

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
AUGUST 8, 2018
MINUTES**

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

ROLL CALL:

Present: Jahr, Boynton, Kelley, Atchinson, Budd, Franzoi and Thompson.

Excused: None.

Staff: Director Akers and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan and Fishbeck Associate, David Potter.

Audience: Fifteen (15).

APPROVAL OF AGENDA:

Motion Boynton, Kelley second to approve the agenda of August 8, 2018 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Boynton second to approve the regular meeting minutes of July 25, 2018 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1 18-0014 – SPECIAL APPROVAL REQUEST

TITLE: THE APPLICANT, RA CHIESA ARCHITECTS, IS REQUESTING SPECIAL APPROVAL TO CONSTRUCT A MULTI TENANT RETAIL BUILDING WITH A DRIVE-THRU RESTAURANT.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 10573 AND 10551 BELLEVILLE ROAD.

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

Ron Chiesa of RA Chiesa Architects and property owner Jason Kishmish gave the presentation. The applicant came before the Planning Commission three (3) years ago for a similar project in which he received preliminary site plan approval. However, there were difficulties with the previous location due to the lot size. Mr. Chiesa and Mr. Kishmish are requesting special approval and preliminary site plan approval to construct a multi-tenant retail building with a drive-thru restaurant located at 10573 and 10551 Belleville Road.

No comments from the Commission or the audience.

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

ITEM # 2 18-0019 - REZONING

TITLE: THE APPLICANT, US SIGNAL PROPERTIES, LLC, IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 9275 HAGGERTY ROAD FROM C-1, GENERAL BUSINESS TO OT, OFFICE TECHNOLOGY.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 9275 HAGGERTY ROAD.

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

Dave Wisz of US Signal Properties, LLC gave the presentation. The applicant is a Michigan based information technology (IT) solutions provider and is requesting to rezone the property located at 9275 Haggerty Road from C-1, general business to OT, office technology to construct their second data center facility in the Metro Detroit area. The use would be tech in nature, meeting the office technology standards.

No comments from the Commission or the audience.

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

ITEM # 3 ZONING ORDINANCE TEXT AMENDMENT

TITLE: A PROPOSED AMENDMENT OF THE ZONING ORDINANCE WHICH ADDS, "HIGH TECH, DATA PROCESSING, AND COMPUTER CENTERS" AS PERMITTED USE IN THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT.

Motion Boynton, Atchinson to open the public hearing. Motion Carried.

Director Akers gave the presentation referencing his staff memo dated 8-1-18. High tech, data processing and computer centers are current uses that are limited to the OT, office technology district. Currently there is a facility located on an industrially zoned property. These types of land uses are appropriate for industrial areas as they tend to have similar power requirements, utilize similar building types and are typically less intensive uses that are very compatible uses in industrial districts. The main intent of the change is to allow these uses in other areas of the Township and clarify our requirements for existing facilities within.

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

NEW BUSINESS:

ITEM # 1 18-0021 – PHASE ONE (1) SITE PLAN APPROVAL

TITLE: THE APPLICANT, ACS MICHIGAN, IS REQUESTING PHASE ONE (1) SITE PLAN APPROVAL (PER THE APPROVED DEVELOPMENT AGREEMENT) TO CONSTRUCT AN AUTOMOTIVE RESEARCH AND DEVELOPMENT FACILITY.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 50015 MICHIGAN AVENUE, OTHERWISE KNOWN AS THE HAROLD SMITH FARM.

Gary Tressel and Melissa Kota of Hubble, Roth and Clark Engineering gave the presentation. The applicant has an offshore firm that wants to build an automotive research and development facility in Van Buren Township that is looking to occupy the facility by the end of 2019. The site will have one owner, will not be split in the future and the easterly side will be kept as a buffered berm to protect the neighborhood. The research and development facility to develop test vehicles, low-speed testing facility and will have one driveway off of Michigan Avenue, the parking is less than what the ordinance requires but there is plenty of room add spaces if needed. The applicant displayed different points of view of the facility. The retention pond area plans have been submitted to Wayne County for review and the applicant is requesting to vacate the Denton Drain as it is no longer a functional drain. Jerry Filo, the architect for the project displayed samples of siding colors and glass. ACS Michigan's goal is for phase 1 of the development agreement approved in order to get contractors on site as the buyer is on a tight schedule.

Director Akers discussed the approved Project Pancake development agreement of which the approval process is split into 2 phases. Phase 1 approval includes site grading, storm water management, the parking lot, shell of the facility, landscaping and berms. If phase 1 is approved the township can grant construction approval. The applicant is providing a performance guarantee for the cost of the berm and landscaping. Phase 2 will encompass all other items and will have both preliminary and final site plan approvals.

Vidya Krishnan of McKenna Associates presented her site plan phase I review letter dated 8-3-18. If the Planning Commission is in agreement with the plan layout and allowing the Planning Director to approve the revised Phase 1 plans to confirm conditions of approval, then McKenna Associates recommends approval of the preliminary and final site plan of Phase 1 of Project Pancake subject to the conditions referenced in the review letter.

David Potter of Fishbeck Associates presented his review letter dated 8-3-18 recommending conditional phase 1 site plan grading approval, subject to the applicant revising the grading plan per the comments in the review letter.

Director Akers presented the Fire Department review letter dated 7-31-18 recommending approval subject to the conditions in the letter, most of which will be addressed in Phase 2.

Commissioners discussed the berm along the southern border by the railroad, the refrigerated storage on the site, the number of parking spaces at the facility. No comments from the audience.

Motion Boynton, Kelley second to grant phase 1 site plan approval per the approved development agreement to ACS Michigan to construct an automotive research and development facility located at 50015 Michigan Avenue, also known as the Harold Smith Farm, subject to the recommendations in the McKenna Associates review letter dated 8-3-18, Fishbeck Associates review letter dated 8-3-18 and Fire Department review letter dated 7-31-18 to include the adjustment of the parking calculation to 359 from 337 and approval of the modified parking submitted to 194 spaces. Motion Carried. (Letters Attached)

ITEM # 2 18-0019 – REZONING

TITLE: THE APPLICANT, US SIGNAL PROPERTIES, LLC, IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 9275 HAGGERTY ROAD FROM C-1, GENERAL BUSINESS TO OT, OFFICE TECHNOLOGY.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 9275 HAGGERTY ROAD.

The applicant had no further comments.

Vidya Krishnan of McKenna Associates presented her review letter dated 8-1-18 recommending the Planning Commission recommend approval of the application to rezone the subject parcel from C-1, general business to OT, office technology designation.

Motion Kelley, Jahr second to recommend the Township Board grant the applicants request to rezone the property located at 9275 Haggerty Road from C-1, General Business to OT, Office Technology based on the analysis and subject to the conditions in the McKenna Associates review letter dated 8-1-18.

Roll Call:

Yeas: Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd and Thompson.

Nays: None.

Absent: None.

Motion Carried. (Letter Attached).

ITEM # 3 18-0014 – SPECIAL APPROVAL REQUEST

TITLE: THE APPLICANT, RA CHIESA ARCHITECTS, IS REQUESTING SPECIAL APPROVAL TO CONSTRUCT A MULTI TENANT RETAIL BUILDING WITH A DRIVE-THRU RESTAURANT.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 10573 AND 10551 BELLEVILLE ROAD.

Ron Chiesa and Jason Kishmish gave the presentation. The applicant received preliminary site plan approval back in November of 2016 for a similar building on a different lot. Mr. Chiesa is requesting special approval to construct a 9,900 square foot multi-tenant retail building with a drive-thru restaurant. A rendering of the front building elevation was displayed and the applicant has a design for car stacking at the site.

Vidya Krishnan of McKenna Associates presented her review letter dated 8-2-18 recommending the Planning Commission approve the special use request subject to all conditions in the McKenna Associates 8-2-18 site plan review letter being met.

No comments from the Commission or the audience.

Motion Kelley, Boynton second to recommend special approval to the Township Board of Trustees to construct a multi-tenant retail building with a drive-thru restaurant located at 10573 and 10551 Belleville Road based on the analysis and subject to the findings in the McKenna Associates review letter dated 8-2-18.

Roll Call:

Yeas: Kelley, Atchinson, Budd, Boynton, Jahr, Franzoi and Thompson.

Nays: None.

Absent: None.

Motion Carried. (Letter Attached)

ITEM # 4 18-0014 – PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, RA CHIESA ARCHITECTS, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A MULTI TENANT RETAIL BUILDING WITH A DRIVE-THRU RESTAURANT.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 10573 AND 10551 BELLEVILLE ROAD.

Ron Chiesa of RA Chiesa Architects and property owner Jason Kishmish gave the presentation. The applicant started the approval process three (3) years ago, but withdrew due to lot size complications. The site plan includes more green area and trees and the applicant has interest from national tenants. Mr. Chiesa thanked Director Akers and his staff for their hard work. The applicant is willing to address and fulfill any requirements.

Vidya Krishnan of McKenna Associates presented her site plan review letter dated 8-2-18 recommending preliminary site plan approval once the Planning Commission has decided on the landscape buffer requirements on the south side of the lot and subject to the conditions referenced in the review letter.

David Potter of Fishbeck Associates presented his review letter dated 7-5-18 recommending the Planning Commission grant preliminary site approval subject to the following conditions: The applicant shall submit detailed engineering plans that are prepared in accordance with the Van Buren Township Engineering Standards Manual and incorporate and address the comments listed in the review letter.

Director Akers presented the Fire Department review letter dated 6-27-18 recommending approval subject to the conditions in the review letter.

Commissioners discussed and agreed the existing buffer from Belle Tire is sufficient and to eliminate the ten (10) foot buffer with trees requirement along the south side of the lot.

Motion Kelley, Boynton second to grant preliminary site plan approval to construct a multi tenant retail building with a drive-thru restaurant located at 10573 and 10551 Belleville Road based on the analysis and subject to the conditions in the McKenna Associates review letter dated 8-2-18,

Fishbeck Associates review letter dated 7-5-18 and Fire Department review letter dated 6-27-18 and the approved deviated landscape buffer. Motion Carried. (Letters Attached)

ITEM # 5 ZONING ORDINANCE TEXT AMENDMENT

TITLE: A PROPOSED AMENDMENT OF THE ZONING ORDINANCE WHICH ADDS, "HIGH TECH, DATA PROCESSING, AND COMPUTER CENTERS" AS A PERMITTED USE IN THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT.

Director Akers had no further comments.

No comments from the audience or the Commission.

Motion Kelley, Budd second to recommend the Township Board add the proposed amendment to the zoning ordinance "high tech, data processing, and computer centers" as a permitted use in the M-1, Light Industrial Zoning District.

Roll Call:

Yeas: Atchinson, Budd, Kelley, Boynton, Jahr, Franzoi and Thompson.

Nays: None.

Absent: None.

Motion Carried.

GENERAL DISCUSSION:

Director Akers introduced Planning Intern, Grace Moore. She is helping to answer rezoning questions and helping developers comply with zoning requirements. Ms. Moore will be giving a presentation at the August 22, 2108 Planning Commission meeting.

ADJOURNMENT:

Motion Boynton, Atchinson second to adjourn at 9:22 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



MCKENNA

August 3, 2018

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

**Subject: VBT-18-021; Project Pancake – Phase 1/Michigan Avenue; Site Plan Review #1;
Site Plans Dated July 20, 2018.**

Dear Commissioners:

The applicant, ACS Michigan proposes to build a 58,054-square foot research and development facility building and associated site improvements. The 75-acre site is located on the south side of Michigan Avenue, bound by single family residential neighborhoods to the east and Conrail railroad to the south, and is commonly referred to as the “Harold Smith Farm” parcel.

Figure 1. Subject Site Location



Source: Google

The site was recently rezoned from R-1C (Single Family Residential) to M-1 (Light Industrial), with conditions. The rezoning is subject to the Rezoning with Conditions Agreement (“RCA”), and the applicable provisions of the CRA are addressed in this letter.

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235 East Main Street
Suite 105
Northville, Michigan 48167

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A Development Agreement (“DA”) for the subject site was approved by the Township Board of Trustees on July 17, 2018. The DA calls for the development of the site in two (2) phases as follows:

- **Phase 1, which is the subject of this review letter, consists of site grading, and construction of the stormwater detention pond, the building footprint and shell, the parking lot, and the berms.**
- **Phase 2, which is addressed in an accompanying review letter, consist of all other remaining items including, but not limited to, landscaping and screening, signage, woodland and tree preservation, exterior lighting, loading and unloading, site engineering, and utilities.**

Pursuant to the DA, the conditions applicable to the Phase 1 site plan review are addressed in this letter. Phase 2, which will be reviewed in a letter under separate cover, will include the remaining aspects of the site plan as noted above. The applicant proposes to seek preliminary and final site plan approval of Phase 1 at this time, followed by preliminary approval of Phase 2 and subsequent final approval of Phase 2 at a later time.

We have reviewed the site plan for Phase 1 components only, based on Zoning Ordinance standards, terms of the CRA, DA, and sound planning and design principles. We offer the following comments for your consideration (any items that require changes or additional information are underlined):

COMMENTS

1. **Zoning and Use.** The site is zoned M-1 (Light Industrial) district. The surrounding zoning includes M-2 (General Industrial) to the south, R-1C (Single Family Residential), C-1 (General Business) and RMH (Mobile Home Park) to the north across Michigan Avenue, R-1C (Single Family Residential) to the east and RMH (Mobile Home Park) and M-1 (Light Industrial) to the west.

The proposed use is a research and development facility with laboratories. Laboratories, major and minor are permitted as principal land use in the M-1 district per Section 3.104 of the Zoning Ordinance. The “tire/vehicle storage” area outdoors is minor enough to be considered accessory to the principal permitted use and is permitted by right, subject to compliance with Zoning Ordinance standards for screening. A use statement must be added to the plan consistent with the description in the DA.

2. **Site Grading.** The applicant has submitted extensive grading plans for the site which involves the creation of a berm along the frontage on Michigan Avenue, along the east property line abutting residential uses and also along part of the south property line adjacent to the railroad. It is our understanding that the applicant is in the process of working with Wayne County to abandon an existing drain easement on the property, which would allow for the placement of the building and parking lots as proposed. We defer to the Township Engineer and the County on this matter.
3. **Dimensional Requirements.** The proposed height of the 2-story building is noted as 28 feet, which is within the maximum permitted height of 30 feet for the buildings in the M-1 district per Section 4.102 of the Zoning Ordinance. The M-1 district has a minimum required front yard setback of 50 feet, a minimum side yard setback of 40 feet, and a minimum rear yard setback of 40 feet. The maximum lot coverage is 35%. The site plan delineates the setback lines, and the proposed structure and all parking areas are in compliance with the setbacks. Lot coverage calculations have not been noted; however, based on the



size of the structure proposed, the coverage is likely to be well under the 35% coverage permitted. Lot coverage calculations must be noted.

The 2000 Ecorse and Haggerty Road Corridor Plan added Residential Protection Areas to many areas of the township, including industrial areas that abutted residential areas in the northwest part of the township. The subject site was not part of that consideration at that time because it was zoned R-1C; however, a change of the zoning to M-1 with conditions placed an industrial use on the site next to residential areas to the east. As part of the CRA, the applicant is required to maintain the 400-foot residential buffer along the east and west property lines. The site plan indicates the required residential buffer zones.

4. **Required Information.** Section 12.203 of the Zoning Ordinance includes all the requirements for information on a site plan. A detailed review of all of the required items and notation of any missing data will be in our Phase 2 review letter under separate cover.
5. **Detention Pond.** The site plan proposes a large detention pond along the east side of the site, located within the 400-foot residential buffer zone. The slope of the detention pond is shown extending up to the east property line and appears to be separated from the abutting parcels by a chain link fence only. The landscape plan on Sheet L-4 does not indicate any proposed landscaping along the east side of the pond. Section 8.107(D)(2) requires chain link fence to be vinyl-coated black, so we recommend that the plans be revised to state this requirement. Also, while most pages state that the fence will be 6 feet high, there is a note on Sheet L-4 that it will be 8 feet high. We recommend that Sheet L-4 state that the fence will be 6 feet high.

We defer to the Township Engineer's regarding the proposed design and capacity of the pond; however, Section 10.103(K) includes specific standards for landscaping around storm water detention ponds, and the plans do not comply with these requirements. Because Wayne County regulates much of planting around detention ponds, we recommend that the perimeter of the pond be landscaped consistent with Wayne County requirements. Details of actual plant materials and counts will be reviewed with Phase 2, and the Planning Commission can modify the requirements of Section 10.103(K) to be consistent with Wayne County.

6. **Access and Circulation.** There is one (1) proposed entrance to the site from Michigan Avenue. Details of actual width of the internal access drives will be reviewed as part of Phase 2. Details of any security gates or other means of restricting access to the facility will also be reviewed as part of Phase 2.
7. **Parking and Loading.**
 - a. **Number of Parking Spaces.** Per Section 9.102(E) of the Zoning Ordinance, parking requirements for research and development and testing facilities are five (5) spaces plus four (4) spaces per 1,000 square feet of gross floor area plus one (1) per employee in peak shift.

Per information provided by the applicant, the building area will be 58,054 sq. ft. and per an email from the applicant's engineer, there will be 100 employees. Based on the information provided, the site requires **337 spaces** (i.e., **237 spaces** for the floor area and **100 spaces** for the employees). The site plan indicates a total of **194 parking spaces**. The proposed parking is deficient by 143



spaces. However, Section 9.101(J) of the Zoning Ordinance permits the Planning Commission to modify the minimum required parking based on demonstration by the applicant that another standard would be more reasonable based on level of current or future employment. According to HRC, the number of required parking spaces will far exceed the demand based on the number of employees and proposed use. While we are generally supportive of not requiring more parking spaces than are necessary for a use, we recommend that a more detailed description of the parking demand be submitted by the applicants. Section 9.101(H) of the Zoning Ordinance allows for parking deferment where a property owner can demonstrate that the required number of parking spaces is excessive. We recommend that a reserve area be shown on the Phase 2 plans for deferred parking and that the applicant meet the requirements of Section 9.101(H) during Phase 2 site plan review.

Future Parking. The site plan also indicates two (2) future building expansion areas and an associated “future parking expansion” area with 80 spaces.

- b. Space Dimensions.** The site plan does not include the parking space dimensions; however, based on scaling of the plans, proposed spaces are 9.5 feet wide by 20 feet deep. The parking space dimensions must be noted. Also, all parking spaces must be double striped as required by Section 9.104(C) of the Zoning Ordinance.

While landscaping will be reviewed as part of Phase 2, several rows of parking spaces shown have more than 20 spaces in an uninterrupted row. Section 10.103(B)(2) of the Zoning Ordinance requires the provision of an interior landscape island for every 20 spaces. The required islands must be added before the parking layout is finalized, and each island must be at least 360 sq. ft. in area and must contain 1 deciduous tree.

- c. Barrier Free Spaces.** Four (4) barrier free spaces are provided. For parking lots between 151-200 spaces, the ADA required six (6) barrier free spaces. Therefore, two (2) additional barrier free spaces must be included. The dimensions of barrier free spaces must also be noted per ADA standards.
- d. Curbing.** Section 9.104(I) of the Zoning Ordinance requires curbing around the entire parking area. There are areas of the site where curbing is not shown. Although Section 9.104(I) allows the Planning Commission to approve an alternate design when an opportunity exists to substantially improve the water quality, the applicants must demonstrate this on the plans.

- 8. Architecture and Building Details.** Section 3.116(E) of the Zoning Ordinance requires building elevations, where visible from residential districts and public rights-of-way, shall incorporate vertical design elements such as spandrel glass, columns, pilasters and/or piers, so as to break up the horizontal mass of the building. While elevations were submitted for review that meet most of those requirements, more detailed building elevations must be submitted to confirm the specifications, colors, and required mechanical screening pursuant Section 10.103(J).
- 9. Berms.** The site plan indicates 10-foot high landscaped berms on the west side of the detention pond, extending on the east of the “vehicle evaluation area” and along a part of the south property line. A similar landscaped berm is proposed along the site’s Michigan Avenue frontage. By having the berm to the west of the detention pond, the residents to the east will be able to see the detention pond and the perimeter fence. While we would generally prefer the berm to be located east of the pond, our



understanding is that some of the residents have expressed their preference of having the pond on the east side to provide distance between their lot and the large berm. Finally, we recommend that the berm on the south side of the lot be extended along the entire south property line to create a complete visual screen and noise barrier for the future vehicle evaluation track area. If the applicant proposes this berm in Phase 2 or in a subsequent phase, we recommend that this be stated on the plans.

RECOMMENDATION

As previously stated, pursuant to the DA, Phase 1 consists of site grading, and construction of the stormwater detention pond, the building footprint and shell, the parking lot, and the berms. If the Planning Commission is in agreement with the plan layout and allowing the Planning Director to approve revised Phase 1 plans to confirm conditions of approval, then we recommend approval of the preliminary and final site plan of Phase 1 of Project Pancake, subject to the following conditions:

1. A use statement must be added to the plan consistent with the description in the DA.
2. Lot coverage calculations must be noted on the plans.
3. Pursuant to Section 8.107(D)(2) of the Zoning Ordinance, the chain link fence must be vinyl-coated black and the plans must be revised to state this requirement.
4. Sheet L-4 must state that the fence will be 6 feet high – not 8 feet high.
5. The perimeter of the pond must be landscaped consistent with Wayne County requirements. Details of actual plant materials and counts will be reviewed with Phase 2.
6. While 194 parking spaces are permitted for Phase 1, a more detailed description of the parking demand must be submitted by the applicants prior to Phase 2. A reserve area must be shown on the Phase 2 plans for deferred parking and the applicant must meet the requirements of Section 9.101(H) of the Zoning Ordinance during Phase 2 site plan review.
7. Pursuant to Section 10.103(B)(2) of the Zoning Ordinance, an interior landscape island for every 20 spaces must be provided. The required islands must be added before the parking layout is finalized, and each island must be at least 360 sq. ft. in area and must contain 1 deciduous tree. This requirement must be met prior to construction of Phase 1.
8. Two (2) additional barrier free spaces must be included. The dimensions of barrier free spaces must also be noted per ADA standards.
9. Either curbing be included along the entire parking area or, pursuant to Section 9.104(I), the applicant can satisfactorily demonstrate to the Planning Commission that the alternate design will substantially improve the water quality.
10. More detailed building elevations must be submitted to confirm the specifications, colors, and required mechanical screening pursuant to Section 10.103(J).
11. That the berm on the south side of the lot be extended along the entire south property line to create a complete visual screen and noise barrier for the future vehicle evaluation track area. If the applicant proposes this berm in Phase 2 or in a subsequent phase, we recommend that this be stated on the plans.
12. That all requirements of the Township Engineer, Fire Marshal, and Wayne County are met.



Respectfully Submitted,

McKENNA



Patrick J. Sloan, AICP
Senior Principal Planner



Vidya Krishnan
Senior Planner

c: Ron Akers, Van Buren Township Director of Planning & Economic Development
Matt Best, Van Buren Township Director of Public Services
David Potter, FTCH, Township Engineers
David McInally, Van Buren Township Fire Marshal





August 3, 2018

FTCH Project No. 181273

VBT Project No. 18-021

Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

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

Re: Project Pancake – Phase 1 (Mass Grading Only)
Van Buren, Michigan

Dear Ms. Thompson:

Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has completed the first review of the Preliminary Plans, dated July 20, 2018, for the proposed Project Pancake – Phase 1 (Mass Grading only).

The proposed project is part of a multi-phased construction project. This review only pertains to Phase 1, which includes; site grading, stormwater detention basin grading, grading of the building footprint, parking lot grading, and grading of berms that surround the property. The next phase is Phase 2, which includes a full preliminary review under a separate review letter.

The following is a summary of our review comments for your use.

General

The following items are general requirements established as part of the *Engineering Standards Manual, Charter Township of Van Buren (April 2014)*. The applicant must include the following items as part of the preliminary plans.

1. All elevations must be in NGVD 29 datum. Please indicate as such on the mass grading plans.
2. Provide a list of private utility contacts with facilities within the project limits.
3. The permanent water elevation within existing ditches and drains should be field measured and indicated on the plans.
4. Soil borings indicating the ground water elevations must be provided. Indicate if seasonal fluctuations are apparent.
5. Drainage flow arrows shall be shown to indicate the direction of surface water flows before and after mass grading. The final 100-year overland flow route must also be indicated on the plans.

NOTE: During the review process, the Applicant supplied updated drawings with flow arrows via email to help facilitate the review. These flow arrows and the 100-year overland flow route must be included with all future submittals.

Site Drainage, Storm Sewer, and Storm Water Storage

Existing:

Existing topography shows drainage flowing predominately west toward the center and north side of the property, into a regulated MDEQ wetland. The wetland discharges into the enclosed Denton Drain, a Wayne County legally established county drain established in the 1920's. The enclosed drain is shown to consist of an 8-inch drain. The Denton Drain flows easterly.

Proposed:

The applicant's proposed plan shows a combination of overland flow through swales and open ended culverts, an underground system that intercepts flow from paved areas, and a detention basin system that collects all flow through two (2) separate forebays. A new pipe run replaces the existing enclosed Denton Drain from the wetland, which outlets into the detention basin system as well. The culvert and sewer sizes within the system range from 12-inch to 36-inch. The overall detention for the site is controlled by a single 36-inch riser with an unrestricted 24-inch outlet. The outlet taps into the existing 12-inch storm system (enclosed Denton Drain) that also collects runoff from Cemetery Road.

Comments:

1. The existing overland flow route for the "middle" drainage district (the drainage district with the wetland), shows flow from the south heading north into the wetland, which ultimately drains via the Denton Drain tile to the east. Based on the proposed site grading plans, a new 10-foot berm is being constructed just south of the wetland, essentially severing the flow from the south. What is the proposed overland flow route for this area once the berms are constructed? The Applicant needs to show how this drainage district, as well as the district immediately west, are going to be drained after the berm(s) are installed.
2. The Van Buren Township water main and sanitary sewer lines that run along the northern section of the detention pond will not be allowed to be within the footprint of the pond and must be located outside the slopes of the pond banks. The area above these utilities must be relatively flat, allowing for equipment and vehicles to access the lines without having to maneuver along the slopes of the pond and berms. Additionally, the access path to these lines will need to be traversable with equipment and vehicles. The Applicant must show a reasonable access path around the site features and landscape. Additional discussion will be necessary regarding fence location vs. site access.

NOTE: In an email conversation with Gary Tressel (HRC) on Thursday, August 02, 2018, he stated that HRC "can review shifting the pond about 45 feet southerly to allow [the sanitary sewer] to stay where it is... and grow the pond further south to compensate for the shift". If the relocation of the pond is not feasible, the Applicant will need to redesign the sanitary sewer outlet that removes it from the footprint of the pond.

3. The overall outlet for the detention basin is an unrestricted 24-inch sewer, which discharges into a 12-inch sewer system. The applicant needs to show the impacts to the overall detention system due to the restriction of flow at the outlet. What is the ultimate overland overflow route for the detention basin when capacity is exceeded? What impacts does the restriction have to the detention capacity?
4. Each forebay must include an outlet weir into the detention basin. This weir size and location shall be shown on the plans.
5. Van Buren Township requires that "Detention basins must be designed to have a permanent pool with a minimum depth of four feet".

NOTE: In an email conversation with Gary Tressel (HRC) on Thursday, August 02, 2018, he stated that they "Due to the proximity to Willow Run, the FAA has said they do not want any wet bottom ponds.

Ms. Carol Thompson, Chairperson

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August 3, 2018

The discussion was between parties other than HRC, but we are reaching back to FAA to get something in writing". Upon receiving word from the FAA, please forward on to the Township for review.

6. Show proposed contour labels for detention basin grades.

Paving and Grading

1. During the land balancing operations, is there a plan to import/export material? Is there a truck route being used other than the temporary maintenance entrance from Michigan Avenue?

Recommendation

At this time, we are recommending conditional Phase 1 – Site Grading Plan approval, subject to the Applicant revising the grading plan per the comments above.

If you have any questions regarding this project, please contact me at 248.324.4791 or dpotter@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.



David L. Potter, PE, CSI-CCCA



Paul J. Kammer, PE

nac

By email

cc: Mr. Ron Akers – Township
Mr. Gary Tressel, HRC

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

Van Buren Fire Department
46425 Tyler Rd
Van Buren Twp. MI 48111



July 31, 2018

Department Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Project Pancake

18-021

To whom it may concern:

I have reviewed a digital plan set sent to me by Ron Akers on July 25th. The plan set is also dated 7-20-18 and is labeled preliminary site plan approval by Hubbell, Roth & Clark, INC 555 Hulet Drive Bloomfield Hills, MI

Project Overview:

The proposal is to build unknown vehicle testing facility. The plan set was reviewed for Fire and Life Safety using the township adopted fire code NFPA 1 and NFPA 101 2012 editions.

Again, please note that **all** applicable **NFPA** codes and standards apply as adopted by the Township of Van Buren. Please address the following items and return, before I can approve submitted site plans.

1. Knox-Box will need to be ordered and installed by owner where fire department indicates prior to occupancy. www.knoxbox.com
NFPA 1 16.3.4.3
2. Van Buren Fire Department apparatus require a **65ft** outside wheel turning radius. Turning radius of a fire department access road shall be as approved by the AHJ.
NFPA 1 18.2.3.4.3.1
3. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 ft. from fire department access roads as measured by an approved route around the exterior of the building or facility.
NFPA 1 18.2.3.2.2
4. Dead-end fire department access roads in excess of 150ft. in length shall be provided with approved provisions for fire apparatus to turn around. Loop access between parking lots is

Our Mission: The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

requested to accommodate requirements and provide access to current and future buildings proposed.

NFPA 1 18.2.3.4.4

5. Sliding gate access, how does the company plan on allowing access to fire department?
6. Building construction and use is needed to identify, suppression requirements and subsequent placement of hydrants and fire department connections.
7. How will fire department have access to future vehicle evaluation area listed on plans?
8. Vehicle evaluation area building, use and construction, will determine hydrant and FDC locations around that building as well.
9. Two-Way Radio Communication Enhancement Systems are required for all new construction, unless after finished construction the occupant can prove through a signal test with the AHJ that it is not needed. NFPA 1 2012 11.10.1 In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. I have attached the requirements for the above required equipment regulated by the State of Michigan.

NFPA 72.24.5.2.2.3

Plans are approved with the understanding that the above items will be incorporated or corrected prior to c/o.

If you have any questions about this plan review report, please feel free to contact me

Respectfully submitted,

David C McInally
Fire Marshal
Van Buren Fire Department