

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
December 11, 2013  
MINUTES**

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

**ROLL CALL:**

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

**Absent:** None.

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

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

**Audience:** Twelve.

**APPROVAL OF AGENDA:**

**Motion McKenna, Boynton second to approve the agenda of December 11, 2013 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Boynton, Johnson second to approve minutes from November 13, 2013 as presented.**

**Motion Carried.**

**PUBLIC HEARING:**

**ITEM # 1                      CASE # RZ12-002**

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

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

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

Sally Hodges of McKenna Associates gave an overview of rezoning with conditions.

Applicant Joe Nasser, Belleville Petroleum gave a presentation of the conditions and possible improvements to the property including paving 210 feet of Hull Road, closing one entrance on Sumpter Road, a new brick and stone building with a gable roof, landscaping at the discretion of the Township and the use as a gas station for the life of the agreement.

Resident feels her rights have been violated with the possibility of granting the plan under zoning with conditions.

Resident welcomes improvements to the site, feels improvements will be an asset to the community.

Commissioners discussed trees and landscaping at the site, use as a gas station for life of the agreement and setback requirements.

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

**UNFINISHED BUSINESS:**

**ITEM #1                      CASE #SPR11-006**

**TITLE:                      THE APPLICANT, AUTOZONE INC., IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT A 6,922 SQUARE FOOT RETAIL STORE AS REGULATED UNDER ARTICLE XIII OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:                  PARCEL NUMBER V125-83-058-99-0007-702 IS THE SUBJECT PROPERTY OF THIS CASE. THE SITE IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD, NORTH OF N. I-94 SERVICE DRIVE AND SOUTH OF TYLER ROAD.**

Wesley Berlin, Professional Engineering Associates gave the presentation for the applicant Autozone Inc. The applicant is willing to comply with all conditions recommended by the engineers and execute any necessary agreements.

Sally Hodges of McKenna Associates presented two review letters dated 12-4-13 recommending final site plan approval and approval of the tree removal permit subject to the applicant following the conditions provided in the letters.

David Nummer of Wade Trim presented review letter dated 11-7-13 recommending final site plan approval.

Director Mullen presented the Fire Department review letter dated 12-5-13 recommending final site plan approval subject to the applicant following the conditions provided in the letter prior to certificate of occupancy.

Commissioners discussed final site access and cross access, the potential of Meijer closing the drive to the north and the addition of five (5) trees to the site to complete the necessary replacement of fourteen (14) trees.

**Motion Budd, Boynton second to approve the Tree Removal Permit for Autozone Inc. as presented. Motion Carried.**

**Motion Boynton, Johnson second to grant final site plan approval to Autozone Inc., parcel number V125-83-058-99-0007-702 located on the east side of Belleville Road, north of the N. I-94 Service Drive subject to the conditions recommended in the McKenna Associates letter dated 12-4-13, Wade Trim letter dated 12-7-13 and Battalion Chief David McNally's letter dated 12-5-13. Motion Carried. (Letters Attached)**

**ITEM #2                      CASE #SPR13-002**

**TITLE:                      THE APPLICANT, DTE ENERGY, IS REQUESTING FINAL SITE APPROVAL FOR THE CONSTRUCTION OF A 30 INCH "PIG TRAP" FOR MAINTENANCE OF**

**UNDERGROUND PIPELINE FACILITIES AS REGULATED UNDER ARTICLE XI OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION: PARCEL NUMBER V125-83-045-99-0001-701, IS THE SUBJECT PROPERTY. THIS SITE IS LOCATED ON THE SOUTHWEST CORNER OF HANNAN AND ECORSE ROADS.**

Tom Dahlman of DTE Energy asked the professionals to provide their comments.

Sally Hodges of McKenna Associates presented two review letters dated 12-2-13 recommending final site plan approval on the condition that revised plans are submitted to the Township with the changes provided in the letter and approval of the tree removal permit subject to the applicant following the conditions provided in the letter.

David Nummer of Wade Trim presented review letter dated 12-4-13 recommending the Planning Commission grant final site plan approval.

Director Mullen presented the Fire Department review letter dated 12-6-13 recommending final site plan approval subject to the applicant following the conditions provided in the letter prior to certificate of occupancy.

**Motion McKenna, Kelley second to grant Tree Removal Permit to DTE Energy “pig launch” facility, parcel number V125-83-045-99-0001-701 located on the corner of Ecorse and Hannan Roads based on the completion of recommendations in the McKenna Associates letter dated 12-2-13. Motion Carried. (Letter Attached)**

**Motion Johnson, Franzoi second to grant final site plan approval to DTE Energy to construct a 30 inch “pig launch” facility at parcel number V125-83-045-99-0001-701 located on the southwest corner of Hannan and Ecorse Roads subject to conditions in the McKenna Associates letter dated 12-2-13 and Van Buren Fire Department letter dated 12-6-13, along with a maintenance note added to the site plan for the black fabric to be replaced as necessary and the addition of funds in the form acceptable to the Township for future sidewalk construction. Motion Carried. (Letters Attached)**

**Motion McKenna, Boynton second to adjourn at 8:46 p.m.  
MOTION CARRIED**

Respectfully submitted,

Christina Harman  
Recording Secretary



December 2, 2013

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

**Subject: VBT-13-002 TRP, DTE Pipeline Pig Trap Facility, Ecorse/Hannan Road Intersection; Tree Removal Permit Review; Plans Dated 10/24/13**

Dear Commissioners:

The applicant proposes a pig trap facility to serve the natural gas pipeline that runs near the southwest corner of Ecorse and Hannan Roads. The facility would be located on the western portion of the lot, with the portion nearest the intersection of Ecorse and Hannan left vacant for future development. The Planning Commission granted preliminary site plan approval on October 23, 2013, with the required tree removal permit as a condition of approval. Our comments regarding tree removal permit approval follow.

**Tree Survey**

The tree survey shows the 17 existing trees of 5" or greater caliper on the site and one tree with 8" caliper just off the site to the west. 4 of the trees are proposed to be removed, and 14 retained in their existing locations, including the surveyed tree that is not on the site.

**Tree Replacement**

All trees of 5" or greater in caliper must be replaced in accordance with the standards in Section 4.45.E.10.a. That section includes a scale of allowable replacement ratios based on the size of the replacement trees. The applicant has proposed 6 foot tall evergreens as replacement trees, which have a replacement ratio of 1:1.5 (1 replacement tree planted for every 1.5 protected trees removed), therefore three replacement trees are required. The plan includes 88 trees screening the fenced-in compound, which are sufficient to meet the replacement requirement.

**A. Application Requirements (Section 4.45.E.7)**

1. **A topographical map at the same scale as the related site plan.** This requirement is met.
2. **The shape and dimensions of the site, together with the existing and proposed locations of structures and improvements, including existing and proposed changes to existing grades.** These items have all been included on the tree survey.
3. **Location and dimensions of all setbacks and existing and proposed easements.** All easements and the setbacks for the north, west, and south property lines are including in the site plan. The setback from Hannan Road must be included on the site plan. However, we recommend that this be a condition of final site plan approval, and not the tree removal permit.
4. **Existing tree inventory and survey.** The tree survey has been submitted.

5. **A statement of how existing trees not to be relocated or removed will be protected during construction.** Tree protection details, in compliance with the Ordinance, must be added to the plan.
  6. **An evaluation of the quality, size, and density of trees to be removed.** No evaluation of the trees to be removed has been submitted. A table should be added to the tree survey listing the species and condition of each tree being removed that is 5" or greater caliper.
  7. **Soil conditions and drainage characteristics of the site.** This information has been included as part of the site plan submission.
- B. Standards for Granting Approval (Section 4.45.E.9)**
1. **Protection and conservation of natural resources from pollution, impairment or destruction.** The applicant has provided well above the required replacements for the impacted trees (see above). The proposed trees will help screen surrounding uses from the view of and any noise generated by the use.
  2. **Maintenance of woodland areas.** The site currently contains only scattered trees. Woodland areas will not be affected by the proposal.
  3. **Limitation of land clearing activity.** The cleared part of the site will be used for the fenced-in compound, parking, and access drives. These are all necessary for the proposed site improvements, and are thus permitted reasons for clearing trees.
  4. **Design and construction of residential structures.** This standard is not applicable, since the proposed development is not residential.
  5. **Limitations on tree removal.** Trees are proposed to be removed from the site in order to place the compound in a reasonable location and in order to abide by all applicable zoning regulations. For this reason, removing trees is acceptable.
  6. **Burden of satisfying the standards to be upon applicant.** The applicant has satisfied the standards.

#### **RECOMMENDATION**

We recommend the Planning Commission approve the tree removal permit subject to the following:

1. Addition of tree protection details, in compliance with the Ordinance, to the tree survey.
2. A table added to the tree survey listing the trees to be removed by species and condition.

Respectfully submitted,

**McKENNA ASSOCIATES**



Sara J. Hodges, AICP, IAP2  
Senior Vice President



December 4, 2013

Planning Commission  
Charter Township of Van Buren  
16425 Tyler Road  
Belleville, MI 48111

**Subject: VBT-11-006 TRP, AutoZone, Belleville Road South of Tyler Road  
Tree Removal Permit Review #1, Plans Dated October 15, 2013**

Dear Commissioners:

The applicant, AutoZone Stores, Inc., proposes to construct an AutoZone facility (Store No. 4333) on a vacant site immediately south of Meijer on the east side of Belleville Road. The site would be used for the retail sale of auto parts. The Planning Commission granted preliminary site plan approval on September 5, 2013, with the required tree removal permit as one of the conditions of approval. Our comments regarding tree removal permit approval follow.

**A. TREE SURVEY**

1. **Meijer Property:** The tree survey shows 12 trees of 5" or greater caliper on the Meijer site. These are required landscape trees from the original Meijer site plan approval. Only three of the trees on the Meijer site are listed in the Tree Evaluation box. The trees on the Meijer site are not subject to the tree removal permitting requirements and should be removed from the Tree Evaluation table.

Three of the Meijer site trees are proposed to be removed for the new driveway. Because these trees are required landscape trees, they must be moved and replanted or replaced on a 1:1 basis in the same variety as existing. The new location, size and species of the trees or their replacements, must be included on the landscape plan. Those three trees must be planted on the Meijer site.

2. **AutoZone Site:** The tree survey shows 16 existing trees of 5" or greater caliper on the AutoZone site. 15 of the trees are listed in the Tree Evaluation table. The 16th tree is a deciduous tree of 24" caliper shown within the footprint of the proposed building, but without an "X" over it indicating it will be removed. Further, there are 5 trees listed in the "Tree Evaluation" box that are not illustrated on the tree survey. Based on the above, we assume there are 21 total trees 5" or larger in caliper on the site, however, both the "Tree Evaluation" table and the tree survey must be corrected to match each other and to accurately represent all the trees of 5" or greater caliper that exist on site.

**B. TREE REPLACEMENT**

All trees 5" in caliper or larger to be removed must be replaced in accordance with the standards in Section 4.45.E.10.a. That section includes a scale of allowable replacement ratios based on the size of the replacement trees. The applicant proposes deciduous trees of 3" caliper as replacements, which have a replacement ratio of 1:1.5 (1 replacement tree planted for every 1.5 trees removed).

The plan only lists 9 replacement trees, due to an error calculating the required replacements. Cottonwoods are not exempt from replacement requirements; they are merely classified as "removable trees" that are appropriate for removal. If any tree is 5" or larger in caliper, it must be replaced, per Section 4.45.E.6.a.ii. Using the 1:1.5 replacement ratio (assuming 3" replacement trees), and assuming that the Tree Evaluation table is correct, the 21 trees to be removed generate a requirement of 14 replacement trees. The applicant has placed 9 replacement trees on the landscape plan. 5 more replacement trees must be added, for a total of 14.

#### C. APPLICATION REQUIREMENTS (SECTION 4.45.E.7)

1. **A topographical map at the same scale as the related site plan.** A topographic survey has been submitted with the site plan.
2. **The shape and dimensions of the site, together with the existing and proposed locations of structures and improvements, including existing and proposed changes to existing grades.** These items are on the tree survey.
3. **Location and dimensions of all setbacks and existing and proposed easements.** The boundaries of the required cross-access easements are not shown on the site plan. Adding those boundaries is a condition of final site plan approval.
4. **Existing tree inventory and survey.** The tree survey has been submitted. The column stating that certain trees are not required to be replaced is not correct and should be removed, and the calculations corrected.
5. **A statement of how existing trees not to be relocated or removed will be protected during construction.** Notes regarding instructions for protecting existing landscaping have been included on Sheet L1.0.
6. **An evaluation of the quality, size, and density of trees to be removed.** The evaluation of the trees has been included on Sheet L1.1.
7. **Soil conditions and drainage characteristics of the site.** This information has been submitted as part of the site plan packet.

#### D. STANDARDS FOR GRANTING APPROVAL (SECTION 4.45.E.9)

1. **Protection and conservation of natural resources from pollution, impairment or destruction.** The proposed landscape plan includes the required landscape trees plus 9 replacement trees. As noted above, 5 additional replacement trees must be added to the plan for tree replacement compliance. The tree plantings will create a leafy canopy that will mitigate noise and dust from Belleville Road and surrounding properties.
2. **Maintenance of woodland areas.** Including retained, replacement and landscape trees, the proposal will adequately replace the wooded area being removed from the AutoZone site. Further, the remainder of the woodland area east of the proposed building is being preserved.

3. **Limitation of land clearing activity.** The cleared part of the site will be used for the building, parking, and access drives. These are all necessary to develop the site, and are thus permitted reasons for clearing trees.
4. **Design and construction of residential structures.** This standard is not applicable, since the proposed development is not residential.
5. **Limitations on tree removal.** Trees are proposed to be removed from the site in order to place the building in a reasonable location and in order to abide by all applicable zoning regulations. For this reason, removing trees is acceptable.
6. **Burden of satisfying the standards to be upon applicant.** The applicant has satisfied the standards.

**E. RECOMMENDATION**

There are several items discussed in our comments above that require changes to the plans submitted, however these items are relatively straight forward and can be reviewed administratively. Therefore, we recommend that the Planning Commission approve the tree removal permit for the AutoZone application, subject to the following:

1. Replacement of the three landscape trees being removed from the Meijer site with three evergreen trees meeting ordinance requirements. The new location, size and species of the trees must be included on the landscape plan, in accordance with Comment A.1., above.
2. Correction of the "Tree Evaluation" table and the tree survey to match each other and to accurately represent all the trees of 5" or greater caliper that exists on site, in accordance with Comments A.2., above.
3. Revision of the tree inventory and replacement calculations to include the cottonwoods and provide 5 more replacement trees, for a total of 14, in accordance with Comments B. and C.4., above.
4. Revision of the landscape plan to place the 5 additional required replacement trees on the site.

Respectfully submitted,

**McKENNA ASSOCIATES**



Sara J. Hodges, AICP, IAP2  
Senior Vice President



December 2, 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-13-002 SPR, DTE Pipeline Pig Trap Facility, Ecorse/Hannan Road Intersection; Final Site Plan Review (#4), Plans Dated 10/24/13

Dear Commissioners:

A pig trap facility is proposed to serve the natural gas pipeline the southwest corner of Ecorse and Hannan Roads. The facility would be located on the west part of the lot, with the land nearest the intersection of Ecorse and Hannan left vacant for future development. The Planning Commission granted preliminary site plan approval on October 23, 2013. We have reviewed the revised site plan for compliance with the conditions of preliminary site plan approval.

#### **CONDITIONS OF PRELIMINARY SITE PLAN APPROVAL**

- 1. The correct setback lines must be added to the plan.** The required 30 foot setbacks from the north, west, and south lot lines are shown on the plan. The 75 foot setback line from Hannan Road must be shown.
- 2. The truck circulation diagram must be revised to show the truck leaving the site, as well as entering, and to show the truck passing a safe distance from the southernmost parking space.** An "exiting truck" diagram has been added to page CE4 showing the truck leaving the site. However, neither the "entering" nor "exiting" diagram shows the truck turning around or executing a three point turn within the compound. This movement must be added to one of the diagrams.
- 3. The label reading "Prop. Barbed Wire Fence" must be removed from the site plan.** This condition has been met.
- 4. Additional arborvitaes must be planted at the southwest, southeast, and northeast corners of the compound.** The fence at the northeast corner should be re-aligned to allow for the additional plantings. This condition has been met.
- 5. Black fabric must be installed on the fence in all areas where screening by arborvitaes or existing vegetation has not been provided.** The detail of the gate on page CE4 shows the black fabric. At the October 23 meeting, the Planning Commission asked to see a sample of the fabric and pictures of it in use. If the fabric is acceptable to the Planning Commission, this condition will be met.

6. **The sidewalk must continue to a point even with the westernmost lot line of the subject site. This condition must be met in the form of a deposit with the Township. Such funds must be in the amount required to build sidewalk along Ecorse Road from Hannan Road to a point even with the westernmost lot line of the DTE site. Construction will be required when the remainder of the site is developed.**
7. **A copy of the lease must be submitted to the Township.** This condition has been met.
8. **Tree Removal Permit Approval, prior to Final Site Plan Approval.** Our tree removal comments are under separate cover.
9. **Evidence of approval by all agencies with jurisdiction, including for the floodplain.** The DEQ permits have been submitted to the Township.
10. **Approval of the Township Engineer. The plan is subject to the Township Engineer's approval.**
11. **Special Approval by the Township Board.** Special approval was granted by the Township Board on November 5, 2013.

Additionally, it is our understanding the Fire Department has not yet recommended approval. We recommend that Fire Department's approval be obtained prior to granting final site plan approval.

#### **RECOMMENDATION**

Once the Township Engineer and Fire Department recommend approval, we recommend that the Planning Commission grant final site plan approval, on the condition that revised plans be submitted to the Township with the following changes:

1. The 75 foot setback line from Hannan Road must be added to the plan.
2. Planning Commission approval of the black fabric screening material for the gate.
3. The truck turning diagram must be revised to show the truck turning around or executing a three point turn within the compound.
4. The funds for completion of the sidewalk as described in item 6. above, must be deposited with the Township prior to granting any construction permit for the site.

Respectfully submitted,

**McKENNA ASSOCIATES**



Sara J. Hodges, AICP, IAP2  
Senior Vice President



December 4, 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-11-006 SPR, AutoZone, Belleville Road South of Tyler Road  
Final Site Plan Review (Overall #6), Plans Dated Oct. 15, 2013

Dear Commissioners:

The applicant, AutoZone Stores, Inc., proposes to construct an AutoZone facility (Store No. 4333) on a vacant site immediately south of Meijer on the east side of Belleville Road. The site would be used for the retail sale of auto parts. The Planning Commission granted Preliminary Site Plan approval on September 5, 2013, subject to conditions. Our comments on those conditions follow.

#### **CONDITIONS OF PRELIMINARY SITE PLAN APPROVAL**

- 1. The site must be divided from the parent parcel prior to issuance of any building permits.** The letter included as a supplement to the site plan packet states that the lot split will take place following Final Site Plan Approval. This condition should remain as a condition of final site plan approval.
- 2. The new access drive shall be completed prior to the issuance of a certificate of occupancy.** This condition should remain as a condition of final site plan approval.
- 3. The applicant must submit cross access easements and maintenance agreements for the north-south and east-west driveways that will accommodate the intended future traffic flow for the review and approval of the Township Attorney prior to the final site plan approval. The approved easements must be recorded prior to issuance of a certificate of occupancy. The cross access easements must be dimensioned and shown on the final site plan. This condition can be met.** A proposed cross-access easement and maintenance agreement with Meijer has been submitted for the north-south driveway. However, we received easement drawings but no text or maintenance agreement for the east-west access to Belleville Road south of the site as required by preliminary site plan approval. None of the required easements have been dimensioned or shown on the site plan.

The east-west access drive south of the site is particularly important because it will be the site's primary connection to Belleville Road and will be the location of the new traffic light. Also, the Meijer easement has several restrictions that could become future problems if the south cross access is not assured, including prohibitions on use by other parcels south of AutoZone, and restrictions on the uses of the AutoZone site. As long as use of the Meijer drive is secondary, we believe the limitations will not negatively impact the site.

The approved easements must be recorded prior to issuance of a certificate of occupancy.

4. **Satisfactory evidence of permission from Meijer to complete the site improvements on Meijer's property must be submitted prior to final site plan approval.** The permission from Meijer to complete the site improvements is included in the easement document. That permission must be signed and submitted to the Township prior to any permits being issued for the project.
5. **Easements for the public use of the proposed on-site sidewalks must be provided for review prior to final site plan approval.** The easement drawing has been submitted. Text must be submitted to confirm that the purpose of this easement is to permit public use and access.
6. **The number and location of signs stating "no vehicle repair work allowed by non-AutoZone personnel" must be noted on the final site plan for approval.** The site plan shows five signs with this text along the edge of the parking lot. This condition has been met.
7. **Dumpster enclosure details must be provided on the final site plan.** A detail of the dumpster that meets the standards of the Ordinance is included on Page C1.A. This condition has been met.
8. **Tree removal permit approval prior to final site plan approval.** Our tree removal comments are under separate cover.
9. **Brick and other façade materials and color samples shall be presented for approval by the Planning Commission.** If the samples are presented and the Planning Commission approves those materials and colors, this condition will be met.
10. **Details of the bench must be provided on the final site plan.** The specs for the bench are included on page C1.0.
11. **A copy of the wetland permit from the MDEQ shall be submitted to the Township.** The permit has been submitted.

## RECOMMENDATION

The applicant has complied with most of the conditions of preliminary site plan approval. The majority of the outstanding items involve confirmation of terms and details of the easements needed for the site to function as intended. Subject to receipt and review of the missing easement and maintenance documents by the close of business on Tuesday December 10<sup>th</sup>, we could recommend final site plan approval, subject to the following:

1. The site must be divided from the parent parcel prior to issuance of any building permits.
2. The new access drive shall be completed prior to the issuance of a certificate of occupancy.
3. The approved cross access easements and documents must be signed and recorded prior to issuance of a certificate of occupancy. The cross access easements must be dimensioned and shown on the final site plan. The easements are subject to review by the Township attorney prior to recording, as determined necessary by the Township.
4. Sidewalk easement text must be provided to confirm that the purpose of this easement is to permit public use and access.
5. Planning Commission approval of brick and other façade materials and color samples.
6. Tree removal permit approval.
7. Approval of the Township Engineer and Fire Department.

Respectfully submitted,

**McKENNA ASSOCIATES**



Sara J. Hodges, AICP, IAP2  
Senior Vice President



# WADE TRIM

November 7, 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: AutoZone Final Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the final site plan dated October 16, 2013 for the proposed AutoZone to be located on the east side of Belleville Road, directly south of the Meijer Store.

We have conducted a thorough review of the project for compliance with Township standards. There are a few very minor items remaining to be corrected before we can formally approve the plans, however, these minor items should not impact the Final Site Plan review by the Planning Commission and we feel comfortable advancing the project to the Commission for their consideration. Therefore, we are recommending that the Planning Commission grant final site plan approval at this time.

The items remaining to be addressed are as follows. We anticipate that the Designer may have these minor changes made prior to the Planning Commission meeting:

1. On Sheet C1.2 there are two references to the Township DPW Director being Tom MacDonald; this should be changed to James Taylor.
2. The water main easement should be shown on the utility plans.
3. A note on the plans indicates to dip the water service below the storm sewer between structures CB10 and IN11. The proposed top of pipe elevation for the water service should be provided such that there is a minimum of 18 inches clearance between the storm sewer and the water service.
4. The top of pipe and bottom of pipe elevations should be provided where the water service crosses the sanitary sewer service. A minimum of 18 inches separation should be maintained.

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  
November 7, 2013  
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If there are any questions on this project or our recommendation, please contact our office at 734.947.2793.

Very truly yours,

Wade Trim Associates, Inc.



David M. Nummer, PE

DMN:ka

VBN 2209-02T

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