

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
November 13, 2013**

Chairperson Thompson called the meeting to order at 7:31 p.m. Present: Johnson, Boynton, McKenna, Budd, Franzoi and Thompson. Staff Present: Director Mullen and Secretary Kurtz. McKenna Associates Sally Hodges and Wade Trim David Nummer present. There were 5 people in the audience.

APPROVAL OF AGENDA:

**Motion Boynton, McKenna second to approve the agenda of November 13, 2013 as presented.
Motion carried.**

MINUTES:

**Motion Johnson, Boynton second to approve the minutes from October 23, 2013 as presented.
Motion carried.**

NEW BUSINESS

ITEM #1 CASE 13-008 - SPR

TITLE: THE APPLICANT, L & W INDUSTRIES, IS REQUESTING PRELIMINARY 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 NUMBER V125-83-002-99-0025-000 AND V125-83-002-99-0026-001, ALSO KNOWN AS 6201 HAGGERTY ROAD, IS THE SUBJECT PROPERTY. THIS SITE IS LOCATED BETWEEN ECORSE AND VAN BORN ROADS.

- A. Presentation by the applicant.**
- B. Presentation by Township Staff and McKenna Associates.**
- C. Planning Commission discussion.**
- D. Planning Commission considers action the Preliminary Approval.**

Mark Jones, Director of Maintenance & Facility Planning of L & W Engineering, gave the presentation regarding the demolition of the existing Tech Center; new truck traffic circulation/entrance; and approximately 3700 sq. ft. addition with 12 loading docks along the south wall of Plant 2.

Sally Hodges of McKenna Associates presented review letter dated November 6, 2013 recommending the Planning Commission grant preliminary site plan approval subject with listed conditions.

David Nummer presented review letter dated November 8, 2013 recommending the Planning Commission grant preliminary site plan approval.

Chairperson Thompson presented the Van Buren Fire Department memo dated November 8, 2013 recommending preliminary site plan approval.

No comments were made from the audience.

Motion Boynton, Johnson second to grant preliminary site plan approval to the applicant L & W Engineering for demolition of a structure and construction of loading docks and truck circulation as delineated in the application, along with requirements included in the consultant letters from Wade Trim dated November 8, 2013; McKenna November 6, 2013; and email memo from Van Buren Fire Department dated November 8, 2013.

Motion Carried

GENERAL DISCUSSION:

A resident expressed concerns pertaining to the possible changes to Master Deeds and PRD's for uncompleted subdivisions in the Township and requested HOAs be involved in these discussions.

Director Mullen gave an updated on the four subdivisions that are in various stages of completion and currently in various stages of negotiation with the township.

Boynton invited the resident to attend the HOA Coalition meetings and would speak with her after the meeting concluded.

Motion McKenna, Budd second to adjourn at 7:58 p.m.

Motion carried.

Respectfully submitted,

Brenda Kurtz,
Recording Secretary

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Respectfully submitted,

Brenda Kurtz,
Recording Secretary



WADE TRIM

November 8, 2013

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 Engineering Plant 2 Loading Dock Addition
Preliminary Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the preliminary site plan dated October 25, 2013 for the proposed loading dock addition to the L & W Engineering Plant No. 2 located at 6201 Haggerty Road. We have met with the Developer and they have addressed our concerns; therefore, we are recommending preliminary site plan approval for this site.

This project entails the demolition of the existing Tech Center building and the addition of an extensive parking/maneuvering area that will allow truck access to the proposed loading docks to be constructed on the south side of the building. There are no changes proposed for the sanitary sewer or water main utilities that currently service the facility. Storm drainage is being accommodated through the installation of a mechanical water quality device that will remove sediment from the storm water before it is discharged into the adjacent Bell Drain. An additional fire lane is being added to facilitate access to the north and east sides of the building.

Recommendation

We are recommending that the Planning Commission grant preliminary site plan approval at this time. The Developer should be aware that, following preliminary approval, a detailed engineering review will be required as a prerequisite to final site plan approval. If 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

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VBN 2228-01T
20131108TThompson.docx

cc: Mr. Arthur Mullen, Planning and Economic Development Director
Mr. James Taylor, Director of Public Works

RECEIVED
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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





November 6, 2013

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
Site Plan Review #3, Plans Dated 10/16/13

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 3,827 square feet 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.

Our comments follow:

- 1. Landscaping and Screening.** The site is highly visible to passing traffic on I-275 and affects the image of the Township. The new truck circulation and loading area must be carefully designed to be properly screened and preserve an attractive view from the freeway. Loading and truck use areas are required to be screened from view from public rights-of-way, and that screening should be planted and designed to be immediately effective. Currently, larger evergreen trees and a low berm exist along I-275, but need to be enhanced to meet the ordinance screening requirements.

A small portion of the I-275 frontage is proposed to be modified with new berming, located at the north end of the existing I-275 frontage greenbelt, just east of the loading dock area at the building. Ten foot-high Colorado spruce are proposed to be planted 12-15 feet on center along the frontage and between the new pavement and I-275. Because the new trees will effectively create double rows, the proposed spacing is acceptable.

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 site plan sheets (not just the landscape 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.

2. **Setbacks.** The existing freeway and north side yard setbacks are less than the required 40 feet and are a grandfathered non-conformity. All setbacks for the proposed addition meet Ordinance requirements.
3. **Outdoor Storage.** Although there is outside storage on the site, none is shown on the overall site plan. 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.

4. **Lighting.**

- a. Three "wall pack" lights are proposed for the loading docks. These fixtures must be downward focused, full cutoff, concealed source fixtures and cut sheets must be submitted.
- b. A detail on page C4.0 shows a 25-foot-tall "parking lot light fixture," which meets the Zoning Ordinance height maximum. However, there are no light fixtures shown in the parking lot or truck circulation/loading area, nor on the exterior of the building. Light fixtures must be positioned in rational locations in consideration of the revised site layout and truck activity.

Two existing light posts are shown in the landscaped area along I-275. However, sheet C1.1 (the site plan for the area to be modified) and L1.0 (the landscape plan) show them in different places. Further, Sheet L1.0 shows them very close to proposed trees. The location of these light poles must be clarified, and sufficient lighting must be provided to ensure that the area is adequately lit.

- c. Cut sheets for any proposed new light poles must be submitted. All lights must be downward focused, full cutoff, concealed source fixtures.
- d. The table of contents on page CO states that there is a photometric plan on page PH1.0. Page PH 1.0 has not been included. A photometric plan for the areas of new lighting must be submitted.

5. **Parking and Loading.** The proposal will eliminate parking spaces and an associated use of the site. The applicable parking standard for the loading dock activity, "industrial establishments, light manufacturing, assembly, production, and processing and related accessory offices" requires 686 parking spaces and 14 barrier-free spaces. The site plan proposes 294 parking spaces, seven which are barrier-free.

Under §6.01.10 of the Ordinance, the Planning Commission may modify the numerical requirements for parking based on evidence that another standard would be more reasonable based on the characteristics of the use. If the applicant wishes to ask that the Planning Commission make such a determination, the justification for the reduction must be submitted by the applicant in writing for the Planning Commission to consider. That justification must address why the number of parking spaces proposed is sufficient based on the current and future employment and other factors, such as customer traffic or truck parking.

6. **Required Information.** The following information must be added to the site plan.

- a. Identify any mechanical equipment proposed for the roof of the addition, and the method of screening that equipment.
- b. A note specifying the maintenance plan of the proposed paved surface, as included in §4.33.2.a of the Zoning Ordinance.

RECOMMENDATION

We recommend that the Planning Commission grant preliminary site plan approval, subject to the following conditions:

1. The berm cross sections, site grading and topographic contours must be revised as described in our Comment #1 above.
2. Outdoor storage areas must be dimensioned, screened and identified as described in our Comment #3, above.
3. Lighting cut sheets, site photometric plan, light pole locations and adequacy must be satisfied as described in our Comment #4, above.
4. The applicant's rationale for providing fewer parking spaces than required by the Ordinance (including current and future employment and other factors, such as customer traffic or truck parking), must be submitted in writing for the Planning Commission to consider. Approval of the proposed number of spaces is subject to the Planning Commission's determination, as described in our Comment #5, above.
5. If there will be any mechanical equipment on the roof of the addition it must be identified on the plan, along with the method of screening that equipment, as described in our Comment #6.a., above.
6. A note must be added specifying the maintenance of the proposed paved surface, as stated in §4.33.2.a. of the Zoning Ordinance, as described in our Comment #6.b., above.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President