

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
March 25, 2015  
MINUTES**

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

**ROLL CALL:**

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

**Excused:** None.

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

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

**Audience:** Four.

**APPROVAL OF AGENDA:**

**Motion Boynton, Johnson second to approve the amended agenda of March 25, 2015 removing Item #1 under New Business. Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion McKenna, Boynton second to approve the minutes from March 11, 2015 as presented. Motion Carried.**

**PUBLIC HEARING:**

**ITEM # 1                    CONSIDER AMENDMENT TO THE ZONING ORDINANCE 6-2-92, AS AMENDED OF THE CHARTER TOWNSHIP OF VAN BUREN, TO AMEND AND MODIFY THE PROVISIONS FOUND IN SECTION 12.02 TO PERMIT OUTDOOR DINING AND TABLE SERVICE IN THE C-1 (GENERAL BUSINESS) ZONING DISTRICT AS A PERMITTED USE AND PROVIDE STANDARDS IN PROPOSED SECTION 12.02(tt).**

**Motion Budd, McKenna second to open the public hearing. Motion Carried.**

Sally Hodges of McKenna Associates gave the presentation. The amendment is designed to permit outdoor dining and beverage services along the commercial district. Temporary or freestanding food service providers are not considered outdoor dining uses. This is for seasonal use due to the weather and all fixtures would be removed from November 1<sup>st</sup> through April 30<sup>th</sup>. No signs or amplified music in the outdoor area except for a menu sign and the hours of operation are to be the same as the indoor dining area.

No comments from the Commission or the audience

**Motion Boynton, Johnson second to close the public hearing. Motion Carried.**

**NEW BUSINESS**

**ITEM # 1                    CASE# TLU 15-002**

**TITLE:** THE APPLICANT, PHANTOM OF MICHIGAN, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND REQUIRES PLANNING COMMISSION APPROVAL AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

**LOCATION:** THE SITE IS LOCATED ON THE EAST SIDE OF RAWSONVILLE ROAD AND SOUTH OF SOUTH I-94 SERVICE DRIVE AT LAKEWOOD SHOPPING PLAZA, 2095 RAWSONVILLE ROAD.

Richard Tapper of Phantom of Michigan gave the presentation. The applicant is requesting temporary land use approval beyond the administratively allowable seven consecutive days to operate a fireworks tent for their fourth season in Lakewood Shopping Center. Fireworks will be contained in an 8 ft. x 40 ft. storage unit at night. The dates of operation requested are June 25 to July 5 with hours of operation 10:00 a.m. – 10:00 p.m. seven days a week.

Director Knowles noted the location is in an existing parking lot where drainage, power, lighting and trash are all taken care of. The Fire Marshall has reviewed and approved the plan.

Commissioners inquired about the township listed as “additionally insured” on the insurance certificate and the number of fire extinguishers as (3) three and are to be located in the tent.

No comments from the audience.

**Motion Kelley, Boynton second to approve the temporary land use request to Phantom of Michigan subject to the conditions in Director Knowles letter dated 2-27-15 and Fire Department review letter dated 3-6-15 and the Township to be listed as additionally insured. Motion Carried.**

**ITEM # 2** CASE# 14-030 (SLU & SPR)

**TITLE:** THE APPLICANT, SADEK PROPERTIES, LLC, IS REQUESTING SPECIAL APPROVAL OF A DRIVE-THROUGH RESTAURANT. A DRIVE-THROUGH RESTAURANT IS A SPECIAL LAND USE IN THE C-2 DISTRICT, AND A PUBLIC HEARING WAS HELD FEBRUARY 11, 2015.

**LOCATION:** PARCEL NUMBER V125-83-064-99-0003-711, ALSO KNOWN AS 10950 BELLEVILLE ROAD, IS THE SUBJECT OF THIS APPLICATION. THE SITE IS APPROXIMATELY 0.80 ACRES AND IS LOCATED IN THE C-2, EXTENSIVE HIGHWAY BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED AT THE NORTHWEST CORNER OF BELLEVILLE ROAD AND NORTH I-94 SERVICE DRIVE.

Ken VanTine gave the presentation for the applicant. The drive-through originally planned on the south side of the building has been moved to the back side of the building. The plan is to remove the car wash and add a drive-through with a by-pass lane. A small storage unit/recycle center and an egress door on the south side of the building were added to the plans. The applicant will re-stripe the front parking area but will not be modifying anything else on the site.

Sally Hodges of McKenna Associates presented the special approval review letter dated 3-19-15 recommending the Planning Commission recommend special approval to the Township Board subject to final site plan approval.

Sally Hodges of McKenna Associates presented preliminary site plan review letter dated 3-19-15 recommending the Planning Commission grant preliminary site plan approval subject to the conditions in the letter.

David Nummer of Wade Trim presented preliminary site plan review letter dated 3-18-15 recommending the Planning Commission grant preliminary site plan approval at this time.

Commissioners discussed landscape, parking space decrease, site amenities, traffic flow and location of the drive-through window.

No comments from the audience.

**Motion Johnson, Boynton second the Planning Commission recommend to the Township Board special land use approval for a drive-through restaurant located at 10950 Belleville Road subject to final site plan approval and the conditions listed in the McKenna Associates review letter dated 3-19-15. Motion Carried. (Letter Attached)**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**Motion Kelley, Franzoi second to grant preliminary site plan approval to Sadek Properties, LLC for a drive-through restaurant located at 10950 Belleville Road subject to conditions listed in the McKenna Associates review letter dated 3-19-15, Wade Trim review letter dated 3-18-15, Fire Department review letter dated 3-22-15 along with the approval of the reduction in parking spaces from 31 to 26 and the letter provided by the applicant dated 3-23-15. Motion Carried. (Letters Attached)**

**GENERAL DISCUSSION:** None.

**Motion Boynton, McKenna second to adjourn at 8:07 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

March 19, 2015

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

**Subject: VBT-14-030 SPR; Dunkin Donuts Drive Thru; Site Plan Review #3; Plans Dated March 11, 2015**

Dear Commissioners:

The applicant proposes replace the existing car wash with a drive-thru Dunkin Donuts restaurant at the existing gas station on the northwest corner of Belleville Road and the North Service Road. Our comments follow:

- 1. Use.** The site is zoned C-2 (Extensive Highway Business). The gas station and convenience store uses will remain. Restaurants and retail uses are principal permitted uses, and the proposed drive-thru is a special land use in the C-2 district. Our special approval comments are under separate cover.
- 2. Circulation.** The site has existing driveways at Belleville Road and I-94 North Service Road which will not be changed. The previously proposed building addition for the drive-thru window has been removed from the south side of the building and the proposed drive-thru window is now on the west façade. Drive-thru vehicles will stack along the north lot line, circulate around the west side of the building, and exit on the south.
- 3. Parking.** The parking requirements are as follows:

Parking Standard	Applicable Measurement	# Spaces Required	# Spaces Provided (on site plan)
<b>Gas Station/Convenience Store</b>			
1 space per 200 sq. ft. of gross floor area	943 sq. ft. of gross floor area for retail sales	5 spaces	5 spaces
2 spaces per gasoline pump island	6 pump islands	12 spaces	12 spaces
1 space per employee in maximum shift	2 employees	2 spaces	2 spaces
<b>Drive-Thru</b>			
22 spaces per 1,000 sq. ft. usable floor area	273 sq. feet usable floor area (per applicant)	6 spaces	6 spaces
1 space per employee in maximum shift	3 employees	3 spaces	2 spaces
RV parking spaces	2 spaces for drive thru use	2 spaces	0 spaces
	<b>Minimum Parking Required:</b>	<b>30 spaces</b>	<b>27 spaces</b>
	<b>Deficiency</b>	<b>1 regular + 2 RV spaces</b>	

The parking calculations and layout on Sheet P-3.0 do not match the parking spaces shown on sheet AS101, nor does Sheet P-0.0 match the parking layout. Per our count (Sheet AS101) the site has a total of 27 parking spaces, not 28. In addition to regular parking spaces, the Ordinance requires drive-thru uses near the freeway to provide 2 longer spaces for RV parking. The layout of the site is such that none of the existing/proposed spaces would be adequate for RV parking without blocking access to the fueling area or main drive aisles. In practice, an RV would likely pull in for refueling under the gas canopy and go into the Dunkin Donuts while parked there, or simply use the drive-thru lane. The calculations on sheet P-3.0 must be corrected.

Because the parking space (Sheet AS101) immediately adjacent to the Belleville Road driveway is potentially hazardous and makes maneuvering very challenging, we recommend it be deleted. In addition to the required 2 RV spaces that are not shown on the site plan, the removal of the parking space immediately adjacent to the Belleville Road driveway will result in a parking deficiency of 2 regular spaces. Therefore the applicant is seeking a modification of required parking from the Planning Commission for 2 regular spaces and 2 RV spaces. The Planning Commission can grant a modification from parking requirements based on the specific circumstances and adequate justification presented by the applicant; therefore, subject to sufficient written justification by the applicant, we could recommend approval of the number of spaces proposed.

The site has a 10' x 25' loading space that was previously found sufficient for the convenience store and car wash. The plan notes that all non-fuel deliveries will be accomplished with medium duty box trucks that will fit in that shorter loading space. The hours of delivery for the convenience store and Dunkin Donuts are 9 am – 3 pm daily, which can be considered to be non-peak hours of gas sales; however, fuel delivery is every other day between 6 pm – 7 pm, which could interfere with evening peak fueling times. The fuel delivery truck off-loading area is well-located, parallel to the drive-thru stacking lane and will not interfere with site circulation. The required drive-thru stacking spaces are shown.

4. **Drive-Thru Speakers.** The site plan notes the volume and frequency controls, along with other means for ensuring the speakers do not become a nuisance.
5. **Lighting.** In general, on-site lighting should not exceed 10 footcandles, although illumination up to 20 footcandles may be acceptable under a gas station canopy. The photometric plan indicates acceptable light intensity at the lot lines, with illumination intensities exceeding the permitted limit only at the light poles and gas station canopy. The lighting under and immediately adjacent to the canopy is excessively bright, in the range of 24.6 - 137 footcandles. The plan notes that the owner will be removing 10 existing canopy fixtures, thus it is unclear if the intensity will be at acceptable levels after removal of the fixtures. An updated photometric plan must be provided prior to final site plan approval. The proposed fixture detail has been provided and indicates a flat lens with recessed light source. Light pole height must also be noted, not to exceed 25 feet.
6. **Landscaping and Screening.** The landscape plan shows a 5-foot wide greenbelt along the Service Road frontage, which increases to 10 feet wide along Belleville Road. A mix of yew and viburnum bushes is proposed to be added to the greenbelt. The landscape maintenance plan should include a note that states the greenbelt shrubs will be allowed to grow together as a hedge and pruned in that manner.

A row of Black Hills Spruce trees 5'-6' in height planted 12-15 feet on center is proposed along the west lot line to create a greenbelt buffer between Arby's drive-thru lane and the proposed Dunkin Donuts drive-thru. These trees are too close to the lot line and will significantly overhang the lot line. Prior to final site plan approval, the applicant must demonstrate approval of the neighbor for the overhang. Also, we recommend that the trees be increased to 8' - 10' in height when planted to create effective screening immediately.

7. **Amenities.** All C-2 uses must provide on-site amenities that will serve the comfort of future users of the site. Examples of amenities include benches, outdoor seating areas, landscape elements, brick pavers, exceptional pedestrian walkways, bicycle racks, etc. The plan previously proposed a bench with seating area along the sidewalk near the northeast corner of the site. That has been removed from the plans, and no new amenities are proposed. Previously (2003), the brick entry wall feature was approved as an amenity along with a paved patio with picnic table at the south side of the building. Since the picnic table primarily serves employees rather than the public, we recommend that some additional public amenity feature(s) be provided. Also, the low brick wall and community entrance sign needs cleaning and repair to continue to qualify as a site amenity; this must be ensured on the site plan.
  
8. **Elevations.** The west façade of the building where the car wash addition is to be removed will be provided with brick veneer to match the existing building. A new fabric canopy is to be added over the pick-up window. The canopy color and any signage must be noted. Minor brick work is also proposed on the south façade. A label for new "panel brick" on Sheet A301, Legend #3, on the south façade appears to be misplaced and must be deleted. The remainder of the building exterior will be unchanged. Façade color and material samples must be presented to the Planning Commission for approval prior to final site plan approval.

Roof-mounted mechanical units are proposed on the rear (west) of the building and will be screened with PVC decking in Hunter green to match the existing shutters on the building.

9. **Signs.**
  - a. **Total Site Sign Area:** *The allowable sign area for the site is 1 sq. ft. per linear foot of lot frontage up to 200 linear feet, plus ¼ square foot for each subsequent linear foot.* The site's total frontage of 349.13 feet (i.e., Belleville Road, N. I-94 Service Road, and corner) translates to a maximum sign area of 237.28 sq. ft. The existing nonconforming monument sign (addressed below) is 125.2 sq. ft. The proposed wall sign area of the building is 74.78 square feet and the existing wall sign area of the pump canopy is 21.2 square feet. Therefore, the total proposed sign area of 221.18 complies with the site's total sign area limit. The drive-thru directional signs and menu board are not included in the computation of total site sign area.
  
  - b. **Wall Signs:** *3 square feet of wall signage are permitted for every linear foot of building frontage, up to 200 square feet.* The total building frontage facing Belleville Road and the I-94 Service Road 134 feet, so the maximum square footage of wall signs shared between all tenants, is 134 square feet. The proposed wall sign area of the building is 74.78 square feet and the existing wall sign area of the gas canopy is 21.2 square feet for a total 95.98 sq. ft.
  
  - c. **Monument Sign.** *Because the monument sign is located at the corner of two (2) major thoroughfares, only one (1) monument sign is permitted at a height not to exceed 8 feet. With a*

*total lot frontage of 349.13 feet, 60 square feet of monument signage is permitted.* The existing non-conforming 21.25 ft. tall monument sign with 125.20 square feet of sign area is proposed to be retained as is, with only the name of the new tenant replacing an old tenant name. Because the monument sign counts as part of the total sign area of the site (discussed in 9.a, above), the maximum area permitted for wall signs is lower as a result.

- d. **Drive-Thru Menu Board.** *Drive-thrus are permitted to have a menu/order board with an area not to exceed 40 square feet.* The plan proposes a 37.90-square foot menu board.
- e. **Directional Signage:** *Accessory directional signs are permitted, provided no sign exceeds 6 sq. ft. in area or 4 feet in height.* Three (3) directional "Drive Thru" signs with directional arrows are proposed: 1 at each of the 2 road entrances and 1 at the stacking area. While these directional signs are appropriately located, the height must be lowered from the proposed 58 inches to the required 48 inches. The area of each directional sign is approximately 4 square feet.
- f. **Height Clearance Bar.** A detail of the proposed height clearance bar must be shown on the plans.

- 10. Trash/Recycling.** The applicant is adding a 'recycle' area adjacent to the dumpster enclosure for storage of returnable bottles and cans. It is to be constructed like a small shed, of block to match the existing building. The structure has double doors per the detail and has a small paved concrete sidewalk connection in front of it to provide access. The sidewalk should be widened to allow a person to stand on it when opening the doors.

## RECOMMENDATION

The site plan has been considerably redesigned since the public hearing to accommodate necessary circulation and design elements to make it more functional. Therefore, we recommend that the Planning Commission grant preliminary site plan approval subject to the following conditions:

1. Planning Commission approval of reducing the number of parking spaces on the site from 31 to 26 (2 regular parking spaces and 2 RV parking spaces), based on written justification from the applicant and Comment 3 above.
2. Upgrade the site amenities to the satisfaction of the Planning Commission.
3. The proposed façade materials and colors must be presented for Commission approval prior to final site plan approval.
4. The following items must be addressed on the final site plan:
  - a. All site plan sheets must be revised to state the correct parking data and layouts made to match.
  - b. Eliminate the parking space abutting the Belleville Road driveway.
  - c. Submission of an updated photometric plan that shows the light intensity with the planned light replacements and note the light pole height on the plan, not to exceed 25 feet.
  - d. The landscape maintenance plan should include a note that states the greenbelt shrubs will be allowed to grow together as a hedge and pruned in that manner.

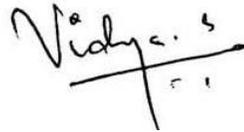
- e. Increase the height of the greenbelt buffer trees along the west lot line to 8 - 10 feet, and written evidence of approval of the neighbor for the trees overhanging the lot line.
  - f. Cleaning and repair of the brick wall/community entrance sign, and noted on the plan.
  - g. The drive-thru window canopy color and any signage must be noted.
  - h. The height of the directional signs must be lowered to not more than 48 inches in height.
  - i. A detail of the proposed height clearance bar must be shown on the plans.
  - j. Widen the sidewalk in front of the recycle shed.
5. Approval of the Township engineer.
  6. Approval of all agencies with jurisdiction.
  7. Special approval by the Township Board.

Respectfully submitted,

**McKENNA ASSOCIATES**



Sara J. Hodges, AICP, IAP2  
Senior Vice President



Vidya Krishnan  
Senior Planner

March 19, 2015

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

**Subject: VBT-14-030 SLU; Dunkin Donuts; Special Approval Review #3; Plans Dated March 11, 2015.**

Dear Commissioners:

The applicant proposes to remove the car wash and replace it with a drive-thru Dunkin Donuts restaurant at the existing gas station on the northwest corner of Belleville Road and the North Service Road. The site is zoned C-2 (Extensive Highway Business) District and is 0.8 acres in area. Drive-thru restaurants require special approval in the C-2 District.

#### **COMMENTS**

Special approval uses must meet both the specific non-discretionary standards of Section 12.03.d. and the discretionary standards listed in Section 18.08.f. of the Ordinance. We have reviewed the proposal and have the following comments based on the requirements of the Zoning Ordinance, observation of the site and surroundings, comments made at the public hearing and accepted principles of good planning and design.

- 1. Definition of Use.** The Zoning Ordinance defines the proposed Dunkin Donuts as a drive-in restaurant because a driveway approach is designed and used to serve patrons remaining in their motor vehicles. The Zoning Ordinance does not define a drive-thru restaurant; for purposes of the Ordinance, drive-in and drive-thru restaurants are considered the same. Therefore, the requirements for drive-in restaurants are applicable to the current application.
- 2. Requirements for Special Approval.** Both the discretionary and non-discretionary standards of the Ordinance are evaluated below.
  - a. Promotes the use of land in a socially and economically desirable manner for those persons who will use the proposed land or activity; for those landowners and residents who are adjacent; and for the Township as a whole.** The site is located at the northwest corner of I-94 North Service Road and Belleville Road. The vicinity is characterized by a variety of commercial uses including an Arby's to the west, retail to the north, a gas station to the east across Belleville Road, and numerous other uses such as a shopping center, motels, Walmart, and other retail and restaurant uses. The proposed drive-thru restaurant use is intended to replace the existing car wash on the rear of the applicant's building and is an economically desirable reinvestment on a commercial site and will be consistent with other uses in the vicinity. In general, the proposed changes including landscaping along the west property line and along the street frontages will improve the site's appearance and compliance with the Zoning Ordinance. Belleville Road is the Township's major commercial corridor and although the drive-thru is likely to generate more traffic in the rush hour, no new drives or approaches are proposed.

- b. Is necessary for the public convenience at that location.** The location near I-94 makes the drive-thru restaurant convenient for commuters, Township residents, travelers and other users of the Belleville Road commercial district. The existing site layout with has access to Belleville Road and the Service Road.
- c. Is compatible with adjacent uses of land.** The C-2, Extensive Highway Business District, permits a wide range of uses, including drive-thru uses by special approval. Landscaping, public amenities, infrastructure and other elements on the applicant's site are being upgraded or added, to comply with the Zoning Ordinance. The site does not abut any residential land; and the applicant is adding significant landscaping along the west lot line to help buffer the proposed drive-thru lane and order station from the Arby's drive-thru immediately to its west.
- d. Is designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.** The replacement of the existing commercial use (carwash) with another does not pose a hazard to the public health, safety and welfare of Township residents. The site plan provides for appropriate circulation and bypass for the drive-thru facility. The plan does not add any new driveways, significantly upgrades the landscaping, and with enhanced amenities as requested under our site plan recommendations, the public health, safety and welfare will benefit.
- e. Can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area.** The site's demand for public services and facilities will not diminish or adversely affect public services to the area.
- f. Will not cause injury to other property in the neighborhood in which it is to be located.** An Arby's representative has expressed concern that the sound systems for the two restaurants will overlap, causing reverberation and poor sound quality. With the new location of the order station, landscape buffer along the west lot line, and the noted volume and frequency controls for the speakers, we do not anticipate any adverse effects from the proposed use on the existing uses, marketability and desirability of other commercial property in the vicinity.
- g. Considers the natural environment and helps conserve natural resources and energy.** As part of site plan approval, renovations will be required to bring the site into compliance with the landscaping, design, and other standards of the Zoning Ordinance. This will result in additional trees, improved drainage, amenities and other improvements that will conserve resources. The replacement of a car wash, which consumes high volumes of water and generates lots of waste water, with a use that would consume far less water, is definitely of benefit to the natural environment.
- h. Is within the provisions of uses requiring special approval in the zoning district, is in harmony with the purposes and conforms to the applicable regulations of the zoning district, and meets applicable site design standards for special approval uses.** If our detailed site plan comments under separate cover are adequately addressed, this condition will be met.

Also, Section 12.03.d. gives specific standards for drive-in restaurants in the C-2 District. The proposal's compliance with those standards is evaluated below.

1. **Entrances and exits must be 100 feet from the intersection of any two streets.** Both driveways to the site exist and neither is proposed to be changed.
  2. **Must have direct access to a major thoroughfare.** The site has direct access to Belleville Road, a major thoroughfare.
  3. **No lighting or illuminated display shall reflect onto a residential zone.** The site does not abut any residential district.
  4. **Consideration must be given to proximity of existing places of congregation of children regarding traffic safety and sanitation.** The site is located in an area of similar intensive commercial uses. There are no nearby areas to facilitate congregation of large number of children.
- i. **Is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.** The proposed use is expected to be consistent with the Township's police power.

#### RECOMMENDATION

Based on the above, we find that the proposed Dunkin Donuts drive-thru meets the criteria for special approval. Therefore, we recommend the Planning Commission recommend special approval to the Township Board, subject to final site plan approval.

Respectfully submitted,

#### McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2  
Senior Vice President



Vidya Krishnan  
Senior Planner

cc: inForm Studio, 235 E. Main Street, Suite 102B, Northville, MI 48167



Sadek Properties LLC  
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Belleville, MI 48111

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E: [chris@sadekproperties.com](mailto:chris@sadekproperties.com)

March 23, 2015

Van Buren Township Planning Commission  
46425 Tyler Rd.  
Van Buren Twp, MI 48111

Re: Parking variance request for Dunkin Donuts Drive-thru expansion.

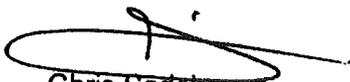
Dear Distinguished Members,

The purpose of this letter is to request a parking variance for two standard spaces and two RV parking spaces for the site plan application for the proposed Dunkin Donuts drive-thru. Based on my personal experience operating the site on a daily basis for the past ten years, I strongly believe that the current and proposed use will not cause a hindrance or hardship on our combined customers or employees. This is largely due to the fact that over 70% of Dunkin Donuts customers will use the drive-thru while the majority of the balance will be fueling their vehicles while going in to use Dunkin Donuts. Furthermore, the busiest day part for Dunkin Donuts (5-10 AM) is the slowest for the convenience store which further enhances the synergy between the two businesses. The Dunkin Donuts will have a maximum seating capacity of eight and existing eight parking spaces in front of the building will be more than sufficient to serve the dine-in customers.

With regards to the two required RV parking spaces, I believe that the RVs exiting from I-94 are more likely to use Marathon or Meijer Gas since they are on that side of the road. Any RVs coming into our site will undoubtedly be parking at one of the 12 fueling positions while going in to use the Dunkin Donuts. In the past ten years, I have never seen an RV park anywhere other than at a pump while going to BP or Quiznos.

After reviewing all the facts, I sincerely hope that you decide to grant the requested parking variance. I wholeheartedly believe that Dunkin Donuts will be a valuable addition to the community and its operation will integrate smoothly and seamlessly with the existing BP gas/convenience store. Thank you for your time and consideration of this matter.

Sincerely,



Chris Sadek



# WADE TRIM

March 18, 2015

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

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

Re: Dunkin Donuts  
Recommendation for Preliminary Approval  
VBN 2252-01T

Dear Ms. Thompson:

We have reviewed the preliminary site plan package dated March 11, 2015 for the above-referenced Project located at 10950 Belleville Road. This project involves the demolition of an existing car wash and the addition of a Dunkin Donuts drive-thru lane. Our comments for this site plan review are as follows:

## WATER MAIN

There is no additional water main proposed for this site. The building is currently serviced by an existing 16-inch water main to the south, along the I-94 Service Drive. A hydrant to the south, serviced by a 6-inch water main, provides fire coverage for the building.

## SANITARY SEWER

There is no additional sanitary sewer proposed for this site. There is currently a 6-inch sanitary sewer which collects water from a catch basin within the car wash and also services the building. In order to prevent a combined sewer, the existing catch basin will be removed and the sanitary sewer bulkheaded beyond the service once the car wash is removed. The system ultimately flows into an existing 10-inch sanitary sewer located south along the I-94 Service Drive.

## STORM DRAINAGE

There is currently an underground detention system that treats existing site storm water and outlets to a 24-inch storm sewer along Belleville Road. With the Developer's addition of impervious area, the detention system will remain in compliance with Wayne County standards; however, it will be out of compliance with Van Buren standards by approximately 1.5%. Since the change in impervious area and required storm water treatment is very minimal, we do not see any issues with approving the storm water management system as it exists.

**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



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March 18, 2015  
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PAVING/GRADING

The Developer is proposing to widen the drive-thru lane to approximately 23 feet to allow for a by-pass lane. Existing pavement will be removed and the new lane will be paved with nine inches of concrete on six inches of aggregate base, which is sufficient under Van Buren Township paving standards. Site drainage is currently directed across the car wash drive lane by existing trench drains. The drive-thru lane will be re-graded to eliminate trench drains.

Approval of this preliminary site plan is recommended at this time. The Developer has been informed that they are responsible for obtaining all necessary permits required for construction. In addition, an updated survey of the entire site should be included in the plan set, as it has been in previous submittals. The Developer should be made aware that, following site plan approval, a detailed engineering plan must be submitted for review and approval. Should you have any questions or comments regarding this matter, please feel free to contact our office.

Very truly yours,

Wade Trim Associates, Inc.



David M. Nummer, PE

DMN:CT:ka

VBN 2252-01T

Site Plan PC Approval.doc

cc: Mr. James Taylor, Public Works Director  
Mr. Jack Knowles, Director of Planning and Economic Development

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

Van Buren Fire Department  
46425 Tyler Rd  
Belleville, MI 48111



March 2<sup>nd</sup> 2015

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

Re: Dunkin Doughnuts SPR-SLU 14-030

To whom it may concern:

I have reviewed the revised plans dated Feb 13, 2015

1. The proposed location for the hydrant on P-5.0 needs to be as far East away from the building as possible. Posts might be needed to secure its safety at the end of the drive.

I can approve the progression of the project with the stipulation listed above.

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

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

If you have any questions about this plan review report, please feel free to contact me at (517)812-7344.

Respectfully submitted,

David C McInally  
Fire Marshal  
Van Buren Fire Department

**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.