

**CHARTER TOWNSHIP OF VAN BUREN BOARD OF TRUSTEES
JUNE 2, 2014 WORK STUDY MEETING, TENTATIVE AGENDA**

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Supervisor Combs	_____	Trustee McClanahan	_____
Clerk Wright	_____	Trustee Miller	_____
Treasurer Budd	_____	Engineer Nummer	_____
Trustee Hart	_____	Attorney McCauley	_____
Trustee Jahr	_____	Secretary Cline	_____

UNFINISHED BUSINESS:

1. Discuss Full House Self-Storage Special Use Approval request for expansion of mini-warehouse/self-storage facility in C-1 Zoning District.
2. Consider the purchase of a 2014 F-150 pick-up truck from Jack Demmer Ford in the amount of \$30,706.

NEW BUSINESS:

1. Discuss Country Walk III and IV status.
2. Discuss Resolution to file petition to abandon a portion of the Fisher and Lenge Drain.
3. Discuss Costco Rezoning from M-1Light Industrial to M-2 General Industrial.

CLOSED SESSION:

1. To discuss the Township Attorney's opinion letter regarding Township's access/use policies and rules for the Township Meeting Rooms, Multi-Purpose Rooms, and Gymnasium, as well as to discuss the Township Attorney's opinion letter regarding Township's access/use policies and rules regarding sponsorship/advertising space for events held by the Township.
2. To consider the purchase of real property pursuant to Section 8(d).
3. To consult with Township Attorney regarding trail or settlement strategy in connection with specific pending litigation pursuant to section 8(e).

ADJOURNMENT:

Charter Township of Van Buren

BRD NB #2

Agenda Item: WS UF#1

REQUEST FOR BOARD ACTION

WORK STUDY MEETING DATE:

JUNE 2, 2014

BOARD MEETING

DATE: JUNE 3, 2014

Consent Agenda

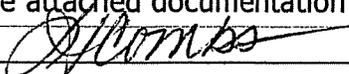
New Business

Unfinished Business

Public Hearing

ITEM (SUBJECT)	Full House Self-Storage Special Use Approval for Expansion of Mini-Warehouse/Self-Storage Facility in C-1 Zoning District
DEPARTMENT	Planning
PRESENTER	Sally Hodges
PHONE NUMBER	734-699-8910
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	

Agenda topic

ACTION REQUESTED	
Approval of request for special use for proposed expansion of Full House Self-Storage facility	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
<p>Full House Self-Storage at 7886 Belleville Road is proposing to expand its current facility south onto adjoining property addressed 7934 Belleville Road. The entire combined parcel will measure approximately 6.9 acres. The site is located in C-1 General Business District, and mini-warehouse/self-storage facilities require approval by the Board of Trustees after a public hearing and recommendation by the Planning Commission. Township staff met with the property representatives multiple times throughout the review process. The property representatives worked closely and collaboratively with the Township to address multiple design issues. At its April 9, 2014 meeting, the Planning Commission unanimously voted to recommend that the Board of Trustees grant Special Land Use Approval for this request. Minutes from the Planning Commission approval are attached, along with the referenced McKenna Associates review letters dated March 28, 2014.</p>	
BUDGET IMPLICATION	
IMPLEMENTATION NEXT STEP	Project returns to Planning Commission for Final Site Plan Review and Approval
DEPARTMENT RECOMMENDATION	Approval
COMMITTEE/COMMISSION RECOMMENDATION	Approval
ATTORNEY RECOMMENDATION	
(May be subject to Attorney/Client Privilege and not available under FOIA)	
ADDITIONAL REMARKS	See attached documentation for additional information.
APPROVAL OF SUPERVISOR	

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
April 9, 2014
MINUTES**

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

ROLL CALL:

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

Excused: None.

Staff: Director Mullen and Secretary Harman.

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

Audience: Six.

APPROVAL OF AGENDA:

Motion McKenna, Boynton second to approve the agenda of April 9, 2014 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Johnson second to approve minutes from March 26, 2013 as presented.

Motion Carried.

OLD BUSINESS:

ITEM # 1

CASE # SLU & SPR 13-013

TITLE:

THE APPLICANT, FULL HOUSE SELF STORAGE, IS REQUESTING A RECOMMENDATION FOR SPECIAL LAND USE APPROVAL AND GRANTING PRELIMINARY SITE PLAN APPROVAL FOR EXPANSION OF A SELF-STORAGE FACILITY. THIS REQUEST IS BEING MADE IN CONFORMANCE WITH SECTION 12.03 PERMITTED USE AFTER SPECIAL APPROVAL OF THE TOWNSHIP ZONING ORDINANCE.

LOCATION:

PARCEL NUMBER V125-83-033-99-0035-000, ALSO KNOWN AS 7934 BELLEVILLE ROAD, IS THE SUBJECT PROPERTY OF THIS REQUEST. THIS SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN ECORSE AND TYLER ROADS.

Paul Loosely, Environmental Engineer from Civil Engineering Consultants gave the presentation for the applicant.

Sally Hodges of McKenna Associates presented review letter dated 3-28-14 recommending special land use approval to the Township Board of Trustees subject to the seven (7) conditions referenced in the letter.

Sally Hodges of McKenna Associates presented review letter dated 3-28-14 recommending the Planning Commission grant preliminary site plan approval subject to the ten (10) conditions referenced in the letter.

David Nummer of WadeTrim presented review letter dated 4-1-14 recommending the Planning Commission grant preliminary site plan approval.

Director Mullen presented the Fire Department review letter dated 4-4-14 recommending preliminary site plan approval subject to conditions referenced in the letter.

Commissioners inquired about the hours of operation, number of employees, mosquito control at the existing pond on site, fencing and parking.

Motion Johnson, Franzoi second to recommend special use approval to the Township Board for 7886 Belleville Road subject to conditions in the McKenna Associates letter dated 3-28-14. (Letter Attached)

Roll Call:

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

Nays: None.

Absent: None.

Motion carried.

Motion Johnson, Boynton second to grant preliminary site plan approval to Full House Self Storage located at 7886 Belleville Road subject to conditions in the McKenna letter dated 3-28-14, Wade Trim Letter dated 4-1-14 and Battalion Chief McNally's letter dated 4-4-14. Motion Carried. (Letters Attached)

ITEM # 2 CASE # SPR13-008

TITLE: THE APPLICANT, L & W INDUSTRIES, IS REQUESTING TO REVISE FINAL SITE PLAN APPROVAL GRANTED ON JANUARY 22, 2014 FOR DEMOLITION OF A STRUCTURE AND CONSTRUCTION OF LOADING DOCKS AND TRUCK CIRCULATION.

LOCATION: PARCEL NUMBER V125-83-033-99-0035-000, ALSO KNOWN AS 7934 BELLEVILLE ROAD, IS THE SUBJECT PROPERTY OF THIS REQUEST. THIS SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN ECORSE AND TYLER ROADS.

A representative for L & W Industries gave the presentation for the final site plan revision to add more warehouse space.

Sally Hodges of McKenna Associates presented review letter dated 3-31-14 recommending approval of the amended final site plan subject to the Planning Commission's approval of photo metrics for the site and the reduced number of 294 parking spaces.

David Nummer of WadeTrim presented review letter dated 3-18-14 recommending the Planning Commission grant approval of final site plan revisions.

Director Mullen presented Fire Department review letter dated 4-7-14 recommending approval of the revised final site plan.

Motion Boynton, Kelley second to grant L & W Industries a revision to the final site plan approved January 22, 2014 for demolition of a structure and construction of loading docks and truck circulation subject to recommendations in the McKenna letter dated 3-31-14, Wade Trim letter dated 3-18-14 and Lieutenant Fire Inspector McCormick's letter dated 4-7-14 and to include the reduction in parking spaces as stated in the request from L & W Industries. Motion Carried. (Letters Attached)

NEW BUSINESS:

ITEM # 1

CASE # TLU14-008

TITLE:

THE APPLICANT, ELLIOTT'S AMUSEMENTS, IS REQUESTING APPROVAL TO HOLD A CARNIVAL BEYOND THE SEVEN CONSECUTIVE DAYS THAT IS ADMINISTRATIVELY ALLOWED IN THE ZONING ORDINANCE FOR TEMPORARY LAND USE UNDER SECTION 4.44 OF THE TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION:

THIS SITE IS LOCATED IN THE BELLEVILLE SQUARE SHOPPING CENTER AT 10900 BELLEVILLE ROAD. THE SUBJECT LOCATION IS AT THE NORTHWEST CORNER OF BELLEVILLE ROAD AND NORTH I-94 SERVICE DRIVE.

A representative for Elliott Amusements gave the presentation. The applicant has met the fire requirement standards for the state.

Director Mullen presented review letter dated 4-7-14 recommending approval of the application for temporary land use of more than seven consecutive days. The carnival will run Thursday through Sunday, April 17th- 20th and Thursday through Sunday, April 24th- 27th. The site has been used for a carnival in the past without any known complaints.

Director Mullen presented Fire Department Review letter dated 4-9-14 recommending approval.

Director Mullen presented Police Department letter dated 4-7-14 recommending approval provided Elliott's amusements provides proof of a bonded and insured security company, preliminary security action plan or a contract with the Van Buren Township Police Department to provide security.

Commissioners discussed location of fire extinguishers and a first aid booth being located on site.

Motion McKenna, Boynton second to approve the temporary land use request for Elliot's Amusements for the dates referenced in Director Mullen's letter. Motion Carried.

GENERAL DISCUSSION:

Commissioner inquired if the Belleville Petroleum project had been approved by the Township Board. The project is on the April 15th agenda.

Motion Boynton, McKenna second to adjourn at 8:12 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



March 28, 2014

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

Attention: Arthur Mullen, Director of Planning and Economic Development

Subject: VBT-13-013 SLU; Full House Self Storage; 7886 Belleville Road;
SLU Review #3: Plans Received 3/21/14

Dear Commissioners:

The applicant, Full House Self Storage, is proposing to expand its site by 1.52 acres, to a total 6.92 acres, and add more storage units to the existing mini-warehouse facility on the west side of Belleville Road. The applicant proposes to add 15,450 square feet of self-storage space to the existing 69,978 square feet currently on the site. A detailed use statement must be added on the plan, describing the use, hours of operation, number of employees and similar aspects of the use, as expanded.

The site is in the C-1 General Business District. In the C-1 district, mini-warehouse/self-storage facilities require public hearing and special approval recommendation by the Planning Commission and approval by the Township Board. Site plan approval by the Planning Commission is also required (please see our site plan review letter under separate cover). Our comments follow.

COMMENTS

1. **General Requirements for Special Approval Uses (§18.08.f).** All special approval uses must meet general standards specified in the Ordinance, as follows:
 - a. **Promotes the use of land in a socially and economically desirable manner.** The expansion of the existing mini-warehouse facility will create additional tax base and a service desired by the public for storage of personal goods. Although the use is not necessarily consistent with the pedestrian-oriented mixed uses envisioned by the Township Master Plan, the site has been designed in a manner that will permit future frontage development and cross access consistent with the Plan. The land proposed to be added to the site is approximately 950 ft. deep, and the storage units will be set back 100 ft. from Belleville Road, thus the storage use will have minimal impact on the overall Plan.
 - b. **Is necessary for the public convenience at that location.** While not essential, the proposed expansion of the existing mini-warehouse will provide for the public's convenience by offering increased opportunities for storage of goods by Township residents in a central easily accessible location.

- c. ***Is compatible with adjacent uses of land.*** The site is surrounded by vacant land to the west, a contractor's yard to the south, a single family dwelling to the north and a church and Township fire station across Belleville Rd. to the east. The site is zoned C-1 General Business and is bounded by C-1 zoning to the north, south, and west. Land east of Belleville Rd. is zoned R-1B Single Family Residential. The Zoning Ordinance requires a sight-proof barrier around the perimeter of the facility, and the deeper front yard setback site provided gives ample space for effective buffering of the buildings and parking to protect the future use of the land consistent with the Master Plan. Provided that the proposed expansion complies with the greenbelt landscaping, stormwater pond and other requirements for site plan approval, this condition will be met.
- d. ***Is designed, located and proposed to be operated so that the public health, safety, and welfare will be protected.*** This condition can be met, provided that the plan is revised to comply with the Township's stormwater basin requirements (Sections 4.40.3.o. and 4.56.), as will be required for site plan approval.
- e. ***Can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area.*** The proposed building renovations and expansion should not adversely impact public services and facilities to the surrounding land uses. In order to promote traffic safety and accommodate future traffic flow consistent with the Master Plan, a cross access easement (minimum 24 feet wide) connecting to the north and south parcels should be provided and delineated on the site plan. That easement should be described and submitted for review and approval of the Township Attorney prior to final site plan approval, and the approved easement must be recorded prior to issuance of a certificate of occupancy.
- f. ***Will not cause injury to other property in the neighborhood in which it is to be located.*** This requirement can be met, provided the cross access easement is properly provided, the stormwater pond complies with Township standards with proper screening and fencing, and the greenbelt landscaping is revised to enhance the view from Belleville Road.
- g. ***Considers the natural environment and helps conserve natural resources and energy.*** Existing landscaping has been preserved and infill plantings have been added along the Belleville Road frontage. Also, the site will be improved for pedestrians by the addition of a sidewalk connecting the street sidewalk to the office.
- h. ***Is within the provisions of uses requiring special approval in the zoning district, is in harmony with the purposes and conforms to the applicable regulations of the zoning district, and meets applicable site design standards for the uses.*** The proposed use is consistent with the purposes of the zoning district and is an extension of an existing land use. If our detailed site plan comments under separate cover are adequately addressed, this condition will be met.
- i. ***Is related to the valid exercise of the Township's police power.*** This condition is met, as the proposed expansion will be consistent with the Township's police power.

2. **Specific Use Standards (§7.03.f).** The use must also meet the following specific standards listed in Section 12.03.k. for mini-warehouses:
- a. ***The minimum size of the site devoted to such use shall be not less than three (3) acres.*** The total site would be 6.92 acres, and complies.
 - b. ***Building setbacks shall be as follows: front yard not less than twenty (20) feet; side and rear yard not less than ten (10) feet.*** This minimum standard is met. The Township Master Plan for this site is Mixed Use – which encourages several “layers” of use on deeper parcels in lieu of typical strip commercial development. The intent is to provide a variety of uses, extending deeper into frontage properties, and allowing a more sustainable mix and protection of adjacent single family residential neighborhoods. The uses would generally be smaller in scale to facilitate mixing and to create appropriate transitions to adjacent single family residential districts. Although the proposed mini-warehouse expansion is not a “mixed use” development, its design should reflect the Master Plan principles to the greatest extent possible. The site fronts Belleville Road, is part of the Township’s downtown district, and is envisioned as part of a pedestrian-oriented mixed use area, therefore the storage units have been setback in line with the front of the manager’s residence. This greater-than required setback is more consistent with the surroundings, creates space for cross access between sites, and possibly allows for commercial uses of the type master-planned to be added to the site in the future.
 - c. ***Building separation between self-storage buildings on the same site shall be fifteen (15) feet, as measured from side-to-side or front to rear or equal to the building height, whichever is greater.*** This requirement is met.
 - d. ***The total lot coverage of all structures shall be limited to fifty (50) percent of the total lot area.*** Total coverage is noted as 23% for the new site and 28% for the two sites combined.
 - e. ***A sight-proof barrier shall be provided around the perimeter of the development. Said barrier shall be located at the setback line and may consist of either the solid facades of the storage structures or a fence. If a fence is provided, it shall be a minimum of six (6) feet in height and shall be constructed of brick, stone, masonry units or wood products which are determined by the building inspector to be durable and weather resistant.*** The existing and proposed expanded site will be surrounded by a chain link fence. The required sight-proof barrier is created by a combination of 6 foot high screen wall segments and the backs of the buildings totally enclosing the vehicle-use part of the site, all inside the chain link fence area.
 - f. ***A ten (10) foot landscaped greenbelt shall be provided between the property line and required barrier along all street frontages. A ten (10) foot landscaped greenbelt shall be provided between the property line and barrier where the site abuts any residential district. Refer to Section 4.40 for greenbelt requirements.*** The site does not abut any residential district. The applicant proposes a combination of trees and a 3 foot high berm in the required frontage greenbelt. The landscape plan is incomplete in that it does not show existing evergreen shrub hedges near the parking lot, and must be revised accordingly. We recommend that the pattern of evergreen shrubs in a hedge be continued (in addition to the proposed trees) as the means to buffer view and create the required greenbelt, in lieu of the berm. The berm will impact the

root zone of the large oak in the road R.O.W. and is not consistent with the future, more urban character planned for this area.

- g. ***Two (2) parking spaces shall be provided for the manager's residence plus one (1) parking space for each twenty-five (25) storage units, to be located at the office at the storage complex. In no instance shall less than five (5) parking spaces be provided on site.*** Based on the standards above, the expanded site requires a total of 26 parking spaces. The applicant has submitted written rationale requesting that he be allowed to bank seven of the parking spaces, as permitted under Section 6.01.8. Under that section, a note should be added on the site plan stating that "the applicant agrees to construct the deferred parking at such time as there are 3 documented parking violations from the Building Department". We believe the applicant's rationale is reasonable and recommend the Commission approve the request.
- h. ***Internal driveway aisles shall be a minimum of twenty-four (24) feet in width.*** The plan complies.
- i. ***All ingress and egress from this site shall be directly onto a collector or major thoroughfare.*** The plan complies.
- j. ***Building height shall not exceed one (1) story, fifteen (15) feet except that a caretaker or resident manager's unit may be allowed a building height of two (2) stories twenty-five (25) feet.*** Based on the notes on Sheet C-1, the plan complies, however, the building elevations must be dimensioned and labelled accordingly.
- k. ***No single storage building shall exceed five thousand (5,000) square feet.*** The largest proposed building is 5,000 sq. ft., thus conforms.
- l. ***All storage on the property shall be kept within an enclosed building.*** The plan notes that the outdoor storage of goods, materials and vehicles is prohibited.

RECOMMENDATION

The proposed self-storage facility expansion will provide a useful service in the Township. We recommend that the Planning Commission recommend approval to the Township Board of Trustees of the special land use for 7886 Belleville Road, subject to the following conditions:

1. Final site plan approval.
2. Addition of the detailed use statement on the plan, describing hours of operation, number of employees and similar aspects of the use, as expanded.
3. Provision of a cross access easement (minimum 24 feet wide) connecting to the north and south parcels delineated on the site plan. That easement should be described and submitted for review and approval of the Township Attorney prior to final site plan approval, and the approved easement must be recorded prior to issuance of a certificate of occupancy.

4. The building elevations must be dimensioned to confirm that the building height complies with the Ordinance.
5. Revision of the landscape plan so that the existing pattern of evergreen shrubs in a hedge is continued across the frontage (along with the proposed trees) as the means to buffer view and create the required greenbelt, in lieu of the berm.
6. Planning Commission approval of the request to defer 7 parking spaces, and addition of a note on the site plan stating that "the applicant agrees to construct the deferred parking at such time as there are 3 documented parking violations from the Building Department".
7. Revision of the plan to comply with the Township's stormwater basin requirements in Sections 4.40.3.o. and 4.56., as required for site plan approval.

Respectfully submitted,

McKENNA ASSOCIATES

A handwritten signature in cursive script, appearing to read "Sara J. Hodges", is written over a light, dotted grid background.

Sara J. Hodges, AICP, IAP2
Senior Vice President



March 28, 2014

COPY

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

Attention: Arthur Mullen, Director of Planning and Economic Development

Subject: VBT-13-013 SPR; Full House Self Storage; 7886 Belleville Road;
SPR Review #3: Plans Received 3/21/14

Dear Commissioners:

The applicant, Full House Self Storage, is proposing to expand its site by 1.52 acres, to a total 6.92 acres, and add more storage units to the existing mini-warehouse facility on the west side of Belleville Road. The applicant proposes to add 15,450 square feet of self-storage space to the existing 69,978 square feet currently on the site.

The site is in the C-1 General Business District. In the C-1 district, mini-warehouse/self-storage facilities require public hearing and special approval recommendation by the Planning Commission and approval by the Township Board. Site plan approval by the Planning Commission is also required. Our comments on the site plan follow.

COMMENTS

- 1. Site Boundaries.** The site includes several parcels, which must all be combined and one of which must be split from the adjacent property. Lot split and combination application and approval will be required prior to issuance of a building permit for the site.
- 2. Landscaping and Screening.** The landscape plan requires several revisions. The required landscape maintenance plan statement from the Zoning Ordinance and the location of all existing and proposed shrubs must be added to the plan. The scale on the landscape plan sheet must be corrected, as it is 1:50 not 1:30 as indicated on the plan.

As discussed in our special approval recommendation, the existing pattern of evergreen shrubs in a hedge should be continued (along with the trees proposed) as the means to buffer view and create the required greenbelt, and the berm should be removed. The berm will impact the root zone of the large oak in the road R.O.W. and is not consistent with the future, more urban character planned for this area.

The fencing proposed along the south side of the site should be stopped no closer to the street than the east end of the new storage units. This will keep it consistent with the front façade of the building(s). Also, the type and color of the block in the six foot high screen wall segments must be labelled with the details for that wall.

3. **Dumpster.** The existing dumpster enclosure sits on the asphalt parking lot in a very visible front location. Section 4.40.3.l. of the Zoning Ordinance requires dumpsters to be in a rear or side yard and they must be screened from view from public thoroughfares. In this case, the dumpster is in a side yard, but in the front parking lot. The site plan proposes additional year-round landscaping to increase the screening of the enclosure. Also, the screening gates on the enclosure must be kept closed, and this assurance should be noted on the site plan.
4. **Parking and Circulation.** Standard parking spaces must be 9.5 feet wide by 20 feet deep, with a 24 foot wide access aisle. As noted above, all spaces must be dimensioned on the plan and conform. All parking spaces must be double striped, and this noted on the plan. The applicant has requested Planning Commission approval to defer 7 parking spaces and this aspect is addressed in our comments for special approval. The required deferred parking construction assurance must be added to the site plan.
5. **Lighting.** Outdoor lighting details and a photometric plan have been submitted. New LED wall pack lights and LED pole lights are proposed. The pole mounted lights are concealed source and focused down. The cut sheet details must be submitted for the wall mounted lights to confirm that they are also concealed source fixtures.
6. **Stormwater Pond.** The applicant proposes a new retention pond to handle site drainage from the expansion area. This facility is subject to the Township's standards in Sections 4.40.3. and 4.56, thus landscaping, fencing and other revisions are required. The basin perimeter must be planted with trees and shrubs, with the deciduous trees clustered so as to provide some shade. Native plant species are required, and to obtain more space for planting, water-tolerant species could be planted slightly below the noted high water elevation. Although the new pond will not hold water for an extended period of time, mosquito control measures for the existing pond must be addressed to the Planning Commission's satisfaction.

Chain link fence is proposed around the portion of the site used for the new stormwater pond (similar to the treatment of the existing stormwater basin); however the Zoning Ordinance's storm pond regulations require this fencing to be a decorative variety, not chain link. Standard chain link is prohibited at the pond by Ordinance, but given the location next to a contractor's storage yard and lack of public visibility of the pond, we believe the Commission could require and approve black vinyl-coated chain link as an alternative.
8. **Amenities.** All C-1 uses in the Township are required to provide amenities on site that will serve the comfort of future users of the site. Sidewalk from Belleville Road to the manager's residence has been provided as an amenity. We also recommend that a bench be added at the front of the building.
9. **Building Facades.** According to the applicant, the new buildings will match the existing one. The building elevations need to be clarified to specify that the east "end walls" closest to the street will be the version with masonry. The building materials and colors must be noted on the elevations, along with the dimensioned building height.

RECOMMENDATION

We recommend that the Planning Commission grant preliminary site plan approval to the expansion of Full House Self-Storage at 7886 Belleville Road, subject to the following conditions to be met on the final site plan (except as may be more specifically noted below):

1. Special approval.
2. Lot split and combination application and approval prior to issuance of a building permit for the site.
3. Compliance with the landscape items listed in Comment #2 above:
 - a. Addition of the required landscape maintenance plan statement from the Zoning Ordinance.
 - b. The location of all existing and proposed shrubs added on the plan.
 - c. Correction of the scale on the landscape plan sheet.
 - d. Continuation of the existing pattern of evergreen shrubs in a hedge across the frontage (along with the proposed trees), in lieu of the berm.
 - e. The fencing proposed along the south side of the site should be stopped no closer to the street than the east end of the new storage units.
 - f. Label the type and color of the block in the six foot high screen wall segments.
4. Note on the plan that the screening gates on the trash enclosure will be kept closed except when in use.
5. All parking spaces must be double striped, and this noted on the plan.
6. Addition of a note on the site plan stating that "the applicant agrees to construct the deferred parking at such time as there are 3 documented parking violations from the Building Department".
7. Cut sheet details must be submitted for the wall-mounted lights, confirming that they are concealed source fixtures.
8. Revision of the plan to comply with the Township's stormwater basin requirements as described in Comment #6 above, including Planning Commission approval of the type of fencing to surround the stormwater basin.
9. Addition of another site amenity, subject to the Commission's approval.
10. Revision of the building elevations sheet to specify that the "end wall" with masonry is the one that faces the street. Building materials and colors must be noted on the elevations, along with the building height.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President

Charter Township of Van Buren

REQUEST FOR BOARD ACTION

BRD # 2 UF
Agenda Item: WS # 2 UF

WORK STUDY MEETING DATE:

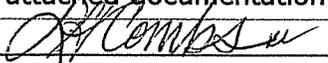
JUNE 2, 2014

BOARD MEETING DATE: JUNE 3, 2014

Consent Agenda _____ New Business _____ Unfinished Business x _____ Public Hearing _____

ITEM (SUBJECT)	F-150 Pick-up Truck
DEPARTMENT	Public Works (Water and Sewer)
PRESENTER	Director James T. Taylor
PHONE NUMBER	734-699-8947
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	

Agenda topic

ACTION REQUESTED	
Recommend to the Township Board to approve the purchase of a 2014 F-150 pick-up truck from Jack Demmer Ford in the amount of \$30,706	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
A request for sealed bids was advertised, and one bid was received. The bidder for the 2014 F-150 pick-up truck is Jack Demmer Ford in Wayne, Michigan. The bid of \$30,706 is approximately \$4,000 lower than the purchase price of recently purchased 2013 F-150s.	
BUDGET IMPLICATION	This purchase is for an amount of \$30,706. The purchase is being funded from Water Capital Outlay Account 592-536-970-000
IMPLEMENTATION NEXT STEP	Approval by Township Board, execute purchase
DEPARTMENT RECOMMENDATION	Approval
COMMITTEE/COMMISSION RECOMMENDATION	
ATTORNEY RECOMMENDATION	Bid proposal reviewed and approved by Township attorney
(May be subject to Attorney/Client Privilege and not available under FOIA)	
ADDITIONAL REMARKS	See attached documentation for additional information.
APPROVAL OF SUPERVISOR	

<u>Existing Truck #523 (July 2007 dollars)</u>	<u>Truck #530 10/14/13</u>	<u>Proposed new truck 5/20/14</u>
Base price (chassis) \$23,244.00	Base price \$27,565.00	Base price \$30,706.00
Base price (body) \$7,462.00	Power locks and power windows \$725.00	Power locks and power windows included
Power windows, mirrors \$1,130.00	Floor mats \$91.54	Floor mats included
Bed liner and steps \$955.00	Reverse sensing system not on truck	Reverse sensing system included
Power locks included	Reverse camera not on truck	Reverse camera included
Power locks regular cab included	Power mirrors not on truck	Power mirrors included
Reverse sensing system not on truck	Tailgate step \$375.00	Tailgate step included
Reverse camera not on truck	HID Headlamps \$595.00	HID Headlamps included
	Remote start \$199.00	Remote start included
	Supercab upgrade to supercrew* \$2,800.00	Supercrew cab included
Total \$32,791.00	Total \$32,350.54	Total \$30,706.00

* estimate cost with government pricing. Upgrade lists for \$3800 on Ford.com

Highlights:

Original truck we are replacing was more expensive using the purchase price in 2007: seven years ago

Trucks just purchased would have been more expensive if we added the features of this proposed truck

New vehicle has extra safety features like a rear sensing system and a backup camera.

Satellite radio is a free (included) six month trial. It is included at no cost. We do not propose to purchase satellite radio subscriptions for Township vehicles.

Vehicle being replaced is the service truck for the Water Department which carries all the tools needed for customer service appointments.

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

INVITATION TO BID FOR ONE NEW 2014 FORD F-150 PICKUP TRUCK

To whom it may concern:

Sealed Bids will be received by Charter Township of Van Buren at the Clerk's office, 46425 Tyler Road, Van Buren Township, MI 48111, until 10:00 a.m., Local Time, Wednesday, April 23, 2014, at which time and place said Bids will be opened and publicly read aloud for the following purchase:

One new 2014 Ford F-150 pickup truck

Bid Documents are on file with Mr. Leon Wright, Clerk

Bid Documents (including the purchasing policy of the Township) may be examined at the following location: Charter Township of Van Buren 46425 Tyler Road, Van Buren Township, MI 48111 or at the Township web site <http://www.vanburen-mi.org/>

Send all bids to:
Office of the Clerk
Van Buren Township
46425 Tyler
Van Buren, MI 48111

Deadline for receiving bids is 10:00 a.m. Wednesday April 23, 2014. No late bids will be accepted.

***All bids should be sealed and clearly marked "2014 DPW Pickup Truck"**

Bids shall be publicly opened and read at:
10:00 a.m. (local time), Wednesday April 23, 2014
Van Buren Municipal Building
46425 Tyler
Van Buren, MI 48111

Specifications:

2014 Model year
F15N 4x4 Supercrew
N1 Blue Jeans Metallic
Equipment group 302A
 XLT Series
 XLT Convenience Package
 Power Driver Seat
 Power Adjustable Pedals
 Single CD w/LCD/Sync Basic
 Select Shift Transmission
 XLT Plus Package
 Reverse Sensing System
 Power Sliding Rear Window
 Rear Defroster/Defogger
 XLT Chrome Package
 Rear View Camera
 Integrated Trailer Brake Controller
 Sirius XM Radio
99F 5.0 Liter V8 FFV Engine
446 Electric 6-Speed Auto w/Tow Mode
XL9 3.55 Electronic Lock RR Axle
 7350# GVWR Package
 36 gallon fuel tank
47R All-weather rubber floor mats
59H HID Headlamps
63T Tailgate step
G Leather 40/console/40 black
Hard Tri-fold Tonneau Cover
Remote Start
Factory spray bed liner

Instructions/ Additional Information

All specifications must be met. Failure to meet all the specifications may result in a disqualified bid.

The Charter Township of Van Buren Board of Trustees reserves the right to accept or reject any or all bids, to waive informalities or errors in the bidding process, and to accept any bid deemed to be in the best interest of the Township, including bids that are not for the lowest amount.

- The submitted price should be all inclusive of all taxes, fees, and any and all other charges.
- The Charter Township is exempt from Michigan sales tax. Tax exempt number is 38-6007135.
- The Township has a license plate for the vehicle and one should not be included in the bid.
- Bid submittals received after the above deadline will not be accepted and will be returned to the respondent unopened.
- The bidder agrees that this bid may not be withdrawn for a period of 60 days after the bid opening date.
- Each bidder agrees to waive and hereby does waive any claim it has or may have against the Township and its agents, representatives and employees arising out of or in connection with the administration, evaluation, recommendation or award of any bid.
- Proposals submitted by bidders who have been debarred, suspended, or made ineligible by any federal, state or local agency will be rejected.

Bidder acknowledges that it has reviewed all bid documents including the purchasing policy of the Township.

Prospective bidders may contact the office of Public Works Superintendent William Turner at 734-699-8900 extension 9227 with any questions.

Total price: \$ 30,706 _____

Delivery date: Special Order 4-6 weeks

Company Name: Jack DemmerFord
37300 Michigan Ave Wayne, Mi 48184

Signature:  Sales

Date: March 27, 2014

Charter Township of Van Buren

Agenda Item: WS NB #1

REQUEST FOR BOARD ACTION

WORK STUDY MEETING DATE:

JUNE 2, 2014

BOARD MEETING

DATE:

Consent Agenda _____

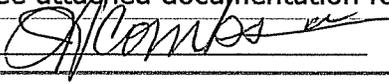
New Business X

Unfinished Business _____

Public Hearing _____

ITEM (SUBJECT)	Country Walk III and IV Status
DEPARTMENT	
PRESENTER	Attorney McCauley
PHONE NUMBER	734-699-8910
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	

Agenda topic

ACTION REQUESTED	
Update on Country Walk III and IV status	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
Please see attorney-client privileged letter. Meeting to occur this afternoon (Wednesday, May 28), and update will be provided.	
BUDGET IMPLICATION	
IMPLEMENTATION NEXT STEP	
DEPARTMENT RECOMMENDATION	
COMMITTEE/COMMISSION RECOMMENDATION	
ATTORNEY RECOMMENDATION	Attached
(May be subject to Attorney/Client Privilege and not available under FOIA)	
ADDITIONAL REMARKS	See attached documentation for additional information.
APPROVAL OF SUPERVISOR	

Charter Township of Van Buren

BRD - consent #4

Agenda Item WS-NB#2

REQUEST FOR BOARD ACTION

WORK STUDY MEETING DATE:
JUNE 2, 2014

BOARD MEETING DATE:
JUNE 3, 2014

Consent Agenda New Business Unfinished Business Public Hearing

ITEM (SUBJECT)	Resolution to file petition to abandon a portion of the Fisher and Lenge Drain
DEPARTMENT	Planning and Economic Development
PRESENTER	David M. Nummer, PE, Wade Trim
PHONE NUMBER	734-947-2793
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	

Agenda topic

ACTION REQUESTED	
	Approve Resolution 2014- 15

BACKGROUND -- (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
	Costco is proposing to construct a trucking depot on the west side of Belleville Road adjacent to the existing Bayloff Industries property. This development will require the abandonment of a portion of the Fisher and Lenge Drain located on their property. The Costco property is the only property tributary to the Fisher and Lenge Drain in the Township. According to the procedure established in the Drain Code the Township can petition for the abandonment of a portion of the Drain by adopting the attached resolution and executing the petition document. A map of the area showing the portion of the drain to be abandoned is attached.

BUDGET IMPLICATION	NA
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IMPLEMENTATION NEXT STEP	Board of Trustees approval
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DEPARTMENT RECOMMENDATION	Approval of resolution and execution of drain petition
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COMMITTEE/COMMISSION RECOMMENDATION	
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ATTORNEY RECOMMENDATION	
	The resolution was reviewed and approved by Township attorney.

ADDITIONAL REMARKS	
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APPROVAL OF SUPERVISOR	
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STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF VAN BUREN

RESOLUTION TO FILE PETITION TO ABANDON DRAIN OR A PORTION THEREOF
FISHER AND LENGE DRAIN

At a _____ meeting of the Board of Trustees for the Charter Township of Van Buren, County of Wayne, State of Michigan, held in said Charter Township on the _____ day of _____, 2014, at _____ o'clock, ____ m.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and seconded by _____
_____.

WHEREAS, the Fisher and Lenge Drain ("Drain") is a legally established county drain pursuant to the Michigan Drain Code, Public Act 40 of 1956, as amended, (the "Drain Code"), and the Drain is located within the corporate boundaries of the Charter Township of Van Buren and the Charter Township of Canton, and the lands comprising the Fisher and Lenge Drain Drainage District are located within the corporate boundaries of the Charter Township of Van Buren and the Charter Township of Canton; and

WHEREAS, an inspection of the area where the Fisher and Lenge Drain is established shows that a portion of the Fisher and Lenge Drain has ceased to be of public utility and is no longer conducive to the public health, convenience, and welfare to properties and residents of the Charter Township of Van Buren; and

NOW, THEREFORE BE IT RESOLVED THAT, pursuant to Chapter 17 of the Drain Code, a petition for the abandonment of a portion of the Fisher and Lenge Drain is authorized to be executed by the Charter Township of Van Buren, and that the Supervisor and Clerk are authorized to sign all documents necessary to effectuate the intent of this petition.

BE IT FURTHER RESOLVED that the Clerk shall forward to the Wayne County Drain Commissioner a copy of this Resolution and file the petition to abandon and vacate a portion of the Fisher and Lenge Drain as permitted under the Drain Code.

AYES:
NAYS:
ABSENT:

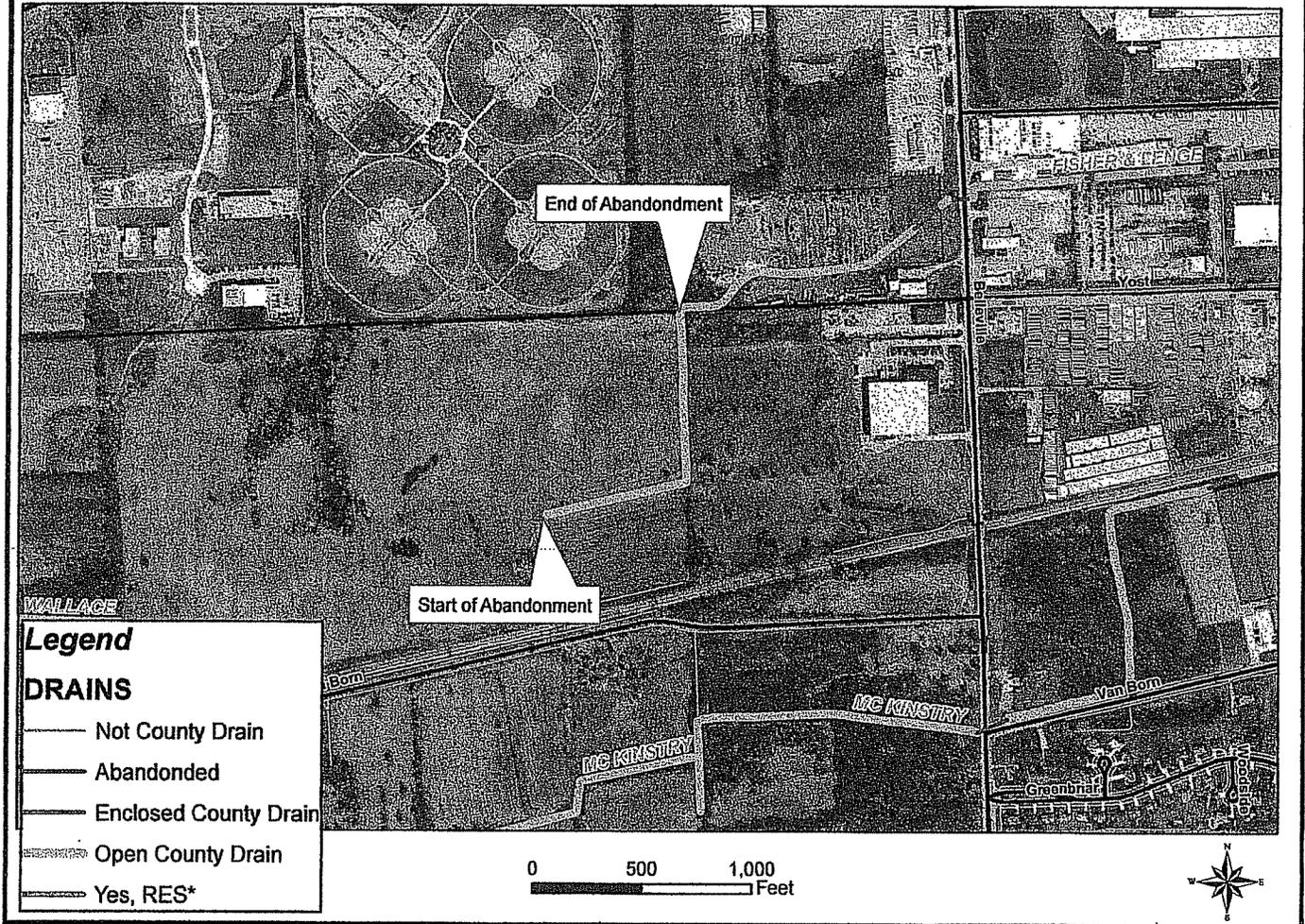
RESOLUTION DECLARED ADOPTED.

CHARTER TOWNSHIP OF VAN BUREN

By: Linda Combs
Its: Supervisor

By: Leon Wright
Its: Clerk

Fisher and Lenge - Van Buren Township



TECHNICAL MEMORANDUM

Petition for Drain Abandonment

Prepared For: Van Buren Township Board of Trustees

Prepared By: David M. Nummer, PE

Date: May 27, 2014

The Developer of the proposed Costco development, located on the west side of Belleville Road, adjacent to the Bayloff Industries property, has requested that the Township initiate the process for the abandonment of a portion of the Fisher and Lenge Drain located on their property. The process for abandoning a portion of a County Drain is prescribed in the Drain Code and involves the Township adopting a resolution to file a petition for the drain abandonment and submitting a petition to the Drain Commissioner.

Attached is a map showing the drain area and the portion of the drain to be abandoned. The abandonment is entirely on the Costco property and that portion of the drain only serves the Costco parcel. Once developed, the site will continue to drain to the remaining portions of the Fisher and Lenge Drain, which flows north into Canton Township.

The attached resolution and petition are standard Drain Commission documents. The resolution authorizes the Township Supervisor and Clerk to execute the petition. These documents have been provided to the Township attorney for review and comment. The Board may notice that the petition document makes reference to the Township being subject to a portion of the total amount to be special assessed for this project. We have confirmed with the Drain Commissioner's Office that there are no special assessments associated with this drain abandonment and that the Developer is paying all of the cost to physically abandon the drain.

We are recommending that the Township Board adopt the attached resolution and that the Supervisor and Clerk be authorized to file the attached petition for abandonment of a portion of the Fisher and Lenge Drain.

DMN:ka

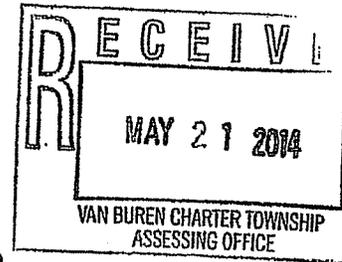
VBN 1010-14T

Drain abandonment memo.docx

Enclosures (*Resolution, Petition, Drain Area Map*)



Robert A. Ficano
County Executive



TO: Linda Combs, Supervisor, Van Buren Charter Township
FROM: Kenneth M. Kucel, P.E., Wayne County Drain Commissioner
RE: Fisher & Lenge Drain Abandonment (partial) for Costco site
DATE: May 16, 2014

Proposed Abandonment of Portion of Fisher & Lenge Drain

As you may know, development of the proposed Costco site in Van Buren Charter Township requires drainage improvements, including the removal of the Fisher & Lenge Drain ("Drain") on the property.

The Wayne County Drain Commissioner has agreed to the removal of the Drain on site upon approval of plans, with the condition that the Drain is legally abandoned upon completion of the construction of the on-site improvements. There will be additional requirements by the Wayne County Permits Office, as part of its plan review process, which must also be met.

MCL 280.391 provides for the abandonment of a drain or a portion of a drain by petition from at least five property owners in the drainage district, or by petition from a city, township or village within the drainage district. It is our understanding that the Township is willing to entertain an abandonment petition for a portion of the Drain to allow for development of the site. An Abandonment Petition and Resolution have been prepared for the Township and are enclosed.

Drain Code Requirements for Abandonment

MCL 280.391 requires that a drain (or portion of drain) proposed to be abandoned must have "ceased to be of public utility and is no longer necessary or conducive to the public health, convenience or welfare." Further, [p]rivate rights of persons acquired by reason of the establishment and construction of the drain shall not be interfered with, or in any way be impaired by such abandonment or vacation."

Accordingly, while a petition may be received by the Drain Commissioner, an abandonment of the Drain on the proposed Costco site cannot actually take place until the requirements of MCL 280.391 are met. In this instance, the requirements are met when Costco completes the construction of the drainage improvements on site and physically removes the Drain on the property.

Wayne County Process Upon Receipt of Abandonment Petition

The Drain Commissioner will not act on the Abandonment Petition until confirmation that the Drain work on the Costco site is complete. After completion of work, a hearing will be held pursuant to MCL 280.391 where the Drain Commissioner will receive testimony, if any, as to whether a portion of the Drain should be abandoned. An Order will be issued relative to the abandonment and, if abandoned, any Drain easements over the Costco property will be quitclaimed back to the owner.

If you have any questions, please contact our office at (313) 224-3620.

CC: Ethan Frisch, V3 Companies

**PETITION TO ABANDON DRAIN OR A PORTION THEREOF
PURSUANT TO CHAPTER 17 OF THE MICHIGAN
DRAIN CODE OF 1956, AS AMENDED
FISHER AND LENGE DRAIN**

To the County Drain Commissioner of the County of Wayne:

The undersigned petitioner is the Charter Township of Van Buren, County of Wayne, State of Michigan, and does hereby petition for the abandonment of a portion of the Fisher and Lenge Drain as provided in Chapter 17 of the Drain Code, Public Act 40 of 1956, as amended. The Fisher and Lenge Drain Drainage District is located and established in the Charter Township of Van Buren and Charter Township of Canton, County of Wayne and the portion of the Drain to be abandoned is located wholly within the Charter Township of Van Buren, County of Wayne.

The petitioner is a municipality which will be liable to assessments at-large for at least a percentage of the total amount to be assessed for the cost of the Drain. This petition has been authorized by the Charter Township's governing body. A copy of the Resolution of the Charter Township of Van Buren is attached hereto.

Your petitioner further shows that a portion of the Fisher and Lenge Drain has ceased to be of public utility and is no longer conducive to the public health, convenience, and welfare to properties and residents of the Charter Township of Van Buren.

CHARTER TOWNSHIP OF VAN BUREN

By: Linda Combs
Its: Supervisor

By: Leon Wright
Its: Clerk

As authorized by its government body
On: _____, 2014

Charter Township of Van Buren

Agenda Item: WS-NB#3

REQUEST FOR BOARD ACTION

WORK STUDY MEETING DATE:

JUNE 2, 2014

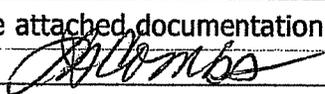
BOARD MEETING

DATE: JUNE 17, 2014

Consent Agenda _____ New Business x _____ Unfinished Business _____ Public Hearing _____

ITEM (SUBJECT)	Costco Rezoning M-1 Light Industrial to M-2 General Industrial
DEPARTMENT	Planning
PRESENTER	Sally Hodges
PHONE NUMBER	734-699-8910
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	

Agenda topic

ACTION REQUESTED	
Consider for First Reading of Ordinance _____ to Amend the Township Zoning Ordinance by rezoning 57.52 acres of land (Parcels V125-83-013-99-0011-000 and V125-83-013-99-0001-000) located west of Belleville Road and north of the railroad viaduct from M-1 (Light Industrial) to M-2 (General Industrial)	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
The applicant, Costco Wholesale has requested rezoning of the above two parcels at 5800 Belleville Road from M-1 to M-2. The land requested for rezoning is north of and behind the Bayloff Stamped Products site and abuts the railroad right-of-way. The rezoning is consistent with the Township’s Master Plan. The Planning Commission held a public hearing on April 23, 2014 and, at its May 14, 2014 meeting unanimously voted to recommend that the Board of Trustees approve the requested rezoning. Minutes from the Planning Commission public hearing and approval meetings are attached, along with the McKenna Associates review letter dated May 8, 2014.	
BUDGET IMPLICATION	None
IMPLEMENTATION NEXT STEP	Request must receive Second Reading to be Approved
DEPARTMENT RECOMMENDATION	Approval
COMMITTEE/COMMISSION RECOMMENDATION	Approval
ATTORNEY RECOMMENDATION	N/A
(May be subject to Attorney/Client Privilege and not available under FOIA)	
ADDITIONAL REMARKS	See attached documentation for additional information.
APPROVAL OF SUPERVISOR	

**CHARTER TOWNSHIP OF VAN BUREN
WAYNE COUNTY, MICHIGAN
ORDINANCE _____
PROPOSED REZONING**

First reading of Ordinance _____; Second reading for adoption will be held at the regular meeting of the Board of Trustees on Tuesday, _____, 2014 at 7:00 PM to be held in the Board of Trustees Room, Van Buren Township Hall, 46425 Tyler Road, Van Buren Township, Michigan, 48111.

AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF VAN BUREN ZONING ORDINANCE 06-02-92, AS AMENDED, BY AMENDING THE ZONING MAP IN CONNECTION THEREWITH.

The Charter Township of Van Buren Ordains:

SECTION 1. ORDINANCE AMENDMENT.

The Zoning Map in connection with the Charter Township of Van Buren Zoning Ordinance shall be amended as follows:

Ordinance No. _____

A request to amend the Charter Township of Van Buren Zoning Ordinance 06-02-92, as amended, to amend the zoning map by rezoning parcels V-125-83-013-99-0011-000 and V-125-83-013-99-0001-000 from M-1 (Light Industrial) to M-2 (General Industrial).

Legal Description of Property:

Parcel V-125-83-013-99-0011-000: Part of North ½ of Section 4 Township 3 South Range 8 East, Beginning at the North ¼ Corner of Section 4; then North 89 Degrees 54 Minutes 42 Seconds East 1356.30 Feet; then South 0 Degrees 10 Minutes 42 Seconds West 1216.18 Feet; then South 79 Degrees 28 Minutes 15 Seconds West 1713.61 Feet; then North 0 Degrees 11 Minutes 20 Seconds East 1526.67 Feet; then North 89 Degrees 57 Minutes 01 Seconds East 327.22 Feet to Point of Beginning, 53.00 acres.

Parcel V-125-83-013-99-0001-000: Part of NE ¼ of Section 4 Beginning South 89 Degrees 07 Minutes 15 Seconds West 63.01 Feet from the North East Corner Section 4; then South 89 Degrees 07 Minutes 15 Seconds West 1257.99 Feet; then South 0 Degrees 32 Minutes 15 Seconds East 156.77 Feet; then North 89 Degrees 07 Minutes 15 Seconds East 1256.52 Feet; then Due North 156.79 Feet to Point of Beginning, 4.52 acres.

This property is located west of Belleville Road, and north of the railroad right-of-way and Van Born Road.

SECTION 2. SEVERABILITY

In the event any article, section, paragraph, sentence, clause, or word of this ordinance is deemed invalid or unconstitutional by any court of competent jurisdiction, such portion deemed severable and shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. REPEALER.

Any and all ordinances or parts of ordinances in conflict herewith are repealed only to the extent necessary to give this ordinance full force and effect.

SECTION 4. EFFECTIVE DATE.

The provisions of this Ordinance are hereby ordered to take effect immediately after adoption and publication in a newspaper of general circulation within the Township.

This Ordinance is hereby declared to have been adopted by the Board of Trustees of the Charter Township of Van Buren, County of Wayne, State of Michigan, at a Regular Meeting, called and held on the ___ day of _____, 2014.

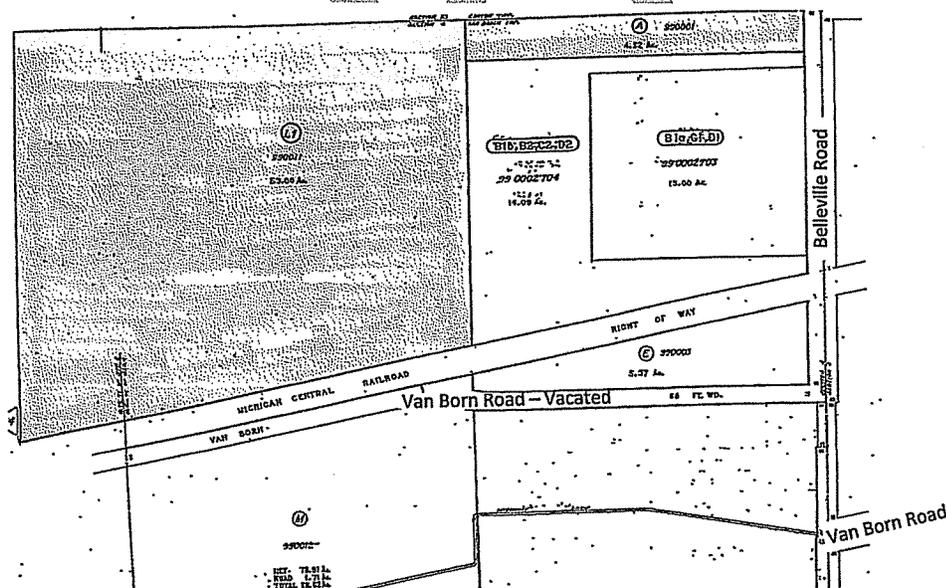
- YEAS:
- NAYS:
- ABSENT:
- ABSTAINED:

This Ordinance shall be immediately recorded by the Township Clerk in the Township Ordinance Book as soon as it is adopted, which record shall be authenticated by the signatures of the Supervisor and Clerk and shall be published in a newspaper of general circulation in the Township within ten (10) days of passage.

I hereby approve the foregoing Ordinance,

Leon Wright, Clerk

Linda Combs, Supervisor



May 8, 2014

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

Subject: Case # RZ 214-001 and # RZ 214-002; Parcel V125-83-013-99-0011-000 and Parcel V125-83-013-99-0001-000; 5800 Belleville Road; Rezoning Review #1

Dear Commissioners:

The applicant has requested rezoning of 57.52 acres of land from M-1, Light Industrial to M-2, General Industrial. The site is located on the west side of Belleville Road, north of Van Born Road and the Norfolk Southern rail corridor. The land requested for rezoning is behind the Bayloff Stamped Products site and includes the Holly Construction site (north of Bayloff) at 5800 Belleville Road. Although the Holly Construction site has Belleville Road frontage, the majority of the requested rezoning is a land-locked parcel that currently can only be accessed via an easement. Although not the subject of our review, the site is proposed as a truck terminal for Costco. Our comments follow.

COMMENTS

- Existing Conditions.** The site is located along the northern border of the Township abutting Canton Township. The surroundings are summarized below:

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Vacant & Industrial Building	Heavy Industrial	M-1 Light Industrial
North (Canton Township)	Recreation & Industrial	Mixed Use	Light Industrial & General Industrial
East	Industrial	Heavy Industrial	M-2 General Industrial
South	Vacant & Norfolk Southern Railroad	Consent Judgment – Parcels C and A	Consent Judgment – Parcels C and A
West	Vacant	Heavy Industrial	M-1 Light Industrial

The 440+ acre site south of the railroad tracks was the topic of a lawsuit and is subject to a consent judgment that governs its future use. Parcel A, encompassing the vast majority of that land and closest to the subject rezoning, is intended for a range of heavy industrial, light industrial and transportation uses, including permitted uses in the M-2, MT, M-1 and OT zoning districts. Parcel C parallels Belleville Road, and is intended for a range of commercial and light industrial uses.

2. **Zoning Ordinance.** Permitted uses in the site's existing M-1 District and the proposed M-2 District are as follows:

- a. Existing M-1 Zoning. The permitted uses in the existing M-1 District include the following: wholesale and warehousing; assembly, fabrication, manufacture, packaging or treatment using previously prepared materials; tool and die shops; publishing, printing, forming of boxes and manufacture of cardboard products; research or testing labs; retail dry cleaning plants and laundries; public utility buildings, transformer stations and substations including outdoor storage; retail and service establishments intended to support and provide services to other uses and visitors to the district. By special approval, drive-in theaters; private clubs and lounges; recreational vehicle storage yards; outdoor storage of contractors' equipment and supplies; outdoor instructional services; and truck repair and maintenance facilities may be permitted.
- b. Proposed M-2 Zoning District. The M-2 zoning district permits all uses in the M-1 district and the following additional permitted uses: industrial establishments like automobile assembly and manufacturing, processing and refining of food, breweries and distilleries, other accessory and similar uses; truck or railroad terminals, including transfer and storage of trucks and facilities. By special approval, storage yards for construction; drive-in theaters; mining; air freight; and junk yards may be permitted.

The site is large enough to support the permitted uses and special approval uses in the M-2 District.



3. **Master Plan Compliance.** The Master Plan designates this property as Heavy Industrial. The Heavy Industrial category is intended for fabrication, manufacturing, or warehousing of raw and semi-finished materials, and anticipates M-2 as the zoning district to implement it. The Plan recommends Heavy Industrial uses along much of the northern boundary of the

Township, where it can take advantage of the railroad, existing industrial patterns, proximity to Willow Run Airport, and major arterial access. The Master Plan includes goals and objectives that support the development of a mix of new industrial uses with reasonable boundaries that do not encroach on non-compatible uses. The Plan discourages random industrial development and encourages industrial development that is readily serviced by public utilities and easily accessible by major transportation corridors.

4. **Pattern of Development.** The surrounding land is predominantly industrial in character, with a vacant parcel to the west that is zoned and planned to be developed as industrial. The Norfolk Southern rail corridor on the south boundary of the site is a functional barrier compatible with Heavy Industrial uses. Most of the surrounding land is either vacant or is being used for industrial with trucking and outdoor storage, fronting Belleville Road. Bayloff Stamped Products is east and south of the rezoning parcels and is zoned M-2. The Canton Sports Center, in Canton Township north and west of the site takes access from Michigan Ave., which minimizes potential conflicts between the uses. Further, the Sports Center is zoned Light Industrial. During site plan review, appropriate screening, buffers, and setbacks will be required.
5. **Access and Traffic.** 2012 SEMCOG traffic counts for Belleville Road between Van Born and Michigan Avenue report an Average Annual Daily Traffic volume of 15,100 vehicles per day. A four lane road can comfortably accommodate 25,000 to 30,000 cars per day. Belleville Road is functionally classified as a Principal Arterial under the National Functional Classification System, administered by MDOT. Principal arterials are typically important surface streets, and state highways. They generally carry long distance, through-travel traffic, and are planned to provide access to important traffic generators, such as major airports or regional shopping centers.

Belleville Road connects traffic to the region via Michigan Ave. (M-12, ½ mile to the north), Ecorse Road, I-94 and I-275. Belleville Road in its existing configuration can accommodate additional traffic capacity, but turning movements and driveway ingress and egress should be considered in the site plan process.

RECOMMENDATION

We recommend that the Planning Commission recommend that the Township Board of Trustees approve the request to rezone the site from M-1 Light Industrial to M-2 General Industrial District for the following reasons:

1. The requested M-2 zoning district is consistent with the Master Plan Future Land Use Map and recommendations for Heavy Industrial use..
2. The potential uses in the M-2 District are compatible with the surroundings and will support economically viable development of the site.
3. By extending the boundaries of the existing M-2 zoning further west to include a large, land-locked parcel, the overall area will become more consistent with the M-2 uses and Master Plan along Belleville Road.

4. Belleville Road is planned for heavier, regional traffic, consistent with the M-2 classification.

Respectfully submitted,

McKENNA ASSOCIATES, INCORPORATED



Sara J. Hodges, AICP, IAP2
Senior Vice President



Paul Lippens, AICP
Principal Planner

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
April 23, 2014
MINUTES

Public Hearing
mtg
- Costco

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

ROLL CALL:

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

Excused: None.

Staff: Director Mullen and Secretary Harman.

Planning Representatives: McKenna & Associates, Sally Hodges.

Audience: Eleven.

APPROVAL OF AGENDA:

Motion Kelley, McKenna second to approve the agenda of April 23, 2014 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Boynton, Franzoi second to approve minutes from April 9, 2013 as presented.

Motion Carried.

PUBLIC HEARING:

ITEM # 1 **CASE # RZ14-001 AND RZ14-002**

TITLE: **THE APPLICANT, COSTCO WHOLESALE, IS REQUESTING TO REZONE APPROXIMATELY 57.5 ACRES OF PROPERTY CURRENTLY ZONED M-1 (LIGHT INDUSTRIAL) TO M-2 (GENERAL INDUSTRIAL).**

LOCATION: **PARCEL TAX ID NUMBERS V125-83-013-99-0001-000 AND V125-83-013-99-0011-000, ALSO KNOWN AS 5800 BELLEVILLE ROAD, ARE THE SUBJECT PROPERTIES OF THIS HEARING. THESE PROPERTIES ARE LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN MICHIGAN AVENUE ON THE NORTH AND VAN BORN ROAD ON THE SOUTH.**

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

Ted Johnson, President of Design Strategies, Costco Development Manager for Midwest projects, gave the presentation for the applicant. The applicant has 72 acres under contract for the Costco Development. Fourteen acres are currently zoned M-2 with the remaining 58 acres zoned M-1. The applicant is requesting to rezone the 58 acres from M-1 to M-2. Access to the site will be from Belleville Road. The applicant is currently working with Planning Department staff on site plan issues with the rezoning of the 58 acres being the first step.

Resident voiced concerns with applicant not owning the property and with adequacy of truck parking and staging on the site. A second resident is looking forward to the project proceeding and sees it as huge step for the Township.

Hodges of McKenna Associates noted that the application for rezone and site plan are in staff review. The zoning changes will not change the parking or staging concerns relative the truck terminal.

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

ITEM # 2 CASE # TLU 14-010

TITLE: THE APPLICANT, TNT FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND MAY REQUIRE A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: BELLEVILLE WALMART #2872, 10562 BELLEVILLE ROAD, IS THE SUBJECT OF THIS HEARING. THIS SITE IS ON THE WEST SIDE OF BELLEVILLE ROAD NORTH OF THE NORTH I-94 SERVICE DRIVE AND SOUTH OF TYLER ROAD.

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

Chuck Friese, a representative for TNT Fireworks, gave the presentation. The applicant is requesting to add the Belleville Walmart location with extra days open beyond the seven days allowable to gain exposure to the community. The hours of operation would be 9:00 a.m. – 10:00 p.m. with 24-hour security on site.

Residents expressed concerns with the increase of firework stands in the Township, locations of the stands, and the need to regulate the number of locations.

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

ITEM # 3 CASE # TLU14-011

TITLE: THE APPLICANT, USA FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND MAY REQUIRE A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: FAITH UNITED METHODIST CHURCH, 6200 DENTON ROAD, IS THE SUBJECT OF THIS HEARING. THIS SITE IS ON THE WEST SIDE OF DENTON ROAD SOUTH OF MICHIGAN AVE AND EAST OF GILMORE STREET.

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

Steven Robinson of USA Fireworks, Director of Michigan stores, gave the presentation for the Applicant. The applicant operated at this site the previous year and is requesting a variance in the number of days of operation to have more exposure to the community. The days and hours of operation requested are Friday, June 20 through Sunday, July 6 from 9:00 a.m. – 10:00 p.m.

No comments from the Commission or the audience.

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
May 14, 2014
MINUTES

PC Recommend
for Approval
- Costco

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

ROLL CALL:

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

Excused: Donald Boynton and Sharry Budd.

Staff: Director Mullen and Secretary Harman.

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

Audience: Seventeen.

APPROVAL OF AGENDA:

Motion McKenna, Johnson second to approve the agenda of May 14, 2014 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Franzoi second to approve minutes from April 23, 2014 as presented.

Motion Carried.

PUBLIC HEARING:

ITEM # 1 **CASE # 14-002**

TITLE: **THE APPLICANT, ATCHINSON FORD, IS REQUESTING SPECIAL APPROVAL TO EXPAND OPERATIONS INCLUDING USED CAR SALES AS REQUIRED IN SECTION 13.03 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

LOCATION: **PARCEL TAX ID NUMBERS V125-83-061-99-0004-701, ALSO KNOWN AS 9700 BELLEVILLE ROAD, IS THE SUBJECT OF HEARING. THE SITE MEASURES APPROXIMATELY 4 ACRES OF PROPERTY CURRENTLY ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS). THE PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER ROAD AND NORTH I-94 SERVICE DRIVE.**

Motion Kelley, Johnson second to open the public hearing. Motion Carried.

Architect Wayde Hoppe gave the presentation for the applicant and displayed a site plan showing the existing building with an addition of a front reception area/waiting room, elevations of the building and new brick façade. The special use request is for used car sales and the servicing of vehicles via a "Quick Lane" allowing an attendant to take a vehicle back to for service.

Commissioners inquired if the addition was for the Quick Lane or a waiting area, if the addition is on the north side of the building, if parking spaces are being given up for the addition and if the existing entrance will remain. The addition is a waiting room area and is on the northeast corner, additional parking spaces will be added to the site and the existing entrance will continue to be used for sales with the new entrance being used for the Quick Lane.

No comments from the audience.

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

ITEM # 2 CASE # 14-003

TITLE: THE APPLICANT, ATCHINSON FORD, IS REQUESTING SPECIAL APPROVAL TO EXPAND OPERATIONS INCLUDING AUTO SERVICE AS REQUIRED IN SECTION 13.03 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: PARCEL TAX ID NUMBERS V-125-83-061-99-0002-701 AND V125-83-061-99-0003-002, ALSO KNOWN AS 9800 VELLEVILLE ROAD, ARE THE SUBJECTS OF THIS HEARING. THE SITE MEASURES APPROXIMATELY 4.9 ACRES OF PROPERTY CURRENTLY ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS). THESE PROPERTIES ARE LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER ROAD AND NORTH I-94 SERVICE DRIVE.

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

Architect Wayde Hoppe gave the presentation for the applicant. A site plan was displayed for the Atchinson Ford New Car dealership showing the removal of the front portion of the building to add an addition to extend new car sales and add vehicle service bays. The applicant is looking for special use approval to expand vehicle service functions displayed on the floor plan.

Hodges of McKenna Associates noted that the applicant will also provide cross access between the this site and the site next door.

Motion McKenna, Franzoi second to close the public hearing. Motion Carried.

UNFINISHED BUSINESS:

ITEM # 1 CASE # RZ14-001 AND RZ14-002

TITLE: THE APPLICANT, COSTCO WHOLESALE, IS REQUESTING TO REZONE APPROXIMATELY 57.5 ACRES OF PROPERTY CURRENTLY ZONED M-1 (LIGHT INDUSTRIAL) TO M-2 (GENERAL INDUSTRIAL).

LOCATION: PARCEL TAX ID NUMBERS V-125-83-013-99-0001-000 AND V125-83-013-99-0011-000, ALSO KNOWN AS 5800 BELLEVILLE ROAD, ARE THE SUBJECT PROPERTIES OF THIS HEARING. THESE PROPERTIES ARE LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN MICHIGAN AVENUE ON THE NORTH AND VAN BORN ON THE SOUTH.

Costco Development Manager, Ted Johnson gave the presentation.

Sally Hodges of McKenna Associates presented review letter dated 5-8-14 recommending the Township Board of Trustees approve the request to rezone the site from M-1 Light Industrial to M-2 General Industrial District based on the findings listed in the letter.

Motion Johnson, Kelley second to recommend the Township Board of Trustees the rezoning of parcel numbers V125-83-013-99-0001-000 and V125-83-013-99-0011-000, 57.25 acres from M-1 (Light Industrial) to M-2 (General Industrial) citing the criteria in the McKenna Associates review letter dated 5-8-14 (letter attached).

ROLL CALL:

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

Nays:

Excused: Boynton and Budd.

Motion Carried.

ITEM # 2 CASE # SPR14-001

TITLE: THE APPLICANT, CONSTELLIUM, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF AN EXPANSION TO THE EXISTING FACILITY AS REGULATED UNDER ARTICLE 16.07 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: PARCEL TAX ID NUMBER V125-83-017-99-0014-703, ALSO KNOWN AS 6331 SCHOONER DRIVE, IS THE SUBJECT OF THIS REQUEST. THIS PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF SCHOONER DRIVE OFF OF MICHIGAN AVENUE.

Project Manager Mike Doran gave the presentation for the applicant. Constellium is looking to expand the existing facility by 165,000 square feet, the primary drive will be changed to a continuous loop with 266 additional parking spaces added and architecture consistent with the existing building.

Sally Hodges of McKenna Associates presented review letter dated 5-7-14 recommending preliminary site plan approval subject to conditions listed in the letter.

David Nummer of Wade Trim presented review letter dated 5-8-14 recommending the Planning Commission grant preliminary site plan approval.

Director Mullen presented the Fire Department review letter dated 4-30-14 noting the fire department has a few concerns and is unable to provide approval at this time, will be reviewed again at final site plan approval.

Commissioners inquired about tree removal on the site.

Motion Kelley, McKenna second to grant preliminary site plan approval to Constellium, parcel number V125-83-017-99-0014-703 also know as 6331 Schooner Drive subject to conditions in the McKenna review letter dated 5-7-14, WadeTrim review letter dated 5-8-14 and Fire Department review letter dated 4-30-14 with the addition that the Planning Commission approves the reduced number of parking spaces on site and that the applicant shall provide a maintenance plan and specs from the manufacturer for the painted block. (Letters attached) Motion Carried.