

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
January 22, 2014
MINUTES**

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

ROLL CALL:

Present: Kelley, McKenna, Budd, Johnson, Franzoi and Thompson.

Excused: Boynton.

Staff: Director Mullen and Secretary Harman.

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

Audience: Fourteen.

APPROVAL OF AGENDA:

Motion McKenna, Kelley second to approve the amended agenda of January 22, 2014 with the removal of Item #1 under Unfinished Business. Motion Carried.

APPROVAL OF MINUTES:

Motion Johnson, Budd second to approve minutes from December 11, 2013 as presented.

Motion Carried.

UNFINISHED BUSINESS:

ITEM # 2 CASE # SPR 13-009

TITLE: THE APPLICANT, BETHANY BIBLE CHURCH, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR AN ADDITION TO A CHURCH IN A SINGLE FAMILY RESIDENTIAL DISTRICT UNDER SECTION 7.03 OF THE TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED

LOCATION: PARCEL NUMBERS V125-83-088-99-0013-701 AND V125-83-088-99-0010-000, ALSO KNOWN AS 810 E. HURON RIVER DRIVE, ARE THE SUBJECT PROPERTIES. THIS SITE IS LOCATED ON THE SOUTH SIDE OF EAST HURON RIVER DRIVE, EAST OF COLUMBIA AVENUE AND WEST OF MARTINSVILLE ROAD.

Architect, Wayde Hoppe, presented exterior color samples for Bethany Bible Church and displayed color renderings in a PowerPoint presentation.

Sally Hodges of McKenna Associates presented review letter dated 1-15-14 recommending final site plan approval subject to the Commission's approval of the façade materials and colors.

David Nummer of Wade Trim presented review letter dated 1-16-14 recommending final site plan approval.

Director Mullen presented the Fire Department review letter dated 1-16-14 recommending final site plan approval subject to the applicant following the conditions provided in the letter prior to certificate of occupancy.

Commissioner inquired if a tree permit was necessary. As the site was already developed, it does not.

Motion Kelley, Budd second to grant final site plan approval to Bethany Bible Church located at 810 E. Huron River Drive referencing the McKenna letter dated 1-15-14, WadeTrim letter dated 1-16-14 and the Fire Department letter dated 1-16-14. Motion Carried. (Letters attached)

ITEM #3 CASE #RZ12-002

TITLE: THE APPLICANT, BELLEVILLE PETROLEUM INC, IS REQUESTING A REZONING WITH CONDITIONS FOR CONSTRUCTION OF A NEW COMMERCIAL STRUCTURE UNDER SECTION 18.09 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: PARCEL NUMBER V125-83-129-99-0002-002, ALSO KNOWN AS 15400 SUMPTER ROAD, IS THE SUBJECT OF THIS REQUEST. THIS SITE IS LOCATED ON THE SOUTHWEST CORNER OF HULL AND SUMPTER ROADS.

Applicant Joe Nasser explained the seven (7) conditions outlined in his conditional rezoning agreement presented to the Commission.

Sally Hodges of McKenna Associates presented review letter dated 1-6-14 recommending the Planning Commission recommend the Township Board of Trustees approve the request to conditionally rezone the subject parcel from C Local Business District to C-1 General Business District for a gas station/convenience store, subject to the rezoning with conditions plan and written conditions listed in items B.1 through B.7 of the letter.

Commissioners discussed the conditional rezoning agreement document, whether or not the agreement runs with the property and grammatical corrections in the agreement and submission to the Township Attorney for review.

Resident has concerns with the conditional rezoning of the property and asked for a copy of the McKenna letter date 1-6-14.

Motion Franzoi, Kelley second to recommend the Township Board of Trustees approve the request to conditionally rezone parcel number V125-83-129-99-0002-002 also known as 15400 Sumpter Road from C Local Business District to C-1 General Business District for a gas station/convenience store subject to the rezoning with conditions plan and the written conditions listed in McKenna letter dated 1-6-14. Motion Carried. (Letter Attached)

ROLL CALL:

Yeas: Johnson, Kelley, McKenna, Budd, Franzoi and Thompson.

Nays: None.

Absent: Boynton.

Motion Carried.

ITEM #4 **CASE #SPR13-008**

TITLE: **THE APPLICANT, L & W INDUSTRIES, IS REQUESTING FINAL SITE APPROVAL FOR DEMOLITION OF A STRUCTURE AND CONSTRUCTION OF LOADING DOCKS AND TRUCK CIRCULATION AS REGULATED UNDER ARTICLE XV OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

LOCATION: **PARCEL NUMBERS V125-83-002-99-0025-000 AND V125-83-002-99-0026-001, ASLO KNOWN AS 6201 HAGGERTY ROAD, IS THE SUBJECT PROPERTY. THIS SITE IS LOCATED BETWEEN ECORSE AND VAN BORN ROADS.**

Applicant Mark Jones of L & W Engineering discussed the 294 parking spaces noted on the site plan, the code requirement is 686. The current number of employees on site at the largest shift is 185 and the applicant does not anticipate enlarging the workforce beyond 220 employees. The applicant would like to ask for approval to operate with the 294 parking spaces as shown on the drawing.

Sally Hodges of McKenna Associates presented two review letters dated 1-17-14 recommending final site plan approval subject to: 1) Determination that the outdoor lighting is sufficiently bright in truck dock circulation area and 2) Planning Commission approval of the reduced parking.

David Nummer of Wade Trim presented review letter dated 1-15-14 recommending final site plan approval.

Director Mullen presented the Fire Department review letter dated 1-15-14 recommending final site plan approval subject to the applicant following the conditions provided in the letter prior to certificate of occupancy.

Commission members discussed lighting at the sight, truck traffic after dark and including revised photometric plan for the site.

Motion McKenna, Franzoi second to grant final site approval to L & W Engineering for demolition of a structure and construction of loading docks and truck circulation, noting the McKenna letter dated 1-17-14, WadeTrim letter dated 1-15-14, Fire Department letter dated 1-15-14 and approve the existing 294 parking spaces in lieu of 686 parking spaces along with revised photometric plan included with site plans. Motion Carried. (Letters Attached)

GENERAL DISCUSSION:

Director Mullen reminded Planning Commission members of an upcoming training session through the Michigan Association of Planning on March 5th and encouraged attendance.

Motion McKenna, Johnson second to adjourn at 8:37 p.m.

MOTION CARRIED

Respectfully submitted,

Christina Harman
Recording Secretary

January 6, 2014

Planning Commission
Charter Township of Van Buren
48425 Tyler Road
Belleville, MI 48111

Subject: VBT-12-002 RZ; Parcel V125-83-129-99-0002-002, Clark Gas Station, 15400 Sumpter Road; Rezoning with Conditions Review

Dear Commissioners:

The applicant has submitted a proposal to rezone subject to conditions the above site from C, Local Business District to C-1, General Business District. The site is located at the southwest corner of Hull and Sumpter Roads and currently contains a gas station, which is a non-conforming use. The applicant wishes to build a convenience store as part of the gas station, and has proposed to limit the site to that use via a Conditional Rezoning Agreement. A gas station/convenience store is a permitted use in the C-1 district. Our comments, which follow, are based upon a site visit, review of the Zoning Ordinance and Master Plan, aerial photos, property maps, evaluation of existing site conditions, and accepted planning principles.

A. CONDITIONAL REZONING

The Michigan Zoning Enabling Act, P.A. 110 of 2006, allows an applicant to voluntarily offer conditions upon his or her rezoning request. In this case, the applicant has offered several written conditions and a rezoning with conditions plan (general site plan) that would be attached to the rezoning of the land. All of these would become part of the use restrictions that will govern the site. This means that if the rezoning request is approved, the only thing that may be developed on the site is the gas station convenience store as shown on the rezoning with conditions plan.

A rezoning with conditions plan is not the same as a site plan; site plan approval by the Planning Commission would still be required if the rezoning is approved. Therefore, site plan details that are not part of the overall design of the site or intended to be part of the conditional rezoning approval will be addressed during the later site plan approval process.

Also, per Section 18.09.D.1.c. of the Township Zoning Ordinance, an applicant for a conditional rezoning must submit a proposed rezoning with conditions agreement, which lists the conditions the applicant proposes to place upon the use. Clark Gas Station has submitted such a proposed agreement for review.

B. PROPOSED CONDITIONS

The applicant has offered the following written conditions as part of his request for rezoning:

1. Elimination of the northernmost driveway on Sumpter Road, resulting in only one driveway per on each street.
2. The new building will be of brick and stone to match the Township Fire Station, and will have a gable roof.
3. Landscaping will be provided as required by the Township and its ordinances.
4. The applicant will pave Hull Rd. for 210 feet from the centerline of Sumpter Rd. consistent with Wayne County requirements.
5. New building will be setback 15 ft. from the rear lot line, less than the required 25 ft. setback.
6. Use of the land will be for a gas station/convenience store facility only.
7. The existing non-conforming setback of the canopy from Sumpter Road will remain. The canopy is currently set back approximately 33 feet where a 75 foot setback is required.

C. COMMENTS

We have reviewed the request and have the following comments:

1. Existing Conditions.

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Gas Station	South Side Commercial	C, Local Business
N	Retail (Some non-conforming)	South Side Commercial	C, Local Business
NE	Fire Station	Public/Semi-Public	C, Local Business
E	Vacant/Agricultural	South Side Commercial/ Rural Settlement	AG-A, Agriculture and Estates
S	Vacant/Agricultural	Rural Settlement	AG-A, Agriculture and Estates
W	Vacant/Agricultural	South Side Commercial	C, Local Business
NW	Single-Family Residential	Village Residential	R-1B Single Family Residential

2. **Existing Nonconforming Use.** The site contains a gas station. Gas stations are not permitted in the C district, but are permitted in the C-1 district. The Zoning Ordinance classifies the existing use as a minor nonconforming use because it is a commercial use and structure located in a nonresidential district. As a nonconforming use, the gas station may remain and continue to operate, however, the use is restricted with regard to expansion – it cannot be expanded by more than 20% of the existing structure size.
3. **Master Plan.** The South Side Master Plan, adopted as part of the Township’s Master Plan, envisions the intersection of Hull and Sumpter Roads as a small business district under the Future Land Use Category “South Side Commercial.” The Plan describes that category as “appropriate commercial land uses in these areas consist of convenience commercial uses

intended to serve the daily needs of Township residents within a 1-3 mile radius." Although a modernized gas station including sale of convenience items meets this criteria, there are several other uses permitted in the C-1 district that do not, such as department stores and automobile sales. This suggests that it is not the intention of the Master Plan for the full range of C-1 uses to be permitted within the areas designated as South Side Commercial.

The applicant's offer to limit the site to only a gas station/convenience store addresses the above concern. Further, the elimination of one driveway and paving Hull Rd. will improve traffic flow at the site and make it a better fit with the area, as will the design of the building with a peaked roof, brick and stone to be compatible with the smaller scale surroundings envisioned by the South Side Master Plan.

4. **Access.** The rezoning site has access to both Hull Road and Sumpter Road. Sumpter Road is considered a "major thoroughfare," while Hull Road is considered a "minor collector." The roads will provide adequate service for a gas station and convenience store. The roads and intersection, while not designed for the high capacity demanded by some uses (such as large-scale retail uses or motels), will be improved by paving Hull Road 210 feet to the west, extending across the entire frontage of the gas station site.
5. **In Scale with the Needs of the Community.** The South Side Master Plan intends for Belleville to act as the "downtown" for the south side of the Township, with no additional large-scale commercial uses in the Township south of Belleville Lake. The Plan recognizes the demand for a few sites for local commercial uses, primarily uses permitted in the C District. Although the subject request is for a C-1 zone, the applicant's limited uses proposed are small-scale and local-serving, and are in scale with the needs of the community.
6. **Zoning Ordinance.** Under a standard rezoning, the Township must consider the complete range of uses that could be permitted in the requested zone. With a conditional rezoning, an applicant may offer, and the Township may approve a condition that limits the use of the land to only the use requested, without permitting the full range of uses permitted in the district.

In the current case, gas stations and convenience stores are both permitted by right in the C-1 District, so a gas station with a convenience store would be permitted if the site were zoned C-1. Other C-1 uses that have not been requested by the applicant, such as car or boat sales, drive-through restaurants, contractors' operations, motels, vehicle repair, and others, are more intensive than would be compatible with the Master Plan and surrounding permitted uses. Conditional rezoning to C-1 for only a gas station/convenience store eliminates the concerns of possible incompatible uses locating on this site.

7. **Criteria for Conditional Use Approval.** Section 18.09.E. lists the following 10 standards for conditional rezoning:
 - a. *Furtheres the goals and objectives of the master plan.* See Comment 3. above.
 - b. *Does not authorize uses not permitted in the proposed district.* The applicant has offered to limit the site to a gas station with convenience store. Both uses are permitted by right in the

requested C-1 zoning district.

- c. *Use is in complete conformity with all regulations in the zoning district.* The applicant has proposed that site development have a 15 foot rear yard setback instead of 25 feet, and that the existing nonconforming setback of the canopy be allowed to remain. All other aspects of the use will be in complete conformity with the zoning regulations for the C-1 district. Section 18.09.E.3.b. gives the Township Board the authority to grant modifications to dimensional requirements of the Zoning Ordinance, and both modifications requested are for dimensional requirements.
 1. The reduction of the rear yard setback to 15 feet will allow greater usable land area in front of the building for vehicle circulation and safety, thus enhancing the development in the public interest. Further, since the site is a corner lot, the rear yard is the west lot line that would generally be perceived as a side yard, and the required side yard setback in the C-1 district is 15 feet. Approving this setback modification will be consistent with the Master Plan as it will support "convenience commercial uses intended to serve the daily needs of Township residents within a 1-3 mile radius" and it will be compatible with the surrounding area.
 2. Allowing the applicant to retain the existing nonconforming canopy setback will enhance the development by permitting a feature (the canopy) that is part of contemporary filling stations. It is in the public interest to permit development of a viable enterprise that will add to the Township tax base, offer desired convenient services to the public, and that can be successful. The modification is consistent with the Master Plan and in scale with the surrounding area.
- d. *Results in integration of the proposed development with the characteristics of the area and enhances the area in a manner not likely to be achieved without the conditional rezoning.* The rezoning with conditions will ensure that future development of this small site will remain small scale, integrated with this site which is generally at the border between the more rural south side of Van Buren Township and higher intensity uses in Belleville.
- e. *Is in the public interest to grant the conditional rezoning.* Granting the conditional rezoning is in the public interest as it will facilitate the enhancement of an existing commercial enterprise and help prevent blight, consistent with the Master Plan.
- f. *Proposed conditions will not preclude future zoning and planning actions by the Township.* Future zoning and planning actions are not precluded.
- g. *Public services are capable of serving the potential uses if rezoned.* Hull Road will be paved across the site's frontage as a condition of the rezoning. The Township fire station is northeast of the site. Public water and sewer are available.
- h. *The offered conditions are beneficial to the public good and are likely to be enforceable.* Conditions affecting building and site design and setbacks are all measurable, enforceable and beneficial to the public good as they will create a more attractive and well-functioning development than might otherwise be achieved.
- i. *The conditions do not have the same effect as a use variance.* The conditions do not have the same effect as a use variance, since the conditional rezoning is consistent with the Master Plan.
- j. *The proposed conditions do not relieve the requirement to secure site plan approval.* The applicant understands that site plan approval is still required.

8. **Rezoning with Conditions Agreement.** All applications for conditional rezoning require a proposed Rezoning with Conditions Agreement. The applicant has submitted such a proposed agreement. We recommend that the proposed agreement be reviewed by the Township Attorney before the case is placed on the Township Board's agenda.

D. RECOMMENDATION

We recommend that the Planning Commission recommend that the Township Board of Trustees approve the request to conditionally rezone the subject parcel from C, Local Business District to C-1 General Business District for a gas station/convenience store, subject to the rezoning with conditions plan and written conditions listed in items B.1 through B.7 above, for the following reasons:

1. Although many of the uses permitted the C-1 zoning district are not consistent with the Future Land Use section of the South Side Master Plan, the "South Side Commercial" future land use designation anticipates limited, local businesses. The C-1 District, as conditioned, is consistent with the Master Plan.
2. The proposed rezoning will allow updating of the long-time existing gas station and add local convenience services for this part of the Township. The rezoning condition that limits the use to a gas station with convenience store protects the Township from incompatible uses that would otherwise be permitted in the C-1 zoning district.
3. The site improvements included as rezoning conditions will improve traffic flow by eliminating one driveway, and will ensure an appropriately scaled building with brick and peaked roof that is consistent with Township preferences. Landscaping and site buffering to improve compatibility with the neighborhood will be installed consistent with the direction of the Planning Commission. These site upgrades will make the site and use compatible with the vicinity.
4. The requested conditions to allow a reduced rear yard setback and retain the gas canopy at its existing nonconforming front yard setback will enable the gas station to be updated with convenience store on the small site. The Township Board may permit the modifications.
5. The change is not out of scale with the needs of the community.
6. The request satisfies the conditions of Section 18.09.E of the Zoning Ordinance as required for approval of a rezoning with conditions.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President



WADE TRIM

January 15, 2014

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

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

Re: L&W Plant 2 Loading Dock Final Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the final site plan for the proposed L&W Plant 2 Loading Dock project located at 6201 Haggerty Road. Their Designer has addressed all our concerns and we find that the plans comply with Township standards. Therefore, we have approved the plans for construction on behalf of the Township.

At this time we are recommending that the Planning Commission grant final site plan approval for this project. If there are any questions on this project or our recommendation, please contact our office at 734.947.2793.

Very truly yours,

Wade Trim Associates, Inc.


David M. Nummer, PE

DMN:ka
VBN 2228-01T
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cc: Mr. Arthur Mullen, Planning and Economic Development Director
Mr. James Taylor, Director of Public Works

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

734.947.9700
800.482.2864
734.947.9726 fax
www.wadetrim.com



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



January 15, 2014

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

Re: L & W Engineer Plant 2
13-008 SPR

I have reviewed the site plans by L. Warden Designer 3819 Pineview Drive East Dexter, Michigan 48130 dated modified November 6th for the above referenced project. NFPA 1 Fire code (2012 Edition) and NFPA 101, Life Safety Code (2012 Edition), were the primary reference documents used for this review and I have the following items that need to be resolved prior Acceptance letter.

1. The original set of plans dated 3-5-12 and received by the building dept. on 6-7-2013 show the hydrant near the proposed addition. These plans did not show dimensions for sidewalk as does the most recent set of plans dated 11-5-13. Upon review of these most recent set of plans the following was identified.
 - a. The gate valve originally was shown next to the sidewalk and now shows it in the middle of the sidewalk.
 - b. Also with the most recent plans showing distance for trailers and sidewalk, it has been determined that the hydrant is too far away from the drive.
 - c. Both of these issues can be addressed by moving the hydrant and the gate valve out to the end of sidewalk near the drive. Both the gate valve and the hydrant need to have 4 inch storz fittings on them.
2. The fire lane on the north side of the building does not indicate a 20ft wide fire lane on the plans.

NFPA 1 18.2.3.4.1.1
3. The drive entering the North side is required to be the same width as the fire lane 20ft.

NFPA 1 18.2.3.4.3.2

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.

4. A KNOX box is required to be installed on the front of the building near the entrance. www.knoxbox.com is website to order box.

A **digital cad layout** of the building is required by this department prior to our final C of O inspection.

I spoke to Lance Warden on 11-21-2013 who said he will correct the issues and email me a digital copy showing the changes as requested. When I receive them, I will forward you them and my final approval letter.

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

Respectfully Submitted,

David C. McInally II
Battalion Chief - Fire Marshal

Secretary



January 15, 2014

Planning Commission
Charter Township of Van Buren
48425 Tyler Road
Belleville, MI 48111

Attention: Arthur Mullen, Director of Planning and Economic Development

**Subject: VBT-13-009 SPR #5; Bethany Bible Church; 810 E. Huron River Drive;
Plans Received 1.10.14**

Dear Commissioners:

The applicant, Bethany Bible Church, proposes to renovate and expand its building and parking lot at 810 E. Huron River Drive. The site is located on the south side of Huron River Drive between Edgemont Street and Martinsville Road and has a total area of 10.78 acres. The Planning Commission recommended special approval at its meeting on September 25, 2013, subject to conditions. The Township Board granted special approval in November 2013.

We have reviewed the above-referenced plans for compliance with the conditions of special approval, and for items that were not included on the preliminary site plan, as follows:

COMMENTS

1. **Complete, dimensioned building elevations must be submitted, showing the heights, massing, materials and colors of all proposed additions. The building elevations must also demonstrate the screening of mechanical equipment.** Elevations are supplied for all elevations affected and the mechanical equipment is to be screened with 6 ft. high vinyl fence. Two colors of brick are proposed and labeled on the elevations. Samples of the materials and colors should be presented to the Planning Commission for approval.
2. **The applicant shall submit funds in escrow or make a sufficient commitment to the Township for future sidewalk installation.** A note has been added to the Title Sheet stating that the church will construct the required sidewalk along Huron River Drive when the Township determines that there are sufficient other properties to connect.
3. **Parking space widths must be added to the plan.** This condition has been met.

4. **Landscaping and screening shall meet the needs of the neighbors and comply with the intent of the Zoning Ordinance.** Screening and buffering is required where non-residential uses are adjacent to residential properties (§4.40.3.c). We met with the applicant and recommended potential solutions to comply with the Ordinance intent for the site boundaries abutting neighbors 3 and 4. Location-specific comments follow:
 - a. *Adjacent to Neighbor #3's South Lot Line:* In this location, the required 25 foot buffer width is present. The Arrowwood viburnum hedge proposed on the lot line will create the visual separation that the Ordinance intends.
 - b. *Adjacent to Neighbor #4's South Lot Line:* The church does not want to shift its parking spaces south to create a 25 foot separation in this location because several parking spaces would be lost. Similar to the treatment at neighbor #3's lot line, the applicant proposes Arrowwood viburnum planted as a hedge. Because of the deep rear yard at the residence and the intermittent use of the parking spaces, we believe these large shrubs will meet the intent of the Ordinance.
 - c. *Entrance Drive, East Side:* We had recommended that one tree per 30 feet should be planted along the drive and portion of the residential lots where there is new construction, essentially from the south lot line of neighbor #3 to the church building. Because of the infiltration basins used for stormwater management, the trees are limited to the south part of this area, but have been staggered to compensate. The proposed plan is consistent with the intent of the Ordinance requirement.
 - d. *Entrance Drive, West Side:* We have recommended that one deciduous tree per 30 feet should be planted along the driveway, extending as far north as the south lot line of neighbor #3's south lot line. The applicant has substituted a hedge of 5 foot tall Dark Green arborvitae. This planting will screen while not interfering with the infiltration basins.
 - e. *General Landscaping.* The Landscape Plan and the other plan sheets conflict with each other. The plantings on the various plan sheets now correspond to the Landscape Plan sheet and plant sizes conform to minimum requirements.
5. **Stormwater Basin.** The stormwater basin has been made more irregular in shape and a water-tolerant seed mix is specified for the pond area as previously requested.
6. **The dumpster enclosure must include a 10 foot concrete apron.** The concrete apron and masonry enclosure detail have been provided.
7. **All proposed outdoor lighting must be identified on the site plan and details submitted, including elevation views of pole lights with height dimensioned. A photometric plan and cut sheets of all proposed lights (both wall and pole mounts) must be submitted. Lighting must comply with the standards of §4.23.a.** The clarified photometric plan addresses our previous questions.

8. All conditions of special approval must be met.

- a. **The church must provide a plan, satisfactory to the Township, to control and direct traffic during peak use periods.** This condition has been met. A traffic control plan is described on the Title Sheet DT, and includes working with the Township police department.
- b. **Revision of the site plan note to say that "there will be no outdoor music or bells".** This condition has been met.
- c. **Compliance with the landscaping and buffering comments in Comment 1.c. above.** Our comments on this item are contained in item #4 above.
- d. **Compliance with Zoning Ordinance stormwater basin safety and health standards.** This condition has been met.

RECOMMENDATION

The proposed building expansion of Bethany Bible Church will be an attractive and valuable addition to the community. The applicant has addressed the outstanding items from our previous review, therefore, subject to the Commission's approval of the façade materials and colors, we recommend that the Planning Commission grant final site plan approval.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President



WADE TRIM

January 16, 2014

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

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

Re: Bethany Bible Church Final Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the final site plan for the proposed Bethany Bible Church project located at 810 East Huron River Drive. Their Designer has addressed all our concerns and we find that the plans comply with Township standards. Therefore, we have approved the plans for construction on behalf of the Township.

At this time we are recommending that the Planning Commission grant final site plan approval for this project. If there are any questions on this project or our recommendation, please contact our office at 734.947.2793.

Very truly yours,

Wade Trim Associates, Inc.


David M. Nummer, PE

DMN:ka
VBN 2229-01T
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cc: Mr. Arthur Mullen, Planning and Economic Development Director
Mr. James Taylor, Director of Public Works

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

734.947.9700
800.482.2864
734.947.9726 fax
www.wadetrim.com



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



January 16, 2014

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

Re: Bethany Bible Church SPR # 13-009

I have reviewed the plans by Bethany Bible Church dated 1/8/14, Job number SPR 13-009 for the above referenced project. 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 and I have the following items requiring further detail / attention:

1. ***The latest set of plans does not show the FDC. Mr Hoppe said as of 1/16/2014 at 9am he was not sure why were no longer on there, but insisted after speaking to his engineer that it is still where it was originally located on the first two sets of plans. It would make it back on the final plans that were turned in at completion of the project.***

NFPA 13 6.8.1.1, 6.8.1.2, 6.8.2, 6.8.3, and AHJ.

At this point, the plan set is approved as submitted.

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.

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.

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

Respectfully Submitted,

David C. McNally

Battalion Chief/Fire Marshal



Secretary

January 17, 2014

Planning Commission
Charter Township of Van Buren
48425 Tyler Road
Belleville, MI 48111

Attention: Arthur Mullen, Director of Planning and Economic Development

Subject: VBT-13-008 SPR, L&W Industries; 6201 Haggerty Road
Final Site Plan Review #5; Plans Received 1/16/14

Dear Commissioners:

The applicant, L&W Industries, proposes to demolish the approximately 8,350 square foot Tech Center on their campus, replace it with a large loading and truck circulation area, and add on to their existing "Plant #2" with 13 loading docks, a dispatch area and a restroom. The site is located on the east side of Haggerty Road between Van Born Road and Ecorse Road. The Planning Commission granted Preliminary Site Plan approval at its meeting on November 13, 2013, subject to conditions.

We have reviewed the submitted plans for compliance with the conditions of approval, as follows:

1. **Landscaping and Screening.**
 - a. **The berm/planting cross-sections (existing and proposed berm sections) on the plan should be revised to be at the same vertical and horizontal scales so that their effectiveness can be objectively evaluated.** The requested cross sections have been provided and the screening appears adequate. This condition has been met.
 - b. **The site plan sheets should include all finished grading and topographical lines, including landscape areas. The manner in which the new portion of the berm fits into the site must be made clearer – it appears that the topographic contour lines are incorrectly labeled on the Landscape Plan.** This condition has been met.
2. **All outdoor storage must comply with the standards of §15.02.k. of the Zoning Ordinance, and must be dimensioned on the site plan with each area identified by the materials to be stored, located and screened so as to not be visible from any public right-of-way.** The required information has been submitted. The accessory outdoor storage areas are screened so as to not be visible from off site, total to less than 20% of the area of the main building, and are located on paved surfaces with drainage provided. The storage area along the north wall of the building is non-conforming since it is located within a required side yard setback, and has been permitted to remain in the past. The height of the outdoor storage is limited by the Ordinance and may not exceed 20 feet (6 feet below the "eave" of the roof), and plan sheet C1.0 notes they will comply.

3. Lighting.

- a. **The wall pack lights at the loading docks must be downward-focused, full cutoff, concealed source fixtures and cut sheets must be submitted.** This condition has been met.
 - b. **All light fixtures must be clearly located, positioned in rational locations in consideration of the revised site layout and truck activity, and sufficient lighting provided.** The central part of the truck maneuvering area is lit to less than 1 footcandle to a great extent. This is darker than typical for a vehicular circulation area. The applicant must address this matter to the Planning Commission's satisfaction.
 - c. **Cut sheets for any proposed new light poles must be submitted. All lights must be downward focused, full cutoff, concealed source fixtures.** This condition has been met.
 - d. **A photometric plan for the areas of new lighting must be submitted.** This condition has been met.
4. **The justification for requested parking reduction must be submitted in writing and is subject to the Planning Commission's approval.** This condition has not been met. We have not received a written description for why the applicant believes the proposed parking is sufficient. This information must be submitted for consideration, and is subject to the approval of the Planning Commission prior to final site plan approval.
 5. **Identify any mechanical equipment proposed for the roof of the addition, and the method of screening that equipment.** There will be no mechanical equipment on the roof of the addition. This condition has been met.
 6. **A note specifying the maintenance plan for the proposed paved surface, as included in §4.33.2.a. of the Zoning Ordinance.** The required statement has been added to Sheet C1.1. This condition has been met.

RECOMMENDATION

Based on the above, we recommend that the Planning Commission grant final site plan approval subject to: 1) Determination that the outdoor lighting is sufficiently bright; and 2) Planning Commission approval of the reduced parking.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President