

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, September 26, 2018 – 7:30 PM, Board of Trustees Room**

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of September 12, 2018.

CORRESPONDENCE:

PUBLIC HEARING:

UNFINISHED BUSINESS:

NEW BUSINESS:

ITEM #1: CASE 18-0021 – PHASE TWO (2) PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, ACS MICHIGAN, IS REQUESTING PHASE TWO (2) PRELIMINARY 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.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers phase 2 preliminary site plan approval.

ITEM #2: CASE 18-025 – FINAL SITE PLAN APPROVAL

TITLE: THE APPLICANT, ASHLEY CROSSROADS SOUTH, LLC, IS REQUESTING SITE PLAN APPROVAL TO ADD ADDITIONAL CAR PARKING TO SERVICE THE EXISTING BUILDING 1.

LOCATION: SUBJECT PROPERTY IS LOCATED AT THE CROSSROADS SOUTH DEVELOPMENT WHOSE ADDRESS IS 41775 & 41873 ECORSE ROAD.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers site plan approval.

ITEM #3: CASE 17-026 – PRELIMINARY SITE PLAN APPROVAL.

TITLE: THE APPLICANT, TIMOTHY SHAMMAS, IS REQUESTING PRELIMINARY SITE PLAN

APPROVAL TO ADD A GASOLINE FILLING STATION TO AN EXISTING SHOPPING CENTER.

LOCATION: 41001 E. Huron River Drive. The property is located at the southwest corner of Haggerty Road and E. Huron River Drive.

ACTION ITEMS:

- A. Presentation by the applicant
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers preliminary site plan approval.

GENERAL DISCUSSION:

ITEM #1: PUBLIC PARTICIPATION PLAN LARGE PROJECT DEFINITION

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
SEPTEMBER 12, 2018
MINUTES - DRAFT**

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

ROLL CALL:

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

Excused: Jahr.

Staff: Director Akers and Secretary Harman.

Planning Representatives: Fishbeck Associates, David Potter and Paul Kammer.

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Kelley, Atchinson second to approve the agenda of September 12, 2018 as amended, removing Item #1 under New Business. Motion Carried.

APPROVAL OF MINUTES:

Motion Franzoi, Budd second to approve the regular meeting minutes of August 22, 2018 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 17-029 FINAL SITE PLAN APPROVAL

TITLE: THE APPLICANT, THE VAN BUREN TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT AN OFFICE BUILDING AND A PARK AT THEIR PROPERTY ON BELLEVILLE ROAD.

LOCATION: 10151, 10065, 10085 AND 10101 BELLEVILLE ROAD ARE THE SUBJECT OF THE AGENDA ITEM. THE PROPERTY IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD, NORTH OF THE I-94 SERVICE DRIVE AND SOUTH OF TYLER ROAD.

Susan Ireland, Downtown Development Authority (DDA) Director gave the presentation. Ms. Ireland gave a brief recap of how the project began. The project site is approximately 1.6 acres, the DDA acquired two additional parcels to increase the property size, had the existing structures removed and has submitted the lot combination. The new facility includes a storage building, walking paths, parking and site lighting. The preliminary site plan review was in 2017, many of the comments by staff and engineers have been addressed including: trash disposal, property maintenance, brick to cover 50% of the building, monument signs to have red brick and there will be only one out building. Director Ireland presented samples of the exterior façade materials. There is a shared parking easement agreement with the neighboring real estate office and the gate at the southerly access point will be kept open during operating hours and special events. The Township attorney is reviewing the agreement for three (3) easements with the Westlake property to tie into the water main and sanitary sewer system.

Director Akers presented his final site plan review letter dated 9-7-18 recommending final site plan approval for case #17-029 for the DDA Placemaking Project, based on the analysis and findings in the Township staff review letter with final site plan approval conditioned upon the following:

1. The applicant shall keep the gate between the real estate office and the additional parking area for the DDA building open during business hours, public meetings and DDA events.
2. The applicant shall provide a copy of the executed shared parking agreement between the real estate office and the DDA.
3. The applicant shall update their parking lot landscaping calculations to depict the correct number of trees in the parking lot landscaping.
4. The applicant shall combine all of the parcels into one (1) parcel.
5. The applicant shall provide markings or signage to indicate to traffic in the parking lot that the access lane is one-way. This is to be provided to and approved by the Planning Director.
6. The applicant will need to provide executed pedestrian cross access agreements to the Township.
7. The applicant will need to provide a set of plans which include the photometric plans for the site.

David Potter of Fishbeck Associates presented his site plan review letter dated 9-10-18 recommending approval of the construction plans and final site plan approval subject to the following comments and requirements:

1. The note on sheet C-5 states the owner's permission is required for this proposed storm connection. An easement agreement is being developed with the adjacent owner.
2. A proposed 20-foot easement is shown centered on the property line and is located on and off site.
3. Minimum size for storm sewer must be 12 inches in diameter. We understand that Wayne County Department of Public Services has required that the outlet pipes downstream of the outlet structure be 6-inch and 8-inch respectively. A letter reflecting this requirement shall be provided to the Engineer.
4. Hydraulic grade line for ten-year storm event shall be indicated at each manhole and catch basin on storm sewer profile.
5. The water table depths must be determined to verify potential impacts to the underground detention system. Soil borings indicating the existing ground water elevation must still be provided. This requirement must be noted on the "issued for construction" set of construction documents.
6. The proposed storm water treatment structure has different invert elevations on sheets C-5 and C-8. Invert elevations must match. We understand the inverts on sheet C-5 are correct. This requirement must be noted on the "issued for construction" set of construction documents.

Donald Boynton presented the Fire Department review letter dated 7-31-18 granting approval.

Commissioners inquired if the water and sewer lines were original to the house and what type of events would take place at the facility? There are existing water and sewer leads that will be removed when the building is connected to Westlake Apartment's water and sewer through an easement. The

building will host training for local businesses and entrepreneurs, DDA meetings, Recreation meetings and special events. No comments from the audience.

Motion Kelley, Boynton second to grant final site plan approval to the Downtown Development Authority based on the analysis and subject to the findings in the staff review letter dated 9-7-18, Fishbeck Associates review letter dated 9-10-18 and Fire Department review letter dated 8-30-18. Motion Carried. (Letters Attached)

GENERAL DISCUSSION:

ADJOURNMENT:

Motion Boynton, Atchinson second to adjourn at 8:14 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

PLANNING & ZONING APPLICATION

Case number 18-021

Date Submitted 7-20-18

APPLICANT INFORMATION

Applicant ACS, Michigan **Phone** (248) 385-5269
Address 901 Wilshire Dr, Suite 260 **Fax** (248) 385-5261
City, State Troy, Michigan **Zip** 48084
E:mail dgoldman@acscm.com **Cell Phone Number** (248) 568-0745
Property Owner Harold W. Smith **Phone** (734) 482-0360
(if different than applicant)
Address 50015 Michigan Ave. **Fax** _____
City, State Belleville, Michigan **Zip** 48111
Billing Contact ACS, Michigan **Phone** (248) 385-5269
Address 901 Wilshire Dr, Suite 260 **Fax** (248) 385-5261
City, State Troy, Michigan **Zip** 48084

SITE/ PROJECT INFORMATION

Name of Project Project Pancake
Parcel Id No. V125-83- see attachment **Project Address** see attachment

Attach Legal Description of Property

Property Location: On the south Side of US-12 Road; Between Ecorse Road and Cemetery Road. **Size of Lot** Width varies Depth varies
Acreage of Site 75 **Total Acres of Site to Review** 75 **Current Zoning of Site** R1-C
Project Description: Phase One of Development Agreement: Mass grading, building foundation and shell, detention basin, and soil erosion.

Is a re-zoning of this parcel being requested? Yes YES (if yes complete next line) NO
Current Zoning of Site R1-C Requested Zoning M-1, with Conditions

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? No YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? No **Woodland acreage** 0 acres
List total number of regulated trees outside the Woodland area? N/A **Total number of trees** N/A
Detailed description for cutting trees N/A

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

HAROLD W. SMITH

Print Property Owners Name

Harold W. Smith

Signature of Property Owner

JUL 20, 2018

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this _____ day of _____, 20____.

_____, Notary Public, _____ County, Michigan My Commission expires _____, 20____.

Rev 1/12/06

Parcel ID	Address
83021990001000	50061 Michigan Ave
83022010003004	
83022010004003	
83022010005005	
83022010006001	
83022010007001	
83022010008003	
83023990005000	



HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

PRINCIPALS

Daniel W. Mitchell
Nancy M. D. Faught
Keith D. McCormack
Jesse B. VanDeCreek
Roland N. Alix
Michael C. MacDonald
James F. Burton
Charles E. Hart
Todd J. Sneathen

CONTROLLER

Donna M. Martin

SENIOR ASSOCIATES

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Randal L. Ford
William R. Davis
Dennis J. Benoit
Robert F. DeFrain
Thomas D. LaCross
Albert P. Mickalich
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OTHER OFFICE LOCATIONS

Delhi Township
Detroit
Grand Rapids
Howell
Jackson
Kalamazoo
Lansing

RECEIVED

SEP 17 2018

BY: _____

September 17, 2018

Van Buren Township Planning Commission
46425 Tyler Road
Van Buren, Township 48311

Attn: Carol Thompson, Chairperson

Re: Project Pancake – Phase 2
Preliminary Plans 3rd Review

HRC Job No. 20170986

Dear Ms. Thompson:

The following are a list of our responses from your letter dated September 7, 2018:

Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has completed the third review of the Preliminary Plans, dated August 24, 2018, for the proposed Project Pancake – Phase 2.

FTCH has reviewed and forwarded the two (2) previous review letters, dated August 10, 2018 and August 20, 2018, to the applicant for their review and response prior to submitting the Preliminary Plans to be reviewed for approval. The previous letters were never submitted to the Planning Commission because the applicant was in the process of updating the plans. The most up to date plans, dated August 24, 2018, are the version of the Preliminary Plans used for this review.

In this letter, any previous comments from the second review that have not been completed will remain. The applicant's response to each comment, as documented in a letter to Ms. Carol Thompson, Chairperson on August 24, 2018, will be listed and any additional action items required by the *Engineering Standards Manual, Charter Township of Van Buren (VBT) (April 2014)* that were not completed in this submittal will be listed.

The proposed project is part of a multi-phased construction project. The overall proposed project entails constructing a Research and Development Facility which includes a 2-story 63,500 square foot building, parking lots with 194 spaces, a separate paved low speed vehicle evaluation area, and room for future building and evaluation area expansion. The proposed site utility layout includes a 12-inch water main loop which crosses Michigan Avenue (US-12) northwest of the site and ties into the existing 8-inch system to the east at Cross Street; a proposed 10-inch sanitary system extension; and a storm sewer system to accommodate building, parking lot, and site runoff with a dual forebay detention basin system, with no water surface.

Response: Parking for Preliminary Site Plan approval is now 204 spaces which the Owner has determined will serve his needs for the foreseeable future. Site Plan shows land banked parking spaces of 113 for a total of 317 spaces if needed to be built in the future by the Township.

Below, responses from the Applicant and additional action items will be listed as:

- R) Applicant Response
- C) Additional Comment
- R) Applicant Responses for this letter

Phase 1 Review Compliance

The items listed below are items that were listed as part of the Phase 1 review, which were not completed with the updated plan set dated August 3, 2018. It is our understanding the plans were produced prior to receiving the Phase 1 Plan Review Letter, thus they are listed for reference and shall be included in the next submittal.

Comments:

1. *Site Drainage, Storm Sewer, and Storm Water Storage Comment No. 1:* The updated plans have addressed the "trapped water" issue flowing south to north by adding culverts through the berms; however, the overall flow route once it hits the berm is still not displayed. Add flow arrows indicating the concentrated flow from each district as it hits the berms.

- R) Flow arrows have been added to the plans.

- C) The Applicant has indicated flow arrows for surrounding areas, but additional arrows must also be indicated along the berms to show concentrated flow towards the proposed cross culverts.

Response: Will be provided as a part of Final Site Plan submittal.

2. *Site Drainage, Storm Sewer, Storm Water Storage Comment No. 5:* There has been no official documentation received from the Federal Aviation Administration (FAA) by the Township regarding the requirement for "No Permanent Pools" within the vicinity of the airport. The applicant is to forward on correspondence to the Township for their records.

- R) Correspondence with the FAA at Detroit Metro Airport is being submitted by ACS, and will be forwarded to all parties when received.

- C) Correspondence has been received indicating the WCAA requirement for dry basin (8/30/18).

Response: Correspondence with the FAA at Detroit Metro Airport has been received by ACS, and has been attached to this letter.

3. *Paving and Grading Comment No. 1:* For land balancing operations, is there a truck haul route established?

- R) If off site fill is required to bring the site to the proposed elevations, the access for all traffic will be from Michigan Avenue only. HRC has applied to MDOT for both the temporary and permanent connection to Michigan Avenue.

Following is a summary of our Phase 2 review comments for plans dated August 3, 2018.

General

The following items are general requirements established as part of the VBT *Engineering Standards Manual*, which the applicant must include as part of the preliminary plans.

1. The following items must be included on the project title sheet:

a. Provide a list of private utility contacts with facilities within the project limits.

- R) HRC will provide this at the time of Final Site Plan approvals.

b. Provide a listing of permits required.

- R) See attached list for permits and status, and list will be provided on cover sheet in Final Site Plan approval.

- C) No list was attached. Include in Final Site Plan review set.

2. Existing utility information must be included on the plans. Provide existing information including pipe diameter and material for all utility types, including the force mains within the Michigan Avenue right-of-way (ROW). Update legend to show all utility types (i.e. force mains).

- R) The legend has been updated for force main. HRC has been researching the existing utilities along Michigan Avenue to add to the documents. If the Township has this information available, please provide so we can add to the drawings.

- C) Township will look for information on force mains.

Response: WTUA has provided plans for the force mains adjacent to this project. Field staking does not match plans provided. HRC to work with WTUA to resolve.

3. Indicate and label all existing and proposed easements; those anticipated to be abandoned shall be labeled as such (i.e. the Denton Drain easement).

- R) Existing easements are shown on Sheet C05 – Alta Survey. HRC will add proposed easement to the Final Engineering documents once the reviews are completed for utility alignments and any adjustments are made.

4. Basis for design flow computations for sanitary sewers and storm sewers shall be submitted for both phases and total development. Calculations for total development shall include all development phases, present and future, and existing and future offsite areas tributary to the system.

- R) Basis of design of total development for sanitary and storm have been provided on plans. HRC is developing the phasing information and will provide it on the Final Site Plan submission package.

- C) Basis of Design shows feasibility. Indicate all equations as listed in the VBT Engineering Standards Manual. Peaking Factor equation should be $PF = 18 + \sqrt{P} / 4 + \sqrt{P}$.

Response: Understood.

5. Soil borings indicating the ground water elevation must be provided.

- R) The soil borings will be contained within the contract documents that address ground water elevations, and as these fluctuate, we prefer to leave the soil reports to address this issue.

- C) The fluctuating depth of the ground water in the area of the proposed detention basin is critical. The applicant shall make this information known at this time.

Response: The detention basin will be designed with underdrains that will drain by gravity to the Denton Drain at Cemetery Street to address fluctuating water levels.

6. The following required notes must be added to the plans:
 - a. A statement that all construction shall conform to the current standards, specifications, and general conditions to the Township.

- R) The note has been added to the cover sheet.
 - b. The Developer is responsible for resolving any drainage problems on adjacent properties which are the result of the Developer's actions.

- R) Understood – none anticipated.
- C) The Applicant needs to add this note to the plans, whether or not there are anticipated drainage problems.

Response: Note will be added for Final Site Plan approval.

7. Show and label underground utilities (existing to remain and proposed) on grading plans and all other sheets that have potential earth disturbance.

- R) The proposed utility structures are referenced on the grading plans.
- C) The Applicant must show underground utility lines on grading sheets. The lines can be weighted differently or shaded to be less prominent, but the plans must show underground features anywhere that excavation and earth disturbance is anticipated.

Response: Underground utilities have been added.

8. The final location of perimeter fencing relative to the proposed alignment of public utilities will be determined during final engineering plan review by the Township.
- R) Understood.

Water Main Service

Existing:

The Township water main records indicate an existing asbestos cement (AC) 8-inch water main running east to west along Cross Street on the east side of the property. In addition, there is a 12-inch Township water main located northwest of the property, on the north side of Michigan Avenue (US-12) at Old Michigan Avenue.

Proposed:

The applicant's plan shows a proposed 12-inch water main loop connection to the existing 12-inch water main near Old Michigan Avenue. The proposed 12-inch main then extends southeasterly, crosses Michigan Avenue (US-12), and enters the proposed site near the proposed main driveway entrance, loops around the proposed building, connecting to onsite fire hydrants and the building service taps, before continuing through the site to the east side of the property where it ties into the existing 8-inch water main on Cross Street.



Comments:

1. The proposed water main profile indicates the entire 12-inch water main being encased in a 20-inch steel casing. What is the reasoning behind the encasement? Any unnecessary encasement makes maintenance and repair very difficult. Eliminate the unnecessary casing or provide explanation for its need.

- R) Casing has been eliminated.

- C) The Applicant must update the profile line type to indicate and distinguish between the two (2) types of installation.

Response: Profiles have been revised.

2. Label all water main fittings in both plan and profile views. Indicate description of each fitting and give rim elevations for any water structure.

- R) HRC will provide this at the time of Final Site Plan approvals.

3. Indicate connection type to the existing mains: tee (cut-in or tapping sleeve) or direct connection with reducer.

- R) HRC will provide this at the time of Final Site Plan approvals.

4. Label all existing water main sizes and clearly indicate removal limits for any existing pipe and features to be removed.

- R) HRC will provide this at the time of Final Site Plan approvals.

5. Label proposed water main material, where encasement begins and ends, and any other items associated with the water main construction (plan and profile).

- R) HRC will provide this at the time of Final Site Plan approvals.

6. Prior to Engineering Plan Approval, the Township Water & Sewer Department will review and determine final hydrant and valve needs and locations.

- R) Understood.

7. Verify and indicate how the existing Smith Farm building and the building located in the separate lot northeast of the Smith Farm building is being currently serviced by water. In addition, the applicant must show how these two buildings will be serviced via connections to the proposed water main.

- R) Water services to these structures already exist and will not be impacted by this development.

- C) The Applicant needs to show the location of the lines relative to the proposed water main and sanitary work. Based on existing plans we have reviewed, the service lines connect in close proximity of the 12" watermain connection.

Response: HRC will provide this at the time of Final Site Plan approval.

8. Final required water main easements will be determined by the Township during the final engineering plan review phase.

- R) Understood.

Water Demand Analysis

During the previous review process, the applicant requested that FTCH model the water system without the proposed Michigan Avenue (US-12) crossing being installed as part of this project. Instead, they wanted to see the available flows from the existing 8-inch AC water main along Cross Street. Based on the current water main system and planned pressure reducing valve (PRV) settings for the inclusion of the Project Pancake site, the available flows are as follows:

VB-6 PRV Setting	Available Fire Flow (existing system)	Available Fire Flow (Proposed US-12 loop)
53 psi (Current)	950 gpm	3,300 gpm
58 psi (Future)	970 gpm	3,500 gpm

In discussions with the Township, any additional normal demand that may be proposed to be placed on the existing Cross Street water main without the proposed US-12 water main loop will first need to be discussed with the Water and Sewer Department. There are concerns with the age and condition of the AC pipe if the applicant requests to add in its own pump station or fire flow booster pumps for fire flows. Further discussion will be necessary.

- R) 12" water main crossing Michigan Avenue will be installed as part of this project.

Site Drainage, Storm Sewer, and Storm Water Storage

Existing:

Existing topography shows drainage flowing predominately north toward the center and north side of the property, into a regulated Michigan Department of Environmental Quality (MDEQ) wetland. The wetland discharges into the enclosed existing Denton Drain, a Wayne County legally-established county drain established in the early 1900s. It is believed the enclosed drain is an 8-inch drain. The Denton Drain flows easterly.

Proposed:

The applicant's proposed plan indicates a combination of overland flow through swales, earthen berms, and open-ended culverts; an underground storm drainage collection system that intercepts flow from paved areas; and a detention basin system that collects all flow through two separate forebays. A new pipe run is proposed to replace the existing enclosed Denton Drain from the wetland, which outlets into the detention basin system as well. The culvert and sewer sizes within the proposed drainage system range from 12-inch to 36-inch. The overall detention for the site is controlled by a single 36-inch riser with a restricted 8-inch outlet. The outlet taps and discharges into the existing 12-inch storm system (enclosed Denton Drain) that also collects runoff from Cemetery Road.

Comments:

1. The restricted discharge from the proposed detention basin is flowing into the existing 12-inch Denton Drain. It is assumed the applicant has investigated and received approval from the Wayne County Drain Commissioner to connect and discharge into the Denton Drain.

- R) Approvals are being reviewed by Wayne County and are anticipated shortly.

2. The detention basin overflow in excess of the 100-year storm is shown to discharge easterly, to flow toward the existing Denton Drain via overland surface flow through private properties also located to the east. The applicant must show that concentrated flow is not being directed to the property immediately east of the discharge point. A stormwater mitigation measure, such as a level spreader, may be considered and must be addressed during engineering plan level drawings.

- R) Will be addressed at Final Site Plan submission

3. No flow is accounted for from MH28 (future development) for any downstream features in the sewer calculations. Based on capacity checks for storm sewer, the outlet pipe between MH22 and ES-21 does not have capacity as currently designed and does not include future expansion. How is this pipe going to handle future capacity?

- R) Will be addressed at Final Site Plan submission.

4. Clarify the asterisk within the storm drain calculations for the wetland inlet (IN-10). The area contributing to the wetland inlet is in excess of 22 acres, but not accounted for within the applicant's calculations. Does this storm drain have capacity? What impacts does the apparent lack of capacity have on Michigan Avenue, when large storm events occur. Does Michigan Avenue drain to this wetland as well?

- R) The note was revised to provide clarification. Details will be addressed at Final Site Plan submission.

5. Applicant must provide certified documentation that the Denton Drain easement has been successfully vacated in its current alignment and location.

- R) August 22, 2018 the Township Board passed a resolution to vacate the drain, which will be finalized at the Wayne County Commissioner's meeting of September 5, 2018.

- C) The Applicant must provide the Township with verification that the easement has been finalized by Wayne County.

Response: Denton Drain was abandoned by Wayne County September 5, 2018 – See attached vacation as recorded.

6. The applicant must include culvert location markers to indicate the location of the culvert inlet, so in the event the culvert is plugged, it can be readily located and cleared by the applicant.

- R) Understood.

Sanitary Sewer

Existing:

The existing property is serviced by a 10-inch gravity sewer which extends westerly from Cross Street and terminates at the applicant's noted structure as MH1. The Smith Farm building are currently serviced via two 6-inch sanitary service leads.

Proposed:

The applicant's proposed plan is to tie into the existing 10-inch sewer onsite, via a sanitary sewer system consisting of 10-inch PVC pipe discharging from the north side of the proposed building. The proposed sanitary sewer service lead is shown to tap directly into the existing sanitary manhole, noted as MH1, in the northeast corner of the property, where flow then heads easterly to the Cross Street sanitary sewer main. No additional improvements to the onsite sanitary line are shown on the plans.

Comments:

1. See Note No. 6 under General Comments. A basis of design must be included.
 - **R) Basis of design is shown on Sheet 18.**
 - *C) The Applicant shall show calculations that follow the VBT Engineering Standards Manual, Chapter 4.*

Response: HRC will include as a part of Final Site Plan approvals.

2. Indicate the existing sanitary service lead tap locations on the profile.
 - **R) Understood – will be submitted as a part of Final Site Plan package.**
3. All service leads must be connected via a wye connection to the proposed sanitary sewer downstream of the final upstream manhole. No direct connection of a sanitary sewer service lead directly to a sanitary manhole will be permitted.
 - **R) Understood – will be submitted as a part of Final Site Plan package.**
4. Label sanitary sewer material type, lengths, and slope for each segment on all utility sheets.
 - **R) Understood – will be submitted as a part of Final Site Plan package.**
5. Final required sanitary sewer easements will be determined by the Township during final engineering plan review phase.
 - **R) Understood.**

Paving and Grading

1. Clarify the location of curb types vs. detail names. The plans show Type "A" and Type "B" curb, but only indicate Type "B" in the legend. Plans do not make it clear where one curb type begins and one curb type ends. The typical section for Michigan Avenue calls out DET F4 curb, but shows a DET D type curb. Clarify all curb locations and types.
 - **R) Understood – will be submitted as a part of Final Site Plan package.**

2. All driveways and all sides of parking lots must have concrete curb and gutter to delineate the drive aisles and to direct storm runoff to the stormwater management system.
- R) The plans show areas along driveways and the evaluation area will not be curbed to allow runoff to filtrate thru the vegetation before draining to the forebay for water quality.
- C) Further discussion with the Township will be required during Final Plan review.
3. Grading plans need to show proposed flow arrows and have proposed contours to clearly indicate the overland flow route. Proposed flow arrows along the berms must show high/low points and reflect the overall drainage flow to the cross culverts.

- R) Understood – will be submitted as a part of Final Site Plan package.
4. Show limits of disturbance around all proposed earthwork on any sheet that shows "Approximate limits of grading." Berm edges indicate grading out to match existing; however, it is only indicated on some sheets.

- R) Understood – will be submitted as a part of Final Site Plan package.

Soil Erosion and Sedimentation Control (SESC)

1. An SESC Plan shall be provided in accordance with the VBT *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency (CEA).

<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>

- R) Permit has been approved and is awaiting the storm water approvals from Wayne County prior to issuance.

General Plan Sheet Comments

1. All Sheets – Label section lines with type and section number, carrying this through to all locations.

- R) Understood – will add at time of Final Site Plan approval
2. Sheet C02 – Indicate Section, Township, Range info for each section within the property. Indicate proposed utility lines to give overall site reference to all utilities.

- R) Understood – will add at time of Final Site Plan approval.
3. Sheet C03– Provide Bench Mark and Control Point numbers and provide soil boring locations (when available).

- R) Bench marks have been added to the covers sheets. Do you want to use NAV88 instead of NGVD29? The rest of the information will be provided at Final Site Plan approval.

4. Sheet C04 – Provide aerial photo date captured for future reference.

- R) Understood.

5. Sheet C18 – Label manhole numbers on plan view.

- R) This information has been added.

- C) Labels for the manholes have been added, however, there are no numbers on the labels. Include the manhole numbers on the plan view labels so the plan view manholes can easily be found in profile view.

Response: The manholes have been labeled in the profile.

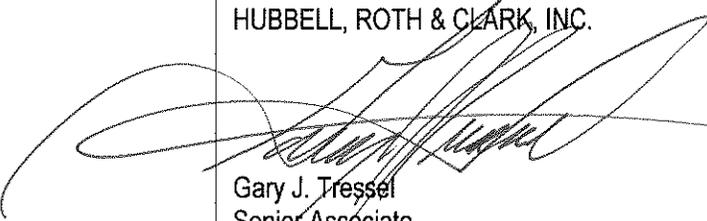
Recommendation

The Applicant has indicated that many of the items requested will be addressed prior to or during the Engineering Review and Final Site Plan approval process, which is acceptable at this time. Accordingly, we are recommending the Planning Commission grant Project Pancake – Phase 2 Preliminary Site Plan approval, subject to the review comments noted above and in accordance with the VBT *Engineering Standards Manual*.

This concludes our responses to your letter. If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.


Gary J. Tressel
Senior Associate


Melissa A. Coatta, P.E.
Associate

GJT/nef

pc: Van Buren Township; Ron Akers
FTCH; David Potter, Paul Kammer
HRC; M. Coatta, File

SEP 17 2018



HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

BY: _____

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OTHER OFFICE LOCATIONS
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Detroit
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Jackson
Kalamazoo
Lansing

September 17, 2018

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

Attn: Planning Commission

Re: Project Pancake – Phase 2 – Michigan Avenue
Preliminary Site Plan Review #3
VBT-18-021

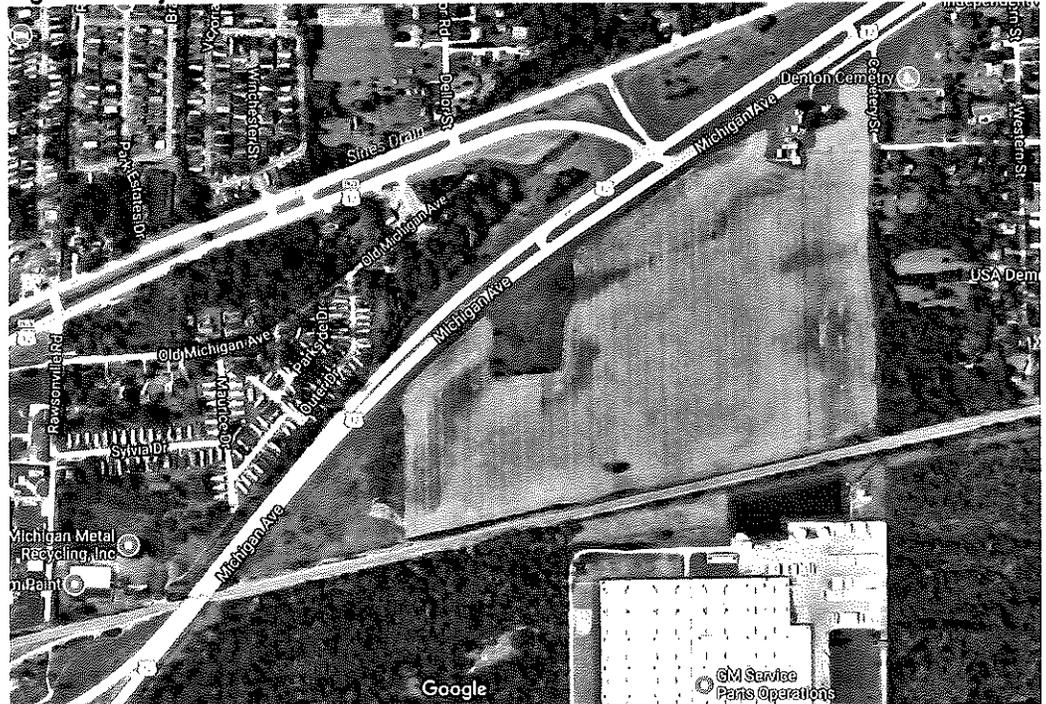
HRC Job No. 20170986

Dear Commissioners:

The following are our responses to your letter dated September 7, 2018:

The applicant, ACS Michigan proposes to build a 2-story 63,574-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.

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** – The applicant appeared before the Planning Commission on August 8th, 2018, and received site plan approval with conditions for Phase 1, which included 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 this letter, consists 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.**

At its meeting on August 8, 2018, the Planning Commission approved the Phase 1 site plan, subject to conditions. At its meeting on August 22, 2018, the Planning Commission reviewed the Phase 2 site plan and deferred action on the Phase 2 site plan and recommended plan modifications to be compliant with the Zoning Ordinance. The applicants have resubmitted the Phase 2 site plans, which are accompanied by a response letter (dated 8/24/18) to our previous site plan review letter of August 16, 2018. We have reviewed the site plan for compliance with the conditions of Phase 1 approval, Zoning Ordinance standards, terms of the CRA and 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 with conditions. 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" structure is minor enough to be considered accessory to the principal permitted use and is permitted by right, subject to compliance with Zoning Ordinance standards accessory buildings. The applicant's response letter dated 8/24/18 states that a general use statement has been added to the cover sheet. However, the note on the cover sheet only pertains to the phasing of the project. As required under conditions of approval for Phase 1, a use statement must be added to the plan consistent with the description in the DA.

Response: The use statement has been added to the cover sheet.

2. **Dimensional Requirements.** The revised site plan notes the size of the proposed building as 63,574 square feet. The proposed height of the 2-story building was previously noted as 28 feet, which was within the maximum permitted height of 30 feet for the buildings in the M-1 district. However, the architectural elevations submitted at this time

indicate a building height of 30 feet to the parapet of the building, with a maximum height of 36 feet, 10 inches for a portion of the building occupied by the testing area. Per Section 4.103 of the Zoning Ordinance Buildings of greater than the maximum height allowed in Section 4.102 may be allowed in the M-1 district provided front, side, and rear yards are increased by one (1) foot for each additional foot of building height that exceeds the maximum height allowed. The proposed building complies with such an increased setback requirement; however the increased setbacks must be clearly delineated on the site plan. 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, which would correspondingly be increased to 56'-10", 46'-10" and 46'-10", respectively.

Response: Dimensions have been added from all property lines to the building to show that the 36 feet 10 inches height is exceeded by placement of the building on the site.

The maximum lot coverage is 35%. Based on the size of the structure proposed, the coverage is likely to be well under the 35% coverage permitted. However, detailed lot coverage calculations must be noted. The required data has not been noted on the plan.

Response: The cover sheet includes the percentage of coverage by all buildings and parking lots which is substantially lower than the 35% allowed.

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.

3. **Required Information.** Section 12.203 of the Zoning Ordinance includes all the requirements for information on a site plan. The following additional items must be included on the site plan (the applicant's response letter dated 8/24/18 states that the information will be provided with final plan submission):
 - a. Name and address of property owner must be noted on final plan.

Response: Mr. Harold Smith and Subaru Research and Development has been added to the cover sheet with their address.

- b. Details of proposed trash enclosure.

Response: A proposed trash enclosure has been added to the Contract Drawings.

- c. Location and details of proposed outdoor mechanical equipment.

Response: The primary switch and transformer have been labeled on all sheets.

- d. Note hours of operation of the facility and the outdoor vehicle evaluation area. While the response letter states the timing as "dawn to dusk," this is likely to vary based upon the time of the year.

Response: The hours of operation have been noted on the cover sheet.

We do not recommend deferring this information to final site plan review.

4. **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. We defer to the Township Engineer's regarding the proposed design and capacity of the pond. At the Planning Commission meeting on August 8th, 2018, there was some discussion on location of the berm on the west side of the pond, rather than east side abutting the single-family residential boundary. The Planning Commission found the proposed berm location acceptable.

As noted in our Phase 1 review letter also, 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 still does not indicate any landscaping along the fence line. 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. The applicant's response letter dated 8/24/18 states "understood;" however, we recommend that this comment be addressed at this time.

Response: Detention pond landscape drawings are incorporated in the preliminary site plan package and are currently under review at Wayne County for a stormwater permit.

Section 8.107(D)(2) requires chain link fence to be vinyl-coated black. The site plan has been revised to note the provision of a 6-foot high black vinyl coated chain link fence; however, the landscape plan sheets L-1 and L-4 continue to identify it as an 8-foot high fence. All plan sheets must consistently note the fence height as 6 feet.

Response: Notes have been added to the drawing to indicate that all fencing will be 6 foot 0 inches high and either black vinyl coated chain link fence or a solid decorative fence.

5. **Access and Circulation.** There is one (1) proposed entrance to the site from Michigan Avenue. The applicant has stated that the approach is still pending MDOT approval. The access drive branches off to provide access to a parking lot on the north side of the building, while the main access drive continues south and forks into 2, allowing access to the vehicle evaluation area and parking lot on the east side of the building. The drive aisles within the parking lot areas are 24 feet wide while the main internal circulation drives through the site vary in width from 30 feet to 32 feet. The south side of the access drive on the south side of the building is missing curbing, which is required by Section 9.104(I) of the Zoning Ordinance. However, the Planning Commission may approve an alternative design when opportunity exists to substantially improve the water quality of the site. Per the applicant, the curb has been eliminated to allow for sheet flow drainage into the swale

to its south. The following items regrading access must be addressed on revised and dated set of plans:

Response: The south side of the roadway to the rear parking areas is designed to not have curb and gutter to allow the water to drain southerly to the open swale and into the detention pond thereby providing water quality before entering the forebay and detention basin.

- a. Delineate with pavement striping lanes for ingress and egress. Pages OS 02 and 03 identify a driveway width of 28 feet and directional signage; however, no pavement striping is shown to delineate ingress and egress.

Response: Final pavement markings and directional signage will be provided with Final Site Plan submission.

- b. The plan indicates a gate mid-way through the access drive. Details of the gate, including its operation, must be noted. The applicant states in their letter dated 8/24/18 that the information will be provided with final plan submission.

Response: The cantilever gate and opening details and how it will operate will be provided at the time of Final Site Plan approval.

- c. We defer to the Township Engineer regarding sheet flow drainage in the uncurbed portion of the interior access drive.

Response: This will be provided at the time of Final Site Plan approval.

- d. The applicant that signage will be installed in the access drive, at the fork to the vehicle evaluation area. Detailed information will be provided with final plan submission.

Response: Final pavement markings and directional signage will be provided at the time of Final Site Plan approval.

Per the applicant's presentation at the August 8, 2018 Planning Commission meeting, the proposed research and development facility receives very limited traffic, and the maximum number of employees at the present time is 100. Although the site is large, the facility is of limited size and has frontage and accesses onto a State Trunk line (pending MDOT approval). The applicant has submitted copy of a traffic impact study conducted by their consultants HRC, dated July 13, 2018. The study includes trip generation data, condition of existing roadways, improvements, access management, turn movements etc. The recommendations of the study include a modification to signal timing and addition of a right-hand turn lane (deceleration lane) on east bund Michigan Avenue. The improvements proposed are under the jurisdiction and review authority of MDOT.

6. **Sidewalks.** Section 9.107 of the Zoning Ordinance requires the provision of a sidewalk long all public streets and major thoroughfares. The site plan does not indicate any sidewalk along Michigan Avenue frontage. *The Planning Commission has the ability to modify the location of interior sidewalks only.* The site plan also indicates 7-foot wide sidewalks next to the parking lots on the north and west side of the building and location of barrier free access ramps. The following items must be addressed:



- a. A 5-foot wide concrete sidewalk is required along the site's Michigan Avenue frontage, unless the applicant has a specific reason to show why it is not possible to install the required sidewalk. The revised site plan indicates a "possible future 5' concrete sidewalk." Further, the applicant's response letter dated 8/24/18 states that "follow-up with MDOT is required if sidewalk is allowed since there is no existing sidewalk adjacent to this property. The applicant is willing to comply with the installation of the walk, when there is connectivity beyond the applicant's property lines to coincide with adjacent construction". While MDOT approval will likely be required, the applicant cannot base their compliance with Ordinance standards on the future development of adjacent properties. The subject site has a frontage of several hundred feet on Michigan Avenue and the installation of sidewalk would provide significant pedestrian connectivity in the whole area. Unless denied by MDOT in writing, the sidewalk must be installed at this time or a plan proposed for its phased installation. A deviation from this standard cannot be granted by the Planning Commission. While a sidewalk along the frontage of Michigan Avenue would not currently connect to any sidewalks, it would encourage future connections to the subdivision to the east as well as a possible connection to Michigan Ave. and Ecorse Road to the west.

Response: ACS/HRC have requested from MDOT an approval to place a 5 foot sidewalk within the Michigan Avenue right-of-way. The concern of placing a sidewalk at this location is that it will terminate at a great separation on US-12 at the south end as well as an active R.R. track and as the roadway is posted for 55 mph. It is the preference to defer this until Final Site Plan submittal.

- b. Provide striped crosswalks for safe access to building entrances on all sides, specifically the east side which has overhead doors and no sidewalks for pedestrians. The applicant states that "overhead doors are for vehicle access only." While we understand that, the east side parking area has 52 car parking spaces. Employees parking in these spots will need safe pedestrian access to the building through the doorway proposed on the northeast corner of the building wall. If striping is not proposed, we recommend signage indicating pedestrian crossing.

Response: The 52 car parking lot on the east side of the building is for vehicle storage of test vehicles. Therefore no pedestrian employees will be parking and walking into the building.

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 the applicant's representation at the August 8, 2018 Planning Commission meeting, the proposed building has a gross floor area of 63,500 sq. ft. and a total of 100 employees in a peak shift (as represented by applicant's engineer HRC). Based on the information provided, the site requires **359 spaces** (i.e., **259 spaces** for the floor area and **100 spaces** for the employees). The site plan indicates a total of **197 (previously 194) parking spaces**. The proposed parking is deficient by 162 (previously deficient by 165) spaces. As

allowed by Section 9.101(J) of the Zoning Ordinance, the Planning Commission granted a deviation for the minimum required parking spaces at the August 8, 2018 Planning Commission meeting, as presented by the applicant. As required in our previous letter(s), detailed parking calculations as noted above must be on the site plan.

Response: Please see parking calculations on the cover sheet.

While the applicant previously stated to the Planning Commission that the maximum number of employees on the site will be 100; the traffic study submitted at this time notes the number of proposed employees as "starting with 120 to 140 employees up to a maximum of 180." Such a difference is significant for parking requirements, especially if the employees are present on the same or overlapping shift. The plans must clarify the discrepancy in employee parking because the deviation granted by the Planning Commission must be based on consistent and accurate facts and data.

Response: It is intended that the research center will begin with less than 100 employees and grow to approximately 100 employees. When the building expansions are completed someday in the longer future, there could be between 120 and 140 employees and up to a maximum of 180. As this is some time span into the future, the parking that is provided will be more than adequate for the needs of the operation of this site. If found to be deficient, the site plan indicates land bank parking spaces that can be requested at any time by the Township to be built.

The site plan also proposes two (2) "future building expansion areas" and "future parking expansion area" with 55 spaces (previously 80 spaces). 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. The applicant states that a parking deferment with supporting documentation will be provided as part of final site plan submission. Because the parking deferment affects the layout of the plans, we recommend that the deferment request be decided at preliminary site plan review.

Response: The applicant is hereby requesting a deferment of parking spaces due to no need to build them at this time for employee or visitor parking.

- b. **Space Dimensions.** All the proposed parking spaces are 9.5 feet wide and 20 feet deep. The spaces are also shown with double striping, as required by Section 9.104(C) of the Zoning Ordinance.

Section 10.103(B)(2) of the Zoning Ordinance requires the provision of an interior landscape island for every 20 spaces. The site plan has been revised to include landscape islands to comply with this standard; however, the landscape plans must be modified accordingly.

Response: Please review updated landscaping plans for compliance with Section 10.103(B)(2).

- c. **Barrier Free Spaces.** For parking lots between 151-200 spaces, the ADA requires six (6) barrier free spaces. The revised site plan indicates the required number of spaces. The dimensions of barrier free spaces have been noted and are ADA complaint. The future

parking area indicates 55 spaces for which the applicant is seeking a deferment. Because the layout approval is being sought at this time, the total number of spaces on the site will eventually exceed 200, which would require one (1) additional barrier free space. The additional barrier free space is shown in the western parking lot.

Response: It is our understanding that the handicapped ADA parking is now in compliance by the layout shown on the site plan.

- d. **Loading.** Per Section 9.105 of the Zoning Ordinance, the proposed building will require a total of two (2) 10-foot by 50-foot loadings spaces. The revised site plan indicates only one (1) loading space on the east side of the building. A second loading space must be located and dimensioned on the site plan.

Response: The loading zone as required is two 50x10 feet and the site plan shows a loading zone that is 50x20 feet wide so trucks could be beside each other at the east side of the building at any time.

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. The applicant presented elevations for the building shell at the August 8, 2018 Planning Commission meeting and received approval for the same; however, the approval was subject to detailed elevations being provided. The applicant has submitted the elevations and an artistic rendering that indicates the structure will be constructed in shades of silver and black with glass panels and "wall assembly A and B". The applicant must clarify what material the "wall assembly" is. The applicant must also show any mechanical equipment as well as the screening pursuant Section 10.103(J).

Response: Please see updated architectural plans attached to the Preliminary Site Plan Package.

At the August 8, 2018 Planning Commission meeting the applicant also noted that the tire/vehicle storage shown along the southeast corner of the east parking lot area is a structure and not merely a parking surface. Sheet APC-01 of the revised plan submittal includes elevations of the structure to be constructed of "wall system B". The applicant must clarify what material this is, proposed colors, and note height of this building.

Response: Please see updated building plans attached to the Site Plan Package.

9. **Landscaping.** Landscaping is subject to the provisions of Section 10.103 of the Zoning Ordinance. Sheets L-0 through L-11 of the site plan submission includes details of proposed landscaping for the site. The Zoning Ordinance describes the landscaping requirements that must be met individually. Our comments are as follows:
 - a. **Frontage Landscaping.** Section 10.103(A) states that when a site abuts a public right-of-way, frontage landscaping shall include 1 deciduous or evergreen tree per 40 lineal feet of road frontage +

1 ornamental tree per 100 feet of lineal frontage + 8 shrubs per 40 lineal feet of frontage. Based on a frontage of 1,100 feet on Michigan Avenue, the site requires a total of 28 deciduous or evergreen trees + 11 ornamental trees + 220 shrubs. The plan proposes a total of 33 deciduous trees + 14 ornamental trees + 229 shrubs to meet this requirement. The ornamental and deciduous trees are placed almost entirely with the greenbelt area on the north side of the proposed building and near the main access drive off Michigan Avenue. The northwest frontage of the site along Michigan Avenue has no vegetation; however, the applicant is proposing the installation of a 60-foot wide, 10-foot high berm landscaped with evergreen trees, placed between 50 feet – 360 feet away from the front property line. The area between the berm and the right-of-way line is to be maintained as "non-irrigated" seeded lawn. The applicant has stated that the lawn area will be warranted to have no weeds prior to acceptance by the owner. Sheet L-10 states that all landscaped areas will be irrigated with an automatic irrigation system, and the limits of irrigation are shown on the preceding landscaping sheets.

Response: An additional island has been created interior to the parking lot in order to provide in excess of 4,040 sq. ft. please see calculations on landscape plans.

b. Parking Lot Landscaping.

Screening. Section 101.03(B)(1) requires parking lots to be screened from public rights-of-way by landscaping. The parking lots located on the north and west sides of the building are to be screened by the landscaping noted in comment a above. Additionally, 229 Hicks Yew shrubs will be planted on the north sides of these parking lots to screen the lots from the road. The shrubs will be planted at 30 inches in height, so they should attain the required height of 3 feet within 1-2 years. The frontage is also to be planted by a variety of perennials, which enhance the appearance of the frontage. The easternmost parking lot will be screened by the berm.

Interior Lot Landscaping. Section 10.103(B)(2) requires parking lot landscaped areas to be at least 5% of all the paved areas. The site plan shows vehicular surface area as 80,783 square feet, thus requiring 4,040 square feet of landscaped area. While the calculations noted on sheet L-10 state that the landscape area provided is 3,231 (resulting in a shortfall of 809 square feet), the main sheets of site plan set include additional interior landscape area. The landscape plans must be updated to show the additional interior landscape area. The applicant's response letter states that "landscaping sheets will be revised with final site plan submission." The shortfall amount is significant and should not be deferred for future plan review.

Response: Please see updated landscaping plans for area calculations for the interior parking spaces and square footage of each island.

Each landscaped island must be at least 360 square feet and shall have at least one (1) tree. Also, there must be at least 1 tree per 300 square feet of vehicular surface landscaped area. The parking lots include several islands, each planted with 2 deciduous trees. We recommend that the areas of the islands must be noted to determine compliance to this standard. Based on the interior lot landscaping standards, a total of 11 trees are required and 13 are proposed. The Zoning Ordinance does not allow for more than 20 spaces in an uninterrupted row without a landscape island. As noted in the

previous paragraph, the parking lot layout in the landscape plans must be revised to reflect the parking lot layout in the main sheets of the site plan.

Response: Please see updated landscaping plans for the interior parking spaces and square footage of each island.

- c. **Loading Area Landscaping.** Section 10.103(C) requires loading areas to be screened from view of any adjacent residential district by a fence and/or landscaping. The loading dock area appears to be located on the east side of the proposed building and is screened from view of the residential district to the east by a 60-foot wide, 10-foot high berm to be planted with a double staggered row of evergreen trees placed 15 feet on center.

Response: Due to the solid screen fence and the 10 foot high berm we believe that the loading area screening has been achieved.

- d. **Greenbelt Buffering.** Section 10.103(E) requires screening between a use on an M-1 zoned property and abutting single family residential districts. The Zoning Ordinance requires a 60-foot wide buffer with a double staggered row of evergreens placed 15 feet on center, with a flat horizontal crest area of at least 3 feet. The landscape plan proposes a 60-foot wide, 10-foot high berm on the east side of the building and parking lot, set 320 feet away from the east property line abutting the residential district. The berm is to be planted with a mix of White Spruce, White Pine and Norway Spruce trees placed 15 feet on center. Pursuant to 10.104(B), the height of the evergreen trees must be 8 feet.

Response: An updated landscaping plans has the height of the evergreen trees has been adjusted to be 8 feet.

- e. **Open Space Landscaping.** Per Section 10.103(G), all open areas of the site that are not required landscaping areas must be planted with one tree per 3,000 square feet of open area. The site has a total open area of 1,260,000 square feet, which translates to 420 trees, of which 35% (147 trees) are required to be deciduous. The landscape plan notes that 0 trees are proposed to meet this requirement. Per the applicant "the landscaping within the open space will likely be removed as this site develops due to the need to elevate the site due to ground water levels and existing contours requiring extensive changes in order for the site to be expanded and fully utilized. The site has been a farm absent of trees for over 100 years..." The applicant is seeking a waiver from this provision of the Ordinance. We recommend that the open area be recalculated to deduct structures (including future expansion areas), ponds, and required landscaping areas, and show the required trees. There are 590 evergreen trees proposed along the berms, so these trees could be considered as justification for the Planning Commission to revise the open space landscaping requirements.

Response: Please see updated landscaping sheets for recalculation of the open space trees being provided.

- f. **Other Requirements.** Sheet L-10 notes that all landscape areas will be irrigated with an automatic irrigation system. The limits of irrigation are shown on the preceding landscaping sheets. We recommend that all trees and shrubs be irrigated, including the

interior landscape areas and berms. Section 10.105(C) allows the Planning Commission to waive or modify the irrigation requirements if irrigation is not necessary for keeping the landscaping in good condition. If the applicant seeks a waiver from the requirement to modify the irrigation requirements of the berm, we recommend that the applicant demonstrate how the berm landscaping will be watered during dry periods.

Response: Please see the updated landscaping plans for the area of the site that will be irrigated and how the plant materials on the berms will be watered as required as they must be maintained in a living condition by the Contractor for a period of 2 years and will be deep watered after the warranty runs out by the applicant. The applicant would ask not to install irrigation on US-12 berm from the railroad tracks to the entrance approach due to the estimates \$35,000-\$45,000 installation cost, and on going water use and maintenance.

- g. **Residential Buffer.** Per the DA, the plans submitted include 400-foot wide residential buffer zones along the east and west property boundaries. The parcel is triangle-shaped and the narrow corner at the southwest end is covered by existing vegetation. The plan also indicates a berm along a part of the south property line for screening.

Response: Understood and we believe we are compliant.

- h. **Stormwater Pond.** Section 10.103(K) requires a buffer around the detention pond. As noted previously, the detention pond is graded to the east property line with the entire vegetative buffer located along its west boundary. It is our understanding that planting in and around the basin is regulated by the County. The applicant has stated that no mechanical equipment is proposed for the pond.

Response: No mechanical equipment will be provided in order to drain the stormwater pond at its outlet is adjacent to Cemetery Street.

10. **Tree Removal Permit.** The site was previously farmed and as a result does not have a significant vegetation cover, except for a few trees on the southwest side and a grouping along the site's Michigan Avenue frontage. A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger per Section 8.106 of the Zoning Ordinance (Woodland and Tree Preservation). Per the applicant's letter dated 8/24/18, one 8" tree is to be removed from the entire site for the berm construction. The applicant notes that tree replacement will be addressed at final site plan submission. However, because there are more deciduous trees proposed on the plans than are required by the Zoning Ordinance, we recommend noting this on the landscape plans.

Response: One tree will be removed in order to achieve this berm. See landscaping sheets for tree removal and replacement calculations.

11. **Fencing.** The revised site plan notes the provision of a 6-foot high black vinyl coated chain link fence around the entire property as required by Section 8.107(D)(2) of the Zoning Ordinance. We had previously recommended that the fence be replaced with a decorative fence along the site's Michigan Avenue frontage. The revised plan notes the provision of a short stretch of "screen fence" along the main entrance drive, and west and east parking lot areas. No details have been provided on this "screen fence" except to reference it as "decorative screening." Typical fence details must be provided. Further,

the landscape plan sheets must be corrected to note the fence height as 6 feet and not 8 feet.

Response: Please see the updated Preliminary Site Plans for a copy of the screen fence to be built to secure certain areas of operations from the general public.

12. **Trash Disposal.** The site plan indicates a dual dumpster with gates at the southeast corner of the proposed building. The applicant's letter dated 8/24/18 states that dumpster details will be provided with final site plan submission. Section 7.122 of the Zoning Ordinance requires the enclosure to be at least 6 feet in height constructed of decorative masonry, and provided with steel reinforced wooden gates. The dumpster enclosure should be included with preliminary plans, and the enclosure should be provided with bollards outside the gates to protect them.

Response: The dumpster enclosure is shown on the site plans and the details have been provided within these documents.

13. **Lighting.** The site plan package includes proposed lighting plans on Sheets E01 and E02. The plan indicates single- and dual-head light poles placed in the parking lots and along the drive aisles within the site. A photometric plan noted on sheet FC01 indicates illumination in areas of vehicular traffic on site in compliance with the standards noted in Section 8.105(B)(2) of the Zoning Ordinance. Proposed light pole fixture mounting height is noted as 22 feet. Section 8.105(C) allows for a maximum height of 25 feet to the top of the fixture from grade. The plans must show compliance with this standard. We previously noted that wall mounted light fixtures will be required to illuminate entrances and the loading dock areas. The revised plan includes sheet EBL01 with cut sheet details of shielded wall mounted fixtures for the building exterior. The fixture locations must be shown on the photometric plan. The lighting plan must also include details of any proposed ground mounted fixtures to enhance landscaping on the site. The applicant's letter dated 8/24/18 states that all details will be provided with final site plan submission.

The landscape island on the westernmost row of the west parking lot is not shown on the photometric plans. The plans must be revised to include the island.

Response: Please see update photometric and parking lot layout lighting plans as a part of the preliminary site plan package.

14. **Signs.** A ground-mounted sign is shown on the landscape plan (not labeled) and site plan (labeled). Information regarding proposed ground sign and wall mounted signage, if any, must be provided to determine if it meets the Zoning Ordinance requirements for area, height, setbacks, and design. The applicant notes that the information will be provided with final site plan submission.

Response: The ground monument sign has been shown but the details of it will not be able to be provided until final site plan approval.

15. **Other.** Additional information about the following site plan items must be provided:

- a. **Refrigerated Storage.** At the August 8, 2018 Planning Commission meeting, the applicant stated that the refrigerated storage unit would appear like a "shipping container." The applicant states that information will be provided with final site plan submission. However, this is a significant issue that we do not recommend deferring to final site plan review. We have concerns that the unit may appear like outside storage of materials not in keeping with research and development facility. Details of this refrigerated storage unit must be provided, including design, dimensions, proposed use, and screening, if any. While the unit is concealed from view of Michigan Avenue, it is clearly visible from the internal access drives. Because the unit is located adjacent to the dumpster enclosure area, feasibility of screening it similarly must be explored.

Response: Please see the plans for the refrigerated storage building that is currently being used at SRD's Ann Arbor location. This refrigerated storage unit will be painted to match the adjacent building.

- b. **Vehicle Evaluation Area.** The applicant states that no outdoor parking of vehicles or storage will take place in this area. This note must be added to the site plan.

Response: A note was added to Sheet C02.

- c. **Notes.** Some of the information required for compliance to site plan requirements through notes has been addressed by the applicant in a response letter (for example: there will be no storage of hazardous materials on site etc.). Such notes must be on the site plan itself under a "general notes" or site information" heading. For example, a note on Sheet C09 states "Hazardous or Flammable Material" near the gate on the far east side of the site, just north of the pond. Details regarding these materials must be noted. The site plan stands as a complete record by itself and compliance to Zoning Ordinance must be noted on the plans in order for it to be enforceable.

Response: On Sheet C09, hazardous or flammable material is a note to caution the contractors of existing underground natural gas lines and pay particular caution of those while working on the project. No hazardous material is intended to be utilized at this site in the operation and testing portions of the site, and a note was added to Sheet C02.

RECOMMENDATION

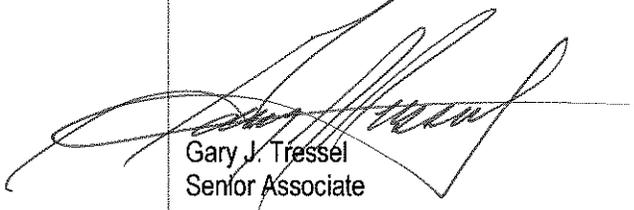
As noted in our previous review letter of August 16, 2018, the DA defers many additional items to Phase 2. At the August 8, 2018 Planning Commission meeting, the applicant received approval for Phase 1 subject to conditions, which allows for them to proceed with engineering and site grading. However, Phase 2 calls for a more detailed review of the plans and with an intention of coverings all the items that were not included as part of Phase 1 or were conditions of approval of Phase 1. The revised plans submitted at this time lack much of the information required for determining compliance to the Zoning Ordinance standards. Although the applicant proposes to defer many of these items to final site plan review, we note that most of these items should be resolved during preliminary site plan review because they affect the site layout and compliance with Zoning Ordinance standards. As a result, we recommend that the applicant submit revised plans addressing the issues noted above.

Response: Based on our meeting of September 11, 2018 at the Township offices we believe that these revised plans will be in compliance with what was discussed as being suitable for the Preliminary Site Plan approvals to be recommended to the Planning Commission.

This concludes our responses to your letter. If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



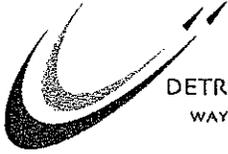
Gary J. Tressel
Senior Associate



Melissa A. Coatta, P.E.
Associate

GJT/nef
Attachment
Enclosure

pc: McKenna; Patrick Sloan, AICP, Vidya Krishnan, Senior Planner
Charter Township of Van Buren; Matt Best, David Potter, David McNally
HRC; Melissa Coatta, File



DETROIT METRO • WILLOW RUN
WAYNE COUNTY AIRPORT AUTHORITY

Wayne County Airport Authority
11050 Rogell Drive #602
Detroit, MI 48242
ph 734 942-3550
fax 734 942-3793
www.metroairport.com

August 30, 2018

David Goldman
ACS
901 Wilshire Drive, Suite 260
Troy, MI 48084

Subject: Project Pancake – 50061 Michigan Ave. Van Buren Township, MI 48111

Sent via e-mail and U.S. Mail

Dear Mr. Goldman,

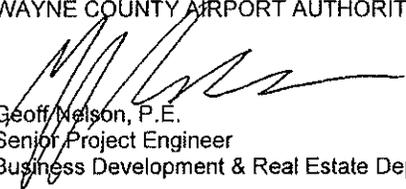
The following relates to the above referenced project. We have been asked for our preference related to permanent water vs. dry detention basins in the vicinity of Willow Run Airport (YIP). In response to this inquiry we can offer the following:

1. The Wayne County Airport Authority (WCAA) is required to conform to all Federal Aviation Administration Advisory Circulars (AC).
2. AC 150/5200-33B states that *"The FAA recommends that airport operators avoid or remove retention ponds and detention ponds featuring dead storage to eliminate standing water. Detention basins should remain totally dry between rainfalls."*
3. The WCAA has adopted a zoning ordinance that forbids any development that attracts birds, so any attraction of birds by this development must be mitigated.
4. All developments in the area surrounding YIP shall comply with the ordinance and circulars noted above.

Please call with any questions or comments.

Sincerely,

WAYNE COUNTY AIRPORT AUTHORITY


Geoff Nelson, P.E.
Senior Project Engineer
Business Development & Real Estate Department

c: W. Sutton T. McCarthy (Zoning Administrator)

**APPLICATION FOR PERMIT TO ERECT A STRUCTURE
DETROIT METROPOLITAN WAYNE COUNTY AIRPORT**

Zoning Permit Application Instructions

1. An original and two (2) copies of the following shall be submitted to the Zoning Administrator at the addresses listed below:
 - A. A letter that outlines the proposed construction project;
 - B. A completed "Application for Permit to Erect a Structure" (Detroit Metropolitan Wayne County Airport Form);
 - C. A copy of FAA form 7460-1 (if applicable);
 - D. A copy of FAA Airspace Determination (if applicable);
 - E. Specific information about the location, latitude and longitude, elevation, height, and top elevation of the proposed construction.
2. The Zoning Administrator will either approve or deny the zoning permit within 15 days of receipt of all required materials and fees.
3. In the event of a zoning permit denial, the applicant shall have 21 days to appeal the decision of the Zoning Administrator to the Zoning Board of Appeals.

NOTE: *It is the applicant's responsibility to obtain any required FAA or State of Michigan or local government approvals prior to construction. Copies of Federal, State, or local permit applications will not routinely be forwarded by the Airport to other offices.*

ZONING ADMINISTRATOR:

Tom McCarthy, Vice President
Detroit Metropolitan Airport
11050 Rogell Drive, Building 602
Detroit, MI 48242
(734)247-4923

With copies to:

Shannon Ozga, Assistant General Counsel
Detroit Metropolitan Airport
11050 Rogell Drive, Building 602
Detroit, MI 48242
(734)942-1519

Geoff Nelson, Permits Manager
Detroit Metropolitan Airport
11050 Rogell Drive, Building 602
Detroit, MI 48242
(734)247-4617

APPLICATION FOR PERMIT TO ERECT A STRUCTURE
Detroit Metropolitan Wayne County Airport - Zoning Application

Internal Use Only

WCAA Number: 2018 - 006

OR FAA Number: 2018-AGL - 13339 - OE

Sections 1- 6 to be completed by Applicant

Failure to provide complete information may result in a delay of review or denial of a permit.
 If an FAA Form 7460-1, *Notice of Proposed Construction or Alteration*, has been submitted for review, include a copy of application and/or response letter from FAA with this application along with any other supporting documentation.

1. Contact Information

Applicant Information

Name: ACS
 Contact: David Goldman
 Address: 901 Wilshire Drive; Suite 260
 City, State, Zip: Troy, MI 48084
 Phone: 248-385-5269
 Fax: _____

Engineer/Architect Information

Name: Hubbell, Roth & Clark, Inc.
 Contact: Melissa Coatta
 Address: 555 Hulet Drive
 City, State, Zip: Bloomfield Hills, MI 48302
 Phone: 248-454-6567
 Fax: _____

2. Structure Information

Type of Construction:	Elevations:	Fin. Floor
<input checked="" type="checkbox"/> New Construction	Ground Elevation	<u>714.50</u> (MSL)
<input type="checkbox"/> Alteration	Height of Structure	+ <u>36'-8"</u> (AGL)
<input type="checkbox"/> Permanent	Top Elevation	= <u>751.2</u> (MSL)
<input type="checkbox"/> Temporary		

Description & Use of Structure (dimensions, type of construction, purpose, etc.):

Automotive R&D Facility (~63,000 sq.ft.)

3. Site Information

Site Address: 50061 Michigan Ave. Township: Van Buren Section: 6
 City, State, Zip: Van Buren Township, MI 48111 Latitude: W.83°31'57"
 Nearest Road Intersection: Mich. Ave. & Denton Road Longitude: N.42°15'19"

4. Drawing Information

Request will not be considered without an engineered drawing/plan set which illustrates the following:

<input checked="" type="checkbox"/> Drawing identification (file name or #) and date	<input checked="" type="checkbox"/> Engineers Seal
<input checked="" type="checkbox"/> Scale	<input checked="" type="checkbox"/> Contact Information
<input checked="" type="checkbox"/> Site Map	<input checked="" type="checkbox"/> Profile View of Structure

APPLICATION FOR PERMIT TO ERECT A STRUCTURE

5. Remarks

6. Certification

I hereby certify that all statements on this application are true and correct.

Signature: [Handwritten Signature]

Date: 8/28/18

Name & Title of person filing notice: David Goldman- Lead Project Engineer

Phone: 248-385-5269

FOR INTERNAL USE ONLY

Detroit Metropolitan Wayne County Airport - Zoning Administrator Review

Site Location _____ Zone A _____ Zone B
_____ Zone C _____ Zone D

Elevation Information Ground Elevation at Site 715
Height of Structure 37
Top Elevation 752
Allowable Elevation 866

FAA Form 7460-1 Form Required Yes _____ No
Date Submitted to FAA 07/09/2018
Date of FAA Response 08/06/2018
Response from FAA Approved _____ Denied

FAA Comments Conditions as listed in Determination Letter

Permit Permit Approved
Permit Denied _____

Comments:

[Handwritten Signature: Tom McCarthy]

Detroit Metropolitan Wayne County Zoning Administrator Signature

Date: 8/30/18

Tom McCarthy

Detroit Metropolitan Wayne County Zoning Administrator Name (Printed or Typed)

SEP 10 2018



Quitclaim of Drain Easement

Date of this Document: September 10, 2018

Grantor:

Name: Denton Drain Drainage District
Agent: Wayne County Drain Commissioner
Street Address: 400 Monroe St., Suite 400
City/State/Zip: Detroit, MI 48226

Grantees:

- (1)Name: Harold W. Smith, successor trustee of the EDRHE ANN SMITH REVOCABLE TRUST, dated July 3, 1997
Street Address: 50015 E. Michigan Ave.
City/State/Zip: Belleville, MI 48111
- (2)Name: Douglas R. Smith, Trustee of the DOUGLAS R. SMITH REVOCABLE TRUST, u/a/d March 5, 1993
Street Address: 1327 Arella Blvd.
City/State/Zip: Ann Arbor, MI 48103
- (3)Name: Richard J. Moore
Street Address: 726 Charles St.
City/State/Zip: Ypsilanti, MI 48198
- (4)Name: Frank C. Moore
Street Address: 910 E. Front St.
City/State/Zip: Monroe, MI 48161

This instrument is exempt from County Revenue Tax by virtue of MCL 207.505(a), and is exempt from State Revenue Tax by virtue of MCL 207.526(a).

THIS QUITCLAIM OF DRAIN EASEMENT, executed this 10th day of September, 2018, by the Wayne County Drain Commissioner, on behalf of the Denton Drain Drainage District, whose mailing address is 400 Monroe St., Suite 400, Detroit, MI 48226, to the Grantees listed above ("Landowners"), who own the parcels of land described in **Exhibit A** ("Property").

NOW THEREFORE, the Denton Drain Drainage District, for good consideration and for the sum of One Dollar (\$1.00) paid by the Landowners, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the Landowners forever, all the right, title, interest and claim, which

the Denton Drain Drainage District has in any historical easements over Property.

This Quit Claim of Drain Easement is granted as a release of any and all easements over the Property, which were previously granted to the Denton Drain Drainage District. This release is limited to any easements held by the Denton Drain Drainage District and does not release any other easements over the Property related to other drains under the authority of the Wayne County Drain Commissioner.

IF THE REAL ESTATE GRANTED HEREIN IS UNPLATTED, the Denton Drain Drainage District grants to the Landowners the right to make all available divisions under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Subject to easements, restrictions and reservations of record, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, the parties hereto have caused this Quitclaim of Drain Easement to be executed by the duly authorized officers as of the day and year first above written.

DENTON DRAIN DRAINAGE DISTRICT

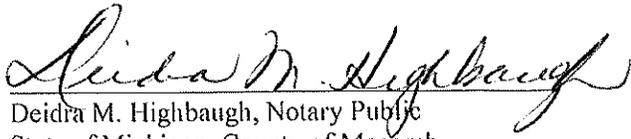


Elmeka Steele, Esq.
Wayne County Drain Commissioner

Dated: September 10, 2018

STATE OF MICHIGAN)
) ss
COUNTY OF WAYNE)

On this 10th day of September, 2018, personally appeared Elmeka Steele, Esq., Wayne County Drain Commissioner, on behalf of the Denton Drain Drainage District, to me known to be the person described and who executed the foregoing instrument and acknowledged that she executed the same on behalf of the Drainage District.



Deidra M. Highbaugh, Notary Public
State of Michigan, County of Macomb
My Commission Expires: 3/15/2025
Acting in the County of Wayne

Drafted By:
Stacy L. Hissong (P55922)
Fahey Schultz Burzych Rhodes PLC
4151 Okemos Road
Okemos, Michigan 48864
(517) 381-0100

When Recorded Return To:
Elmeka Steele, Esq.
Wayne County Drain Commissioner
400 Monroe St., Suite 400
Detroit, Michigan 48226
(313) 224-3620

EXHIBIT A

DESCRIPTION OF PROPERTY - RECORD

Parcel 1:

That part of the East 1/2 of Section 6, Town 3 South, Range 8 East, Township of Van Buren, Wayne County, Michigan, described as beginning at a point on the North and South 1/4 line of said Section, distant South 1 degrees 24 minutes 26 seconds East, 1528.10 feet and South 1 degrees 28 minutes 23 seconds East, 656.66 feet from the North 1/4 corner of Section 6 and proceeding thence South 1 degrees 28 minutes 23 seconds East, along said line, 699.30 feet; thence North 87 degrees 57 minutes East, 82.24 feet; thence South 0 degrees 08 minutes 11 seconds West, 608.07 feet; thence North 77 degrees 39 minutes East, along the Northerly line of the M.C.R.R. right of way, 1339.47 feet; thence North 1 degrees 22 minutes 30 seconds West, 1363.15 feet; thence North 1 degrees 06 minutes 03 seconds West, 488.90 feet; thence South 55 degrees 55 minutes 05 seconds West, 1646.63 feet to the point of beginning, excluding therefrom 0.71 acres of land in said parcel which is described as Parcel A on the survey of Midwestern Consulting, Inc., dated April 19, 1979 and recorded February 26, 1993, in Liber 26370, page 518, Wayne County Records, said Parcel A being described as: Commencing at the East 1/4 corner of Section 6, Town 3 South, Range 8 East, Van Buren Township, Wayne County, Michigan, thence along the boundary of Supervisor's Van Buren Plat No. 2, as recorded in Liber 67 of Plats, page 51, Wayne County Records, in the following courses: South 00 degrees 40 minutes 30 seconds East, 565.64 feet, South 89 degrees 29 minutes 30 seconds West, 713.73 feet, South 00 degrees 03 minutes 00 seconds West, 278.91 feet, South 89 degrees 39 minutes 35 seconds West, 624.36 feet, North 00 degrees 36 minutes 05 seconds West, 460.25 feet, North 24 degrees 16 minutes 50 seconds West, 101.17 feet, North 01 degrees 22 minutes 30 seconds West, 1353.15 feet to the Northwest corner of Lot 61 of said Supervisor's Van Buren Plat No. 2, thence continuing along the boundary of said Supervisor's Van Buren Plat No. 2, North 01 degrees 06 minutes 30 seconds West, 101.35 feet, thence South 88 degrees 53 minutes 30 seconds West, 156.00 feet to the point of beginning; thence continuing South 88 degrees 53 minutes 30 seconds West, 125.00 feet; thence North 01 degrees 06 minutes 30 seconds West, 205.37 feet; thence North 57 degrees 00 minutes 00 seconds East, 149.02 feet along the Southeasterly Right-of-Way line of Michigan Avenue (By-Pass); thence South 01 degrees 06 minutes 30 seconds East, 286.53 feet to the point of beginning, being a part of the Northeast 1/4 of said Section 6, Town 3 South, Range 8 East.

Tax Parcel ID No.: 83-021-99-0001-000

Parcel 2:

All that part of Lots 3, 4, 5, 6, 7 and 8, Denton Farms, as recorded in Liber 40, Page 4 of Plats, Wayne County Records, and also all that part of the Southwest 1/4 of Section 6, Town 3 South, Range 8 East, lying Northerly of the New York Central Railroad and Southeasterly of a line 100 feet Southeasterly of (measured at right angles) and parallel to a line described as: Beginning at a point on the West line of said Section 6 which is North 2 degrees 14 minutes 30 seconds East, a distance of 828.47 feet from the Southwest corner of said Section 6; thence North 39 degrees 53 minutes 30 seconds East, a distance of 2048.98 feet to the point of curvature of a 5729.65 foot

radius curve to the right (chord bearing North 47 degrees 46 minutes 53 seconds East); thence Northeasterly along the arc of said curve a distance of 1577.92 feet to the point of tangency of said curve; thence North 55 degrees 40 minutes 15 seconds East, a distance of 400 feet to a point of ending.

Tax Parcel ID No.: 83-022-01-0003-004, part of Lot 3

Tax Parcel ID No.: 83-022-01-0004-003, part of Lot 4

Tax Parcel ID No.: 83-022-01-0005-005, part of Lot 5

Tax Parcel ID No.: 83-022-01-0006-001, part of Lot 6

Tax Parcel ID No.: 83-022-01-0007-001, part of Lot 7

Tax Parcel ID No.: 83-022-01-0008-003, part of Lot 8

Tax Parcel ID No.: 83-023-99-0005-000, as to the remainder of Parcel 2



RESOLUTION

NO. 2018-635

By Commissioner Webb

RESOLVED, that the Wayne County Commission on this 23rd day of August, 2018 that approval be, and is hereby, granted authorizing the absolute abandonment and discontinuance of the road right-of-way of Justine Street and Cedar Street in the Denton Farms subdivision in the Township of Van Buren, more fully described as:

All that part of Justine Street (platted as Pine Street 33 foot wide right of way) and Cedar Street (33 foot wide right of way) of "Denton Farms" subdivision of part of the Northwest 1/4 of Section 6, T3S., R8E, Township of Van Buren, Wayne County, Michigan, as recorded in Liber 40 of Plats, Page 4, Wayne County Records, lying Southeasterly of Michigan Avenue (By-Pass/US12) right of way. Said description contains 51,592 square feet, or 1.18 acres, more or less,

as recommended by the Chief Executive Officer; and be it further

RESOLVED, that it is in the best interest of the public that the road right-of-way of Justine Street and Cedar Street in the Denton Farms subdivision in the Township of Van Buren be absolutely abandoned and discontinued; and be it further

RESOLVED, that Justine Street and Cedar Street in the Denton Farms subdivision in the Township of Van Buren shall cease to exist as roads unless the unit of government that acquires the property or control of the property permits use as a road; and be it further

RESOLVED, that the County Clerk shall give notice of the absolute abandonment and discontinuance, and shall publish notice in a newspaper of general circulation in Wayne County, once in each week for 3 successive weeks; and if it further

RESOLVED, that a certified copy of this Resolution shall be recorded with the Wayne County Register of Deeds, the Michigan Department of Transportation and the Charter Township of Van Buren; and be it further

RESOLVED, that the Chief Executive Officer be, and is hereby, duly authorized to execute the aforementioned absolute abandonment and discontinuance of the road right-of-way of Justine Street and Cedar Street on behalf of the Charter County of Wayne.

(2018-30-053)

CERTIFICATION

STATE OF MICHIGAN)
)
CHARTER COUNTY OF WAYNE)

I, Pamela Lane, Acting Clerk of the County Commission for the Charter County of Wayne, State of Michigan, do hereby certify that the attached Resolution No. 2018-635, *authorizing the absolute abandonment and discontinuance of the road right-of-way of Justine Street and Cedar Street in the Denton Farms subdivision in the Township of Van Buren*, was duly adopted by the Wayne County Commission at the NINTH DAY EQUALIZATION MEETING on the TWENTY-THIRD day of AUGUST, 2018 by the following:

YEAS: Commissioners Anderson, Basham, Barone, Davis, Haidous, Killeen, Marecki, Palamara, Scott, Varga, Webb, Vice-Chair Pro Tempore Ware, Vice-Chair Bell, Chairman Woronchak -- 14

NAYS: None

NOT VOTING: Commissioner Clark-Coleman -- 1

ABSTAIN: None

EXCUSED: None

I further certify that the attached Resolution is a true, correct, and complete transcript of the original of said Resolution appearing on file and of record in my office and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the County of Wayne this 24th day of August, 2018.



PAMELA LANE
ACTING CLERK OF THE COMMISSION
CHARTER COUNTY OF WAYNE, MI



MCKENNA

September 20, 2018

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

Subject: VBT-18-021; Project Pancake – Phase 2/Michigan Avenue; Preliminary Site Plan Review #4; Revised Site Plans Dated September 17, 2018.

Dear Commissioners:

The applicant, ACS Michigan proposes to build a 2-story 63,574-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.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.

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** – The applicant appeared before the Planning Commission on August 8th, 2018, and received site plan approval with conditions for Phase 1, which included 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 this letter, consists 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.**

At its meeting on August 8, 2018, the Planning Commission approved the Phase 1 site plan, subject to conditions. At its meeting on August 22, 2018, the Planning Commission reviewed the Phase 2 site plan and deferred action on the Phase 2 site plan and recommended plan modifications to be compliant with the Zoning Ordinance. The applicants have resubmitted the Phase 2 site plans, which are accompanied by a response letter (dated 9/17/18) to our most recent site plan review letter of September 7, 2018. We have reviewed the site plan for compliance with the conditions of Phase 1 approval, Zoning Ordinance standards, terms of the CRA and 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 with conditions. 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” structure is minor enough to be considered accessory to the principal permitted use and is permitted by right, subject to compliance with Zoning Ordinance standards accessory buildings. The revised site plan includes a general use statement and phasing plan for the project, as required under conditions of approval for Phase 1.

2. **Dimensional Requirements.** The revised site plan notes the size of the proposed building as 63,574 square feet. The proposed height of the 2-story building was previously noted as 28 feet, which was within the maximum permitted height of 30 feet for the buildings in the M-1 district. The revised architectural elevations submitted indicate a building height of 36 feet, 10 inches to the highest parapet of the building, with height of 30 feet in many other areas of the building. Per Section 4.103 of the Zoning Ordinance, buildings of greater than the maximum height allowed in Section 4.102 may be allowed in the M-1 district provided front, side, and rear yards are increased by one (1) foot for each additional foot of building height that exceeds the maximum height allowed. 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, which would correspondingly be increased to 56'-10", 46'-10" and 46'-10", respectively. The site plan has been revised to note the setbacks as 57 feet, 47 feet, and 47 feet respectively and complies with the Zoning Ordinance.



The maximum lot coverage is 35%. Proposed lot coverage is 1.36% with parking lots and other impervious surfaces occupying an additional 8.15%.

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.

3. **Required Information.** The revised site plan at this time includes all of the site plan information required per Section 12.203 of the Zoning Ordinance. The proposed hours of operation are noted as 6 am – 11 pm, Monday through Friday. The plan notes that the hours of operation may extend to 24 hours a day/7 days a week; however any such operation will conform to the noise ordinance established in the Township. Such a notation is acceptable to ensure that any noise related nuisance issues can be addressed by the Township.
4. **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. We defer to the Township Engineer's regarding the proposed design and capacity of the pond. At the Planning Commission meeting on August 8th, 2018, there was some discussion on location of the berm on the west side of the pond, rather than east side abutting the single-family residential boundary. The Planning Commission found the proposed berm location acceptable.

The site plan shows 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. Section 10.103(K) includes specific standards for landscaping around storm water detention ponds; however, Wayne County regulates much of planting around detention ponds, so we will defer to Wayne County requirements. The revised landscape plan at this time indicates grouping of *Viburnum*, *Red Twig Dogwood*, and *Gray Dogwood* shrubs around the main detention pond and grouping of *Red Maple* and *Swamp White Oak* trees around the forebay area. Once Wayne County approval of the stormwater permit and detention pond landscaping is obtained, the final landscaping information must be provided to the Township.

Section 8.107(D)(2) requires chain link fence to be vinyl-coated black. The site plan and landscape plans has been revised to note the provision of a 6-foot high black vinyl coated chain link fence around the detention pond and perimeter of the site.

5. **Access and Circulation.** There is one (1) proposed entrance to the site from Michigan Avenue. The applicant has stated that the approach is still pending MDOT approval. The access drive branches off to provide access to a parking lot on the north side of the building, while the main access drive continues south and forks into 2, allowing access to the vehicle evaluation area and parking lot on the east side of the building. The drive aisles within the parking lot areas are 24 feet wide while the main internal circulation drives through the site vary in width from 30 feet to 32 feet. The south side of the access drive on the south side of the building is missing curbing, which is required by Section 9.104(I) of the Zoning



Ordinance. However, the Planning Commission may approve an alternative design when opportunity exists to substantially improve the water quality of the site. Per the applicant, the curb has been eliminated to allow for sheet flow drainage into the swale to its south. We defer to the Township Engineer regarding sheet flow drainage in the uncurbed portion of the interior access drive. The following items regarding access must be addressed:

- a. Delineate with pavement striping lanes for ingress and egress. Pages OS 02 and 03 identify a driveway width of 28 feet and directional signage; however, no pavement striping is shown to delineate ingress and egress. The applicant has stated that the information will be provided final site plan submittal, which is acceptable.
- b. The plan indicates a cantilever gate mid-way through the access drive. Per the applicant, details of the gate, including its operation will be provided with final site plan submittal, which is acceptable.
- c. The plan notes that signage will be installed in the access drive, at the fork to the vehicle evaluation area. The applicant has stated that the information will be provided final site plan submittal, which is acceptable.

Per the applicant's presentation at the August 8, 2018 Planning Commission meeting, the proposed research and development facility receives very limited traffic, and the maximum number of employees at the present time is 100. Although the site is large, the facility is of limited size and has frontage and accesses onto a State Trunk line (pending MDOT approval). The applicant has submitted copy of a traffic impact study conducted by their consultants HRC, dated July 13, 2018. The study includes trip generation data, condition of existing roadways, improvements, access management, turn movements etc. The recommendations of the study include a modification to signal timing and addition of a right-hand turn lane (deceleration lane) on east bund Michigan Avenue. The improvements proposed are under the jurisdiction and review authority of MDOT.

- 6. Sidewalks.** Section 9.107 of the Zoning Ordinance requires the provision of a sidewalk long all public streets and major thoroughfares. The site plan does not indicate any sidewalk along Michigan Avenue frontage. *The Planning Commission has the ability to modify the location of interior sidewalks only.* The site plan also indicates 7-foot wide sidewalks next to the parking lots on the north and west side of the building and location of barrier free access ramps. The following items must be addressed:

- a. A 5-foot wide concrete sidewalk is required along the site's Michigan Avenue frontage. It is our understanding that the applicant has submitted a plan to MDOT requesting approval for placement of the sidewalk along Michigan Avenue, which is under MDOT's jurisdiction. The applicant has concerns that the placement of the sidewalk will result in its termination at the railroad intersection, and has asked to defer it till final site plan submittal. While the issue can be further discussed and deferred for approval prior to final site plan approval, at this time we believe a sidewalk should be installed as required as it would provide significant pedestrian connectivity in the whole area. Although a sidewalk along the frontage of Michigan Avenue would not currently connect to any sidewalks, it would encourage future connections to the subdivision to the east as well as a possible connection to Michigan Ave. and Ecorse Road to the west. Further, several communities have rails to trails programs that actually include sidewalks and trails located within the railroad right-of-way. While a deviation from this standard cannot be granted by the Planning Commission, a variance can be considered by the Zoning Board of Appeals. Additionally, the Planning Commission can authorize a phased plan for installation of the sidewalk or a plan requiring a sidewalk from the entrance of the



development to the east to connect to the Denton Village neighborhood. This issue can be further discussed at the Planning Commission meeting.

- b. The site plan includes 52 parking spaces on the east side of the building. The area is clearly identified as “test vehicle parking only” on the revised plans. Therefore, crosswalks and other pedestrian connections are not required. A note must be added stating that all vehicles in this area shall be fully operable and not junk or dismantled vehicles.

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 the applicant’s representation at the August 8, 2018 Planning Commission meeting, the proposed building has a gross floor area of 63,500 sq. ft. and a total of 100 employees in a peak shift (as represented by applicant’s engineer HRC). Based on the information provided, the site requires **359 spaces** (i.e., **259 spaces** for the floor area and **100 spaces** for the employees). The site plan indicates a total of **204 (previously 194) parking spaces**. Of the proposed parking, 152 spaces are intended for employees and an additional 52 spaces are test vehicle parking spaces. Per the applicant the spaces proposed are more than adequate to meet the needs of the facility at least for the anticipated future. The proposed parking is deficient by 155 (previously deficient by 165) spaces. As allowed by Section 9.101(J) of the Zoning Ordinance, the Planning Commission granted a deviation for the minimum required parking spaces at the August 8, 2018 Planning Commission meeting, as presented by the applicant. The parking calculations have been noted on the cover sheet as required.

While the applicant previously stated to the Planning Commission that the maximum number of employees on the site will be 100; the traffic study submitted noted the number of proposed employees as “starting with 120 to 140 employees up to a maximum of 180.” Per the applicant, the facility is intended to start with less than 100 employees, and eventually grow to the number anticipated. Should the need for additional parking arise, it will be accommodated through the land banked “future parking” expansion area shown.

The site plan also proposes two (2) “future building expansion areas” and “future parking expansion area” with 51 spaces (previously 80 spaces). 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 the deferment request be addressed at the time the future building expansions are reviewed by the Township.

- b. **Space Dimensions.** All the proposed parking spaces are 9.5 feet wide and 20 feet deep. The spaces are also shown with double striping, as required by Section 9.104(C) of the Zoning Ordinance.

Section 10.103(B)(2) of the Zoning Ordinance requires the provision of an interior landscape island for every 20 spaces. The site plan and landscape plan have been revised to include landscape islands to comply with this standard.



- c. **Barrier Free Spaces.** For parking lots between 151-200 spaces, the ADA requires six (6) barrier free spaces. The revised site plan indicates the required number of spaces. The dimensions of barrier free spaces have been noted and are ADA compliant. The future parking area indicates 55 spaces for which the applicant is seeking a deferment. Because the layout approval is being sought at this time, the total number of spaces on the site will eventually exceed 200, which would require one (1) additional barrier free space. The additional barrier free space is shown in the western parking lot.
- d. **Loading.** Per Section 9.105 of the Zoning Ordinance, the proposed building will require a total of two (2) 10-foot by 50-foot loadings spaces. The revised site plan indicates two (2) 10' x 50' spaces placed side-by-side on the east side of the building.

8. **Architecture and Building Details.** The applicant presented elevations for the building shell at the August 8, 2018 Planning Commission meeting and received approval for the same; however, the approval was subject to detailed elevations being provided. At this time, the submittal includes elevations and an artistic rendering that indicates the structure will be constructed in shades of silver and black with glass panels and metal panel “wall assembly A and B.” The site plan identifies the only ground mounted mechanical equipment to be a transformer pad located on the east side of the building and concealed from view of any public right-of-way by a landscaped berm and fencing. The roof mounted mechanical equipment is shown on sheet A-103, placed centrally on the roof, and concealed from view by the building parapet and screen walls around it. The plan refers to sheet A-511 for screen wall details; however the sheet is not in the submittal package. The detail sheet must be included for final site plan review.

At the August 8, 2018 Planning Commission meeting the applicant also noted that the tire/vehicle storage shown along the southeast corner of the east parking lot area is a structure and not merely a parking surface. Sheet APC-01 of the revised plan submittal includes elevations of the structure to be constructed of “wall system B,” which is also a metal panel system. Proposed colors are designed to match the principal building.

9. **Landscaping.** Landscaping is subject to the provisions of Section 10.103 of the Zoning Ordinance. Sheets L-0 through L-11 of the site plan submission includes details of proposed landscaping for the site. The Zoning Ordinance describes the landscaping requirements that must be met individually. Our comments are as follows:
- a. **Frontage Landscaping.** Section 10.103(A) states that when a site abuts a public right-of-way, frontage landscaping shall include 1 deciduous or evergreen tree per 40 lineal feet of road frontage + 1 ornamental tree per 100 feet of lineal frontage + 8 shrubs per 40 lineal feet of frontage. Based on a frontage of 1,100 feet on Michigan Avenue, the site requires a total of 28 deciduous or evergreen trees + 11 ornamental trees + 220 shrubs. The plan proposes a total of 33 deciduous trees + 14 ornamental trees + 229 shrubs to meet this requirement. The ornamental and deciduous trees are placed almost entirely with the greenbelt area on the north side of the proposed building and near the main access drive off Michigan Avenue. The northwest frontage of the site along Michigan Avenue has no vegetation; however, the applicant is proposing the installation of a 60-foot wide, 10-foot high berm landscaped with evergreen trees, placed between 50 feet – 360 feet away from the front property line. The area between the berm and the right-of-way line is to be maintained as “non-irrigated” seeded lawn. The applicant has stated that the lawn area will be warrantied to have no



weeds prior to acceptance by the owner. Sheet L-10 states that all landscaped areas will be irrigated with an automatic irrigation system, and the limits of irrigation are shown on the preceding landscaping sheets.

b. Parking Lot Landscaping.

Screening. Section 101.03(B)(1) requires parking lots to be screened from public rights-of-way by landscaping. The parking lots located on the north and west sides of the building are to be screened by the landscaping noted in comment **a** above. Additionally, 229 Hicks Yew shrubs will be planted on the north sides of these parking lots to screen the lots from the road. The shrubs will be planted at 30 inches in height, so they should attain the required height of 3 feet within 1-2 years. The frontage is also to be planted by a variety of perennials, which enhance the appearance of the frontage. The easternmost parking lot will be screened by the berm.

Interior Lot Landscaping. Section 10.103(B)(2) requires parking lot landscaped areas to be at least 5% of all the paved areas. The site plan shows vehicular surface area as 86,044 square feet, thus requiring 4,302 square feet of landscaped area. The revised plans include calculations of all interior landscape areas, which provide a total interior landscaping of 5,019 square feet, eliminating the previous shortfall.

Each landscaped island must be at least 360 square feet and shall have at least one (1) tree. Also, there must be at least 1 tree per 300 square feet of vehicular surface landscaped area. The parking lots include several islands which meet the minimum size requirement, and each is planted with 2 deciduous trees. Based on the interior lot landscaping standards, a total of 17 trees are required and 18 are proposed. The Zoning Ordinance does not allow for more than 20 spaces in an uninterrupted row without a landscape island. The landscape plans have been revised to correspond with the site plan and show the required islands with plantings.

- c. Loading Area Landscaping.** Section 10.103(C) requires loading areas to be screened from view of any adjacent residential district by a fence and/or landscaping. The loading dock area appears to be located on the east side of the proposed building and is screened from view of the residential district to the east by a 60-foot wide, 10-foot high berm to be planted with a double staggered row of evergreen trees placed 15 feet on center.
- d. Greenbelt Buffering.** Section 10.103(E) requires screening between a use on an M-1 zoned property and abutting single family residential districts. The Zoning Ordinance requires a 60-foot wide buffer with a double staggered row of evergreens placed 15 feet on center, with a flat horizontal crest area of at least 3 feet. The landscape plan proposes a 60-foot wide, 10-foot high berm on the east side of the building and parking lot, set 320 feet away from the east property line abutting the residential district. The berm is to be planted with a mix of White Spruce, White Pine and Norway Spruce trees placed 15 feet on center with a minimum height of 8 feet at the time of planting.
- e. Open Space Landscaping.** Per Section 10.103(G), all open areas of the site that are not required landscaping areas must be planted with one tree per 3,000 square feet of open area. The site has a total open area of 1,219,484 square feet, which translates to 406 trees, of which 35% (142 trees) are required to be deciduous. Per the applicant "*the landscaping within the open space will likely be*



removed as this site develops due to the need to elevate the site due to ground water levels and existing contours requiring extensive changes in order for the site to be expanded and fully utilized. The site has been a farm absent of trees for over 100 years..." The applicant is seeking a waiver from this Zoning Ordinance provision. We had previously recommended that the area be recalculated to deduct structures (including future expansion areas), ponds, and required landscaping areas, and show the required trees. The revised plan includes these calculations and notes that the trees provided within the detention pond area and the trees included within the berm to the north and, south and east would total 406 trees. Although part of the greenbelt and detention pond landscaping, which are required, we believe the installation of greenbelt and detention pond trees provides adequate justification for the Planning Commission to revise the open space landscaping requirements.

- f. **Other Requirements.** Sheet L-10 notes that all landscape areas will be irrigated with an automatic irrigation system. The limits of irrigation are shown on Sheet L-0 and include the main entrance area and building frontage on Michigan Avenue only. The applicant requests a waiver to provide irrigation in a very limited area only, with the justification that the cost of an irrigation system along the Michigan Avenue frontage would be \$35,000-\$45,000 and would cost more to use and maintain. We had previously recommended that at a minimum, irrigation be provided for the berm and plantings along the site's entire Michigan Avenue frontage since it would be critical to the appearance of the site. We acknowledge that irrigation along the other berms would be excessive. Section 10.105(C) of the Zoning Ordinance allows the Planning Commission to waive or modify the irrigation requirements if irrigation is not necessary for keeping the landscaping in good condition. The applicant has added a note to the landscape plan stating that the plants will be kept in a living condition by the contractor for a period of 2 years, and the Zoning Ordinance requires replacement of any dead trees. A response letter from the applicant notes that the plantings will be deep watered after that by the applicant. We recommend that this note be added to the plans and that a specific watering schedule be included.
- g. **Residential Buffer.** Per the DA, the plans submitted include 400-foot wide residential buffer zones along the east and west property boundaries. The parcel is triangle-shaped and the narrow corner at the southwest end is covered by existing vegetation. The plan also indicates a berm along a part of the south property line for screening.
- h. **Stormwater Pond.** Section 10.103(K) requires a buffer around the detention pond. As noted previously, the detention pond is graded to the east property line with the entire vegetative buffer located along its west boundary. It is our understanding that planting in and around the basin is regulated by the County. The applicant has stated that no mechanical equipment is proposed for the pond.
- 10. Tree Removal Permit.** The site was previously farmed and as a result does not have a significant vegetation cover, except for a few trees on the southwest side and a grouping along the site's Michigan Avenue frontage. A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger per Section 8.106 of the Zoning Ordinance (Woodland and Tree Preservation). Per the plans only one 8" tree is to be removed from the entire site for the berm construction. The proposed landscaping for the site exceeds the requirement and some of the excess trees can be counted towards the required replacement.



11. **Fencing.** The revised site plan notes the provision of a 6-foot high black vinyl coated chain link fence around the entire property as required by Section 8.107(D)(2) of the Zoning Ordinance. We had previously recommended that the fence be replaced with a decorative fence along the site's Michigan Avenue frontage. The revised plan notes the provision of a short stretch of "screen fence" along the main entrance drive, and west and east parking lot areas. Details of the fence are noted on Sheet C 06A, and are not considered decorative. The fence material has not been labeled, but appears like flat metal panels with steel frames. We recommend the use of an alternate fence design that is functional to meet the applicant's security needs, but also decorative. As proposed, the fence does not present an attractive appearance from Michigan Avenue.
12. **Trash Disposal.** The site plan indicates a dual dumpster with gates at the southeast corner of the proposed building. Typical dumpster enclosure details have been noted on Sheet C 06A, but are incomplete. The details only indicate an 8-foot high enclosure with wooden slat gates. Section 7.122 of the Zoning Ordinance requires the enclosure to be constructed of decorative masonry, and provided with steel reinforced wooden gates. The enclosure should be provided with bollards outside the gates to protect them.
13. **Lighting.** The site plan package includes proposed lighting plans on Sheets E01 and E02. The plan indicates single- and dual-head light poles placed in the parking lots and along the drive aisles within the site. A photometric plan noted on sheet FC01 indicates illumination in areas of vehicular traffic on site in compliance with the standards noted in Section 8.105(B)(2) of the Zoning Ordinance. Section 8.105(C) allows for a maximum height of 25 feet to the top of the fixture from grade. In industrial Districts, the Planning Commission may approve lighting fixtures up to a maximum height of thirty-five (35) feet if the proposed lighting over twenty-five (25) feet in height has no adverse impacts on the surrounding land uses and on the natural environment. The revised plans note the mounting height to the bottom of the fixture as 35 feet (raised from 22 feet). The actual pole height from grade to top of fixture will likely be taller. The pole height must be reduced to show compliance with this standard. We previously noted that wall mounted light fixtures will be required to illuminate entrances and the loading dock areas. The revised elevations and photometric plan identify the locations of the all mounted fixtures and sheet EBL01 includes cut sheet details of shielded wall mounted fixtures for the building exterior. Information regarding any proposed ground mounted fixtures to enhance landscaping on the site must be provided with final site plan submission.
14. **Signs.** A ground-mounted sign is shown on the site plan. Information regarding proposed ground sign and wall mounted signage, if any, must be provided to determine if it meets the Zoning Ordinance requirements for area, height, setbacks, and design. The applicant notes that the information will be provided with final site plan submission.
15. **Other.** Additional information about the following site plan items must be provided:
- a. **Refrigerated Storage.** At the August 8, 2018 Planning Commission meeting, the applicant stated that the refrigerated storage unit would appear like a "shipping container." The revised plan at this time includes a picture of a "prefabricated cold soak chamber" on Sheet C 60A, which appears like a large metal freight container. While the unit is placed on the east parking lot, south of the proposed building and concealed from the public right-of-way, it is an unattractive structure, with no screening



of any type around it. We recommend that the be screened by placement of upright evergreen shrubs around it.

- b. **Vehicle Evaluation Area.** The site plan notes that no outdoor parking of vehicles or storage will take place in this area.
- c. **Notes.** Information required for compliance to site plan requirements, has been noted on the site plan as required instead of being included in a response letter only.

RECOMMENDATION

At the August 8, 2018 Planning Commission meeting, the applicant received approval for Phase 1 subject to conditions, which allows for them to proceed with engineering and site grading. However, Phase 2 calls for a more detailed review of the plans and with an intention of coverings all the items that were not included as part of Phase 1 or were conditions of approval of Phase 1.

Since then, we have worked with the applicant to get all of the information required to determine compliance with standards of the Zoning Ordinance. At this time, the revised plans include most of the required information, with a few exceptions. Therefore, we recommend that the Planning Commission grant preliminary site plan approval for the above project, subject to the following items being addressed on revised and dated plans submitted for final site plan review and approval:

1. Once Wayne County approval of the stormwater permit and detention pond landscaping is obtained, the final landscaping information must be provided to the Township.
2. That the Township Engineer determine whether the sheet flow drainage in the uncurbed portion of the interior access drive is appropriate.
3. That the plans include the pavement striping lanes for ingress and egress.
4. That the details of the cantilever gate mid-way through the access drive, including its operation, be provided.
5. That all signage information be included.
6. That a recommendation on the sidewalk be deferred until MDOT decides whether a sidewalk will be approved.
7. That a note be added stating that all vehicles parked in the "test vehicle parking only" area shall be fully operable and not junk or dismantled vehicles.
8. That the detail sheet of the screen wall on the building must be included.
9. That no open space trees required by Section 10.103(G) be required because the berm trees and storm water pond trees provide a sufficient number of trees on the site.
10. Per Section 10.105(C) of the Zoning Ordinance, that the irrigation requirements be modified but that the plans include a specific watering schedule for the berm trees.
11. That an alternate fence design to the steel panels be submitted that is functional to meet the applicant's security needs, but also decorative.
12. That the dumpster enclosure include the required bollards.
13. That the light fixture heights be lowered so that they do not exceed 35 feet from the grade to the top of the fixture.
14. Information regarding any proposed ground mounted fixtures to enhance landscaping on the site must be provided.
15. That the "prefabricated cold soak chamber" be screened by upright evergreen shrubs.

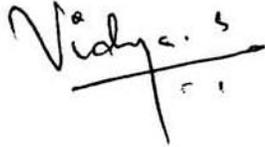


Respectfully submitted,

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 McNally, Van Buren Township Fire Marshal





September 21, 2018
FTCH Project No. 181273
VBT Project No. 18-021

Ms. Carol Thompson, Chairperson
Van Buren Township Planning Commission
46425 Tyler Road
Van Buren Township, MI 48311

Re: Project Pancake – Preliminary Plan Review (Phase 2)
Van Buren Township (VBT), Michigan

Dear Ms. Thompson:

Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has completed Preliminary Plan Review (Phase 2). Please recall that Phase 1 is the mass grading portion only, which was previously approved by the Planning Commission (refer to FTCH approval letter dated August 3, 2018).

We have reviewed three (3) separate sets of plans submitted by the applicant for the Proposed Pancake – Phase 2 Project, subsequent to the mass grading plans that were initially reviewed as follows:

- Applicant Plan Submittal Dated: 07/20/18 Refer to FTCH Review Letter Dated: 08/10/18
- Applicant Plan Submittal Dated: 08/03/18 Refer to FTCH Review Letter Dated: 08/20/18
- Applicant Plan Submittal Dated: 08/24/18 Refer to FTCH Review Letter Dated: 09/07/18

The last set of plans noted above that FTCH reviewed for preliminary plan approval were conditionally recommended for approval by FTCH with our letter dated September 7, 2018, previously forwarded to VBT Planning Commission for consideration.

FTCH received a revised set of preliminary plans and a response letter from the applicant addressing previous FTCH review comments, both dated September 17, 2018.

Recommendation

FTCH completed the review of the September 17, 2018 preliminary plans and find that there are no significant changes to the August 24, 2018 preliminary plans. The Applicant has indicated many of FTCH’s review comments noted in the September 7, 2018 letter will be addressed prior to or during the preparation of the Engineering Plan Review set of plans. Accordingly, FTCH is satisfied the previous FTCH review letter, dated September 7, 2018, along with the applicant’s response letter, suffices for the purpose of Preliminary Plan Review Approval recommendation. FTCH recommends the Planning Commission grant Project Pancake – Phase 2 Preliminary Site Plan approval, subject to the FTCH review comments, previously noted, are addressed by the applicant prior to or during the preparation of the Engineering Plan Review plans and in accordance with the VBT *Engineering Standards Manual*.

If you have any questions regarding this review letter, please contact me at 248.324.4791 (dpotter@ftch.com) or Paul Kammer at 248.324.2137 (pjkammer@ftch.com).

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

David L. Potter, PE, CSI-CCCA

Paul J. Kammer, PE

ag2

By email

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



September 7, 2018
FTCH Project No. 181273
VBT Project No. 18-021

Ms. Carol Thompson, Chairperson
Van Buren Township Planning Commission
46425 Tyler Road
Van Buren Township, MI 48311

Re: Project Pancake – Phase 2
Van Buren Township, Michigan

Dear Ms. Thompson:

Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has completed the third review of the Preliminary Plans, dated August 24, 2018, for the proposed Project Pancake – Phase 2.

FTCH has reviewed and forwarded the two (2) previous review letters, dated August 10, 2018 and August 20, 2018, to the applicant for their review and response prior to submitting the Preliminary Plans to be reviewed for approval. The previous letters were never submitted to the Planning Commission because the applicant was in the process of updating the plans. The most up to date plans, dated August 24, 2018, are the version of the Preliminary Plans used for this review.

In this letter, any previous comments from the second review that have not been completed will remain. The applicant's response to each comment, as documented in a letter to Ms. Carol Thompson, Chairperson on August 24, 2018, will be listed and any additional action items required by the *Engineering Standards Manual, Charter Township of Van Buren (VBT) (April 2014)* that were not completed in this submittal will be listed.

The proposed project is part of a multi-phased construction project. The overall proposed project entails constructing a Research and Development Facility which includes a 2-story 63,500 square foot building, parking lots with 194 spaces, a separate paved low speed vehicle evaluation area, and room for future building and evaluation area expansion. The proposed site utility layout includes a 12-inch water main loop which crosses Michigan Avenue (US-12) northwest of the site and ties into the existing 8-inch system to the east at Cross Street; a proposed 10-inch sanitary system extension; and a storm sewer system to accommodate building, parking lot, and site runoff with a dual forebay detention basin system, with no water surface.

Below, responses from the Applicant and additional action items will be listed as:

- R) Applicant Response
- C) Additional Comment

Phase 1 Review Compliance

The items listed below are items that were listed as part of the Phase 1 review, which were not completed with the updated plan set dated August 3, 2018. It is our understanding the plans were produced prior to receiving the Phase 1 Plan Review Letter, thus they are listed for reference and shall be included in the next submittal.

Comments:

1. *Site Drainage, Storm Sewer, and Storm Water Storage Comment No. 1:* The updated plans have addressed the “trapped water” issue flowing south to north by adding culverts through the berms; however, the overall flow route once it hits the berm is still not displayed. Add flow arrows indicating the concentrated flow from each district as it hits the berms.
 - **R) Flow arrows have been added to the plans.**
 - *C) The Applicant has indicated flow arrows for surrounding areas, but additional arrows must also be indicated along the berms to show concentrated flow towards the proposed cross culverts.*
2. *Site Drainage, Storm Sewer, Storm Water Storage Comment No. 5:* There has been no official documentation received from the Federal Aviation Administration (FAA) by the Township regarding the requirement for “No Permanent Pools” within the vicinity of the airport. The applicant is to forward on correspondence to the Township for their records.
 - **R) Correspondence with the FAA at Detroit Metro Airport is being submitted by ACS, and will be forwarded to all parties when received.**
 - *C) Correspondence has been received indicating the WCAA requirement for dry basin (8/30/18).*
3. *Paving and Grading Comment No. 1:* For land balancing operations, is there a truck haul route established?
 - **R) If off site fill is required to bring the site to the proposed elevations, the access for all traffic will be from Michigan Avenue only. HRC has applied to MDOT for both the temporary and permanent connection to Michigan Avenue.**

Following is a summary of our Phase 2 review comments for plans dated August 3, 2018.

General

The following items are general requirements established as part of the VBT *Engineering Standards Manual*, which the applicant must include as part of the preliminary plans.

1. The following items must be included on the project title sheet:
 - a. Provide a list of private utility contacts with facilities within the project limits.
 - **R) HRC will provide this at the time of Final Site Plan approvals.**
 - b. Provide a listing of permits required.
 - **R) See attached list for permits and status, and list will be provided on cover sheet in Final Site Plan approval.**
 - *C) No list was attached. Include in Final Site Plan review set.*
2. Existing utility information must be included on the plans. Provide existing information including pipe diameter and material for all utility types, including the force mains within the Michigan Avenue right-of-way (ROW). Update legend to show all utility types (i.e. force mains).
 - **R) The legend has been updated for force main. HRC has been researching the existing utilities along Michigan Avenue to add to the documents. If the Township has this information available, please provide so we can add to the drawings.**
 - *C) Township will look for information on force mains.*
3. Indicate and label all existing and proposed easements; those anticipated to be abandoned shall be labeled as such (i.e. the Denton Drain easement).
 - **R) Existing easements are shown on Sheet C05 – Alta Survey. HRC will add proposed easement to the Final Engineering documents once the reviews are completed for utility alignments and any adjustments are made.**



4. Basis for design flow computations for sanitary sewers and storm sewers shall be submitted for both phases and total development. Calculations for total development shall include all development phases, present and future, and existing and future offsite areas tributary to the system.
 - **R) Basis of design of total development for sanitary and storm have been provided on plans. HRC is developing the phasing information and will provide it on the Final Site Plan submission package.**
 - *C) Basis of Design shows feasibility. Indicate all equations as listed in the VBT Engineering Standards Manual. Peaking Factor equation should be $PF = 18 + \sqrt{P} / 4 + \sqrt{P}$.*
5. Soil borings indicating the ground water elevation must be provided.
 - **R) The soil borings will be contained within the contract documents that address ground water elevations, and as these fluctuate, we prefer to leave the soil reports to address this issue.**
 - *C) The fluctuating depth of the ground water in the area of the proposed detention basin is critical. The applicant shall make this information known at this time.*
6. The following required notes must be added to the plans:
 - a. A statement that all construction shall conform to the current standards, specifications, and general conditions to the Township.
 - **R) The note has been added to the cover sheet.**
 - b. The Developer is responsible for resolving any drainage problems on adjacent properties which are the result of the Developer's actions.
 - **R) Understood – none anticipated.**
 - *C) The Applicant needs to add this note to the plans, whether or not there are anticipated drainage problems.*
7. Show and label underground utilities (existing to remain and proposed) on grading plans and all other sheets that have potential earth disturbance.
 - **R) The proposed utility structures are referenced on the grading plans.**
 - *C) The Applicant must show underground utility lines on grading sheets. The lines can be weighted differently or shaded to be less prominent, but the plans must show underground features anywhere that excavation and earth disturbance is anticipated.*
8. The final location of perimeter fencing relative to the proposed alignment of public utilities will be determined during final engineering plan review by the Township.
 - **R) Understood.**

Water Main Service

Existing:

The Township water main records indicate an existing asbestos cement (AC) 8-inch water main running east to west along Cross Street on the east side of the property. In addition, there is a 12-inch Township water main located northwest of the property, on the north side of Michigan Avenue (US-12) at Old Michigan Avenue.

Proposed:

The applicant's plan shows a proposed 12-inch water main loop connection to the existing 12-inch water main near Old Michigan Avenue. The proposed 12-inch main then extends southeasterly, crosses Michigan Avenue (US-12), and enters the proposed site near the proposed main driveway entrance, loops around the proposed building, connecting to onsite fire hydrants and the building service taps, before continuing through the site to the east side of the property where it ties into the existing 8-inch water main on Cross Street.



Comments:

1. The proposed water main profile indicates the entire 12-inch water main being encased in a 20-inch steel casing. What is the reasoning behind the encasement? Any unnecessary encasement makes maintenance and repair very difficult. Eliminate the unnecessary casing or provide explanation for its need.
 - **R) Casing has been eliminated.**
 - *C) The Applicant must update the profile line type to indicate and distinguish between the two (2) types of installation.*
2. Label all water main fittings in both plan and profile views. Indicate description of each fitting and give rim elevations for any water structure.
 - **R) HRC will provide this at the time of Final Site Plan approvals.**
3. Indicate connection type to the existing mains: tee (cut-in or tapping sleeve) or direct connection with reducer.
 - **R) HRC will provide this at the time of Final Site Plan approvals.**
4. Label all existing water main sizes and clearly indicate removal limits for any existing pipe and features to be removed.
 - **R) HRC will provide this at the time of Final Site Plan approvals.**
5. Label proposed water main material, where encasement begins and ends, and any other items associated with the water main construction (plan and profile).
 - **R) HRC will provide this at the time of Final Site Plan approvals.**
6. Prior to Engineering Plan Approval, the Township Water & Sewer Department will review and determine final hydrant and valve needs and locations.
 - **R) Understood.**
7. Verify and indicate how the existing Smith Farm building and the building located in the separate lot northeast of the Smith Farm building is being currently serviced by water. In addition, the applicant must show how these two buildings will be serviced via connections to the proposed water main.
 - **R) Water services to these structures already exist and will not be impacted by this development.**
 - *C) The Applicant needs to show the location of the lines relative to the proposed water main and sanitary work. Based on existing plans we have reviewed, the service lines connect in close proximity of the 12" watermain connection.*
8. Final required water main easements will be determined by the Township during the final engineering plan review phase.
 - **R) Understood.**

Water Demand Analysis

During the previous review process, the applicant requested that FTCH model the water system without the proposed Michigan Avenue (US-12) crossing being installed as part of this project. Instead, they wanted to see the available flows from the existing 8-inch AC water main along Cross Street. Based on the current water main system and planned pressure reducing valve (PRV) settings for the inclusion of the Project Pancake site, the available flows are as follows:

VB-6 PRV Setting	Available Fire Flow (existing system)	Available Fire Flow (Proposed US-12 loop)
53 psi (Current)	950 gpm	3,300 gpm
58 psi (Future)	970 gpm	3,500 gpm



In discussions with the Township, any additional normal demand that may be proposed to be placed on the existing Cross Street water main without the proposed US-12 water main loop will first need to be discussed with the Water and Sewer Department. There are concerns with the age and condition of the AC pipe if the applicant requests to add in its own pump station or fire flow booster pumps for fire flows. Further discussion will be necessary.

- R) 12" water main crossing Michigan Avenue will be installed as part of this project.

Site Drainage, Storm Sewer, and Storm Water Storage

Existing:

Existing topography shows drainage flowing predominately north toward the center and north side of the property, into a regulated Michigan Department of Environmental Quality (MDEQ) wetland. The wetland discharges into the enclosed existing Denton Drain, a Wayne County legally-established county drain established in the early 1900s. It is believed the enclosed drain is an 8-inch drain. The Denton Drain flows easterly.

Proposed:

The applicant's proposed plan indicates a combination of overland flow through swales, earthen berms, and open-ended culverts; an underground storm drainage collection system that intercepts flow from paved areas; and a detention basin system that collects all flow through two separate forebays. A new pipe run is proposed to replace the existing enclosed Denton Drain from the wetland, which outlets into the detention basin system as well. The culvert and sewer sizes within the proposed drainage system range from 12-inch to 36-inch. The overall detention for the site is controlled by a single 36-inch riser with a restricted 8-inch outlet. The outlet taps and discharges into the existing 12-inch storm system (enclosed Denton Drain) that also collects runoff from Cemetery Road.

Comments:

1. The restricted discharge from the proposed detention basin is flowing into the existing 12-inch Denton Drain. It is assumed the applicant has investigated and received approval from the Wayne County Drain Commissioner to connect and discharge into the Denton Drain.
- R) Approvals are being reviewed by Wayne County and are anticipated shortly.
2. The detention basin overflow in excess of the 100-year storm is shown to discharge easterly, to flow toward the existing Denton Drain via overland surface flow through private properties also located to the east. The applicant must show that concentrated flow is not being directed to the property immediately east of the discharge point. A stormwater mitigation measure, such as a level spreader, may be considered and must be addressed during engineering plan level drawings.
- R) Will be addressed at Final Site Plan submission.
3. No flow is accounted for from MH28 (future development) for any downstream features in the sewer calculations. Based on capacity checks for storm sewer, the outlet pipe between MH22 and ES-21 does not have capacity as currently designed and does not include future expansion. How is this pipe going to handle future capacity?
- R) Will be addressed at Final Site Plan submission.
4. Clarify the asterisk within the storm drain calculations for the wetland inlet (IN-10). The area contributing to the wetland inlet is in excess of 22 acres, but not accounted for within the applicant's calculations. Does this storm drain have capacity? What impacts does the apparent lack of capacity have on Michigan Avenue, when large storm events occur. Does Michigan Avenue drain to this wetland as well?
- R) The note was revised to provide clarification. Details will be addressed at Final Site Plan submission.



5. Applicant must provide certified documentation that the Denton Drain easement has been successfully vacated in its current alignment and location.
 - **R) August 22, 2018 the Township Board passed a resolution to vacate the drain, which will be finalized at the Wayne County Commissioner's meeting of September 5, 2018.**
 - *C) The Applicant must provide the Township with verification that the easement has been finalized by Wayne County.*
6. The applicant must include culvert location markers to indicate the location of the culvert inlet, so in the event the culvert is plugged, it can be readily located and cleared by the applicant.
 - **R) Understood.**

Sanitary Sewer

Existing:

The existing property is serviced by a 10-inch gravity sewer which extends westerly from Cross Street and terminates at the applicant's noted structure as MH1. The Smith Farm building are currently serviced via two 6-inch sanitary service leads.

Proposed:

The applicant's proposed plan is to tie into the existing 10-inch sewer onsite, via a sanitary sewer system consisting of 10-inch PVC pipe discharging from the north side of the proposed building.

The proposed sanitary sewer service lead is shown to tap directly into the existing sanitary manhole, noted as MH1, in the northeast corner of the property, where flow then heads easterly to the Cross Street sanitary sewer main. No additional improvements to the onsite sanitary line are shown on the plans.

Comments:

1. See Note No. 6 under General Comments. A basis of design must be included.
 - **R) Basis of design is shown on Sheet 18.**
 - *C) The Applicant shall show calculations that follow the VBT Engineering Standards Manual, Chapter 4.*
2. Indicate the existing sanitary service lead tap locations on the profile.
 - **R) Understood – will be submitted as a part of Final Site Plan package.**
3. All service leads must be connected via a wye connection to the proposed sanitary sewer downstream of the final upstream manhole. No direct connection of a sanitary sewer service lead directly to a sanitary manhole will be permitted.
 - **R) Understood – will be submitted as a part of Final Site Plan package.**
4. Label sanitary sewer material type, lengths, and slope for each segment on all utility sheets.
 - **R) Understood – will be submitted as a part of Final Site Plan package.**
5. Final required sanitary sewer easements will be determined by the Township during final engineering plan review phase.
 - **R) Understood.**

Paving and Grading

1. Clarify the location of curb types vs. detail names. The plans show Type "A" and Type "B" curb, but only indicate Type "B" in the legend. Plans do not make it clear where one curb type begins and one curb type ends. The typical section for Michigan Avenue calls out DET F4 curb, but shows a DET D type curb. Clarify all curb locations and types.
 - **R) Understood – will be submitted as a part of Final Site Plan package.**



2. All driveways and all sides of parking lots must have concrete curb and gutter to delineate the drive aisles and to direct storm runoff to the stormwater management system.
 - **R) The plans show areas along driveways and the evaluation area will not be curbed to allow runoff to filtrate thru the vegetation before draining to the forebay for water quality.**
 - *C) Further discussion with the Township will be required during Final Plan review.*
3. Grading plans need to show proposed flow arrows and have proposed contours to clearly indicate the overland flow route. Proposed flow arrows along the berms must show high/low points and reflect the overall drainage flow to the cross culverts.
 - **R) Understood – will be submitted as a part of Final Site Plan package.**
4. Show limits of disturbance around all proposed earthwork on any sheet that shows “Approximate limits of grading.” Berm edges indicate grading out to match existing; however, it is only indicated on some sheets.
 - **R) Understood – will be submitted as a part of Final Site Plan package.**

Soil Erosion and Sedimentation Control (SESC)

1. An SESC Plan shall be provided in accordance with the VBT *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency (CEA).
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>
 - **R) Permit has been approved and is awaiting the storm water approvals from Wayne County prior to issuance.**

General Plan Sheet Comments

1. All Sheets – Label section lines with type and section number, carrying this through to all locations.
 - **R) Understood – will add at time of Final Site Plan approval.**
2. Sheet C02 – Indicate Section, Township, Range info for each section within the property. Indicate proposed utility lines to give overall site reference to all utilities.
 - **R) Understood – will add at time of Final Site Plan approval.**
3. Sheet C03 – Provide Bench Mark and Control Point numbers and provide soil boring locations (when available).
 - **R) Bench marks have been added to the covers sheets. Do you want to use NAV88 instead of NGVD29? The rest of the information will be provided at Final Site Plan approval.**
4. Sheet C04 – Provide aerial photo date captured for future reference.
 - **R) Understood.**
5. Sheet C18 – Label manhole numbers on plan view.
 - **R) This information has been added.**
 - *C) Labels for the manholes have been added, however, there are no numbers on the labels. Include the manhole numbers on the plan view labels so the plan view manholes can easily be found in profile view.*



Recommendation

The Applicant has indicated that many of the items requested will be addressed prior to or during the Engineering Review and Final Site Plan approval process, which is acceptable at this time. Accordingly, we are recommending the Planning Commission grant Project Pancake – Phase 2 Preliminary Site Plan approval, subject to the review comments noted above and in accordance with the VBT *Engineering Standards Manual*.

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.

A handwritten signature in black ink, appearing to read "David L. Potter".

David L. Potter, PE, CSI-CCCA

A handwritten signature in black ink, appearing to read "Paul J. Kammer".

Paul J. Kammer, PE

ag2

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



Sept 20th 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 set of plans dated June of 2018 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.

1. 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. Proposed hammer head turn is not big enough for fire apparatus.
Per phone message from Melissa Coatta on 9-20-18, enough room will be addressed at final engineering review.
NFPA 1 18.2.3.4.3.1
2. ~~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
3. 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

Per phone message from Melissa Coatta on 9-20-18 berm will be removed when future building is built.

- ~~4. Sliding gate access, how does the company plan on allowing access to fire department?~~
5. Building construction and use is needed to identify, suppression requirements and subsequent placement of hydrants and fire department connections. FDC connection shown on plans and placement ok with AHJ.
- ~~6. How will fire department have access to future vehicle evaluation area listed on plans?~~
- ~~7. Vehicle evaluation area building, use and construction, will determine hydrant and FDC locations around that building as well.~~
FDC will be placed within 50ft of hydrant on South side of building per phone call on 9-6-2018
- ~~8. 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 exceptions

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

Respectfully submitted,

David C McNally
Fire Marshal
Van Buren Fire Department

PLANNING & ZONING APPLICATION

Case number 18-025

Date Submitted _____

APPLICANT INFORMATION

Applicant Ashley Crossroads South, LLC **Phone** 734-394-1900
Address 2575 South Haggerty Road, Suite 500 **Fax** 734-394-1925
City, State Canton, Michigan **Zip** 48188
E:mail bgame@ashleycapital.com **Cell Phone Number** _____
Property Owner _____ **Phone** _____
(if different than applicant)
Address _____ **Fax** _____
City, State _____ **Zip** _____
Billing Contact Mr. Brian Game **Phone** _____
Address _____ **Fax** _____
City, State _____ **Zip** _____

SITE/ PROJECT INFORMATION

Name of Project Crossroads Distribution Center South - Additional Car Parking
Parcel Id No. V125-83- 041 99 0005 704 **Project Address** 41775 & 41873 Ecorse Road

Attach Legal Description of Property

Property Location: On the south Side of Ecorse Road; Between Haggerty Road and Morton Taylor Road. **Size of Lot** Width 800 ft Depth 4000 ft
Acreage of Site 85.31 **Total Acres of Site to Review** 3 **Current Zoning of Site** M1
Project Description: Additional car parking to service existing Building No. 1

Is a re-zoning of this parcel being requested? no **YES (if yes complete next line)** NO
Current Zoning of Site _____ **Requested Zoning** _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? no **YES (if yes complete next line)** NO
Section of Zoning Ordinance for which you are applying _____

Is there an official Woodland within parcel? no **Woodland acreage** _____
List total number of regulated trees outside the Woodland area? _____ **Total number of trees** _____
Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

RECEIVED

OWNER'S AFFIDAVIT

Brian Game, Agent
Print Property Owners Name
[Signature]
Signature of Property Owner

JUL 24 2018

BY: _____
7-17-2018
Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 17th day of July 2018.
Tammy L. Harper Notary Public, _____ County, Michigan

My Commission expires _____

TAMMY L. HARPER
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Oct 15, 2020
ACTING IN COUNTY OF Wayne

PARCEL 2:

A PARCEL OF LAND IN THE EAST ONE-HALF (1/2) OF SECTION 11, TOWN 3. SOUTH, RANGE 8. EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN.

DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SECTION 11; TOWN 3 SOUTH, RANGE 8. EAST, AND PROCEEDING THENCE ALONG THE NORTH LINE OF SAID SECTION 11, S. 88° 46' 07" E., 597.70'; THENCE S. 01° 13' 53" W., 435.60'; THENCE S. 88° 46' 07" E., 5.77'; THENCE S. 00° 28' 45" W., 409.36' TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S. 86° 56' 42" E., 805.61', THENCE S. 00° 43' 42" W., 1,793.76' TO A POINT ON THE EAST AND WEST ONE-QUARTER (1/4) LINE OF SECTION 11; THENCE S. 00° 12' 44" W., 1,375.76'; THENCE N. 88° 02' 33" W., 1,051.45'; THENCE N. 00° 28' 45" E., 1,360.37' TO A POINT ON THE EAST AND WEST ONE-QUARTER (1/4) LINE OF SECTION 11; THENCE N. 00° 28' 45" E. 1,333.02'; THENCE S. 88° 49' 21" E., 247.72'; THENCE N. 00° 28' 45" E., 488.19' TO THE POINT OF BEGINNING CONTAINING 73.7208 ACRES.

PARCEL 3:

A PARCEL OF LAND IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 11, TOWN 3. SOUTH, RANGE 8. EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN.

DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER (1/4) CORNER OF SECTION 11; TOWN 3. SOUTH, RANGE 8. EAST, AND PROCEEDING THENCE ALONG THE EAST AND WEST ONE-QUARTER (1/4) LINE OF SAID SECTION 11, N. 88° 52' 36" W., 1,394.78'; THENCE S. 00° 12' 44" W., 1,375.76' TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S. 00° 12' 44" W., 934.79'; THENCE N. 88° 02' 33" W., 500.92'; THENCE N. 00° 28' 45" E., 875.17'; THENCE S. 89° 31' 15" W., 554.71'; THENCE N. 00° 28' 45" E., 73.82'; THENCE S. 88° 02' 33" E., 1,051.45' TO THE POINT OF BEGINNING, CONTAINING 11.5468 ACRES.

RECEIVED

SEP 7 2018

Revised

September 6, 2018

Van Buren Township Planning Commission
46425 Tyler Road
Van Buren Township, MI 48111

BY: _____

RE: Ashley Crossroad Distribution Center South – Building No. 1 Additional Car Parking
Van Buren Township Case No. 18-004
WEI Project No. 16.216

Dear Commissioners:

Thank you for the Site Plan Review Package from the Township and its consultants as it relates to the Proposed Car Parking Lot at the existing Crossroads Distribution Center South Development. Our office has revised the plan set per the Township Consultants' comments. More particularly these revisions are as follows:

Planning Review (McKenna Associates)

1. The minimum setbacks have been corrected; sheet C1, Site Notes #3
2. Plan sheets C2 & L1 have been revised to show the required double striping for car parking.
3. It has been noted on the plans that future restriping of car parking spaces within the development are to be double striped per Township requirements; sheet C1, Site Notes #18.
4. As requested, the existing barrier free car parking spaces (total of 9) are shown for Building No. 1; sheet C1.
5. Notes regarding the southernmost staging and limits of Site Plan Approval have been added to the plan set; sheet C1, Site Notes #19 & #20.
6. The trailer staging spaces along the east property line were part of the Original Site Plan Approval and remain on the plan. The staging spaces to the very south of the site have been removed, sheet C1.
7. A Photometric Plan per Township lighting requirements has been added to the plan set.
8. The heights of the proposed evergreen trees have been increased to 8-feet; sheet L1.
9. The existing trees along the southern berm/property line have been shown on the plan along with additional proposed trees to meet Township screening requirements, sheet L1.

Engineering Review (Fishbeck, Thompson, Carr, & Huber, Inc.)

GENERAL

1. From verifying with the Professional Land Surveyor that completed the site topographic survey, the vertical datum is NGVD29 and benchmarks have been updated to include this in description; sheets C2 & C3.
2. The location map for the development has been updated with Town & Range; sheet C1.
3. The site's utility contacts have been added to the plan; sheet C1.
4. Soil borings have been contracted and will be provided as part of the Site Engineering Submittal

5. The required drainage note has been added to the plan set; sheet C1, Site Note #22.

COMMENTS

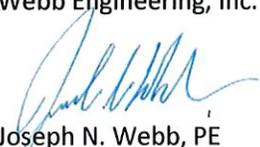
1. An overall map of the site showing the areas contributing to the storm detention system has been added to the plan set; sheet C3.
2. Storm water detention calculations with revised weighted "C-Factor" have been included in the plan set; sheet C3.
3. Storm sewer & detention plans have been submitted and approved by the Wayne County Department of Public Services (Permit No. C-50483). The site's existing storm water basins provide the 100-year storm water volume as required by the Wayne County Storm Water Ordinance.

PAVING & GRADING

1. Typical paving details have been added to the plan set; sheet C4.
2. The removal limits have been revised for the installation of the proposed storm sewer. Per records the existing manhole is five-foot in diameter and the will be able to be cored for the new pipe. The structure diameter has been noted on the plan; sheet C2.

This review letter along with the attached plans should address all your concerns. If you should have any question or need further clarification please contact the undersigned at your convenience.

Sincerely,
Webb Engineering, Inc.



Joseph N. Webb, PE
Principal

Encl: 12 sets of Preliminary Site Plans (Site Civil, Landscape, & Photometrics)



MCKENNA

September 20, 2018

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

Subject: PC: #18-004 (SPR); Ashley Crossroads South Parking Lot Expansion; Site Plan Review #2; 41775 & 41873 Ecorse Road; Site plans dated September 5, 2018.

Dear Commissioners:

The applicant, Ashley Crossroads South, LLC, proposes to expand its passenger vehicle parking lot in the southwest corner of Building #1 (i.e., the southern building) by 59 spaces. The parcel (V125-83-041-99-0005-704) is 85.31 acres, and the proposed area subject to change is approximately 3 acres. The site is part of a larger parcel occupied by large industrial warehouse buildings ("Building #1" and "Building #2") that extends from Ecorse Road, almost to Tyler Road to the south. Specifically, the portion of the site under review is located southwest of Building #1 and just north of the Post Drain. Because additional parking and layout changes are proposed, site plan review is required by the Planning Commission.

In addition to the proposed 59 parking spaces, changes also include replacing a driveway, replacing removed trees, and installing additional parking lot landscaping. Because the site changes are limited to these changes within an interior 3-acre area of the site, our review is mostly confined to this 3-acre area only and will only include other site elements as needed.

The 59 parking spaces are for passenger vehicles only. No truck parking spaces will be added to the site.

At its August 22, 2018 meeting, the Planning Commission reviewed the previous plans and postponed action on the site plan until the conditions and recommendations of McKenna and FTCH have been addressed on revised plans. We have reviewed the revises plans in accordance with the standards of the Van Buren Township Zoning Ordinance and sound planning principles. Our comments are as follows (items requiring additional information are underlined):

COMMENTS

- 1. Zoning and Use.** The parcel at 41775 & 41873 Ecorse Road is zoned M-1 on the north side and R-1C on the south side. The area where the parking lot changes are proposed is located in the M-1 district. The site is used for warehousing. Warehousing is a permitted use in the M-1 district. There are no changes proposed to the uses or buildings.
- 2. Setbacks and Dimensional Requirements.** The dimensional requirements of the Zoning Ordinance are as follows:

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.

Subject	Dimensional Requirement	Proposed Dimension (Parking Lot Expansion Only)
Front Yard Setback	50 feet minimum	>50 feet from Ecorse Rd. Right-of-Way
Side Yard Setback	40 feet minimum	±100 feet from western lot line
Rear Yard Setback	40 feet minimum	±140 feet from southern lot line, and 70.6 feet from the R-1C zoning district to the south.

Sheet C1 has been revised to show the correct minimum setback requirements.

3. Parking and Loading.

- a. **Number of Passenger Vehicle Parking Spaces.** Per Section 9.102(E) of the Zoning Ordinance, parking requirements for the warehousing facility is five (5) spaces plus one (1) space per 1,500 square feet of gross floor area of warehouse plus one (1) space per 350 square feet of usable office area. Based on the floor area of Building #1 (535,200 sq. ft. of warehouse and 20,000 sq. ft. of office), **418 parking spaces are required.** There are currently **266 parking spaces** servicing Building #1, and the **proposed 59 parking spaces** will raise the total number of parking spaces to **325.** Therefore, the addition of 59 spaces will make the parking lot more conforming.
- b. **Space Dimensions and Striping.** The proposed spaces are 9.5 feet wide by 18 feet deep, and the aisles are 24 feet wide. Although the Zoning Ordinance requires a minimum parking stall depth of 20 feet, the stall depth may be lowered to 18 feet where the stall abuts a sodded area in front of the stall to allow for vehicle overhang. The areas in front of the 59 parking spaces will be grass, so a stall depth of 18 feet is acceptable. The revised plans show that all of the proposed parking spaces are double striped as required by Section 9.104(C) of the Zoning Ordinance. Additionally, Note 18 on revised Sheet C1 states, "At the time that existing parking lots are re-striped (painted) they are to be double striped per Van Buren Township requirements; Ordinance Sect. 9.104(C)." A detail of the double striping is on Sheet C4.
- c. **Barrier Free Spaces.** The revised plans show a total of nine (9) barrier free parking spaces for Building #1. For parking lots between 301-400 spaces, the ADA requires at least eight (8) barrier free spaces.
- d. **Other Parking Items.** The applicant has recently submitted an application to rezone, with conditions, the 13.79-acre area on the south side of the site from R-1C to M-1 to allow for truck parking. The original site plan approved in 2003 for this 13,79-acre portion of the site included an area to locate 117 parking spaces, and a detention pond south of it. The approved 117 spaces were constructed. Subsequently, at some point after, the applicant filled in the pond with asphalt millings, paved over it and created an extended parking area for trucks and trailers, as part of the industrial warehouse use of the parcel. Such a modification did not receive any approval from the Township Planning Commission or, to our knowledge, Wayne County at that time. This issue came to light in 2015 when the applicant applied for an electrical permit to install new light poles for this truck parking area. Since becoming aware of the violation, the Township has attempted to work with the applicant to correct the violation. The current site plan application is accompanied by a letter from Wayne County, dated June 29, 2017, approving plans submitted to Wayne County insofar as the interest of Wayne County is concerned. To the best of our knowledge, the area where the pond was filled in and replaced with additional truck parking remains in violation with the Township's Zoning Ordinance and



the 2003 site plan. Because it will take time for the outcome rezoning application for this 13.79-acre portion of the site to be complete, we previously recommend that the plans include a note that the filling and parking in the southern part of the property was not approved by the Township. Note 19 on revised Sheet C1 states, "The filling and truck parking at the southern most end of the site was not approved by the Township." Additionally, Note 20 on Sheet C1 states, "Proposed changes to the site outside of the subject 3-acre review area (proposed 59 car parking spaces at SW corner of bldg. #1) are excluded from this site plan approval submittal." Finally, the additional truck parking areas that were illustrated in light gray lines on the previous plans have been removed from the revised plans.

4. Lighting. Per Section 154.030 of the Zoning Ordinance, all parking areas, driveways, and walkways shall be illuminated to ensure the security of property and the safety of persons using those areas. Section 154.030 also requires the light intensity of parking areas to average at least 1.0 footcandle and the light intensity of pedestrian areas to average at least 2.0 footcandles. The revised plans included a lighting plan and photometric plan, which meets requirements of Section 154.030.

5. Landscaping and Screening. Landscaping is subject to the provisions of Section 10.103 of the Zoning Ordinance. Sheet L-1 of the site plan submission includes details of proposed landscaping for the site. The Zoning Ordinance describes the landscaping requirements that must be met individually, and our comments on the applicable requirements (Interior Parking Lot Landscaping, Greenbelt Buffering, and Tree Replacement) are as follows:

a. Interior Parking Lot Landscaping. Section 10.103(B)(2) of the Zoning Ordinance requires parking lot landscaped areas to be at least 5% of all the paved areas. The site plan shows new vehicular surface area as 29,479 square feet, thus requiring 1,474 square feet of landscaped area. There is more than 1,474 sq. ft. of interior landscape area added, so this requirement is met.

Each landscaped island must be at least 360 square feet and shall have at least one (1) tree. Also, there must be at least 1 tree per 300 square feet of vehicular surface landscaped area. The parking lot islands comply with this requirement and 18 trees are proposed for interior parking. The height of the evergreen trees have been increased to 8 feet in the revised plans, which meets the requirements of Section 10.104(B) of the Zoning Ordinance.

b. Greenbelt Buffering. Section 10.103(E) requires screening between a use on an M-1 zoned property and abutting single family residential districts. The Zoning Ordinance requires a 60-foot wide buffer with a double staggered row of evergreens placed 15 feet on center, with a flat horizontal crest area of at least 3 feet. Although the existing greenbelt to the south is outside of the project area and pre-dates the current greenbelt buffering requirement of the Zoning Ordinance, we previously recommend that the existing greenbelt area be illustrated on the plans and supplemented with additional evergreen trees. The revised plans show this greenbelt area and include 37 new evergreen trees to supplement the existing trees. We recommend that the supplemental landscaping on the berm be approved.

c. Tree Replacement. Sheet C-2 shows the removal of 9 trees, and Sheet L1 shows the planting of 9 replacement trees. While the sizes and species of the 9 trees to be removed are not included on the plans, these trees are assumed to be protected trees that require replacement pursuant to Section 8.106 of the Zoning Ordinance. Therefore, this requirement is met.




RECOMMENDATION

The revised site plan complies with the technical requirements of the Zoning Ordinance. Our previous site plan review letter (dated August 3, 2018) identified several areas that required correction, and the revised plan includes all of the recommended corrections. Therefore, we recommend site plan approval, subject to the review of the Township Engineer, Fire Marshal, and Wayne County.

We look forward to reviewing these findings and recommendations with you.

Respectfully submitted,



Patrick J. Sloan, AICP
Senior Principal 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 McNally, Van Buren Township Fire Marshal





September 25, 2018
VBT Project No. 18-004
FTCH Project No. 181304

Ms. Carol Thompson
Planning Commission Chairperson
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

Re: Crossroads Distribution Center – South Building No. 1 Parking Lot Expansion
South Side of Ecorse Road, West of Haggerty Road, Section 2
Final Site Plan – Review No. 1

Dear Ms. Thompson:

Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) previously reviewed the applicant's plans dated June 22, 2017. Please recall, FTCH recommended preliminary site plan approval in our letter dated August 7, 2018, during the August 22, 2018, Planning Commission meeting.

The proposed project being reviewed is for the construction of an additional car parking area at the Crossroads Distribution Center South Building No. 1 Project, which is located at 41775 Ecorse Road, Van Buren Township, MI. The project entails constructing a new 59-space, bituminous pavement parking lot; removing and replacing an existing bituminous driveway including the concrete curb and gutter; and adding to the existing underground drainage system to accommodate the parking lot runoff with catch basins and a storm sewer that will tie into the existing storm water system.

North Basin Issue

During the August 22, 2018, Planning Commission meeting a storm water detention issue was discussed. The issue was relative to a previously approved storm water detention basin that was constructed as part of the original Crossroads Distribution Center – South Building development project. The basin is the one located between the General Electric building and north of Building No. 2 and is referred to as Basin "A". FTCH noted that the applicant had provided a copy of a letter issued by Wayne County, dated June 29, 2017, noting additional plans would have to be prepared and submitted by the applicant, addressing the Wayne County's concern for work to be performed within the Ecorse Road Right-of-Way (ROW).

During the initial review and preparation of our preliminary site plan approval letter, it was noted Wayne County had required modification of the existing detention basin located north of the proposed improvements. The modification basically required the construction of a water quality forebay to be incorporated within the existing detention basin.

West Basin

The onsite detention basin (referred to as Basin "B"), located west of Buildings No. 1 and No. 2, is a storm water detention basin that together with Basin "A", provide the required storage requirements for the previously approved development plans for Crossroads Distribution Center – South development.



South Basin Issue

There was also another stated concern that a certain area of a previously existing onsite detention basin (referred to as Detention Basin “3”, in the previously approved development plans for Crossroads Distribution Center – South development), had been filled in – resulting in a reduction of the originally approved storm water storage volumes for the development.

On September 12, 2018, FTCH received a copy of the applicant’s response letter dated September 6, 2018 and a revised plan set dated September 5, 2018. In addition to addressing FTCH’s previous plan review comments, the applicant also provided plans and calculations for the modifications required by Wayne County to Basin A. In order to address the Wayne County water quality requirements, the applicant rerouted the storm water conveyance outlet pipes in Basin A, into a proposed integrated forebay and outlet control structure. FTCH concurs with the Wayne County requirements.

Additionally, on August 23, 2018, Van Buren Township forwarded to FTCH a copy of a Wayne County M-Permit (No. 50483), which requires Van Buren Township to execute the maintenance agreement and perform monitoring, maintenance, remedial and other responsibilities required by the Wayne County Ordinance Administrative Rules, the Plans, and the Permit in perpetuity at its sole cost expense. The documents appear to be in order, however FTCH will require a detailed review during the preparation of the engineering plans to assure that the easements reflect the location of the final storm water facilities. FTCH will require field located as-built plans to be submitted relative to the Crossroads Distribution Center – South Building development project referenced in the M-Permit noted above. The M-Permit requirements are relative to the entire site, including the proposed modifications of the north detention basin and all other existing on-site storm water basins and storm water conveyance system.

On September 21, 2018, FTCH requested a copy of the Wayne County Construction Permit. A copy of the Permit (Permit No. C-50483, dated August 13, 2018), was received by FTCH on September 23, 2018. The permit holder is listed as Ashley Crossroads South, LLC.

Our review comments relative the revised plans dated September 5, 2018, are as follows:

General

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

1. Soil borings indicating ground water elevations must be provided. The applicant has indicated the soil borings have been contracted to a sub-consultant and will be provided as part of the Engineering Review set, as addressed in the applicant’s response letter dated September 6, 2018.

Storm Sewer

Existing:

Existing topography (lawn area) indicates the proposed project (paved parking lot) area drains south, via sheet flow, into the Post Drain, a legally established Wayne County Drain. The adjacent existing parking lots, driveways, and buildings also drain to an underground drainage conveyance system. The existing drainage system includes a storm water detention facility to detain runoff onsite.

Proposed:

For the proposed project (paved parking lot), the applicant is proposing to connect two 12-inch storm pipes and two catch basins, to the existing storm drainage system at manhole No. 67, as shown on sheet no. C2.

In addition, the applicant is proposing to modify the existing detention basin (Basin A) near Ecorse Road south of the General Electric building. Modifications to the existing basin include updates to the outlet structure and redirecting flow from the existing inlet structures. The redesigned detention basin now contains a first flush forebay with four existing and two proposed end section inlets, all of which are conveyed by an outlet structure and spillway prior to entering the rest of the detention basin, as indicated on sheet no. C3.

Comments:

1. As noted in the Webb Engineering letter dated September 6, 2018, the applicant has submitted storm water conveyance and detention plans to Wayne County and has received approval for a construction permit (Permit No. C-50483). The applicant has provided calculations on drawing no. C3, that indicate the existing storm water basins (Basin A and B) provide the 100-year storm water volume as required by the Wayne County Storm Water Ordinance, with Van Buren Township restricted flow requirements. We have reviewed these calculations and find the applicant has satisfactorily provided the required calculations to show that the currently required 100-year storm water detention volume and Van Buren Township restricted outlet rate is being provided, when compared to the originally provided storm water storage volume for a 10-year design storm, plus the excess storage volume provided at that time, combined with the current outlet modifications. In other words, the current storm water storage volume required by current Van Buren design standards is being provided.
2. On September 24, 2018, FTCH received from Van Buren Township, a copy of a letter dated June 2000 from then Township Engineer – OHM, indicating the required work was in substantial compliance associated with OHM’s field review/site approval. In addition, a letter dated August 20, 2003, from Powell and Associates Engineers, Inc., the Project Engineer-of-Record, was attached and it was noted the Engineer-of-Record certifies the storm water basins for the Crossroads Distribution Center South are sufficient to detain a 10-year storm event for the existing site conditions and the proposed 114 trailer staging spaces. In addition, it is noted Detention Basin No. 3, which was located south of the proposed trailer staging area, was not necessary to meet the site development requirements at the time.
3. It is our understanding that Van Buren Township has issued a letter of violation associated with the filling of the area previously called Detention Basin No. 3. As such, we defer final disposition of this issue to Van Buren Township.

Paving and Grading

1. Plans must include concrete thicknesses on the proposed sidewalk detail on sheet C4.
2. Plans should clearly indicate limits of the proposed bituminous surfaces (light and heavy) on sheet C2.
3. Plans should clarify whether the existing gravel clean stone entrance will be removed or protected in place on sheet C2.
4. Plans should clarify what is proposed for the approximately 4 feet of curb removal near building No. 1 on sheet C2.

Recommendation

Based upon our previous preliminary site plan approval letter (date August 7, 2018), the revised plans (dated September 5, 2018), and the response letter from the applicant (dated September 6, 2018), including the Wayne County permit approvals, we are recommending the Planning Commission grant conditional Final Site Plan approval at this time, subject to the applicant addressing the concerns and comments listed 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

ag2

By email

cc: Mr. Ron Akers – Director of Planning and Economic Development
Mr. Joseph Webb, PE – Webb Engineering, Inc.

David C. McNally II
Fire Marshal
O: 734-699-8900 ext9416

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



September 22, 2018

Ron Akers Director of Building and Planning
46425 Tyler Road
Van Buren Twp, MI 48111

Re: Ashley Crossroads Distribution Center 18-025

I have reviewed the plans provided for the above project.

I did not find any obstructions for the fire department or see anything indicating that the already established water main was being moved. With this in mind I have no issues with this project at this time.

At this time, the plan set is approved.

The fire department requires involvement in the continuing plan review and inspection process. We will require an inspection during the construction phase to verify compliance with the appropriate codes. One set of as built construction drawings, schedules, and details, as it relates to construction, fire protection and response, will be required, as well as a **digital cad layout** of the building by this department.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

Respectfully Submitted,

David C. McNally

Fire Marshal
Van Buren Fire Department

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.

PLANNING & ZONING APPLICATION

Case number 17-026

Date Submitted 7-31-17

APPLICANT INFORMATION

Applicant Timothy Shammus Phone (734) 699-5810
Address 41001-19 E. Huron River Dr. Fax _____
City, State Belville MI Zip 48111
E:mail _____ Cell Phone Number (734) 699-5810
Property Owner Side park Inc. Phone (734) 699-5810
(if different than applicant)
Address _____ Fax _____
City, State _____ Zip _____
Billing Contact _____ Phone _____
Address _____ Fax _____
City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project Side park Inc.
Parcel Id No. V125-83- Project Address 41001-19 E. Huron River Dr.
Attach Legal Description of Property
Property Location: On the South Side of E. Huron River Dr. and W. J. Haggerty Road
and _____ Road. Size of Lot Width 362.90 Depth 115.92'
Acreage of Site 1.03 Total Acres of Site to Review 1.03 Current Zoning of Site C-1
Project Description: Four (4) Gasoline Dispensers, Canopy and
under ground tank.
Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO
Current Zoning of Site C-1 Requested Zoning C-1

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? NO YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? NO Woodland acreage NONE
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Timothy Shammus
Print Property Owners Name

Signature of Property Owner
Date 7-31-17

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and My Commission Expires Sept. 21, 2018 respects true and correct.

Subscribed and sworn before me this 31 day of July 2017
Scott Orr Notary Public, Washtenaw County, Michigan

My Commission expires Sept 21, 2018
Rev 1/12/06





Case number 17-026
Dated submitted 7-31-17

Board of Zoning Appeals Application

APPLICANT INFORMATION

Applicant Sidepark Inc. Phone (734) 699-5810
Property Owner (if different than applicant) Timothy Shammus Phone (734) 699-5810
Address 41001-19 E. Huron River Dr Fax _____
City, State Belville Zip 48111 E-Mail Address _____

SITE INFORMATION

Property Location: On the South Side of E. Huron River Dr. and West of Haggerty Road
and _____ Road. Size of Lot Width 362.90' Depth 115.92' Acreage 1.03
Date Property Acquired and the Type of Ownership _____
State all deed, subdivision improvement and property restrictions in effect at this time, together with dates of expiration:

VARIANCE REQUEST

Variance to Zoning Ordinance Section (s) _____
Explanation of the Practical Difficulty of the Property as defined in Section 19.07 SEE ATTACHED letter
Explanation of request for Administrative Review Interpretation _____

REQUIRED INFORMATION

Photographs of the building and/or structures on site
Sketch plan or plot plan showing the dimensions of the lot and the existing and proposed setbacks

OWNER'S AFFIDAVIT

Timothy Shammus
Print Property Owners Name
[Signature]
Signature of Property Owner
7-31-17
Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 31 day of July 2007

Scott Orr Notary Public, Washtenaw County, Michigan

My Commission expires SEPT 21, 2008

SCOTT ORR
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires Sept. 21, 2018
Acting in the County of Washtenaw

J&J Inc.
1008 Military
Suite 201
Dearborn MI 48124
(313) 460-1724

Response to Non-User Variance – Practical Difficulty

Site Information

Located at 41001-19 E Huron River Drive
South of E Huron River Dr.
West of Haggerty Rd.

- #1 Yes
Yes, it will affect the project making it unreasonable -- prevent proposed use of property
- #2 The variance would do substantial justice to the applicant and would enhance the property of the other owners in the district.
- #3 Yes
The proposed property is too narrow and proposed project could not be done without it.

Thank-you
Sincerely



J&J, Inc.

RECEIVED

JUL 28 2017

BY: _____

REGARDING: 41001 HURON RIVER
METRO PARTY STORE GAS PUMP

Att: Davd Potter.

IN RESPONSE TO YOUR JULY 23 2018 COMMENTS:

GENERAL:

- 1- ELEVATIONS SHOWN ARE NGVD 29 DATUM
- 2- WAYNE COUNTY PERMIT REQUIRED
SOIL EROSION PERMIT REQUIRED
- 3- DURING CONSTRUCTION SOIL WILL BE INVESTIGATED TO ENSURE
INSTALLATION OF THE LIGHT WEIGHT OF THE PROPOSED CANOPY AND PUMPS.
- 4- PROPERTY IDENTIFICATION NUMBERS NOW INCLUDED

TITLE SHEET

LEGAL DESCRIPTION OBTAINED FROM THE OWNER *Included*

WATER MAIN

- WATERLINE SHUTOFF IS NOW SHOWN ON THE PLAN

SANITARY SEWER

- EXISTING SANITARY MANHOLE IS NOW SHOWN

GENERAL PLAN SHEET COMMENTS:

- ON SP-1 TRUCK WILL CLEAR SITE , ISLAND AT HURON RIVER EXIT WAS MODIFIED.
- WATER SERVICE SHUTOFF AND SANITARY MANHOLE ARE NOW SHOWN
- ON SP-3 ALL CATCH BASINS WILL BE MARKED WITH 39 SYMBOL FOR THE SILT FENCE
- SHEET SP-5 WILL SHOW THE STORM CEPTOR

REGARDS
ZIAD EL-BABA

AUG.10.18

RECEIVED

SEP 4 2018

BY: _____

U. Legal Description

Land situated in Van Buren Township, Wayne County, State of Michigan further described as:

Legal Description: 240231A102 PART OF LOT 231 BEG AT SE COR TH N66DEG 43M W 363.13FT TH DUE N120.97FT TH S85DEG 38M 25S E 362.90FT TH DUE S 115.92FT POB SUPERVISORS VANBUREN PLAT NO 7 T3S R8E L79 P45 WGR

RECEIVED

SEP 4 2018

BY _____

Source: Van Buren Township Assessor's records.

Q. Legal Description

Land situated in Van Buren Township, Wayne County, State of Michigan further described as:

Legal Description: 240231A102 PART OF LOT 231 BEG AT SE COR TH N66DEG 43M W 363.13FT TH DUE N120.97FT TH S85DEG 38M 25S E 362.90FT TH DUE S 115.92FT POB SUPERVISORS VANBUREN PLAT NO 7 T3S R8E L79 P45 WGR

RECEIVED

SEP 4 2018

Source: Van Buren Township Assessor's records.

BY _____



MCKENNA

September 19, 2018

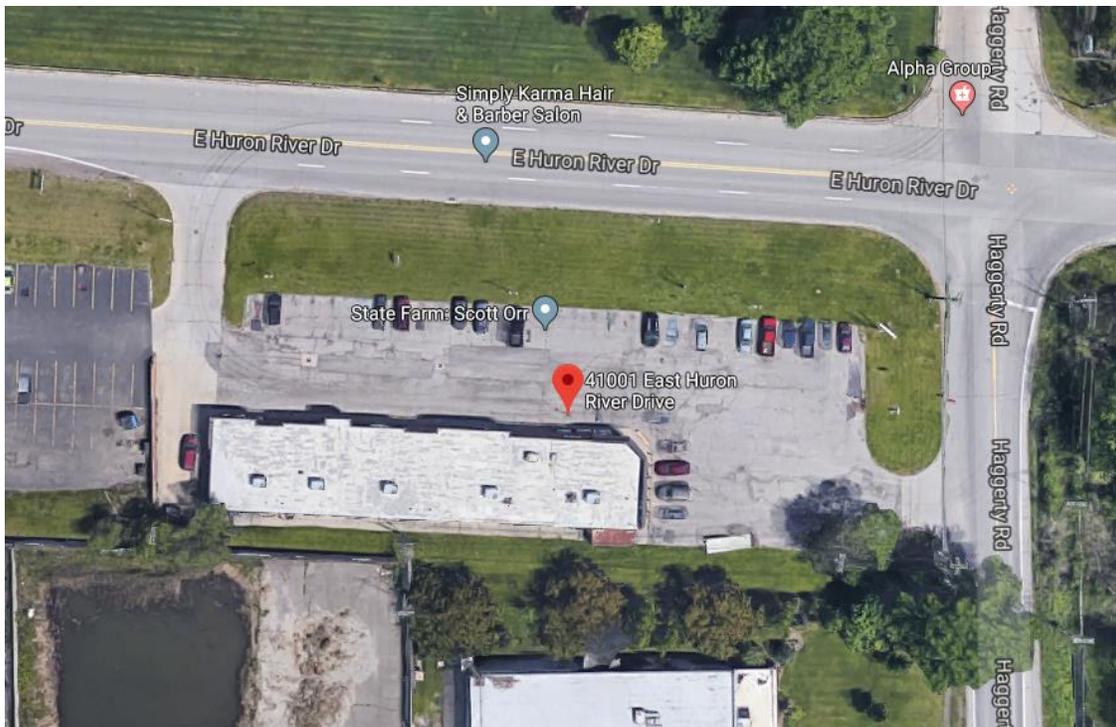
Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

Subject: **Metro Park Party Store Gas Station (Sidepark)/41001 E. Huron River Dr.;
Site Plan Review #5**

Location: Southwest corner of E. Huron River Drive and Haggerty Road

Dear Planning Commissioners:

Plans have been received from Timothy Shammass, to construct four (4) gasoline pumps with a canopy on a site located at the southwest corner of Haggerty Road and E. Huron River Drive. The parcel has an area of 1.03 acres and has an existing 7,975 square foot building that is currently used as a party store and other retail and office uses.



Source: Google Images

We have reviewed the site plan application in accordance with the regulations of the Van Buren Township Zoning Ordinance and sound planning and zoning principles.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.

COMMENTS

1. **Zoning and Use.** The site is zoned C-1, General Business District. Per Section 3.104 of the Zoning Ordinance, gas stations are permitted uses in the C-1 district. There are no specific development standards associated with gas station uses, though all of the requirements of the C-1 district apply.
2. **Required Information.** Most of the site plan information required per Section 12.203 of the Zoning Ordinance has been provided at this time with the following exception:
 - a. The fire lane is labeled between the parallel and the perpendicular parking spaces, and must be clearly delineated and/or identified through pavement striping.
3. **Dimensional Requirements.** The C-1 district requires a minimum front yard setback of 75 feet, a minimum side yard setback of 15 feet, and a minimum rear yard setback of 25 feet. The applicant appeared before the BZA on June 12, 2018 and was granted a 23-foot front yard setback variance and a 5-foot rear yard setback variance to have front and rear yard setbacks of 52 feet and 20 feet, respectively. Sheet SP-1 indicates a 52'-10 7/8" front yard setback and a 20 foot rear yard setback, which complies with the variances granted.

South of the proposed canopy, there is an area labeled "Fuel Pump Above" near the catch basin. We had previously requested that the applicant clarify or correct the notation, but it is still on the plan. Based on the plan submitted, at this time we assume that the notation is a typographical error and no pumps shall be located elsewhere on the site, other than the 4 shown below the canopy.

4. **Access and Circulation.** The site has two (2) existing curb cuts: one each at Haggerty Road and E. Huron River Drive. It appears the applicant is expanding the access drives to 30 feet in width to accommodate truck turning movements. Refueling trucks are proposed to enter the site from Huron Rover Drive and exit onto Haggerty. The location of the underground tanks will result in access to several parking spaces being cut-off during refueling times. The hours of delivery are stated to be 2 a.m. to 6 a.m., so the impact on these parking spaces will likely be minimal.

Consistent with Township policy, the site has a cross access connection with the abutting property to the west, which provides a secondary means of access to the restaurant's parking lot. The site plan notes a "20' open access easement;" however, the applicant has not provided us with clarification if the cross-access agreement is a recorded legal easement between the properties.

5. **Sidewalks.** The site plan indicates new 5-foot wide concrete sidewalks along both street frontages. The sidewalks appear to be located well within the right-of-way to avoid existing utility mains. Approval of sidewalk location and design is subject to review and approval by the Township Engineer and Wayne County. The plan also indicates an existing 5-foot wide sidewalk on the north side of the existing building. Recent photos of the retail store show a freezer and propane tank storage on this sidewalk, which blocks pedestrian access, making barrier-free access is much more difficult. The revised plan notes that no ice maker or outside display is proposed. The sidewalk area must be maintained clear and open to allow for adequate pedestrian and barrier free access.
6. **Parking and Loading.**
 - a. **Number of Parking Spaces.** Parking requirement for the shopping center is 4.5 spaces per 1,000 square feet of gross floor area plus parking requirement for gasoline stations is one (1) space per



pump and one (1) per employee in the largest shift. Based on the above standard, the site would require a total of 36 spaces plus 8 spaces at the pumps plus 1 for the employee proposed, for a total of **45 spaces**. While Sheet SP-1 includes this calculation, Sheet SP-1 also includes an alternate calculation based on part of the building used as office space, which requires **39 spaces**. The site plan indicates a total of **43 spaces**, which is 2 spaces less than the requirement if the entire building is retail. Article 9 of the Zoning Ordinance allows the Planning Commission to reduce the number of parking spaces based on evidence that another standard is more reasonable based on the current and/or future parking levels. Because some of the building has a history of office use, we recommend that the proposed 43 spaces be acceptable for the site.

- b. **Space Dimensions.** The perpendicular parking spaces on the north side of the parking lot are dimensioned at 9.5 feet wide by 20 feet long, which are the minimum dimensions for perpendicular spaces. The parallel parking spaces on the south side of the parking lot (i.e., just north of the building) are dimensioned at 8 feet wide by 23 feet long, which are the minimum dimensions for parallel spaces. The spaces are double striped as required per Section 9.104(C).

The actual parking spaces have been dimensioned at each pump and allow for maneuvering on vehicles in the abutting drive aisles.

- c. **Barrier Free Spaces.** The site plan notes the provision of two (2) required barrier free spaces.

- d. **Loading.** A loading area (10 feet x 50 feet) is shown on the west side of the building.

- 7. **Landscaping.** The site plan indicates a narrow landscape area along the Huron River Drive frontage, the width of which is about 5 feet based on the existing location of the parking lot. The plan also indicates a small landscape area along Haggerty Road frontage, and a landscape island at the northwest corner of the site. Landscaping is an integral part of site design, and new development and redevelopment sites are required to comply with Ordinance minimums for landscaping, site design, and building appearance among others. Our comments on individual landscaping requirements are reflected in the following:

- a. **Frontage Landscaping.** Section 10.103(A) requires a site's public road frontage (exclusive of driveway openings) to be landscaped with 1 deciduous tree per 40 lineal feet of frontage plus 1 ornamental tree per 100 lineal feet of frontage plus 8 shrubs per 40 lineal feet of frontage. With a frontage of 332.90 feet on Huron River Drive and approximately 80 feet on Haggerty Road, the total plantings required for Huron River Drive frontage are: 8 deciduous trees plus 3 ornamental trees plus 67 shrubs. For Haggerty Road, required plantings are: 2 deciduous trees plus 1 ornamental tree plus 20 shrubs. The revised plan proposes 8 deciduous trees, over 67 shrubs and 4 ornamental trees along Huron River Drive. The frontage along Haggerty Road indicates 2 deciduous trees, 21 shrubs, and 1 ornamental tree. Therefore, the frontage landscaping requirements are met.

- b. **Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscape and screened from adjoining public or private rights-of-way. The Zoning Ordinance recommends a combination of landscaping, berm, and screen wall to achieve this goal. A row of 30" tall evergreen shrubs (Juniper) are proposed with spacing of 3 feet.

Interior parking lot landscaping. Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. At a minimum, interior landscaping must account for a minimum of 5% of all paved parking areas, each interior landscaped area must be at least 360 sq. ft., and 1 tree per 300 sq.



ft. of interior landscape area is required, including 1 tree per landscape island. Three (3) new landscape islands are shown and it appears that four (4) trees are required. There are four (4) trees (Red Maple) proposed.

- c. **Loading Area Landscaping.** The loading area is screened by an existing 6-foot high brick wall along a portion of the west property line.
 - d. **Display Area Buffering.** This requirement is not applicable.
 - e. **Greenbelt Buffering.** The site abuts M-2 zoning to the west and south. Section 10.103(E) requires a 20-foot wide greenbelt planted with 1 tree per 20 linear feet or a 6-foot high opaque masonry screen wall. The site has a partial wall along its west and south boundaries. The wall along the west property line appears to be adequate. The revised site plan notes a new 6' tall masonry block wall with a limestone cap extending from the southeast corner of the building to the east property line, designed to match and connect to the existing partial wall. Typical wall details have been provided and meet Ordinance standards. The wall must be painted to match the building color, and we recommend a condition that the entire south boundary include the 6-foot high wall.
 - f. **Specific Landscaping Requirements for Zoning Districts.** Section 10.103(F)(3) requires parcels in the C districts to provide usable outdoor space on the site and incorporate amenities in said spaces. The site and landscape plan previously proposed 2 brick walls in the northeast corner of the site with a note "brick pavers at bench area;" however no other details were provided. The plan at this time includes only the note (within the corner right-of-way) and the brick walls and pavers are no longer shown. The applicant must clarify what type of usable open space is being proposed at this time to meet the Ordinance requirement.
 - g. **Open Space Landscaping.** The Ordinance requires 1 tree per 3,000 square feet of open space area not occupied by buildings or parking. The area must also be provided with ground cover. The site is almost entirely occupied by building and parking, with the remaining areas located within required landscape greenbelt; therefore, this standard is not applicable.
 - h. **Irrigation.** The landscape plan notes that the "owner to provide underground sprinkler system for the landscaped areas."
 - i. **Other Landscaping Items.** Previous incorrect reference to the Ordinance has now been deleted.
8. **Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5-inch caliper or larger per Section 8.106 of the Zoning Ordinance (Woodland and Tree Preservation). The site appears to have a single overgrown twin-stem tree on its southeast corner.
9. **Signs.** The site has an existing pylon sign on the northeast corner. The site plan notes a "new ground sign" in this location and the pylon sign is no longer shown. Therefore, we assume the nonconforming pylon sign is to be removed since two (2) freestanding identifications signs would not be permitted. Section 11.108(B) regulates various signs permitted on the subject site as follows:
- a. **Wall Signs.** The Zoning Ordinance allows 3 square feet of wall sign area per linear foot of building frontage, not to exceed 200 square feet. Since the building has multiple tenants, each tenant is allowed signage based on their frontage. Sheet A2 indicates 5 wall signs with an area of 20 square



feet each. The applicant should clarify if the building has 5 tenant spaces, and if all of them are evenly sized.

- b. **Monument Sign.** The Zoning Ordinance allows for 1 monument sign for a corner lot oriented towards both abutting streets, not to exceed 8 feet in height, which may be 60 sq. ft. for lots with a frontage of between 200-400 feet. The site plan indicates a new monument sign along the site's Haggerty Road frontage. The monument sign detail noted includes a brick base 24 inches high, with a maximum sign height of 8 feet from grade and sign area of 54 square feet, and meets the Zoning Ordinance standards.
- c. **Canopy Sign.** The Zoning Ordinance allows 1 square feet per linear foot of freestanding canopy, not to exceed 40 sq. ft. The plan notes that "signage of canopy to be special permit," which is not acceptable. The site plan includes a note that no additional signage information is being submitted at this time and will be submitted for separate permit approval.

- 10. Lighting.** The applicant has submitted a photometric plan sheet SP-6. The plan indicates 3 existing light poles along the site's Huron River drive frontage and 2 poles located at the northwest and southeast corners of the site within the public right of way. The revised plan notes that 2 additional lights will be installed at each pole. The applicant must clarify if this would result in 4 fixtures on each pole. As requested previously, typical details of existing poles or photographs with heights noted must be provided to ensure compliance with Zoning Ordinance standards for height (25 feet max.) and shielding. The plan also indicates 3 wall pack fixtures on the north side of the building. Manufacturer's cut sheet detail must be provided for all fixtures, and we recommend the addition of a fixture on the west and south sides of the building for safety and security near the dumpster and along the rear yard. All fixtures must be fully shielded on the sides, and wall pack fixtures are often not shielded.

Per the photometric plan, the illumination intensity under the canopy is within limits, but the illumination of the sidewalk areas along Haggerty Road frontage is inadequate. Section 8.105(B)(2) of the Zoning Ordinance requires a minimum intensity of 1.0 footcandles at public sidewalks. Further, Section 8.105 (B)(3) requires light trespass not to exceed 0.5 footcandles at property lines. The plan indicates an intensity of 0.7 footcandles along the southeast property line. This must be corrected.

- 11. Architecture and Building Details.** The site plan includes a partial canopy elevation detail.

- a. **Building Materials.** Section 3.111(D) requires brick or another material of similar architectural quality and appearance to be the principal material for exterior building surfaces. The elevations presented indicate that the existing block building will be maintained and provided with a "tower" feature constructed of brick to create individual tenant space identity and break up the flat roof. The material used for the cornice details must be labeled and a clarification on what color brick will be used and if the existing block will be painted or stained to match. Materials and color samples must be presented for Planning Commission review.
- b. **Roof Articulation, Projection, and Relief.** Section 3.111(D) requires buildings to incorporate roof articulation, projection and relief, covered walkways into facades which include entrances or display windows. The gas pump canopy proposed is a flat roof structure. The material of which the canopy is to be constructed must be noted. We recommend that the canopy installed include some details to make it architecturally appealing rather than the standard flat roof structure proposed. An example of a more appealing roof is the new Speedway gas station at the corner of Belleville Rd. and Tyler Rd.



- c. **Building Façade.** The plan at this time includes proposed renovations to the existing party store building. The plan proposes a new standing seam metal roof over the existing block building. The plan also indicates the creation of 4 arched features evenly spaced on the building frontage to be constructed of brick (previously “stone face”).

12. Dumpster. The site plan indicates a new dumpster enclosure on the west side of the site. Typical enclosure details have been noted and meet Zoning Ordinance standards noted in Section 7.122 of the Zoning Ordinance. The enclosure will be 6 feet high, with brick on 3 sides and a solid wood gate on the other side. Two bollards have been added at the front of the enclosure to protect the enclosure from trucks backing up. The plan states that the gate will be steel-reinforced and the wood will be pressure treated or wolmanized. The brick for the enclosure is to match the “tower,” which we assume is the building elevation arched feature.

RECOMMENDATION

While several items of required information have been provided and other issues corrected, some additional information remains to be addressed. However, such information can be provided at the time of final site plan review. Therefore, we recommend that the Planning Commission grant preliminary site plan approval for the proposed gas station use at the above address, subject to the following conditions being satisfactorily addressed at final site plan review:

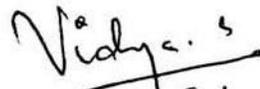
1. Delineation and/or striping of fire lane, as noted in Comment 2 above.
2. Deletion of the incorrect note regarding additional pump outside the canopy, as noted in Comment 3 above.
3. Copy of the recorded cross access easement with the property to the west, as noted in Comment 4, above.
4. The wall must be painted to match the building color, and the entire south boundary must include the 6-foot high wall, as noted in Comment 7.e, above.
5. Provision of usable open space area with landscaping, as noted in Comment 7.f, above.
6. Information regarding all on-site signage, as noted in Comment 9 above.
7. Information regarding existing and proposed light fixtures and correction to photometric plan, as noted in Comment 10, above.
8. Correct labeling and approval of appropriate building materials and colors proposed, as noted in Comment 11, above, including a pitch on the gas pump canopy roof instead of a flat roof.

Respectfully submitted,

McKENNA



Patrick J. Sloan, AICP
Senior Principal Planner



Vidya Krishnan
Senior Planner





September 21, 2018

Ms. Carol Thompson
Planning Commission Chairperson
Charter Township of Van Buren
46425 Tyler Road
Van Buren, MI 48111

Re: Metro Party Store Gas Pumps Project – Preliminary Site Plan – Review No. 5
Van Buren Township Case No. 17-026

Dear Ms. Thompson:

At the request of the Charter Township of Van Buren (Township), Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has performed a fifth review of the preliminary site plan (Sheets SP-0 through SP-6 and A-1 through A-2), dated July 28, 2018, for the proposed Metro Party Store Gas Pumps project, located at 41001 Huron River Drive. FTCH received these plans on September 11, 2018, as well as a supplemental plan sheet showing additional truck movements on Friday, September 21, 2018. The proposed project includes the construction of four gasoline dispensers, a canopy, two underground storage tanks, sidewalk, and various other site improvements.

General Requirements

- Listing of all permits required shall be on the plans. The applicant has indicated the necessary permit requirements, but has not listed them on the plans.
- Soil borings indication the ground water elevation shall be provided.
- The property identification numbers shall be included on the plans.

Title Sheet Requirements

A separate Title Sheet shall be included with all the required information, per the Township Engineering Standards Manual. A separate title sheet will help alleviate the crowded first sheet and eliminate the overlap occurring with some of the information. The title sheet shall include, but is not limited to Project Title, Location Map, Site Layout, Project Sponsor information, Revision Block, Permit requirement list, and a Sheet Index.

Water Main Service

The drawing indicates the location of the existing watermain on Huron River Drive and the existing 2-inch water service to the main building and the existing water service shutoff valve. No other water main service modifications or extensions are indicated on the drawings. The developer shall indicate the location of the water service line and shutoff valve on sheets SP-0 and SP-1, as shown on SP-2. Contact the Township's Water and Sewer Department for assistance.

Sanitary Sewer Service

The drawings show the location of the existing sanitary sewer service on Haggerty Road and the existing sanitary service lead to the existing building. No other sanitary sewer service modifications or extensions are indicated on the drawings. The sanitary system shown on sheet SP-0 does not match the existing system in the VBT GIS. Sheet SP-0 shows 2 sanitary sewers on top of each other. The existing system only shows one sewer running north/south along Haggerty. Verify existing systems layout. Contact the Township's Water and Sewer Department for assistance.



The drawings indicate, with a note, that the developer will field verify the existing sanitary sewer location and depth for a possible relocation, due to the service lines proximity to the canopy. The applicant will determine the need for relocation during construction plan development.

Storm Water Management

The proposed activities consist of the construction of four (4) gasoline dispensers, a canopy, and two (2) underground storage tanks, in addition to other site improvements.

Drawing No. SP-2 indicates that a new “Storm Septor” is to be provided. Please correct label to “Stormceptor”, if this is what is intended to be used. All proposed improvements shall be bold lines.

The overall acreage of earth disturbance is listed on the plans, however, the limits of earth disruption relative to the site shall be depicted on the Soil Erosion and Sedimentation Control (SESC) plan, drawing No. SP-4. Show the extent of earth disturbance area around sidewalk construction locations and move the silt fence to intercept runoff from these areas (north or east of sidewalks).

The drawing shall indicate how the canopy drainage is being directed into the existing storm drainage system. All catch basins in the gas filling service area that receive rain water runoff directly from the fuel filling slab will need to be environmental catch basins and the storm drainage structures shall comply with the Wayne County Storm Water Management Ordinance and Michigan Department of Environmental Quality (MDEQ) water quality requirements.

Applicant must submit to Wayne County for stormwater plan approval and receive a permit before completion of the Township construction plan review, including water quality best management practices (BMPs).

Site Access

The site has two existing access driveways, one from Huron River Drive and one from Haggerty Road. The applicant is now indicating both driveways are to be modified to provide for wider entrances.

Drawing No. SP-1 now includes a detail indicating the bottom height of the canopy as 16 feet, however, the overall truck route around the canopy has changed and no longer indicates the turning movements of the truck relative to the canopy. Indicate with truck movements how they will maneuver around site (as previously shown in the 04/28/18 plans).

Details shall be shown how the proposed curb and gutter will be formed and placed next to the existing HMA pavement. Any additional HMA patching must be shown and a proposed pavement section indicated.

Sidewalk

A 5-foot wide concrete sidewalk is indicated to be constructed on Huron River Drive and Haggerty Road. The owner shall coordinate with Wayne County to acquire the necessary rights-of-way (ROW) and construction permits, including Americans with Disabilities Act of 2010 (ADA) design standard requirements at the corner of the intersection of Haggerty Road and Huron River Drive.

Plans must indicate all needed removals of trees, bushes, and other vegetation due to the site sidewalk construction.

General Plan Sheet Comments

- Sheet SP-1 – Truck wheel tracking shall clearly indicate that the truck vehicle can safely maneuver the proposed property improvements, without the truck’s wheels driving over the non-paved areas. Truck

movements do not show realistic maneuvers when entering or exiting the site. Turns should be established from current roadway lanes. Adjustment to curb radii may be needed. The applicant supplied an additional reference drawing showing a new truck wheel base (WB-40), closer to that used for fueling, however, the truck movements don't show full site maneuvers and shall be reworked during Engineering Plan development.

- Sheet SP-0, SP-1 – Show the existing water shutoff valve.
- Sheet SP-5 – Label Stormceptor as proposed on profile view, not existing.

Recommendation

At this time, the proposed site plans show feasibility and we are recommending the Planning Commission grant preliminary site plan approval, subject to the following conditions: The applicant shall submit detailed engineering plans that are prepared in accordance with the VBT Engineering Standards Manual and address the comments listed above. In addition, accurate truck wheel path plans showing full site movements around the site will be required. Wayne County approval for storm water management must also be obtained prior to final review of engineering plans.

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

ag2

By email

cc: Mr. Ron Akers, Director of Planning and Economic Development – Township
Mr. Matthew Best, Deputy Director of Planning and Economic Development – Township

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

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

9-19-2018

Department Building and Planning
46425 Tyler Road
Van Buren Twp, MI 48111

Re: 17-026
Metro Party Store Gas Pumps

To whom it may concern:

Project Overview: The proposal is to install gas pumps at the current location

I have reviewed the site plan drawing and have approved them without exceptions

1. A readily visible, durable sign in letters not less than 1 in. high on contrasting background that reads as follows is located on or adjacent to the door leaf: **THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED. NFPA 101-7.2.5.5.1(2) Shall be placed on both front and back exit doors.**
2. Emergency lighting **NFPA 101-7.9**
3. Venting of pizza oven **NFPA 101-9.2.2**
4. If grease cooking equipment is used, NFPA 96 requirements must be met.
5. Portable fire extinguishers shall be provided in accordance with **NFPA 101-9.7.4.1**
6. Addresses for all occupancies shall be above the front door and back doors.

Please note that **all** applicable **NFPA** codes NFPA 1, and 101 apply as adopted by the Township of Van Buren. These should be referenced when moving forward with this project.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

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

David McInally

Fire Marshal
Van Buren Fire Department

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.



Memo

TO: Planning Commission

FROM: Grace Moore
Planning and Economic Development Intern

RE: Large Development Project Definition

DATE: September 13, 2018

One element of the public participation plan is a step-by-step guide of how to engage the public throughout the development process for large projects. For example, Traverse City requires a pre-application meeting with staff, documentation of public participation methods and feedback with the site plan submittal, and a project briefing to address the community's concerns before the formal public hearing. Van Buren Township's step-by-step guide is yet to be determined but would likely require an informational meeting like Project Pancake had. In order to create and follow this guide, the Township needs to decide how to define a large development project.

I ask the Planning Commission to discuss the following recommendation and decide how it wants to define a large development project in the public participation plan.

A large development project in Van Buren Township would be defined as:

- a) A commercial/industrial development of 40,000 or more square feet
- b) A residential development of 20 or more units

The agreed upon definition would be subject to the discretion of the Planning Director on a case-by-case basis. Location, primarily proximity to residential areas, may influence whether a project is subject to the step-by-step guide in the plan.

I look forward to your discussion.