

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, January 9, 2019 – 7:30 PM, Board of Trustees Room**

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

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

CORRESPONDENCE:

PUBLIC HEARING:

NEW BUSINESS:

ITEM #1: 2018 PLANNING COMMISSION ANNUAL REPORT

GENERAL DISCUSSION:

ITEM #1: POTENTIAL ZONING ORDINANCE AMENDMENT REGARDING FENCES

ADJOURNMENT:

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

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

ROLL CALL:

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

Excused: None.

Staff: Director Akers, Planning Intern Stamper and Secretary Harman.

Planning Representatives: None.

Audience: Three (3).

ELECTION OF OFFICERS:

Motion Budd, Atchinson second to keep the same officers in place, nominating Carol Thompson as Chairperson, Donald Boynton as Vice-Chairperson, Bryon Kelley as Secretary and Board of Zoning Appeals member with Donald Boynton as the alternate Board of Zoning Appeals member. Motion Carried.

Motion Budd/Franzoi second to close and accept. Motion Carried.

APPROVAL OF AGENDA:

Motion Boynton, Jahr second to approve the agenda of December 12, 2018 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Jahr, Boynton second to approve the regular meeting minutes of November 14, 2018 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 **16-046 – TEMPORARY LAND USE**

TITLE: **THE APPLICANT, RICARDO INC., IS REQUESTING TEMPORARY LAND USE APPROVAL TO OPERATE A MOBILE REFUELING STATION AT 40000 RICARDO DRIVE, VAN BUREN TOWNSHIP, MI 48111.**

LOCATION: **PARCEL NUMBER V-125-83-047-99-0007-702 (40000 RICARDO DRIVE). THIS PROPERTY IS LOCATED ON RICARDO DRIVE, WHICH IS ON THE EAST SIDE OF HAGGERTY ROAD, NORTH OF TYLER ROAD.**

Bob Neighbors of Ricardo Inc. gave the presentation. The applicant previously requested temporary land use to operate a mobile refueling station at this location, there are no changes from the previous request and safety measures are in place. The pumps are monitored, if a malfunction occurs they will shut down immediately.

Planning Intern Stamper presented her review letter dated 12-4-18 recommending approval of Ricardo Inc.'s temporary land use permit for a Mobile Hydrogen Refueling Unit for fuel cell vehicles from December 2018 – April 2019 subject to the following condition:

1. Compliance with the conditions set forth in the 12-5-18 Fire Department review letter.

Director Akers presented the Fire Department review letter dated 12-5-18 recommending approval. The project is the same as previously submitted with no changes and all requirements met. Director Akers provided the applicant with a copy of the fire department review letter to keep in compliance with the conditions set forth in the letter.

No questions from the Commission or the audience.

Motion Kelley, Boynton second to grant temporary land use approval to Ricardo Inc. to operate a mobile refueling station at 40000 Ricardo Drive, based on the analysis and subject to the conditions in the staff review letter dated 12-4-18 and the fire department review letter dated 12-5-18. Motion Carried. (Letters Attached)

ITEM # 2 2019 MEETING SCHEDULE

Director Akers presented the 2019 Planning Commission meeting schedule. Meetings are on the 2nd and 4th Wednesdays of the month at 7:30 p.m. in the Board Room. The months of November and December will have only meetings on the 2nd Wednesday of the month.

Motion Boynton, Franzoi second to approve the 2019 Planning Commission meeting schedule. Motion Carried.

ADJOURNMENT:

Motion Kelley, Boynton second to adjourn at 7:46 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



Charter Township of Van Buren

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January 4, 2019

Township Board of Trustees
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

Subject: Planning Commission Annual Report for 2018

In accordance with P.A. 33 of 2008, as amended, MCL 125.3801 et seq, Michigan Planning Enabling Act, please find the attached annual report regarding the Planning Commission activities for 2018. The report is summarized as follows:

Public Hearings: The Planning Commission held seven (7) public hearings.

Preliminary Site Plan Approvals: The Planning Commission granted four (4) preliminary site plan approvals.

Final Site Plan Approvals: The Planning Commission granted nine (9) final site plan approvals.

Special Land Use: The Planning Commission approved one (1) special land use and recommended one (1) special use approval to the Township Board.

Site Plan Amendments: The Planning Commission granted three (3) site plan amendments.

Temporary Land Use Approvals: The Planning Commission granted five (5) temporary land use permits.

Rezoning Recommendations: The Planning Commission made two (2) rezoning recommendations to the Township Board.

Zoning Text Amendment Recommendations: The Planning Commission made two (2) zoning text amendment recommendations to the Township Board.

Tree Removal Permits: The Planning Commission granted one (1) tree removal permit.

Public Participation Plan: The Township is engaged in the Michigan Economic Development Corporation's Redevelopment Ready Communities Program. As part of the certification process, the Planning Commission recommended a public participation plan for approval by the Township Board.

Subaru Development Agreement: Subaru has begun construction on its 60,000 square foot automobile research and development center. The facility, located on 76 acres along Michigan Avenue, will employ approximately 100 workers and be the company's North American Headquarters. This is a significant development for Van Buren Township.

Other Items of Note: Piston Automotive is opening a location in Van Buren Township. Though it did not go through the Planning Commission, it is a significant development in the Township. The auto parts



Charter Township of Van Buren

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manufacturer is spending roughly \$16.7 million to lease approximately 150,000 square feet of space on Haggerty Road and will bring 118 jobs to the community.

2018 Planning Commission Activities

Meeting Date	Case #	Project Name	Action Type	Action
10-Jan-18	17-018	Parallel Infrastructure Cell Tower- 43430 Ecorse Road	Special Land Use	Approved
24-Jan-18	14-007	Menards Store Elevations- 10010 Belleville Road	Site Plan Amendment	Approved
28-Feb-18	17-023	Grace Lake Corporate Center New Building- 1 Village Center Drive	Final Site Plan	Approved
28-Feb-18	17-024	Harold Smith Farm Master Plan Amendment- 50015 Michigan Avenue	Schedule a Public Hearing	Approved
14-Mar-18	N/A	Zoning Ordinance Amendment- Detached Accessory Building Regulations	Public Hearing	N/A
14-Mar-18	17-024	Harold Smith Farm Master Plan Amendment- 50015 Michigan Avenue	Public Hearing	N/A
14-Mar-18	18-001	Phantom Fireworks- 2095 Rawsonville Road	Temporary Land Use	Approved
14-Mar-18	17-024	Harold Smith Farm Master Plan Amendment (R1-B to M-1)- 50015 Michigan Avenue	Adopt Amendment and Recommend to Township Board	Approved
14-Mar-18	N/A	Zoning Ordinance Amendment- Detached Accessory Building Regulations	Recommend to Township Board	Approved
25-Apr-18	18-003	Atchinson Ford Parking- 8705 Belleville Road	Temporary Land Use	Approved
9-May-18	17-036	Constellium Addition and New Building- 6331 Schooner Drive	Final Site Plan	Approved
9-May-18	17-036	Constellium Addition and New Building- 6331 Schooner Drive	Tree Removal Permit	Approved
23-May-18	18-006	Townsend Park/ Victoria Park Elevations- Ecorse and Morton Taylor Roads	Site Plan Amendment	Approved
23-May-18	18-007	Arlene Arbors Elevations- South Side of Savage Road, East of the City of Belleville	Site Plan Amendment	Approved
23-May-18	18-008	Angry Tiger Fireworks- 41001 E. Huron River Drive	Temporary Land Use	Approved
13-Jun-18	18-010	Harold Smith Farm Rezoning (R1-C to M-1)- 50015 and 50061 Michigan Avenue	Public Hearing	N/A
13-Jun-18	18-011	Diversified Dock & Lift Special Approval Request- 49000 Denton Road	Public Hearing	N/A
13-Jun-18	18-010	Harold Smith Farm Rezoning (R1-C to M-1)- 50015 and 50061 Michigan Avenue	Recommend Rezoning to Township Board	Approved
25-Jul-18	18-022	Bayshore Condominiums Stairs	Site Plan	Approved
8-Aug-18	18-014	Ra Chiesa Architects Retail Building- 10573 and 10551 Belleville Road	Public Hearing	N/A
8-Aug-18	18-019	US Signal Rezoning (C-1 to OT)- 9275 Haggerty Road	Public Hearing	N/A
8-Aug-18	N/A	Zoning Ordinance Amendment- M-1 Permitted Uses	Public Hearing	N/A
8-Aug-18	18-021	Subaru- 50015 Michigan Avenue	Phase 1 Site Plan	Approved
8-Aug-18	18-019	US Signal Rezoning (C-1 To OT)- 9275 Haggerty Road	Recommend Rezoning to Township Board	Approved
8-Aug-18	18-014	Ra Chiesa Architects Retail Building- 10573 and 10551 Belleville Road	Recommend to Township Board	Approved
8-Aug-18	18-014	Ra Chiesa Architects Retail Building- 10573 and 10551 Belleville Road	Preliminary Site Plan	Approved
8-Aug-18	N/A	Zoning Ordinance Amendment- M-1 Permitted Uses	Recommend Special Use to Township Board	Approved
22-Aug-18	18-025	Ashley Crossroads South Parking- 41775 and 41873 Ecorse Road	Preliminary Site Plan	Denied
12-Sep-18	17-029	VBT DDA Placemaking- 10151, 10065, 10085 and 10101 Belleville Road	Final Site Plan	Approved
26-Sep-18	18-021	Subaru- 50015 Michigan Avenue	Phase 2 Preliminary Site Plan	Approved
26-Sep-18	18-025	Ashley Crossroads South Parking- 41775 and 41873 Ecorse Road	Final Site Plan	Approved
26-Sep-18	17-026	Metro Park Party Store Gas Pumps- 41001 E. Huron River Drive	Preliminary Site Plan	Approved
24-Oct-18	17-018	Parallel Infrastructure Cell Tower- 43430 Ecorse Road	Final Site Plan	Approved
24-Oct-18	18-030	Belleville Yacht Club Pool- 831 E. Huron River Drive	Site Plan	Approved
24-Oct-18	18-032	Costco Truck Parking- 5860 Belleville Road	Temporary Land Use	Approved
24-Oct-18	N/A	Public Participation Plan	Recommend to Township Board	Approved
14-Nov-18	18-021	Subaru- 50015 Michigan Avenue	Phase 2 Final Site Plan	Approved
14-Nov-18	18-028	NEAPCO New Building- 6615 Haggerty Road	Preliminary Site Plan	Approved
12-Dec-18	16-046	Ricardo Inc. Mobile Refueling Station- 40000 Ricardo Drive	Temporary Land Use	Approved



Memo

TO: Planning Commission

**FROM: Ron Akers, AICP
Director of Planning and Economic Development**

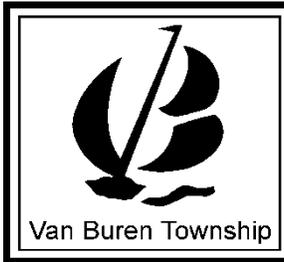
RE: Potential Zoning Ordinance Amendment Regarding Fences

DATE: January 7, 2019

Please see attached the staff review for an upcoming project. One of the issues we have identified in this project is with regards to fences. Please consider the following:

Section 7.205(B)(1)(b) prohibits fences in a front yard in zoning districts other than AP, M-1, or M-2. While Section 7.205(B)(3) allows exceptions in residential districts, there do not appear to be exceptions in the commercial and OT districts. Due to the required security of the proposed land use, the applicant may want to apply for a variance from this requirement.

The applicant is looking for direction regarding this particular item to determine if they are going to go before the BZA or if the Township is going to amend our Zoning Ordinance to accommodate fences in the front yard in the OT district. If the recommendation is to move forward with the Zoning Ordinance amendment staff will work with our consultants to come up with a proposal to bring back before the Planning Commission. I look forward to your discussion regarding this matter.



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



File No.: VBT 18-036-SPR #1, U.S Signals Data Center/9275 Haggerty Road
Review: Site Plan Review #1
Plans Dated: November 5, 2018
Review Date: November 30, 2018

The applicant, U.S. Signal Properties LLC, proposes to construct a data processing center on a site located at the northeast corner of Haggerty Road and Tyler Road intersection. The parcel is vacant and has an area of 7.91 acres.

COMMENTS. We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

- 1. Zoning and Use.** The site was recently rezoned from C-1 General Business District to OT Office Technology District at the request of the applicant. The applicant proposes to construct a 25,000 square foot data processing building as Phase 1, with 3 additional phases of 25,000 square feet each for a total of 100,000 square feet of building area.

High tech, data processing and computer centers are permitted by right in the O-T District per Section 3.114 (B) of the Zoning Ordinance. A detailed use statement must be included on the plans along with a proposed timeline for phases 2, 3 and 4. If approval is sought for any additional phases at this time, it must be stated on the plans. The note on Sheet 3 referring to "proposed O-T zoning" must be deleted, as the site is already rezoned to O-T.

- 2. Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. The following items must be included on the site plan:
 - The north property line is shown located at the centerline of Ricardo Drive which is a paved public right-of-way. The plans should state if the existing right-of-way will be dedicated to Wayne County.
 - The list of permits on Sheet 1 must be corrected to list all permits only. There is no "permit" for site plan approval. Further, preliminary site plan approval has not yet been granted, as incorrectly noted.
 - A note regarding debris pick-up on site weekly or as required.
 - Notation of paved surface maintenance as described in the Zoning Ordinance.
 - Location and details of any proposed ground/wall signage. While signage will be approved administratively after site plan review, the locations and dimensions of signs are required at this time to determine whether they will comply with the Zoning Ordinance.
 - Designation of fire lanes.
 - Add note stating that there shall be no overnight parking of semi-tractor trailers in the district.
- 3. Lot.** The parcel has a total area of 7.91 acres. The legal description is included with the tax parcel ID number. There is no minimum lot area in the OT district.
- 4. Dimensional Requirements.** The minimum required front yard setback per Section 4.102 is 75 feet from a major thoroughfare (Haggerty Road to the west and Tyler Road to the south) property line and 50 feet from an internal street (Ricardo Drive to the north). The minimum rear yard setback to the east is 30 feet. The proposed building and parking lot complies with the required

setbacks, as parking lots in the OT district are required to meet the front yard setback requirements for the district.

The maximum permitted building height is 3 stories and 45 feet, with a height increase allowed to a maximum of 5 stories/60 feet, provided the setbacks area increased 1 foot for every foot in height increase above 45 feet. The site plan submission does not include any elevations; therefore, it is not possible to determine compliance with this standard. Detailed elevations must be provided along with building height notation to determine compliance.

5. Access and Circulation.

- a. Location of Curb Cuts.** The site plan proposes the reuse of an existing curb cut off Haggerty Road for vehicular traffic and the creation of a new access drive onto Ricardo Drive to the north for truck traffic. The applicant must clarify why a 38-foot wide two-way access drive is required for passenger vehicles only. The plans must note the distance of the curb cut off Haggerty from the intersection of Haggerty-Tyler Roads. Both access drives are gated at the property lines. It is unclear how the gates will function. We have concerns that vehicles will back up onto northbound and southbound Haggerty Road, waiting for gates to open and turn in because the location of the gates allows no room for stacking on-site for vehicles that might be attempting to enter the facility at the same time. Therefore, we recommend placing the gates farther into the site.

The site plan provides for Fire Department access on the south side of the building through a grass paver driveway connecting from the south edge of the front parking lot. The plan proposes a solid curb line to separate the asphalt pavement from the paver driveway. Similarly, the north side of the building provides circulation to the east side via a crushed stone driveway that is similarly separated from the asphalt pavement by a solid curb line. The applicant must clarify if fire trucks are intended to drive over the curbs. The circulation plan proposed for emergency access must be reviewed by the Fire Department and Township Engineer. Section 9.104(A) of the Zoning Ordinance requires all parking areas, including parking spaces and maneuvering lanes, to be asphalt or concrete. Therefore, in future phases, this driveway must be upgraded to asphalt or concrete.

- b. Cross Access.** The site plan does not propose any cross access with the adjacent property to the east. While it is the Township's policy to require cross access wherever feasible, in this case the properties have access onto Ricardo Drive, an internal street allowing for flow of traffic off the major thoroughfares.
- c. Sidewalks.** Section 9.107 of the Zoning Ordinance requires sidewalks along all public streets. The site plan does not indicate any sidewalks along the site's frontages of Tyler Road, Haggerty Road, or Ricardo Drive. Haggerty Road north of Tyler Road has a continuous sidewalk on its west side. Ricardo Drive east of the site also has a sidewalk on the south side that abuts the site's eastern lot line, and the south side of Tyler Road has a sidewalk located on the east side. The site plan must include a 5-foot wide concrete sidewalk along the site's frontages along Haggerty Road, Tyler Road, and Ricardo Drive. While the sidewalk on the site's Tyler Road frontage will not connect to the site to the east at this time, it would be located about 1,000 feet from the I-275 trail. Finally, we recommend that the applicant contact Wayne County regarding whether crosswalks can be installed from the site across Haggerty Road and across Tyler Road. There are existing crosswalks on the west side of Haggerty Road and on the south side of Tyler Road.

The site plan also proposes a 7-foot wide concrete sidewalk along the building's frontage on the west side, which wraps around the south side of the building and narrows to a width of 5 feet to allow for access to 2 pedestrian doors on that side.

6. Parking and Loading.

- a. **Space Dimensions.** Section 9.104 of the Zoning Ordinance requires parking spaces to be 9.5 feet wide and 20 feet long; however, spaces may be shortened to 18 feet long if they abut a sidewalk or landscape area, provided the sidewalk is at least 8 feet wide or there is an additional 2 feet of greenbelt provided to account for vehicle overhang. Parking spaces on the west side of the building are dimensioned at 9.5 feet wide by 18 feet long, and either overhang a 7-foot wide sidewalk or an open greenbelt area. Therefore, the sidewalk adjacent to the parking spaces must be widened to 8 feet. Three (3) parking spaces are shown on the north side of the building at 9.5 feet wide and 18 feet long. Because there is adjacent landscape area for vehicles to overhang, these 3 spaces comply. All aisles are 24 feet wide and all of the spaces include the required double striping. The site provides adequate turnaround space for vehicles at the ends of the row of spaces.
- b. **Number of Parking Spaces.** The applicant has not submitted a floor plan to determine the use of the floor space within the building. The proposed use is a data center; however the parking calculations indicate office space of only 1,648 square feet and list the remaining floor area as warehouse. A detailed floor plan must be submitted to determine the appropriate application of parking standards. Based on the site plan, the site requires a total of 18 spaces and provides for a total of 25 spaces. The actual number of spaces shown on the plan is 28, not 25. This is most likely because the calculation did not include the 3 spaces on the north side of the building. The site plan should show where and how parking will be accommodated for future phases.
- c. **Barrier Free Spaces.** Two (2) barrier free spaces are provided, which is sufficient for a parking lot of 25-50 spaces.
- d. **Loading.** A loading area (16 feet x 50 feet) is shown on the north side of the building. Per Section 9.105, buildings with area between 20,001-50,000 square feet are required to provide two (2) loading spaces. One additional 10' x 50' space must be shown. The area to the west of the loading space appears as though it could function as a loading area. We recommend that the plans include the use of this space.

7. Landscaping and Screening.

The site is located in the Township's office-technology/high tech use corridor. All sites are strongly encouraged to exceed Ordinance minimums for landscaping, site design, and building appearance among others. Our comments on individual landscaping requirements are reflected in the following comments:

- a. **Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) of the Zoning Ordinance requires lot frontage must be screened from view from the right-of-way with a continuous landscape screen comprising of 1 deciduous tree per 40 lineal feet + 1 ornamental tree per 100 lineal feet + 8 shrubs per 40 lineal feet. Based on the frontage of the site on Haggerty, a total of 13 deciduous trees, 6 ornamental trees, and 104 shrubs are required. Along Haggerty Road, the plans include the required trees but we only counted 103 shrubs. The frontage on Tyler Road requires 16 deciduous trees, 7 ornamental trees, and 129 shrubs. Along Tyler Road, the plans include the required trees but we only counted 124 shrubs. The frontage on Ricardo Dr. requires 7 deciduous trees, 3 ornamental trees, and 25 shrubs. Ricardo Drive has the required number of trees and shrubs, and we counted 136 shrubs along Ricardo Drive.
- b. **Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way. The Zoning Ordinance recommends a combination of landscaping, berm, and/or screen wall to achieve this goal.

The site plan proposes a berm along the west side of the site to screen parking from Haggerty. Details of the proposed berm including slope and cross section must be provided.

Interior parking lot landscaping. Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. The proposed plan has 2 rows of parking which are bordered by landscape areas. As such, there are no "islands" within the parking lot and this requirement is not applicable. Although the interior parking lot landscape area is required to be 5% of the paved surface area, there is sufficient area around the perimeter of the parking areas to meet this requirement. However, this area must be calculated and there must be provided 1 deciduous tree per 300 sq. ft. of interior parking lot area.

- c. **Loading Area Landscaping.** Section 10.103(C) of the Zoning Ordinance requires screening of a loading area from the adjacent rights-of-way. The loading area is located on the north side of the building and screened from view of Haggerty Road by the proposed landscaping along the frontage and by the landscaping around the detention pond. However, we recommend that evergreen trees north of the loading area be placed along Ricardo Drive to meet this requirement.
- d. **Display Area Buffering.** This requirement is not applicable.
- e. **Greenbelt Buffering.** Section 10.103(E) of the Zoning Ordinance requires a 20-foot wide greenbelt buffer planted with one (1) tree per 20 lineal feet along the east property line abutting another M-1 parcel. This requirement applies only along the eastern lot line. While the landscape plan states that there are 28 trees required in this area, we only counted 27 trees. Therefore, 1 additional tree is required.
- f. **Specific Landscaping Requirements for Zoning Districts.** Section 10.103(F)(4) of the Zoning Ordinance requires landscaping specific to the OT district. Foundation plantings shall comprise of 1 ornamental tree per 100 linear foot of building + 1 deciduous or evergreen tree per 40 linear foot of building + 10 shrubs per 100 linear foot of building + 20% of the required frontage landscape area including perennial beds. Along Haggerty Road side, 7 deciduous or evergreen trees, 3 ornamental trees, and 25 shrubs are required. Along the Tyler Road and Ricardo Drive sides, 3 deciduous or evergreen trees, 1 ornamental tree, and 10 shrubs are required along each side. The required trees and shrubs are on the plans, except that the Ricardo Drive side needs 1 more ornamental tree and we recommend that some of the shrubs be redistributed to the north and south sides of the building. The perennial beds are also located along the west side of the building. We recommend that some of these perennials be redistributed to the north and south sides of the building.

Based on the applicant's calculations, the site requires a total of 105 trees and 388 shrubs, which have been provided. The plant list includes a total of 123 trees and 524 shrubs (including the daisy and daylily). While the additional plantings are encouraged, the calculations must accurately reflect the numbers proposed.

- g. **Open Space Landscaping.** The Ordinance requires 1 tree per 3,000 square feet of open space area not occupied by buildings or parking. The area must also be provided with ground cover. The areas labeled as phases 2, 3, and 4 create significant open space on the site with no plantings. It is unclear when these phases would be constructed and this leaves a large vacant patch on the site with no ground cover or trees. The applicant must indicate conformance to this standard with calculation for the this area. This area must also be planted with grass and maintained.
- h. **Detention Pond Landscaping.** The landscape plan includes proposed plantings around the detention pond. It is our understanding that planting around the pond are under Wayne County's jurisdiction. The planting plan must be approved by the County.

- i. **Other Requirements.** The landscape plan notes that all landscape areas onsite shall be provided with automatic irrigation system. Sheet L1 states “irrigate only those areas that are planted with shrubs and grass between building front and row.” These areas also include trees. The plans must clarify this requirement.

Section 10.103(J) requires screening of mechanical equipment. We recommend that screening be proposed for the generators and any other mechanical equipment.

Finally, there are a few minor discrepancies in the Planting Schedule for Site Landscaping. In reviewing the landscape plans, we counted 11 Thornless Honeylocusts, 20 Pin Oaks, 65 Viburnum, and 107 Creeping Juniper. To clarify, we recommend labeling the plan with an indication of which plants are for which requirements (e.g., frontage landscaping, parking lot landscaping, loading area landscaping, greenbelt landscaping, OT landscaping, etc.).

8. **Tree Removal Permit.** Section 8.106 of the Zoning Ordinance requires a tree removal permit if the applicant proposes to remove any trees of 5” caliper or larger. Sheet 2 includes a list of 89 trees on this site that appear to qualify: 37 Yellow Birch and 52 Black Walnut. The plan also notes that “all trees and brush on site shall be cleared, grubbed and removed”. Therefore, tree replacement is required and detailed calculations for tree replacement must be noted on the plans. Mitigation can be achieved by increasing the sizes of existing trees in accordance with Section 8.106(J) and or planting the mitigation trees on the east side of Phase 4.
9. **Stormwater Pond.** The site plan indicates an existing detention pond on the northwest corner of the site. Storm water detention calculations are subject to review and approval by the Township Engineer.
10. **Lighting.** The plan submitted includes a site lighting plan. The plan proposes the installation of wall mounted fixtures on the north, south, and west facades of the building, and two (2) pole mounted fixtures – one each at the entrance off Haggerty and in the loading area off Ricardo Drive. Typical fixture details have been noted and meet the Zoning Ordinance standards. The poles proposed at approximately 22 feet high from grade to top of fixture and are within Zoning Ordinance limits; however, pole color must be noted. Sheet 12 includes a photometric plan indicating compliance with maximum illumination levels established in Section 8.105.
11. **Architecture and Building Details.** Detailed elevations of all facades of the building must be submitted for review. Roof top mechanical units if any must be shown along with screening proposed. Proposed elevations must be in compliance with standards set forth in Section 3.114 (F).
12. **Dumpster.** The site plan indicates a new dumpster enclosure on the north side of the building. Typical enclosure details indicate the structure will be constructed of brick “to match building” and provided with steel reinforced wooden gates. Bollards must be provided outside to protect the gates. The plan must include details of the brick. Just south of the dumpster the plan proposes a large 20 ft. x 34 ft. generator. There is also a generator proposed south of the building. No other details have been provided. Typical details of the generator, its appearance, height, color, etc., must be provided. Screening will be required on the sides of the generator visible from Ricardo Drive or the adjacent property.
13. **Signs.** The plan does not include information on any proposed signage for the site. While signage will be approved administratively after site plan review, the locations and dimensions of signs are required at this time to determine whether they will comply with the Zoning Ordinance.
14. **Fencing.** The site plan notes the installation of an 8-foot high “invincible fence” one (1) foot inside the property line along the site’s entire perimeter. Per detail on Sheet 13, the fence is

constructed of an unspecified material and provided with pointed/curved spikes on top. Per Section 7.205(B)(1)(a) of the Zoning Ordinance, maximum permitted fence height is 6 feet; however, Section 7.205(B)(4) allows the Planning Commission to permit a height of 8 feet in nonresidential zoning districts, provided the fence is required for security.

Section 7.205(B)(1)(b) prohibits fences in a front yard in zoning districts other than AP, M-1, or M-2. While Section 7.205(B)(3) allows exceptions in residential districts, there do not appear to be exceptions in the commercial and OT districts. Due to the required security of the proposed land use, the applicant may want to apply for a variance from this requirement.

While the fence is of ornamental design, Section 7.205(B)(1)(c) prohibits spikes or other sharp instruments. Sheet 13 indicates that the top of the fence could include a spike, so we recommend that additional details be included regarding how sharp the top of the fence will be.