-3-16 recommending the Planning Commission approve the amendment to the existing plan subject to the conditions referenced in the review letter.

Commissioners discussed the area of parking lot to be resurfaced, re-striping of the parking lot and directional signage and arrows at the entrances and exits.

No comments from the audience.

Motion Atchinson, Budd second to grant the applicant, Tim Donut US LTD INC, an amendment to their site plan subject to the recommendations in the staff review letter dated 6-3-16. Motion Carried. (Letter Attached)

GENERAL DISCUSSION:

Commissioners discussed expediting the rezoning process under certain circumstances by having the public hearing and the approval on the same day.

Motion Franzoi, Budd second to adjourn at 7:51 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

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 _____

SUBJECT/PROJECT INFORMATION

Name of Project Rezoning - Ecorse Road Property
 Parcel Id No. V125-83-045-99-8004-70 Project Address N/A
 Attach Legal Description of Property
 Property Location: On the S Side of Ecorse 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 rezoning of above mentioned
property from AG to C-1.
 Is a re-zoning of this parcel being requested? Yes YES (if yes complete next line) NO
 Current Zoning of Site AG Requested Zoning C-1

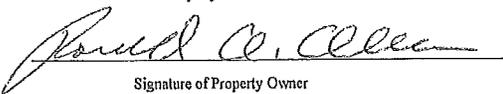
SPECIAL PERMIT INFORMATION

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.

COMMENTS AND NOTES

VBT LDFA (Ron Akers is representative)

Print Property Owners Name

 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 1/12/06



Memo

DATE: June 17, 2016
TO: Planning Commission
FROM: Ron Akers, AICP – Director of Planning & Economic Development
RE: 16-020 Rezoning Request on Ecorse Road

Staff Report

File Number: 16-020

Site Address: N/A

Parcel Number: 125-83-045-99-0004-702

Parcel Size: 1.04 Acres

Location: South side of Ecorse Road, East of I-275 & West of Hannan Rd

Applicant: Van Buren Township Local Development Finance Authority, 46425 Tyler Rd, Van Buren Township, MI 48111

Property Owner: Same as applicant.

Request: Applicant is requesting to rezone their property located on Ecorse Road from AG, Agricultural to C, Local Business.

Zoning and Existing Use: AG, Agricultural & vacant.

Adjacent Zoning and Existing Uses:

North: AG (Agricultural) & Vacant, Single Family Residential

East: AG (Agricultural) & Vacant

South: AG (Agricultural) & Vacant

West: C (Local Business District) & Vacant

Other: Public hearing notices were published in the Belleville Area Independent on June 2, 2016 and notices were sent to all property within 300' of the subject property on June 2, 2016 in accordance with the Zoning Enabling Act.

Summary:

The Van Buren Township LDFA owns this property on Ecorse Road and had initially asked me to make a formal request of the Planning Commission and Township Board to rezone the property from AG (Agricultural) to C-1 (General Commercial). After presenting this to the Planning Commission the board determined that C-1 was not consistent with the Master Plan for this area and recommended that the LDFA seek to rezone the property C (Local Business District) instead. Based on that recommendation I have brought this new request before you.

One of the basic functions of the LDFA is to promote economic growth within the LDFA district and rezoning this property from a primarily non-commercial use district to a non-commercial use district would further accomplish this. The LDFA plans to sell the property through an open competitive RFP process where interested parties could propose a bid amount and intended use of the property to the LDFA. Adjusting the zoning from AG to C would allow for additional flexibility on the part of the bidders and allow for more options to develop the property.

Master Plan:

The Ecorse and Haggerty Road 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: Residential uses in a mixed use district could include single family or moderate density housing. Commercial uses would be compatible with a residential neighborhood and would be pedestrian friendly. Commercial use also can be limited to a maximum percentage of the project to prevent strip commercial development. Moderate density town home developments are appropriate for shallow parcels with large frontage exposure and higher volumes of traffic. When mixed appropriately with limited office, restaurant, and retail use, such developments become vital and attractive communities...”

There is currently no Mixed Use zoning district in our zoning ordinance, but other districts have been previously considered by the Planning Commission as being consistent with this future land use designation. This item was last addressed in 2013 on an adjacent property when the Planning Commission determined that rezoning the adjacent property to C (Local Business District) was consistent with the Ecorse Haggerty Road Corridor Plan.

The C district’s purpose is described as, “intended to permit retail business and service uses which are needed to serve nearby residential areas.” This district designation is similar to the commercial uses outlined for the mixed use district without the residential component. When a mixed use district is created, transitioning residential uses into the district will be fairly straightforward as the commercial uses permitted in the district are intended to be in close proximity to residential uses. Based on this and previous Planning Commission recommendations this zoning designation is compliant with the Township’s plans.

Zoning:

Existing AG, Agricultural: Permitted Uses – Single family dwellings, farm buildings and greenhouses; farms; truck gardening; tree and shrub nurseries; stables; cemeteries; and temporary buildings for the sale of produce. Special Uses – Raising of fur bearing animals; dog kennels; parks; country clubs; gun clubs; golf driving ranges; group day care homes; removal operations; retail sales of goods as it relates to agricultural operations; golf courses; churches; child care centers; adult day care centers; Planned Residential Developments; and utility buildings.

Proposed C, Local Business District: Permitted Uses – Clothing Services; service establishments; office-type business related to executive, administrative or profession occupations; medical and dental offices; food sales businesses and restaurants; personal services; retail sales; public and private schools or colleges; private instructional institutions; retail plumbing shops without outdoor storage; accessory structures; and adult day care centers. Special Uses – Publicly owned buildings; child care centers; greenhouses and nurseries; similar uses which fit with the intent of the district.

Many of these uses are consistent with the commercial uses you would find in a mixed use area.

Other Considerations:

The C zoning district would be consistent with the adjacent property to the east. There is a consent judgement on the property to the east which allows for certain commercial uses (i.e. filling station) in addition to the uses that are allowed in the C district. The adjacent parcels to the west and south are zoned AG and are currently vacant.

The rezoning should have a limited impact on traffic or infrastructure. The property has frontage on Ecorse road which should be adequately size to fit a commercial use.

Recommendation:

Staff is recommending that the Planning Commission recommend approval of the application to rezone the property located at 125-83-045-99-0004-702 from AG to C based on the following findings:

- A. The C, Local Business zoning district will be consistent with the adjacent property to the east.
- B. The proposed rezoning would be consistent with the mixed use future land use designation in the Ecorse Haggerty Road Corridor Plan which allows for “commercial uses compatible with a residential neighborhood...”
- C. The proposed rezoning would have a minor if any impact on current traffic or infrastructure.

**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, June 22, 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 (Local 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 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.

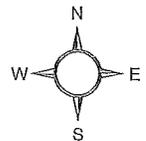
Posted: May 31, 2016

Published: June 2, 2016

16-020 Rezoning Ecorse Road



	Subject Parcel	Zoning		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

PLANNING & ZONING APPLICATION

RECEIVED OCT 24 2014

Case number SPR14-025

Date Submitted _____ BY: _____

APPLICANT INFORMATION

Applicant Denton Partners, LLC Phone 248.855.2100
Address 30500 Northwestern Hwy. Suite 525 Fax 248.855.1080
City, State Farmington Hills, MI Zip 48334
E:mail kkoza@Group10.net & thom@bosseng.com Cell Phone Number _____
Property Owner Same as Applicant Phone _____
(if different than applicant)
Address _____ Fax _____
City, State _____ Zip _____
Billing Contact Same as Applicant Phone _____
Address _____ Fax _____
City, State _____ Zip _____

RECEIVED OCT 24 2014

BY: _____

SITE/PROJECT INFORMATION

Name of Project Michigan - Denton Development
Parcel Id No. V125-83- 018-02-0134-006 thru 010 Project Address 49230 Michigan Ave.

Attach Legal Description of Property

Property Location: On the north Side of Michigan Ave. Road; Between Denton Road
and Beck Road. Size of Lot Width 284 ft. Depth 235-326 ft.
Acreage of Site 1.99 ac. Total Acres of Site to Review 1.99 ac. Current Zoning of Site C
Project Description: Proposed gas filling station with convenience store and
restaurant with drive-thru service.

Is a re-zoning of this parcel being requested? No, not at this time YES (if yes complete next line) NO
Current Zoning of Site C Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? Yes YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying Article XII C-1, section 12.03
Is there an official Woodland within parcel? No Woodland acreage 0
List total number of regulated trees outside the Woodland area? N/A Total number of trees N/A
Detailed description for cutting trees N/A

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

MAJID KOZA

Print Property Owners Name

[Signature]
Signature of Property Owner

10-23-14

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 data are in all respects true and correct.

Subscribed and sworn before me this 23rd day of October 2014
Naomi Ruyle Notary Public, Oakland County, Michigan My Commission expires 9-2-2016

NAOMI RUYLE
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES 8 Sep 2, 2016
ACTING IN COUNTY OF Oakland

June 15, 2016

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

**Subject: VBT-14-025 SPR; Michigan Ave-Denton Development/Willow Creek Market;
Site Plan Review #6; Revised Plans Dated May 26, 2016**

Dear Commissioners:

The applicant proposes to construct a new 7,000 square foot gas station and convenience store with a drive-thru restaurant on a vacant lot at the northeast corner of Michigan Avenue and Denton Road. An existing convenience store on the site will be demolished. The Planning Commission recommended special use approval and granted preliminary site plan approval subject to conditions on July 22, 2015. The Township Board granted special approval on August 18, 2015. We have reviewed the revised site plan for compliance with the conditions of your preliminary site plan approval and find the following:

- 1. Provide a dimension from the Michigan Ave. lot line to the canopy.** Plan Sheet C2 now contains this information, and the canopy complies.
- 2. Correct landscape plan to address inconsistencies between the planting list and the landscape plan, as described in Comment 4 of the letter dated July 16, 2015.** The total number of *Acer rubrum* – “Armstrong” and *Carpinus betulus* – “Frans Fontaine” in the planting list on Sheet C6 now matches what is on the plan. This condition has been met.
- 3. Any changes to the storm water pond required by Wayne County must be addressed on the plan prior to final site plan approval.** The storm water pond appears generally as previously approved, and remains subject to approval of the Township Engineer.
- 4. Planning Commission approval of the proposed 2 stacking space deficiency and 8 parking space deficiency based upon satisfactory written evidence from the applicant as to why the proposed spaces will be sufficient for the use due to special considerations regarding customers and employees, or revision of the site plan to comply with the requirements.** The Planning Commission approved the reduction of parking and stacking spaces at preliminary approval. This condition has been met.
- 5. Statement on the site plan regarding how the drive-through speakers will be controlled to prevent them from becoming a nuisance to neighboring properties.** Sheet C2 now states that volume and frequency controls will be provided for the drive-thru speakers, and the speakers will be oriented away from adjacent properties. This condition has been met.

6. **Samples of the proposed façade materials and colors for the building and gas canopy must be presented at the Planning Commission meeting and are subject to the Commission's approval.** The façade materials, colors and color renderings were approved at the July 22, 2015 Planning Commission meeting. This condition has been met.
7. **The gas canopy elevations must be revised to better match building materials and colors, with colors and materials noted on the plan.** The gas canopy elevations on Sheet C10 now match the materials and colors of the building. This condition has been met.
8. **Clarification on the plan regarding where the mechanical units will be located and provide details of the screening. If there will be no rooftop mechanicals, the plan must so note.** The elevation plan on Sheet A-5 illustrates 3 roof top units on the main building with a parapet that does not completely screen them. The color renderings of the building do not show the rooftop mechanicals. Line of sight or other satisfactory evidence must be provided to demonstrate that the units are screened from view off-site. This condition remains to be met.
9. **Provision of all sign items, as noted in Comment 10 of the letter dated July 16, 2015.** Details for the signs on the east elevation of the canopy and on the gas pump island have been added. Details for the directional signs have been added on Sheet C-11. This condition has been met.
10. **Submission of proposed easements for cross access and the sidewalk for Township review and approval prior to final site plan approval. These agreements must be finalized and the recorded version must be presented to the Township prior to certificate of occupancy.** Easement documents have been submitted for review. We find the cross access easement satisfactory subject to approval of the Planning and Economic Development Director, however the sidewalk easement must also be submitted and reviewed for compliance, unless the sidewalk at the corner of Michigan Ave. and Denton Rd. is relocated to be in the public ROW. Both easements must be approved by the Township and recorded prior to issuance of any building permits for the site. This condition remains to be met.
11. **Provide evidence of State permits for the operation of a gasoline service station prior to issuance of building permits.** This condition remains to be met.
12. **Approval of the Township engineer.** This condition remains to be met.
13. **Special approval by the Township Board.** Special approval was granted.

In addition, the plans label Michigan Avenue as US 112, but it should be labeled as US 12. This item should be corrected prior to final site plan approval.

RECOMMENDATION

We recommend that Final Site Plan approval be granted subject to satisfaction of the following items:

- a. Satisfactory screening for the rooftop mechanicals and demonstration that it screens the view of the equipment from off-site, and details of that screening;
- b. Township approval of the cross access and sidewalk easements prior to issuance of building permits, and the recording of the approved easements with a copy submitted to the Township prior to certificate of occupancy;

- c. Provide evidence of all required State permits and approvals for the operation of the gasoline service station prior to issuance of building permits.
- d. Approval of the Township engineer.
- e. Correct label of Michigan Avenue as US 12 instead of US 112.

Respectfully submitted,

McKENNA ASSOCIATES

A handwritten signature in cursive script that reads "Sara J. Hodges". The signature is written in black ink and is positioned above the printed name and title.

Sara J. Hodges, AICP, IAP2
Senior Vice President



WADE TRIM

June 15, 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: Willow Creek Convenience Store
49230 Michigan Avenue
Final Site Plan Approval

Dear Ms. Thompson:

We have reviewed the site plan package dated May 26, 2016 for the above-referenced project located at 49230 Michigan Avenue. The project involves the demolition of an existing party store and the addition of a multi-use building including a gas station, convenience store and drive-thru restaurant. Associated site improvements and parking requirements are also included in the project. Our comments are as follows:

SANITARY SEWER

There is no public sanitary sewer proposed for this site. The building shall be serviced by a proposed 6-inch PVC sanitary lead which outlets to an existing 10-inch sanitary sewer in the Michigan Avenue right-of-way.

WATER MAIN

There is no public water main proposed for this site. The building shall be serviced by a 2-inch copper water service connected to an existing water service on-site. The water service is ultimately tapped from an existing 12-inch water main along Denton Road. Existing hydrants in the Denton Road right-of-way and to the north of the property provide fire coverage for the proposed building.

STORM WATER MANAGEMENT

The Developer has provided storm water conveyance and underground detention in compliance with Van Buren Township standards for the 10-year storm. The proposed system outlets to an existing ditch line in the Denton Road right-of-way.

GRADING AND PAVING

The Developer has provided a parking area, gas pump islands, drive-thru and by-pass lane to supplement the proposed building. All parking stalls are double striped and the entire paved area is delineated with curb and gutter. Circulation patterns and pavement cross sections have been reviewed and are compliant with Township standards.

Wade Trim Associates, Inc. 734.947.9700
25251 Northline Road 800.482.2864
P.O. Box 10 734.947.9726 fax
Taylor, MI 48180 www.wadetrim.com



SIDEWALK

Preliminary approval by the Planning Commission was based on a site layout which demonstrated public sidewalk within the Michigan Avenue and Denton Road rights-of-way. As a result of comments received from Wayne County, the Developer has removed sidewalk from the Denton Road right-of-way and relocated it east onto the Willow Creek parcel (approximately 65 feet from the public right-of-way). We have recommended that the sidewalk continue straight through the MDOT owned parcel (located directly on the northeast corner of Michigan and Denton), rather than jog through the private Willow Creek parcel. This site plan is currently under review by MDOT for work within the Michigan Avenue right-of-way and we have recommended that the Developer submit a request to have the sidewalk permitted under the same submittal.

RECOMMENDATION

Our recommendation for approval is contingent on the final decision regarding sidewalk placement, which we understand will be discussed during the Planning Commission meeting.

If you have any questions regarding this review, please feel free to 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 2249-01T
20160615Thompson.docx

cc: Mr. James Taylor, Public Works Director
Mr. Ron Akers, Director of Planning and Economic Development
Mr. Matthew Best, Deputy Director of Planning and Economic Development

David C. McNally II
Battalion Chief / Fire Marshal
O: 734-699-8900 ext9416

Van Buren Fire Department
46425 Tyler Rd
Van Buren Twp., MI 48111



June 4, 2016

Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: USA2Go Gas Station
49230 Michigan Ave. Belleville
SPR-SLU 14-025

I have reviewed the plans by BeBoss Engineering dated March 12, 2015. NFPA 1 Fire Code (2012 Edition), NFPA 13 (2007 Edition) and NFPA 101, Life Safety Code (2012 Edition), were the primary reference documents used for this review.

I note that the project has been re-named from the initial "USA2Go" to "Willow Creek Market" and most recently, "Gas Station/Drive Thru Restaurant". The plan submitted for review is titled as Gas Station/Drive Thru Restaurant.

The site plan submitted is for a proposed gas station/convenience store with a restaurant with counter and drive through service (No proposed seating).

On review of the plan set submitted, I am will to grant conditional approval of the set providing the following concerns are addressed;

1. Plan sheet C-4 shows a single existing hydrant at the rear of the occupancy. No other hydrant is shown as available on the plan submitted. Another hydrant will be required at the corner of Denton and Michigan Ave. (The southwest corner of the project)

AHJ

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.

2. This occupancy is considered a mixed occupancy as defined by NFPA 101. The proposed plan A-1 shows a general layout of the store and restaurant. All NFPA codes will be applicable regarding occupancy, egress, fire suppression systems, and construction, depending on the type of restaurant that occupies the space. More detailed information will be required regarding the restaurant space before approval can be granted.

NFPA 101 3.3.188.11

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.

Respectfully Submitted,

Lieutenant Jason M Martin
Van Buren Twp. Fire Department
NFPA Fire Inspector II 15-1058 / Certified Plan Examiner 14-0081

PLANNING & ZONING APPLICATION

Case number 16-018

Date Submitted 4-14-16

APPLICANT INFORMATION

Applicant FARMER & UNDERWOOD Phone 734-485-1740
Address 7401 RAWSONVILLE RD Fax 734-486-2644
City, State Berkeley, MI Zip 48111
E:mail SCOTT 7401@YAHOO.COM Cell Phone Number 313-215-2420
Property Owner _____ Phone _____
(if different than applicant)
Address _____ Fax _____
City, State _____ Zip _____
Billing Contact KAREN DEMMY Phone 734-486-1740
Address _____ Fax _____
City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project FARMER & UNDERWOOD TRUCKING ADDITION
Parcel Id No. V125-83- Project Address _____
Attach Legal Description of Property
Property Location: On the EAST Side of RAWSONVILLE Road; Between MARTZ Road
and Huro. Bog Road. Size of Lot Width _____ Depth _____
Acreage of Site 13.67 Total Acres of Site to Review _____ Current Zoning of Site _____
Project Description: 75x80 Storage Building
Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO
Current Zoning of Site Heavy Industrial 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

Print Property Owners Name

Signature of Property Owner _____ 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 1/12/06



M I D W E S T E R N

3815 Plaza Drive
Ann Arbor, Michigan 48108
734-995.0200

Land Development • Land Surveying • Municipal • Wireless Communications • Institutional • Transportation • Landfill Services

June 1, 2016

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

Attn: Matthew R. Best, M.S.
Deputy Director of Planning & Economic Development

Re: Farmer Underwood Trucking
Site Plan Review
VBT-16-018 SPR
Midwestern File No.: 98096

Dear Mr. Best:

Midwestern Consulting has previously submitted site plans for review for Farmer Underwood Trucking, and has received Planning comments from McKenna Associates and also comments from the Van Buren Fire Department. We have revised the plans to incorporate the requested changes, and offer the following as a response to the comments and description of changes.

McKenna Associates – Sara J. Hodges – April 29, 2016

1. The revision dates have been corrected. The correct area of 13.46 acres is shown on the plans. A legal description has been added to the Site Development Plan Sheet No. 2. The Site Analysis has been corrected to show the 6,000 sq. ft. addition.
2. The Uses have been expanded under the Site Analysis shown on the Cover Sheet.

The Uses have been expanded under the Site Analysis shown on the Cover Sheet. No repair work will take place in the building, only maintenance. As stated in the Uses paragraph, some items stored outdoors will be moved indoors.
3. There is one M-2 zoned property located between Farmer Underwood Trucking and the C-1 Business District. The C-1 district is located south of Martz Road. The Ypsilanti Township I-1 zoning to the west has been added.
4. The height on the Cover Sheet has been corrected to be 19.5 feet to the roof peak. The building has been moved six feet to the east of the existing building to separate the buildings and roofs. The building elevations have been shown and the tan metal building has been indicated. A Floor Use Plan has been added to the top of the Site Development Plan Sheet No. 2.
5. The Parking Calculations have been revised to use the general industrial standard. The floor areas are now consistent. Usable Floor Area has been adjusted for the office. The parking lot and spaces have been dimensioned. The existing two barrier free spaces have been dimensioned.

The locations for Truck and Trailer Parking have been added. The access drive has been dimensioned. A 20 feet wide concrete apron has been added around the building. The Loading Area has been indicated east of the building and Fire Lanes have been indicated north and south of the building.

- 6a. As recommended, 11 new shade trees are proposed in the lawn extension between the edge of the parking lot and the right-of-way line of Rawsonville Road.
- 6b. 8 of the existing 44 evergreen trees shall be counted to meet this requirement, leaving a surplus of 36 trees to satisfy other requirements.
- 6c. There is approximately 225,000 s.f. of “open space” that is not occupied by gravel or paved parking lots, buildings, or other hardscape. As required by ordinance, one tree for each 3,000 s.f. of open space is required. When calculated, 75 trees are required to satisfy the requirement. The 36 surplus trees from above will be applied to this number leaving a balance of 39 trees needed. The existing vegetation on the property contains Box Elders, Tree-of-Heaven, and Cottonwood trees along the property lines and around the detention basin. While not counted and included on the Tree Inventory, there are well over 100 such trees over 2.5” caliper. These are proposed to satisfy the balance of this requirement.
- 6d. There are no proposed changes to the detention pond. However, over the years, the native pioneer tree and shrub species have established themselves around the perimeter of the basin providing visual screening and a “natural” appearance. There are dozens of Cottonwood and Box Elders that now line the basin’s edge. No additional plantings are proposed, or should be required.
- 6e. The landscape plan has been updated to identify species of the existing trees around the parking lot and building. Proposed plantings are also listed. Schedules have been added for all aspects of maintenance for the required landscaping.
7. The existing dumpster has been added at the southeast end of the site. The transformer pad has been labeled southeast of the office. No rooftop equipment is proposed.
8. The existing light locations have been indicated throughout the site and around the existing building.
9. No new ground or wall signs are proposed.

Van Buren Fire Department – David McNally – April 26, 2016

1. The existing Knox Box has been indicated on the north side of the building. If required the location for the new Knox Box will be approved by the Fire Marshall prior to installation.
2. The existing hydrant west of the site has been added.
3. Noted.
4. Reference the Site Analysis\Uses Statement on the Cover Sheet.
5. The proposed addition will be used to maintain motors, transmissions and rear ends.
6. No second level is proposed.
7. Noted.

Farmer Underwood – Response Letter

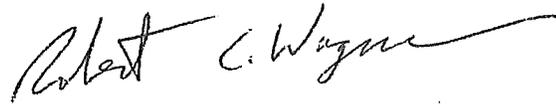
June 1, 2016

Page 3

Should you have any further concerns or have further questions, please feel free to contact me by phone at (734)995-0200 (Ext. 274), or email at rcw@midwesternconsulting.com. We look forward to your feedback.

Sincerely,

MIDWESTERN CONSULTING

A handwritten signature in black ink that reads "Robert C. Wagner". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Robert C. Wagner, P.E.
Project Manager

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

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111



6/3/2016

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. **NFPA 1 2012** and **NFPA 101- 2012** were used for this review.

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.

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 McNally
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.



WADE TRIM

June 16, 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
Preliminary Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the preliminary site plan package dated May 31, 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. The site/civil engineering components for this project are very minor and we are comfortable recommending preliminary site plan approval. We have the following comments to offer in regard to the engineering components of this project.

Water Main and Sanitary Sewer

There is no public water main or sanitary sewer proposed for this site, and we are under the assumption that 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. Due to heavy loads from truck traffic, the existing area where the addition is proposed is highly compacted aggregate, with 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 and, therefore, we do not see any issues with the layout as proposed. We feel that the cross section and grading of the small proposed pavement area can be addressed during the engineering review.

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



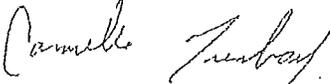
Charter Township of Van Buren
June 16, 2016
Page 2

Recommendation

We are recommending that the Planning Commission grant preliminary site plan approval at this time. The Developer should be aware that, following preliminary approval, a detailed engineering review will be required as a prerequisite to final site plan approval. If you have any questions regarding this project, please contact our office at 734.947.2768.

Very truly yours,

Wade Trim Associates, Inc.


Carmelle Tremblay, E.I.T.


David M. Nummer, PE

DMN:CGT;jel
VBN 2269-01T
20160615Thompson

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

June 16, 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 #2; Revised Plans Dated May 31, 2016

Dear Commissioners:

The applicant, Farmer Underwood Trucking, proposes to construct a 6,000 square foot addition to an existing building on the 13.46-acre site at 7401 Rawsonville Road. The addition would be used for storing some of the materials that are currently stored outdoors, and for maintaining motors, transmissions, and rear ends, some of which is currently done outside. The original site plan was reviewed in a staff review letter dated April 29, 2016. The current site plans reflect changes since the original and were most recently revised May 31, 2016. We have reviewed the site plan for adherence to the Zoning Ordinance, Master Plan, and sound planning and zoning principles, and offer the following comments.

COMMENTS

- 1. Use.** The proposed building addition is intended for storage and warehousing associated with the principal trucking operation conducted on the site. Aerial images of the site show some type of outdoor storage and/or repair work in the location of the proposed addition. There are also several outdoor storage locations around the site with various materials and what appears to be loading/unloading/stockpiling of loose materials within large bins for various materials, including glass. The use statement on the site plan says that outdoor storage will not expand with the new building, and some items currently stored outdoors will be moved indoors. The site plan should note what items will be moved indoors and delineate the areas that will be cleared and remain free of outdoor storage.

A trucking operation is a permitted use in the M-2 district, and storage accessory to that use is also permitted. While outdoor storage requires special approval, the application and site plan indicate that the outdoor storage is not being increased. According to the applicant, there will be no repair work taking place inside the building, only maintenance.

- 2. Zoning.** The site is zoned M-2, General Industrial. The surroundings are all zoned industrial except a small parcel at the corner of Rawsonville Road and Martz Road which is C-1. I-1, Light Industrial. The site plan must be corrected to properly note C-1 zoning to the south.
- 3. Building Elevations.** The support structure of the proposed building is shown schematically as 80' wide x 75' long x 17.8' tall. The illustration does not include the roof; thus the building height will undoubtedly be greater. The cover sheet says it is 19.5 feet to the roof peak; this must be dimensioned on the elevation drawings and the roof added. The building elevations must be

labeled to show the north, south, east, and west elevations. The proposed storage area plan shows space designated for loading and unloading, storage, and equipment. Please clarify what doors serve the designated loading area on the east side of the building and how the remainder of the floorplan functions.

4. **Parking Lot, Access, and Circulation.** Parking calculations are based on the general industrial standard. The calculations show the gross floor area for the industrial portion and the usable floor area for the office portion of the building. A total of 48 parking spaces are required and provided in the existing parking lot, including the required two barrier free spaces. No new parking is proposed. The parking lot is paved, but the entrance drive and most of the rear portion of the site used by trucks is dirt and/or gravel. The layout, dimensions and locations for truck parking and access drives are shown on the plan and circulation appears adequate, subject to Fire Department approval of the fire lane on the north side of the building.
5. **Landscaping.** There are 44 trees illustrated along the front part of the site between the building and the parking lot. These trees were planted to screen public view of the rear truck yard and outdoor storage. Eleven new red maple are proposed between the parking lot and the road which will enhance the appearance of the site. The Zoning Ordinance has several specific landscape requirements as follows:
 - a. **Landscaping Adjacent to the Right-of-Way.** A continuous landscape screen at least 36" in height or 36" high decorative wall with plantings, with a minimum of 1 tree per 50 feet of frontage is required. The site has approximately 534 linear feet of frontage, requiring 11 trees which are provided. Because most of the parking lot is set back from the road ROW, the 36" high landscape screen is not necessary.
 - b. **Vehicular Surface Landscaping.** The Ordinance requires minimum parking lot landscape area at 5% of total paved parking area, and 1 tree per 100 square feet of landscape area. We estimate 15,840 sq. ft. of paved parking lot for a landscape area requirement of 792 sq. ft., or 8 trees. Eight of the existing 44 trees may potentially be used to count for this requirement.
 - c. **General Landscaping Requirements.** The Ordinance requirement is 1 tree per 3,000 square feet of landscape open space, and the applicant calculates 166,395 square feet of open space on the site. On that basis 56 trees are required. Much of this open space is in the back part of the site, surrounding the cell tower, storm pond and abutting the railroad tracks, and is largely invisible to the public. The 36 existing trees that are not required as vehicle surface landscaping can count toward this requirement. We recommend that the Planning Commission waive the additional 20 general landscaping trees, based on the nature of the use and the remoteness of much of the open space on the site.
 - d. **Stormwater Pond.** The Ordinance requires stormwater ponds to have a natural design, aeration/mosquito control, fencing for safety, and have trees and plantings around the perimeter. Aerial imagery shows there is some landscaping around the existing pond, but no landscaping information was provided. If changes to the pond are required for stormwater requirements, the pond will have to comply with landscape requirements as well.
 - e. **Landscape Plan.** Next to the building, 6 PS plants are noted; this plant must be identified in the plant material schedule on the site plan

6. **Trash and Outdoor Equipment.** The revised site plan shows the location of the dumpster and transformer pad. Both are screened by existing trees. No rooftop equipment is proposed.
7. **Lighting.** The plan states no new lights are proposed and that the fixtures are shielded and pointed down on the site. No issues with site lighting have been reported.
8. **Signs.** There is one existing sign. No new signs, including ground or wall signs, are proposed.

RECOMMENDATION

The applicant has revised the plan and addressed many of our previous comments. Although there are still several items that must be addressed on revised plans, the items in this letter can be addressed in final site plan review. Therefore, we recommend the Planning Commission grant preliminary site plan approval, subject to the following conditions:

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.
2. Correct the zoning label to the south to be C-1.
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.
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.
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.
6. If changes to the pond are required for stormwater requirements, the pond will have to comply with landscape requirements as well.
7. Identification of the 6 PS plants in the plant material schedule on the site plan.
8. Approval of the Township Engineer and all agencies with jurisdiction.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President



Stephen Hannon
Assistant Planner