

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
SEPTEMBER 26, 2018  
MINUTES**

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

**ROLL CALL:**

**Present:** Jahr, Boynton, Kelley, Budd and Thompson.

**Excused:** Atchinson and Franzoi.

**Staff:** Director Akers, Planning Intern Moore and Secretary Harman.

**Planning Representatives:** McKenna Associate, Patrick Sloan, Fishbeck Associates, David Potter and Paul Kammer.

**Audience:** Seventeen (17).

**APPROVAL OF AGENDA:**

**Motion Kelley, Jahr second to approve the agenda of September 26, 2018 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Budd, Kelley second to approve the regular meeting minutes of September 12, 2018 as presented. Motion Carried.**

**NEW BUSINESS:**

**ITEM # 1                    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.**

Civil Engineer, Gary Tressel, gave the presentation for the applicant. The seventy-six acre footprint of the property hasn't changed other than to address consultants comments by adding an island and a turn around for the Fire Department, Mr. Tressel displayed both the island and the turn around. The water main has been relocated from the south side of the building to the north side, plans have been resubmitted to Wayne County for storm water management and the applicant is in final review with MDOT to receive the permit for the approach on Michigan Avenue.

Patrick Sloan of McKenna Associates presented his preliminary site plan review letter dated 9-20-18 recommending the Planning Commission grant preliminary site plan approval subject to the following items being addressed, revised and dated plans submitted for final site plan review and approval:

1. Once Wayne County approval of the storm water 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 and 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.

David Potter of Fishbeck Associates presented his site plan review letters dated 9-7-18 and 9-21-18 recommending preliminary site plan approval subject to the Fishbeck review comments previously noted in the review letters being addressed by the applicant prior to or during the preparation of the engineering review plans and in accordance with the Van Buren Township Engineering Standards Manual.

Director Akers presented the Fire Department review letter dated 9-20-18 recommending approval.

The architect for the project, Jerry Filo, discussed the applicant's desire to keep the metal panel fencing for visual security and displayed similar fencing located at the Bosch facility off of I-275. The applicant is asking for consideration with this item as well as the arborvitae screening of the fenced area. Planning engineers, staff and the applicant agreed to discuss both items further and to resolve prior to final site plan approval.

No comments from the audience.

**Motion Kelley, Boynton second to grant ACS Michigan, Phase two (2) preliminary site plan approval per the approved development agreement to construct an automotive research and development facility, located at 50015 Michigan Avenue, otherwise known as the Harold Smith Farm based on the analysis and subject to the findings in the McKenna Associates review letter dated 9-20-18, Fishbeck Associates review letters dated 9-7-18 and 9-21-18 and Fire Department review letter dated 9-20-18 with the understanding that item #11 Fencing and item #15 arborvitae screening will take place at a later date and referencing the FAA letter dated 4-30-18. Motion Carried. (Letters Attached)**

**ITEM # 2                    18-0025 – 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 AND 41873 ECORSE ROAD.**

Allen Dresselhouse gave the presentation. The is request is for an additional fifty-nine (59) parking spaces for FedEx Smartpost, applicant has added four (4) bays for better water quality and has addressed landscaping and lighting at the site.

Patrick Sloan of McKenna Associates presented his review letter dated 9-20-18. The previous site plan review letter dated 8-3-18 identified several areas that required correction, the revised plan included all of the recommended corrections. Therefore, McKenna Associates recommends site plan approval, subject to the review of the Township Engineer, Fire Marshal and Wayne County.

Dave Potter of Fishbeck Associates presented his preliminary and final site plan review letters dated 9-25-18 recommending the Planning Commission grant conditional final site plan approval at this time, subject to the applicant addressing the concerns and comments listed in the review letter.

Director Akers presented the Fire Department review letter dated 9-22-18 recommending approval. No comments from the Commission or the audience.

**Motion Kelley, Jahr second to grand Ashley Crossroads South, LLC final site plan approval to add additional car parking to service the existing building 1, located at 41775 and 41873 Ecorse Road, subject to the analysis and conditions in the McKenna Associates review letter dated 9-20-18, Fishbeck Associates review letters dated 9-25-18 and Fire Department review letter dated 9-22-18. Motion Carried. (Letters Attached)**

**ITEM # 3                    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.**

Timothy Shamas gave the presentation. The applicant is seeking preliminary site plan approval to add gas pumps for a fueling station at the Metro Park Party Store. Mr. Shamas was available to answer any questions.

Patrick Sloan of McKenna Associates presented his review letter dated 9-19-18 recommending the Planning Commission grant preliminary site plan approval for the proposed gas station use, subject to the following conditions being satisfactorily addressed at final site plan review:

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

David Potter of Fishbeck Associates presented his review letter dated 9-21-18 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 following 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.
- Sheet SP-0, SP-1 – Show the water shutoff valve.
- Sheet SP-5 – Label Stormceptor as proposed on profile view, not existing.

Director Akers presented the Fire Department review letter dated 9-19-18 recommending approval with comments.

Commissioners inquired if there will be air or water filling at the location and if the applicant can display the elevation to be correct on the plans. There will be no air or water filling at the site and the applicant will bring elevation renderings that display more viewpoints to final site plan review.

**Motion Kelley, Boynton second to grant preliminary site plan approval to add a gasoline filling station to an existing shopping center located at 41001 E. Huron River Drive, based on the analysis and conditions in the McKenna Associates review letter dated 9-19-18, Fishbeck Associates review letter dated 9-21-18 and Fire Department review letter dated 9-19-18. Motion Carried. (Letters Attached)**

#### **GENERAL DISCUSSION:**

#### **ITEM # 1 PUBLIC PARTICIPATION PLAN LARGE PROJECT DEFINITION**

Planning Intern, Grace Moore, presented the Public Participation Plan Large Project definition. She asked the Commission for feedback to help define what the township sees as a large development project, with consideration to the proximity to residential areas.

Commissioners discussed adding the proximity to residential/agricultural areas, anything that touches Belleville Lake, addressing the differences between the north and south side of the township, based

on the size of neighboring parcels and leaving discretion to the Planning Director of what defines as a large project.

Director Akers will create a definition with a little more discretion based on the feedback provided from the Commission and bring it back for review prior to sending to the Board of Trustees. Intern Moore was commended for a job well done.

**ADJOURNMENT:**

**Motion Boynton, Kelley second to adjourn at 8:48 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



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](mailto:dpotter@ftch.com)) or Paul Kammer at 248.324.2137 ([pjkammer@ftch.com](mailto: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

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 20<sup>th</sup> 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

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

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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](mailto: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



# 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 8<sup>th</sup>, 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 8<sup>th</sup>, 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.

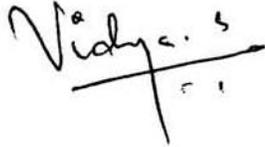


Respectfully submitted,

**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 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](mailto: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.



**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:

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**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

