



October 19, 2018
VBT Project No. 18-004
FTCH Project No. 171599

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

Re: Engineering and Final Site Plan Review
MI-Van Buren-CREEDON; Site No.: PIMI052
Morton Taylor Road, Belleville, MI 48111
Van Buren Township Case No. 17-018

Dear Ms. Thompson:

Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) reviewed the applicant's plans dated 10/09/2018, which have been approved by the Wayne County Department of Public Services (DPS) for both the Soil Erosion and Right-of-Way (ROW) construction. The attached permits, dated October 4, 2018 and October 10, 2018, confirm approval from Wayne County for ROW (Permit No. C-50694) and Soil Erosion (Permit No. 18-081), respectively. The plans have also been approved by Wayne County relative to Storm Water management systems.

The proposed project being reviewed is for the construction of a monopole cell phone tower site and access driveway along Morton Taylor Road. The site will be developed and maintained utilizing an access/utility easement granted from the property owner at 43430 Ecorse Road. Wayne County has approved a concrete driveway approach along Morton Taylor Road, which give access to the tower site via a gravel driveway. The site will be secured with a lockable gate at the roadway entrance, as well as a security fence around the tower site. The overall site drainage will be captured via bypass swales, one of which will provide pretreatment, prior to discharging into the existing Morton Taylor ROW drainage ditch. All other utilities will be fed through new conduits placed along the gravel driveway.

Prior to receiving the updated plan set, dated October 9, 2018, FTCH had conditionally approved a previous set of drawings in February 2018. Since that time, the applicant has worked with the Wayne County DPS to design a stormwater system that pretreats runoff from the site consistent with Wayne County and Van Buren Township requirements. All other incoming overland flow will be directed towards the Morton Taylor Road via bypass swales. The applicant has provided calculations on drawing DA-1 that indicate the proposed stormwater bioretention area has capacity to satisfy the Wayne County detention requirements.

FTCH has reviewed the stormwater design and has determined the system will also meet the Van Buren Township restricted flow requirement. The applicant will be required to indicate these calculations on the plans. Upon completion of the site, should the overall drainage system be determined to be insufficient in directing flow to the roadside ditch, the applicant will be responsible for making adjustments to the design. At no time, may the overland flow from the north and south for the 10-year storm event be detained and stored on the adjoining properties, without the proper drainage easements.

General Plan Comments

1. Sheet DA-1: The applicant must indicate the proposed bioretention area has capacity to meet the Van Buren Township requirement for flow restriction ($Q_a = 0.10Ac$).
2. Sheets DA-1 & Z3(A, B, C): Confirm final bioretention outlet pipe size, slope, and type (perforated or non-perforated).
3. Sheets DA-1 & Z3(A, B, C): Confirm the final upstream and downstream elevations of the driveway culvert. Sheets indicate differing invert elevations.

Recommendation

Based upon our previous reviews of the site and the updated plan set (dated October 9, 2018), including the Wayne County permit approvals, we are recommending the Planning Commission grant Engineering and Final Site Plan approval as noted, subject to the applicant addressing the concerns and comments listed above.

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

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.



David L. Potter, PE, CSI-CCCA



Paul J. Kammer, PE

ag2

By email

cc: Mr. Ron Akers – Director of Planning and Economic Development



Memo

TO: Van Buren Township Planning Commission
FROM: Ron Akers, AICP - Director of Planning and Economic Development
RE: Planning Case 18-030 – BYC Swimming Pool and Shed

DATE: October 20, 2018

File Number: 18-030

Site Address: 831 E. Huron River Drive

Parcel Number: 125-83-088-99-0005-000

Parcel Size: 4.04 Acres

Location: E. Huron River Drive, East of Edgemont Street

Applicant: BYC, 831 E. Huron River Drive, Van Buren Township, MI 48111

Property Owner: Same as applicant.

Request: Applicant is requesting Planning Commission approval to construct a swimming pool and associated shed on the property where they have a currently established country club use.

Zoning and Existing Use: R1-C, Single Family Residential, Country Club

Adjacent Zoning and Existing Uses:

North: Belleville Lake

East: R1-C (Single Family Residential) & Single Family Home

South: R1-C (Single Family Residential) & Church

West: R1-C (Single Family Residential) & Public Boat Launch

Other: N/A

Summary: The applicant is requesting Planning Commission approval to construct a 24' X 50' swimming pool and accessory storage shed on their property at 831 E. Huron River Drive. This application was reviewed based on the standards of the Township's Zoning Ordinance for swimming pools and detached accessory buildings. Please consider the following.

Use: The property that the BYC is located on is zoned R1-C, single family residential. Section 3.106 of the Zoning Ordinance lists both "Private Swimming Pools" and "Accessory structures and uses customarily

incidental to the above permitted uses” as permitted uses within the R1-C zoning district. Due to this these uses are both allowable uses on the site which have the ability to be approved by the Township.

Approval Procedures: Section 7.201(B) of the Township’s Zoning Ordinance requires that the applicant obtain site plan approval for accessory structures, buildings, and uses when the principal use of the property also requires site plan approval. As the Country Club use requires a special land use permit and the applicant has already received approval on the site the Planning Commission has the ability to review and approve this site plan. This section of the Zoning Ordinance specifically states that the site plan provided is required to include information necessary to review the plan for conformance with 7.2 Accessory Structures. Due to this we will be basing the review from this section of the Zoning Ordinance.

Engineering: I have spoken with the Township Engineer regarding this request. They have indicated that because of the small scope of the project they will not need to provide reviews. There are no utilities being impacted by this project and the swimming pool will not add to the stormwater runoff for the site and due to this drainage of the area around the pool will be reviewed during the building inspection.

Landscaping: The property was reviewed in 2017 when they obtained approval for the tiki bar building. At this time landscaping was reviewed and a few trees and shrubs were required to be added to bring the property into compliance with our Zoning Ordinance standards. As these standards have not changed staff will verify the plantings during the site walkthrough for the prior approval.

Swimming Pool: The following are the requirements for swimming pools as specified in section 7.206 of the Township Zoning Ordinance. My comments are as follows:

- A. Permit Required.** A building permit shall be obtained for alteration, erection and construction of permanent above and below ground swimming pools and for portable pools with a diameter exceeding twelve (12) feet or an area exceeding one hundred (100) square feet. The application for such permit shall include the name of the owner, the manner of supervision of the pool and a site plan showing the dimensions and location of the pool and nearby buildings, fences, gates, septic tanks, tile fields, public utilities and easements. The application for such permit for a below ground pool shall be accompanied by plans and specifications to scale of the pool walls, slope, bottom, walkway, diving boards, type and rating of auxiliary equipment, piping and valve layout. Any other information affecting construction and safety features deemed necessary by the Township or the Wayne County Health Department shall also be submitted.

Answer: The applicant has applied for a building permit from the Township which will be reviewed by the Township’s Building Official.

- B. Easements and Rights-of-Way.** No portion of the swimming pool or associated structures shall encroach upon any easement or right-of-way which has been granted for public utility use.

Answer: The proposed swimming pool is not located in any public right of way.

- C. Minimum Setbacks.** Minimum side yard setback shall comply with required side yard setbacks specified by the applicable zoning district. A pool fence shall not be built within the required front yard or required corner lot side yard. Rear or side yard setback shall be not less than ten (10) feet

between the pool wall and/or structure and the side or rear property line or less than four (4) feet between pool wall and any building on the lot.

Answer: The edge of the pool is located in the rear yard of the property and is located 56.7' and approximately 45' from the side property lines respectively. It is also located approximately 75' from the 655' elevation contour on the lake side of the property. Due to this it meets the required setbacks from the property lines. Additionally, there is a 5' distance between the edge of the pool and the tiki bar building which meets the above specified requirements of 4' between the pool edge and any buildings on the property. Based on this this standard has been met.

D. Required Barrier. For the protection of the general public, all swimming pools shall be completely enclosed by a chain link fence or a fence of comparable safety not less than four (4) feet nor more than six (6) feet in height, set at a distance of not less than four (4) feet from the outside perimeter of the pool wall provided; however, that fencing shall not be required in the following two (2) circumstances:

1. To the extent that there is no public access to the lot or enclosure is accomplished by a building four (4) feet or more in height having no means of public access; or
2. If a swimming pool is above grade and has exterior side walls with a smooth surface not less than four (4) feet in height where all means of access are secured, raised and/or locked to prevent unauthorized use.

All openings in an enclosing fence or building shall be equipped with a tamper proof lock when the pool is not in use. If the entire premises upon which a swimming pool is located are enclosed by fence or wall, the Building Inspector, after inspection and approval thereof, may determine that a fence is not required.

Answer: This standard mirrors the building code requirements for a pool. Based on this the site plan indicates that there is a fence set at a distance of 5' from the edge of the pool. This fence is 5' in height and is a decorative painted aluminum fence. The fence also has a 4' tall self-latching gate with a magna latch. Based on this the barrier standards of the Ordinance have been met.

E. Electrical Installations. All electrical installations or wiring in connection with below ground swimming pools shall conform to the provisions of the Van Buren Township Code of Ordinances and any State Electrical Code requirements. If utility wires cross under or over the proposed pool area, the applicant shall make satisfactory arrangement with the utility involved for the relocation thereof before a permit shall be issued for the construction of the swimming pool.

Answer: The applicant will be responsible for any required building permits and staff will ensure they have been obtained.

F. Code Compliance. Notwithstanding the requirements of this section, all private swimming pools shall comply with all applicable federal, state, county, and local codes and ordinances. Where the requirements of this Ordinance exceed the requirements of any other code or ordinance, the requirements of this Ordinance shall prevail.

Answer: The applicants have obtained approval from the Michigan DEQ to construct a pool. I have attached the permit to the packet. I will recommend that the Planning Commission condition any approval on the applicant obtaining any necessary permits to complete the work.

Shed: The following are my comments regarding the shed on the property:

- A. Location:** The shed is proposed to be located in the side yard of the property which is compliant with the Zoning Ordinance.
- B. Setbacks:** In the R1-C zoning district the minimum required setbacks from the side property line is 5'. Based on the provided site plan the shed does not meet this setback. Additionally, I have spoken with the Fire Marshal regarding the placement of the shed and he has indicated that the shed will not be allowed to be moved closer to the building as it will impede the Fire Engine's access to the side of the building. The shed will need to be relocated on the site to a location which is compliant with the Zoning Ordinance and acceptable to the Fire Marshall.
- C. Height:** The proposed shed is a prebuilt shed which is less than 10' in height. Based on this it is compliant with the maximum height requirement of 14'.
- D. Lot Coverage:** There are several lot coverage calculations to consider for the shed. These include total lot coverage and accessory building lot coverage.
 - a. Total Lot Coverage:** Based on a 12,935 sf main building, a 1,665 tiki bar, and a proposed 480 sf shed with site acreage at 4.04 acres, the total lot coverage is approximately 8.6%. The Zoning Ordinance requires a maximum lot coverage of 30% for the R1-C district. Based on this the lot coverage is consistent with the Zoning Ordinance.
 - b. Accessory Building Lot Coverage:** With the detached shed the accessory building lot coverage for the site would be 2,145 sf. Based on the Zoning Ordinance the site is allowed a total of 4,800 sf. This requirement has been met.
- E. Concrete Floor and Rat Wall:** The Zoning Ordinance only requires a concrete floor and rat wall for a shed if the shed is located on a residential parcel less than 2.5 acres in area. As this site is 4.04 acres the shed will not have to meet this requirement.

Screening: Screening was reviewed at the BYC's prior approval, but there is a modification that I want to make the Planning Commission aware of. The applicant has indicated that they discussed the screening method with their neighbor to the east and that neighbor had expressed a preference for an opaque fence. Based on that the applicant removed the vegetation on the side of the property and put up the 6' opaque fence. A 6' high opaque fence is a compliant screening method based on the Zoning Ordinance and this change should be noted.

Recommendation: Based on the above comments there is concern regarding the proposed location of the detached shed on the site. As the detached shed will not be attached to a permanent foundation and is relatively minor in nature I was curious if the Planning Commission would consider granting approval for the shed and have myself and the Fire Marshal work with the applicant to determine a location that

meets the Fire Code and the Zoning Ordinance. Based on that comment I offer the following recommendation:

Staff recommends that the Planning Commission approve case 18-030 for the BYC at 831 E. Huron River Drive to construct a swimming pool in accordance with the provided site plan dated 10-19-17 with the following conditions:

1. The Planning Commission authorizes the applicant to place a 12' X 40' prefabricated storage shed on the property subject to its location being reviewed and approved by the Director of Planning & Economic Development and the Township Fire Marshal for compliance with the Township's Zoning Ordinance and Fire Code.
2. That the applicant obtain all required permits from the County, State, and/or Federal Government.

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

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



October 19, 2018

Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Costco Wholesale Dist. Center, TLU

I have reviewed the electronic plans for temporary land use on the east side of the building. It does not cause any issues to the life safety of the occupants, or access to the building. I approve this use from the Fire Department stand point.

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

Respectfully Submitted,

David McInally

Fire Marshal

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.



MCKENNA

October 19, 2018

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

Subject: Verizon Wireless Telecommunications Tower; Site Plan Review #4

Location: 43430 Ecorse Road; West side of Morton Taylor Road, north of Ecorse Road

Dear Planning Commissioners:

Plans for a new monopole wireless telecommunications tower, an equipment shelter, and other appurtenances have been submitted for a site located on the west side of Morton Taylor Road, north of Ecorse Road (parcel 83-012-99-0028-000). The applicant, Jonathan R. Crane, on behalf of Verizon Wireless, proposes to construct a monopole tower and other structures within a 75' x 75' leased area in the northwestern portion of the site. Per the site plan, the monopole will have a height of 125 feet to the top antenna platform and lightning rod will add a maximum of 4 feet, resulting in a total height of 129 feet.

The site is zoned R-1B Single Family Residential District, which permits wireless communication facilities [Section 3.106 (C)] via special land use. The site is currently used as a single-family residence and a farm. We have reviewed the site plan and special land use application in accordance with the regulations of the Van Buren Township Zoning Ordinance and sound planning and zoning principles. Our special land use comments are addressed in a letter dated December 8, 2017 under separate cover. At its January 10, 2018 meeting, the Planning Commission approved the special land use.

The applicant appeared before the Planning Commission on September 13, 2017 and was granted preliminary site plan approval subject to all outstanding issues and items being satisfactorily addressed and special land use being revisited with final site plan review. We have reviewed the site plan for compliance with the regulations of the Van Buren Township Zoning Ordinance, the Planning Commission's conditions of preliminary site plan approval, and sound planning and zoning principles:

Procedure for Reviewing New Wireless Telecommunications Facilities

In 2012, an amendment to the Michigan Zoning Enabling Act was adopted that restricted the ability of local governments to regulate wireless telecommunications facilities (i.e., cellular towers). For new towers, the Act requires the municipality to act on the application not more than 90 days after the application is deemed administratively complete. The application dated May 13, 2017, was accepted by the Township (subsequent to request for additional information which was submitted) on August 1, 2017. As a result, the Planning Commission would have been required take action by November 1, 2017. However, prior to that date, the applicant submitted a letter permitting this period to be extended because the plans were deficient at that time. Our understanding is that the terms of this letter were accepted by the Township. A public hearing on the special land use application was held at the September 13, 2017 Planning Commission meeting. Because of this 90-day time constraint imposed by the Act, the Planning Commission – not the Township Board of Trustees – is the approving authority for WCF's. At its January 10, 2018 meeting, the Planning Commission approved the special land use.

HEADQUARTERS
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Northville, Michigan 48167

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MCKA.COM

Communities for real life.

Review Comments – Section 5.143(D) of the Zoning Ordinance sets forth the specific requirements for site plan review of wireless communication facilities as follows:

1. **Zoning District Requirements.** Section 5.143(B)(1)(A) of the Zoning Ordinance permits WCF's in the R-1B district, subject to site plan review and special land use review. While Section 5.143(D)(1) recommends that they be placed on property owned and used by government entities, educational institutions, utility companies, cemeteries, parks and recreational facilities, or religious and other institutional entities, they can be located with other land uses if all of the standards of the Zoning Ordinance are met. The proposed tower is located on a property used single-family residential and agriculture.
2. **Lot Area Requirements.** Minimum required parent lot size is 2 acres. The subject site has an area of approximately 20 acres with proposed lease area dimensions of 75 feet x 75 feet (5,625 sq. ft.).
3. **Setbacks.** Section 5.143(D)(3) requires a WCF to meet the setback requirements for the district. The required front, side, and rear yard setbacks are 30 feet, 10 feet and 25 feet combined and 35 feet, respectively. The proposed structures within the WCF lease area comply with the setbacks.
4. **Landscape Requirements.** The Zoning Ordinance requires a landscape buffer around the WCF that will create a visual screen by planting evergreen shrubs leaf-to-leaf, to create a hedge that shall reach a height of at least 6 feet at maturity. There are currently no residences to the north or west that will be able to see the equipment; however, this could change at any time. Also, Section 5.143(D)(4) requires the base of the facility to be screened from any right-of-way or adjacent property regardless of the use or zoning district. The revised plan indicates a single row of 6-foot Arborvitae to be planted 5 feet on center around the fenced lease area, for a total of 55 Arborvitae surrounding the fenced area. While many of the plantings are located outside of the 75' x 75' lease area, the applicant proposes a 10-foot wide permanent landscape easement for planting and maintenance. We recommend that the landscape maintenance agreement be acceptable to the Township Attorney as a condition of final site plan approval.
5. **Fencing.** The revised site plan indicates a 6 foot high galvanized chain link fence around the lease area. The previously proposed barbed wire has been removed from the plans. During preliminary site plan review, the Planning Commission found the fence design to be acceptable. Note #3 on Sheet Z4A is not relevant. The revised plan also indicates a 20-foot wide metal gate at the entrance of the access drive to the tower site off Morton Taylor Road. This gate will have a combination lock allowing for Fire Department access.
6. **Signs.** The site plan notes that no commercial advertising will be permitted on the tower or premises. The plan also notes that the only signage includes will be emergency contact information.
7. **Personnel Prohibition.** A WCF shall have no personnel on premises except as necessary for maintenance and repair. The plan notes that there shall be no employees on a permanent basis on the site.
8. **Off-Street Parking.** Per the Zoning Ordinance, at least one (1) off-street parking must be provided for service vehicles. The site plan indicates a gravel turn around on the east side of the tower at the edge of the access easement, which can serve as parking.
9. **Equipment Storage Shelter.** The Zoning Ordinance allows for an equipment storage shelter with a maximum height of 15 feet and in compliance with all zoning requirements. The plan indicates an equipment shelter "canopy" with a height of 14.75 feet covering an 11.5-foot x 19.5-foot concrete pad. Although the



shelter will be open on the sides, the improved evergreen landscaping around the perimeter will allow for adequate screening.

10. Standards for WCSF's.

- a. **WCSF Design.** The WCSF is required to be of a monopole design with no shiny or metallic finish. The proposed tower is a monopole with a galvanized finish.
- b. **Height Limitation.** The ordinance permits a maximum tower height of 150 feet. With a proposed height of 129 feet, the tower complies.
- c. **Compliance with Structural Code.** The proposed tower meets this standard. A letter from the tower manufacturer certifies the structure.
- d. **Sign Provision.** No advertising signs are proposed.
- e. **Compliance with Federal Regulations.** The site plan notes that the tower shall comply with all FAA and FCC regulations.
- f. **Replacement of Existing WCSF.** Not applicable.

11. Structural Integrity [Section 5.143(E)(2)]. We will defer to the Township Engineer regarding the structural integrity of the design.

12. Lighting. According to the plans, the only light proposed is an underside canopy lighting for the equipment shelter. The previously proposed adjustable head fixture has been replaced with a full cut-off fixture which is to be timer controlled, downward directed and shielded. The plan notes that no lights are proposed on the tower unless required by the FAA.

13. Collocation [Section 5.143(E)(5)]. As required, the applicant has submitted a letter stating their intent to allow for collocation on the tower. A letter dated 2/20/17 notes that the tower will be designed to carry a total of 3-4 carriers. Antennas of 3 possible entities are shown located on the tower, on the site plan.

14. Site Justification [Section 5.143(E)(3)]. As required by the ordinance the applicant has submitted a map of all known WCF's in the vicinity of the proposed location and a written justification on the need for a monopole at this specific site. The propagation maps submitted at the Planning Commission meeting appeared to indicate the need for coverage in the area of the proposed tower. According to said maps, the new tower will provide coverage in an area that has poor to moderate coverage at this time. The availability of the tower for future colocators should enable other wireless providers to cover similar gaps in their coverage, if needed.

Recommendation

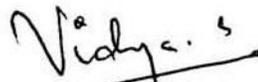
All of the conditions of preliminary site plan approval have been addressed on the plans. Therefore, we recommend that the Planning Commission approve the final site plan for the proposed wireless communication tower, subject to the landscape maintenance agreement being acceptable to the Township Attorney.

Respectfully submitted,

McKENNA ASSOCIATES



Patrick J. Sloan, AICP
Senior Principal Planner



Vidya Krishnan
Senior Planner



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

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



October 11, 2018

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

Re: Verizon (MI-Van Buren-Creedon)
43430 Ecorse Rd
Van Buren, MI 48111

To whom it may concern:

I have reviewed the revised final site plan

Project Overview:

The plans indicated a single monopole 125ft tall, with a 1000lbs propane tank on site. NFPA 1 2012 and NFPA 101 2012 are the adopted fire codes for Van Buren Township.

1. Knox lock which can be purchased from www.knoxbox.com is required on the gate
NFPA 1 18.2.2.1
2. Fire department access roads shall be designed and maintained to support the imposed loads (77,000lbs) of fire apparatus and shall be provided with an all-weather driving surface.
NFPA 1 18.2.3.4.2
3. Fire department access roads shall have an unobstructed vertical clearance of not less than 14ft. **Plans show a couple of existing trees that will be hanging over access drive. These trees need to be maintained at the requested height per the fire code and AHJ.**

Site plan submitted has been approved.

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

If you have any questions about this plan review report, please feel free to contact me at (313)410-0302.

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.

Respectfully submitted,

David McNally

Van Buren Fire Department
Fire Marshal



Memo

TO: Van Buren Township Planning Commission
FROM: Ron Akers, AICP - Director of Planning and Economic Development
RE: Review of Temporary Land Use Request #TLU18-032 – Costco Temporary Trailer Storage - 5860 Belleville Road

DATE: October 20, 2018

The Costco Wholesale Depot is requesting a Temporary Land Use permit for the temporary parking and storage of containers and truck trailers at 5860 Belleville Road. The temporary use is proposed to be no later than 30 days after completion of construction of their parking and building expansion which they have not yet applied for. The area which they are proposing to do this is on the east side of the building on an existing grass area. They are proposing to construct a temporary gravel parking area which will be removed at the completion of their use as is approximately 40,500 square feet. Per the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval.

The following items are the approval standards in section 7.120 of the Township's Zoning Ordinance and our review is based upon conversations with the applicant and the provided materials. Please consider the following:

1. Adequacy of parking and access

The area is proposed to be used for the temporary parking of trucks and storage containers for the holiday season. On the original site plan submittal, the area was set aside as a future building area and currently has grass cover on it. As this temporarily increases the amount of parking on the site for a and has adjacency to access lanes and existing parking areas I do not anticipate any issues with the applicant meeting this standard. The owner will need to keep a few of the adjacent truck parking spaces open for maneuvering and the width and area of these access lanes should be identified on the layout plan.

2. Adequate drainage

According to the applicant, when the site was originally designed the stormwater detention system included future development of this grassy area for building space. As the runoff coefficients of pavement and gravel are similar I do not foresee any issues with the additional gravel parking area and the existing stormwater storage. I would recommend the Planning Commission add as a recommendation of approval the requirement for the owner to provide a cross section of the gravel parking area so we can ensure that the improved area is planned to drain properly. This additional information should be reviewed by the Township Engineer.

3. Compatibility with surrounding land uses

The zoning of the property is M-2 General Industrial and the improved area of the property is surrounded by industrial uses, vacant land, or railroad tracks on all sides. Additionally, the location of the site is

behind the existing Bayloff facility and will have limited visibility from Belleville Road. Due to this, the limited nature of the improvement, and the existing use of the property staff is not anticipating any issues with compatibility of adjacent properties. One item which will need to be addressed with a gravel parking area is dust control as depending on the wind direction and gravel material, there could be a concern regarding dust on adjacent sites. Staff recommends that the applicant provide a dust control schedule and plan for the temporary parking area as a condition of approval to be reviewed by Township staff.

4. Size, height, and type of construction of proposed buildings and structures in relation to surrounding site

The applicant is not proposing any construction of buildings on the site. The construction of the temporary gravel parking area is well insulated on the property and staff is not anticipating any major issues.

5. Sufficient setbacks from road right-of-ways and lot lines

The proposed temporary gravel parking area will be within the building setbacks for the site and be bounded by the maneuvering lane around the site. Staff has no issues regarding this item.

6. Adequate utilities

The proposed temporary improvements will not have an impact on any existing public utilities.

7. Trash disposal and site clean-up

The existing facility has sufficient trash disposal facilities. As required during the site plan approval process in 2014.

8. Sanitary facilities

The existing buildings have bathroom facilities for the employees of the depot and the truck drivers. Staff is anticipating no issues with this item.

9. Hours of operation

The existing operation on the property has established hours. No information has been provided that this temporary parking area will alter those hours in any way. Staff is anticipating no issues with this item.

10. Outdoor light and signs

There are no new lights proposed with the construction of the temporary parking area. As the site was reviewed during site plan approval and a photometric plan was provided staff has no issues with this standard.

11. Other licenses and permits required

Approval should be conditioned upon the applicant obtaining any required permits from Wayne County, the State of Michigan, or the federal government.

12. Potential noise, odor, dust, and glare

As specified in standard number 3, staff is recommending that the applicant provide a dust control schedule and plan to be reviewed by Township staff as a condition of approval.

13. Fire lanes, fire protection, and security

The application has been reviewed and recommended for approval by the Township's Fire Marshal.

14. Off-site impacts of traffic volumes

Staff is not anticipating any abnormal traffic volume increases due to the temporary parking area. It is common for retailers and distribution centers to have additional merchandise during the holiday season and the truck traffic should be consistent with other years.

15. Necessity of performance bond to ensure prompt removal

Staff is recommending that the applicant provide a performance bond for the removal of the temporary parking area and its restoration to grass. The applicant should provide an engineer's opinion of cost for the work, to be reviewed by the Township Engineer and provide a performance bond for that value of that work. This should be a condition of approval.

16. Other concerns which may impact the public health, safety, or general welfare

The applicant has provided a timeframe which does not have a definite end date. The proposed end date is listed as "30 days after completion of the parking and building expansion." As they have not applied yet it would be appropriate for the Planning Commission to put a limit for 30 days after the completion of the parking and building expansion or one (1) year from the date of approval whichever is earlier, to ensure that we have a specific date in the event the applicant either does not receive approval for their expansion project.

Recommendation

Based on this review dated October 20, 2018, staff recommends the Planning Commission approve Case 18-032 for a temporary land use permit for Costco Wholesale to construct a temporary gravel parking/storage area subject to the following conditions:

1. That the applicant provides a revised plan which depicts the access areas to the additional parking areas to be kept open and depicts what measures are going to be taken to ensure they stay open.
2. That the applicant provides a cross section of the gravel temporary parking area to be reviewed by the Township Engineer in order to verify adequate drainage of the temporary parking area.
3. That the applicant provides a dust control schedule and plan for the temporary parking area.
4. That the applicant provides an engineer's opinion of cost for the removal of the temporary parking area and restoration of the area to grass and provide a performance bond to the Township for that amount. This estimate shall be reviewed by the Township Engineer for verification.
5. That the temporary gravel parking area shall be removed no later than 30 days after the completion of the proposed parking and building expansion or prior to October 24, 2019 whichever comes first.
6. The applicant shall obtain any necessary County, State, or Federal permits necessary to perform the work.