

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
December 10, 2014
MINUTES**

Chairperson Thompson called the meeting to order at 7:31 p.m.

ROLL CALL:

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

Excused: None.

Staff: Director Knowles and Secretary Harman.

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

Audience: Eighteen.

APPROVAL OF AGENDA:

Motion Franzoi, Johnson second to approve the agenda of December 10, 2014 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, McKenna second to approve minutes from November 12, 2014 as presented.

Motion Carried.

PUBLIC HEARING:

ITEM # 1

CASE# 14-019

TITLE:

THE APPLICANT, BELLEVIEW DEVELOPMENT, LLC, IS REQUESTING APPROVAL OF A DRIVE-THROUGH RESTAURANT. A DRIVE-THROUGH RESTAURANT IS A SPECIAL LAND USE IN THE C-1 DISTRICT, AND A PROPOSED SPECIAL LAND USE REQUIRES A PUBLIC HEARING. THIS HEARING IS BEING HELD IN ACCORDANCE WITH SECTION 12.03 (PERMITTED USES WITH SPECIAL APPROVAL) OF THE ZONING ORDINANCE.

LOCATION:

PARCEL TAX ID NUMBER V125-83-059-01-0013-000, ALSO KNOWN AS 10705 BELLEVILLE ROAD, AND THE NORTHERLY HALF (APPROXIMATELY 33 FEET) OF THE PARCEL TO THE SOUTH, ARE THE SUBJECT OF THIS HEARING. THE SITE IS APPROXIMATELY 1.98 ACRES AND IS LOCATED IN THE C-1, GENERAL BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD, NORTH OF THE I-94 SERVICE DRIVE.

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

Commissioner Thompson noted the mailing to neighboring property owners was later than the fifteen (15) days required. Property owners will receive notice of another public hearing to be held in January 2015.

Tom Demond of Boss Engineering and Steve Alexander of Belleville Development gave the presentation. The applicant is proposing to remove the existing building and create a commercial

multi tenant building with three tenants, two being restaurants and a commercial component in the center. Four connectors to the property are proposed with a current connection to CVS to the south, current connection to the retail center to the north and two connections out to Belleville Road. The addition of the second drive on Belleville Road is for better circulation. The applicant also proposes three outdoor spaces with seating and underground stormwater detention. Special use approval is needed for the drive-through at the north end of the building. The applicant displayed façade materials to the Commission and has gone before Wayne County Roads regarding the two drives on Belleville Road and is awaiting a written response.

Resident expressed concern of the safety of left hand turns with a second drive to the property and inquired about the possibility of the DDA contributing signage.

Commissioners expressed concerns with left hand turns from the property, the existing cross access on the property not being clearly signed and making access more user friendly.

Steve Alexander noted that the new drive would be right turn only.

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

NEW BUSINESS

ITEM # 1

CASE# 14-029

TITLE:

THE APPLICANT, HARMON SIGN, INC., IS REQUESTING APPROVAL TO CONSTRUCT AN ON-SITE DIRECTIONAL SIGN THAT EXCEEDS THE HEIGHT AND AREA PERMITTED IN SECTION 20.408 OF THE ZONING ORDINANCE. THE SITE IS IN THE O-T, OFFICE TECHNOLOGY DISTRICT, AND PLANNING COMMISSION MAY APPROVE ON-SITE DIRECTIONAL SIGNS IN THE O-T DISTRICT THAT EXCEED THE MAXIMUM HEIGHT AND AREA PERMITTED IN SECTION 20.408.

LOCATION:

PARCEL TAX ID NUMBER V125-83-045-99-0020-705, ALSO KNOWN AS 1 VILLAGE CENTER DRIVE (GRACE LAKE CORPORATE CENTER). THE SUBJECT SITE IS LOCATED ON THE EAST SIDE OF I-275, SOUTH OF ECORSE ROAD AND NORTH OF TYLER ROAD. THE SITE IS CURRENTLY ZONED OT (OFFICE TECHNOLOGY).

John Venglarcik of Harmon Sign Co. gave the presentation. The sign/monument is for the corporate center, it will have the three vendor names and logos to help people find their way to the facility and is similar to the three existing entrance signs. The applicant wants directional text added above the sign. The location of the first sign is on I-275 north between Tyler and Ecorse roads. The second sign, to be addressed at a later date, is to be located at the exit.

Sally Hodges of McKenna Associates presented the site plan review letter dated 12-5-14 recommending the Planning Commission approve the proposed on-site directional sign at 7.5 sq. ft. in area and 12 feet in height, on the condition that it be constructed on top of the secondary monument sign as illustrated on the plans from the applicant dated 11-24-14.

Resident expressed concerns about the size of the sign not being large enough to be read from the highway.

Hodges of McKenna Associates and Director Knowles agreed with abbreviating the language. The applicant expressed concern over the size of the sign. Director Knowles suggested doing a mock up sign at the actual size and making adjustments from there. The second sign is not part of this application.

Motion McKenna, Boynton second to approve the application from Harmon Sign Co. for the sign presented referencing the McKenna Associates review letter dated 12-5-14 with the recommendations made by the planning consultants. Motion Carried. (letter attached)

ITEM # 2 CASE# 14-020
TITLE: THE APPLICANT, CONTRACTORS STEEL COMPANY, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT AN 80,608 SQ. FT. ADDITION TO THE EAST SIDE OF ITS EXISTING BUILDING. THE SUBJECT PORTION OF THE SITE IS CURRENTLY ZONED M-2 (GENERAL INDUSTRIAL) AND THE USE OF THE SITE (STEEL FABRICATION AND WAREHOUSING) IS A PERMITTED PRINCIPAL USE IN THE M-2 DISTRICT.

LOCATION: PARCEL TAX ID NUMBER V125-83-017-99-0014-702, ALSO KNOWN AS 48649 SCHOONER DRIVE. THE SUBJECT SITE IS LOCATED ON THE SOUTH SIDE OF SCHOONER DRIVE.

Jeremy Irvin, architect from Informed Studio gave the presentation. The addition is five steel bays, a little over 80,000 square feet. Proposed along with the construction is to investigate the detected problems with the sanitary sewer cross connection and stormwater systems and resolve them. The applicant is willing to add an evergreen tree to the north to make eight.

Sally Hodges of McKenna Associates presented site plan review letter dated 11-26-14 recommending the Planning Commission grant preliminary site plan approval subject to the commission's approval a parking reduction to allow for 18 fewer parking spaces than required by the ordinance, addition of one more evergreen tree to the north of the addition and approval of the Township Engineer.

David Nummer of Wade Trim presented site plan review letter dated 12-4-14 recommending site plan approval subject to the conditions in the letter being met.

Commissioner Johnson presented the Fire Department review letter dated 12-1-14 recommending site plan approval subject to the four conditions referenced in the letter.

Motion Boynton, Johnson second to grant preliminary site approval to Contractors Steel Company to construct an 80,608 sq. ft. addition to the east side of its existing building subject to the Wade Trim review letter dated 12-4-14, McKenna Associates review letter dated 11-26-14 and Fire Department review letter dated 12-1-14. Motion Carried. (letters attached)

OLD BUSINESS:

ITEM # 1 **CASE# 14-007 (SLU & SPR)**
TITLE: **THE APPLICANT, MENARD, INC. IS REQUESTING SPECIAL APPROVAL RECOMMENDATION AND PRELIMINARY 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.**

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.**

Scott Nuttleman of Menard, Inc. gave the presentation. Mr. Nuttleman displayed the PowerPoint presentation that was presented at the neighborhood meeting with residents of Meadows of Van Buren. The presentation discussed the proposed development schedule, project details and plan changes based on staff comments and feedback from neighbors. Walgreens owns the easement to the property, Menard's is working to obtain an easement release. The property to the north has discussed a cross access easement with Menards.

Sally Hodges of McKenna Associates presented special land use review letter dated 12-4-14 recommending special use approval subject to the conditions in the letter.

Sally Hodges of McKenna Associates presented the site plan review letter dated 12-3-14 recommending the Planning Commission grant preliminary site plan approval subject to the fifteen items in the letter being completed prior to final site plan approval.

David Nummer of Wade Trim presented the site plan review letter dated 12-4-14 recommending site plan approval subject to site plan documents being revised to show the improvements as shown on the detailed engineering plans and the existing boulevard entrance drive be vacated.

Motion Johnson, Budd second to recommend to the township board special land use approval for outdoor storage and the sale of supplies at the Menard's location on Belleville Road, the recommendation to the Board being held until the variance requests sent to the BZA have been resolved. Motion Carried.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

Motion Boynton, Franzoi second to grant preliminary site plan approval to Menard, Inc. for the development of a retail building with outside storage and sale of supplies with the recommendations and conditions in the Wade Trim review letter dated 12-4-14, the McKenna Associates review letter dated 12-3-14 along with suggestion of the vacation of the existing access easement on Belleville Road and the Planning Commission's approval of the reduced parking count, landscape island locations, river rock as acceptable landscape, not needing a fence variance and signage approved at final site approval. Motion Carried. (letters attached)

GENERAL DISCUSSION:

Motion McKenna, Boynton second to adjourn at 9:31 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

December 5, 2014

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

**Subject: VBT-14-029 SPR, Grace Lake Corporate Center; East side of I-275 between Ecorse Road and Tyler Road
 Site Plan Review #1; Plans Dated 11/24/14**

Dear Commissioners:

The applicant, Harmon Sign, Inc., proposes to construct an on-site directional sign at the Grace Lake Corporate Center along the frontage of I-275 to notify northbound drivers to exit at Ecorse Road. The Grace Lake Corporate Center site is located east of I-275, south of Ecorse Road and north of Tyler Road. The site is zoned O-T, Office Technology. The proposed on-site directional sign will be attached atop a proposed secondary monument sign near I-275. Section 20.409(5)(c) of the Zoning Ordinance permits office developments in the O-T, Office Technology District, to have one additional secondary monument sign for each major thoroughfare upon which the site has frontage. Such secondary monument sign shall not exceed 40 square feet in area or 12 feet in height. Although the site does not have direct access from the I-275 expressway, the expressway is a major thoroughfare along which a secondary monument sign is permitted. The proposed secondary monument sign is 40 sq. ft. and 10'-11" high; therefore, it complies with the Zoning Ordinance and will be approved administratively. Currently, the Grace Lake Corporate Center has its primary monument sign along Ecorse Road and secondary monument signs along Tyler Road and Hannan Road.

Section 20.408(3) of the Zoning Ordinance permits accessory directional signs to direct attention to the location of an available service(s) on a site, provided the directional sign does not exceed 6 square feet in area or 4 feet in height. There is no limit on the number of directional signs permitted. Section 20.409(5)(d) permits the Planning Commission to approve on-site directional signs that exceed the height and area requirements of Section 20.408(3) on campus-style office centers located in the O-T district on sites greater than 50 acres in area, subject to certain criteria. Because the Grace Lake Corporate Center is an office center use on a site greater than 50 acres, the Planning Commission may review and decide on a request for a directional sign that exceeds the height and area requirements of Section 20.408(3).

The following table includes the requirements of Section 20.408(3), the dimensions proposed by the applicant, and the difference requested for approval by the Planning Commission.

	Maximum Permitted by Section 20.408(3)	Dimensions Proposed by the Applicant	Difference Requested by the Applicant
Sign Area	6 sq. ft.	7.5 sq. ft.	+1.5 sq. ft.
Sign Height	4 feet	12 feet	+8 feet

In accordance Section 20.409(5)(d), the Planning may approve on-site directional signs that exceed the height and area requirements of Section 20.408(3), subject to the following four (4) standards:

1. *Larger directional signs are permitted by the Planning Commission to be necessary to direct users of the site to buildings, parking areas, or other use areas of the site.*

The applicant is proposing the directional sign on top of the secondary monument sign to notify northbound traffic on I-275 that the Grace Lake Corporate Center is located at the next exit at Ecorse Road. These are the only signs proposed on the I-275 frontage of the site. The proposed size and height are reasonable for visibility, and a smaller or lower directional sign may not be adequately seen by the northbound I-275 drivers the sign is intended to notify.

2. *The directional signs shall be consistent in design and scale with the primary signs on the site and the overall character of the development.*

The proposed directional sign is consistent with the design and scale of the secondary monument sign upon which it is attached, as well as the other monument signs on the site. The proposed directional sign area of 7.5 sq. ft. is not significantly more than the maximum area of 6 sq. ft. permitted by Section 20.408(3). Although the proposed height of 12 feet is three times higher than permitted by Section 20.408(3), the larger height is a result of it being attached to a conforming secondary monument sign and the maximum height of a secondary monument sign permitted by 20.409(5)(c) is 12 feet.

3. *The directional signs shall contain only information necessary to direct users of the site to buildings, parking areas, or other important uses or areas.*

The proposed directional sign will read, "Next Exit Ahead at Ecorse Road." This text contains the minimum information necessary to notify northbound traffic that the Grace Lake Corporate Center is located at the next exit at Ecorse Road.

4. *Directional signs shall not obscure or otherwise interfere with the effectiveness of an official traffic sign, signal or device, or obstruct or interfere with drivers' views of approaching, merging, or intersecting traffic within the site or on perimeter roads.*

The proposed directional sign will be located on the Grace Lake Corporate Center site (there are no minimum setbacks for directional signs) and outside of any required clear vision zone. Based on the location of the directional sign, it is not expected to obscure any traffic signal or interfere with a drivers' views. However, any proposed lighting must comply with the requirements of the Zoning Ordinance.

RECOMMENDATION

Based on the above analysis, we recommend the Planning Commission approve the proposed on-site directional sign at 7.5 sq. ft. in area and 12 feet in height, on the condition that it be constructed on top of the secondary monument sign as illustrated on the plans from the applicant dated November 24, 2014.

Respectfully submitted,

McKENNA ASSOCIATES



Patrick J. Sloan, AICP
Principal Planner

November 26, 2014

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

**Subject: VBT-14-020 SPR; Contractor's Steel Bay 6, 48649 Schooner Drive; Site Plan Review #2;
Revised Site Plan Dated 11/21/14**

Dear Commissioners:

The applicant, Contractor's Steel proposes an 80,608 square foot addition to the east side of the existing warehouse building, located at 48649 Schooner Drive. Our comments follow:

- 1. Use.** The addition is intended for storage of steel products. The overall use of the site for steel fabrication and warehousing would not change. The building and use statement has been provided as requested.

The site is located in two zoning districts – M-1 and M-2. The entire addition would be within the M-2 zoning district and is a permitted use in that district. No changes are indicated on the M-1 part of the site. Parking has previously been approved on the M-1 part of the site, and no parking expansion is proposed.

- 2. Parking.** The parking requirements for the use are: 5 spaces + 1 space per 1,750 square feet of gross floor area (519,634 square feet = 297 spaces) + 1 space per 350 square feet of office floor area (2,800 square feet = 8 spaces) = 310 total parking spaces required.

The site plan lists 292 total spaces (126 existing spaces + 166 banked parking spaces in the pattern approved in 2005). This includes 5 barrier-free parking spaces, sufficient to serve the existing parking provided. No new spaces are proposed to be constructed at this time. The applicant is requesting Planning Commission approval of the 18 space deficiency, which the Commission can approve, provided the applicant presents satisfactory written evidence that the parking proposed is sufficient based on current and projected employment characteristics of the use or other criteria. The applicant's letter (dated 11/21/14) states that the largest shift at the facility employs 25 persons, and the existing parking alone far exceeds the needs of the site's employment and the few visitors it receives. The Planning Commission may accept this request for modification with the condition that if the reduced parking on the site should become a source of nuisance, the Township may require the provision of additional banked parking to fill the parking deficiency, consistent with the provisions of Section 6.01 (8).

- 3. Lighting.** A photometric plan and cut sheets of the lighting on the site were approved with the October, 2011 site plan approval. The applicant is proposing to relocate the existing wall mounted lights on the east side of the existing building to the east wall of the new addition, thus no light increase is expected. No alterations or addition of light fixtures is proposed at this time.

4. **Landscaping and Screening.** The site's landscaping with the October, 2011 site plan approval. The plan now proposes to remove two large vegetated areas on the east side of the building. To compensate for the removal of this screening, we had recommended that 8 evergreen trees be added to the row of trees on the north side of the addition. The applicant's letter states that 8 trees have been added; however the landscape plan (Sheet LS101) and the plant list indicate only 7 trees. The additional tree requested must be added.
5. **Elevations.** The building addition will match the existing building in materials, colors and height.
6. **Truck Circulation.** Trucks will travel through the addition and the existing building immediately adjacent to it. This pattern has not changed since the project was last approved in 2012.
7. **Outdoor Storage.** There are no outdoor storage areas on the site and none are proposed.

RECOMMENDATION

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

1. Commission approval of a parking reduction to allow for 18 fewer parking spaces than required by the Ordinance;
2. Addition of one more evergreen tree to the north of the addition; and
3. Approval of the Township Engineer.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President



Vidya Krishnan
Senior Planner

December 3, 2014

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 #5; Plans Dated 11/18/14**

Dear Commissioners:

The applicant, Menards proposes to build a home improvement store on the west side of Belleville Road, north of Walmart. The site is zoned C-2 Extensive Highway Business District, is 27.24 acres in area and heavily treed. Two future out lots are illustrated between Menards and Belleville Rd. The proposed home improvement store includes outdoor sales and storage, which is a special land use in the zoning district. The special approval public hearing was held on August 27, 2014, and many comments were made by the public. Our recommendations regarding the special use request are under separate cover.

Following are our site plan comments:

1. Site Layout and Dimensional Requirements.

- a. Layout.** The Menards building is approximately 340 feet from Belleville Rd. The site will take access from the north-south cross access drive that parallels Belleville Rd. and extends from the former Farmer Jack at the south to the subject site on the north. A new north driveway will connect the cross access drive and Menards to the new traffic light on Belleville Rd., across from Auto Zone.
- b. Attached Accessory Buildings.** The pallet racking building and customer warehouse enclose the rear and south side yard area behind the main building. Because the pallet racking building is attached to the main building and then is attached to the warehouse, both structures are attached accessory buildings. Both attached accessory buildings comply with the height and setback requirements for a principal building in the C-2 District, as required.
- c. Land Division.** The boundaries of the land to be owned by Menards must be dimensioned and shown on the site plan. Prior to final site plan approval, application must be submitted to divide the parcel, separating the Menards lot and the out lots and showing the cross access drive easements. The cross access easements and maintenance agreements must be submitted for review and approval by the Township prior to the final site plan approval, and the approved easements must be recorded prior to issuance of a certificate of occupancy.

2. Circulation and Parking

- a. Parking Requirements.**

Standard	Applicable Measurement	Number of Spaces Required
1 space per 200 sq. ft. ufa for the first 25,000 sq. ft.	25,000 sq. ft.	125 spaces
1 space per 250 sq. ft. ufa for the second 25,000 sq. ft.	25,000 sq. ft.	100 spaces
1 space per 350 sq. ft. ufa for each 25,000 sq. ft. thereafter	160,332 sq. ft.	459 spaces
	Min. Required (210,332 sq. ft.):	684 spaces
	Total Proposed:	421 spaces

Section 6.01.10 allows the Planning Commission to modify the number of required parking spaces, if it is presented with satisfactory written evidence that the parking proposed in the application is sufficient. The applicant's July 31, 2014 letter states that most of the new Menards stores have parking lots in the range of 400-450 spaces, and none of those stores have experienced any recurring parking shortages. The letter also includes exhibits showing the parking lot ranges of several of its new stores (between 318-543 spaces) and the documented parking demands at several of its stores. Based on the supporting documentation provided by the applicant, we recommend that the Planning Commission approve the required parking lot at 421 spaces. All parking spaces must be double striped and this must be noted on the plan.

- b. Landscape Islands.** The Ordinance specifies that not more than 20 parking spaces shall be in an uninterrupted row without a landscape island. In the north part of the parking lot, one of the rows has 21 spaces and two of the rows have 22 spaces. Because the design of the parking lot is otherwise acceptable, we recommend the Planning Commission approve the landscape island locations as proposed. Detail 4 on Sheet CT4 must be revised to match the landscape plan.
- c. Loading Area.** The site plan complies with loading space requirements.
- d. Circulation and Access.** The site will use the existing interior cross access drive that comes north past the Walmart site and connects to Belleville Road. That drive's intersection with Belleville Road will be relocated to the north approximately 300 feet. The new intersection will be signalized and will line up with the recently-approved AutoZone cross access drive east of Belleville Road, greatly improving traffic flow and safety. The existing intersection with Belleville Road just north of Walgreens should be closed since it will not meet the Township's 500 foot minimum separation for driveways. The applicant is working with Walgreens to modify the terms of Walgreens' easement to attempt to accomplish the closure.

A 30-foot cross access easement for a future connection between Menards' drive and the shopping center to the north is shown. This would give patrons of the shopping center access to the new traffic light, reducing traffic conflicts and improving safety. Cross access easements for both the 30 foot connection and the main cross access drive must be submitted for Township review and approval prior to final site plan approval, and recorded prior to certificate of occupancy.

- e. Sidewalks.** Sidewalks will connect Menards to Belleville Rd. and to the Walmart and Walgreens sidewalks to the south. When the out lots are developed, sidewalks will be required on the east

side of the cross access drive. When the condominium development to the north was approved, it was required to install a sidewalk stub for a future connection with the land to the south (now Menards' site), and Menards now proposes add sidewalk along its north lot line to connect the condo's sidewalk stub to Belleville Road.

- 3. Landscaping and Screening.** Considerable public investment has been made in streetscape plantings, decorative lighting, amenities and aesthetic improvements along Belleville Rd., and these characteristics have been successfully mirrored in the newer development. All sites are strongly encouraged to exceed the Ordinance minimums in landscaping, site design, building appearance, and access/cross access provisions, among others.
- a. Landscaping Adjacent to Right-of-Way.** Although the interior cross access drive is not a road, trees are proposed along the Menards side of this frontage. Most of these trees are smaller ornamental species and spaced 40 -50 feet on center; we recommend that these be changed to deciduous shade trees to emphasize a "street" character and that the spacing of the trees be decreased to 35 feet on center with the number of trees planted correspondingly increased. The finish landscaping along Belleville Road will be the responsibility of the out lots; in the interim the out lots will be graded and seeded to present a neat appearance.
 - b. Vehicular Surface Landscaping.** The Landscaping and Tree Preservation table lists 100 parking lot landscape trees; we count only 97 in the parking area. The trees being used to satisfy this requirement must be identified on the plan and the numbers revised to conform.
 - c. General Landscaping.** Based on the applicant's calculation of 155,766 square feet of landscaped open space (excluding the detention ponds and non-disturb areas), 52 general landscape trees are required and 53 are provided according to Sheet CT2.
 - d. Greenbelt adjacent to single-family residential zoning (Section 13.05).** In lieu of a 20 foot greenbelt, the applicant proposes to leave a "non-disturb" zone along the west lot line that is a minimum of 50 feet wide. We commend the applicant for saving existing woods. Some replacement trees are proposed to be planted within the non-disturb area to enhance the screening effect, additional required replacement trees should be planted to fill in the less dense portions of the woods, especially near the northwest part of the site. Native shrubs, park-grade trees, and other infill vegetation should be included.
- Also, the revised plans now include single and double row sections of 14 foot tall evergreen trees along the north lot line to help screen the commercial use from the multiple family units.
- e. Detention Pond Landscaping.** Section 4.56.3 requires that detention ponds be landscaped with shade trees and native vegetation and be surrounded by decorative fence, unless another alternative is approved by the Planning Commission. The two detention ponds are surrounded by many replacement trees, and the south side of the southern detention pond includes some clustered shrubs. Decorative wrought iron fence is noted around the south detention pond and black chain link fence around the northwest detention pond. Because of the north pond's proximity to (and visibility from) the condominiums to the north, we recommend that the fence

at the north pond also be decorative wrought iron-type fence, instead of chain link. Details and height of the fencing must be added to the plan.

- f. **Ground Cover.** The use of washed river rock in the landscape islands is subject to the approval of the Planning Commission.
 - g. **Mechanicals Screening.** A transformer, C.T. cabinet, and generator are proposed in a landscape island in front of the building. We have asked that this equipment be located in a less visible area. However if it must remain in the front location, the equipment should be painted dark green to be compatible with the site. There are 6 Chinese Juniper trees proposed on the east side of this equipment; we recommend that more evergreens be added on all sides to screen this equipment.
4. **Buildings and Amenities.** As noted above, the site is part of the Belleville Road downtown district, the Township's primary business district. The Planning Commission has consistently required a high standard of design for developments in this area.
- a. The building facade uses red face brick with tan Belgian block trim and emerald green steel accent panels near the entrance. The remainder of the building is mostly tan block. These sides of the building will not be very visible from Belleville Road or, with proper screening, from most other surrounding areas, so the tan block is acceptable.
 - b. The color of the windows must be noted on the elevations.
 - c. Neither accessory building will be visible from Belleville Road, but both are still subject to approval by the Planning Commission for design and exterior materials. The warehouse will have emerald green steel siding to match the emerald green siding of the store. The pallet racking building uses "2 x 8 treated wood fence" as its outer wall. The site plan includes a regular maintenance plan to ensure that the pallet racking building wall remains attractive and in good condition.
 - d. Amenities such as trash cans, benches, and bike racks are required near the front entrance to the building, along the access drives, and/or adjacent to Belleville Road. The applicant proposes 2 litter cans, 3 benches, and a picnic area at the front of the building. Details of the bench are on sheet CT4, and the details of the litter cans must be included. Because the site will have a prominent entrance at Belleville Road, we 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.
5. **Lighting.** A photometric plan and cut sheets of proposed light fixtures are provided, and illumination levels comply. 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.

6. Signs.

- a. **Total Signage.** The total signage permitted is 1 square foot per linear foot of frontage up to 200 linear feet, plus 1/4 square foot for each subsequent linear foot, for a total of 339 square feet. Menards proposes 742.3 square feet of signs – 652.3 square feet of wall sign on the principal building and a 90 square foot monument sign. The applicant has applied for a variance to permit the larger than permitted sign area shown.
- b. **Directional Signage.** Directional signs are permitted, provided no sign exceeds 6 sq. ft. in area or 4 feet in height. One “IN” and 2 “OUT” signs are proposed to be 17.5 feet high, 1 “Lumber Yard Entrance” sign and 1 “Thank you” sign are each proposed to be 24 sq. ft. and 19 feet high. The applicant has applied for a variance from the directional signage requirements. 16 cart corral signs (proposed to be 8 sq. ft. and 6.5 feet high) were included in the applicant’s variance request, however we recommend that these signs be removed because patrons do not need a sign to identify a cart corral.
- c. **Wall Signs.** The site is permitted 200 square feet of wall signage and 652.3 square feet is proposed. The applicant has applied for a variance from the wall sign area requirement.
- 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.

7. **Tree Removal Permit.** The site is currently heavily wooded and a tree removal permit is required prior to final site plan approval. The tree inventory, calculations, and all information required by Section 4.45.E.7 must be updated consistent with our previous comments to the applicant, and the plans must be revised and resubmitted for review and approval by the Planning Commission prior to final site plan approval.

8. **Seal and Signature.** The site plan must be signed and sealed by the professional(s) who prepared it.

RECOMMENDATION

Since the Planning Commission’s public hearing in August, the applicant has made changes to the plans to improve compatibility with the surrounding area. While there are several outstanding items that remain to be revised on the site plan, these are mostly minor in nature. We have reviewed our comments with the applicant and he has agreed to address all our comments before returning for final site plan approval. Therefore, we recommend the Commission grant preliminary site plan approval subject to the following items being completed prior to final site plan approval:

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;
2. Planning Commission approval of the applicant’s request to reduce the parking to 421 spaces;
3. All parking spaces must be double striped and this noted on the plan;

4. Planning Commission approval of the landscape island locations and correction of Detail 4 on Sheet CT4 to match the landscape plan;
5. The existing intersection with Belleville Road just north of Walgreens should be closed;
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;
7. The Landscaping and Screening items noted in Comment 3.a. – 3.g. must be satisfied on the plan;
8. The use of washed river rock in the landscape islands is subject to the approval of the Planning Commission;
9. The Building and Amenities items noted in Comment 4.b. & 4.d. must be satisfied on the plan;
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;
11. Removal of the cart corral signs;
12. Tree removal permit approval prior to final site plan approval, as described in Comment 7.;
13. The site plan must be signed and sealed by the professional(s) who prepared it;
14. Approval of the BZA for variances or compliance with the Ordinance; and
15. Special approval by the Township Board.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President



WADE TRIM

December 4, 2014

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

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

Re: Menards
Recommendation for Preliminary Approval
VBN 2219-01T

Dear Ms. Thompson:

At your request, we have reviewed the preliminary site plan package dated November 18, 2014 for the Menards project located on the east side of Belleville Road, south of Tyler Road. For a typical project we would receive site plans to review that are less detailed, followed by engineering plans that contain all of the detail necessary to construct the project. In this case, the Developer has been submitting both site plans and engineering plans to us for review at the same time. This is helpful from our perspective as we get more detailed plans to review, thus, enabling us to provide a more definitive recommendation to the Planning Commission. The danger of submitting two plan sets is keeping the information consistent between the two, and this is the position we find ourselves in at this time.

The detailed engineering plans that have been submitted by the Developer comply with our requirements for approval of the preliminary site plan. Unfortunately, some key aspects of the design are not reflected on the less detailed site plan package that the Planning Commission will be considering for approval. Therefore, we are recommending preliminary site plan approval on the condition that the site plan be revised to show the improvements specified in the engineering plans. There are many small differences between the two plan sets, but the major differences are the water main connection to the north and to the west. We have the following comments to offer in regard to the major engineering components of this project.

WATER MAIN

Water service for this site will be provided by an existing 16-inch water main located along Belleville Road, an existing 8-inch water main which dead ends approximately 20 feet to the north of the property line, and an existing 8-inch water main which dead ends approximately 30 feet to the west of the property line. The Developer is proposing to loop an internal network of water mains off the water main within Belleville Road. This site plan is being approved on the condition that the Developer proposes to extend the north and west water mains to connect with the proposed loop, eliminating dead ends.

In addition, as a condition of this approval, the hydrant located along Belleville Road will be relocated to avoid the proposed sanitary sewer.

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SANITARY SEWER

Sanitary service for this proposed development will be provided by a proposed 10-inch sanitary system which flows east, crossing Belleville Road, into the existing 12-inch sanitary sewer along Belleville Road. The existing sanitary sewer in Belleville Road has adequate capacity to accommodate the total Menards sanitary demand. A sanitary sewer basis of design must be added to the site plans, as shown on the engineering plans.

STORM DRAINAGE

The site drainage is divided between two detention ponds. The west portion of the site is treated and stored in the west detention pond, and the east portion of the site is treated and stored in the south detention pond. Both the west and south ponds outlet to an existing 18-inch storm sewer along Belleville Road. The storage provided in the detention ponds are sized sufficiently according to Wayne County storm water standards. The calculations on the site plan documents should be updated to match those shown on the engineering plans.

It has been noted that the DDA is in the process of implementing a regional detention pond project that would satisfy the storm water requirements for this site without the need to construct ponds. The project is anticipated to be completed in the 2015 construction season, however, in the interest of time, the site plan has been reviewed under the assumption that the proposed ponds will be implemented on-site. Should the Developer consider coordinating their project with the DDA pond project, we would like to review any changes in the site plan that result from the elimination of the west and south ponds.

SITE LAYOUT & PAVING

The Developer is proposing a pavement section consisting of three inches of bituminous paving on eight inches of aggregate base, and the heavy-duty pavement used in the drive lanes is four inches bituminous on eight inches of aggregate base. This pavement section complies with Township standards and should be shown on the site plan documents. The site plan shows a cross access to the party store to the north. Details of how this cross access will be configured should be provided with the detailed engineering review.

The primary issue with the site layout is the existing boulevard entrance onto Belleville Road. When Walgreen's was constructed, this access was also built with the anticipation that this would be the primary entrance into the undeveloped site. With the construction of the new traffic signal the primary entrance has shifted, thus, the existing access is no longer needed. We understand that Walgreen's has an access easement over the existing pavement that must be released before that access can be removed. The applicant has indicated that they are working with Walgreen's to vacate that easement.

RECOMMENDATION

Approval of this preliminary site plan is recommended at this time with the following conditions:

1. The site plan documents must be revised to show the improvements as shown on the detailed engineering plans.
2. The existing boulevard entrance drive be vacated.

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:ka
VBN 2219-01T
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cc: Mr. James Taylor, Director of Public Works



WADE TRIM

December 4, 2014

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

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

Re: Contractor's Steel Bay #6
Recommendation for Preliminary Approval
VBN 2244-01T

Dear Ms. Thompson:

We have reviewed the preliminary site plan package dated November 21, 2014 for the above-referenced Project located at 48649 Schooner Drive. This project involves the addition of a sixth bay to an existing industrial facility. Our comments for this site plan review are as follows:

WATER MAIN

There is no additional water main proposed for this site. The warehouse is currently serviced by an existing 8-inch water main to the west of the building. Hydrants that provide fire coverage for the proposed addition are serviced by an existing 8-inch water main to the north and 12-inch water main to the east. The Developer is proposing to relocate two existing hydrants while still providing adequate fire coverage for the site. This plan is approved on the condition that the hydrant to the north is shifted outside of the easement of the Denton Drain.

SANITARY SEWER

There is no additional sanitary sewer proposed for this site. There are currently three 6-inch sanitary services which flow east, parallel to each drive approach, into a 6-inch sanitary sewer that flows north. The system ultimately flows into an existing 8-inch sanitary sewer and pump station located north along Schooner Drive.

After the Township conducted smoke tests, three major issues with the existing sanitary system were discovered, which must be resolved as a condition of this approval.

1. It appears there is a cross connection between the storm sewer and sanitary sewer. We recommend that the system be televised to locate and eliminate the cross connection.
2. There appears to be a broken sanitary sewer along the northern drive approach which is causing the pavement to fail and water to infiltrate the system. We recommend exposing and replacing the failed pipe.

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3. There is an open sanitary cleanout located in the existing detention pond to the east. The cleanout has been temporarily capped to prevent storm water from entering the sanitary system, however, a permanent solution is required as a condition of this approval.

The Developer has provided written confirmation that the above issues will be resolved prior to the construction of the additional bay.

STORM DRAINAGE

Site drainage is currently directed by existing swales and 24-inch culverts flowing east into an existing pond. The pond outlets to the south through an existing 24-inch sewer, and ultimately flows west to a previously constructed regional detention basin designed in 2006 for the "Michigan Avenue Industrial Park." The existing pond was approved to store and treat all future development of the Contractor's Steel property. The Developer is not proposing additional storm water improvements, as none are required for the Bay 6 Addition.

PAVING/GRADING

The Developer is proposing to remove and replace a portion of the existing concrete drives to the east of the building addition. The proposed pavement is eight inches of concrete on eight inches of aggregate base, which is sufficient according to the Township of Van Buren paving standards

Approval of this preliminary site plan is recommended at this time, with the assumption that the conditions mentioned above will be met. 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:ka
VBN 2244-01T
Site Plan PC Approval.doc

cc: Mr. James Taylor, Public Works Director

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

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111



December 1, 2014

Building and Planning
46425 Tyler Road
Belleville, MI 48111

Contractor Steel
SPR 14-020

I have reviewed a set of plans submitted to your office on 11-21-2014 for the above referenced project.

Project Overview:

The plan review was for new construction of a 84,608 square foot addition to the current structure.

Comments for conditional Approval:

1. All fire hydrants added to the grounds will have double Stortz fittings.
2. Provide location of the Fire Department Connection on future submittals. A fire hydrant shall be located within 100 feet of the fire department connection. The FDC Connection will be changed to a 4 inch Stortz with a 30 degree downturn, (if not already).
3. Provide a Knox Box on the address side of the building, (If the building does not currently have one). The location and mounting height of the Knox box is to be discussed with a representative of the Fire Marshal's office prior to installation. Keys for the building and any gates that are locked on the premises will be secured in the Knox Box, labeled and verified prior to any final approval given by the Fire Department.
4. Provide separate sheets with fire protection features in future submittals. The fire safety plans shall be labeled accordingly.

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 (734)699-8900 ext. 9430

Respectfully submitted,

Lt. Ryan McCormick
Van Buren Fire Department
Fire Inspector II / Certified Plan Examiner, 13-76, MI 12-657