

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, May 10, 2017 – 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 April 26, 2017.

CORRESPONDENCE:

PUBLIC HEARING:

UNFINISHED BUSINESS:

NEW BUSINESS:

ITEM #1: 17-007 – PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, JILL FROHLICH/VAN BUREN INVESTORS, L.L.C., IS REQUESTING A PRELIMINARY SITE PLAN APPROVAL TO BUILD AN ADDITION ON AN EXISTING BUILDING AT 7850 HAGGERTY ON PARCEL 83-041-99-0001-711 (SOUTH OF ECORSE, WEST OF HAGGERTY) VAN BUREN TOWNSHIP, MI 48111.

LOCATION: Parcel number V-125-83-041-99-0001-711. The site is approximately 4.490 acres. It is located in the M-1, Light Industrial district. This site is located on the west side of Haggerty Road, south of Ecorse.

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- C. Planning Commission considers approval of the preliminary site plan

GENERAL DISCUSSION:

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
APRIL 26, 2017
MINUTES - DRAFT**

Chairperson Thompson called the meeting to order at 7:32 p.m.

ROLL CALL:

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

Excused: Jackson and Kelley.

Staff: Director Akers and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan and Wade Trim Associate, David Nummer.

Audience: Six (6).

APPROVAL OF AGENDA:

Motion Budd, Franzoi second to approve the agenda of April 26, 2017 as presented with the correction of the last item under New Business to be label item #3. Motion Carried.

APPROVAL OF MINUTES:

Motion Franzoi, Atchinson second to approve the regular meeting minutes of April 12, 2017 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 ZONING ORDINANCE ADOPTION

TITLE: THE VAN BUREN TOWNSHIP PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS PROPOSED A COMPREHENSIVE UPDATE OF THE ZONING ORDINANCE. THE DEPARTMENT IS ASKING THE PLANNING COMMISSION FOR A RECOMMENDATION FOR THE UPDATED ZONING ORDINANCE TO THE TOWNSHIP BOARD OF TRUSTEES.

Patrick Sloan of McKenna Associates discussed the zoning ordinance update review process and commended all that were involved. Mr. Sloan also recommended a few additional changes in Mixed Use; Section 3.119 a strikethrough to limited retail sales indoor and in Section 14.103 under the termination of non-conforming use or structure by damage, the addition of a subsection to allow for non-residential uses to reestablish within one (1) year of damage, the same as residential.

No comments from the Commission or the audience.

Motion Boynton, Atchinson second to recommend the Comprehensive Update of the Zoning Ordinance to the Township Board of Trustees.

Roll Call:

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

Nays: None.

Absent: Jackson and Kelley.

Motion Carried.

ITEM # 2 16-037 – PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, SPEEDWAY LLC/ANDREW SALT, IS REQUESTING A PRELIMINARY SITE PLAN APPROVAL TO OPERATE A GASOLINE FILLING STATION ON PARCEL V125-83-039-99-0009-721 (NE CORNER OF TYLER AND BELLEVILLE ROAD), VAN BUREN TOWNSHIP, MI 48111.

LOCATION: PARCEL NUMBER V125-83-039-99-0009-721. THE SITE IS PROPOSED TO BE APPROXIMATELY 2.064 ACRES. IT IS LOCATED IN THE C-1, GENERAL BUSINESS DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD BETWEEN ECORSE AND TYLER.

Consultants and engineers for Speedway LLC gave the presentation for the applicant. The applicant is purchasing 2 acres of an existing parcel; the site is located on the northeast corner of Belleville and Tyler Roads to operate a gasoline filling station. The proposed building is 4,600 square feet with eight (8) dispenser fueling, two (2) access drives, bike parking and café seating. The applicant is also negotiating with the Downtown Development Authority (DDA), the purchase of a 30-foot strip of land to be dedicated for road purposes.

Patrick Sloan of McKenna Associates presented his review letter dated 4-21-17 recommending the Planning Commission approve the preliminary site plan subject to the seventeen (17) conditions referenced in the letter. Mr. Sloan noted that the applicant has already addressed some items listed in the letter.

David Nummer of Wade Trim presented his review letter dated 4-21-17 recommending the Planning Commission grant preliminary site plan approval at this time. The Fire Department site plan review letter 16-037 recommends preliminary approval and continued involvement through the plan review process prior to final C of O.

Commissioners discussed; light fixtures, site amenities, site development and cross access, the size of the lot remaining to the east, access drives and access, sidewalk locations and stubs, traffic flow and left turn entry, building and canopy architecture/façade, the sidewalk only to go to the end of the applicants property on the east and the applicant to work with township staff in regard to the landscape buffer behind the building.

Motion Boynton, Atchinson second to grant preliminary site plan approval to Speedway LLC/Andrew Salt for the request to operate a gasoline filling station on parcel number V125-83-039-99-0009-721, the northeast corner of Tyler and Belleville Roads, approximately 2.064 acres located in the C-1, General Business District subject to the McKenna Associates review letter dated 4-21-17, Wade Trim review letter dated 4-21-17, Fire Department review letter 16-037 and after discussion the Planning Commission decided the sidewalk along Tyler Road is not to go to the eastern lot line, the conceptual drawing is not required and the site amenities were accepted as presented. Motion Carried. (Letters Attached)

ITEM # 3 17-013 – SITE PLAN AMENDMENT HAMPTON INN EXTERIOR RENOVATION

TITLE: THE APPLICANT, HAMPTON INN, IS REQUESTING A SITE PLAN AMENDMENT TO MODIFY THE EXTERIOR ELEVATIONS OF THE EXISTING BUILDING TO ADD DECORATIVE STONE AROUND THE 1ST FLOOR.

LOCATION: THE ADDRESS IS 46280 N. I-94 SERVICE DRIVE AND THE PARCEL NUMBER IS V125-83-064-99-0009-704. IT IS LOCATED IN THE C-2, EXTENSIVE HIGHWAY BUSINESS DISTRICT. THIS SITE IS LOCATED ON THE I-94 NORTH SERVICE DRIVE BETWEEN BELLEVILLE ROAD AND QUIRK ROAD.

Applicant Remy Hanna discussed the renovation to the Hampton Inn, the addition of decorative stone. Mr. Hanna displayed a stone sample for the Commission.

Director Akers discussed that the applicant had also made landscape changes that are not covered by the zoning ordinance, the removal of dead/diseased trees requires a note to be added to the site plan. Mr. Akers presented his staff memo dated 4-21-17 recommending the Planning Commission approve the request to amend the approved site plan subject to the applicant revising the landscaping plans and adding a note to the site plan to describe the condition of the trees to be removed.

Motion Atchinson, Franzoi second to grant a site plan amendment for Hampton Inn to modify the exterior elevations of the existing building to add decorative stone around the first floor subject to Director Akers staff memo dated 4-21-17 and conditioned on the applicant revising the current landscaping plans to add note which describes the condition of the trees which are to be removed. Motion Carried. (Letter Attached)

GENERAL DISCUSSION: None.

Motion Boynton, Budd second to adjourn at 9:04 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

PLANNING & ZONING APPLICATION

Case number _____

Date Submitted _____

APPLICANT INFORMATION

Applicant Will Frohlich Phone (248) 414-1741
 Address 700 Stephenson Hwy Fax _____
 City, State Troy, MI Zip 48083
 E-mail j.frohlich@continentalserves.com Cell Phone Number (248) 909-9756
 Property Owner Van Buren Investors, L.L.C. Phone (586) 939-3600
(if different than applicant)
 Address 35710 Mound Road Fax _____
 City, State Sterling Heights, MI Zip 48310
 Billing Contact Jim Belister Phone (734) 391-3028
 Address 7850 Haggerty Rd. Fax _____
 City, State Van Buren Twp, MI Zip 48111

SITE/PROJECT INFORMATION

Name of Project Continental
 Parcel Id No. V125-83-04199-0001711 Project Address 7850 Haggerty Rd.
 Attach Legal Description of Property _____
 Property Location: On the West Side of Haggerty Road; Between Ecorse Road
 and Tyler Road. Size of Lot Width 329' Depth 590'
 Acreage of Site 4.49 Total Acres of Site to Review 4.49 Current Zoning of Site M-1
 Project Description: addition is being added to the back of existing building.

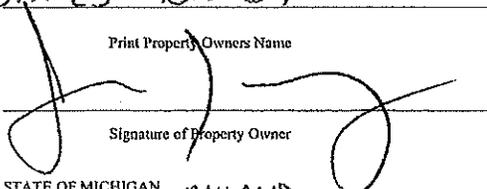
Is a re-zoning of this parcel being requested? No YES (if yes complete next line) NO
 Current Zoning of Site M-1 Requested Zoning No

SPECIAL PERMITS INFORMATION

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

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

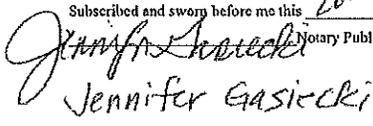
OWNER'S AFFIDAVIT

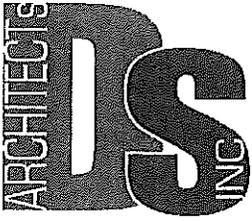
JAMES BARDY
 Print Property Owners Name

 Signature of Property Owner

February 20, 2017
 Date

STATE OF MICHIGAN OAKLAND
 COUNTY OF ~~WAYNE~~

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

Subscribed and sworn before me this 20th day of February, 2017
 Notary Public, Oakland County, Michigan My Commission expires 2/10, 2022

 Jennifer Gasiecki



April 24, 2017

Ron Akers
Van Buren Township
Director Planning & Economic Development
46425 Tyler Road
Van Buren Township, MI 48111

Re: Application for site plan approval for Continental Canteen at 7850 Haggerty Road

Dear Ron,

The following comments are in response to the review letter by McKenna Associates dated 2-27-17 that was shared in our meeting on March 1, 2017 for the above noted project.

1. The Zoning of the AG site across the street must be indicated on the site plan.

Drawing C-1 has been changed and now includes the AG zoning designation on the drawing

2. Physical Feature Item 2(a) requires the site plan to include the following note:
"Paved surfaces, walkways, signs, lighting and other structures and surfaces shall be maintained in a safe, attractive condition as originally designed and constructed. Parking lot striping and markings shall be maintained in a clearly visible condition."

Drawing C-5 has been changed and now includes this note under the general notes section

Physical Feature Item 16(a) requires the site plan to include the following note:
"Owner agrees to seasonal maintenance program and will replace all diseased, dead or damaged plants, replenish mulch, control weeds, fertilize and prune beginning upon completion of construction of landscaping."

Drawing L1 contains the note near the top/center of the page

3. The addition will raise the lot coverage to just over 35%. A lot coverage of 35% for the 195,591 sq. ft. lot is 68,456.85 sq. ft. Although the proposed lot coverage only exceeds the maximum by less than 10 sq. ft., we recommend reducing the lot coverage to exactly 35%.

Since the overage is a very small fraction of a percentage we are hoping the planning commission will accept this a numerical rounding issue

4. No item to address
5. We recommend that a sidewalk be installed that connect the Haggerty Road sidewalk to the building entrance, similar to the O'Reilly building to the south.

The nature of the business operations at this location does not generate any pedestrian foot traffic so it is felt the sidewalk is unnecessary at this location

6. The proposed 94 parking spaces are 40% greater than the minimum number of spaces required. Although Section 6.01(9) of the Zoning Ordinance does not allow the number of parking spaces to exceed the minimum number of parking spaces by more than 20%, this section permits the Planning Commission to allow a greater number of parking spaces based on the documented evidence. Because the applicants are making the site more conforming with the requirement of Section 6.01(9) by removing 6 parking spaces and adding floor area, we recommend that the proposed 94 space be approved.

We respectfully request the planning commission approve the parking space overage

Dimensions for the typical parking spaces and maneuvering lanes must be shown on the site plan. Parking spaces must be at least 9.5 feet wide by 200 feet long, and the maneuvering lanes must be at least 24 feet wide. Also, the spaces must be double striped with 4-inch wide lines spaced 24 inches apart.

Drawing C-3 has been changed and now includes the dimensions for the parking spaces & maneuvering lanes and shows double striping for all new parking spaces

The site plan must show a designated fire lane.

Drawing C-3 has been changed and now indicates a fire lane on the south side of the existing building

7. Dimensions of the landscape area island and other areas around the parking lot must be provided, but it appears there is enough total area provided.

Drawing L-1 now indicates the sf area of each island and contains the calculation to demonstrate compliance with the ordinance

The 6 surplus right-of-way frontage trees (noted above) can be used for this requirement, so 25 additional trees are required. We count 14 existing trees on the site that can meet this requirement, so we recommend adding 11 more trees. Specifically, we recommend planting additional evergreen trees along the frontage of Haggerty to screen the site from the AG-zoned site directly across Haggerty Road on the east side.

The landscape plan on sheet L-1 shows the calculations to demonstrate compliance with the ordinance.

While Sheet C-5 describes notes that damage to the irrigation system will be repaired, we recommend noting on the plans the area where there is underground irrigation. Finally, screening of all mechanical equipment must also be shown.

The location of the irrigation system was not identified in the field and subsequently it is not indicated on the plans. All new ground based mechanical equipment shall be screened. However, no new ground based mechanical equipment is proposed

8. Mosquito control measures for the pond must be addressed to the Planning Commission's satisfaction, and aeration should be specified.

The plan for mosquito control is for the use of mosquito dunks in the areas of standing water

Although the pond is existing, the Zoning Ordinance now requires storm water ponds to be surrounded with decorative fence unless other acceptable safety measures are approved by the Planning Commission. Because the pond is not near existing residential areas, the Planning Commission may modify this requirement. However, because the O'Reilly pond to the west is surrounded by a fence, the Planning Commission might not modify this requirement.

Since the pond is existing and is bordered by the O'Reilly fence on the west and the new building addition on east and is not near any residential areas we are not proposing any new fencing at this time

9. No item to address

10. A cut sheet for the light fixtures must be provided, as well as a photometric plan to demonstrate light trespass at the lot lines if any. Light fixtures on the building must be shielded.

Cut sheets for the light fixtures and a photometric drawing are now included with our submission package

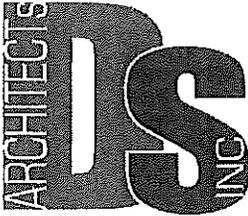
11. No item to address

12. We recommend that material samples be presented to the Planning Commission during the site plan review.

We will present material samples to the Planning Commission during the meeting

The plan must also clarify the locations of any rooftop equipment and screening methods, or indicate if the equipment is located elsewhere.

At this time the exact size, shape and location of any new rooftop mechanical units are unknown. However, we understand that any new rooftop equipment must be screened and will make every attempt to locate the new equipment near the center of the roof to minimize the need for screening



April 24, 2017

Ron Akers
Van Buren Township
Director Planning & Economic Development
46425 Tyler Road
Van Buren Township, MI 48111

Re: Application for site plan approval for Continental Canteen at 7850 Haggerty Road

Dear Ron,

The following comments are in response to the review letter by Wade Trim dated 2-27-17 that was shared in our meeting on March 1, 2017 for the above noted project.

1. The designer has proposed to use the existing on-site detention pond to account for additional drainage as a result of the improvements. The required storage for the site is approximately 25,500 CF. The referenced existing plans [Zeimet Wozniak 1994] show that the available volume in the pond is 25,491 CF and the designer has indicated that there is 27,230 CF for available storage.

We would like to note that the existing detention basin does not comply with the current Wayne County or Van Buren Township storm water standards, however, because the existing detention pond appears to have adequate volume for the improvements, we find the storm water management methods acceptable.

No items to address

2. We recommend a mechanical pre-treatment device be installed along the existing 18-inch storm sewer upstream of the existing pond.

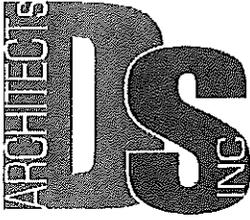
The possibility of installing a new mechanical pre-treatment device was explored and costed out by the contractor. It was determined to be cost prohibitive at this time

3. The Designer should be aware that roof drainage must be directed through roof leads connected directly into the storm sewer system.

Drawing C-3 has been changed and now includes the roof drainage connection on the north and south sides of the building

4. We would like to note that the existing storm sewer system appears to be surcharged (structures surveyed full of water). We believe this may be due to clogging at the detention pond and will review the storm system in more detail once the reason for surcharge has been identified in the engineering review.

The property owner has been in touch with contractors to get the pond and catch basins cleaned out. As the project is undertaken the owner has committed to getting the pond and catch basins cleaned out.



April 24, 2017

Ron Akers
Van Buren Township
Director Planning & Economic Development
46425 Tyler Road
Van Buren Township, MI 48111

Re: Application for site plan approval for Continental Canteen at 7850 Haggerty Road

Dear Ron,

The following comments are in response to the review letter by the Van Buren Fire Department dated 2-28-17 that was shared in our meeting on March 1, 2017 for the above noted project.

1. I ask they consider adding a hydrant to the parking island directly South of the riser and FDC connection. This will allow for access to the rear of the building during fire operations. At this time if there was a fire and we had to connect to the FDC our closest hydrant is next to O'Reilly's and it cuts off access to rear of Continental.

The possibility of installing a new hydrant was explored with the civil engineer and costed out by the contractor. Because a portion of the shared drive with O'Reilly would have to be torn up to install the new hydrant it was determined to be cost prohibitive at this time

2. Sprinklers will need to be added addition.

We will provide a new fire suppression system for the new addition

3. The FDC shall be a 4 inch storz with 30 degree turn down.

The requested FDC will be noted on the building construction drawings

4. The FDC will have a sign above (red with white letters) indicating (FDC and 150 psi) system.

The requested sign will be noted on the building construction drawings

5. A digital site plan of the building including final floor plan will also be required prior to final inspection.

The requested plan will be provided in PDF format prior to final inspection

6. All applicable NFPA codes were used. The Township has adopted and uses NFPA 1, 2012 NFPA 101, 2012 NFPA13, 2007, etc.

We will pass this information onto the fire suppression designer & contractor

7. Drawings for the Fire Suppression and Fire Alarm, still need to be submitted prior to installation of said system.

We shall submit the requested drawings prior to installation of the systems

1000 WATT

STRAITS LIGHTING

REVIVE LED Retrofit Kit Metal Halide Replacement

DESCRIPTION

The Straits Lighting LED Retrofit Kit is designed to retrofit into any HID fixture using custom fabricated brackets for easy plug & play installation. There is no need to purchase an entire LED Fixture. We offer a wide array of innovative optics to deliver the light precisely where it's needed. All Straits Lighting Retrofit Kits are ETL & cETL Listed

SPECIFICATION FEATURES

OPTICS

- ◆ 110° Beam angle

CONSTRUCTION

- ◆ High strength aluminum
- ◆ Integrated thermal management system
- ◆ Includes L-Bracket for versatile mounting

WARRANTY

- ◆ Limited 10 year manufacturer warranty¹
- ◆ Rated for 50,000 Life Hours²

ENERGY DATA

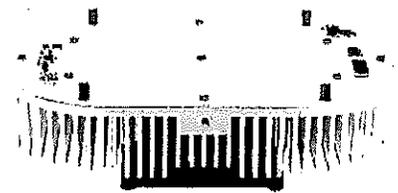
- ◆ 200 Watts
- ◆ Electronic LED Driver
- ◆ Power Factor > 0.97
- ◆ 100-277V, 347-480V available
- ◆ -35°C Min. Temperature
- ◆ 70°C Max. Temperature

LED MODULES

- ◆ Nichia Corporation LED Chips
- ◆ CRI ≥ 75
- ◆ Color temperature of 4000-5000 Kelvin
- ◆ Dimmable and Non-dimmable models available
- ◆ Mercury free
- ◆ 50,000 hour rated life

CERTIFICATION DATA

- ◆ Electronic Mean Well External Driver UL/cUL
- ◆ IES LM79/LM80 Tested
- ◆ IP65 Rated
- ◆ ETL/CE/ROHS



Product #	SL903RK2-200W
Project	
Comments	DLC #P8YEZY9C
Prepared By	
Date	

PRODUCT DETAILS

Product Description	Product SKU	Input (VAC)	CCT (K) ⁴	Retrofit Kit Application ³	Lumens (lm) ³	Lumens/Watt	Dimming
SL903RK2-200W-4000K	17100782	100-277V	4000	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	26376	129.17	No
SL903RK2-200W-4500K	17100783	100-277V	4500	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	26376	129.17	No
SL903RK2-200W-5000K	17100784	100-277V	5000	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	26376	129.17	No
SL903RK2-200W-4000K-D	17100785	100-277V	4000	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	26376	129.17	Yes
SL903RK2-200W-4500K-D	17100786	100-277V	4500	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	26376	129.17	Yes
SL903RK2-200W-5000K-D	17100787	100-277V	5000	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	26376	129.17	Yes

1. Retrofit Luminaire limited 10-year warranty; LED driver limited 5-year warranty
 2. Rated average life based on engineering testing and probability analysis.
 3. Retrofit Kit lumen measurements may vary according to the intended application. Consult DLC Category-Specific requirements for detailed information.
 4. CCT range complies to ANSI C78.377-20082.

CONTINUED—PRODUCT DETAILS

LED - RETROFIT KIT

Product Description	Product SKU	Input (VAC)	CCT (K) ⁴	Retrofit Kit Application ³	Lumens (lm) ³	Lumens/Watt	Dimming
SL903RK2-200W-4000K-HV	17100788	347-480V	4000	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	26028	128.41	No
SL903RK2-200W-4500K-HV	17100789	347-480V	4500	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	26028	128.41	No
SL903RK2-200W-5000K-HV	17100790	347-480V	5000	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	26845	131.53	No
SL903RK2-200W-4000K-D-HV	17100791	347-480V	4000	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	26028	128.41	Yes
SL903RK2-200W-4500K-D-HV	17100792	347-480V	4500	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	26028	128.41	Yes
SL903RK2-200W-5000K-D-HV	17100793	347-480V	5000	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	26845	131.53	Yes

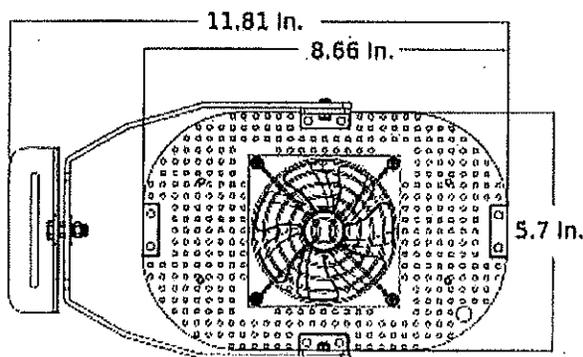
1. Retrofit Luminaire limited 10-year warranty; LED driver limited 5-year warranty
2. Rated average life based on engineering testing and probability analysis.
3. Retrofit Kit lumen measurements may vary according to the intended application. Consult DLC Category-Specific requirements for detailed information.
4. CCT range complies to ANSI C78.377-20082.

PRODUCT DIMENSIONS

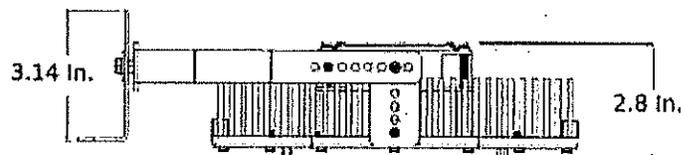
Product Description	Length (in)	Width (in)	Height (in)	Weight (lbs)
SL903RK2-200W	11.81	5.7	2.79	1.71

Product Description	Length (in)	Width (in)	Height (in)	Weight (lbs)
DRIVER 100-277V	9.61	2.68	1.5	2.87
DRIVER 347-480V (QTY 2/RK UNIT)	9.3	2.68	1.5	2.6

Retrofit Kit Top Profile



Retrofit Kit Side Profile



ORDER NOTES

Installer must affix a warning label to the fixture, which announces the fixture has been altered.

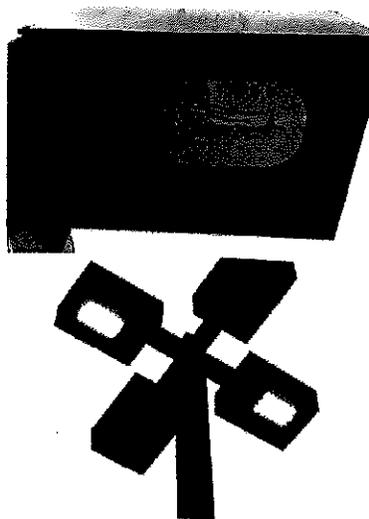
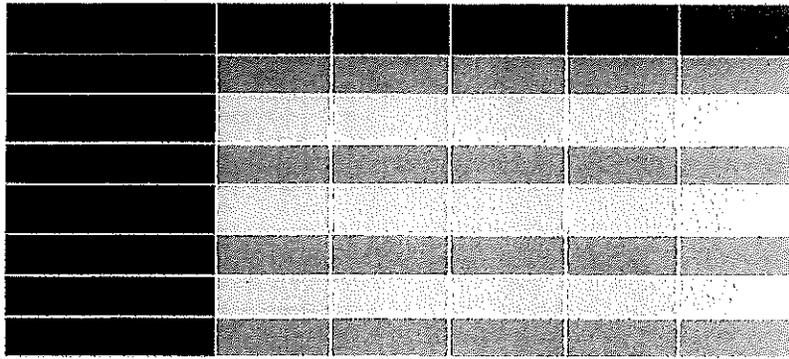
CONTACT US

Phone: (855) TSLC - LED
(855) 875 - 2533
Fax: (248) 671 - 0624

Address:
12501 E. Grand River Ave.
Suite 200
Brighton, MI 48116

STRAITS LIGHTING

The Straits Lighting Company is constantly developing and improving its products. For this reason, all product descriptions in this brochure are intended as a general guide, and we may change specifications from time to time in the interest of product development, without prior notification or public announcement. All descriptions in this publication present only general particulars of the goods to which they refer and shall not form part of any contract. Data in this guide has been obtained in controlled experimental conditions. However, The Straits Lighting Company cannot accept any liability arising from the reliance on such data to the extent permitted.



REPLACEMENT
LOOK

Straits Lighting - 2015 | www.straitslighting.com |
(855) 875-2533 | 29

LED RETROFIT KIT PID: (SL903RKI)

45 Watts

DLC

75 Watts

DLC

120 Watts

DLC

200 Watt

DLC

400 Watts

DLC

HID Replacement (W) 80-150 150-200 200-350 350-600 1000

Size (L x W in) 5" x 5" 7" x 5" 7" x 5" 10" x 5" 13" x 9"

Input Voltage (V) 90-305

1

90-305

1

90-305

1

90-305

1

90-305

1

400 WATT



REVIVE

LED Retrofit Kit

Metal Halide Replacement

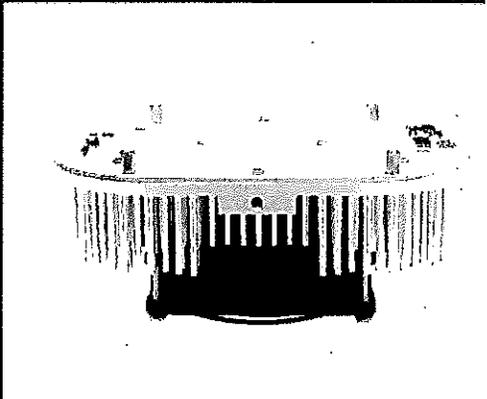
DESCRIPTION

The Straits Lighting LED Retrofit Kit is designed to retrofit into any HID fixture using custom fabricated brackets for easy plug & play installation. There is no need to purchase an entire LED Fixture. We offer a wide array of innovative optics to deliver the light precisely where it's needed. All Straits Lighting Retrofit Kits are ETL & cETL Listed

SPECIFICATION FEATURES

- OPTICS**
- ◆ 110° Beam angle
- CONSTRUCTION**
- ◆ High strength aluminum
 - ◆ Integrated thermal management
 - ◆ Includes L-Bracket for versatile mounting
- WARRANTY**
- ◆ Limited **10** year manufacturer warranty¹
 - ◆ Rated for 50,000 Life Hours²
- ENERGY DATA**
- ◆ 120 Watts
 - ◆ Electronic LED Driver
 - ◆ Power Factor > 0.97
 - ◆ 100-277V, 347-480V available
 - ◆ -35°C Min. Temperature
 - ◆ 70°C Max. Temperature

- LED MODULES**
- ◆ Nichia Corporation LED Chips
 - ◆ CRI ≥ 75
 - ◆ Color temperature of 4000-5000 Kelvin
 - ◆ Dimmable and Non-dimmable models available
 - ◆ Mercury free
 - ◆ 50,000 hour rated life
- CERTIFICATION DATA**
- ◆ Electronic Mean Well External Driver UL/cUL
 - ◆ DLC Premium
 - ◆ IES LM79/LM80 Tested
 - ◆ IP65 Rated
 - ◆ ETL/CE/ROHS



Product #	SL903RK2-120W
Project	
Comments	DLC #PKTGVAPV
Prepared By	
Date	

PRODUCT DETAILS

Product Description	Product SKU	Input (VAC)	CCT (K) ³	Retrofit Kit Application ¹	Lumens (lm) ³	Lumens/Watt	Dimming
SL903RK2-120W-4000K	17100758	100-277V	4000	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	15883	136	No
SL903RK2-120W-4500K	17100759	100-277V	4500	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	15883	136	No
SL903RK2-120W-5000K	17100760	100-277V	5000	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	16212	138	No
SL903RK2-120W-4000K-D	17100761	100-277V	4000	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	15883	136	Yes
SL903RK2-120W-4500K-D	17100762	100-277V	4500	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	15883	136	Yes
SL903RK2-120W-5000K-D	17100763	100-	5000	Retrofit Kits for Outdoor Pole/Arm-	16212	138	Yes

1. Retrofit Luminaire limited 10-year warranty; LED driver limited 5-year warranty
 2. Rated average life based on engineering testing and probability analysis.
 3. Retrofit Kit lumen measurements may vary according to the intended application. Consult DLC Category-Specific requirements for detailed information.
 4. CCT range complies to ANSI C78.377-20082.

CONTINUED—PRODUCT DETAILS

LED - RETROFIT KIT

Product Description	Product SKU	Input (VAC)	CCT (K) ¹	Retrofit Kit Application ³	Lumens (lm) ³	Lumens/Watt	Dimming
SL903RK2-120W-4000K	17100758	100-277V	4000	Retrofit Kits for High-Bay Luminaires for Commercial and Industrial Buildings	16648	143	No
SL903RK2-120W-4500K	17100759	100-277V	4500	Retrofit Kits for High-Bay Luminaires for Commercial and Industrial Buildings	16648	143	No
SL903RK2-120W-5000K	17100760	100-277V	5000	Retrofit Kits for High-Bay Luminaires for Commercial and Industrial Buildings	16993	145	No
SL903RK2-120W-4000K-D	17100761	100-277V	4000	Retrofit Kits for High-Bay Luminaires for Commercial and Industrial Buildings	16648	143	Yes
SL903RK2-120W-4500K-D	17100762	100-277V	4500	Retrofit Kits for High-Bay Luminaires for Commercial and Industrial Buildings	16648	143	Yes
SL903RK2-120W-5000K-D	17100763	100-277V	5000	Retrofit Kits for High-Bay Luminaires for Commercial and Industrial Buildings	16993	145	Yes
SL903RK2-120W-4000K-HV	17100764	347-480V	4000	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	15678	132.41	No
SL903RK2-120W-4500K-HV	17100765	347-480V	4500	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	15678	132.41	No
SL903RK2-120W-5000K-HV	17100766	347-480V	5000	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	16022	134.41	No
SL903RK2-120W-4000K-D-HV	17100767	347-480V	4000	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	15678	132.41	Yes
SL903RK2-120W-4500K-D-HV	17100768	347-480V	4500	Retrofit Kits for Outdoor Pole/Arm-Mounted Area and Roadway Luminaires	15678	132.41	Yes
SL903RK2-120W-5000K-D-HV	17100769	347-480V	5000	Retrofit Kits for Outdoor Pole/Arm-	16022	134.41	Yes

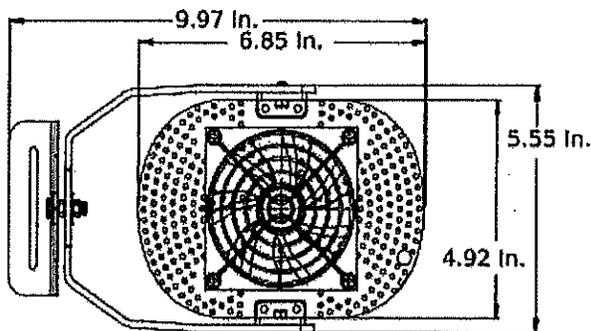
1. Retrofit Luminaire limited 10-year warranty; LED driver limited 5-year warranty
2. Rated average life based on engineering testing and probability analysis.
3. Retrofit Kit lumen measurements may vary according to the intended application. Consult DLC Category-Specific requirements for detailed information.
4. CCT range complies to ANSI C78.377-20082.

PRODUCT DIMENSIONS

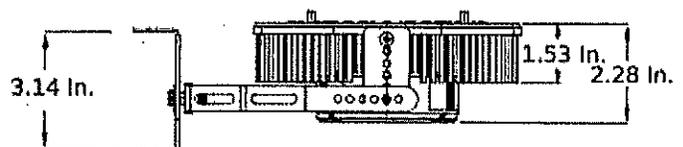
Product Description	Length (in)	Width (in)	Height (in)	Weight (lbs)
SL903RK2-120W	9.97	5.55	3.14	1.05

Product Description	Length (in)	Width (in)	Height (in)	Weight (lbs)
DRIVER 100/277V	8.66	2.68	1.5	2.47
DRIVER 347/480V	9.65	2.68	1.5	2.73

Retrofit Kit Top Profile



Retrofit Kit Side Profile



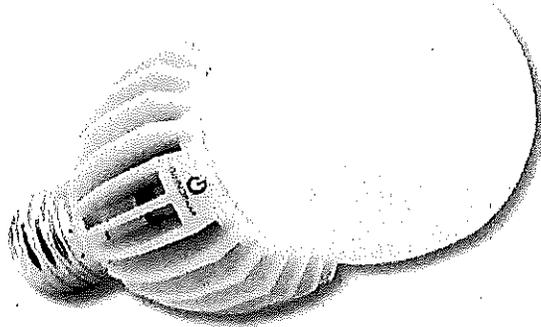
Installer must affix a warning label to the fixture, which announces the fixture has been altered.

The Straits Lighting Company is constantly developing and improving its products. For this reason, all product descriptions in this brochure are intended as a general guide, and we may change specifications from time to time in the interest of product development, without prior notification or public announcement. All descriptions in this publication present only general particulars of the goods to which they refer and shall not form part of any contract. Data in this guide has been obtained in controlled experimental conditions. However, The Straits Lighting Company cannot accept any liability arising from the reliance on such data to the extent permitted.

HID LED 18.5W HO 277V TITANIUM LED SERIES



70 WATT



Optional Lamp Extender

18.5W REPLACES



50-70W
HID

70% Energy Savings

PRO

\$67 Savings per lamp*

- Ⓢ Direct line voltage 120-277V - Not compatible with ballasts
- Ⓢ ENERGY STAR® certified
- Ⓢ Exceptional efficacy 108 LPW in Warm White
- Ⓢ Frosted diffuser maintains low glare
- Ⓢ Optional lamp extender available for use in larger fixtures
- Ⓢ Suitable for use in totally enclosed fixtures



40,000 H



UNIVERSAL



EFFICACY



WARRANTY



CRI (Ra)

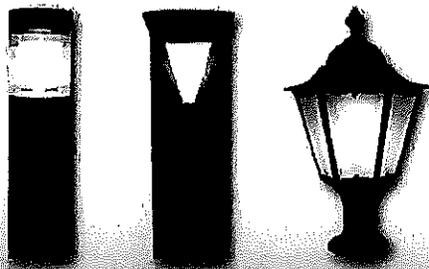


ENCLOSED**



HID LED PRODUCT FEATURES

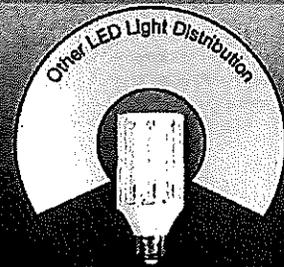
Suitable for Enclosed Fixtures



This HID LED lamp replaces a 50-70W HID and is suitable for use in enclosed fixtures. Its high lumen output and exceptional efficacy make it an ideal choice for bollard, post top and other outdoor applications. An optional lamp extender is also available for use in larger fixtures.

Omnidirectional Lighting

This HID LED meets the new ENERGY STAR® V1.1 requirements for omnidirectional bulbs by providing 330° of evenly distributed light intensity. In the 135° to 180° zone, this lamp emits 65% more lumens than what is required by ENERGY STAR, providing a fuller light than other LED lamps.



HID LED 18.5W HO 277V TITANIUM LED SERIES

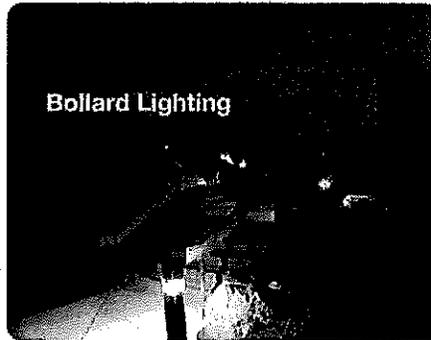


APPLICATIONS

General Lighting



Bollard Lighting



Post Top Lighting



SPECIFICATIONS

Product Model	97734 18.5A21/830/277V	97735 18.5A21/840/277V	97730 18.5A21/850/277V
Type	HID LED	HID LED	HID LED
Base	E26	E26	E26
Power (W)	18.5	18.5	18.5
Voltage - Frequency	120-277V 60/60Hz	120-277V 50/60Hz	120-277V 50/60Hz
Color Temp. (ANSI)	Warm White 3000K	Cool White 4000K	Daylight 5000K
CRI (Ra) (typ.)	80	80	80
Typical lumens (lm)	2000	2000	2050
Efficacy (LPW)	108	108	111
Beam Angle	330°	330°	330°
Dimmable	No	No	No
Power Factor	0.9	0.9	0.9
Rated Lifetime - L70 (hrs.)	40,000	40,000	40,000
Dia. x MOL	2.56"x4.72" (65x120mm)	2.56"x4.72" (65x120mm)	2.56"x4.72" (65x120mm)
Weight (lb. / g)	0.44lb. / 199g	0.44lb. / 199g	0.44lb. / 199g

* Savings per lamp based on \$0.11 / Kw energy cost, 12 hrs / day lamp usage, \$12 HID with 10,000-hr lifetime, \$35 LED with 25,000-hr lifetime

** Suitable for use in totally enclosed fixtures

*** Suitable for damp locations. Not for use where directly exposed to weather or water

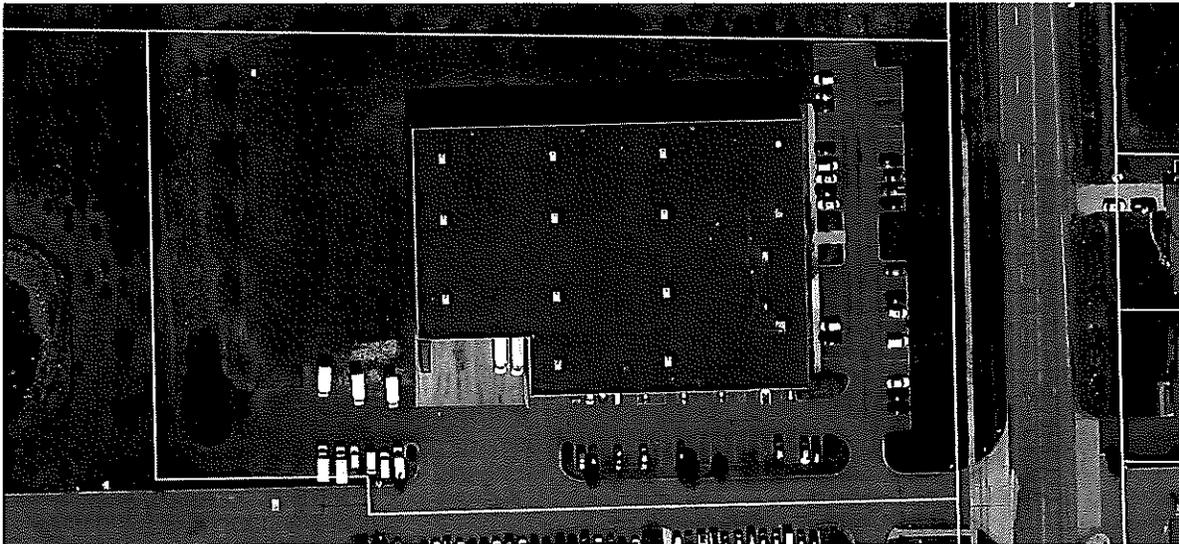
May 5, 2017

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

**Subject: VBT-17-007 SPR; Continental Canteen at 7850 Haggerty Road; Site Plan Review #2;
Revised Plans Dated April 20, 2017**

Dear Commissioners:

The applicant, Continental Canteen, proposes to build a 17,477.34-square foot addition to the west side of its existing 50,988.31-sq. ft. warehouse building. The site is located at 7850 Haggerty Road just south of the intersection with Ecorse Road. The site is 4.49 acres in total and is located in the M-1 (Light Industrial) zoning district.



Aerial Image of Site (Source: Wayne County GIS 2017)

We have reviewed the site plan based on Zoning Ordinance standards 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) zoning district. The surrounding zoning includes an M-1 site to the south and west, C-1 (General Business) to the north, and AG (Agricultural and Estates) to the east across Haggerty Road.

The proposed use is an addition to the existing warehouse building. Warehouses are permitted in the M-1 district according to Section 15.02(a) of the Zoning Ordinance. There are some office uses, both existing and proposed, that are accessory to the warehouse and are permitted in the M-1 district according to Section 15.02(j). The proposed floor area of the building (68,465.65 sq. ft.) divided by the number of bay doors (8, which excludes the trash compactor) is 1 bay door per 8,558 sq. ft. Because the number of bay doors does not exceed 1 per 8,000 sq. ft., the resulting building will remain a "warehouse." For informational purposes only, if the building had an average of 1 bay door per 4,000 sq. ft. to 8,000 sq. ft., it would be classified as a "distribution center" and not permitted in the M-1 district.

2. **Required Information.** Section 4.33 of the Zoning Ordinance includes all the requirements for information on a site plan. The site plan has been updated to include all required items.
3. **Dimensional Requirements.** The M-1 district has a minimum required front yard setback of 50 feet, a minimum side yard setback of 40 feet, and a minimum rear yard setback of 40 feet. The maximum lot coverage is 35%. The site plan delineates the setback lines, and both the existing building and the proposed addition meet the setback requirements. The addition will raise the lot coverage to just over 35%. The lot is 195,590.97-sq. ft. lot and 35% coverage is 68,456.84 sq. ft. Although the proposed lot coverage will only exceed the maximum by less than 9 sq. ft., we recommend reducing the lot coverage to not exceed 35%.

The maximum building height in the M-1 zoning district is 30 feet, and the existing and proposed building height is 28.5 feet.

4. **Access and Circulation.** There is one entrance to the site from Haggerty Road which is a shared drive with the O'Reilly distribution center to the south. The circulation pattern will essentially remain the same, as the building addition is adjacent to an existing parking area and there are no new drives or entrances proposed. There are loading docks as part of the new building, so some of the delivery traffic will be shifted further west.
5. **Sidewalks.** There is a 5-foot wide sidewalk along the west side of Haggerty Road. Although the existing sidewalk does not connect to the site to the north, it heads south from the site towards other industrial buildings and Wayne County Community College District at Haggerty and Tyler.
6. **Parking and Loading.**
 - a. **Number of Parking Spaces.** Section 20.526(E)(3) describes the parking requirements for wholesale and warehouse storage establishments (non-retail warehouse) including accessory offices. Parking requirements are as follows:
 - 5 spaces plus 1 space per 1,750 square feet of gross floor area, plus

- 1 space per 350 usable square feet of office or sales space .

The site plan shows 58,899 sq. ft. of warehouse space (39 spaces required) and 9,634 sq. ft. of office space (28 spaces required), so a **total of 67 parking spaces are required**. There are currently 100 parking spaces on the site, and 6 are proposed to be removed as part of the proposed project. The proposed 94 parking spaces are 40% greater than the minimum number of spaces required. Although Section 6.01(9) of the Zoning Ordinance does not allow the number of parking spaces to exceed the minimum number of parking spaces by more than 20%, this section permits the Planning Commission to allow a greater number of parking spaces based on documented evidence. Because the applicants are making the site more conforming with the requirement of Section 6.01(9) by removing 6 parking spaces and adding floor area, we recommend that the Planning Commission approve the 94 spaces.

- b. **Space Dimensions.** Sheet C-3 gives dimensions for typical parking spaces and maneuvering lanes in the new parking area. Parking spaces within this area are at least 9.5 feet wide by 20 feet long, and the maneuvering lane is 61 feet wide. The new spaces are all shown with double striped lines. No changes are proposed to the existing parking area. We recommend that the existing parking lot be double striped with 4-inch wide lines spaced 24 inches apart whenever it is resurfaced and restriped next.
 - c. **Barrier Free Spaces.** Four (4) barrier free spaces are provided, which are sufficient for a parking lot of 94 spaces.
 - d. **Loading.** There are three (3) loading spaces required for the building, and all of them are shown on the plans. A fire lane is shown on the south side of the existing building.
7. **Landscaping.** Landscaping is subject to the provisions of Section 4.40 of the Zoning Ordinance. The site plan depicts the existing landscaping, showing that there are **49 existing trees on the site**. Two (2) of these trees are in poor condition (one is dead and one has an excessive trunk lean), and both are proposed to be replaced. The Zoning Ordinance describes the landscaping requirements that must be met individually, and our comments on these are as follows:
- a. **Landscaping Adjacent to the Right-of-Way.** Section 4.40(3)(b) requires parking lots in the front yard to be screened from the right-of-way with a continuous landscape screen at least 3 feet in height or a 3-foot high decorative screening wall. If a berm is proposed, a 1-foot high landscape screen is required. Because there is an existing berm along Haggerty Road, we recommend supplementing it with additional evergreen trees (described below).
- Section 4.40(3)(b) also requires a minimum of 1 tree per 50 feet of road frontage. Based on the frontage of Haggerty Road (approximately 311.42 feet), there are **7 trees required**. The site currently has 13 trees between the parking lot and road, one of which will be removed and replaced, so the 6 surplus trees can be used for other landscaping requirements.
- b. **Vehicular Surface Landscaping.** Section 4.40(3)(d) requires the parking lot landscaped area to be at least 5% of the paved area. The site plan shows vehicular surface area as 59,300.35 square feet, thus requiring 2,965.02 square feet of landscaped area. Dimensions of all the landscaped area islands and other areas around the parking lot are provided, showing that

there is 5,787 square feet provided.

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 100 square feet of vehicular surface landscaped area. There are 3 landscaped islands that appear to be smaller than 360 square feet, however the two islands in the middle near the building entrance function as one island with a sidewalk, and the island in the northeast corner of the site is mostly an extension of the front yard, so the landscaped islands comply with the size requirement.

Based on the 2,965 square feet of interior landscape area required, **30 trees are required**. The 6 surplus right-of-way frontage trees (noted above) can be used for this requirement, so 24 additional trees are required. We count 14 existing trees on the site that can meet this requirement, meaning 10 more trees should be added. A total of 9 new trees are proposed, and two of these are replacement trees. Thus, we recommend adding 3 more trees to the site to bring the landscaping into full compliance.

- c. **General Landscaping Requirements.** One tree per 3,000 square feet of landscape open space is required. A total of 65,232 square feet of open space is provided, which is 33% of the site. **This requires a total of 22 trees.** As previously stated, of the 49 existing trees on the site (assuming the 2 poor trees are replaced), 7 are allocated to the required right-of-way frontage landscaping and 20 are allocated to the parking lot landscaping requirement, so the remaining 22 trees will meet this requirement.
 - d. **Other Requirements.** While Sheet C-5 describes notes that damage to the irrigation system will be repaired, we recommend identifying and noting on the plans the areas where there is underground irrigation. No new ground based mechanical equipment is proposed, so no new screening is needed.
8. **Stormwater Pond.** Sections 4.40(3)(o) and 4.56 of the Zoning Ordinance require basin vegetation, landscaping, and protective fence design features for stormwater basins. The trees around the perimeter of the pond are shown on the plans. The plan for mosquito control is for the use of mosquito dunks in the areas of standing water.
- Although the pond is existing, the Zoning Ordinance now requires storm water ponds to be surrounded with decorative fence unless other acceptable safety measures are approved by the Planning Commission. Because the pond is not near existing residential areas, Sections 4.56(3)(a) and (b) allow the Planning Commission to modify this requirement. In lieu of a fence, the Planning Commission has recently required additional landscape buffering around industrial storm water ponds that are not near residential areas. Therefore, we recommend a dense row of shrubs around the perimeter of the pond to meet this requirement.
9. **Signs.** No signs are proposed as part of this site plan. The only sign visible from the roadway is the address above the building entrance.
 10. **Lighting.** The locations of light fixtures were shown on the building elevations. Cut sheets for light fixtures and a photometric plan were also included with the site plan. Light fixtures will be shielded. No light trespass issues are anticipated based on the photometric plan.

11. **Trash Disposal.** The site does not have a dumpster because there is a trash compactor on the south side of the building. Therefore, the trash disposal requirements are met.
12. **Architecture and Building Details.** The elevation plan shows three sides of the building, and the fourth side will connect to the existing building. The proposed building materials are painted 8" scored CMU and painted metal siding to match the existing building. Material samples must be presented to the Planning Commission during site plan review. The applicant has stated that any new rooftop equipment will be located near the center of the roof to reduce the need for screening.

RECOMMENDATION

The applicant has revised the plan and satisfied several of our Staff Review comments. While there are a few items that remain, these items can be easily modified or corrected. Therefore, we recommend approval of the site plan, subject to the following conditions:

1. That the proposed lot coverage be reduced to not exceed 35%, which will result in a reduction of less than 9 sq. ft.
2. That the 94 proposed parking spaces be approved per Section 6.01(9) of the Zoning Ordinance because the applicants are making the parking lot more conforming with the Zoning Ordinance by removing 6 parking spaces and adding floor area.
3. That the existing parking lot be double striped with 4-inch wide lines spaced 24 inches apart whenever it is resurfaced and restriped next.
4. That 3 more trees be added to the site to bring the landscaping into full compliance with the Zoning Ordinance.
5. That the plans show the areas where there is underground irrigation.
6. Per Section 4.56(3)(a) and (b), that the Planning Commission require a dense row of shrubs around the existing storm water pond in lieu of the required decorative fence.

Respectfully submitted,
McKENNA ASSOCIATES



Patrick J. Sloan, AICP
Senior Principal Planner



Stephen Hannon
Assistant Planner



WADE TRIM

May 3, 2017

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

Attention: Mr. James Taylor, Director of Public Works

Re: Continental – Canteen Warehouse Improvements (7850 Haggerty Road)
Recommendation for Preliminary Site Plan Approval

Dear Mr. Taylor:

At your request, we have reviewed the preliminary site plan package received digitally by our office on May 2, 2017 for the Continental – Canteen Warehouse Improvements project located at 7850 Haggerty Road. The project involves an addition to an existing building and supplemental parking area. We have the following comments to offer:

Water Main

The addition will be served by the existing water service. We would like to note that the addition does not comply with hydrant coverage standards (entire building within 250-ft as the hose lies), and an additional hydrant has been requested by the Fire Department. This does not affect our recommendation for preliminary approval, and we believe it can be resolved during the detailed engineering review of the plans.

Sanitary Sewer

An additional sanitary service will not be required for this expansion and has not been proposed.

Storm Water Management

The Designer has proposed to use the existing on-site detention pond to account for additional drainage as a result of the improvements. We would like to note that the existing detention basin does not comply with the current Wayne County or Van Buren Township storm water standards; however, because the existing detention pond appears to have adequate volume for the improvements, we find the storm water management method acceptable.

We believe the following comments regarding storm water management can be resolved during the detailed engineering review of the plans:

1. We recommend a mechanical pre-treatment device be installed along the existing 18-inch storm sewer upstream of the existing pond.
2. The Designer should be aware that roof drainage must be directed through roof leads connected directly into the storm sewer system.

Wade Trim Associates, Inc. 734.947.9700
25251 Northline Road 800.482.2864
P.O. Box 10 734.947.9726 fax
Taylor, MI 48180 www.wadetrim.com



Charter Township of Van Buren
May 3, 2017
Page 2

3. We would like to note that the existing storm sewer system appears to be surcharged (structures surveyed full of water). We believe this may be due to clogging at the detention pond and will review the storm system in more detail once the reason for surcharge has been identified in engineering review.

Recommendation

Approval of this preliminary site plan is recommended at this time. The Developer should be aware that the site plan must be submitted for detailed engineering review after preliminary approval has been granted.

If you have any questions regarding this review, please contact our office at 734.947.2793.

Very truly yours,

Wade Trim Associates, Inc.



Carmelle Tremblay, EIT



David M. Nummer, PE

DMN:CGT;jel
VBN 2276-01T
05022017Taylor.docx

cc: Mr. Ron Akers, Director of Planning and Economic Development
Mr. Mathew Best, Deputy Director of Planning and Economic Development



WADE TRIM

May 3, 2017

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

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

Re: Continental – Canteen Warehouse Improvements (7850 Haggerty Road)
Recommendation for Preliminary Site Plan Approval

Dear Ms. Thompson:

We have reviewed the preliminary site plan package received digitally by our office on May 2, 2017 for the Continental – Canteen Warehouse Improvements project located at 7850 Haggerty Road. The Project involves an addition to an existing building and supplemental parking area. We have the following comments to offer with regards to the major engineering components of the site.

Water Main

There is no public water main proposed for this site. The addition will be served by the existing water service. We would like to note that the addition does not comply with hydrant coverage standards (entire building within 250-ft as the hose lies), and an additional hydrant has been requested by the Fire Department. This does not affect our recommendation for preliminary approval, and we believe it can be resolved during the detailed engineering review of the plans.

Sanitary Sewer

There is no public sanitary sewer proposed for this site, and an additional sanitary service is not required for this expansion.

Storm Water Management

The Designer has proposed to use the existing on-site detention pond to account for additional drainage as a result of the improvements. We would like to note that the existing detention basin does not comply with the current Wayne County or Van Buren Township storm water standards; however, because the existing detention pond appears to have adequate volume for the improvements, we find the storm water management method acceptable.

Site Layout/Grading

The site entrance will remain as existing, and the only minor changes to site circulation come from the additional six parking spaces provided with the expansion. A proposed pavement cross section in compliance with Van Buren Township standards has been proposed.

Wade Trim Associates, Inc. 734.947.9700
25251 Northline Road 800.482.2864
P.O. Box 10 734.947.9726 fax
Taylor, MI 48180 www.wadetrिम.com



Charter Township of Van Buren
May 3, 2017
Page 2

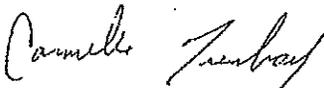
Recommendation

We are recommending that the Planning Commission grant preliminary site plan approval at this time. The Developer should be aware that, following preliminary approval, a detailed engineering review will be required as a prerequisite to final site plan approval.

If you have any questions regarding this review, please contact our office at 734.947.2793.

Very truly yours,

Wade Trim Associates, Inc.


Carmelle Tremblay, EIT


David M. Nummer, PE

DMN:CGT:jel
VBN 2276-01T
[05022017Thompson.docx](#)

cc: Mr. Ron Akers, Director of Planning and Economic Development
Mr. Mathew Best, Deputy Director of Planning and Economic Development

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

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111



5/2/2017

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: 17-007
Continental Canteen
7850 Haggerty
Van Buren Township, MI 48111

To whom it may concern:

I have reviewed a set of plans drawn and submitted to my office on 4/27/17 for the above referenced project.

Project Overview:

The review was proposed addition to the existing building. The revised plans are dated 4/26/2017. The plans are approved with the following exceptions that must be addresses prior to final approval.

1. Add a fire hydrant to the parking island / curb area just south of the fire department connection. This is to allow for access to the rear of the building during fire operations and not block driveway obtaining water supply for the sprinkler system if needed.
2. Sprinklers shall be added to the new addition. Sprinkler and fire alarm plans shall be submitted to the fire department for review and approval.
3. The FDC Shall be changed to a 4inch storz with a 30-degree down turn.
4. The FDC will have a sign above (red with white letters) indicating (FDC and 150 psi) system
5. Access box is required for the occupancy per **NFPA1 18.2.2.1** (www.knoxbox.com). Type of box is up to owner. Box will be mounted only after speaking to AHJ on location of box.

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.

The fire department requires involvement in the continuing plan review, inspection, and Certificate of Occupancy process and will require various inspections during the construction phases and immediately prior to opening 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 prior to our final C of O inspection.

The Van Buren Fire Department reserves the right to require code compliant items found on final walk through inspection that might have been missed during the plan review process!

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

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Shawn Bell', with a horizontal line drawn underneath it.

Shawn Bell
Fire Inspector
Van Buren Fire Department