

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
June 24, 2015
MINUTES**

Vice-Chairperson Boynton called the meeting to order at 7:32 p.m.

ROLL CALL:

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

Excused: Thompson.

Staff: Secretary Harman.

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

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Johnson, McKenna second to approve the agenda of June 24, 2015 as amended moving Item#3 Clark Gas to Item#1 under Old Business. Motion Carried.

APPROVAL OF MINUTES:

Motion McKenna, Kelley second to approve the minutes from June 10, 2015 as presented.

Motion Carried.

OLD BUSINESS:

ITEM # 1 CASE# 14-016 (SPR)

TITLE: THE APPLICANT, CLARK GAS, IS REQUESTING FINAL SITE PLAN APPROVAL TO REBUILD THE EXISTING CLARK GAS STATION AND ADD A CONVENIENCE STORE WITH A NEW 2,000 SQ. FT. BRICK AND PEAKED ROOF BUILDING. THE GAS STATION AND CONVENIENT STORE ARE PERMITTED USES IN THE C-1 DISTRICT, AND THE SITE WAS RECENTLY REZONED, WITH CONDITIONS, TO C-1.

LOCATION: PARCEL TAX ID NUMBER V-125-83-129-99-0002-002, ALSO KNOWN AS 15400 SUMPTER ROAD. THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SUMPTER ROAD AND HULL ROAD. THE SITE MEASURES APPROXIMATELY 1.01 ACRES, AND IS CURRENTLY ZONED C-1 (LOCAL BUSINESS).

Joe Nasser, owner of Clark Gas gave the presentation. Mr. Nasser is requesting final site approval and was present to answer questions.

Sally Hodges of McKenna Associates presented final site review letter dated 6-18-15 recommending final site plan approval subject to the conditions referenced in the letter along with the Planning Commissions satisfaction of the sidewalk location.

David Nummer of WadeTrim presented final site review letter dated 5-19-15 recommending final site plan approval.

Commissioner Johnson presented the Fire Department review letter dated 6-19-15 recommending approval subject to the address being a minimum of 6" high letters, contrasting colors and clearly visible and the location of a Knox Box indicated on future plan submittal.

Commissioner Johnson presented the Wayne County Department of Public Services approval letter dated 6-8-15.

Commissioners discussed the sidewalk location. No comments from the audience.

Motion Kelley, Budd second to grant final site plan approval to Clark Gas to rebuild the existing Clark gas station and add a convenience store located at 15400 Sumpter Road subject to conditions in the McKenna Associates review letter dated 6-18-15, WadeTrim review letter dated 5-19-15, Fire Department review letter dated 5-19-15, Wayne County Plan review letter dated 6-8-15 and approving the sidewalk as is. Motion Carried. (Letters Attached)

ITEM # 2 CASE# 14-007 (SPU)

TITLE: THE APPLICANT, MENARD, INC. IS REQUESTING FINAL SITE PLAN APPROVAL FOR THE DEVELOPMENT OF A RETAIL BUILDING WITH OUTSIDE STORAGE AND SALE OF SUPPLIES. OUTDOOR STORAGE AND SALE OF SUPPLIES IS A SPECIAL LAND USE IN THE C-2 DISTRICT, WHICH WAS APPROVED BY THE TOWNSHIP BOARD OF TRUSTEES ON FEBRUARY 17, 2015.

LOCATION: PARCEL NUMBER V125-83-061-99-0005-721, WHICH IS CURRENTLY VACANT. THE SITE IS APPROXIMATELY 27.24 ACRES AND IS LOCATED IN THE C-2, EXTENSIVE HIGHWAY BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER ROAD TO THE NORTH AND I-94 TO THE SOUTH.

Tom O'Neal of Menards, Inc. gave the presentation. Mr. O'Neal discussed items Menard, Inc. has addressed in the McKenna Associates review letter dated 6-18-15 that have been discussed for final site approval.

Hodges of McKenna Associates presented final site plan review letter dated 6-18-15 recommending the Planning Commission grant final site plan approval subject to the nine (9) conditions in the letter.

David Nummer of WadeTrim presented final site plan review letter dated 6-19-15 recommending the Planning Commission grant final site plan with the addition of a swale to direct water to the small pond.

Commissioner Johnson presented the Van Buren Fire Department's final site plan review letter dated 6-17-15 recommending final site approval subject to the three (3) conditions in the letter.

Commissioners discussed the north palette racking light fixtures being mounted below the roof, the Walgreens easement, driveway access, better screening for the mechanicals in the front parking lot, wrought iron decorative fencing around the north pond, landscape irrigation and customer amenities.

The applicant agreed to put together a photometric plan and that all light fixtures in the palette racking area will be mounted under the overhang. The applicant also agreed to put together an amenities plan for Township staff to review.

No comments from the audience.

Motion Kelley, Budd second to grant final site plan approval to Menard, Inc. for the development of a retail building with outside storage and sale of supplies at parcel number V125-83-061-99-0005-721 located on the west side of Belleville Road between Tyler Road to the north and I-94 to the south subject to the conditions in the McKenna review letter dated 6-18-15 with notes on item #3 having black wrought iron fence, item #7 visible amenities plan for staff review and #10 palette rack lighting and photometric plan, the WadeTrim review letter dated 6-19-15 and the Fire Department review letter dated 6-17-15 along with mechanicals being better screened. Motion Carried. (Letters Attached)

ITEM # 3 CASE #14-007 (TRP)

TITLE: THE APPLICANT, MENARD, INC. IS REQUESTING TREE REMOVAL PERMIT APPROVAL FOR THE DEVELOPMENT OF A RETAIL BUILDING WITH OUTSIDE STORAGE AND SALE OF SUPPLIES. OUTDOOR STORAGE AND SALE OF SUPPLIES IS A SPECIAL LAND USE IN THE C-2 DISTRICT, WHICH WAS APPROVED BY THE TOWNSHIP BOARD OF TRUSTEES ON FEBRUARY 17, 2015.

LOCATION: PARCEL NUMBER V125-83-061-99-0005-721, WHICH IS CURRENTLY VACANT. THE SITE IS APPROXIMATELY 27.24 ACRES AND IS LOCATED IN THE C-2, EXTENSIVE HIGHWAY BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER ROAD TO THE NORTH AND I-94 TO THE SOUTH.

Sally Hodges of McKenna Associates presented tree removal permit review letter dated 6-18-15 recommending issuance of a tree removal permit subject to the applicant paying the amount of \$81,550 into the Township tree fund to allow replacement trees to be planted elsewhere in the Township as permitted under Section 4.45.e.10.c.

No comments from the Commission or the audience.

Motion Kelley, Franzoi second to grant a tree removal permit to Menard, Inc. subject to the McKenna Associates review letter dated 6-18-15 with payment to be made prior to the issuance of building permits. Motion carried. (Letter Attached)

NEW BUSINESS: None.

GENERAL BUSINESS: None.

Motion Johnson, Franzoi second to adjourn at 8:22 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

June 18, 2015

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

**Subject: VBT-14-007 SPR, Menards; West side of Belleville Road north of Walmart;
Site Plan Review #6; Plans of Various Dates and Sealed 6/10/15**

Dear Commissioners:

The applicant, Menards proposes to build a home improvement store with outdoor sales and storage, a special approval use, on the west side of Belleville Road, north of Walmart. The special approval public hearing was held on August 27, 2014. The Planning Commission recommended special approval on December 10, 2014, subject to the applicant receiving several variances. Variances for signs and the height of outdoor storage were granted by the BZA on January 15, 2015 and the subsequently the Township Board granted special approval. The Planning Commission also granted preliminary site plan approval subject to several conditions on December 10, 2014.

We have reviewed the revised plans for compliance with the conditions of preliminary site plan approval, the variances and special approval and offer the following comments for your consideration:

- 1. *The boundaries of the land to be owned by Menards must be dimensioned and shown on the site plan. A land division application to separate the Menards site from the out lots must be submitted, including the easements and maintenance agreements for the cross access drives for review and approval by the Township. The approved easements must be recorded prior to issuance of a certificate of occupancy.*** The parcel boundaries are dimensioned and labelled on the site plan, and according to the assessor's office the necessary land division to separate the Menards parcel from the out lots has been completed. A Declaration of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions has been submitted and is subject to review by the Township. The approved easements must be recorded prior to a certificate of occupancy.
- 2. *Planning Commission approval of the applicant's request to reduce the parking to 421 spaces.*** This condition has been met.
- 3. *All parking spaces must be double striped and this must be noted on the plan.*** This condition has been met.
- 4. *Planning Commission approval of the landscape island locations and correction of Detail 4 on Sheet CT4 to match the landscape plan.*** These items have been satisfied.
- 5. *The existing intersection with Belleville Road just north of Walgreens should be closed.*** This item has not yet been accomplished; however the applicant has been reaching out to various levels of Walgreens' corporate structure trying to achieve vacation of the easement for the existing driveway

and close that extra Belleville Road access point. The site plan notes that the Owner will continue to attempt to obtain an agreement from the owner of the Walgreens property to allow removal of the existing access point and will complete the removal upon receipt of that agreement. We recommend that the Commission approve the driveway access as shown on the site plan, as this closure is an action that neither Menards nor the land owner control.

6. ***The cross access easement for the 30 foot connection to the shopping center to the north must be submitted for Township review and approval prior to final site plan approval, and recorded prior to certificate of occupancy.*** The proposed cross access easement document with legal description and map must be submitted. We previously received a draft of a proposed easement for the parcel to the north, but the currently proposed version must be provided for Township review. It also appears that the cross access easement to the shopping center to the north may be addressed in the Declaration of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions. However, that document as submitted is missing several exhibits, a map of the parcels with easements and legal descriptions of the easements. These deficiencies and any others that may be identified during Township review will need to be addressed prior to any building permit being granted for the site. The easements must be recorded prior to certificate of occupancy.

7. ***The Landscaping and Screening items noted in Comments 3.a. – 3.g. must be satisfied on the plan.***
 - a. The landscaping adjacent to the interior cross access drive has been revised to be primarily deciduous shade trees and the tree spacing is generally 35 feet on center, as required with the preliminary site plan approval. It appears that because of the light pole relocated into the north end of the northerly access drive island, 1 proposed tree has been removed.

 - b. **Vehicular Surface Landscaping.** Three additional trees have been added along the north parking lot perimeter to satisfy the previous 3 tree deficiency from the 100 parking lot landscape trees required. However, because of the above-noted tree removed from the access drive island, one more tree must be added in the parking area to comply with this requirement.

 - c. **General Landscaping.** This condition has been met.

 - d. **Greenbelt adjacent to single-family residential zoning (Section 13.05).** In lieu of a 20 foot greenbelt, the site plan includes a “non-disturb” zone along the west lot line that is a minimum of 50 feet wide. Some of the required replacement trees are proposed to be planted within the non-disturb area to enhance the screening effect. In order to least disturb the existing tree cover, these replacement trees will be park grade 1.5 inch caliper trees and planted at the recommended 1 tree per 400 sq. ft. of area to be covered. This condition has been met.

 - e. ***The fence at the north pond must be decorative wrought iron-type fence, instead of chain link. Details and height of the fencing must be added to the plan.*** Fence height has been noted, however the fence at the north pond is proposed as black vinyl chain link, not decorative wrought iron-type. The use of chain link in this location is subject to the approval of the Commission – we continue to recommend that because of its visibility from the condominium site, that the north pond fence be changed to decorative wrought-iron type fence.

- g. Mechanicals Screening.** A transformer, C.T. cabinet, and generator are still proposed in a landscape island in front of the building. We have asked that this equipment be located in a less visible area. If it must remain in the front location, the equipment should be painted dark green or have additional screening to be less conspicuous. This condition remains to be met.

In addition to the above, the site's landscape areas must be irrigated. We believe this was addressed previously, but it does not appear on the site plan. Drip irrigation is noted for plantings immediately adjacent to the building, but watering must be addressed for the rest of the site's landscaped areas.

- 8. *The use of washed river rock in the landscape islands is subject to the approval of the Planning Commission.*** The Commission has approved washed river rock in the landscape islands.

- 9. *The Building and Amenities items noted in Comment 4.b. & 4.d. must be satisfied on the plan.***

- a.** The color of the windows is noted as clear glass with anodized bronze frames.
- b.** The litter can detail on Sheet CT4 shows a plastic unit, non-decorative unit which is not decorative like those typically approved by the Commission. The proposed trash receptacles are planned to be placed at the front of the building, not along the streetscape; however this item is subject to the approval of the Commission. No additional site amenities are proposed at Belleville Road. We continue to recommend that visible amenities be added near the Belleville Rd. entrance, consistent with other site-provided amenities along the corridor and using the DDA's standard details, as relevant. For example, the entrance to Walgreens from Belleville Road includes brick pavers, a decorative wall, and benches. Enhanced landscaping with public art or other extra features could be another alternative.

- 10. *The pole light in the northeast part of the parking lot immediately next to a landscape island should be relocated to be contained within that island.*** This condition has been met.

- 11. *Removal of the cart corral signs.*** This condition has been met.

- 12. *Signs shall be reviewed at final site plan.*** Our comments on the proposed signs are below.

- a. Total Signage.** The BZA granted a variance to permit the total site signage to be a maximum of 407.7 sq. ft. The proposed signage plan complies with this requirement.
- b. Directional Signage.** Directional signs are permitted, and do not count toward the cap on total amount of signage on the site. The BZA granted a variance to permit 1 "IN" and 2 "OUT" signs at 17.5 feet high, and 1 "Lumber Yard Entrance" sign and 1 "Thank you" sign at 24 sq. ft. and 19 feet high. The proposed signs on the site plan comply.
- c. Wall Signs.** The BZA granted a variance to permit the building wall signs to be up to 317.7 sq. ft. in area. The proposed signs have been reduced in size from those presented on the preliminary site plan, and now the combination of the "Menards, "Garden Center" and "Out" signs comply at a total of 317.62 sq. ft.

- d. Monument Sign.** The proposed monument sign is 90 square feet on a 4 ft. x 20 ft. base, for a total 8 feet in height. The sign complies with the Ordinance dimensional standards; however the monument must be setback a minimum of 10 feet from any sidewalk.
- 13. Tree removal permit approval prior to final site plan approval.** Our tree removal permit review under separate cover recommends approval. This condition will be met if the Commission approves.
- 14. The site plan must be signed and sealed by the professional(s) who prepared it.** This condition has been met.
- 15. Approval of the BZA for variances or compliance with the Ordinance.** The BZA approved several variances as discussed above. This condition has been met.
- 16. Special approval by the Township Board.** Special approval was granted in February 2015.

RECOMMENDATION

Based on the above, we recommend the Commission grant final site plan approval subject to the following conditions:

1. The cross access easements and documents as described in items 1. and 6. above, are subject to review by the Township. The missing exhibits, a dimensioned map of the affected parcels with easements and legal descriptions of the easements must be provided, including the 30 ft. wide cross access easement to the shopping center to the north, and Township comments must satisfactorily address prior to any building permit being granted for the site. The approved easements must be recorded prior to a certificate of occupancy.
2. One more tree must be added in the parking area, as described in 7.b. above.
3. Commission determination of whether black chain link is acceptable in lieu of decorative fence at the north stormwater pond.
4. The mechanicals must be relocated to a less conspicuous location, or better screened if they remain as proposed, in the determination of the Commission.
5. The site's landscape areas must be irrigated.
6. The proposed litter can is subject to the approval of the Commission.
7. Additional visible amenities must be added near the Belleville Rd. entrance, as determined by the Planning Commission and as described in 9.b. above.
8. The monument sign must be setback a minimum of 10 feet from any sidewalk.
9. Tree removal permit approval by the Planning Commission.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President



WADE TRIM

May 19, 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: Clark Gas Station Final Site Plan Approval

Dear Ms. Thompson:

We have reviewed the final site plan package received May 18, 2015 for the Clark Gas Station located at 15400 Sumpter Road in Belleville, Michigan. The Project involves the construction of a new building and reconstruction/expansion of the existing parking lot. Our comments for this site plan review are as follows:

SANITARY SEWER

There is no public sanitary sewer proposed for this site. The building shall be serviced by a proposed 6-inch PVC sanitary lead which outlets to an existing 36-inch sanitary sewer along Hull Road.

WATER MAIN

There is no public water main proposed for this site. The building shall be serviced by a 2-inch copper water service tapped from a 16-inch water main along Hull Road. A hydrant is proposed within the Hull Road right-of-way to provide adequate fire coverage for the site.

STORM WATER MANAGEMENT

The Developer has proposed to enclose the ditches along Hull and Sumpter Roads with 12 and 24-inch storm sewer. A bio-swale has been designed along the western property line in accordance with Van Buren Township standards to treat storm water from the west half of the site. Storm water from the east half of the site outlets directly to the proposed storm system within Wayne County right-of-way. We are comfortable approving the proposed storm water management under the condition that Wayne County has acknowledged and approved the system as it outlets to the right-of-way.

GRADING AND PAVING

The Designer has proposed drive approaches to the site from both Hull and Sumpter Roads. The entire parking/gas pump area shall be paved with 8-inch concrete pavement on 6-inch aggregate base, which is sufficient under Van Buren Township paving standards. The paved area is delineated with concrete curb and gutter. The site has been graded so that the west half drains through curb cuts to the proposed bio-swale and the east half drains to catch basins

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



Charter Township of Van Buren
May 19, 2015
Page 2

which ultimately outlet to the Wayne County right-of-way. Four-inch concrete sidewalk is proposed along Hull and Sumpter Roads and 6-inch concrete sidewalk around the perimeter of the proposed building. We are comfortable approving the paving and grading for this site on the condition that approval for work within the road right-of-way is received from Wayne County.

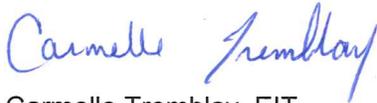
RECOMMENDATION

Approval of this final site plan is recommended at this time on the condition that Wayne County has acknowledged and approved all work affecting the right-of-way.

If you have any questions regarding this review, please feel free to contact our office at 734.947.2768.

Very truly yours,

Wade Trim Associates, Inc.



Carmelle Tremblay, EIT


David M. Nummer, PE

DMN:CT:ka
VBN 2241-01T
20150519Thompson.docx

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



Warren C. Evans
Wayne County Executive

June 8, 2015

Joe Nasser
Belleville Petroleum
15400 Sumpter Road
Belleville, MI 48111

RE: Belleville Petroleum Gas Station & Convenience Store
15400 Sumpter Road, Sumpter and Hull Road intersection
Van Buren Township
Wayne County DPS Plan Review: R 12-100

Dear Mr. Nasser

The Wayne County Department of Public Services has reviewed the revised plans submitted on February 18, 2015 and April 10, 2015 for the above referenced project and they are **approved as corrected**. If it becomes necessary to change these plans prior to permit issuance, you may resubmit revised plans for further review. **Please note that the permit issuance is contingent upon receiving the recorded road right-of-way dedication documents.**

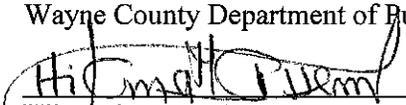
This approval expires one (1) year from the date of this letter. If a permit has not been issued within the year, new plans and additional plan review costs will be required to reestablish an active review prior to permit issuance.

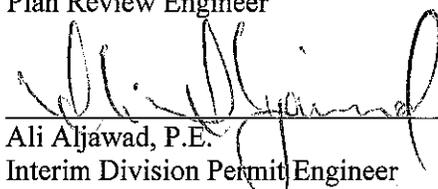
For information on permit issuance and to schedule an appointment with the Permit Coordinator, please direct the anticipated permit holder or project contractor to contact Ms. Janice Clarke, at (734) 595-6504 ext. 2002. If you have further questions regarding this project, please contact Mr. Hikmat Kassem, P.E. at (734) 595-6504, ext. 2041. To help avoid unnecessary delays, refer to **Plan Review Number: R 12-100** when calling or sending correspondence.

Refer to Wayne County's "Rules, Specifications and Procedures for Construction Permits". This document contains procedures, specifications and regulations for plan review and permit issuance for rights-of-way, easements and properties under the jurisdiction of Wayne County. For additional information, go to the Permit Office web page, located on your internet browser at http://waynecounty.com/dps_engineering_cpoffice.htm

NOTE: THIS LETTER IS NEITHER A PERMIT NOR AN AUTHORIZATION TO PERFORM WORK WITHIN ANY WAYNE COUNTY ROAD RIGHT-OF-WAY OR WAYNE COUNTY DRAIN EASEMENT.

Sincerely,
Wayne County Department of Public Services


Hikmat Kassem, P.E.
Plan Review Engineer


Ali Aljawad, P.E.
Interim Division Permit Engineer

c: file

DEPARTMENT OF PUBLIC SERVICES / ENGINEERING DIVISION / PERMIT OFFICE
33809 MICHIGAN AVENUE, WAYNE, MICHIGAN 48184 • (734) 595-6504 • FAX (734) 595-6356





Wayne County
Department of Public Services
Permit Office
33809 Michigan Ave, Wayne, MI 48184
Phone (734) 595-6504 - Fax (734) 595-6356

Plan Review No.
R 12-100
Date: 6/10/2015

Permit Requirements and Fee Sheet

Information regarding issuance of Construction Permit, including Fees, Inspection Deposit, Bonding and other requirements for Wayne County Plan Review Number: R 12-100.

To schedule an appointment for your Construction Permit, please contact the Permit Coordinator, Ms. Janice Clarke, at (734) 595-6504, ext 2002. Email: jclarke@waynecounty.com

Please Schedule Your Appointment at Least 24 Hours in Advance

Project Name:	Belleville Petroleum Gas Station & Convenience Sto
Street:	Sumpter Road
City/Twp:	VAN BUREN TWP

Permit Fee:	\$175.00	
Park Fee:	\$0.00	
Plan Review Cost:	\$5,715.00	
Bond:	\$15,000.00	(Refundable, less inspection and/or restoration costs)
Inspection Deposit:	\$10,000.00	
<hr/>		
Total Permit Cost:	\$30,890.00	
Credit:	\$4,500.00	Plan Review Cash Deposit
Total Amount:	\$26,390.00	(Total Check to be Submitted)

Please bring One (1) Certified or Cashier's Check made payable to 'WAYNE COUNTY'.

Letter of Authorization:	If Contractor picks up the Permit, the Contractor must have a Letter of Authorization to act as agent for Owner.
Certificate of Insurance:	from the Contractor of Record, designating the Wayne County Department of Public Services as the Certificate Holder and naming Wayne County, Drainage District and its officers, agents and employees as additional insured parties with: a) General Liability in amounts not less than \$1,000,000 for each occurrence and \$2,000,000 aggregate; and b) Automobile Liability in amounts not less than \$1,000,000 combined single limit for each accident, bodily injury and property damage per accident, and in the amount not less than \$1,000,000 for bodily injury each person, each occurrence and property damage liability \$1,000,000 for each occurrence. The Permit Office shall be notified of any renewal, cancellation or reduction of insurance. The insurance certificate and any further correspondence associated with the policy shall reference the project number: 'R 12-100'

Additional Requirements:
Required R.O.W. Dedication Deed.

SENT TO:	Contact:	Phone:	Fax:
Belleville Petroleum 15400 Sumpter Road Belleville MI 48111	Joe Nasser,	(313) 412-5339	

June 18, 2015

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

Subject: VBT 14-016 SPR#6 Final Site Plan; Clark Gas; 15400 Sumpter Road; Plans Dated 6/5/15

Dear Commissioners:

The applicant proposes to rebuild the existing Clark gas station and add a convenience store. The 1 acre site was rezoned to C-1 subject to conditions to allow the formerly nonconforming gas station to rebuild and add the accessory convenience store space. The Planning Commission granted preliminary site plan approval on August 27, 2014, subject to conditions. We have reviewed the revised plans for compliance with the approved preliminary site plan and the conditions of its approval; our comments follow:

- 1. The following items shall be included on the Final Site Plan:**
 - a. List of the conditional rezoning conditions added to the site plan.** This condition has been met.
 - b. The location of the underground tank fill cap must be shown, and the loading space for that function must be identified.** This condition has been met.
 - c. Labelled and dimensioned elevations of the gas canopy.** This condition has been met.
 - d. Notation on the plan that there will be no roof-mounted mechanicals.** This condition has been met.
 - e. Notation that underground irrigation will be provided to all landscape areas.** This note has been added to sheet L101.
 - f. Sign revisions and information, as per Comment 8 of our August 21, 2014 review letter.** The monument sign has been relocated to parallel Hull Road at the east side of the north driveway. This action removes it from of the corner clear vision area at the intersection. The monument sign design description has been added to the drawings. The Citgo sign detail on Canopy View Sheet C-12 must be altered so that the Citgo logo does not extend above the height of the canopy. The canopy sign lighting note must be clarified to state that be internally illuminated channel letters.
 - g. The dumpster enclosure gate must be wolmanized wood with steel reinforcing and opaque.** The gate information has been added to sheet C-1. The plan has been altered to show that the exterior walls of the dumpster enclosure are to be brick matching the building, and the height of the walls has been added.
- 2. The details of the patio area must be added to the plan and include plantings, seating, raised pavement with curb to separate and distinguish it from parking, shade and similar improvements to enhance this space.** Details for benches are on the plan. The patio area has been greatly enhanced with a curbed edge and shrubs around the perimeter to separate this seating area from the parking spaces.

3. **The AC unit must be relocated away from the swale.** This condition has been met.
4. **Planning Commission approval of the proposed façade materials and colors for both the canopy and the building, and notation on the plan that the façade materials and colors will all match the fire station.** Site plan elevations label the building façade materials and note that the brick and stone used will match the Township fire station. The canopy proposes a corporate color pattern as shown on the Canopy View, Sheet C-12.
5. **The photometric plan must be corrected, and all items noted in Comment 5 of our August 21, 2014 review letter must be satisfactorily addressed.** The applicant has significantly reduced the lighting under the canopy and on the site with limited light spillage off of the site. The proposed photometric plan is acceptable.
6. **Approval of the Township Engineer for the stormwater plan.** In a letter dated May 19, 2015, the Township Engineer approved the stormwater plan.
7. **Submission of evidence of all required State permits and approvals for the storage, disposal, and transfer of gasoline, including the size, construction, overflow protection, and proposed use of the existing underground storage tanks.** Prior to issuance of a building permit, the applicant must provide evidence to the Township that he has all required State permits and approvals for the storage, disposal, and transfer of gasoline, including size, construction, overflow protection, and proposed use of the existing underground storage tanks.
8. **Additional Items.** The sidewalk along Hull and Sumpter Roads is no longer extended to the curb at the intersection as was shown on the preliminary site plan. It is our understanding that Wayne County would not approve the previously proposed design since there are no sidewalks on the opposite side of the roadway. The applicant must address this to the Commission's satisfaction.

RECOMMENDATION

The applicant has successfully addressed most of the conditions of the Commission's preliminary site plan approval. Therefore we recommend Final Site Plan approval, subject to the following conditions:

1. The Citgo logo sign must be revised that no part of the sign extends above the canopy;
2. The canopy sign lighting note must be revised to specify internally illuminated channel letters;
3. Prior to issuance of a building permit, the applicant must provide evidence to the Township that he has all required State permits and approvals for the storage, disposal, and transfer of gasoline, including size, construction, overflow protection, and proposed use of the existing underground storage tanks; and
4. The sidewalk location being addressed to the satisfaction of the Commission.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP
Senior Vice President

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

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111



June 17, 2015

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

Menards
SPR & SUP 14-007

To Whom it may concern:

I have reviewed a set of plans submitted to your office on November 18, 2014 for the above referenced project.

Project Overview:

The plan review was for new construction of a 1,019,014 square foot facility, with two accessory structures on site, with one being pallet rack storage and the other being warehouse storage.

Comments for conditional Approval:

1. Hydrants indicated on the documents will have 4" Stortz connections.
2. The Fire Department Connection will be a 4" Stortz with a 30 degree downturn.
3. A Hydrant will be located within 100 feet of the FDC. **Completed.**
4. The Access Road around the building will be 20' minimum of clear access. **Completed.**
5. Provide more information regarding the separate warehouse building suppression system. The plan set indicates the warehouse is fed by the fire suppression system of the main building. More information is needed for future reviews.

With the above considerations, the site plan is approved at this time.

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.

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

Respectfully submitted,

Jason M Martin, Firefighter
Van Buren Fire Department
Fire Inspector 14-0133 / Certified Plan Examiner 14-0081

June 18, 2015

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

Subject: VBT 14-016 SPR#6 Final Site Plan; Clark Gas; 15400 Sumpter Road; Plans Dated 6/5/15

Dear Commissioners:

The applicant proposes to rebuild the existing Clark gas station and add a convenience store. The 1 acre site was rezoned to C-1 subject to conditions to allow the formerly nonconforming gas station to rebuild and add the accessory convenience store space. The Planning Commission granted preliminary site plan approval on August 27, 2014, subject to conditions. We have reviewed the revised plans for compliance with the approved preliminary site plan and the conditions of its approval; our comments follow:

- 1. The following items shall be included on the Final Site Plan:**
 - a. List of the conditional rezoning conditions added to the site plan.** This condition has been met.
 - b. The location of the underground tank fill cap must be shown, and the loading space for that function must be identified.** This condition has been met.
 - c. Labelled and dimensioned elevations of the gas canopy.** This condition has been met.
 - d. Notation on the plan that there will be no roof-mounted mechanicals.** This condition has been met.
 - e. Notation that underground irrigation will be provided to all landscape areas.** This note has been added to sheet L101.
 - f. Sign revisions and information, as per Comment 8 of our August 21, 2014 review letter.** The monument sign has been relocated to parallel Hull Road at the east side of the north driveway. This action removes it from of the corner clear vision area at the intersection. The monument sign design description has been added to the drawings. The Citgo sign detail on Canopy View Sheet C-12 must be altered so that the Citgo logo does not extend above the height of the canopy. The canopy sign lighting note must be clarified to state that be internally illuminated channel letters.
 - g. The dumpster enclosure gate must be wolmanized wood with steel reinforcing and opaque.** The gate information has been added to sheet C-1. The plan has been altered to show that the exterior walls of the dumpster enclosure are to be brick matching the building, and the height of the walls has been added.
- 2. The details of the patio area must be added to the plan and include plantings, seating, raised pavement with curb to separate and distinguish it from parking, shade and similar improvements to enhance this space.** Details for benches are on the plan. The patio area has been greatly enhanced with a curbed edge and shrubs around the perimeter to separate this seating area from the parking spaces.

3. **The AC unit must be relocated away from the swale.** This condition has been met.
4. **Planning Commission approval of the proposed façade materials and colors for both the canopy and the building, and notation on the plan that the façade materials and colors will all match the fire station.** Site plan elevations label the building façade materials and note that the brick and stone used will match the Township fire station. The canopy proposes a corporate color pattern as shown on the Canopy View, Sheet C-12.
5. **The photometric plan must be corrected, and all items noted in Comment 5 of our August 21, 2014 review letter must be satisfactorily addressed.** The applicant has significantly reduced the lighting under the canopy and on the site with limited light spillage off of the site. The proposed photometric plan is acceptable.
6. **Approval of the Township Engineer for the stormwater plan.** In a letter dated May 19, 2015, the Township Engineer approved the stormwater plan.
7. **Submission of evidence of all required State permits and approvals for the storage, disposal, and transfer of gasoline, including the size, construction, overflow protection, and proposed use of the existing underground storage tanks.** Prior to issuance of a building permit, the applicant must provide evidence to the Township that he has all required State permits and approvals for the storage, disposal, and transfer of gasoline, including size, construction, overflow protection, and proposed use of the existing underground storage tanks.
8. **Additional Items.** The sidewalk along Hull and Sumpter Roads is no longer extended to the curb at the intersection as was shown on the preliminary site plan. It is our understanding that Wayne County would not approve the previously proposed design since there are no sidewalks on the opposite side of the roadway. The applicant must address this to the Commission's satisfaction.

RECOMMENDATION

The applicant has successfully addressed most of the conditions of the Commission's preliminary site plan approval. Therefore we recommend Final Site Plan approval, subject to the following conditions:

1. The Citgo logo sign must be revised that no part of the sign extends above the canopy;
2. The canopy sign lighting note must be revised to specify internally illuminated channel letters;
3. Prior to issuance of a building permit, the applicant must provide evidence to the Township that he has all required State permits and approvals for the storage, disposal, and transfer of gasoline, including size, construction, overflow protection, and proposed use of the existing underground storage tanks; and
4. The sidewalk location being addressed to the satisfaction of the Commission.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP
Senior Vice President

June 18, 2015

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

Subject: Tree Removal Permit Review #2, Menard's, Belleville Road

Dear Commissioners:

Menard's has applied for a tree removal permit for the proposed store on Belleville Road. In order to be approved, the proposed tree replacement plan must comply with the Zoning Ordinance and the replacement ratios for the site. Our comments follow:

A. Tree Survey and Replacement Calculations

A revised tree survey listed has been submitted dated May 11, 2015. It shows 1,868 trees that are 5 inches in caliper or greater. According to the January 5, 2015 landscape plan date stamped 6/10/15, 159 of these will be preserved or relocated, leaving 1,709 trees requested to be removed.

Because of the large number of undesirable trees (cottonwood, etc.) and trees in poor condition growing on the site, we have worked with Township staff and Menard's to agree upon adjustments to the typical formula for provision of replacements for the removed trees. The proposed formula is as follows:

1. **Any trees identified as "dead" of "very poor" do not require replacement.** Based on the revised tree inventory table (dated May 11, 2015), there are 449 existing trees that are either dead or in very poor condition, leaving 1,260 trees that must be replaced.
2. **Those trees in "poor" condition will be replaced by 1.5" D.B.H. "park grade" trees at a replacement ratio of 1 tree replaced for every 2 trees removed.** There are **454 trees in "poor" condition** in the tree inventory list. The required replacement is 227 "park grade" trees at 1.5" D.B.H.
3. **Cottonwood trees in better than "poor" condition will be replaced at a 1:1 ratio with 1.5" D.B.H. "park grade" trees.** There are **485 Cottonwood trees** that are rated as better than "poor" condition, so the required replacement would be 485 "park grade" trees at 1.5" D.B.H.

Combined, the requirement for Cottonwoods and trees in "poor" condition is 712 park grade trees.

4. **All other trees will be replaced with standard nursery grade trees as described in Section 4.45.E.10.a of the Zoning Ordinance.** Based on the above, there are **321 other trees** on the site. The replacement ratios in the Zoning Ordinance are listed in the table below:

Replacement Trees	Replacement Ratio Tree Size (# of replacement trees per # of removed trees)
Coniferous (Height)	
4-6 feet	1 : 1.0
6-8 feet	1 : 1.5
8 feet or greater	1 : 2.0
Deciduous (D.B.H.)	
2-3 inches	1 : 1.0
3-4 inches	1 : 1.5
4 inches or greater	1 : 2.0

For larger trees, the ratios continue in the same pattern. Therefore, for 10-12 foot high coniferous trees, the ratio is 1:2.5, for 12-14 foot high coniferous trees, the ratio is 1:3, etc.

The applicant proposes 8 3-inch Red maples, 30 8-foot White pines, and 60 14-foot Colorado spruce as replacement trees. The Red maples replace 12 trees and the White pines replace 60 trees, and the Colorado spruce replace 180 trees, for a total of **252 trees replaced**.

The table below summarizes the existing trees, the above-described replacement calculation, and the proposed number of replacement trees.

Existing Tree Type	Existing Number of Trees	Replacement Ratio	Required Replacement Trees	Proposed Replacement Trees
Preserved	159	N/A	0	0
Dead/Very Poor	499	0:1	0	0
Poor Condition	454	1:2 (park grade)	227	138
Cottonwoods	485	1:1 (park grade)	485	0
Others	321	See Above	321 (or equivalent)	98 (equivalent to 252)
Total	1,868		712 park grade, 321 others (or equivalent)	236 (equivalent to 390)

Menard's is deficient by 574 additional park grade trees and the equivalent of 69 additional standard nursery grade trees on the site. They have proposed to make up the difference by paying the Township's fee of \$350 per standard tree and \$100 per park grade tree, for a total of \$81,550, to the Township for tree planting elsewhere in the community. We support this arrangement.

B. Standards for Granting Approval. (SECTION 4.45.E.9)

- 1. Required Application Materials.** All required materials have been submitted.
- 2. Protection and conservation of natural resources from pollution, impairment or destruction.**
 The vacant, wooded site is being replaced by a large building and considerable pavement, which must be mitigated through tree replacement and landscaping. Menard's has provided trees over and above those required by the Township landscape requirements, and will be enhancing a

wooded buffer area to the west of the store adjacent to residential uses. The applicant has also agreed to pay \$81,550 towards tree planting elsewhere in the Township to make up for a deficiency in replacement trees on the site.

3. **Maintenance of woodland areas.** The site was heavily wooded prior to the proposed development. The western portion of the site, near the residential uses, will remain wooded and will gain infill trees in currently clear areas. The developed portion of the site will include trees throughout the parking lot and adjacent to the building. In addition, the Township will receive funds from Menard's which will allow it enhance wooded areas throughout the community with several hundred new trees.
4. **Limitation of land clearing activity.** Only the portion of the site necessary for the development will be cleared, although that amounts to the vast majority of the site. In order to mitigate the clearing, Menard's has provided 236 replacement trees above and beyond the landscaping requirements and will provide funds for other tree planting throughout the Township.
5. **Design and construction of residential structures.** This standard is not applicable, since the proposed development is not residential.
6. **Limitations on tree removal.** Trees are proposed to be removed from the site in order to accommodate a permitted commercial land use. Removing trees is necessary to accommodate the proposed use and is acceptable in this case because the removed trees will be mitigated through new trees on and off the Menard's site.
7. **Burden of satisfying the standards to be upon applicant.** The applicant has proposed 236 replacement trees on the site and a payment of \$81,550 for tree planting. Together, these actions satisfy the requirements of the Township's Zoning Ordinance.

E. RECOMMENDATION

Based on the above, we recommend the Planning Commission approve issuance of a tree removal permit, subject to the applicant paying the amount of \$81,550 into the Township tree fund, to allow replacement trees to be planted elsewhere in the Township as permitted under Section 4.45.e.10.c.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP
Senior Vice President