

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, September 27, 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 September 13th, 2017.

CORRESPONDENCE:

PUBLIC HEARING:

UNFINISHED BUSINESS:

NEW BUSINESS:

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

TITLE: THE APPLICANT, JILL FROHLICH/VAN BUREN INVESTORS, L.L.C., IS REQUESTING A FINAL 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 final site plan

GENERAL DISCUSSION:

ITEM #1: PROPOSED TEXT AMENDMENTS TO ZONING ORDINANCE

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
SEPTEMBER 13, 2017
MINUTES - DRAFT**

Chairperson Thompson called the meeting to order at 7:33 p.m.

ROLL CALL:

Present: Kelley, Atchinson, Franzoi and Thompson.

Excused: Boynton and Budd.

Staff: Deputy Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan and Fishbeck Associate, David Potter.

Audience: Four (4).

APPROVAL OF AGENDA:

Motion Kelley, Atchinson second to approve the agenda of September 13, 2017 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Franzoi second to approve the regular meeting minutes of August 23, 2017 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1 17-018 – SPECIAL LAND USE APPROVAL

TITLE: THE APPLICANT, PARALLEL INFRASTRUCTURE, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A WIRELESS COMMUNICATION FACILITY (125 FOOT TALL MONOPOLE CELL PHONE TOWER AND ASSOCIATED SUPPORT STRUCTURES) AT 43430 ECORSE ROAD, VAN BUREN TOWNSHIP, MI 48111.

LOCATION: PARCEL NUMBER V125-83-012-99-0028-000 (43430 ECORSE ROAD). THIS PROPERTY IS LOCATED AROUND THE NORTHWEST CORNER OF ECORSE ROAD AND MORTON TAYLOR ROAD AND IS LOCATED IN THE R-1B, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.

Motion Kelley, Franzoi second to open the public hearing. Motion Carried.

Civil Engineer Johnathan Crane gave the presentation. Parallel Infrastructure is requesting special land use approval for the construction of 125-foot tall monopole cell phone tower. The proposed tower is built to suit for Verizon Wireless. Mr. Crane displayed the site plan and discussed the quarter mile setback from the road, setbacks from the property lines in the event of a catastrophic event/failure the monopole would fall within the property line, fencing, landscaping and soil reports. He displayed both existing and future Verizon coverage maps showing the improvement in services.

The applicant is seeking special land use approval and preliminary site plan approval.

Motion Franzoi, Kelley second to close the public hearing. Motion Carried.

NEW BUSINESS:

ITEM # 1 **17-018 – SPECIAL LAND USE APPROVAL**

TITLE: **THE APPLICANT, PARALLEL INFRASTRUCTURE, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A WIRELESS COMMUNICATION FACILITY (125 FOOT TALL MONOPOLE CELL PHONE TOWER AND ASSOCIATED SUPPORT STRUCTURES) AT 43430 ECORSE ROAD, VAN BUREN TOWNSHIP, MI 48111.**

LOCATION: **PARCEL NUMBER V125-83-012-99-0028-000 (43430 ECORSE ROAD). THIS PROPERTY IS LOCATED AROUND THE NORTHWEST CORNER OF ECORSE ROAD AND MORTON TAYLOR ROAD AND IS LOCATED IN THE R-1B, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.**

ITEM # 2 **17-018 – PRELIMINARY SITE PLAN APPROVAL**

TITLE: **THE APPLICANT, PARALLEL INFRASTRUCTURE, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A WIRELESS COMMUNICATION FACILITY (125 FOOT TALL MONOPOLE CELL PHONE TOWER AND ASSOCIATED SUPPORT STRUCTURES) AT 43430 ECORSE ROAD, VAN BUREN TOWNSHIP, MI 48111.**

LOCATION: **PARCEL NUMBER V125-83-012-99-0028-000 (43430 ECORSE ROAD). THIS PROPERTY IS LOCATED AROUND THE NORTHWEST CORNER OF ECORSE ROAD AND MORTON TAYLOR ROAD AND IS LOCATED IN THE R-1B, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.**

McKenna Associate Patrick Sloan presented his special land use review letter dated 9-7-17 and preliminary site plan review letter dated 9-7-17 both recommending the Planning Commission defer action on special land use approval and preliminary site plan and that the applicant provide revised plans that address the issues raised in the review letters.

Fishbeck Associate David Potter presented his preliminary site plan review letter dated 9-1-17 recommending the Planning Commission grant preliminary site plan approval at this time.

Deputy Director Best presented the Fire Department review letter dated 8-28-17 recommend approval provided the requirements in the review letter are met.

Commissioners discussed how the neighboring residential and vacant land properties will continue to be developed, the use of the tank for the generator, a description of the canopy and its use, landscaping on all four (4) sides and planted inside the fence for screening, the project time frame, map identifying the existing towers and special land use approve being considered at final site plan approval.

Motion Kelley, Atchinson second to grant the applicant, Parallel Infrastructure, preliminary site plan approval for the construction of a 125 foot tall monopole cell phone tower and associated support

structures located at 43430 Ecorse Road subject to the conditions in the McKenna Associates review letter dated 9-7-17, Fishbeck review letter dated 9-1-17, Fire Department review letter dated 8-28-17 with the addition of looking at special land use approval at final site plan approval. Motion Carried. (letters attached)

GENERAL DISCUSSION:

1. **17-028 MCDONALD'S REMODEL:** Deputy Director Best informed commissioners that the Rawsonville Road McDonalds is preparing to update its look similar to the McDonalds on Michigan Ave and Belleville Road. The application was approved under administrative review.
2. **SCOPE OF MASTER PLAN:** Deputy Director Best discussed a proposed scope of services for the master plan referencing his staff memo dated 9-11-17. Staff would like to get started on the project this year and sought Planning Commission approval to proceed. Commissioners agreed to move forward with the scope of the master plan and discussed engaging the public, meeting with the City of Belleville and using social media to get information out to the residents.
3. **PLANNING APPROVAL PROCESS:** Deputy Director Best discussed the planning approval process referencing his staff memo dated 9-11-17. Staff has received complaints regarding the length of the development review process. Staff at a future meeting would like to bring back a more comprehensive process detailing some proposed changes for the Planning Commission to consider. Commissioners agreed to have the planning approval process as an upcoming agenda item.
4. **MEDICAL MARIJUANA SUBCOMMITTEE UPDATE:** Deputy Director Best provided an update from the Medical Marijuana Subcommittee referencing his staff memo dated 9-11-17. After discussion and an overview of the new rules and regulations, the Committee is recommending opting out of the new legislation. This is due to the uncertain nature of the state revenue sharing, uncertainty regarding the uses allowed and availability of dispensaries and other facilities in adjacent communities. To effectively opt out, the following is needed:
 - 1) Amend the Zoning Ordinance to remove the language that permits cultivation facilities and add language that makes it clear that we are prohibiting these uses.
 - 2) Revoke the medical marihuana registration ordinance that is on the books.The Planning Commission agreed to set the public hearing to opt out of the new legislation.

ADJOURNMENT:

Motion Atchinson, Franzoi second to adjourn at 9:10 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

PLANNING & ZONING APPLICATION

Case number 17-007

Date Submitted 2-20-17

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 Belisle Phone (734) 391-3028
 Address 7850 Haggerty Rd. Fax _____
 City, State Van Buren Twp, MI Zip 48111

SITE PROFILE INFORMATION

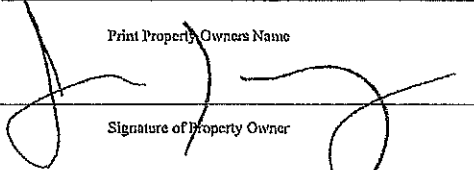
Name of Project Continental
 Parcel Id No. V125-83-041990001711 Project Address 7850 Haggerty Rd.
 Attach Legal Description of Property
 Property Location: On the West Side of Haggerty Road; Between Esorse Road
 and Tyler Road. Size of Lot Width 329' Depth 590'
 Acreage of Site 4.49 Total Acres of Site 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 PERMIT 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.

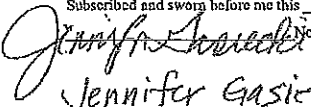
OWNER'S AFFIDAVIT

JAMES BARDY
 Print Property Owners Name

 Signature of Property Owner

February 20, 2017
 Date

STATE OF MICHIGAN
 COUNTY OF WAYNE OAKLAND

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

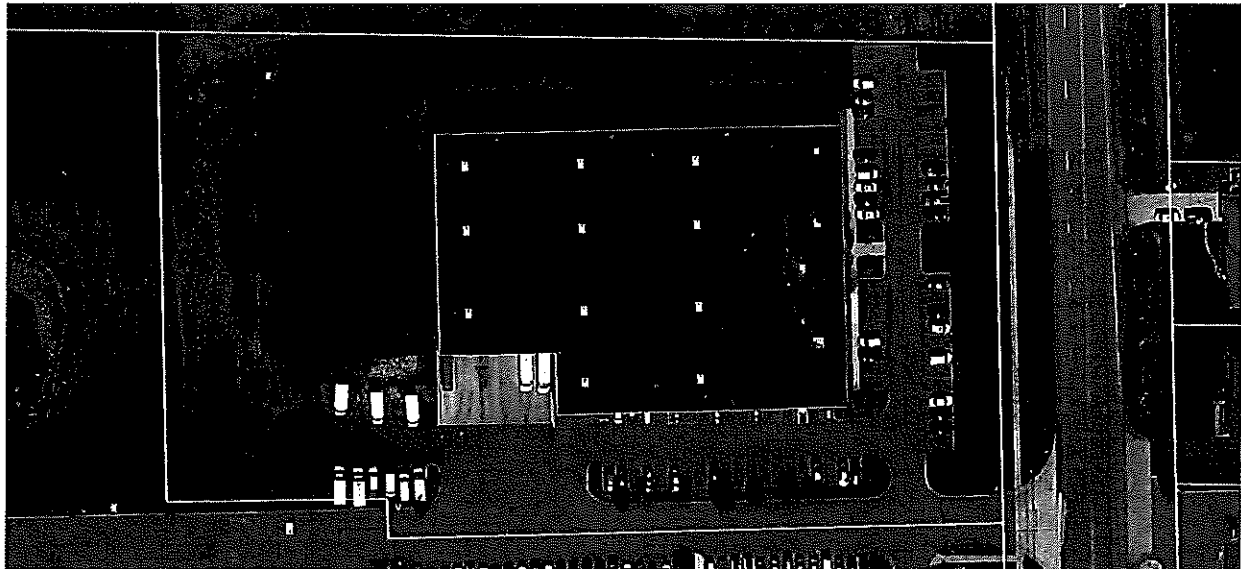
September 22, 2017

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 #3;
Revised Plans Dated September 8, 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).

Note: Since the Planning Commission approved the Preliminary Site Plan on May 10, 2017, the Township adopted a new Zoning Ordinance. While there are not many changes regarding the final site plan of Continental Canteen, we will note those changes in this letter.

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 3.104 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. 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. The elevation and floor plan drawings were included in the preliminary site plan (3 sheets), but are not included in the final site plan set. Unless there are any changes proposed to these 3 sheets by the applicant, we recommend that the 3 elevation and floor plan sheets approved at preliminary site plan review be incorporated into the final site plan approval.

2. **Required Information.** Section 12.203 of the Zoning Ordinance includes all the requirements for information on a site plan. The site plan includes the 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 35.0045%. In our discussions with Township Planning & Economic Development staff, we have agreed that a reasonable interpretation of the lot coverage would be to round it to the nearest tenth of a percent. Therefore, the proposed lot coverage is within the acceptable range.

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 9.102(E) 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**. While the plan states that 72 spaces are required, it counts the office spaces twice (once as office space and once as warehouse space). Therefore, fewer 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 9.101(l) 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, including the most recent edition of *Parking Generation* of the Institute of Traffic Engineers (ITE). According to the 4th edition of *Parking Generation*, the range of parking for a warehouse use of this floor area is between 21-131 spaces. Unlike most land uses, the parking demand for warehouse land uses varies dramatically because the intensity of a large warehouse can be very low or vary high depending on the particular nature of the business. Therefore, when adjusting parking requirements for warehouse uses, the applicant will have a better estimate of the parking demand than *Parking Generation*. Because the applicants are making the site more conforming with the requirement of Section 9.101(l) 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 Article 10 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 10.103(B)(1) 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, a 3-foot high decorative screening wall, or a 3-foot high berm. There is an existing berm along Haggerty Road.

Section 10.103(A) also requires a minimum of 1 deciduous tree per 40 feet of road frontage. Based on the frontage of Haggerty Road (approximately 311.42 feet), there are **8 trees required**. The site currently has 13 trees between the parking lot and road, one of which will be removed and replaced, so the 5 surplus trees can be used for other landscaping requirements. **Note: The previous Zoning Ordinance required 1 tree per 50 feet of road frontage, so the new Zoning Ordinance standard of 1 tree per 40 feet of road frontage requires 1 additional tree.**

- b. **Vehicular Surface Landscaping.** Section 10.103(B)(2) 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 300 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, **10 trees are required (Note: The previous Zoning Ordinance required 1 tree per 100 sq. ft., so the number of trees required to fulfill this requirement have been reduced from 30 to 10)**. The 5 surplus right-of-way frontage trees (noted above) can be used for this requirement, so 5 additional trees are required. We count 14 existing trees on the site that can meet this requirement, meaning 9 of these remaining existing trees can be allocated to General Landscaping (below).

- 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), 8 are allocated to the required right-of-way frontage landscaping and 5 are allocated to the parking lot landscaping requirement, so the remaining 36 trees will meet this requirement.
- d. **Other Requirements.** Sheet C-5 notes that damage to the irrigation system will be repaired. This determination will likely be made during construction. No new ground based mechanical equipment is proposed, so no new screening is needed.
8. **Stormwater Pond.** Sections 10.103(K) and 8.107 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 site plan includes provisions for mosquito control, and we defer to the Township Engineer and staff regarding the adequacy of the mosquito control methods proposed.

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 8.107(C)(1) and (2) 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. A row of 64 shrubs has been added to the north, west, and south sides of the pond to meet this requirement.

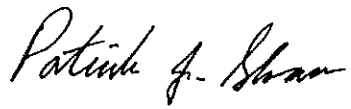
9. **Signs.** No signs are proposed as part of this site plan. The only sign visible from the roadway is the address above the building entrance.
10. **Lighting.** The locations of light fixtures were shown on the building elevations of the approved preliminary site plan. Cut sheets for light fixtures and a photometric plan were also included with the final site plan application. Light fixtures appear to be shielded, but the cut sheets are unclear whether they are full cutoff fixtures required by Section 8.105 of the Zoning Ordinance (Note: The requirement for full cutoff fixtures was also in the previous Zoning Ordinance). Therefore, we recommend that the fixtures be reviewed and approved by staff pursuant to Section 8.105. No light trespass issues are anticipated based on the photometric plan approved at preliminary site plan. However, because the photometric plan was not included in the final site plan set, we recommend that the photometric plan approved at preliminary site plan review be incorporated into the final site plan approval.
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 final site plan satisfies many of the conditions of preliminary site plan approval. While there are a few items that remain, these items can be addressed administratively by staff. Therefore, we recommend approval of the final site plan, subject to the following conditions:

1. That the 3 elevation and floor plan sheets and the photometric sheet approved at preliminary site plan review be incorporated into the final site plan approval.
2. That the 94 proposed parking spaces be approved per Section 9.101(I) 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 the light fixtures be shielded pursuant to Section 8.105 of the Zoning Ordinance, and that the fixtures be reviewed and approved by staff.

Respectfully submitted,
McKENNA ASSOCIATES

A handwritten signature in black ink, reading "Patrick J. Sloan". The signature is written in a cursive style with a large initial 'P' and a long horizontal stroke at the end.

Patrick J. Sloan, AICP
Senior Principal Planner



WADE TRIM

September 20, 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 Final Site Plan Approval

Dear Ms. Thompson:

We have reviewed the preliminary site plan package received digitally by our office on September 15, 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. An Additional fire hydrant has been added to the plan that will enable the Fire Department to fight a fire while still having full access around the building.

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. The developer is going to clean out the existing pond and storm sewer system and will also add a water quality device to improve water quality in the pond.

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

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
September 20, 2017
Page 2

pavement cross section in compliance with Van Buren Township standards has been proposed.

Recommendation

We are recommending that the Planning Commission grant final site plan approval at this time.

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

Very truly yours,

Wade Trim Associates, Inc.



David M. Nummer, PE

DMN:jel
VBN 2276-01T
[20170920Thompson.docx](#)

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

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

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111



8/19/2017

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 and approved a set of revised plans addressing the location of the fire hydrant.

Project Overview:

The review was proposed addition to the existing building. The revised plans are dated 9/13/2017. The plans are approved with the following exceptions that must be addresses prior to final approval.

1. Sprinklers shall be added to the new addition. Sprinkler and fire alarm plans shall be submitted to the fire department for review and approval.
2. The FDC Shall be changed to a 4inch storz with a 30-degree down turn.
3. The FDC will have a sign above (red with white letters) indicating (FDC and 150 psi) system
4. 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.

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.

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.

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,

Shawn Bell
Fire Inspector
Van Buren Fire Department

September 22, 2017

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

Subject: Proposed Zoning Ordinance Text Amendments: Distribution Centers and Stormwater Ponds

Dear Commissioners:

We have recently reviewed a site plan application for Ashley Capital Crossroads North, located on the north side of Ecorse Road west of Haggerty Road. The 162-acre site is zoned M-T, and four (4) industrial buildings are proposed for a total gross floor area of 1,575,778 sq. ft. Because of the nature of the use, the 2 larger buildings proposed on the north side of the site are classified as Distribution Centers. During our review of the site plan, there were two (2) items raised regarding the Zoning Ordinance requirements:

- 1. Section 5.112 of the Zoning Ordinance requires off-street parking and loading areas, access drives, and paved surfaces accessory to a Distribution Center to be 80 feet from a residential district.** Ashley's proposed distribution center drives and parking areas are located 54 feet from the residential zones to the west and east. When the current Zoning Ordinance was adopted earlier this year, the Distribution Center setback standards remained the same as the previous Ordinance but new buffering standards were added for industrial-zoned properties that are adjacent to residential zoning districts. These buffering standards now require a 60-foot wide greenbelt buffer with a staggered double row of 8-foot high evergreen trees spaced 15 feet on center on a 6-foot high berm with a flat horizontal area at the crest of 3 feet in width. Additionally, the planting must achieve an opacity of 80% within 3 years and additional evergreen planting will be required if opacity is ever reduced below 80%. If the buffering standards of Article 10 of the Zoning Ordinance are appropriate, then we recommend amendment Section 5.112 as stated on the following page.
- 2. The proposed storm water ponds are located in a residentially-zoned area of Ashley's site.** While Ashley's stormwater ponds are located on Ashley's property, they are located on part of the property zoned R-1B. Customarily, an infrastructure component essential to support the industrial use can't be located on a residentially-zoned parcel. However, with recent County stormwater requirements that have resulted in larger ponds, the demand for industrial-zoned property is increasing just for the sake of having enough land for ponds. Over time, this may lead to industrial zoning requests in areas not supported for industrial use by the Master Plan. While the Zoning Ordinance does not explicitly prohibit a stormwater pond in a residential zone, we recommend that the Zoning Ordinance be amended to provide clarification going forward. There are benefits to allowing ponds in residential zones, which include ensuring an unbuilt buffer that is not zoned for industrial use. We recommend an amendment to Section 8.107 on page 3 of this letter.

The standards of Section 5.112 (Distribution Centers) are as follows. Proposed additions are underlined and proposed deletions are in ~~strike~~through:

SECTION 5.112 DISTRIBUTION CENTERS

- (A) A building containing a distribution center shall be located not less than two hundred fifty (250) feet from any residential zoning district and five hundred (500) feet from any residential dwelling.
- (B) Any building containing a distribution center shall be located not less than four hundred fifty (450) feet from any public right-of-way, with all buildings conforming to all other minimum requirements. Off-street parking and loading shall be located relative to the building as otherwise required in this Ordinance.
- (C) Truck docks, overhead doors and trailer staging areas accessory to a distribution center shall be located not less than three hundred fifty (350) feet from and residential district. Truck docks, overhead doors, and trailer staging areas accessory to a distribution center shall be oriented away from, or shall be reduced in number and sufficiently screened where oriented toward, all residential districts and public rights-of-way. Where building layouts incorporate multiple buildings, buildings shall be designed and oriented such that truck docks, overhead doors and trailer staging areas in adjacent building face one another.
- (D) All other off-street parking and loading areas, access drives and paved surfaces accessory to such a use, shall be located not less than ~~eighty (80)~~ sixty (60) feet from any residential district; which must include a greenbelt buffer required in Section 10.103(E).

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The standards of Section 8.107 (Stormwater Basins) are as follows. Proposed additions are underlined and proposed deletions are in ~~strike through~~:

SECTION 8.107 STORMWATER BASINS

(A) Location. Stormwater basins and related landscaping may be located in any zoning district and are not required to be in the same zoning district as the site from which it receives water.

(AB) Engineering Standards. Stormwater basins shall comply with the Township's engineering standards.

(BC) Design. Stormwater basins, including detention and retention basins, shall be designed as an integral part of the overall site plan. To the extent possible, such basins shall be configured and incorporated into the natural topography. Where this is not practical, the basin shall have an irregular shape to emulate a naturally formed or free form depression.

(CD) Safety. In the interest of the public health, safety, and welfare, basin designs shall incorporate features to discourage unauthorized access. The following methods of restricting access shall be incorporated into the design of stormwater basins:

(1) Fencing. Decorative fencing sufficient to restrict outside access to the stormwater basin shall be provided around the entire perimeter of the stormwater basin. Decorative black wrought iron-appearing fence is preferred, although the Planning Commission may approve decorative fence alternatives that it finds to be more compatible with the site's surroundings. Chain link and other non-decorative fences are specifically prohibited.

(2) Alternatives. In locations that are not readily accessible to populated areas, or that are contained within large sites, remote from developed areas, the Planning Commission may waive or modify the requirement for fencing, upon a finding that sufficient protections, including but not limited to vinyl-coated black chain link fence, graduated side slopes, vegetative and barrier plantings, safety shelves and other features, have been designed into the basin to reasonably protect the public. Notwithstanding, the fencing requirement shall not be waived in locations where steep side slopes increase the potential for slipping into the pond. Following are standards for several protective techniques which are among the alternatives that the Planning Commission may consider when determining if the fencing requirement may be waived for a site:

(a) Shelf and Graduated Side Slopes. A minimum six (6) foot wide shelf at a depth of one (1) foot below the permanent water level shall be provided around the entire perimeter of the basin.

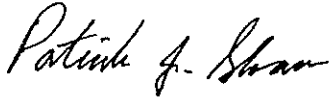
(3) Landscaping. In addition to the landscaping requirements of this Ordinance, a minimum ten (10) foot wide landscape buffer shall be provided around the perimeter of the basin, measured from the top of bank elevation. The landscape buffer shall be planted so that it is sufficient to discourage access to the basin.

(DE) Mosquito Control. Stormwater basins designed to permanently hold water shall incorporate measures to limit mosquito growth, including but not limited to aerators and selective plantings.

(EF) Access for Maintenance. Reasonable and practical access shall be provided to stormwater basins to allow for periodic sedimentation removal and proper maintenance of related structures, pumps, mechanical filtration systems, and related ancillary equipment. The access shall be a minimum of fifteen (15) feet wide, be unpaved, and provide a grass paver type of subsurface stabilization to support heavy equipment. The access location shall be indicated clearly on the proposed site plan, and the landscape plan shall be designed to prevent obstruction of the access by trees and shrubs. Access shall be located adjacent to a street, drive aisle or paved parking area where practical.

We look forward to reviewing these proposed Zoning Ordinance amendments with you at an upcoming meeting.

Respectfully submitted,
McKENNA ASSOCIATES

A handwritten signature in black ink that reads "Patrick J. Sloan". The signature is written in a cursive, flowing style.

Patrick J. Sloan, AICP
Senior Principal Planner