

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, July 13, 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 22, 2016.

CORRESPONDENCE:

PUBLIC HEARING:

UNFINISHED BUSINESS:

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. Presentation by the applicant
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers action on proposed site plan amendment.

GENERAL DISCUSSION:

ITEM #1: **DETROIT REGION AEROTROPOLIS ASSET FAMILIARIZATION TOUR SUMMARY**

ADJOURNMENT

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
JUNE 22, 2016
MINUTES - DRAFT**

Chairperson Thompson called the meeting to order at 7:30 p.m.

ROLL CALL:

Present: Jackson, Boynton, Budd, Franzoi and Thompson.

Excused: Atchinson and Kelley.

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

Planning Representatives: McKenna Associate, Sally Hodges and Wade Trim Associate, David Nummer.

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Boynton, Franzoi second to approve the agenda of June 22, 2016 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Boynton second to approve the regular meeting minutes from June 8, 2016 as presented. Motion Carried.

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 V125-83-045-99-0004-702 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.

Motion Boynton, Franzoi second to open the public hearing. Motion Carried.

Director Akers gave the presentation. The applicant, Van Buren Township Local Development Finance Authority (LDFA), is planning to sell the subject parcel and is requesting to rezone the property from AG (Agriculture) to C (General Business District) to allow more options for future development of the property and to promote economic growth within the township. The rezoning of the property fits within the mixed use future land designation in the Township Master Plan.

Director Akers presented his review letter dated 6-17-16 recommending approval of the application to rezone the property based upon the findings referenced in the letter. In addition, the staff report asked to have the rezoning request placed under "New Business" for action by the Planning Commission.

No comments from the audience.

Motion Boynton, Budd second to close the public hearing. Motion Carried.

CORRESPONDENCE: None.

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 V125-83-045-99-0004-702 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.

Commissioners discussed this item in the Public Hearing. No further comments.

Motion Boynton, Jackson second to recommend to the Township Board the applicant, Van Buren Township Local Finance Development Authority, request to rezone approximately 1.04 acres currently zoned AG (Agriculture) to C (General Business District), subject parcel is located on the south side of Ecorse, west of Hannan, parcel number V125-83-045-99-0004-702. Motion Carried.

ROLL CALL:

Yeas: Franzoi, Jackson, Boynton, Budd and Thompson.

Nays: None.

Absent: Atchinson and Kelley.

Motion Carried.

ITEM # 2 CASE #14-025 SPR

TITLE: THE APPLICANT, DENTON PARTNERS LLC, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT A DRIVE-THROUGH RESTAURANT 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.

Engineer Thom Demond gave the presentation for the applicant. The applicant is requesting to demolish the Willow Creek Party store and construct a gas station with a drive-through restaurant.

The property will have a cross access easement to the east for future development. The applicant has concern as to the sidewalk location on the property due to a section of property being owned by MDOT and has asked for the township to approach MDOT for approval if the sidewalk is to be located on the MDOT property. The applicant would like start construction in July.

Sally Hodges of McKenna Associates presented her review letter dated 6-15-16 recommending final site plan approval subject to the satisfaction of the five (5) items referenced in the letter.

David Nummer of WadeTrim presented his review letter dated 6-15-16 recommending final site plan approval contingent upon the final decision of sidewalk placement.

Fire Department review letter dated 6-4-16 recommends approval subject to involvement in the continuing plan review, inspection and certificate of occupancy process.

Commissioners discussed the location of the sidewalk on the site plan, the sidewalk being located on the MDOT property, recording of the cross access easement, the driveway permit through MDOT including sidewalk approval, the Building Department submitting a letter to MDOT supporting the sidewalk location and discussion with the township attorney regarding the sidewalk.

Motion Jackson, Boynton second to grant the applicant, Denton Partners LLC, final site plan approval to construct a drive-through restaurant as required in section 12.03 of the township zoning ordinance 06-02-92, as amended, subject to the conditions in the McKenna Associates review letter dated 6-15-16, WadeTrim review letter dated 6-15-16, Fire Department review letter dated 6-4-16, along with the sidewalk being located at the corner of Denton Road and Michigan Avenue in the typical location in the view of public safety across the MDOT piece of property subject to review by the township attorney. Motion Carried. (Letters Attached)

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 TAX ID NUMBER V-125-83-122-99-0009-707, (7041 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.

Robert Wagner of Midwest Consulting gave the presentation. The applicant is requesting to construct a 6,000 square foot metal storage building on the east side of the of the existing building, the new storage building is to match the current elevations. The applicant has brought items up to ordinance code including landscaping and has increased screening.

Sally Hodges of McKenna Associates presented her review letter dated 6-16-16 recommending the Planning Commission grant preliminary site plan approval subject to the eight (8) conditions referenced in the letter.

David Nummer of WadeTrim presented his review letter dated 6-16-16 recommending the Planning Commission grant preliminary site plan approval.

Fire Department approval letter dated 6-3-16 recommends preliminary site plan approval.

Commissioners discussed the landscape reduction.

Motion Budd, Franzoi second to grant preliminary site plan approval to applicant, Farmer and Underwood, to construct a 6,000 sq. ft. storage building and related site improvements at parcel number V125-83-122-99-0009-707, 7041 Rawsonville Road, subject to the conditions referenced in the McKenna review letter dated 6-16-16, WadeTrim review letter dated 6-11-16, Fire Department approval letter 6-3-16 and waiving the twenty (20) tree landscape requirement. Motion Carried. (Letters Attached)

GENERAL DISCUSSION:

None.

Motion Boynton, Franzoi second to adjourn at 8:15 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



Memo

DATE: July 8, 2016
TO: Planning Commission
FROM: Ron Akers, AICP – Director of Planning & Economic Development
RE: 14-004 Site Plan Amendment for Costco Wholesale

Staff Report

Summary:

Costco Wholesale received final site plan approval in November of 2014 and construction of the facility was completed in December of 2015. A planning inspection was completed on May 11, 2016 and only three (3) items which needed to be addressed were identified. This site inspection report has been placed in the packet for your review. The three (3) items which needed to be addressed were as follows:

1. The truck parking area in the southwest corner of the property was not installed per the submitted site plans.
2. The sidewalk along Belleville Road was not installed.
3. The Planning Commission approved a modified parking requirement of 377 parking spaces. After inspection it was discovered that the site only had 374 parking spaces.

The property owner is addressing item 2, but in order to remain as they exist item 1 and 3 would require a site plan amendment from the Planning Commission. Based on this the applicant has submitted a revised site plan addressing the identified modifications. These drawings will be added to the approved site plan. The following is a review of those modifications:

Truck Parking:

The applicant has indicated in their letter dated June 20, 2016 that it was deemed that a portion of the southern truck parking area would not be immediately necessary and that it would be most effective to construct this parking area in a future construction phase. There is no Zoning Ordinance standard which sets a minimum amount of truck parking required for a distribution centers. Based on this staff has no issues with this adjustment to the site plan. The applicant has already installed the required landscaping and stormwater pond required for this parking area so no additional modifications will need to be made to these requirements. At the time the applicant

wishes to install the parking area, site plan approval will be required from the Planning Commission.

Employee Parking:

The letter provided by the applicant demonstrated that the employee parking was reduced by three (3) spaces in order to allow for the construction of a larger outdoor employee amenity area. During site plan approval the Planning Commission approved a modified parking standard of 377 parking spaces. This was based on informal provided by the applicant which indicated that in the future the distribution center could have a possible 350 employees. During site plan approval the Planning Commission has in the past accepted the standard of 5 spaces plus 1 space for every employee in the largest working shift. Using this standard the minimum standard would be 355 spaces. The 374 existing parking spaces would fit within this requirement as well as the 120% maximum. Based on this staff recommends that the Planning Commission accept a modified parking standard of 374 parking spaces.

Recommendation:

Staff recommends that the Planning Commissions approve the request to amend the final site plan for Costco Wholesale, originally approved on November 12, 2016, at the property located at 5860 Belleville Road in order to modify the following:

- A. Remove a portion of the south parking area as depicted on the proposed site plan.
- B. Approve the modified parking standard from 377 spaces to 374 spaces as depicted on the proposed site plan.



Charter Township of Van Buren

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May 18, 2016

Dave Hunnewill
Costco Depot
5860 Belleville Road
Van Buren Township, MI 48111

Re: Site Inspection of Costco Depot at 5860 Belleville Road

Mr. Hunnewill:

The Planning and Economic Development Department has completed a site inspection and reviewed the files per your request for Final Site Acceptance for the above referenced project. The site was inspected based on the site plan approved by the Planning Commission on November 12, 2014. During my site inspection on May 11, 2016, the following items were deemed incomplete:

1. A truck parking area in the southwest corner of the property was not installed per the submitted site plans. Conversation with representatives from Costco highlighted that this parking lot area would be paved for future expansion at an undetermined later date. To grant final site compliance, the applicant will need to submit a revised site plan which will need to be approved by the Planning Commission.
2. At the November 12, 2014 meeting, the Township's final site plan approval was contingent upon the applicant's complying with the conditions as depicted in the November 6, 2016 McKenna & Associates review letter. Among those conditions was the requirement to install sidewalk across the site's Belleville Road frontage. This has not been completed and will need to be completed prior to final site acceptance.
3. The Planning Commission approved a modified parking standard of 377 parking spaces. Upon inspection it was determined that the site was three (3) parking spaces short, specifically in the parking area immediately adjacent to the office building. In order to comply with this standard the applicant will need to either have the Planning Commission amend the site plan and approve a revised standard or the applicant will need to add three parking spaces in the area depicted on the site plan.

It has been a pleasure working with Costco on this project, please feel free to contact me with any further questions.

Respectfully,

Ron Akers, AICP
Planning and Economic Development Department





JUNE 20, 2016

Ron Akers, Director of Planning and Economic Development
Charter Township of Van Buren

RE: Site Plan Revisions
Costco Depot - 5800 Belleville Road Van Buren, MI 48111

Dear Mr. Akers,

Below is a summary of the revisions to the Site Plan for the above referenced development that occurred since the approved Planning Site Plan. Revisions were made due to analyzing the operational needs at this time, the cost to construct, and the opportunity to provide an additional employee amenity. The enclosed Site Plan with associated markups shows the extent of the revisions. A short description of the revisions and an explanation can be found in the following:

- **Truck Parking:**
 - After reviewing the current needs of the Depot, it was determined that a portion of the southern truck parking would not be immediately necessary and that it would be most effective to phase the plan to be constructed at a later date.
 - Currently, this area is being utilized as a stockpile for excess material. In order to keep the integrity of the stockpile and to prevent erosion we have included the enclosed Stockpile Maintenance Exhibit which will be provided to the Depot managers. As directed on the exhibit, the stockpile is seeded and fully established and the temporary erosion control measures will be maintained while the stockpile is in place.
- **Employee Parking:**
 - The employee parking field was revised to allow for construction of a larger outdoor employee amenity area, at the request of Depot management.

It is our opinion that the revisions to the Site Plan do not affect the capability or use of this development. Rather, the revisions to the site plan have allowed for a more effective use of the property until such time that additional development is required for operations. With this in mind, and with the approvals from the Township Engineer and Public Works Department, we request that the Township releases all of the securities and bonds that Costco provided in good faith prior to the start of construction.

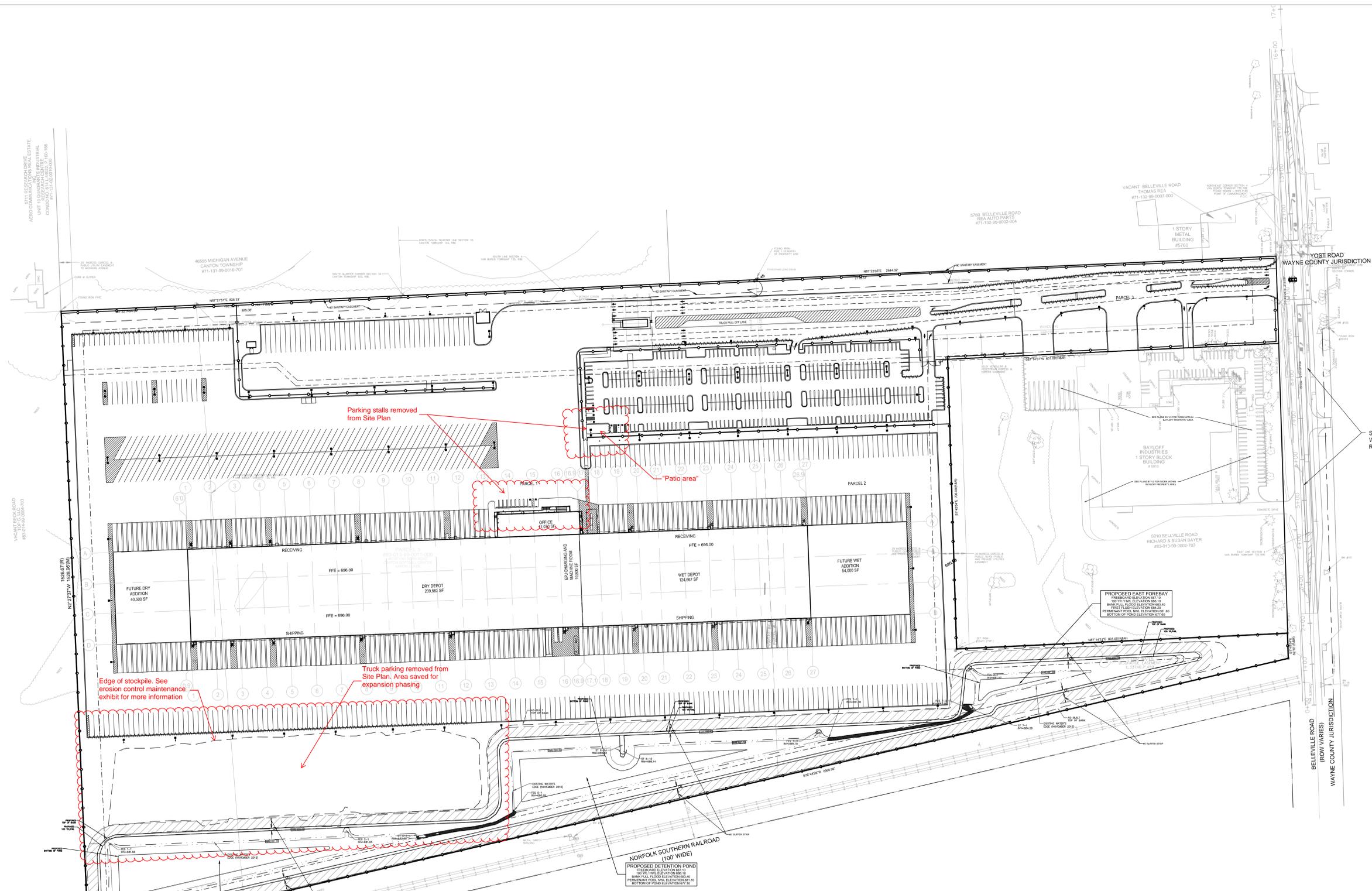
Sincerely,

A handwritten signature in cursive script that reads "Daniel Free".

Daniel Free, P.E.
Project Engineer

Enclosures

cc: Peter Kahn, Costco Wholesale
Kevan Petek, MG2



- NOTES:
- CURB & GUTTER SHALL BE B6.18 OR B6 BARRIER CURB PER THE VAN BUREN TOWNSHIP STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL SITE SIGNAGE SHALL BE IN CONFORMANCE WITH M.U.T.C.D. STANDARDS.
 - ALL EMPLOYEE PARKING SPACES SHALL BE ANGLED AT 90° TO THE ASSOCIATED DRIVE AISLE.
 - LIGHT POLES SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS FOR MORE INFORMATION.
 - PROPOSED ACCESS POINTS AND SITE LAYOUT SUBJECT TO APPROVAL BY VAN BUREN TOWNSHIP AND WAYNE COUNTY.
 - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
 - OFFSITE ROADWAY WORK HAS BEEN SHOWN FOR REFERENCE ONLY. SEE PLANS BY HRC FOR WORK WITHIN THE BELLEVILLE ROAD RIGHT-OF-WAY.
 - PROPOSED ON-SITE PAVEMENT SECTIONS BASED ON RECOMMENDATIONS BY KLEINFELDER DATED JANUARY 21, 2014.
 - THE EXISTING PROPERTY IS UNDEVELOPED FARMLAND.
 - CONCRETE APRON TO BE PROVIDED AT EACH OPEN LID STORM STRUCTURE WITHIN ASPHALT PAVEMENT. SEE DETAIL ON SHEET C7.0.

PARKING DATA

TRUCK PARKING	389 STALLS
YARD PARKING	32 STALLS
BULLEPEN TRUCK PARKING	43 STALLS
TOTAL TRUCK PARKING	469 STALLS
EMPLOYEE STANDARD PARKING	354 STALLS
EMPLOYEE ACCESSIBLE PARKING	8 STALLS
VISITOR STANDARD PARKING	8 STALLS
VISITOR ACCESSIBLE PARKING	2 STALLS
TOTAL EMPLOYEE PARKING	374 STALLS

TRUCK DOOR DATA

DRY DEPOT SHIPPING DOORS	66 + 15 FUTURE DOORS
DRY DEPOT RECEIVING DOORS	56 + 15 FUTURE DOORS
TOTAL DRY DEPOT DOORS	122 + 30 FUTURE DOORS
WET DEPOT SHIPPING DOORS	41 + 20 FUTURE DOORS
WET DEPOT RECEIVING DOORS	39 + 20 FUTURE DOORS
TOTAL WET DEPOT DOORS	80 + 40 FUTURE DOORS

ZONING DATA

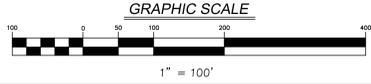
EXISTING ZONING : M-1 : LIGHT INDUSTRIAL DISTRICT
 PROPOSED ZONING : M-2 : GENERAL INDUSTRIAL DISTRICT

SITE DATA:

PROPOSED SITE AREA : 71.55 ACRES (3,116,756 SF)

BUILDING DATA

SITE AREA:	71.55 ACRES (3,116,718 S.F.)
PARCEL 1	53.00 ACRES (2,308,680 S.F.)
PARCEL 2	14.09 ACRES (613,760 S.F.)
PARCEL 3	4.46 ACRES (194,278 S.F.)
DRY DEPOT CROSS DOCK AREA	164,700 S.F.
ENGINE ROOM / ELECTRICAL ROOM	10,800 S.F.
R.T.V. CENTER	43,200 S.F.
DEPOT OFFICE	8,960 S.F.
TOTAL DRY DEPOT BUILDING AREA	227,660 S.F.
DRY DEPOT FUTURE ADDITION	40,500 S.F.
TOTAL DRY DEPOT BUILDING AREA W / ADDITION	268,160 S.F.
WET DEPOT CROSS DOCK AREA	118,800 S.F.
WET DEPOT FUTURE ADDITION	54,000 S.F.
TOTAL WET DEPOT BUILDING AREA W / ADDITION	172,800 S.F.
GUARD BOOTH	810 S.F.
TOTAL DEPOT BUILDING AREA:	440,960 S.F.



COSTCO WHOLESALE CORPORATION
 VAN BUREN TOWNSHIP
 CW #12-0403
 BELLEVILLE ROAD & YOST ROAD
 VAN BUREN TOWNSHIP, MI 48111
 999 LAKE DRIVE
 ISSAQUAH, WA 98027
 T: 425.313.8100
 www.costco.com

MULVANNY | G2 ARCHITECTURE
 1110 112TH AVE. NE | SUITE 500
 BELLEVUE, WA | 98004
 1 425.463.2000 | 1 425.463.2002
 MulvannyG2.com

V3 Companies
 7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 630.724.9202 fax
 www.v3co.com
 V3co. Vectors. Virtues. "The Vision to Transform with Excellence"

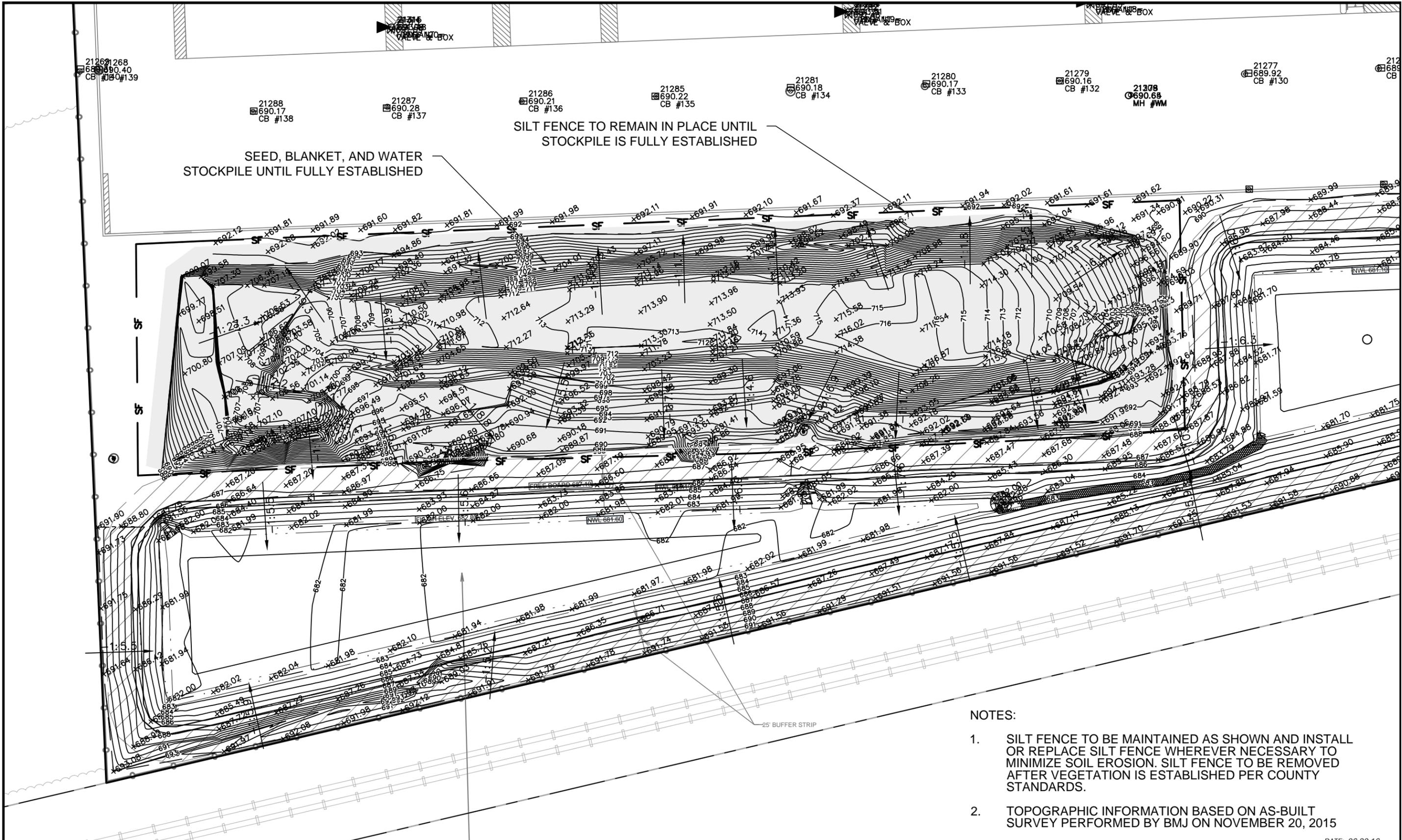
MICHIGAN LICENSE # 6201060609
 EXPIRES 10/31/2016
 THEODORE E. FEENSTRA - CIVIL ENGINEER

DATE	DESCRIPTION
04-08-14	ISSUED FOR QA REVIEW
05-13-14	ISSUED FOR QA REVIEW
07-30-14	ISSUED FOR QA REVIEW
08-28-14	ISSUED FOR PERMIT
09-04-14	ISSUED FOR BID
10-08-14	BID ADDENDUM
11-03-14	ISSUED FOR PERMIT
11-14-14	ISSUED FOR BUILDING PERMIT
12-01-14	REVISED PER COMMENTS
02-06-15	REVISED PER COMMENTS
03-30-15	ISSUED FOR CONSTRUCTION
03-30-15	ISSUED FOR PR01

V3 PROJECT NUMBER: 13168-504
 PROJECT MANAGER: BRP
 DRAWING DATE: 04-08-2014
 DRAWING FILE NAME: C3.0 OSP13168

OVERALL SITE PLAN

C3.0



NOTES:

1. SILT FENCE TO BE MAINTAINED AS SHOWN AND INSTALL OR REPLACE SILT FENCE WHEREVER NECESSARY TO MINIMIZE SOIL EROSION. SILT FENCE TO BE REMOVED AFTER VEGETATION IS ESTABLISHED PER COUNTY STANDARDS.
2. TOPOGRAPHIC INFORMATION BASED ON AS-BUILT SURVEY PERFORMED BY BMJ ON NOVEMBER 20, 2015

DATE: 06-20-16



V3 Companies
 7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 630.724.9202 fax
 www.v3co.com

COSTCO DEPOT

VAN BUREN TOWNSHIP

MICHIGAN

STOCKPILE MAINTENANCE EXHIBIT



SCALE: 1"= 80'



Charter Township of Van Buren

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June 15, 2016

Linda Combs
Township Supervisor
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

RE: 2016 Detroit Region Aerotropolis Asset Familiarization Tour

Ms. Combs,

I recently attended a multi-day event sponsored by the Detroit Region Aerotropolis which brought several members from a site selector's organization to our area. The primary intent of the event was to showcase our area to the members of the site selector organization and obtain feedback from them on ways to improve the marketability of our area.

The tour was attended by several individuals representing different economic development organizations within the area. The organizations included the Van Buren Township DDA, Wayne County, Ypsilanti Township, City of Romulus, Detroit Region Aerotropolis, MDOT, the American Center for Mobility, Ann Arbor Spark, the Michigan Economic Development Corporation, and the Wayne County Airport Authority. The site selectors are from a group called the "Site Selectors Guild." The Site Selectors Guild has a membership of site selectors who provide location strategy to corporations across the globe and for every industry, sector, and function. In order to become a guild member an individual is required to be peer-nominated, vetted, and must demonstrate a significant amount of location advisory experience.

The two primary activities which were conducted in this event was a tour of regional amenities and a panel discussion with the site selector's guild members. The regional tour visited Detroit Metro Airport, available properties which were previously under the Pinnacle Project, Willow Run Airport, Grace Lake Corporate Center, and Eagle Crest Golf Course/Marriot Hotel in Ypsilanti Township. Upon our tour of Grace Lake Corporate Center, myself and DDA Director Susan Ireland were able to give a brief presentation about the Township and some of our economic development efforts and opportunities. This tour included a presentation from representatives from the American Center for Mobility and MDOT regarding the efforts to create a center for autonomous vehicle research near Willow Run Airport.

The second day of the event included a panel discussion from members of the Site Selectors Guild where feedback was provided regarding the competitiveness of the region. Some of the key points from that discussion are as follows:



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Overall

- There should be a more cohesive master plan for the region. Several of the site selectors indicated that there were a lot of building blocks to start from in the area, but none of them came away with a clear vision of what the economic development groups wanted to site in the region.
- They feel that Detroit needs to be kept in the conversation as a regional amenity.
- They were surprised regarding the large number of direct flights and connections to Asian countries.
- There is a very limited amounts of vacant office/industrial space in the region. Some site selectors indicated that this lack of vacant space immediately takes our area out of the contention for about 50% of the businesses looking to relocate.
- The region has strong municipalities and counties which can present a challenge for getting alignment.
- The region needs to be more organized with information on available properties including utility capacity.
- The public sector needs to step up to create speculative buildings if the private sector is not meeting this goal.
- We need to focus on development on sites around Willow Run Airport.
- The region's "A Game" is the opportunity for autonomous vehicle research. We should focus on that.
- Some of the site selectors that Detroit Metro Airport has the potential to compete with Chicago O'Hare.
- There is a lot of engineering talent in the area and lower cost land.
- Would like HR documentation of submarkets.
- An Aerotropolis plan should be funded.
- Provide fully documented sites and fully documented talent studies.
- Places that can provide a mixture of quality of life and business will succeed.

Specific Economic Development Advice

- The site selectors discussed some other economic development initiatives taken my other states. These include, public private partnerships on speculative buildings and the creation of "virtual buildings." For virtual buildings an organization would create a basic architectural and engineering design of a building so it is shovel ready when a business comes to town.
- The site selectors also discussed that anything a municipality can do to speed up the approval process is to the community's advantage, that speed counts, and quick predictable permitting processes are expected by many companies.
- They encouraged a focus on developer targeted incentives which are job driven as opposed to space driven.
- Effort from community is very important especially for medium or small size projects. Every time there is a shot the community needs to give 100%.
- Focus more on fundamental economic development than long shots.

46425 Tyler Road, Van Buren Twp., MI 48111-5217 Website: vanburen-mi.org

Telephone 734-699-8900 Fax 734-699-5213



Charter Township of Van Buren

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Marketing

- With regards to marketing our region there needs to be a consistent effort. Instability with staffing at state level needs to stop.
- Message needs to be short, sweet, and to the point.
- Linking tourism with economic development is a successful approach.
- Pure Michigan digital marketing campaign works. Make sure it is continued.

Permitting Processes

- The region needs to figure out how to get a building from concept to occupancy in six (6) months or less.
- For large companies Michigan pulled out all the stops, but it was not the case for medium or small companies.
- Streamlined processes are important.
- Does not want to hear excuses from permitting agencies about long approval timeframes.
- The site selectors indicated their clients wanted certainty and are looking for guaranteed schedules.
- Suggested maybe having an ombudsman from the state who can help companies navigate permitting agencies.
- Communities who do it well can develop a strategic advantage through permitting.
- Communities should survey existing business and residents to evaluate permitting and inspection performance.
- Recognize that every lost day or production costs company substantial money. (Example used was large factory in which every day it was not up and operating it cost the company \$100,000.)
- Closed discussion on permitting by discussing how quick, predictable processes are important.

The event was valuable in providing feedback to the economic development agencies as to the competitiveness of our region as well as what steps we can take to improve our position. If you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development