CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, November 8, 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 October 25, 2017.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1: **17-030 ASHLEY CAPITAL CROSSROADS NORTH DISTRIBUTION CENTER SPECIAL LAND USE REQUEST.**

DESCRIPTION: THE APPLICANT ASHLEY CAPITAL, IS REQUESTING A SPECIAL USE PERMIT TO CONSTRUCT A DISTRIBUTION CENTER. THE DISTRIBUTION CENTER IS PROPOSED TO CONSIST OF FOUR (4) BUILDINGS TOTALING 1,575,778 SQUARE FEET OF SPACE.

LOCATION: THE PROPOSED DEVELOPMENT IS LOCATED NEAR THE NORTHWESTERN INTERSECTION OF ECORSE ROAD AND HAGGERTY ROAD. PARCEL ID# V-125-83-008-99-0002-703 & PARCEL ID# V-125-83-005-99-0009-701 (APPROXIMATELY 158.5 ACRES).

ACTION ITEMS:

A. Planning Commission Opens Public Hearing
B. Presentation by the applicant.
C. Presentation by the Township Staff and Consultants.
D. Public Comment.
C. Planning Commission closes Public Hearing.

UNFINISHED BUSINESS:

NEW BUSINESS:

ITEM #1: **17-030 - SPECIAL LAND USE RECOMMENDATION ASHLEY CAPITAL CROSSROADS NORTH DISTRIBUTION CENTER.**

DESCRIPTION: THE APPLICANT ASHLEY CAPITAL, IS REQUESTING A SPECIAL USE PERMIT TO CONSTRUCT A DISTRIBUTION CENTER. THE DISTRIBUTION CENTER IS PROPOSED TO CONSIST OF FOUR (4) BUILDINGS TOTALING 1,575,778 SQUARE FEET OF SPACE.

LOCATION: THE PROPOSED DEVELOPMENT IS LOCATED NEAR THE NORTHWESTERN INTERSECTION OF ECORSE ROAD AND HAGGERTY ROAD. PARCEL ID# V-125-83-

008-99-0002-703 & PARCEL ID# V-125-83-005-99-0009-701 (APPROXIMATELY 158.5 ACRES).

ACTION ITEMS:

A. Presentation by the applicant.
B. Presentation by the Township Staff and Consultants.
C. Planning Commission discussion.
D. Planning Commission considers recommendation to Township Board.

ITEM #2: **17-030 - PRELIMINARY SITE PLAN APPROVAL FOR ASHLEY CAPITAL CROSSROADS NORTH DISTRIBUTION CENTER.**

DESCRIPTION: THE APPLICANT ASHLEY CAPITAL, IS REQUESTING A SPECIAL USE PERMIT TO CONSTRUCT A DISTRIBUTION CENTER. THE DISTRIBUTION CENTER IS PROPOSED TO CONSIST OF FOUR (4) BUILDINGS TOTALING 1,575,778 SQUARE FEET OF SPACE.

LOCATION: THE PROPOSED DEVELOPMENT IS LOCATED NEAR THE NORTHWESTERN INTERSECTION OF ECORSE ROAD AND HAGGERTY ROAD. PARCEL ID# V-125-83-008-99-0002-703 & PARCEL ID# V-125-83-005-99-0009-701 (APPROXIMATELY 158.5 ACRES).

ACTION ITEMS:

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

ITEM #3: **16-037 – FINAL SITE PLAN APPROVAL**

TITLE: **THE APPLICANT, SPEEDWAY LLC/ANDREW SALD, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT A GASOLINE FILLING STATION.**

LOCATION: PARCEL V-125-83-039-99-0009-721. THE SITE IS PROPOSED TO BE APPROXIMATELY 2.064 ACRES AND IS LOCATED AT THE NORTHEASTERN CORNER OF THE BELLEVILLE ROAD/TYLER ROAD INTERSECTION.

ACTION ITEMS:

A. Presentation by the applicant.
B. Presentation by the Township Staff and Consultants.
C. Planning Commission discussion.
D. Planning Commission considers final site plan approval.

ITEM #4: **17-024– MASTER PLAN AMENDMENT HAROLD SMITH FARM FUTURE LAND USE**

TITLE: **THE APPLICANT, BEN GRIFFIN, IS REQUESTING AN AMENDMENT TO THE TOWNSHIP'S FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY SINGLE FAMILY B TO LIGHT INDUSTRIAL.**

LOCATION: THE PROPERTY AT 50015 MICHIGAN AVENUE IS THE SUBJECT OF THIS REQUEST. THIS PROPERTY IS LOCATED ON THE SOUTH SIDE OF MICHIGAN AVENUE, EAST OF ECORSE ROAD AND WEST OF DENTON ROAD. (APPROXIMATELY 75 ACRES)

ACTION ITEMS:

A. Presentation by the applicant.
B. Presentation by the Township Staff and Consultants.
C. Planning Commission discussion.
D. Planning Commission submits proposed plan amendments to Township Board.

ITEM #5: **17-034– SITE PLAN AMENDMENT**

TITLE: **THE APPLICANT, GILBERT HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED ARLENE ARBORS SITE PLAN FOR REVISED SINGLE FAMILY ARCHITECTURAL ELEVATIONS.**

LOCATION: THE UNFINISHED ARLENE ARBORS SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE SOUTH SIDE OF SAVAGE ROAD, EAST OF SHELDON ROAD.

ACTION ITEMS:

A. Presentation by the applicant.
B. Presentation by the Township Staff and Consultants.
E. Planning Commission discussion.
F. Planning Commission considers action on the architectural approval.

GENERAL DISCUSSION:

ADJOURNMENT:

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
OCTOBER 25, 2017
MINUTES - DRAFT

Chairperson Thompson called the meeting to order at 7:34 p.m.

ROLL CALL:
Present: Kelley, Budd, Boynton, Franzoi and Thompson.
Excused: Atchinson.
Staff: Director Akers and Secretary Harman.
Planning Representatives: McKenna Associate, Patrick Sloan and Fishbeck Associate, David Potter.
Audience: Seven (7).

APPROVAL OF AGENDA:
Motion Kelley, Boynton second to approve the amended agenda of October 25, 2017 removing item numbers 6 and 7 under New Business. Motion Carried.

APPROVAL OF MINUTES:
Motion Kelley, Boynton second to approve the regular meeting minutes of September 13, 2017 and special meeting minutes of October 4, 2017 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1 **REPEAL OF MEDICAL MARIJUANA CULTIVATION FACILITIES REGULATIONS**

TITLE: **THIS IS A PUBLIC HEARING TO CONSIDER PROPOSED AMENDMENTS TO THE VBT ZONING ORDINANCE TO REPEAL THOSE SECTIONS OF THE ZONING ORDINANCE WHICH ALLOWS MEDICAL MARIJUANA CULTIVATION FACILITIES, PROVIDES SITE DEVELOPMENT STANDARDS FOR MEDICAL MARIJUANA CULTIVATION FACILITIES AND REMOVES THOSE REFERENCES TO THE APPLICABLE SECTIONS IN OTHER AREAS OF THE ZONING ORDINANCE.**

Motion Boynton, Budd second to open the public hearing. Motion Carried.

Patrick Sloan of McKenna Associates presented his memorandum dated 10-6-17 discussing the Township Zoning Ordinance that currently permits Medical Marijuana Cultivation Facilities in the General Industrial (M-2) zoning district as a special land use. The regulations were adopted in response to the Michigan Medical Marijuana Act (MMMA). State legislature has now adopted the Medical Marijuana Facilities Licensing Act (MMFLA) allowing five (5) types of facilities. McKenna Associates worked with the Public Safety Department, Developmental Services staff and Township legal counsel to discuss implications of the new law to Van Buren Township and regulatory options available to the Township. The recommendation from McKenna Associates is to repeal the provisions for Medical Marihuana Cultivation Facilities in the Zoning Ordinance, thereby prohibiting all of the five (5) uses provided for in the MMFLA. If the Township later decides to permit one or more of the five (5) uses, the appropriate regulations can be added to the zoning ordinance at that time.

Commissioners inquired if any facilities are currently located in Van Buren Township and if there were any changes to the patient/caregiver law. The answer was no.

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

ITEM # 2 **ZONING ORDINANCE AMENDMENTS REGARDING DETENTION POND LOCATION, SETBACKS FOR OFF-STREET PARKING AND LOADING AREAS, ACCESS DRIVES AND PAVED SURFACES ACCESSORY TO A DISTRIBUTUION CENTER.**

DESCRIPTION: **THIS IS A PUBLIC HEARING TO CONSIDER PROPOSED AMENDMENTS TO SECTION 8.107 REGARDING DETENTION POND LOCATION AND SECTION 5.112 REGARDING SETBACKS FOR OFF-STREET PARKING AND LOADING AREAS, ACCESS DRIVES AND PAVED SURFACES ACCESSORY TO A DISTRIBUTION CENTER.**

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

Patrick Sloan of McKenna Associates presented his proposed Zoning Ordinance Text Amendments letter dated 9-22-17. The proposed amendments are to Section 8.107 Stormwater Basins; clarifying the zoning district location of stormwater ponds and Section 5.112 Distribution Centers; amending the setbacks for off-street parking and loading areas, access drives and paved surfaces accessory to a distribution center. The proposed amendments are:

Section 8.107 Stormwater Basins: The language addition of (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.

Section 5.112 Distribution Centers: Amendments to (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 sixty (60) feet from any residential district; which must include a greenbelt buffer required in Section 10.103(E).

No questions or comments from the Commission or the audience.

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

NEW BUSINESS:

ITEM # 1 **17-031 – SITE PLAN AMENDMENT**

TITLE: **THE APPLICANT, UPLAND HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED COUNTRY WALK SITE PLAN FOR REVISED SINGLE FAMILY ARCHITECTURAL ELEVATIONS.**

LOCATION: **THE UNFINISHED COUNTRY WALK SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EASE SIDE OF MARTINSVILLE ROAD, NORTH OF SAVAGE ROAD.**

Applicant Phillip Kuntzman gave the presentation. Upland Homes submitted five (5) plans with various home elevations for forty-two (42) sites located in the Country Walk Subdivision. The applicant will make sure that home elevations are on lots that meet setback requirements.

Director Akers presented his staff memo dated 10-20-17 in which he discussed deficiencies with concern to the façade materials on the 2842 colonial elevation. The applicant has discussed with staff his desire to remove elevation 2842 from the submitted plans. Staff recommends the Planning Commission approve an amendment to the site plan for the Country Walk development in order to allow Upland Homes to construct new homes consistent with the provided plans which depict elevations to be constructed in phase 3 and phase 4 of the Country Walk development. This approval to be based upon the staff review letter dated 10-20-17 and conditioned upon the following:

1. Township Planning Staff shall review each application for a new single-family home in Country Walk Phase 3 and Phase 4 in order to determine that the new home meets the required setbacks and that the elevation meets the Township's "substantially different" architectural design standards set forth in the PRD agreement for the Country Walk development.

Commissioners discussed marketing of the homes, home elevations to be located on lots determined that meet lot requirements and the bi-level home elevation submitted by the applicant. No comments from the audience.

Motion Kelley, Boynton second to grant Upland Homes request to amend the approved Country Walk site plan subject to the recommendations in the staff report dated 10-20-17 with the addition of the removal of elevation 2842 from the plans at the request of the applicant. Motion Carried. (Letter attached)

ITEM # 2 **17-024 – MASTER PLAN AMENDMENT HAROLD SMITH FARM FUTURE LAND USE**

TITLE: **THE APPLICANT, BEN GRIFFIN, IS REQUESTING AN AMENDMENT TO THE TOWNSHIP'S FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY SINGLE FAMILY B TO LIGHT INDUSTRIAL.**

LOCATION: **THE PROPERTY AT 50015 MICHIGAN AVENUE IS THE SUBJECT OF THIS REQUEST. THIS PROPERTY IS LOCATED ON THE SOUTH SIDE OF MICHIGAN AVENUE, EAST OF ECORSE ROAD AND WEST OF DENTON ROAD. (APPROXIMATELY 75 ACRES).**

Applicant Ben Griffin gave the presentation. Mr. Griffin discussed the site location, a 3-sided parcel with 2 of the sides located on Michigan Avenue and along the railway, not a conducive property for a residential development. The applicant is requesting an amendment to change the Township's future land use map and future land use designation from low-density single family B to light industrial.

Director Akers discussed the request to rezone and compared the request to future land use maps in the Master Plan. The property location on Michigan Avenue is in close proximity to industrial zoned property, rezoning may be appropriate. Director Akers discussed the Master Plan Amendment/Future Land Use projected timeline letter dated 10-20-17. The first step is to send out a Notice of Intent to Plan if Commissioners desire to move forward.

Patrick Sloan of McKenna Associates presented his rezone review letter dated 8-1-17 recommending the Planning Commission defer action on the rezoning application pending a review of the Master Plan

pursuant to the Michigan Planning Enabling Act. If the Planning Commission is interested in pursuing an amendment to the Master Plan to address the applicant's request and the issues noted in the letter, McKenna Associates recommends adopting a motion to that effect.

Commissioners discussed the timeframe difference of addressing the rezone now or including with the Master Plan Update, the applicants timeline and the zoning of the neighboring property in Canton. The Commissions desire is to start the rezone process of this property in regards to the Master Plan update.

Motion Kelley, Boynton second to submit the initial notices of intent to plan for the property located on Michigan Avenue. Motion Carried.

ITEM # 3 **17-029 – PRELIMINARY SITE PLAN APPROVAL**

TITLE: **THE APPLICANT, THE VAN BUREN TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT AN OFFICE BUILDING AND A PARK AT THEIR PROPERTY ON BELLEVILLE ROAD.**

LOCATION: **10151, 10065, 10085 & 10101 BELLEVILLE ROAD IS THE SUBJECT OF THE AGENDA ITEM. THE PROPERTY IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD, NORTH OF THE I-94 SERVICE DRIVE AND SOUTH OF TYLER ROAD.**

Downtown Development Authority (DDA) Director, Susan Ireland gave the presentation. The DDA is requesting preliminary site plan approval to construct an office building and park on their property located on Belleville Road as part of a place making initiative. Director Ireland displayed the preliminary site plan, a color rendering and the exterior façade materials for the office building. Ireland also discussed the underground storm water retention, the size of the sign and the owner of the neighboring Remerica real estate office is willing to allow cross access to the site.

Director Akers presented his staff review letter dated 10-20-17 recommending the Planning Commission grant preliminary site plan approval based on the analysis and findings by staff and subject to the nine (9) conditions in his letter.

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.

Director Akers presented the Fire Department review letter dated 10-20-17 approving the plan. Outstanding items are to be addressed during construction and before certificate of occupancy.

Commissioners discussed removal of the existing buildings, exterior façade materials and the lack of red brick in the proposed materials and waiving the greenbelt requirement. The applicant is to look into a hybrid façade design to include the commercial red brick requirement

Motion Boynton, Franzoi second to grant preliminary site plan approval to the Van Buren Township Downtown Development Authority to construct an office building and a park at 10151, 10065, 10085 and 10101 Belleville Road located on the east side of Belleville Road, north of the I-94 Service Drive subject to the recommendations in the staff review letter dated 10-20-17, Fishbeck Associates review later dated 10-20-17 and Fire Department review letter dated 10-03-17. Motion Carried. (Letters Attached)

ITEM # 4 **REPEAL OF MEDICAL MARIHUANA CULTIVATION FACILITIES REGULATIONS**

TITLE: **THIS PUBLIC HEARING IS TO CONSIDER PROPOSED AMENDMENTS TO THE VBT ZONING ORDINANE TO REPEAL THOSE SECTIONS OF THE ZONING ORDINANCE WHICH ALLOWS MEDICAL MARIHUANA CULTIVATION FACILITIES, PROVIDES SITE DEVELOPMENT STANDARDS FOR MEDICAL MARIHUANA CULTIVATION FACILITIES AND REMOVES THOSE REFERENCES TO THE APPLICABLE SECTIONS IN OTHER AREAS OF THE ZONING ORDINANCE.**

Director Akers gave the staff recommendation. Staff from both Public Safety and Developmental Services met and the consensus was to move forward with opting out by repealing sections 3.104, 3.117 and 5.125 of the Township Zoning Ordinance and sending a resolution to LARA.

Motion Kelley, Boynton second to recommend to the Township Board of Trustees the proposed amendments to the Van Buren Township Zoning Ordinance to repeal the sections of the Zoning Ordnance which allow medical marihuana cultivation facilities and remove those references to applicable sections in other areas of the Zoning Ordinance.

Roll Call:
Yeas: Franzoi, Boynton, Kelley, Budd and Thompson.
Nays: None.
Absent: Atchinson.
Motion Carried.

ITEM # 5 **ZONING ORDINANCE AMENDMENTS REGARDING DETENTION POND LOCATION, SETBACKS FOR OFF-STREET PARKING AND LOADING AREAS, ACCESS DRIVES AND PAVED SURFACES ACCESSORY TO A DISTRIBUTION CENTER.**

No additional comments from Staff, the Commission or the audience.

Motion Kelly, Boynton second to recommend to the Township Board of Trustees the Zoning Ordinance Amendments regarding detention pond location, setbacks for off-street parking and loading areas, access drives and paved surfaces accessory to a distribution center.

Roll Call:
Yeas: Boynton, Kelley, Budd, Franzoi and Thompson.
Nays: None.
Absent: Atchinson.
Motion Carried.

GENERAL DISCUSSION:

1. **DISCUSSION ON TOWNSHIP MASTER PLAN/FORMATION OF MASTER PLAN SUBCOMMITTEE:** Director Akers discussed the formation of a Master Plan Subcommittee. Three (3) members of the Planning Commission are required to form the subcommittee. Commissioners Atchinson, Kelley and Budd volunteered to form the Subcommittee. Patrick Sloan of McKenna Associates presented and discussed the Master Plan project schedule and the proposed update to the Master Plan.

2. **JOINT COMMISSION/COMMITTEE MEETING – NOVEMBER 30, 2017:** Director Akers discussed the invitation to an Open House on November 30, 2017 at the Holiday Inn Express. The open house is a joint commission/committee meeting for all of the boards and commissions for the township. The event is open to the public.

ADJOURNMENT:

Motion Kelley, Boynton second to adjourn at 9:19 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

PLANNING & ZONING APPLICATION

Case number 17-030 *Date Submitted* 8/28/17

APPLICANT INFORMATION

Applicant: Ashely Crossroads North, LLC Attn. Kenneth Bowen Phone: 734 394-1900
Address: 2575 S. Haggerty Road, Ste 500 Fax: 734-394-1925
City, State: Canton, MI Zip: 48188
E:mail: kbowen@ashleycapital.com Cell Phone Number:
Property Owner: same as above Phone:
(if different than applicant)
Address: Fax:
City, State: Zip:
Billing Contact: same as above Phone:
Address: Fax:
City, State: Zip:

SITE/PROJECT INFORMATION

Name of Project: Crossroads Distribution Center North
Parcel Id No. V125-83- 008-99-0002-703 & 0009-701 Project Address: vacant parcel
Attach Legal Description of Property
Property Location: On the north Side of Ecorse Road; Between Haggerty Road and Morton Taylor Road. Size of Lot Width +/- 1,800 Depth +/- 2,640
Acreage of Site 158.5 Total Acres of Site to Review 116.5 Current Zoning of Site MT
Project Description: Industrial Park consisting of four buildings totaling 1,575,778 square feet with associated car parking, trailer staging, truck docks, storm water detention, etc.

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

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? yes YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying Distribution Centers

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

Ashley Crossroads North, LLC
By Ashley Capital, LLC, Its Agent
Print Property Owners Name

Kenneth J. Bowen, Vice President
Signature of Property Owner

8/8/17
Date

STATE OF MICHIGAN
COUNTY OF WAYNE

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

Subscribed and sworn before me this 8th day of August 2017.
Notary Public, Wayne County, Michigan

TAMMY L. HARPER
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
My Commission expires MY COMMISSION EXPIRES Oct 15, 2020
ACTING IN COUNTY OF Wayne

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing on **Wednesday, November 8, 2017 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following Special Land Use request.

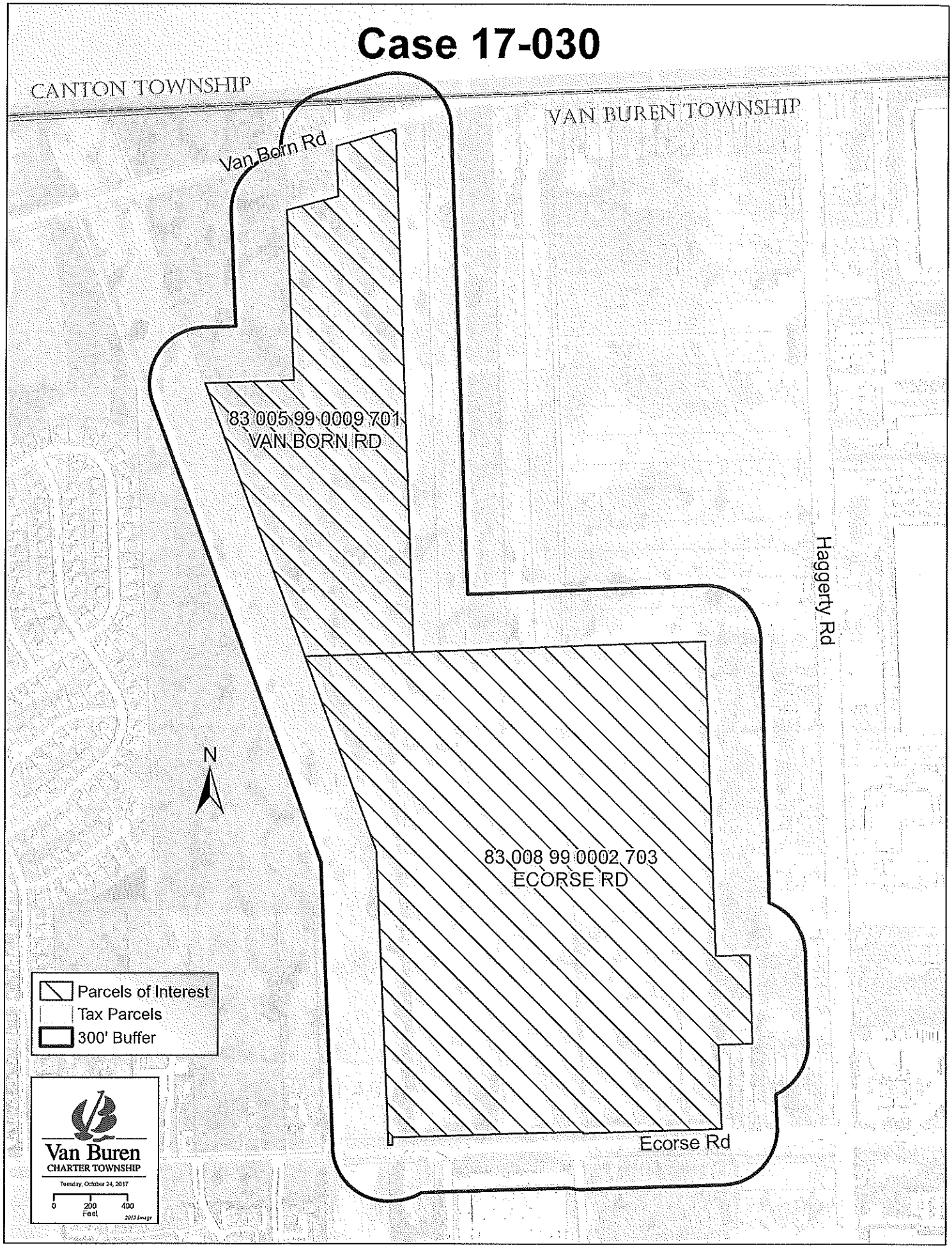
1. **Case 17-030:** A request by Ashley Crossroads North, LLC to construct a Distribution Center. This Distribution Center consists of four (4) buildings totaling 1,575,778 square feet of space and is proposed to be located on the north side of Ecorse Road, west of Haggerty Road at Parcel ID# V-125-83-008-99-0002-703 & Parcel ID# V-125-83-005-99-0009-701 (approximately 158.5 acres).

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: October 17, 2017
Published: October 19, 2017

Case 17-030


CANTON TOWNSHIP
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Van Born Rd
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Tax Parcels
300' Buffer
Van Buren
CHARTER TOWNSHIP
Tuesday, October 24, 2017
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October 23, 2017

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

Subject: **Ashley Capital Crossroads North; Special Land Use Review #1**

Location: North of Ecorse Road, west of Haggerty Road.

Dear Planning Commissioners:

The applicant, Ashley Crossroads North LLC, to construct four (4) industrial buildings with a gross floor area of 1,571,790 square feet on a 162.13-acre site (construction area 116.5 acres) located on the north side of Ecorse Road west of Haggerty Road. This site of Ashley Crossroads North consists of 3 parcels. The proposed 4 buildings are named "Building 4," "Building 5," "Building 6," and "Building 7." Buildings 1-3 are in Ashley Crossroads South, located on the south side of Ecorse Road.

The site is mostly zoned M-T (Industrial Transportation) District with 3 areas along the north and west sides abutting the ITC corridor zoned R-1 B (Single-Family Residential). Two (2) western R-1B areas accommodate a portion of the proposed stormwater detention basin for the site. Of the 4 buildings proposed, Buildings 6 and 7, with a gross floor area of 658,989 square feet each and a truck dock to floor area ratio of 1: 5,883.83 square feet, qualify as Distribution Centers and require special land use approval per Section 3.116(C) of the Zoning Ordinance. A Distribution Center is generally defined as any industrial warehouse greater than 250,000 square feet or an industrial warehouse that does not exceed with 1 truck loading/unloading dock per 4,000 square feet of gross floor area. We have reviewed the site plan and special land use applications for compliance with the regulations of Van Buren Township Zoning Ordinance and sound planning and zoning principles. Our site plan comments are addressed in our letter dated October 23, 2017, and we offer the following comments on the special land use application:

Special Land Use Review Comments

Section 12.306 of the Zoning Ordinance sets forth 9 criteria for the Planning Commission to consider when reviewing special land use proposals. Following is our review of each criterion:

1. **The special land use will promote the use of land in a socially and economically desirable manner for persons who will use the proposed land use or activity, for landowners and residents who are adjacent thereto, and for the Township as a whole.** The site is the largest M-T-zoned site in the township and located at the strategic Ecorse-Haggerty Road area. The proximity to the Ecorse Road interchange at I-275 contributes to the site's desirability as a distribution center, offering good access for truck traffic. While the site abuts some single-family residential zoned and used parcels to the east and the residentially-zoned ITC corridor to west, the land around the site is mostly zoned and master planned for industrial and transportation uses. Furthermore, the Zoning Ordinance includes specific setback and greenbelt screening requirements for distribution centers abutting residential land. These standards were specially created to address and mitigate any potential adverse impacts from the intense industrial uses on abutting residential uses. These standards are addressed in our site plan review letter, and can be met with a few modifications to the plans.

The site plan far exceeds the required setbacks along all property liens for the buildings and also the distance required between distribution centers and nearest residential structures. The plan proposes a heavily landscaped greenbelt buffer 60 feet wide along the east and west property lines. With appropriate consideration to the circulation patterns on site, design of access to and from Ecorse Road, improvements to Ecorse Road as required by Wayne County, a setback of over 700 feet from the nearest residential dwelling, and dense landscaping along both the road frontage and lot lines abutting single-family residential, we believe the proposed use will promote the use of land in a socially and economically desirable manner.

2. **The special land use is necessary for public convenience at that location.** The proposed distribution centers will support the market for warehousing and similar uses near the region's freeways. Such a location minimizes negative impacts on the community at large, and facilitates movement of goods and services necessary for the public convenience. The M-T zoning district was specifically created in this area for the convenience of location and suitability for transportation based uses.

3. **The special land use is compatible with adjacent uses of land.** As previously stated, the location of the use is within the Ecorse-Haggerty Road area that provides for the shorter access to the area freeways suitable for distribution centers. The proposed site plan is consistent with M-T zoning district and allows for the frontage to be occupied by light industrial/warehouse buildings that would provide screening for the heavier transportation based uses. The land east of the site is a mix of R-1B, Single-Family Residential and M-1, Light Industrial zoning districts, and is planned for light industrial uses according to the Master Plan. The extensive landscaping, wide greenbelts, and berms proposed on the site plan will help protect the existing abutting single-family uses. The trailer staging areas are a minimum of 380 feet from the lot lines, the truck docks/overhead doors face north and south away from residential uses, the east and west sides of the site have a 60-foot wide greenbelt buffer with a double staggered row of evergreen trees on a berm, and the proposed on-site lighting is shielded. All these factors contribute to making the use more compatible with adjacent uses of land, as intended by the Master Plan.

4. **The special land use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.** The proposed building footprints comply with the Zoning Ordinance setback requirements from public rights-of-way, residential district boundaries, and residential dwellings. Any potential adverse off-site impacts will be mitigated by the conditions required during with the site plan approval process, thus protecting the public health, safety, and welfare.

5. **The special land use can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area.** The site is currently vacant; therefore, any development on it will likely increase demand for most public services and facilities, but is not expected to adversely affect those public services or facilities to the vicinity. In regard to public roads, Ecorse Road in front of the site is only two lanes wide; however, the site plan proposes the addition of acceleration and deceleration lanes at both entrances into the site and a short stretch of new road adding a lane along the site's frontage. Any improvements to the roadways will be required by Wayne County, under whose jurisdiction Ecorse Road lies. <u>We recommend that a traffic impact study be submitted for Township review, and it is our understanding that Wayne County will require a traffic impact study. This matter must be addressed prior to final site plan approval to ensure that service in the area will not be adversely affected.</u>

6. **The special land use will not cause injury to the value of other property in the neighborhood in which it is to be located.** The operation of the use, with site improvements for landscaping, buffering, building appearance and proper circulation and road improvements will protect neighboring properties from harm. The proposal is consistent with the Township's Master Plan and existing zoning.

7. **The special land use will consider the natural environment and help conserve natural resources and energy.** The applicant has submitted a detailed tree survey for the site that indicates an overall tree preservation of 81.7% with only 23 regulated trees being removed. The landscape plan proposes adequate replacement for the proposed regulated trees that will be removed. Further, the landscape plan proposes extensive landscaping throughout the site and along the peripheral greenbelt buffer. With some modifications that are recommended in our site plan review letter, this standard will be met.

8. **The special land use is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located, and meets applicable site design standards for special approval uses.** These items are addressed throughout this letter and in our accompanying site plan review letter dated October 23, 2017. While issues related to a traffic study and phasing plan proposal requested in this letter and our site plan review letter must be addressed, other considerations to determine compliance with the requirements of the Zoning Ordinance as well as sound planning and zoning principles have been submitted and are adequate.

9. **The special land use is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.** Consideration of a special land use for the location of new distribution center buildings to determine its impact upon neighboring property or public facilities is within the purview of the Planning Commission and Township Board of Trustees and a valid exercise of the Township's police power.

<u>Specific Approval Criteria for Distribution Centers [Section 5.112]:</u>

a. **A building containing such use shall be located not less than 250 feet from any residential district and 500 feet from any residential dwelling.** The proposed distribution centers are at least 320.3 feet from the abutting R-1B residential zoned parcels to the east and west. The distance from the nearest residential dwelling is 739.1 feet.

b. **Any building containing such a use shall be located not less than 450 feet from any public right-of-way, with all buildings conforming to all other minimum requirements.** The proposed distribution center buildings are approximately 795 feet from Ecorse Road and over 1,000 feet from Haggerty Road. Both distribution center buildings comply with all other setback requirements.

c. **Truck docks, overhead doors and trailer staging areas accessory to such a use shall be located not less than 350 feet from a residential district. They shall also be oriented away from and screened from 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 staging areas in adjacent buildings face one another.** The proposed docks and staging areas are located at least 384.2 feet from a residential district. The staging areas are on the north and south sides of the buildings and are oriented away from most of the residentially zoned land (located east and west of the site). For the several residential parcels that are southeast of the distribution center

building, the greenbelt berms will be planted with double staggered row of evergreen trees to help screen the view. The Ecorse Road frontage will have a greenbelt with existing and new trees. We have concerns regarding the proposed phasing plan which would leave a portion of the distribution center closest to Ecorse Road open to view from the public right-of-way. Details are discussed in our site plan review letter under separate cover, and we recommend a performance guarantee from the applicant to provide for additional screening if Building 4 is not constructed. The staging and dock areas on Building 7 to the far north of the parcel are to be screened by a 10-foot wide greenbelt buffer only. However, the property to its north is currently vacant and is also owned by the applicant and reserved for future development. When the northern area is developed in the future, screening along Van Born Road will be required.

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 80 feet from any residential district.** The access drives along the east and west sides of the site are located 60 feet from the property lines abutting the R-1B zoned areas. When the current Zoning Ordinance was adopted earlier this year, the Distribution Center setback standards remained the same as the previous Ordinance but new greenbelt buffering standards were added for industrial-zoned properties that are adjacent to residential zoning districts. ***The Planning Commission is considering an amendment to the text of the ordinance to reduce the setback to 60 feet and keep it consistent with the requirements for the greenbelt buffer area (described below in the landscaping comments). The Planning Commission will hold a public hearing on this text amendment on October 25, 2017.***

Recommendations

Based on the above, we find that the proposed distribution center use of the site meets the criteria for special land use approval, subject to several conditions. Therefore, we recommend that the Planning Commission recommend special approval to the Township Board, subject to the following conditions:

1. Submission of a traffic impact study and implementation of its recommendations, as required by the Township and Wayne County,
2. That the proposed setback of 60 feet from the property lines abutting the R-1B-zoned areas be approved on the preliminary site plan at this time, subject to a Zoning Ordinance amendment being adopted allowing the setback of a distribution center to be reduced from 80 feet to 60 feet. If the Zoning Ordinance amendment is not adopted, the final site plan must show a setback of 80 feet.
3. That a performance guarantee be submitted by the applicant for planting a sufficient evergreen buffer between Buildings 4 and 6 in the event that building 6 is not constructed within a certain period of time.
4. That all of the conditions of preliminary site plan approval are met.
5. Final site plan approval.

Respectfully submitted,

McKENNA ASSOCIATES

Patrick J. Sloan, AICP
Senior Principal Planner

Vidya Krishnan
Senior Planner

WEBB
ENGINEERING, INC.

SITE CIVIL &
PLANNING SERVICES

October 13, 2017

RECEIVED

OCT 13 2017

BY:_____

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

RE: Ashley Crossroad Distribution Center North Site Plan
Van Buren Township Case No. 17.030
WEI Project No. 17.245

Dear Mr. Akers:

Thank you for the Site Plan Review Package from the Township and its consultants as it relates to the Proposed Crossroads Distribution Center North Development. Our office has revised the plan set per the review package. More particularly these revisions are as follows:

Planning Review (McKenna Associates)

1. Zoning & Use
   - From our meeting with the Township and its consultants, it is our understanding that locating the proposed detention basin on property zoned residential should not be an issue.
   - The Architectural Elevations have been revised to coincide with the Civil Site Plan for the number & locations of docks of the proposed buildings.
2. Required Information
   - A "list of required permits" was previously provided on the cover sheet.
   - The intended phases of the project construction have been added to the sheet C2.
   - The proposed uses of the buildings have been expanded for all buildings, sheet C2, Site Plan Notes #4
   - The call-out / label for the project sign has been corrected to reference the correct sheet in the plan set, sheet C8.
   - The limits of the ITC corridor were shown on sheets C1 & C2.
3. Lot
   - No Comment to address
4. Dimensional Requirements
   - The required building setbacks have been revised as indicated, sheet C2, Site Plan Notes #6.
   - The proposed north/south drives have been setback sixty-feet from the property lines as agreed upon in the staff review meeting. The berm has been extended along the east property line and the Landscape plan revised accordingly.
5. Access & Circulation
   a. A schematic of the proposed Ecorse Road Improvements has been added to the plan set, sheet C13. The Provided Schematic is based upon the most recent correspondence with the County.
   b. A traffic impact study has been completed and will be forward to the Township.
   c. A note has been added to sheet C2, Site Plan Notes #30, stating the site will be paved & curbed.

3315 N. Campbell Road, Suite 200 • Royal Oak, Michigan 48073
T 248.783.1105 • F 248.783.1109 • info@webbeng.com

d. The buildings are speculative and no known "peak hours" or traffic are anticipated at this time.
e. Truck movements have been added to the NW corner of the site, sheet C10
f. The existing right-of-way of Ecorse Road varies at either 60 or 75-feet. The County has recently requested that the 75-feet be extended across the entire CRN frontage. These is no 15-foot wide parcel along the McClaughrey Drain. A 15-foot sidewalk easement was noted & described on the plan.
g. The north/south drives are being stubbed to the north for future extension. This has been noted on sheets C3.3, C3.4, & C10.
h. The general plans showed the east drive at 36-feet (three lanes) and the west drive 30-feet (two lanes). The number of lanes has been added to the plan, sheets C3.1 – C3.4 & C10.

6. Sidewalks
   - For the public sidewalk running parallel to the Ecorse Road, the plans did show a 15-foot wide sidewalk easement and its description.
   - Sidewalks at the main building entrances service only the accessible car parking spaces. The sidewalk hatch has been revised for clarification.
7. Parking & Loading
   - Building No. 4; no comments
   - Buildings No. 5, 6, & 7; Even through the deferred parking spaces will cause the buildings to exceed the allowable number of parking spaces per the zoning ordinance, the owner wishes to present this layout to the Planning Commission.

   a. No comment to address
   b. No comment to address
   c. No comment to address
   d. The deferred parking spaces will only be constructed if needed by future tenants and this has been clarified in the Site Plan Notes #8, sheet C2.
8. Landscaping
   a. R.O.W.
      - The landscaping counts have been verified & corrected.
   - Evergreen trees are no long proposed along Ecorse Road frontage.

   b. Parking Lot Landscaping
      - The width of the berm along the east & west property line has been increased to 60-feet. A typical berm section has been added to the plan set, sheet C8.
   c. Interior Parking Lot Landscaping
      - The ground cover has been clarified and the number of trees revised to current Zoning Ordinance requirements.
   d. Loading Area Landscaping – no comments to address
   e. Display Area Buffering – no comments to address
   f. Greenbelt Buffering
      - A 10-foot wide landscape buffer is now proposed along the northernmost property line.
      - The proposed north/south drives have been setback sixty-feet from the property lines as agreed upon in the staff review meeting. The berm has been extended along the east property line and the Landscape plan revised accordingly.
   g. Specific Zoning Landscaping – no comments to address
   h. Open Space Landscaping
      - The tree preservation / removal counts have been clarified, sheet C12 & L1.
   i. Mechanical Equipment Screening
      - Screening has been added to proposed transformer & generator pads locations

- As discussed at the staff review meeting, the compactors are four-foot below finish floor within the truck docks. The landscape plan has been revised with a five-foot tall hedge.

j. Storm Water Basin Landscaping
   - Storm Water Basin Requirements – no comments to address
   - Basin Perimeter – No plantings are proposed along the northern limits of "Basin B" due to the future expansion of basin for the future northern development.
   - Trees- no comments to address
   - Native Species – this has been clarified on the landscape plan sheets
   - Screening of Mechanical Requirement – the only above group piece of equipment for the storm water detention basin is the pump's control panel and this must remain visible for its warning beacon.
   - Establishment and Maintenance – no comments to address
   - Fencing – The fence details has been noted to be painted black (wrought iron appearance). As proposed only "Basin A' will have fencing install around its perimeter. "Basin B" was shown to have a six-foot wide shelf around its perimeter as allowed in the Zoning Ordinance; this has been added to the typical basin section, sheet C6.
   - Mosquito Control – from the staff review meeting, the Wayne County representatives stated that the purpose of the four-foot permanent pool was to prevent mosquitos.

k. Other Requirements – no comments to address

9. Tree Removal Permit
   - The Tree Survey has been clarified for total counts, regulated, non-regulated, removals, etc.; sheet C12
10. Lighting – our office verified with the lighting contractor only one light fixture is proposed with five different mounting options.
    - The plan has been revised for 35-foot mounting heights of fixtures and the owner will be requesting this be approved by the planning commission
    - The photometric plan has been revised to eliminate lighting at or exceeding 0.5 foot candles from trespassing onto adjoining parcels.
11. Architectural
    - The building elevations are being provided in color and a rendering of the building exterior is provided for your review.
12. Dumpster – the owner requires their tenants to use enclosed compactors (not open dumpsters). From the staff review meeting it was shown that the compactors are within the docks and landscape screening is being provided. Site Plan Note #240, sheet C2, has been expanded to reference the Compactor Detail provided on sheet C8.
13. Signs
    - Callouts for the locations of the sign details have been revised to reference sheet C8.
    - Two project signs (east & west) are now proposed that meet the zoning requirements and details provided on sheet C8.

Engineering Review (Fishbeck, Thompson, Carr, & Huber, Inc.)

General

- Soil boring will be provided as part of the Site Engineering Submittal
- The existing topographic survey plan sheets will be provided as part of the Site Engineering Submittal

Watermain Service

- Watermain will be designed to VBT requirements
- Fire protection service leads have been noted as 12-inch on plan.
- A tee and hydrant with appropriate valving has been added to the northeast corner of the development for future extension.
- A watermain easement will be dedicated to VBT at project completion
- Per the staff review meeting, the Township's Engineer will provide data necessary for the completion of the basis of design.

Sanitary Sewer Service

- A sanitary sewer easement will be dedicated to VBT at project completion
- Sanitary sewer will be designed to VBT requirements
- Per the staff review meeting, the Township's Engineer will provide data necessary for the completion of the basis of design.

Stormwater Management

- The stormwater pump design will be provided as part of the Site Engineering Submittal
- The stormwater pump chamber & control design will be intrinsically safe
- The stormwater pump discharge point has a dissipation structure as noted on plan.
- Storm sewer will be designed to Wayne County & VBT requirements.
- An overland overflow route shall be provided per County requirements.
- Detailed grading plans will be provided as part of the Site Engineering Submittal
- Storm sewer will collect naturally occurring low areas abutting property lines.
- The basin now show the correct 25-foot buffer above free-board.
- Wayne County & MDEQ approvals will be obtained for work in both the Delaney & McClaughrey Drains.

Site Access

- We have started the review process for the proposed Ecorse Road improvements
- Detailed grading plans will be provided as part of the Site Engineering Submittal
- A traffic impact study has been completed for the proposed site development

This review letter along with the attached plans should address all your concerns. If you should have any question or need further clarification please contact the undersigned at your convenience.

Sincerely,
Webb Engineering, Inc.

Joseph N. Webb, PE
Principal

Encl: 12 sets of Preliminary Site Plans
12 sets of Landscape Plans
12 sets of Architectural Floor & Elevation Plans
12 Copies of Architectural Building Renderings
12 Sets of Site Lighting (Photometric) Plans

McKenna ASSOCIATES COMMUNITY PLANNING AND DESIGN

October 23, 2017

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

Subject: **Ashley Capital Crossroads North; Site Plan Review #1**

Location: North of Ecorse Road, west of Haggerty Road.

Dear Planning Commissioners:

The applicant, Ashley Crossroads North LLC, to construct four (4) industrial buildings with a gross floor area of 1,571,790 square feet on a 162.13-acre site (construction area 116.5 acres) located on the north side of Ecorse Road west of Haggerty Road. This site of Ashley Crossroads North consists of 3 parcels. The proposed 4 buildings are named "Building 4," "Building 5," "Building 6," and "Building 7." Buildings 1-3 are in Ashley Crossroads South, located on the south side of Ecorse Road.

General Development Site Area
Source: Google Images

We have reviewed the site plan and special land use application in accordance with the regulations of the Van Buren Township Zoning Ordinance and sound planning and zoning principles. Our special land use comments are addressed in a letter dated October 23, 2017 under separate cover.

COMMENTS

1. **Zoning and Use.** The site is mostly zoned M-T (Industrial Transportation) District with 3 areas along the north and west sides abutting the ITC corridor zoned R-1 B (Single Family Residential). The northernmost R-1B area is not within the scope of this development; however, the two western R-1B areas accommodate a portion of the proposed stormwater detention basin for the site. ***The Planning Commission is in the process of considering a Zoning Ordinance text amendment to explicitly permit stormwater basins and related landscaping to be located in any zoning district. The Planning Commission will hold a public hearing on this text amendment on October 25, 2017.***

   Buildings 4 and 5 are proposed as industrial warehouses. <u>However, with a gross floor area of 126,906 square feet each and truck loading dock/floor area ratio of 1:7,931.63 square feet, the building must have a truck loading dock/floor area ratio of not more than 1:8,000 square feet to be classified as a warehouse. We recommend that the applicant increase the floor area of Buildings 4 and 5 to 128,000 sq. ft.</u> Warehouses are principal permitted uses in the M-T district per Section 3.116(B) of the Zoning Ordinance. Sheet SPA-2 shows additional truck dock doors/staging areas, but the applicant had clarified at the Staff Review meeting on September 20, 2017 that the number of docks shall not exceed 16 on each building and additional dock locations were shown to allow future tenant(s) to choose preferred dock locations. <u>A note to this effect must be added to SPA-2 to maintain an official written record. Also, a note must be added to the plans stating that the bay doors at grade are not for loading/unloading.</u>

   Buildings 6 and 7, with a gross floor area of 658,989 square feet each and a truck loading dock/floor area ratio of 1:5,883.83 square feet, qualify as Distribution Centers and require special land use approval per Section 3.116(C) of the Zoning Ordinance. Sheet C2 states that Buildings 6 and 7 will each have 112 docks. <u>While these docks are still within the range acceptable for a Distribution Center, a clarification note must be added if the number of docks will be limited to 112 based on tenant preference. A note must be added to the plans stating that the bay doors at grade are not for loading/unloading.</u> The special land use is subject to conditions listed in Section 5.112 and approval by the Township Board of Trustees upon recommendation from the Planning Commission. The specific standards for distribution centers are noted in our special land use review letter under separate cover.

2. **Required Information.** Section 4.33 of the Zoning Ordinance includes all the requirements for information on a site plan, and the plans contain all of the required information.

3. **Phasing Plan.** Sheet C2 includes a detailed phasing plan with 2 phases; phase 2 being contingent upon phase 1 tenant demand. The plan notes completion of Building 5 (light industrial/warehouse) and Building 6 (Distribution Center) and preparation for Buildings 4 and 7 in Phase 1, which essentially means one (1) light industrial/warehouse building and one (1) distribution center building will be constructed in each phase. We have concerns about the second warehouse building along Ecorse Road (Building 4) not being completed in Phase 1. The building provides essential visual screening for the truck docks on the south side of distribution center from Ecorse Road. In the unfortunate event of phase 2 not being built, the site of Building 4 would be left with a concrete building pad and the truck docking and staging areas on the south side of Building 6 would be visible. <u>This issue must be addressed to the satisfaction of the Planning Commission. To ensure the proper screening of the south side of Building 6, we recommend that the Township require a performance guarantee for planting a sufficient evergreen buffer between Buildings 4 and 6 in the event that building 6 is not constructed within a certain period of time.</u>

4. **Dimensional Requirements.** The minimum required front, rear and side yard setbacks per Section 4.102 is 50 feet. However, Section 4.102, sub-section (S) states:

   "Buildings of greater than the maximum height allowed in Section 4.102 may be allowed in the M-T district provided front, side, and rear yards, as well as all other area requirements of the district including but not limited to those listed in Section 5.112 and section 10.103 (E) are increased by 2 feet for each additional foot of building height that exceeds the maximum height allowed."

   The maximum building height in the M-T District is 35 feet. Proposed Buildings 4 and 5 have a height of 39'-6", resulting in a setback requirement of 50 feet + 10 feet (2' for every foot increase in height above 35') = 60 feet. Proposed Buildings 4 and 5 comply with these requirements.

   Proposed Buildings 6 and 7 have a height of 46'-6", which is 11'-6" above the maximum permitted height and will require a corresponding increase of 23 feet for every setback required by the Zoning Ordinance. Because proposed Buildings 6 and 7 are Distribution Centers, the required setbacks of Distribution Center in Section 5.112 of the Zoning Ordinance apply. These setbacks are much larger, and are as follows:
   - Front yard setback – 450 feet required; approx. 795 feet proposed.
   - Side yard setback - 250 feet required; at least 320.3 feet proposed.
   - Rear yard setback – 50 feet required; at least 225 feet proposed.
   - Setback from a Residential Dwelling – 500 feet required; at least 739.1 feet proposed.
   - Setback of Truck Docks to a Residential District – 350 feet required; at least 384.2 feet proposed.

   Other Setbacks – Section 5.112(D) of the Zoning Ordinance requires off-street parking and loading areas, access drives, and paved surfaces accessory to a Distribution Center to be located at least 80 feet from any residential district. The access drives along the east and west sides of the site are 60 feet from the property lines abutting the R-1B-zoned areas. When the current Zoning Ordinance was adopted earlier this year, the Distribution Center setback standards remained the same as the previous Ordinance but new greenbelt buffering standards were added for industrial-zoned properties that are adjacent to residential zoning districts. ***The Planning Commission is considering an amendment to the text of the ordinance to reduce the setback to 60 feet and keep it consistent with the requirements for the greenbelt buffer area (described below in the landscaping comments). The Planning Commission will hold a public hearing on this text amendment on October 25, 2017.***

   As previously stated, truck docks and trailer staging areas for distribution centers must be at least 350 feet from a residential district, and proposed Buildings 6 and 7 comply.

5. **Access and Circulation.** Two (2) driveways are proposed into the site from Ecorse Road. The east access drive is 36 feet wide and designed for 3 lanes of traffic (most likely a left turn lane for trucks entering the site from Ecorse Road), while the west access drive is 30 feet wide and designed for two-way movement of vehicles. It appears that improvements are proposed to Ecorse Road, which include acceleration and deceleration lanes. All access drives and paved areas are to be provided with concrete curbing. The following items regarding access and circulation must be addressed:

   a. Ecorse Road is under Wayne County jurisdiction; therefore, it must be approved by Wayne County and constructed to County standards. The applicant is working with Wayne County to resolve issues related to the location of the McClaughrey Drain and to determine what improvements must be made. Sheet C13 shows a schematic of improvements to Ecorse Road and addition of lanes. We defer to the County and Township Engineer for adequacy of improvements proposed.

b. A traffic impact study must be submitted for review by the Planning Commission per Section 9.106(H) of the Zoning Ordinance, which allows the Planning Commission to require a traffic impact study for any development proposal. Sheet C10 notes than an estimated 350 truck trips are proposed in and out of the site daily; therefore, we recommend a traffic impact study based on this traffic level. We will defer additional traffic impact comments Township Engineer and Wayne County.

6. **Sidewalks.** The site plan indicates a new sidewalk along the site's Ecorse Road frontage, which is located partly on the applicant property due to the existing McClaughrey Drain easement being in the way. Sheet C3.1 states that the sidewalk will be 5 feet wide, constructed with concrete and a 15-foot wide sidewalk easement will be provided on the applicant's property for public access. The site plan also indicates short stretches of barrier free accessible sidewalks near entrances to each of the buildings.

7. **Parking and Loading.**

a. **Number of Parking Spaces.** Section 9.101 of the Zoning Ordinance describes the parking requirements for wholesale and warehouse storage establishments (non-retail warehouse) and distribution centers as follows:

- ***Building 4 and 5:*** The parking requirement for warehouses is 5 spaces plus 1 space per 1,750 square feet of gross floor area plus 1 space per 350 useable square feet of office, sales or similar space. For manufacturing areas, 1 space per 550 square feet gross floor area or 1 space per each employee at peak shift, whichever is greater, is required. Based on the data noted on Sheet C2, the parking requirement is 78 spaces for office + 97 spaces for manufacturing + 33 spaces for warehousing, for a total of **208 parking spaces required for each building**. Section 9.101(I) does not permit the number of parking spaces to exceed 20% of the required parking without Planning Commission approval. Based on this standard, the maximum number of spaces allowable would be **250 spaces**, with the Planning Commission permitted to allow additional spaces if the applicant can demonstrate that additional spaces are required based on the nature of the use and/or peak times thereof. There are 219 spaces proposed for Building 4 and 221 spaces proposed for Building 5. An additional 22 parking spaces are shown as deferred parking for Building 4, bringing the total up to 241 spaces for Building 4, which is within the limits. An additional 40 deferred parking spaces are proposed for Building 5, which increases the number of spaces for Building 5 to 261 spaces. *This exceeds the 20% limit by 11 spaces.* In general, the parking demand for industrial land uses can vary significantly based on the interior use of the property, truck trips, number of employees, and the duration of a shift change. Therefore, we will likely recommend approval of the proposed number of parking spaces, provided the applicant submits an acceptable written explanation or parking study demonstrating that the parking spaces are necessary.

- ***Building 6 and 7:*** The parking requirement for distribution centers is 5 spaces plus 1 space per 1,500 square feet of gross floor area plus 1 space per 350 useable square feet of office, sales or similar space plus 1 space per truck or company vehicle operating from the premises. Based on the data noted on Sheet C2, the parking requirement is 146 spaces for office + 410 spaces for distribution center for a total of **556 parking spaces required for each building**. Section 9.101(I) does not permit the number of parking spaces to exceed 20% of the required parking without Planning Commission approval. Based on this standard, the maximum number of spaces allowable would be **667 spaces**, with the Planning Commission permitted to allow additional spaces if the applicant can demonstrate that additional spaces are

required based on the nature of the use and/or peak times thereof. There are 648 spaces proposed for Building 6 and 653 spaces proposed for Building 7. An additional 158 parking spaces are shown as deferred parking for Buildings 6 and 7 (79 spaces each), increasing the number of parking spaces to 727 and 732 spaces, respectively. *This exceeds the 20% limit and can be approved by the Planning Commission only upon submission of a parking study that demonstrates the need for the additional spaces based on the nature of the use and/or peak time thereof.* As previously stated, the parking demand for industrial land uses can vary significantly based on the interior use of the property, truck trips, number of employees, and the duration of a shift change. Therefore, we will likely recommend approval of the proposed number of parking spaces, provided the applicant submits an acceptable written explanation or parking study demonstrating that the parking spaces are necessary.

b. **Space Dimensions.** All of the proposed spaces on the interior of the parking lot are shown with a dimension of 9.5 feet x 20 feet. The spaces on the perimeter of the parking lot that abut landscaping are 9.5 feet x 18 feet because Section 9.104(D) of the Zoning Ordinance allows a parking stall to be reduced in length by 2 feet where it abuts a sodded area. Proposed aisles are 24 feet wide, and all of the spaces are to be double striped as required per Section 9.104(C).

c. **Barrier Free Spaces.** The site plan indicates the required number of barrier free spaces for each building including the spaces shown as deferred.

d. **Loading.** The site plan complies with the floor area to loading dock ratio required for warehouses and distribution centers.

8. **Landscaping.** Landscaping is subject to the provisions of Section 10.103 of the Zoning Ordinance. The site is the largest M-T-zoned area in the Township and would likely be the largest industrial transportation facility. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others, and our comments on these are as follows:

a. **Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage must be screened from view from the right-of-way with a continuous landscape screen comprising of 1 deciduous tree per 40 linear feet + 1 ornamental tree per 100 linear feet + 8 shrubs per 40 linear feet. With a frontage of 1,773 feet on Ecorse Road, the required landscaping is 44 deciduous trees + 18 ornamental trees + 355 shrubs. Sheet L1 states that there will be 45 trees + 18 ornamental trees + 355 shrubs planted for the frontage, so the frontage landscaping standards will be compliant.

b. **Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way. The site's only frontage onto a right-of-way is on Ecorse Road. The landscape plans show a cross section detail of the entire site indicating the location of the perimeter berms with plantings and the berm detail, which appears to meet the standards.

c. **Interior Parking Lot Landscaping.** Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. At a minimum one (1) tree per landscape island is required. The site plan indicates two (2) trees within each parking lot island in the entire site with a ground cover of seeded lawn. The Zoning Ordinance requires interior landscaping to be a minimum of 5% of all interior paved areas and 1 tree per 300 square feet of interior landscaping area. Based on this standard, 308 deciduous trees are required. The landscape plan notes the provision of 278 deciduous trees and 30 evergreen trees. Because only deciduous trees are permitted to be used to meet the interior parking lot landscaping requirement, the 30 evergreen trees should be

replaced with a deciduous species. All of the parking lot islands meet the minimum required width (10 feet) and area (360 sq. ft.) requirements. Also, the parking spaces meet the requirement of not more than 20 spaces in a parking row without a landscape island.

d. **Loading Area Landscaping.** The loading areas are an integral part of the site and concealed between buildings. The areas are screened from the side property lines by the proposed perimeter berms. However, we have concerns that the loading areas for Building 6 (Distribution Center) will not be screened appropriately based on the applicant's phasing plan, as discussed in Comment 3 above.

e. **Greenbelt Buffering.** Section 10.103(E) has specific requirements for greenbelts abutting other M-T, M-1, and R-1 zoning.

- **Abutting the M-1 and M-T Zoning Districts.** The required berm abutting M-T (to the north) must be a 10-foot wide buffer with 1 tree per 30 linear feet. The landscape plan indicates an approximately 22-foot wide greenbelt buffer to be planted with trees and lawn along this yard space.
- **Abutting the R-1 Zoning District.** The required greenbelt along the east and west property lines generally follow the R-1 district standards even through a few isolated parcels to the east are zoned M-1. The landscape plan includes a 60 foot greenbelt along the east and west property lines; however the buffer is shown as 50' along the west property line on the cross section detail sheet C8. It is unclear if the buffer width noted is only along the detention basin on the southwest side or along its entire length. The greenbelt is proposed to be planted with a staggered double row of evergreen trees spaced 15 feet on center on a six (6) foot high berm with a flat horizontal area at the crest to be at least three (3) feet in width, as required. *The planting shall be in a manner where the evergreen trees provide eighty percent (80%) opacity within three (3) years of planting, measured from the top of the berm. After three (3) years, if this opacity is not achieved then additional evergreen trees and/or shrubs shall be planted to achieve eighty percent (80%) opacity at the time of their planting.* Cross section detail of the berm in compliance to the above standard is shown on Sheet C8. On the west side of the site, the required buffer is not shown on the south side of the site (Sheet L2) and the north side of the site (Sheet L5). We recommend that the required berm and evergreen trees be added. While Sheet L2 states that there is are existing trees and understory to remain, the tree survey does not show many trees in this area. On the east side of the site, the required buffer is not shown in many areas (Sheets L1 and L3). With the exception of those areas with existing landmark trees, we recommend that the required berm and evergreen trees be added.

f. **Open Space Landscaping.** Section 10.103(G) of the Zoning Ordinance requires 1 tree per 3,000 square feet of open space area not occupied by buildings or parking. The area must also be provided with ground cover. Sheet L1 notes general open space of 893,040 sq. ft. after excluding the buffer and detention basin areas. At the above standard, that would result in a requirement for 298 trees. The plan notes that a total of 358 existing trees are to be preserved to meet this standard.

g. **Mechanical and Utility Equipment Screening.** The plan indicates that the compactors are located in the truck dock areas in a recessed well which is partly concealed by the slope and then provided with landscaping on the sides open to view with a row of 10 Ketler Juniper trees 5 feet in height. A cross section detail is noted on Sheet C8. The outdoor mechanical and utility equipment is proposed to be screened with Mohican Viburnum shrubs planted at 3 feet in height. We recommend that the mechanical and utility equipment be shown to determine if the planting height of 3 feet is adequate.

h. **Stormwater Basin Landscaping (Section 10.103(K)).**

- **Stormwater Basin Vegetation Requirements.** The landscape treatment for stormwater basins shall include a mixture of groundcover, wetland and wildflower species native to Michigan. The side slopes and the bottom of the basin shall be planted with a combination of a native seed mix and wetland plugs/bare-root stock. Sheet L5 notes compliance with this requirement.
- **Basin Perimeter.** Trees and shrubs shall be planted around the basin to buffer and enhance views of the basin, and to replicate a natural environment. Deciduous shade trees are required to be clustered around the sides of the basin to provide shade and minimize solar heating of the water. Sheet L5 indicates a few clusters of trees at the perimeter of the basin. The landscape plan notes that no trees are proposed on the north end of the basin to allow for future expansion of the detention [pond to the north for a future development on that site.
- **Trees.** Trees are to be planted above the freeboard line of the basin. Any plantings proposed below the freeboard line shall be tolerant of wet or moist soil conditions. All the plantings proposed appear to be on the top of the basin slope only.
- **Native Species.** Plants shall be species native to Michigan, in accordance with the Township's list of approved native plant species for stormwater basins. The landscape plan notes compliance on Sheet L5.
- **Screening of Mechanical Structures.** Any above ground mechanical structures necessary for basin operation must be identified on the site and landscape plan and is required to be fully screened with evergreen trees or trees and shrubs suitable for the wetness zone in which they are to be located. <u>The landscape plan does not appear to show the location of such equipment.</u>
- **Establishment and Maintenance.** The landscape performance guarantee held by the Township for a site with a stormwater basin, shall include the stormwater basin related plantings. The performance guarantee shall be held for two (2) years to ensure sufficient establishment of the stormwater basin plantings.
- **Fencing (Section 8.107(C)).** A decorative fence must be provided around the entire perimeter of the detention pond(s). Such fence must have the appearance of black wrought-iron; however other decorative fence alternatives may also be considered. Sheet C8 shows the required fence, which is a decorative black metal fence 4 feet in height.
- **Mosquito control (Section 8.107.D).** Detention ponds with permanent standing water are required to incorporate some method of mosquito control including but not limited to aerators and selective plantings. However, it is our understanding that based on County regulations, the standing water exceeding 4 feet in depth, as in the case of the subject site, is not considered a source for mosquito breeding.

i. **Other Requirements.** The landscape plan notes the required maintenance agreement and notes that underground irrigation will be provided.

9. **Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger per Section 8.106 of the Zoning Ordinance (Woodland and Tree Preservation). Sheet C12 notes that the site has a total of 438 trees of which only 80 trees (18.3%) are "To Be Removed." The detailed classification of regulated and non-regulated trees is noted on Sheet C12, with only 23 trees qualifying as "regulated" and requiring replacement. There are 23 replacement trees proposed, which are 8-foot high evergreen trees. Most of these replacement trees are concentrated in the front of the site along Ecorse Road.

10. **Signs.** The site plan indicates a "project sign" abutting each access drive off Ecorse Road. Section

11.108(D) of the Zoning Ordinance allows 1 primary monument sign with a maximum height of 18 feet, a maximum area of 64 sq. ft., and a minimum setback of 10 feet from a lot line. Per Section 11.108(D) a secondary monument sign is permitted for an industrial park with a maximum height of 5-foot and sign area not to exceed 80 sq. ft. Sheet C8 includes typical details for both monument signs with the primary (larger sign) to be placed at the east entrance drive and the secondary (smaller sign) at the west entrance. Sign 1 has an area of 63.3 square feet with a maximum height of 8.75 feet. Sign 2 has an area of 36.25 square feet with a maximum height of 5 feet. Both signs comply with the height and area requirements, though monument signs are required to have a 24-inch vertical base constructed of decorative and durable materials (e.g., masonry). We recommend that this be corrected on the final site plan.

11. **Lighting.** The applicant has provides a detailed photometric and lighting plan for the site on 2 sheets. The plan proposes 5 different fixtures:

- Fixture A1, a wall mounted fixture to be placed on the perimeter of all 4 buildings;
- Fixture B1, a single head light pole to be installed within passenger vehicle parking areas;
- Fixture B2, a dual head light pole to be installed within truck trailer parking areas;
- Fixture C, a single head light pole to be installed along the site's frontage on Ecorse Road (north side of berm) and 1 fixtures on the northeast corner of the property.
- Fixtures D, a single head light pole with slightly differing optic, to be installed at the two entrances and at the northwest and northeast corners of the site.

A typical fixture cut sheet had been provide; however, it appears to be for pole fixtures. The applicant must provide a detail for the wall-mounted fixture. Proposed mounting height for all fixtures is noted as 35 feet. Section 8.105(C) of the Zoning Ordinance permits a maximum height of 25 feet for a light pole, but the Planning Commission may allow a height of up to 35 feet in industrial districts under certain circumstances. The applicant has submitted detailed photometric plan, and proposed illumination intensity in various parts of the site appears to comply with the maximum illumination levels of Section 8.105(B)(2). The plan also complies with maximum illumination permitted along property lines to avoid light trespass onto adjacent properties as required by Section 8.105(B)(3). Therefore, we recommend that the Planning Commission approve a fixture height of 35 feet.

12. **Architecture and Building Details.** Ecorse Road is a major gateway image road in the Township because of the I-275 interchange and Willow Run Airport. Coupled with the location of the Visteon/GE Complex in the Township, architecture is an important consideration in the review process. Per Section 3.116(E): *"building elevations where visible form residential districts or public rights-of-way, shall incorporate vertical design elements such as spandrel glass, columns, pilasters and/or piers to break up the horizontal mass of the building."*

The applicant has submitted detailed floor plans and colored elevations for all the buildings; however, the building materials must be labeled. It appears that the structures are to be constructed with two (2) different brown colored masonry blocks, with entrances and office areas being accented by a lighter beige shade. It is unclear if this is integrally colored block or painted block. All of the proposed building materials and accents must be clearly identified. Material samples must be presented to the Planning Commission during site plan review. Any roof mounted mechanical equipment must be screened and the screening provided detailed on the plans.

RECOMMENDATION

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

1. With a gross floor area of 126,906 square feet each for Building 4 and Building 5, and truck loading dock/floor area ratio of 1:7,931.63 square feet, these buildings must have a truck loading dock/floor area ratio of not more than 1:8,000 square feet to be classified as a warehouse. This can be accomplished by removing 1 loading dock or increasing the floor area of Buildings 4 and 5 to 128,000 sq. ft.
2. That a note be added to the SPA-2 sheets that Buildings 4 and 5 will have not more that 16 loading docks each (provided the building is increased to 128,000 sq. ft.) and that Buildings 6 and 7 will not have more than 112 loading docks each.
3. A note must be added to the plans stating that the bay doors at grade are not for loading/unloading.
4. That a performance guarantee be submitted by the applicant for planting a sufficient evergreen buffer between Buildings 4 and 6 in the event that building 6 is not constructed within a certain period of time.
5. That the proposed setback of 60 feet from the property lines abutting the R-1B-zoned areas be approved on the preliminary site plan, subject to a Zoning Ordinance amendment being adopted allowing the setback of a distribution center to be reduced from 80 feet to 60 feet. If the Zoning Ordinance amendment is not adopted, the final site plan must show a setback of 80 feet.
6. That a traffic impact study be submitted for review by the Township per Section 9.106(H) of the Zoning Ordinance.
7. That the proposed number of parking spaces for Buildings 5, 6, and 7 be accepted on the preliminary site plan, provided the applicant submits an acceptable written explanation or parking study at final site plan review demonstrating that the parking spaces are necessary. If the applicant cannot demonstrate the need for additional parking spaces to the satisfaction of the Planning Commission, the Planning Commission may reduce the maximum number of spaces pursuant to the Zoning Ordinance.
8. That all 308 interior parking lot landscaping trees be a deciduous species.
9. That the greenbelt buffering be planted along the entire portions of the east and west sides of the site, with the exception of those areas with existing landmark trees.
10. That the mechanical and utility equipment be shown to determine if the planting is adequate.
11. That the monument signs show the required 24-inch high base on the final site plan.
12. That a detail for the wall-mounted fixture (A1) be provided.
13. That the fixture height of the light poles be approved at 35 feet.
14. That the building materials and accents be labeled and clearly identified.
15. Planning Commission and Township Board of Trustees approval of the proposed special land use.

Respectfully submitted,

McKENNA ASSOCIATES

Patrick J. Sloan, AICP
Senior Principal Planner

Vidya Krishnan
Senior Planner

October 27, 2017

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

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

Re: Crossroads Distribution Center North
Van Buren, Michigan
Van Buren Township Case No. 17-030
Preliminary Site Plan Review #2

Dear Ms. Thompson:

At the request of the Charter Township of Van Buren (VBT), Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has reviewed the preliminary site plan drawings dated October 13, 2017, for the proposed Crossroads Distribution Center North, which is located at north of Ecorse Road and west of Haggerty Road in Van Buren, MI. The proposed project involves:

- To construct four buildings totaling 1,575,778 square foot (sqft) with associated access drive, parking, trailer staging, truck docks and utilities.

General

- Soil borings indicating the ground water elevation shall be provided.
- Existing topographical survey sheets shall be provided.

Water Main Service

The proposed project consists of the installation of a looped 12-inch water main and appurtenances, including 8-inch water hydrant service leads. Water services to the buildings are proposed to be provided by a separate 4-inch water service lead. Fire protection services to the buildings are proposed to be provided by a separate fire service lead yet to be sized. The proposed water main will connect to the existing township 12-inch water main located on the north side Ecorse Road, approximately 725 feet west of Haggerty Road and 2,025 feet west of Haggerty Road. A municipal 12-inch water main is located along the west side of Haggerty Road.

Review comments:

- All water main shall be designed in accordance with VBT, Engineering Standards Manual and detail sheets.
- Fire protection services to the buildings must be sized in accordance with VBT Fire Marshal requirements.
- *The applicant has located the proposed 12-inch water main 6 feet south from the north property line to be able to accommodate future extensions to the north. A water main easement will need to be dedicated and north side of the water main easement shall meet and match the bearing of the north property line.*
- A proposed 12-foot easement is shown centered on the proposed 12-inch water main and 8-inch water main. A water main easement will need to be dedicated.
- The basis of design must be provided that addresses the impact of the proposed project on the existing Charter Township of Van Buren system and it shall include the number of additional service connections served by the project, the average and maximum day usage, expected fire flows, and actual flows and pressures at the connection point(s) to the existing system. Flows and pressures can be obtained from flow tests conducted in the field.

Sanitary Sewer Service

The project consists of construction of a 10-inch gravity sanitary sewer and appurtenances. The proposed buildings will be serviced by a separate sanitary sewer service lead extension from the proposed 10-inch sanitary sewer main line servicing the site.

The proposed 10-inch sanitary sewer is to be connected to the VBT's existing 15-inch sanitary sewer located on north side of Ecorse Road, approximately 675 feet west of Haggerty Road.

Review comments:

- A proposed 20-foot easement is shown centered on the proposed 10-inch sanitary sewer. A sanitary sewer easement will need to be dedicated.
- All sanitary sewer shall be designed in accordance with the VBT, Engineering Standards Manual and details.
- The basis of sanitary sewer for the proposed development has been provided, but the basis of design shall address the impact of the project on the existing sanitary sewer system and sanitary district.

Storm Water Management

The proposed site plan comprises of storm water management facilities that includes a gravity storm drain collection system pipe, water quality fore bays, storm water detention basins and a storm water pump station. The proposed outlet for the storm water pump station for this development is the Delaney Drain, an established Wayne County Drain.

Review comments:

- Supporting documentation and/or calculations must be provided for the storm water pump station and how back-up power will be provided when primary power outages occur. An onsite natural gas generator is encouraged.
- All electrical elements, control elements and wire in the pump station wet well must be explosion proof or intrinsically safe.
- Details for the storm water force main and its discharge point shall be provided, including provisions to minimize soil erosion due to the storm water pump operation.
- All proposed storm sewers shall meet the VBT minimum design standards and shall be sized for a 10-year, 24-hour design storm. All storm sewer shall be a minimum 12-inch diameter pipe and catch basins a minimum 48-inch diameter. Supporting storm sewer design calculations and a drainage district map must be included in the engineering design plans.
- The storm water management system must identify an acceptable 100-year overland overflow route for the storm water management systems to the existing storm water outlet and an easement must be provided.
- The drainage patterns shall be clearly shown and site drainage must be contained onsite.
- Storm sewers shall also be designed to serve all natural tributary areas.
- A 25-foot buffer strip shall be indicated on the plans.
- All necessary permits (Wayne County and Michigan Department of Environmental Quality (MDEQ)) shall be obtained to work within the Delaney Drain.

Site Access

Access to the development site is proposed to be provided from the north side of Ecorse Road via three access drives. The middle access drives will prohibit truck traffic.

Review comments:

- Work in Wayne County Rights-of-ways will require a permit.
- A detailed grading plan of the parking lot and approach will be required upon construction plan submittal, including drainage details.
- It should be noted that while the proposed access is from Ecorse Road, it will be necessary for the applicant to provide a Traffic Study for the Cross Roads Distribution Center – North development. The project in its entirety will generate more trips, therefore trip generation and a traffic study shall be prepared.

Recommendation

We are still recommending the Planning Commission grant preliminary site plan approval at this time, subject to comments noted above, and as reiterated in our previous letter dated September 18, 2017.

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

FISHBECK, THOMPSON, CARR & HUBER, INC.

David L. Potter, PE, FTCH

Katerina Kollar, PE, FTCH

ag2
Email
cc: Mr. Jim Taylor, Director of Public Services
Mr. Ron Akers, VBT Director Planning and Economic Development
Mr. Matthew Best, VBT Deputy Director 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

11-1-2017

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

Re: Ashley Capital, Cross roads Distribution
North Side of Ecorse Rd., West of Haggerty
(No physical address yet assigned)

To Whom it may concern:

Project Overview:

The submitted site plans are for a new construction of a commercial distribution and storage facility. As per the plans, the Fire Department lanes are appropriate in size and scope. I note Hydrant and FDC connections on all of the structures.
Site plans submitted included, drain and sewer plans, landscape plans, over all site plans.

1. The Fire Department Connection will be a 4" Storz with a 30-degree downturn

2. A red sign with white lettering saying (FDC) and below that (150PSI) will be mounted 8ft. above the FDC

3. Knox boxes shall be mounted at the entrance of every suite and at all fire pump rooms. Knox box can be ordered on line at www.knoxbox.com. Do not mount until location has been verified with Fire Marshal.

4.**Two-Way Radio Communication Enhancement Systems are required for all new construction, unless after finished construction the occupant can prove through a signal test with the AHJ that it is not needed. NFPA 1 2012 11.10.1 In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. I have attached the requirements for the above required equipment regulated by the State of Michigan**

5. Fire hydrants shall be marked with an approved flag where required by fire department NFPA 1.18.5.7.2

Items 1 through 5 will be addressed during construction process.

Plans are approved at this time.

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.

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

Respectfully submitted,

David McInally

Fire Marshal

PLANNING & ZONING APPLICATION

Case number _____ *Date Submitted* _____

APPLICANT INFORMATION

Applicant Speedway LLC / Andrew Salt **Phone** (937) 561-2802
Address 500 Speedway Drive Fax _____
City, State Enon, OH 45323 Zip 45323
E:mail adsalt@speedway.com Cell Phone Number (937) 561-2802
Property Owner Mary Ellen Brown **Phone** 248-799-3143
(if different than applicant)
Address 23 Golden Sunray Lane Fax _____
City, State Las Vegas, NV Zip 89135
Billing Contact Speedway LLC **Phone** (937) 561-2802
Address 500 Speedway Drive Fax _____
City, State Enon, OH Zip 45323

SITE/PROJECT INFORMATION

Name of Project Speedway Store #100866
Parcel Id No. V125-83-39990009721 Project Address NW corner of Tyler Road and Belleville Rd
Attach Legal Description of Property
Property Location: On the N Side of Tyler Road; Between Tyler Road and Belleville Road. Size of Lot Width 326 Depth 314
Acreage of Site 2 Total Acres of Site to Review 2 Current Zoning of Site C1
Project Description: Proposed C4600 Convenience Store with 8 Auto Fueling Dispensers

Is a re-zoning of this parcel being requested? N YES (if yes complete next line) (NO)
Current Zoning of Site C1 Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? No 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

Mary Ellen Brown
Print Property Owners Name

Mary Ellen Brown
Signature of Property Owner

1-27-17
Date

STATE OF ~~MICHIGAN~~ Nevada
COUNTY OF ~~WAYNE~~ Clark

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 27 day of January 2017
Kimberlin Davis Notary Public, Clark County, ~~Michigan~~ Clark My Commission expires NOV. 30, 2019
Rev 1/12/06

KIMBERLI M. DAVIS
NOTARY PUBLIC
Clark County
STATE OF NEVADA
Appt. No. 05-97948-1
My Appt. Expires Nov.30, 2019

October 27, 2017

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

Subject: VBT-16-037 SPR; Speedway at Belleville Road and Tyler Road; Final Site Plan Review #3; Revised Plans Dated October 13, 2017

Dear Commissioners:

The applicant, Speedway LLC, proposes to construct a Speedway gas station and convenience store on a vacant site at the northeast corner of Belleville Road and Tyler Road. The applicant received preliminary site plan approval from the Planning Commission on April 26, 2017, subject to several conditions. Subsequently, the Township adopted a new Zoning Ordinance with updated many updated regulations in June 2017. At the time of review of the original site plan, the site was zoned C-1 (General Business District). While the site is still zoned C-1 under the current Zoning Ordinance, the site is now within the Belleville Road Overlay District and is subject to the standards of the M-U (Mixed-Use) District, which does not permit gas stations. ***Because the preliminary site plan was approved prior to the adoption of the new Zoning Ordinance, the applicants have the right to apply for final site plan review under the terms of the C-1 district.***

We have reviewed the revised site plan for compliance with the conditions of preliminary site plan approval and offer the following comments (any items that require changes or additional information are <u>underlined</u>):

COMMENTS

1. ***Note location of any outdoor storage of materials (For example: propane, ice, and/or firewood).*** This condition has been met. The site plan shows the ice bins located on the northwest corner of the building (facing Belleville Road) and the propane tank enclosure on the north side of the building.

2. ***Note information and plans for the storage, loading, disposal, and transfer of fuel, including specifications for the location, size, construction, and use of the fuel tanks. The specifications for the fuel tanks must be included.*** This condition has been met. The site plan shows the location of the 4 underground storage tanks: 2 with a capacity of 6,000 gallons each, 1 with capacity of 12,000 gallons, and 1 with a capacity of 20,000 gallons. The tanks are located at the north end of the canopy. Sheet CR includes a truck circulation plan for the site.

3. ***Install a sidewalk along the west side of the stub road from Tyler Road to connect to the sidewalk on the south side of the building.*** This condition has been met. The site plan indicates a 5-foot wide concrete sidewalk extension and connector. <u>All sidewalk connectors on the site that are proposed to connect off-site must be provided with a recorded access easement acceptable to the Township for reciprocal pedestrian access.</u>

4. ***Shorten striping between the parallel spaces along Belleville Road in order to make the spaces 23 feet long.*** This condition has been met. The parallel parking spaces are shown on the revised site plan with a dimensions of 9 feet x 23 feet.

5. ***Include additional shrubs along Belleville Road to create shrub rows except where there are sidewalk openings.*** This condition has been met. The revised landscape plan proposes an uninterrupted row of shrubs including *Hummingbird Sweetspire* and *Cool Splashbulb Honeysuckle* along both street frontages except for the areas with driveway openings. We recommend that a few shrubs be added to the landscape island on the northwest corner of the site, which presently has only 1 tree on it. A few additional shrubs in this area would make the frontage consistent in appearance.

6. ***Install of a single row of evergreen trees along the eastern lot line of the proposed parcel, with a planting height of 8 feet.*** This condition has been met. The revised landscape plan indicates a row of 8-foot tall Black Hills Spruce trees placed 15 feet on center along the east property line behind the building. While we previously recommended a staggered double row of evergreen trees, the location of the building to the west and water main easement to the east made the planting area too narrow for a double row. Therefore, the proposed single row is acceptable.

7. ***Provide underground irrigation system and screening of all mechanical equipment.*** This condition has been met. The revised landscape plan notes that irrigation will be installed and operational prior to issuance of certificate of occupancy. Mechanical equipment on site is screened by proposed landscaping.

8. ***Identify proposed trees which are required as replacement trees.*** This condition has been met. The plan indicates 2 *honeylocust* trees on the north side of the building as proposed replacement trees.

9. ***All light fixtures must be full cutoff and that the light fixtures near Belleville Road and Tyler Road must be changed to a more decorative fixture.*** This condition can be met. While detailed lighting plans were submitted at preliminary site plan, they were not submitted in the final site plan set. The Planning Commission did not provide a conclusive comment on the decorative fixtures, but the fixtures previously proposed were generally acceptable; however, the applicant has stated their willingness to discuss the issue. We recommend that the light plan sheets be included with the final site plan set and that the fixtures be decorative along the street frontages to be consistent with the Belleville Road Overlay District standards (6.309(D)) of the Zoning Ordinance as well as the amenities and high quality site improvements proposed by the applicant.

10. ***Include a reverse gable covered area over the building entrance, and provide a pad locked cover for securing the large ladder and staircase in the back to prevent trespassing.*** A reverse gable roof has been added over the building entrance on the plans sheets (A-1.1, A-1.2, A-4.1, and A-4.2). We recommend that this reverse gable also be shown on the color elevation drawings. The pad locked cover for securing the ladder and staircase has been added to the plans.

11. ***Include materials recommended by DDA for the walls at the corner of Belleville Road and Tyler Road and include patio pavers or stamped concrete for the paved ground surface.*** This condition has been met. The site plan and colored renderings indicate wall design consistent with the DDA's design recommendations and the paved ground surface to be constructed of stamped concrete.

12. ***Add benches and trash cans to the amenity area at the corner of Belleville Road and Tyler Road.*** This condition has been met. The site plan indicates a bench and trash can on either side of the wall feature at the southwest corner of the site. <u>The bench and trash can details must be consistent with DDA design recommendations.</u>

13. ***Include conforming gates for dumpster enclosure.*** This condition has been met. The revised plans indicate that the dumpster enclosure will be provided with steel reinforced wooden gates as required.

14. ***Increase monument base of the monument sign to 2 feet in height.*** This condition has been met. The sign details are shown on Sheet SS in compliance with the condition.

RECOMMENDATION

Most of the conditions of preliminary plan approval have been met at this time with a few exceptions. We recommend that the Planning Commission approve the Final Site Plan, subject to the following conditions:

1. That all sidewalk connectors on the site that are proposed to connect off-site must be provided with a recorded access easement acceptable to the Township for reciprocal pedestrian access.
2. Addition of few shrubs to the northwest corner landscape island.
3. That plan sheets for the lighting be included with the final site plan set and that the fixtures be decorative along the street frontages to be consistent with the Belleville Road Overlay District standards.
4. That the reverse gable façade on the front of the building also be shown on the color elevation sheets.
5. That the bench and trash can details are consistent with DDA design recommendations.

Respectfully submitted,
McKENNA ASSOCIATES

Patrick J. Sloan, AICP
Senior Principal Planner

Vidya Krishnan
Senior Planner

WADE TRIM

October 13, 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: Speedway
Final Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the final site plan package received digitally by our office on September 29, 2017 for the proposed gas station located on Belleville and Tyler Road in Van Buren Township. The Project involves the construction of a 3,936 SF building and gas pumps with supplemental parking. We have approved the construction plans on behalf of the Township with the condition that a few small typos be corrected by the Designer. We have the following comments to offer in regard to the major engineering components of this project:

General

It is our understanding that the construction of the Tyler Road drive approach will be implemented with all necessary easements and agreements for work being performed outside of the subject property. It is also our understanding that a portion of the DDA property along Belleville Road will be purchased by the Developer in order to satisfy Wayne County road right-of-way requirements.

Water Main

The Developer is proposing a new hydrant on the east side of the proposed building to provide adequate fire coverage for the site. The ultimate water source for the site shall be from an existing 12-inch public water main along Tyler Road. The building will be serviced with a 2-inch domestic water service.

Sanitary Sewer

Sanitary service for the building will ultimately outlet to an existing 12-inch sanitary sewer along Belleville Road.

Wade Trim Associates, Inc.
25251 Northline Road
P.O. Box 10
Taylor, MI 48180

734.947.9700
800.482.2864
734.947.9726 fax
www.wadetrim.com

Storm Water Management

An underground detention system and mechanical pretreatment device have been proposed for site storm water management, sized in accordance with the Wayne County Storm Water Ordinance and Van Buren Township Storm Water Storage Standards.

Site Layout/Paving/Grading

Site access is provided from both Belleville Road and Tyler Road, with shared access drives provided to both the north and east property limits to accommodate future development in this area. The entire paved area is curbed and parking stalls double striped. Overall, the site layout is conducive to vehicular and pedestrian circulation.

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 2277-01T
20171013Thompson.docx

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

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

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111

Department Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Speedway
Belleville & Tyler Road

16-037

To whom it may concern:

I have reviewed a set of site plans drawn and submitted by WEIHE Engineer, 10505 N. College Avenue Indianapolis, Indiana 46280 on 10-19-2017

Project Overview:

The proposal is to build a gas station at the corner of Belleville & Tyler Rd in Van Buren Township. The plan set was reviewed for Fire and Life Safety using the township adopted fire code NFPA 1 and NFPA 101 2012 editions.

Again, please note that **all** applicable **NFPA** codes and standards apply as adopted by the Township of Van Buren. These should be referenced before moving forward with this project.

1. ~~Landscaping material such as trees and scrubs shall not be planted within 6ft. of the fire hydrant located on the south-east side of proposed building. This is to maintain a 36" clearance for future growth of such material.~~

2. Knox-Box will need to be ordered and installed by owner where fire department indicates prior to occupancy. **www.knoxbox.com**

NFPA 1 16.3.4.3

3. ~~The building shall include the building address on the building or the road sign at the corner of Belleville and Tyler. The address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible. The location and size shall be verified prior to installation.~~

~~**AHJ**~~

4. **A digital site plan layout will be required at final inspection.**

AHJ

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.

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,

David McInally

Fire Marshal
Van Buren Fire Department

PLANNING & ZONING APPLICATION

Case number 17-024 *Date Submitted* 7-17-17

APPLICANT INFORMATION

Applicant Ben Griffin **Phone** (313) 565-2800

Address 24442 Michigan Avenue Fax (313) 565-6182

City, State Dearborn, Michigan Zip 48124

E:mail benjaygriffin46@gmail.com Cell Phone Number (734) 756-2195

Property Owner Harold Smith Trustee and Authorized Owners Representative **Phone (734) 482-0360**

Address 50015 Michigan Avenue Fax

City, State Belleville, Michigan Zip 48111

Billing Contact Ben Griffin **Phone (313)565-2800**

Address 24442 Michigan Avenue Fax (313)565-6182

City, State Dearborn, Michigan Zip 48124

SITE/ PROJECT INFORMATION

Name of Project Smith Rezoning

Parcel Id No. See attached Project Address 50015 Michigan avenue

Attach Legal Description of Property

Property Location: On the South Side of Michigan Avenue Road; Between Denton Road and Rawsonville Road. Size of Lot Width 4,000 feet Depth 1,800 feet

Acreage of Site 75.57 acres Total Acres of Site to Review 75.57 Current Zoning of Site R-1C Single Family Residential

Project Description: Amend Master Plan from Low Density Single Family B (15,000 Sq. Ft.) to Light Industrial and Rezone from R-1C Single Family Residential to M-1 Light Industrial

Is a re-zoning of this parcel being requested? YES ____ YES (if yes complete next line) NO

Current Zoning of Site R-1C Single Family Residential Requested Zoning M-1 Light Industrial

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? _____ 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

Signature of Property Owner:

Harold W. Smith

Harold Smith, Trustee and Authorized Owners' Representative

STATE OF MICHIGAN
COUNTY OF WAYNE

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

Subscribed and sworn before me this 7th day of JUNE 20 17 Notary Public,
Wayne County, Michigan My Commission expires 3-20-18, 20 Amy Wess

Rev 1/12/06

AMY L. WESS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Mar 20, 2018
ACTING IN COUNTY OF Oakland

Ben Griffin
24442 Michigan Avenue
Dearborn, Michigan 48124

June 28, 2017

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

Re: Various Parcels c/k/a "Smith Farm" (the subject property)

Dear Mr. Akers,

Please accept this letter and the attached rezoning application as our formal request to rezone the approx. 75-acre tract referenced above -- located on the south side of Michigan Avenue, between Denton and Rawsonville Roads -- from R-1C Single Family Residential to M-1 Light Industrial. We understand this would require that the Master Plan be amended from Low Density Single Family Residential B (15,000 Sq. Ft.) to Light Industrial, and that the amended Master Plan and Zoning Map would include a residential protection (buffer zone) along the east boundary of the property.

In the section below, we have summarized the land use patterns in the vicinity, and have given our justification for the proposed rezoning.

The subject property currently consists of nine parcels and has been farmed by the same family for over 100 years. All utilities (sewer, water, gas, electric) are in the right-of way adjacent to the site. The land uses for the areas adjoining the subject property are as follows:

To the north is 4,000 feet of frontage on Michigan Avenue (US-12), a state divided highway.

To the south is the active Norfolk Southern Rail line and General Motors Service Parts Operations (distribution center).

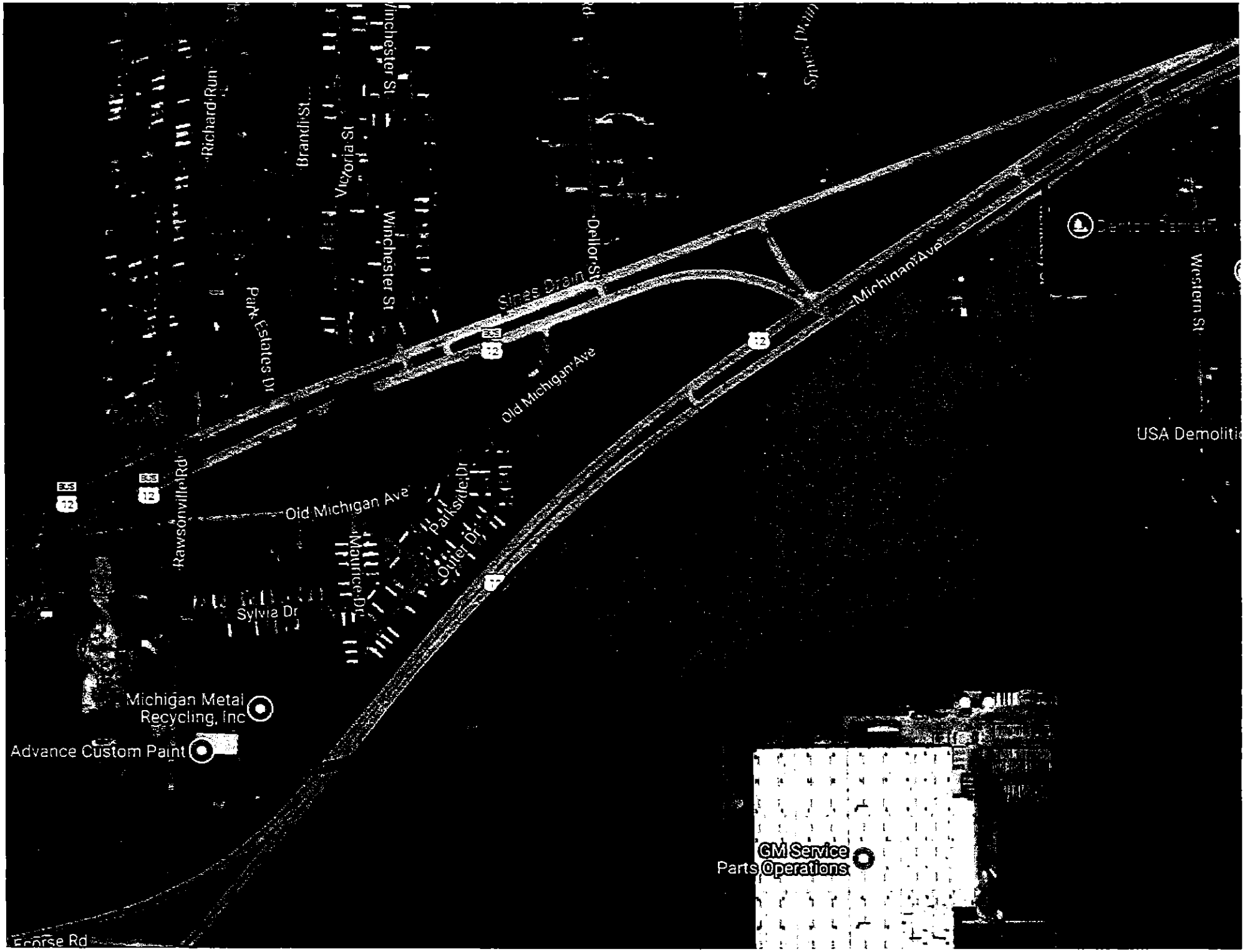
To the east is The Denton Cemetery and single family residential.

To the west is Michigan Avenue (US-12).

The property is surrounded on three sides (north, south and west) by Michigan Avenue (US-12) and the Norfolk Southern Railroad. We believe this makes the site non conducive for current residential development and that impacts on the established residential neighborhood to the east would be mitigated by the required residential protection (buffer zone).

We feel that this is an appropriate location for an M-1 Light Industrial zone -- and that the requested rezoning will not alter the essential character of the area. Therefore, we feel that the recommendation of the Planning Department and Planning Commission in support of the requested rezoning (and Master Plan amendment) will observe, and be consistent with, the spirit of the Ordinance.

Ben Griffin


Richard Run
Brandi St
Victoria St
Winchester St
Winchester St
Park Estates Dr
Sines Drain
Dellor St
Michigan Ave
Western St
USA Demolitio
Old Michigan Ave
Old Michigan Ave
Rawsonville Rd
Parkside Dr
Outer Dr
Maurice Dr
Sylvia Dr
Michigan Metal Recycling, Inc
Advance Custom Paint
GM Service Parts Operations
Ecorse Rd

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

06/01/2017 10:00 AM

Parcel:	83 021 99 0001 000	**Current Class:**	101.AGRICULTURAL IMPROVED
Owner's Name:	SMITH, HAROLD	**Previous Class:**	101.AGRICULTURAL IMPROVED
Property Address:	50061 MICHIGAN AVE BELLEVILLE, MI 48111	**Gov. Unit:**	83 VAN BUREN TOWNSHIP
		MAP #	
		School:	82430 83-VAN BUREN
		Neighborhood:	03007 AGRICULTURAL

Liber/Page: 203044453 **Created:** / /

Split: / / **Active:** Active

Public Impr.: Gravel Road, Water, Sewer, Electric, Gas

Topography: Level

Mailing Address:

SMITH, HAROLD
50015 MICHIGAN AVE
BELLEVILLE MI 48111

Description:

06A1A PART OF E 1/2 OF SEC 6 T3S R8E BEG AT CEN 1/4 COR SEC 6 TH N87DEG 57M E 82.21FT TH S0DEG 08M 47S W 508.07FT TH N77DEG 39M E 1339.47FT TH N1DEG 22M 30S W 1353.15FT AND N1DEG 06M 03S W 488.90FT TH S57DEG 00M W 225.42FT TH S1DEG 06M 30S E 286. 3FT TH S88DEG 53M 30S W 125FT TH N1DEG 06M 30S W 205.37FT TH S57DEG 00M W 1274.19FT TH S1DEG 28M 23S E 699.30FT POB 47.04 AC

Most Recent Sale Information

Sold on 11/19/2002 for 0 by SMITH,JESSE ESTATE.

Terms of Sale: 19-MULTI PARCEL SALE **Liber/Page:** 203044453

Most Recent Permit Information

Permit PB15-0469 on 07/22/2015 for $0 category Res. Add/Alter/Repair.

Physical Property Characteristics

2018 S.E.V.:	Tentative	**2018 Taxable:**	Tentative	**Lot Dimensions:**	
2017 S.E.V.:	156,100	**2017 Taxable:**	105,176	**Acreage:**	47.04
Zoning:	R1C	**Land Value:**	192,864	**Frontage:**	0.0
PRE:	100.000	**Land Impr. Value:**	0	**Average Depth:**	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1888
Occupancy: Single Family
Class: C
Style: 1.75 STORY
Exterior: Alum., Vinyl
% Good (Physical): 56
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
# of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,894
Ground Area: 1,180
Garage Area: 672
Basement Area: 1,012
Basement Walls:
Estimated TCV: 83,898

# of Agricultural Buildings: 6
Estimated TCV: 33,104
Cmts:

Image

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

06/01/2017 10:01 AM

Parcel:	83 021 99 0002 000	**Current Class:**	401.RESIDENTIAL REAL
Owner's Name:	SMITH, HAROLD-WILLIAM	**Previous Class:**	401.RESIDENTIAL REAL
Property Address:	50015 MICHIGAN AVE BELLEVILLE, MI 48111	**Gov. Unit:**	83 VAN BUREN TOWNSHIP
		MAP #	
		School:	82430 83-VAN BUREN
		Neighborhood:	007 DENTON AREA

Liber/Page: 97275554 **Created:** / /

Split: / / **Active:** Active

Public Impr.: Gravel Road, Water, Sewer, Gas

Topography: Level

Mailing Address:

SMITH, HAROLD-WILLIAM
50015 MICHIGAN AVE
BELLEVILLE MI 48111

Description:

06A1B PART OF NE 1/4 SEC 6 T3S R8E BEG S57DEG 00M W 225.42FT FROM INTERSECTION OF S'LY LINE OF MICHIGAN AVE WITH W LINE OF CEMETRY ROAD TH S1DEG 06M 30S E 286.53FT TH S88DEG 53M 30S W 125FT TH N1DEG 06M 30S W 205.37FT TH N57DEG 00M E 149.02FT POB 0.71 AC

Most Recent Sale Information

Sold on 07/08/1997 for 0 by .

Terms of Sale: 09-NO CONSIDERATION **Liber/Page:** 97275554

Most Recent Permit Information

Permit PB15-0378 on 06/09/2015 for $0 category Res. Add/Alter/Repair.

Physical Property Characteristics

2018 S.E.V.:	Tentative	**2018 Taxable:**	Tentative	**Lot Dimensions:**	
2017 S.E.V.:	60,200	**2017 Taxable:**	47,708	**Acreage:**	0.71
Zoning:	R1C	**Land Value:**	24,850	**Frontage:**	0.0
PRE:	100.000	**Land Impr. Value:**	0	**Average Depth:**	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C
Style: 1.50 STORY
Exterior: Alum., Vinyl
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
# of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,526
Ground Area: 1,188
Garage Area: 640
Basement Area: 676
Basement Walls:
Estimated TCV: 93,895

Image

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

06/01/2017 10:01 AM

Parcel:	83 022 01 0003 004	**Current Class:**	102.AGRICULTURAL VACANT
Owner's Name:	SMITH, HAROLD	**Previous Class:**	102.AGRICULTURAL VACANT
Property Address:	MICHIGAN AVE BELLEVILLE, MI 48111	**Gov. Unit:**	83 VAN BUREN TOWNSHIP
		MAP #	
		School:	82430 83-VAN BUREN
		Neighborhood:	03007 AGRICULTURAL

Liber/Page: 206332805 **Created:** / /

Split: / / **Active:** Active

Public Impr.: None

Topography: None

Mailing Address:

SMITH, HAROLD
50015 MICHIGAN
BELLEVILLE MI 48111

Description:

06C3B1 THE SE TRIANGULAR PART OF LOT 3 MEAS 122.0 FT ON THE E LINE AND 143.85 FT ON THE S LINE OF SAID LOT DENTON FARMS SUB T3S R8E L40 P4 WCR

Most Recent Sale Information

Sold on 02/27/2006 for 0 by MOORE, FRANK C - RICHARD J ET AL.

Terms of Sale: 19-MULTI PARCEL SALE **Liber/Page:** 206332805

Most Recent Permit Information

None Found

Physical Property Characteristics

2018 S.E.V.:	Tentative	**2018 Taxable:**	Tentative	**Lot Dimensions:**	
2017 S.E.V.:	400	**2017 Taxable:**	400	**Acreage:**	0.20
Zoning:	R1C	**Land Value:**	820	**Frontage:**	0.0
PRE:	100.000	**Land Impr. Value:**	0	**Average Depth:**	0.0

Improvement Data

None

Image

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

06/01/2017 10:04 AM

Parcel:	83 022 01 0004 003	**Current Class:**	102.AGRICULTURAL VACANT
Owner's Name:	SMITH, HAROLD	**Previous Class:**	102.AGRICULTURAL VACANT
Property Address:	MICHIGAN AVE BELLEVILLE, MI 48111	**Gov. Unit:**	83 VAN BUREN TOWNSHIP
		MAP #	
		School:	82430 83-VAN BUREN
		Neighborhood:	03007 AGRICULTURAL

Liber/Page: 206332805 **Created:** / /

Split: / / **Active:** Active

Public Impr.: None

Topography: None

Mailing Address:

SMITH, HAROLD
50015 MICHIGAN AVE
BELLEVILLE MI 48111

Description:

06C4B1 THE S PART OF LOT 4 MEAS 122.0 FT ON THE W LINE AND 230.13 FT ON THE E LINE OF SAID LOT DENTON FARMS SUB T3S R8E L40 P4 WCR

Most Recent Sale Information

Sold on 02/27/2006 for 0 by MOORE, FRANK C - RICHARD J ET AL.

Terms of Sale: 19-MULTI PARCEL SALE **Liber/Page:** 206332805

Most Recent Permit Information

None Found

Physical Property Characteristics

2018 S.E.V.:	Tentative	**2018 Taxable:**	Tentative	**Lot Dimensions:**	
2017 S.E.V.:	1,100	**2017 Taxable:**	1,100	**Acreage:**	0.55
Zoning:	R1C	**Land Value:**	2,255	**Frontage:**	0.0
PRE:	100.000	**Land Impr. Value:**	0	**Average Depth:**	0.0

Improvement Data

None

Image

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

06/01/2017 10:04 AM

Parcel:	83 022 01 0005 005	**Current Class:**	102.AGRICULTURAL VACANT
Owner's Name:	SMITH, HAROLD	**Previous Class:**	102.AGRICULTURAL VACANT
Property Address:	MICHIGAN AVE BELLEVILLE, MI 48111	**Gov. Unit:**	83 VAN BUREN TOWNSHIP
		MAP #	
		School:	82430 83-VAN BUREN
		Neighborhood:	03007 AGRICULTURAL

Liber/Page: 206332805 **Created:** / /

Split: / / **Active:** Active

Public Impr.: None

Topography: None

Mailing Address:

SMITH, HAROLD
50015 MICHIGAN AVE
BELLEVILLE MI 48111

Description:

06C5A2A 5B2 THE S PT OF LOT 5 MEAS 230.13FT ON THE W LINE AND 356.93FT ON THE E LINE OF SAID LOT 1.15 AC DENTON FARMS SUB T3S R8E L40 P4 WCR

Most Recent Sale Information

Sold on 02/27/2006 for 0 by MOORE, FRANK C - RICHARD J ET AL.

Terms of Sale: 19-MULTI PARCEL SALE **Liber/Page:** 206332805

Most Recent Permit Information

None Found

Physical Property Characteristics

2018 S.E.V.:	Tentative	**2018 Taxable:**	Tentative	**Lot Dimensions:**	
2017 S.E.V.:	2,400	**2017 Taxable:**	2,400	**Acreage:**	1.15
Zoning:	R1C	**Land Value:**	4,715	**Frontage:**	0.0
PRE:	100.000	**Land Impr. Value:**	0	**Average Depth:**	0.0

Improvement Data

None

Image

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

06/01/2017 10:05 AM

Parcel:	83 022 01 0006 001	**Current Class:**	102.AGRICULTURAL VACANT
Owner's Name:	SMITH, HAROLD	**Previous Class:**	102.AGRICULTURAL VACANT
Property Address:	MICHIGAN AVE BELLEVILLE, MI 48111	**Gov. Unit:**	83 VAN BUREN TOWNSHIP
		MAP #	
		School:	82430 83-VAN BUREN
		Neighborhood:	03007 AGRICULTURAL

Liber/Page: 206332805 **Created:** / /

Split: / / **Active:** Active

Public Impr.: None

Topography: None

Mailing Address:

SMITH, HAROLD
50015 MICHIGAN AVE
BELLEVILLE MI 48111

Description:

06C6A THE S PART OF LOT 6 MEAS 356.93 FT ON THE W LINE AND 458.01 FT ON THE E LINE OF SAID LOT DENTON FARMS SUB T3S R8E L40 P4 WCR

Most Recent Sale Information

Sold on 02/27/2006 for 0 by MOORE, FRANK C - RICHARD J ET AL.

Terms of Sale: 19-MULTI PARCEL SALE **Liber/Page:** 206332805

Most Recent Permit Information

None Found

Physical Property Characteristics

2018 S.E.V.:	Tentative	**2018 Taxable:**	Tentative	**Lot Dimensions:**	
2017 S.E.V.:	2,800	**2017 Taxable:**	2,800	**Acreage:**	1.37
Zoning:	R1C	**Land Value:**	5,617	**Frontage:**	0.0
PRE:	100.000	**Land Impr. Value:**	0	**Average Depth:**	0.0

Improvement Data

None

Image

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

06/01/2017 10:05 AM

Parcel:	83 022 01 0007 001	**Current Class:**	102.AGRICULTURAL VACANT
Owner's Name:	SMITH, HAROLD	**Previous Class:**	102.AGRICULTURAL VACANT
Property Address:	MICHIGAN AVE BELLEVILLE, MI 48111	**Gov. Unit:**	83 VAN BUREN TOWNSHIP
		MAP #	
		School:	82430 83-VAN BUREN
		Neighborhood:	03007 AGRICULTURAL

Liber/Page: 206332805 **Created:** / /

Split: / / **Active:** Active

Public Impr.: None

Topography: None

Mailing Address:

SMITH, HAROLD
50015 MICHIGAN AVE
BELLEVILLE MI 48111

Description:

06C7A THE S PART OF LOT 7 MEAS 458.01 FT ON THE W LINE AND 567.19 FT ON THE E LINE OF SAID LOT DENTON FARMS SUB T3S R8E L40 P4 WCR

Most Recent Sale Information

Sold on 02/27/2006 for 0 by MOORE, FRANK C - RICHARD J ET AL.

Terms of Sale: 19-MULTI PARCEL SALE **Liber/Page:** 206332805

Most Recent Permit Information

None Found

Physical Property Characteristics

2018 S.E.V.:	Tentative	**2018 Taxable:**	Tentative	**Lot Dimensions:**	
2017 S.E.V.:	4,100	**2017 Taxable:**	4,100	**Acreage:**	2.00
Zoning:	R1C	**Land Value:**	8,200	**Frontage:**	0.0
PRE:	100.000	**Land Impr. Value:**	0	**Average Depth:**	0.0

Improvement Data

None

Image

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

06/01/2017 10:05 AM

Parcel:	83 022 01 0008 003	**Current Class:**	102.AGRICULTURAL VACANT
Owner's Name:	SMITH, HAROLD	**Previous Class:**	102.AGRICULTURAL VACANT
Property Address:	MICHIGAN AVE BELLEVILLE, MI 48111	**Gov. Unit:**	83 VAN BUREN TOWNSHIP
		MAP #	
		School:	82430 83-VAN BUREN
		Neighborhood:	03007 AGRICULTURAL
Liber/Page:	206332805	**Created:**	/ /
Split:	/ /	**Active:**	Active
Public Impr.:	None		
Topography:	None		

Mailing Address:

SMITH, HAROLD
50015 MICHIGAN AVE
BELLEVILLE MI 48111

Description:

06C8A1 THE S PART OF LOT 8 MEAS 567.19 FT ON THE W LINE AND 645.62 FT ON THE E LINE OF SAID LOT DENTON FARMS SUB T3S R8E L40 P4 WCR

Most Recent Sale Information

Sold on 02/27/2006 for 0 by MOORE, FRANK C - RICHARD J ET AL.

Terms of Sale: 19-MULTI PARCEL SALE **Liber/Page:** 206332805

Most Recent Permit Information

None Found

Physical Property Characteristics

2018 S.E.V.:	Tentative	**2018 Taxable:**	Tentative	**Lot Dimensions:**	
2017 S.E.V.:	3,600	**2017 Taxable:**	3,288	**Acreage:**	1.74
Zoning:	R1C	**Land Value:**	7,134	**Frontage:**	0.0
PRE:	100.000	**Land Impr. Value:**	0	**Average Depth:**	0.0

Improvement Data

None

Image

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

06/06/2017 9:19 AM

Parcel:	83 023 99 0005 000	**Current Class:**	102.AGRICULTURAL VACANT
Owner's Name:	SMITH, HAROLD	**Previous Class:**	102.AGRICULTURAL VACANT
Property Address:	MICHIGAN AVE BELLEVILLE, MI 48111	**Gov. Unit:**	83 VAN BUREN TOWNSHIP
		MAP #	
		School:	82430 83-VAN BUREN
		Neighborhood:	03007 AGRICULTURAL

Liber/Page: 206332805 **Created:** / /

Split: / / **Active:** Active

Public Impr.: None

Topography: None

Mailing Address:

SMITH, HAROLD
50015 MICHIGAN AVE
BELLEVILLE MI 48111

Description:

06P2 PT OF W 1/2 OF SEC 6 BEG S2DEG 29M 20S W 998.21FT AND N77DEG 29M 08S E 1011.13FT FROM W 1/4 COR OF SEC 6 TH N77DEG 35M 05S E 1849.85FT TH N0DEG 08M 44S E 508.07FT TH S87DEG 57M W 1044.57FT TH SWLY 1085.11FT POB 20.81 AC

Most Recent Sale Information

Sold on 02/27/2006 for 0 by SMITH, ALVIRA ESTATE.

Terms of Sale: 19-MULTI PARCEL SALE **Liber/Page:** 206332805

Most Recent Permit Information

None Found

Physical Property Characteristics

2018 S.E.V.:	Tentative	**2018 Taxable:**	Tentative	**Lot Dimensions:**	
2017 S.E.V.:	42,700	**2017 Taxable:**	30,872	**Acreage:**	20.81
Zoning:	R1C	**Land Value:**	85,321	**Frontage:**	0.0
PRE:	100.000	**Land Impr. Value:**	0	**Average Depth:**	0.0

Improvement Data

None

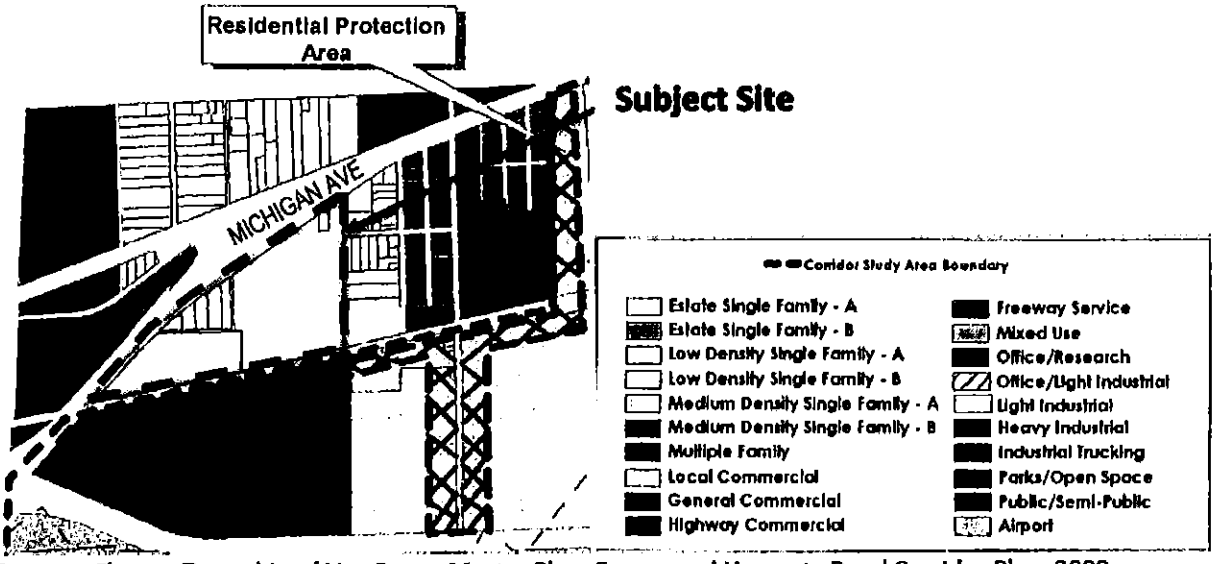
Image

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
NOTICE OF INTENT TO PLAN

Consistent with the provisions of the Michigan Planning Enabling Act, Act 33 of the Public Acts of 2008, as amended, the Van Buren Township Planning Commission is providing notice that the Township will soon begin the preparation of an amendment to the Township's Future Land Use Map to change the future land use designation of the following property from Low Density Single Family Residential B (15,000 square feet) to Light Industrial:

Parcels:

83-021-99-0001-000	83-022-01-0004-003	83-022-01-0007-001	83-021-99-0002-000
83-022-01-0005-005	83-022-01-0008-003	83-022-01-0003-004	83-022-01-0006-001
83-023-99-0005-000			



Source: Charter Township of Van Buren Master Plan, Ecorse and Haggerty Road Corridor Plan, 2000

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Regular meetings of the Township Planning Commission are held on the second and fourth Wednesday of each month at 7:30 P.M. at Van Buren Township Hall. We ask for your cooperation and invite your comments regarding this endeavor.

Sumpter Township
Planning Commission
23480 Sumpter Road
Belleville, MI 48111

Ypsilanti Township
Planning Commission
7200 S. Huron River Drive
Ypsilanti, MI 48197

City of Romulus
Planning Commission
11111 Wayne Road
Romulus, MI 48174

Canton Township
Planning Commission
1150 S. Canton Center Road
Canton, MI 48188

City of Belleville
Planning Commission
6 Main Street
Belleville, MI 48111

Huron Township
Planning Commission
22950 Huron River Drive
New Boston, MI 48164

City of Wayne
Planning Commission
3355 S. Wayne Road
Wayne, MI 48184

Superior Township
Planning Commission
3040 N. Prospect
Ypsilanti, MI 48198

Augusta Township
Planning Commission
8021 Talladay Road
Whittaker, MI 48190

SEMCOG
1001 Woodward Ave, Suite 1400
Detroit, MI 48226

Wayne County
Board of Commissioners
500 Griswold St
Detroit, MI 48226

Washtenaw County
Board of Commissioners
220 North Main Street
Ann Arbor, MI 48108

SMART
535 Griswold Street, Suite 600
Detroit, MI 48226

AATA
2700 S. Industrial Hwy
Ann Arbor, MI 48104

Norfolk Southern Railroad
1200 Peachtree Box 7-142
Atlanta, GA 30309

Wayne County Airport Authority
11050 Rogell Drive, Bldg. 602
Detroit, MI 48242

Michigan Department of
Transportation
18101 W. Nine Mile Road
Southfield, MI 48075

DTE Electric Company
P.O. Box 33017
Detroit, MI 48232

DTE Gas Company
P.O. Box 33017
Detroit, MI 48232

Wayne County
Department of Public Services
400 Monroe
Detroit, MI 48226

Airport Manager
Willow Run Airport
801 Willow Run Airport
Ypsilanti, MI 48198

International Transmission Company
27175 Energy Way
Novi, MI 48377

Charter Township of Van Buren

BOARD OF TRUSTEES

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Paul D. While

November 3, 2017

Planning Commission
46425 Tyler Road
Van Buren Township, MI 48111

RE: Case 17-024 Master Plan Amendment Harold Smith Farm Future Land Use Update

Commissioners,

The next step in the process of amending the future land use plan is to prepare the revision to the future land use plan and move to submit those amendments to the Township Board. The Township Board will then make a decision to approve the distribution of the plan amendment to the adjacent communities as required by the Planning Enabling Act.

McKenna & Associates will be providing a written summary of the status of their review of the industrial property in the Township at the Planning Commission meeting. It is anticipated that this review can be utilized by the Planning Commission for justification for the decision to move forward with the request.

If you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development

46425 Tyler Road, Van Buren Twp., MI 48111-5217 Website: vanburen-mi.org
Telephone 734-699-8900 Fax 734-699-5213

McKenna ASSOCIATES COMMUNITY PLANNING AND DESIGN

August 1, 2017

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

Subject: VBT-17-024 RZ; Review of Ben Griffin Application to Amend the Charter Township of Van Buren Zoning Map

Dear Commissioners:

We have reviewed the application by Ben Griffin ("applicant") on behalf of Harold Smith Trustee and Authorized Owners ("owner") to rezone the following 9 parcels from R-1C (Single Family Residential) to M-1 (Light Industrial), which are also illustrated in the map below. These 9 parcels are located in a triangular area bounded on the north side by Michigan Ave., on the south side by Conrail railroad, and on the east side by a single-family residential area:

- 83-021-99-0001-000
- 83-021-99-0002-000
- 83-022-01-0003-004
- 83-022-01-0004-003
- 83-022-01-0005-005
- 83-022-01-0006-001
- 83-022-01-0007-001
- 83-022-01-0008-003
- 83-023-99-0005-000

Figure 1. Subject Site Location

Subject Site

Source: Google

The application also includes a request to amend the Master Plan Future Land Use classification of the subject site from Low Density Single Family B (15,000 sq. ft.) to Light Industrial. The Master Plan was originally adopted in 1989 and amended in 1999 (Single Family Residential Plan), 2000 (Ecorse-Haggerty Corridor Plan), 2001 (Grace Lake Area Plan), 2007 (South Side Master Plan), and 2010 (Belleville Road District Plan). Our comments on and analysis of this request follows.

Planning and zoning law provides that government has a legitimate interest in maintaining compatibility of surrounding areas, protecting and preserving natural resources, and ensuring adequate infrastructure such as roads, water supply and sanitary sewage disposal. Adoption of a master plan and imposition of zoning restrictions to accomplish those interests, as well as to avoid overcrowding, preserve open space, and protect the aesthetics of an area of land are consistent with the Michigan Planning Enabling Act (P.A. 33 of 2008) and Michigan Zoning Enabling Act (P.A. 110 of 2006).

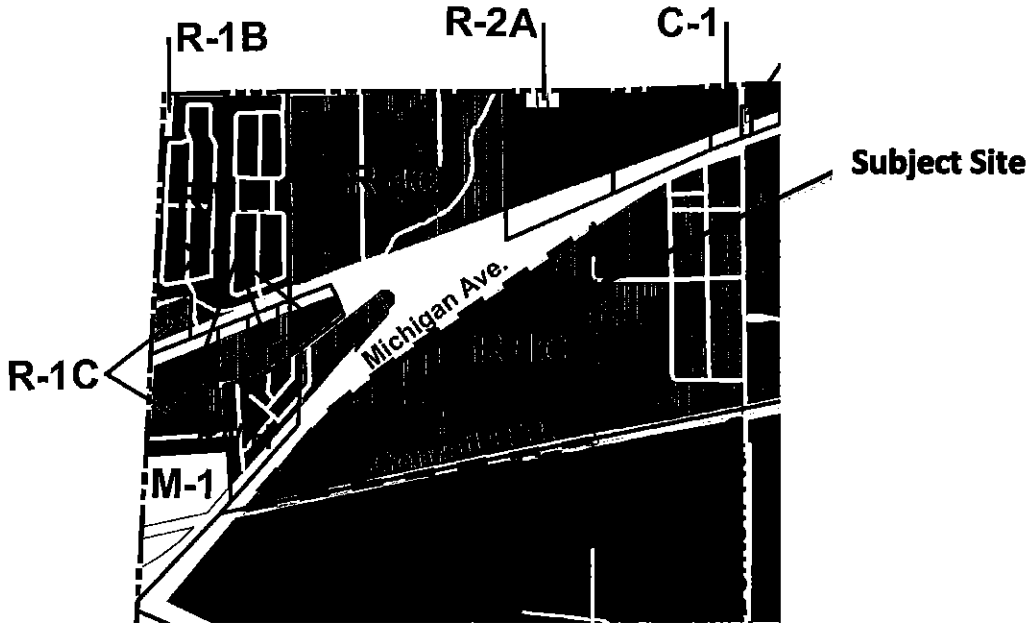
DESCRIPTION

The table below summarizes the existing land use, zoning, and master plan designations in and around the subject site, according to the Master Plans and Zoning Ordinance.

	Existing Land Use	Zoning	Future Land Use Classification
Subject Site	Agriculture/Large Lot Single Family Residential	R-1C (Single Family Residential)	Low Density Single Family B – 15,000 sq. ft.
North	Manufactured Housing Park	R-1C (Single Family Residential), RMH (Mobile Home Park), and C-1 (General Business)	Low Density Single Family B – 15,000 sq. ft. and Medium Density Single Family B – 8,400 sq. ft.
South	Industrial (GM Service Parts Operations) and vacant	M-2 (General Industrial)	Heavy Industrial
East	Single-family residential and cemetery	R-1C (Single Family Residential)	Low Density Single Family B – 15,000 sq. ft.
West	Manufactured Housing Park and industrial uses (Advance Custom Paint and Michigan Metal Recycling)	RMH (Mobile Home Park) and M-1 (Light Industrial)	Medium Density Single Family B – 8,400 sq. ft.

Specifically, the zoning of the subject site and surrounding areas are in the following figure:

Figure 2. Zoning of Subject Site and Surrounding Area



Source: Charter Township of Van Buren Zoning Map

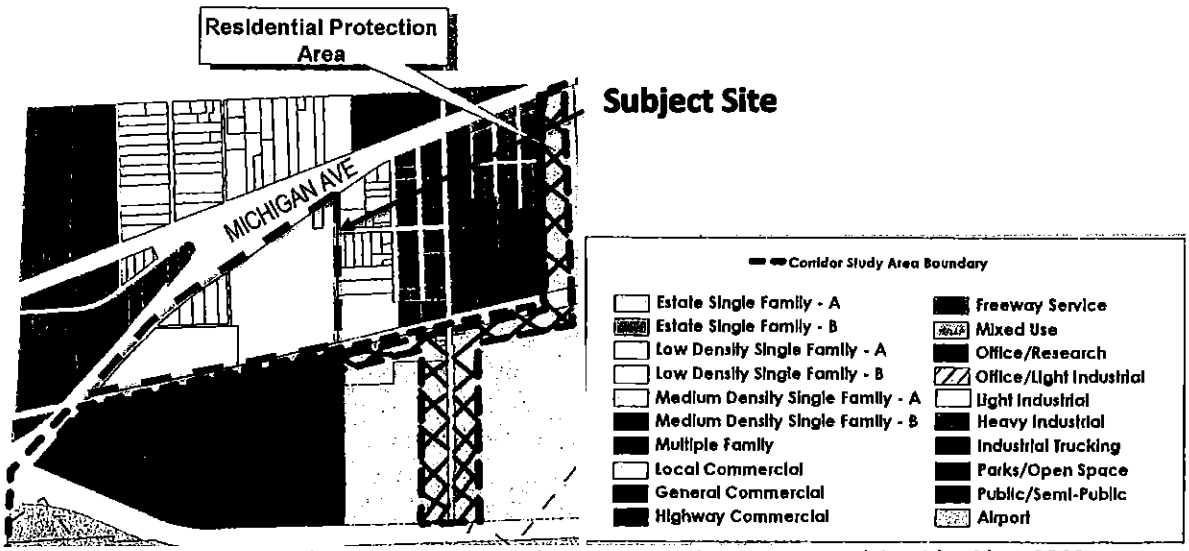
REZONING STANDARDS

Article 12, Chapter 5 of the Zoning Ordinance includes the procedures and standards for reviewing Zoning Ordinance amendment applications. Section 12.504(A) through (K) includes specific standards of review for the Planning Commission and Township Board of Trustees to consider prior to taking action on an amendment application. These standards are as follows:

(A) ***Consistency with the goals, policies, and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.***
The Michigan Zoning Enabling Act requires a zoning ordinance to be based upon the Master Plan. Although the Master Plan was originally adopted in 1989, it has been amended in 1999 (Single Family Residential Plan), 2000 (Ecorse-Haggerty Corridor Plan), 2001 (Grace Lake Area Plan), 2007 (South Side Master Plan), and 2010 (Belleville Road District Plan).

In 1999, the adoption of the Single Family Residential Plan changed the Future Land Use from Medium Density/Single Family Residential (3-6 units per acre) to Low Density Single Family – B (±15,000 sq. ft. lots – approximately 3 units per acre). Most recently, the 2000 Ecorse and Haggerty Road Corridor Plan added Residential Protection Areas to many areas of the township, including industrial areas that abutted residential areas in the northwest part of the township.

Figure 3. Planned Future Land Use of Subject Site and Surrounding Area



Source: Charter Township of Van Buren Master Plan, Ecorse and Haggerty Road Corridor Plan, 2000

While the proposed rezoning of the site is not supported by the Master Plan as it is currently adopted, the following conditions should be considered to determine whether the M-1 zoning district is appropriate for the site:

- *Is the size and location of the current areas zoned M-1, M-T, and M-2 sufficient for meeting the demand for industrial land uses in this area of Van Buren Township?* The northern part of Van Buren Township is an attractive location for industrial development because of the area's proximity to I-94 and I-275 and availability of infrastructure. Although there is approximately 1,000 acres of vacant land located between Ecorse Road and the northern Township line that is zoned M-1, M-T, and M-2, most of this land is under consent judgment (with restricted uses), planned for development already, or reserved by the current owner for future use or expansion. Without

knowing the intentions of every owner of industrial-zoned land between Ecorse Road and the northern Township line, we cannot determine whether there is a sufficient supply of M-1, M-T, and M-2 zoned land to meet the demand for industrial land uses in this area of Van Buren Township.

- *Are there any areas of the Township that are not currently zoned M-1, M-T, or M-2 but have an industrial future land use classification on the current Future Land Use Map?* While there are a few areas of the township that meet this classification, most of these areas are too small, are already developed for another use, or have prohibitive natural features such as wetlands. The most viable areas that are not currently zoned M-1, M-T, or M-2 but have an industrial future land use classification are:
  - A 55-acre site at the southwest corner of Van Born Road and Morton Taylor Road that is currently zoned R-1B but is classified as Light Industrial on the Future Land Use Map. However, the southern and northern portions of this site have wetlands, so development could be prohibitive.
  - A 12.5-acre site at the northeast corner of Tyler Road and Haggerty Road that is currently zoned AG and C-1 but is classified as Office/Light Industrial on the Future Land Use Map.

(B) ***Consistency with the basic intent and purpose of this Zoning Ordinance.***
The Purpose and intent of Section 1.102 of the Zoning Ordinance includes imposing regulations and restrictions governing the location and construction of structures and buildings to be used for business, industry, residence, social purposes, and other specified purposes. To that end, there are provisions for zoning districts, setbacks, building height, land use, parking and loading, access management, landscaping and screening, and environmental performance. While there are many areas of the township where M-1 zoning districts abut R-1 zoning districts, this does not necessarily mean that all M-1 land uses are compatible with all R-1 land uses. However, because the size of the site is 75.57 acres, there is sufficient area for reasonable industrial land uses while still meeting the other requirements of the Zoning Ordinance with respect to landscape buffering and environmental performance.

(C) ***The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.***
If the site is rezoned to M-1, the access would likely be from Michigan Avenue only because a railroad crossing to the south would be difficult to obtain and access to the residential road network to the east would be unnecessary. With access on Michigan Avenue, traffic would have easy access to I-94 to the west and I-275 to the east. While upgrades to a future intersection at Michigan Avenue may be necessary, this is a site plan matter that can be deferred.

(D) ***The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.***
While we are not aware of any constraints on the water and sewer systems that would prevent service to the subject site, we will defer to the Van Buren Township Department of Public Services.

(E) ***That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.***
We are not aware of any errors in the Zoning Ordinance or Zoning Map, so a rezoning cannot be granted on the grounds that there is an error to correct.

When the current Zoning Ordinance was adopted in 2017, the only change to the Zoning Map was the adoption of the Belleville Road Overlay District. This does not mean that a rezoning cannot be justified; it simply means that no other zoning district changes were considered as part of the amendment process at that time.

Over the last few years, Van Buren Township has experienced a high demand for new industrial development and expansions of existing industrial land uses. Recently approved industrial site plans include L&W Engineering, Bayloff Industries, Constellium, Contractor's Steel, Costco, Ashley Capital, Denski Warehouse, Mayser Polymer, and Continental Canteen. If the growth of industrial development continues at its current pace, we can expect future applications to rezone land to an industrial zoning district. This prospect raises questions regarding whether it is appropriate to rezone more of the township to an industrial district and, if so, what areas of the township are appropriate for future industrial zoning? We believe these questions are best addressed through a Master Plan amendment process rather than a rezoning process at the present time. At the least, the Master Plan amendment process should address the current inventory of land planned for industrial use, the potential demand for industrial development, and which areas of the township are suitable for future industrial development, if any.

(F) ***That the amendment will not be expected to result in exclusionary zoning.***
In general, exclusionary zoning is a prohibition of a land use when there is a demonstrated need for the use in the community. If the site is rezoned from R-1C to M-1, there are many available areas of the township where uses in the R-1C district can be established. Conversely, if the site is not rezoned from R-1C to M-1, the are many areas of the township that are currently zoned M-1, M-T, and M-2 that can be developed for industrial use. However, as previously stated, we do not know the availability of these areas based on the intentions of the owners.

(G) ***If a rezoning is requested, compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.***
Currently, the majority of the site is agricultural and relatively flat. According to the Michigan Department of Environmental Quality (MDEQ) Wetlands Map Viewer, there are some minor wetland areas (hydric soils) in the southeastern corner and in an unfarmed area along Michigan Avenue. According to FEMA, there are no floodplains on the site. Therefore, we are not aware of any major physical, geological, hydrological, or other environmental constraints that would prevent the site from being developed for a permitted use in the M-1 zoning district. However, at the time of site plan review, more detailed site information will be required.

(H) ***If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.***
The permitted uses and special land uses of the M-1 zoning district are listed in the following table:

PERMITTED USES	SPECIAL LAND USES
• Wholesale Sales • Warehousing (excluding Distribution Centers) • Manufacturing and Processing (Light) • Laboratories, Minor • Laboratories, Major • Retail Dry Cleaning Plants and Laundries • Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations and including storage yards, when necessary to serve the immediate vicinity. • Accessory Outdoor Industrial Storage • Accessory structures and uses customarily incidental to the above permitted uses • Indoor Recreation	• Automobile Wash Establishment, Automatic • Drive-In Theaters • Private Clubs • Recreational Vehicle Storage Yards • Regulated Uses (Tattoo establishments, pawnshops, pool and billiard halls, and massage parlors) • Outdoor Storage of Building or Contracting Equipment and Supplies • Instructional Services, Outdoor • Truck Repair and Maintenance Facility, Minor • Accessory Caretaker Dwelling

The area of focus for this standard is the impact that the proposed M-1 zoning district will have on the R-1C-zoned area to the east (Denton Neighborhood). Although it is difficult to predict how one of the above uses could impact an adjacent residential area, there are many areas of the township where industrial zones abut residential zones without creating a nuisance. To minimize the impacts of industrial uses on adjacent residential zones, the Zoning Ordinance includes the following provisions:

- Section 8.102 (Standards Applicable to Specific Uses and Districts) includes environmental provisions for industrial-related land uses in the M-1, M-T, M-2, and AP zoning district for drainage, dust, dirt, fly ash, electromagnetic radiation, fire and explosive hazards, flammable liquids, floodplains, watercourses, wetlands, gases, glare, heat, radioactive materials, industrial sewage waste, light, noise, odors, roads, smoke, vibration, and water quality.
- Section 8.105 (Exterior Lighting) requires full cutoff light fixtures, maximum illumination levels, light trespass limits, and a maximum fixture height of 35 feet.
- Section 10.103(E) (Landscaping Design Standards; Greenbelt Buffering) requires an M-1 zoning district to maintain the following buffer when it is adjacent to a R-1 zoning district: A 60-foot wide buffer with a staggered double row of evergreen trees spaced 15 feet on center on a 6-foot high berm with a flat horizontal area at the crest to be at least 3 feet in width. The planting shall be in a manner where the evergreen trees provide 80% opacity within 3 years of planting, measured from the top of the berm. After 3 years, if this opacity is not achieved then additional evergreen trees and/or shrubs shall be planted to achieve 80% opacity at the time of their planting. A 6-foot high masonry wall or opaque fence may be installed in lieu of the required berm and trees.
- Article 9 (Parking, Loading, and Access Management) includes requirements for driveway spacing and offsets. Article 9 also allows the Planning Commission to require a Traffic Impact Study for any development proposal, which would include existing and projected traffic conditions as well as peak-hour operational conditions at driveways and road intersections.

While the impact of a proposed use in the M-1 district cannot be anticipated, note that Distribution Centers are prohibited. A distribution center is defined in the Zoning Ordinance as a warehouse that is greater than 250,000 sq. ft. or any building over 25,000 sq. ft. that is designed to accommodate the simultaneous loading or unloading of more than 1 truck per 8,000 sq. ft. Therefore, if the site is zoned M-1, no warehouse on the site could exceed 250,000 sq. ft. or have more than 1 bay door per 8,000 sq. ft. These types of restrictions tend to minimize the number of truck trips, but there is no way to anticipate the traffic impact until a traffic impact study is prepared by an applicant.

Finally, the impact that the proposed M-1 zoning will have on surrounding property values is not an analysis that we are qualified to make. We would defer to a certified professional qualified to make such an analysis or appraisal.

(l) ***If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.***

If the site is rezoned to M-1, the boundaries of this requested district would be reasonable in relationship to the surrounding zoning district to the south, which is zoned M-2. However, we are concerned about the relationship with the Denton Neighborhood site to the east (zoned R-1C) and the site to the north (zoned R-1C, RMH, and C-1 on the north side of Michigan Avenue). Although there are many areas of the township where an industrial zoning district abuts a residential zoning district, this area was not specifically addressed in the 2000 Ecorse and Haggerty Road Corridor Plan, which proposed 300-400-foot deep Residential Protection Areas around the planned industrial areas east and south of the Denton Neighborhood area. If the Master Plan were to be amended to classify

the Future Land Use of the site as Light Industrial and a 300-400-foot deep Residential Protection Area was included on the north and east sides of the site, then the boundaries of the proposed M-1 zoning of the site would be reasonable in relationship to the surrounding zoning districts to the north and east.

Finally, if the site is rezoned to M-1, the size of the site will be sufficient to meet the Zoning Ordinance standards for lot coverage, setbacks, height, parking, and landscaping.

(J) ***If a rezoning is requested, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.***
Because the site has not yet been developed for residential use despite its convenient location on Michigan Avenue, a residential zoning district might not be the most appropriate district for the site. At the same time, we would not recommend the M-T (Industrial Transportation) and M-2 (General Industrial) districts for this site because of the potential impacts on the adjacent residential neighborhood to the east. The remaining viable zoning districts would be the commercial districts, the Office/Technology district, and the M-1 (Light Industrial) district. These districts can vary considerably, so it is difficult to determine which is/are the most appropriate. We believe this question is best addressed through a Master Plan amendment process rather than a rezoning process at the present time. This recommendation is underscored by the fact that the Michigan Zoning Enabling Act requires a Master Plan to have a Zoning Plan that includes an explanation of how the land use categories on the Future Land Use map relate to the districts on the Zoning Map. Therefore, the Master Plan amendment process should reveal one or more viable zoning districts for the subject site.

(K) ***If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.***
Because there is no specific use noted on the application, we cannot comment on the appropriateness of the possible uses in the M-1 zone. However, because the R-1C and M-1 zoning districts are dissimilar, it would be inappropriate to amend the list of permitted or special land uses in the R-1C district to accommodate an industrial use, as such an amendment would apply to all R-1C-zoned areas of the township.

(L) ***If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.***
Because the site is adjacent to the M-2 zoning to the south, M-1 zoning to the west across Michigan Avenue, and will have frontage along Michigan Avenue to the north, proposed M-1 zoning of the site will not create an isolated zone. The proximity of the site to the abutting R-1C district to the east raises questions about whether the proposed M-1 zone would be compatible with the adjacent R-1C zone (Denton Neighborhood). There are many areas of the township where an industrial zoning district abuts a residential zoning district, so the M-1 zone and R-1C zone are not incompatible if the standards of the Zoning Ordinance are met. However, the 2000 Ecorse and Haggerty Road Corridor Plan proposed 300-400-foot deep Residential Protection Areas around the planned industrial areas east and south of the Denton Neighborhood area. Although this Plan did not propose an industrial zoning district for the subject site, it is reasonable to conclude that a Residential Protection Area would have been placed on the north and east sides of this site if it had been planned for an industrial zoning district. Therefore, if the Master Plan is amended to classify the site as Light Industrial, we recommend that a Residential Protection area be added along the north and east sides of the site. At the same time, given the value of the area fronting Michigan Avenue, a commercial use within this area may also be appropriate as a buffer between the road and the industrial use(s).

RECOMMENDATION

At this time, the application to rezone the subject site from R-1C to M-1 does not meet the following standards of Section 12.504(A) through (K) of the Zoning Ordinances:

1. Section 12.504(A). The proposed rezoning is not consistent with the goals, policies, and objectives of the Master Plan and its subsequent amendments. Although many conditions have changed since the Master Plan was adopted, we cannot determine whether these changed conditions justify rezoning the site to M-1 based on the information currently available.
2. Section 12.504(E). Although Van Buren Township has experienced a high demand for new industrial development and expansions of existing industrial land uses, we cannot determine whether it is appropriate to rezone more of the township to an industrial district and, if so, which areas of the township are appropriate for future industrial zoning.
3. Section 12.054(I). We cannot determine whether the boundaries of the requested rezoning district would be reasonable in relationship to surrounding zoning districts. If the Master Plan were to be amended to classify the Future Land Use of the site as Light Industrial, we would recommend a 300-400-foot deep Residential Protection Area along the north and east sides of the site to meet this standard. At the same time, a commercial use within the 300-400-foot deep frontage along Michigan Avenue may also be appropriate as a buffer between the road and the industrial use(s).
4. Section 12.054(J). While the R-1C district may not be the most appropriate zoning district for this site, we cannot determine whether a commercial district or the Office/Technology district would be more appropriate than the proposed M-1 district.
5. Section 12.054(L). The proposed M-1 zoning of the site has the potential to be incompatible with the abutting R-1C district to the east (Denton Neighborhood). There are many areas of the township where an industrial zoning district abuts a residential zoning district, so the M-1 zone and R-1C zone are not incompatible if the standards of the Zoning Ordinance are met. However, the 2000 Ecorse and Haggerty Road Corridor Plan proposed 300-400-foot deep Residential Protection Areas around the planned industrial areas east and south of the Denton Neighborhood area. Although this Plan did not propose an industrial zoning district for the subject site, it is reasonable to conclude that a Residential Protection Area would have been placed on the north and east sides of this site if it had been planned for an industrial zoning district.

Resolving these standards would be best addressed through a Master Plan amendment process rather than a rezoning process at the present time. Additionally, the applicant has stated in the application that an amendment to the Master Plan is requested. For these reasons, <u>we recommend that the Planning Commission defer action on the rezoning application pending a review of the Master Plan pursuant to the Michigan Planning Enabling Act</u>. At the least, the Master Plan amendment process should address the current inventory of land planned for industrial use, the potential demand for industrial development, which areas of the township are suitable for future industrial development, if any, whether the Residential Protection Area around the Denton Neighborhood Area should be expanded, and whether there are more appropriate zoning districts for the subject site than M-1.

If the Planning Commission is interested in pursuing an amendment to the Master Plan to address the applicant's request and the issues noted above, we recommend adopting a motion to that effect.

Respectfully Submitted,

McKENNA ASSOCIATES

Patrick J. Sloan

Patrick J. Sloan, AICP
Senior Principal Planner

Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR Kevin McNamara | CLERK Leon Wright | TREASURER Sharry A. Budd

TRUSTEE Sherry A. Frazier | TRUSTEE Kevin Martin | TRUSTEE Reggie Miller | TRUSTEE Paul D. White

October 20, 2017

Ben Griffin
Dearborn Real Estate
24442 Michigan Avenue
Dearborn, MI 48124

RE: Case 17-024 Master Plan Amendment Harold Smith Farm Future Land Use Projected Timeline

Mr. Griffin,

The following is a projected timeline for the amendment to the Township's Future Land Use Map if everything is approved in a timely manner by the required boards and commissions:

October 25, 2017:	Introduction to the Planning Commission. Planning Commission considers submitting notice of intent to plan.
October 30, 2017:	Notice of Intent to Plan Sent Out
November 8, 2017:	Planning Commission acts to submit the proposed plan amendments to the Township Board.
November 20, 2017:	Township Board work study.
November 21, 2017:	Township Board approves plan distribution.
November 27, 2017:	Notices for 42 day comment period sent out.
January 10, 2018:	Planning Commission moves to decide to hold a public hearing.
February 14, 2018:	Planning Commission holds public hearing. Votes to adopt Master Plan amendment.
March 5, 2018:	Township Board Workstudy
March 6, 2018	Township Board decision.
March 9, 2018:	Notice of adoptions sent out.
April 11, 2018:	Public Hearing for Rezoning of property. Recommendation made by the Planning Commission.
April 30, 2018:	Township Board Workstudy
May 1, 2018:	Township Board 1st reading of Ordinance amendment
May 15, 2018:	Township Board 2nd reading.

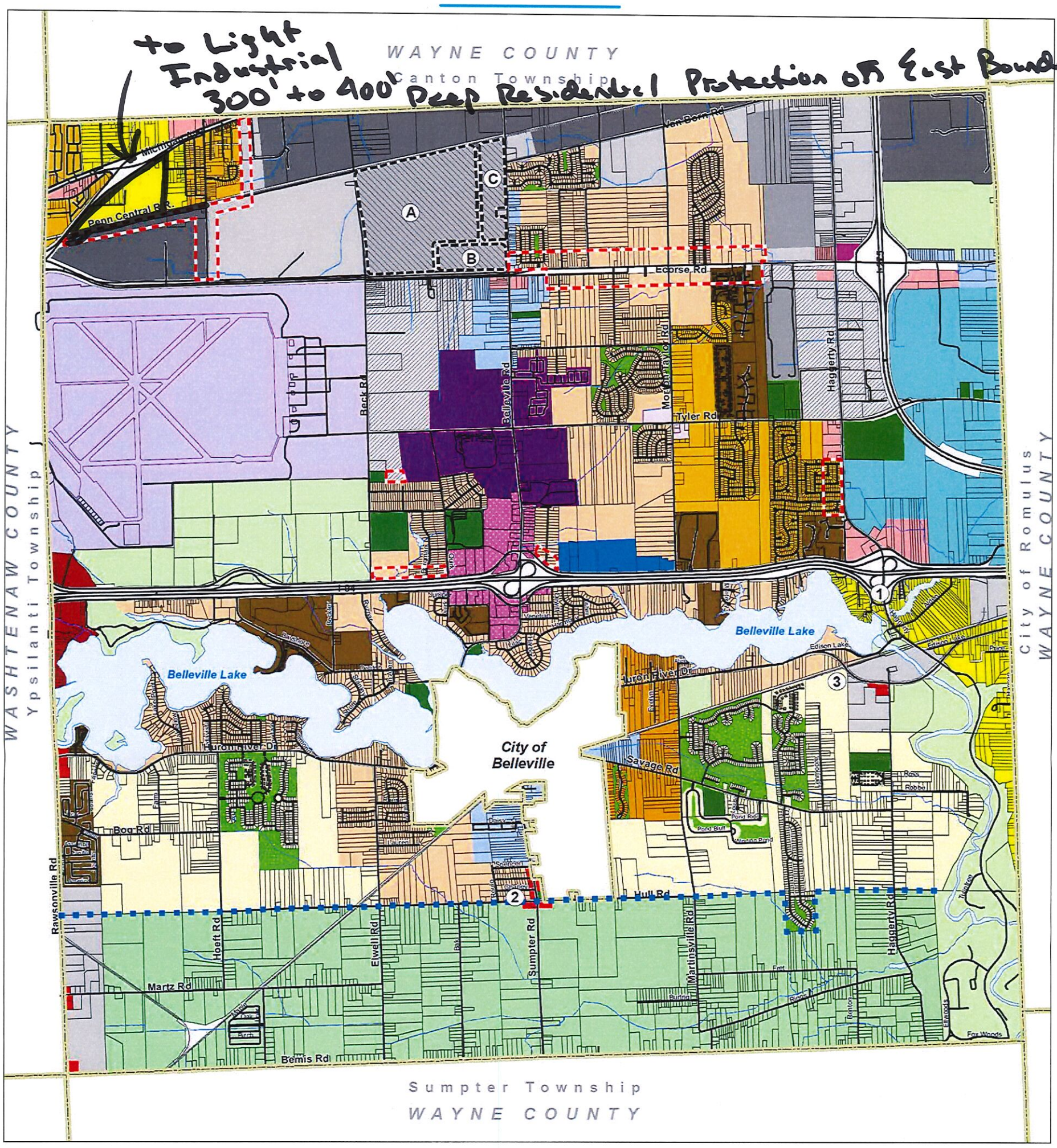
If you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development

46425 Tyler Road, Van Buren Twp., MI 48111-5217 Website: vanburen-mi.org
Telephone 734-699-8900 Fax 734-699-5213

Van Buren
CHARTER TOWNSHIP



Charter Township of Van Buren, Wayne County, Michigan
Future Land Use Plan

Land Use Category

Residential
- Rural Settlement 1 acre lot area
- Low Density Single Family A 20,000 Sq Ft
- Low Density Single Family B 15,000 Sq Ft
- Medium Density Single Family A 10,000 Sq Ft
- Medium Density Single Family B 8,400 Sq Ft
- Village Residential 8,400 Sq Ft
- Multiple Family Residential 10 du/acre

Commercial
- South Side Commercial
- Local Commercial
- General Commercial
- Town Center Edge
- Town Center Core
- Gateway Commercial
- Highway Commercial
- Freeway Service
- CBD

Mixed Use
- Commercial/ Office
- Office Research
- Mixed Use*
- Office/ Light Industrial

Industrial
- Light Industrial
- Industrial Trucking
- Heavy Industrial

Other
- Airport
- Parks/ Open Space
- Public/ Semi Public
- Private Open Space
- Consent Judgment
- Residential Protection
- Urban Services Boundary
- (1) Footnotes (see South Side Master Plan)
- (A) Footnotes (see Belleville Rd District Plan)

Note: Circulation Plans are not reflected on this map.
* See Associated Sub Area Plan for details.

Data Source: Wayne County GIS Basemap 2004
Van Buren Township Master Plan 1989
Single Family Residential Plan 1999
Ecorse-Haggerty Corridor Plan 2000
Grace Lake Area Plan 2001
South Side Master Plan 2007
Belleville Road District Plan 2010
Printed 5/12/2014

0 2,000 4,000 Feet

PLANNING & ZONING APPLICATION

Case number 17-034. *Date Submitted* 10/23/17

APPLICANT INFORMATION

Applicant Gilbert Homes, Inc. **Phone** 248-661-6022
Address 5645 Silver Pond Drive Fax 248-661-6022
City, State West Bloomfield, MI Zip 48322
E:mail gilberthomes@gmail.com Cell Phone Number 248-613-0936
Property Owner _____ **Phone** _____
(if different than applicant)
Address _____ Fax _____
City, State _____ Zip _____
Billing Contact _____ **Phone** _____
Address _____ Fax _____
City, State _____ Zip _____

PROJECT LOCATION

Name of Project Lot numbers 13, 14, 21, 27, 29, 32, 33, 34 of Arlene Arbors Subdivision
Parcel Id No. V125-83- _____ Project Address _____
Attach Legal Description of Property
Property Location: On the South Side of Savage Road: Between Martinsville Road and Sumpter Road. Size of Lot Width _____ Depth _____
Acreage of Site _____ Total Acres of Site to Review _____ Current Zoning of Site _____
Project Description: 8 new homes to be built

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

SPECIAL USE INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying No

Is there an official Woodland within parcel? NO Woodland acreage N/A
List total number of regulated trees outside the Woodland area? N/A Total number of trees N/A
Detailed description for cutting trees N/A

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 AUTHORIZATION

BRUCE GILBERT
Print Property Owners Name

Signature of Property Owner

10/27/17
Date

STATE OF MICHIGAN
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 _____ day of _____ 20___.

_____ Notary Public, _____ County, Michigan My Commission expires _____, 20____.

Rev 1-12-06

To:
Ronald Akers
Van Buren Township

Ronald:

I, David Steuer, am writing to inform you that I authorize Gilbert Homes, Inc. and Bruce Gilbert as its President, to seek approval for plans and elevations in the Arlene Arbors subdivision in Van Buren Township, MI, on behalf of me and/or Arbor Homes, LLC.

Dated: 10/30/12

Signed:
David Steuer

Memo

DATE: November 3, 2017
TO: Planning Commission
FROM: Ron Akers, AICP – Director of Planning & Economic Development

RE: SPR 17-034 Site Plan Amendment for Gilbert Homes regarding Architectural Elevations in Arlene Arbors Subdivision.

The applicant, Gilbert Homes, is requesting architectural approval for additional home plans and façade elevations for residential dwellings in the Arlene Arbors development. There is an existing Planned Residential Development (PRD) Agreement in place for the property which was approved in 1999.

These plans are subject to the PRD agreement, and the standards of the Zoning Ordinance, specifically section 5.115 which addresses specific development standards for single family dwellings in site condominiums and subdivisions.

The following is my review of the architectural plans based on the Zoning Ordinance and PRD agreement:

Comments

1. **Site Plan**
   The setbacks, as described in the approved site plan for the Arlene Arbors development, depict a front yard setback of 25', a rear yard setback of 35', and a required side yard setback of 10'. The lots sizes in the development are approximately 70' in width and 120' in depth.

   The submitted plans depict the widths of 41' and depths of 46' 4". Based on this the provided plans have sufficient width that will fit within the setbacks on the parcels in the Arlene Arbors development.

2. **Floor Area**
   The PRD agreement does not require dwelling square footages which are different from the Zoning Ordinance. Due to this the minimum required home square footage is 1,800 square feet per the R1-A zoning district requirements. The proposed floor plan for the home is 2,068 square feet. Based on this the standard in the Zoning Ordinance has been met.

3. <u>Façade Elevations</u>

The Zoning Ordinance requires that a property meet the substantially different standard from neighboring properties. The substantially different requirement can be achieved by varying three or more of the following criteria.

(i) Roof style. Roof style is determined by location and orientation of the principal ridge line and adjacent sloping sections. Different roof styles include but are not limited to gable, reverse gable, Cape Cod, gambrel, hip, mansard and flat, etc.

(ii) Roof pitch. Roof pitch is determined by measuring the ratio of vertical to horizontal units in the sloping segments of the principal section of the roof of a structure. Different roof pitches are three (3) or more vertical units in twelve (12) from each other including, for example, 6:12 and 9:12 or 8:12 and 11:12, etc.

(iii) Exterior Material. Exterior material describes the material present area of structure. Different exterior materials include but are not limited to horizontal siding, vertical siding, shingles/shakes, brick, stone and stucco, etc.

(iv) Location of Major Design Features Relative to Main Mass. Major design features include but are not limited to attached garages, porches, porticos, breeze-ways, gables, dormers and/or similar major features. Different locations of major design features relative to the main mass of a structure include but are not limited to in front of, beside, on top of, and/or in some other location relative to the main mass of the structure.

(v) Location of Windows Doors Relative to Main Mass. Windows and doors on a structure can take on various configurations. Different location of windows and doors relative to the main mass of a structure include but are not limited to center door, off-center door and no door, with windows on either or both sides of and/or above the door.

Based on the lots which are being purchased, the applicant can meet the substantially different requirement by providing three elevations which are different from one another. The applicant has provided this. Upon review of these three separate elevations, the applicant has met this standard by varying the location of major design features relative to main mass, the location of windows relative to main mass, and roof style. Below is a table which reflects the comparison analysis.

Elevation Comparison Schedule for 17-034 Arlene Arbors Elevations by Gilbert Homes

	A	B	C
A	X	Y	Y
B	Y	X	Y
C	Y	Y	X

Y=Substatially Different
N= Not Substantially Different
X=Same Elevation

4. **Building Materials**
   The Zoning Ordinance requires that at least 50% of the total wall area of residential structures to be brick or stone. The elevations provide brick to the belt course on all four sides for elevation A, B, and C. On elevations B and C, the brick is also extended to the second story on the front façade of the building. Based on this, this requirement has been met.

5. **Side Entry Garages**
   The Zoning Ordinance requires that a minimum of 30% of all structures within a subdivision or site condominium development have a garage door oriented to an area other than the front lot. Based on this, a minimum of 11 of 38 lots in the subdivision will be required to have a side or rear entry garage. Currently 7 of the developed lots have side entry garages. This would mean that 4 additional lots will be required to have a side entry garage. The provided plans depict an option for a side entry garage, but do not provide the required elevations. Based on this the applicant will need to do the following:

   A. The applicant will need to construct at least 4 side entry garages on the remaining eight lots which are being purchased.
   B. The applicant will need to provide elevations for side entry garages.

I have verbally spoken to the applicant and they have indicated that these elevations will be provided prior to the meeting. If these elevations are provided this item will be adequately addressed.

6. Other Considerations

The applicant will be required to obtain architectural approval from the Home Owners Association for the proposed elevations. The Township cannot withhold building permits until this is obtained, but it is still a required to construct homes in this subdivision.

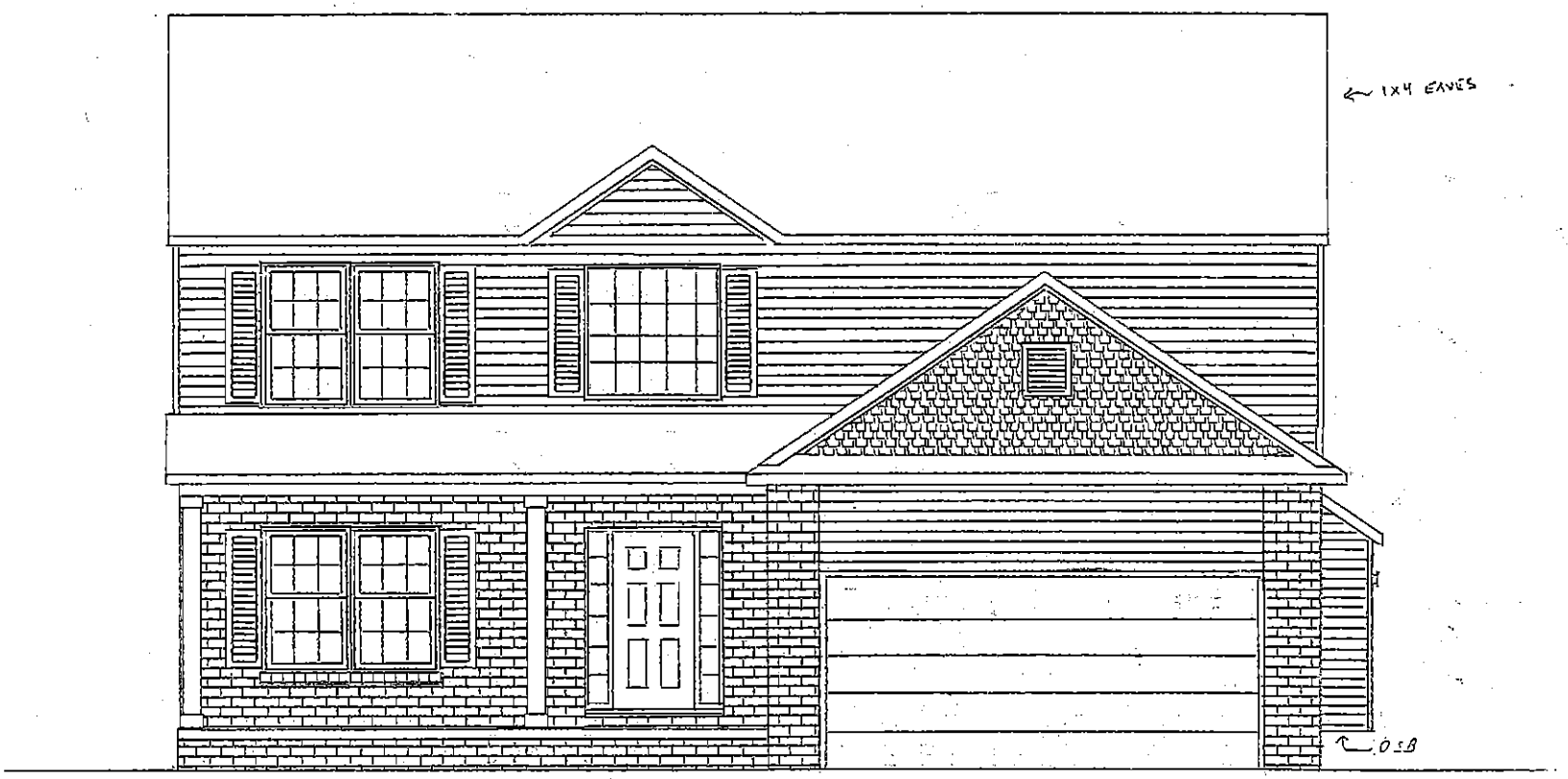
Recommendation

If the applicant can provide the requested information as we have discussed and it is compliant with the applicable standards, staff can make the following recommendation:

Based on the comments listed above and the additional requested documents, staff recommends that the Planning Commission approve an amendment to the site plan for the Arlene Arbors development in order to allow Gilbert Homes to construct homes consistent with the provided plans which depict elevations to be constructed on the remaining lots in the subdivision. This approval should be based upon the staff review letter dated November 3, 2017 and conditioned upon the following:

1. Township Planning Staff shall review each application for a new single family home in order to determine that the new home meets the required setbacks and that the elevation meets the Township's "Substantially Different" architectural design standards set forth in the Zoning Ordinance.
2. The Planning Commission recommends that the applicant make efforts to obtain architectural approval from the Home Owners Association of Arlene Arbors.

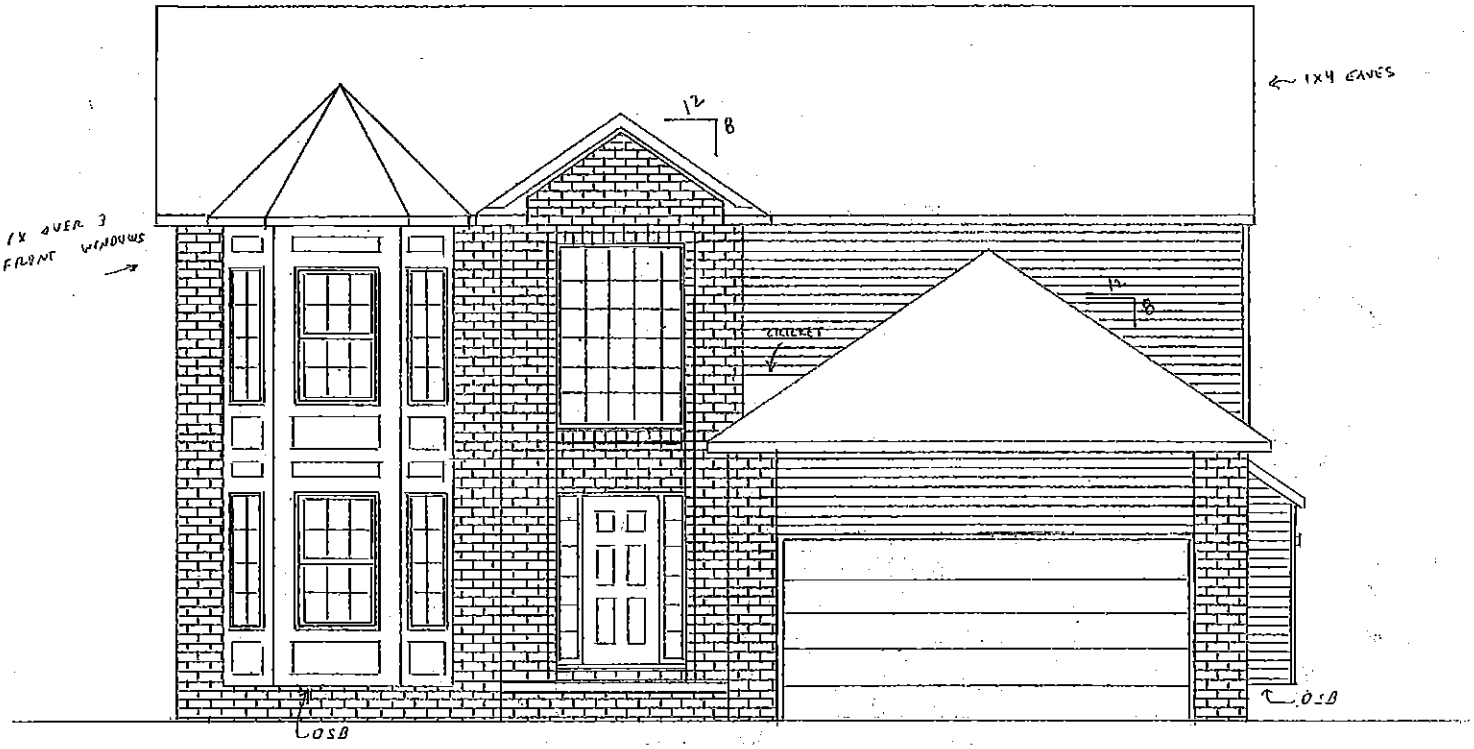
In the event the applicant fails to provide the elevations with the side entry garages, Staff will recommend that decision on the application be postponed until this item is provided.



FRONT ELEVATION

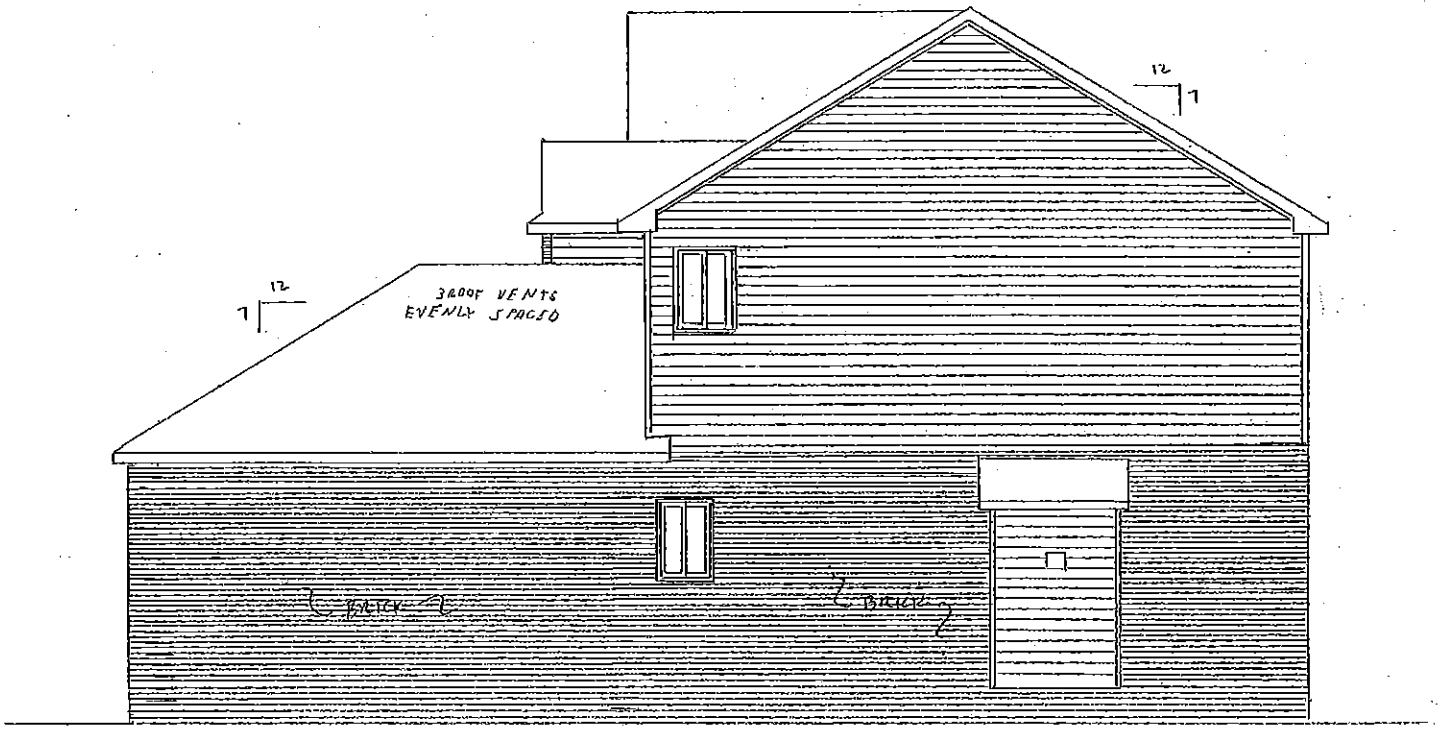
SCALE: 1/4" = 1'0"

A



FRONT ELEVATION

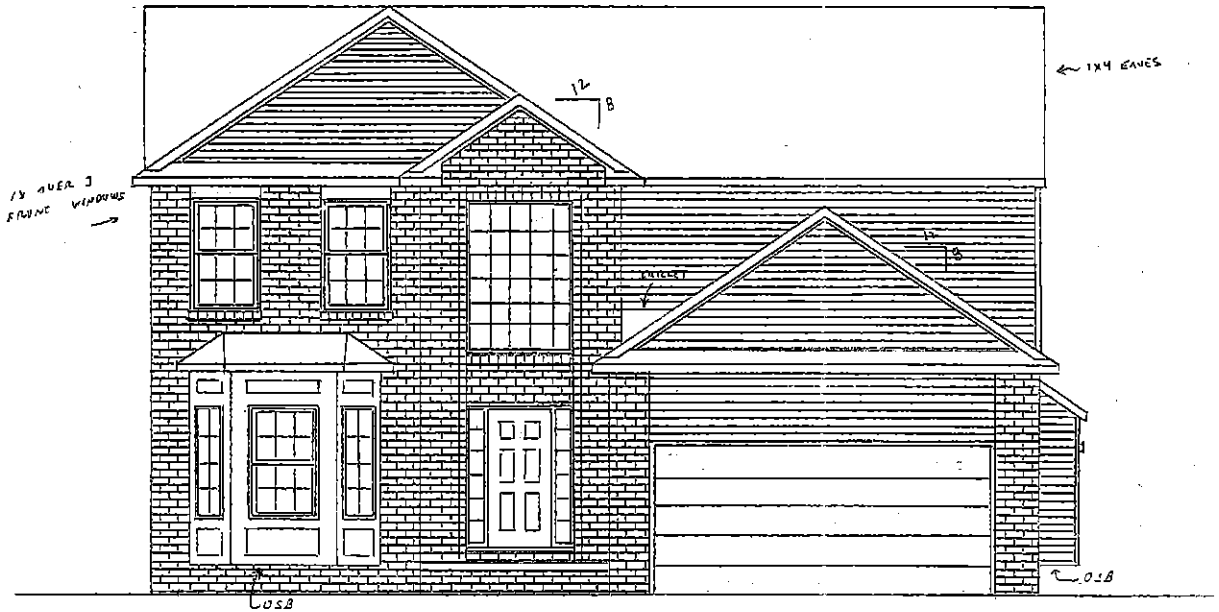
SCALE: 1/4" = 1'0"



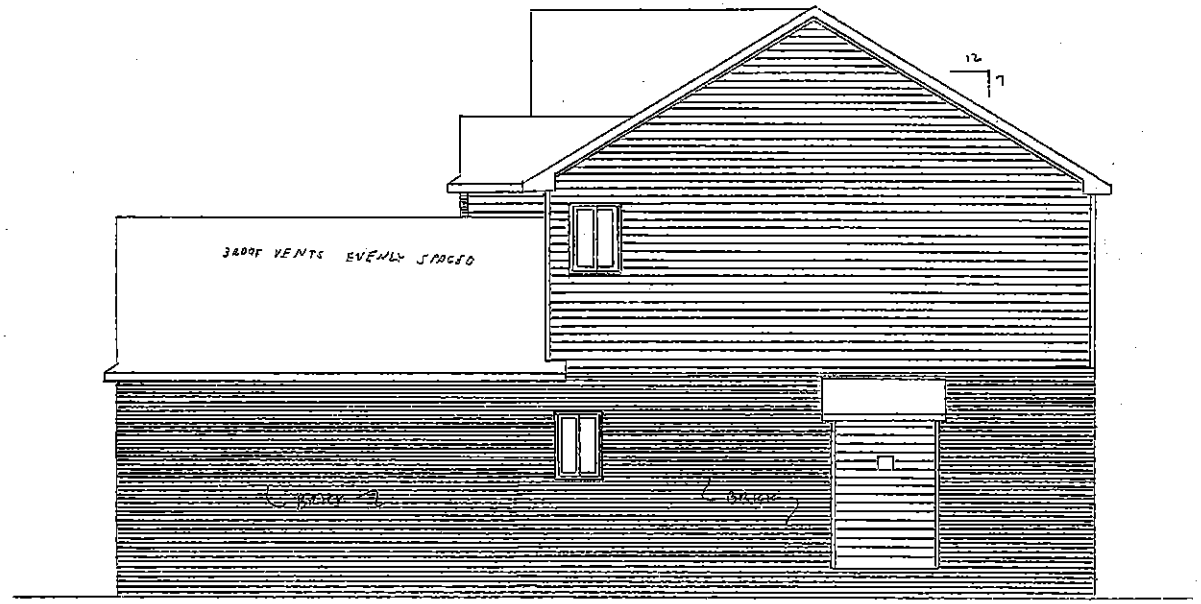
RIGHT ELEVATION

SCALE: 1/4" = 1'0"

B

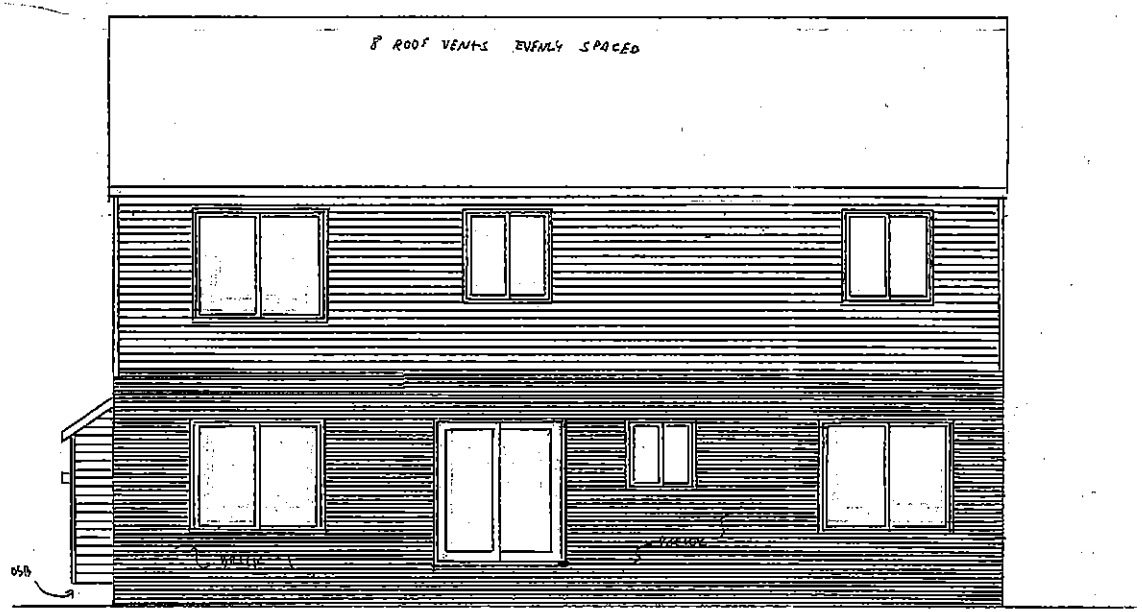


FRONT ELEVATION
SCALE: 1/4" = 1'0"

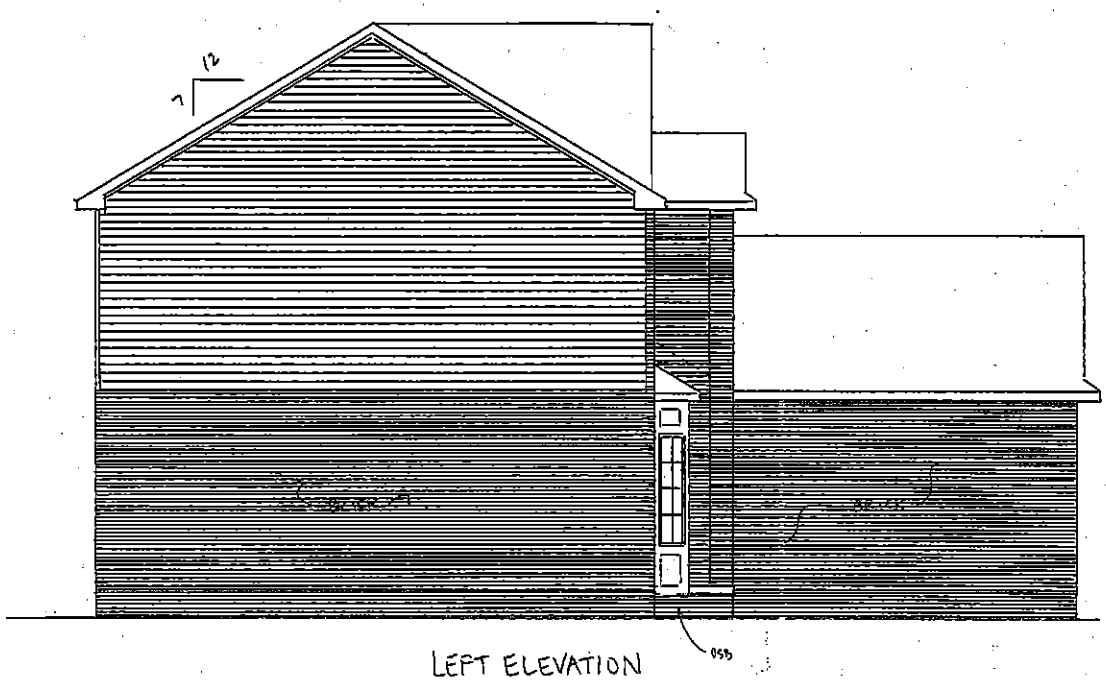


RIGHT ELEVATION
SCALE: 1/4" = 1'0"

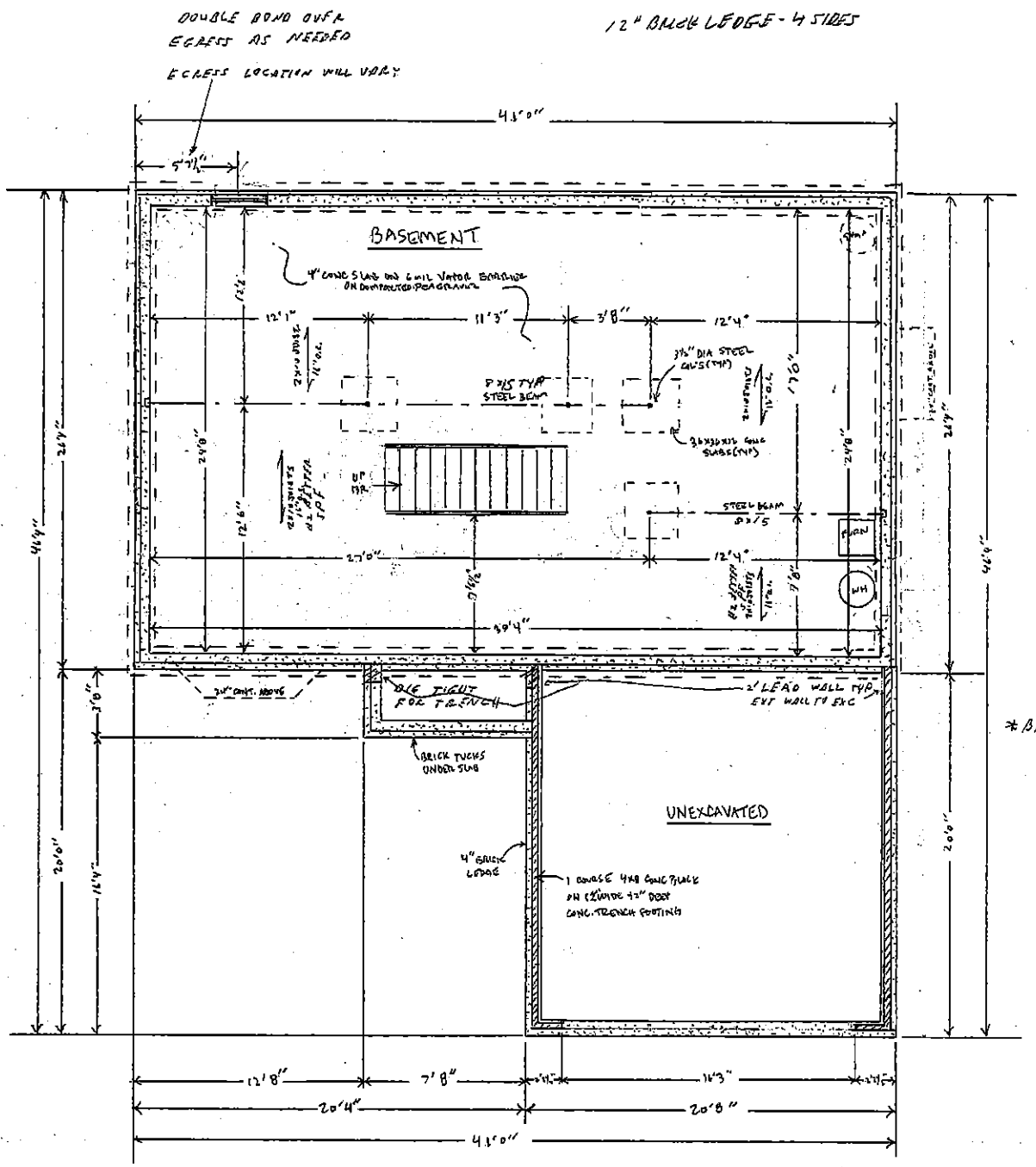
GILBERT HOMES
PG 4 OF 6



REAR ELEVATION
SCALE: 1/4" = 1'0"



LEFT ELEVATION
SCALE: 1/4" = 1'0"



4'4"	1	EGRESS WINDOW

*BRICK LEDGE ALL AROUND

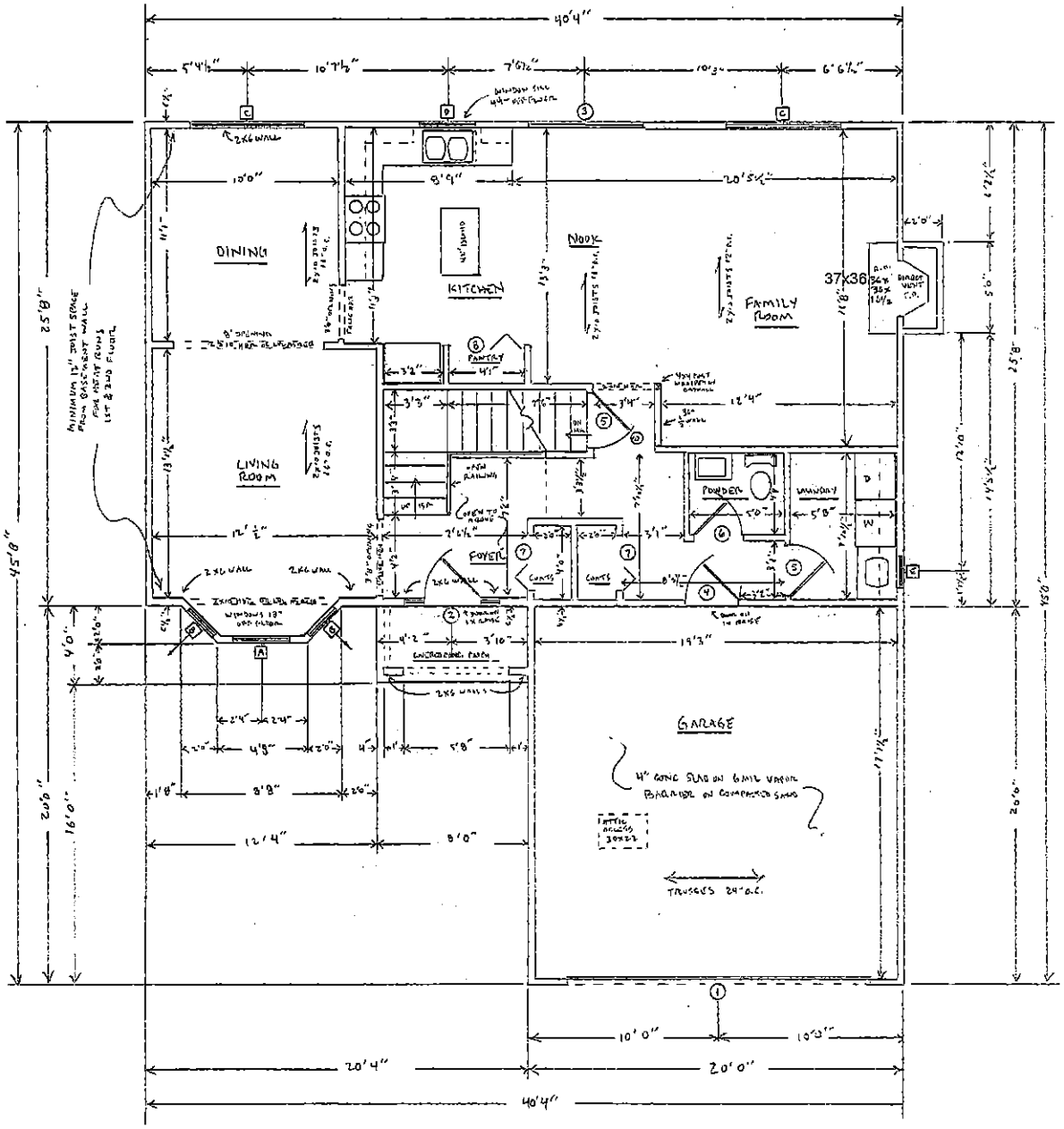
FOUNDATION PLAN

SCALE: 1/4" = 1'0"

NOTES: ALL WALLS DRAWN 10" THICK
SOIL BEARING 2500 PSF MIN
CONCRETE CRAP 2500 MIN
TRUSSES TO BE USED

BRING TRACE WIRE TO METER LOCATION

GILBERT HOMES
PG 1 OF 6



DOOR SCHEDULE				
KEY	SIZE	QTY	DESC	
1	16'7"	1	OVERHEAD GARAGE	
2	5'0 8	1	3' 6 PANEL EXT W/12" SIDELITES	R.O. 65 X 82½ OR 1x
3	6'0 6"	1	SLIDING GLASS	
4	2'8 6"	1	FIRE-RATED	R.O. 38 X 82½ OR 1x
5	2'8 6"	2	INT. SWING	
6	2'4 6"	1	INT SWING	
7	3'0 6"	2	BIFOLD	
8	4'0 6"	1	BIFOLD	

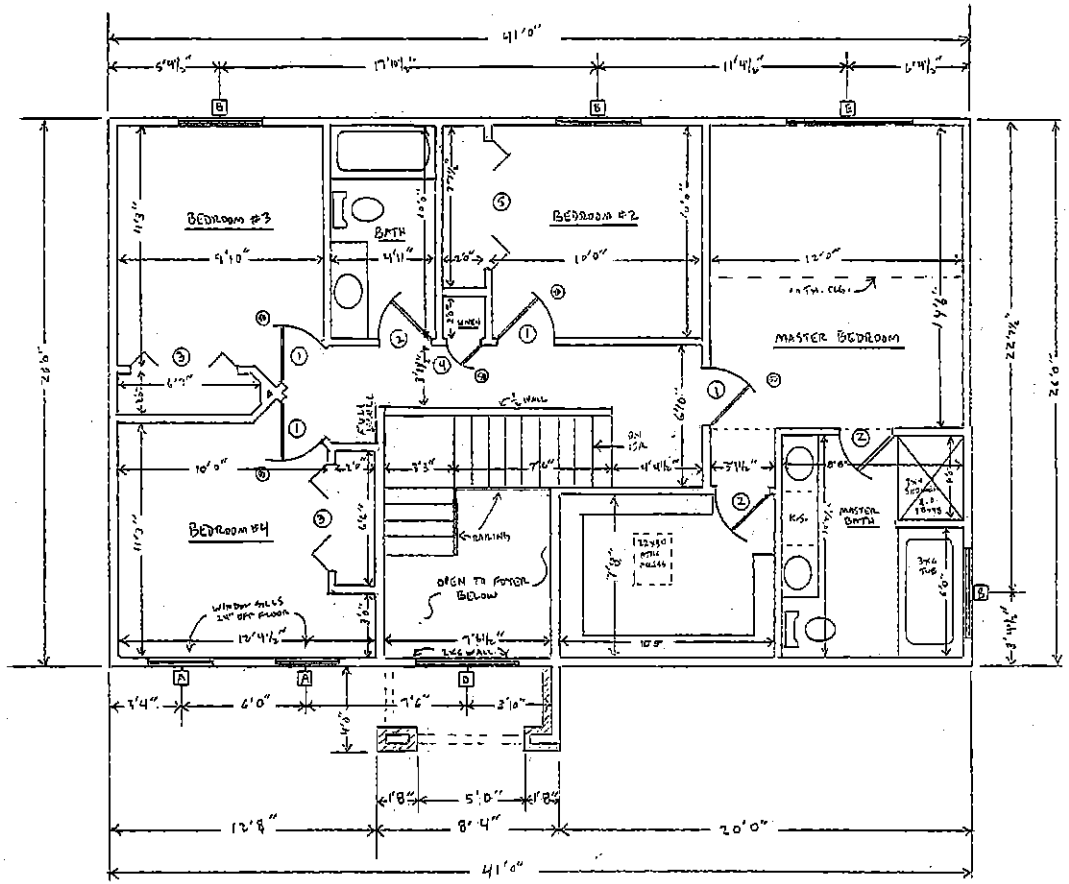
WINDOW SCHEDULE			
KEY	SIZE	QTY	DESC
A	3'0 6"	1	S.H.
B	2'0 6"	2	FIXED
C	6'0 5"	2	GLIDER
D	3'0 3"	1	GLIDER
E	2'0 3"	1	GLIDER

NOTE: SIZES VARY BY MFR

FIRST FLOOR PLAN

SCALE: 1/4" = 1'0" 1066 SQ.FT.

NOTE: ALL WALLS DRAWN 4½" THICK UNLESS NOTED
NOTE: EXT. DIMENSIONS DO NOT INCLUDE BRICK
NOTE: 2x12 HDRS OVER EXT. DOORS & WINDOWS
NOTE: SMOKE DETECTORS WIRED IN SERIES W/BATTERY BACKUP
NOTE: TREADS & RISERS 1" THICK DRYWALL AT FOYER STEPS
NOTE: ALL HEADERS AS HIGH AS POSSIBLE
NOTE: 1ST FLOOR WINDOW HEADERS AT 7'8" EXCEPT KITCHEN SILL AT 44" AND L.R. SILLS AT 18"
NOTE: USE 2 STUDS ON EXT. CORNERS
NOTE: 1/8" GAP 4 SIDES ON DECK & ROOF
NOTE: USE CADDETL IN PLACE OF BLOCKS AT EXT WALLS
NOTE: DOORS 2'8" x 83
BIFOLD 4'0" x 82½



DOOR SCHEDULE			D
KEY	SIZE	QTY	DESC
1	2'6"	4	INT-SWING
2	2'6"	3	INT-SWING
3	5'6"	2	BIFOLD
4	1'6"	1	PIVOT
5	6'6"	1	BIFOLD

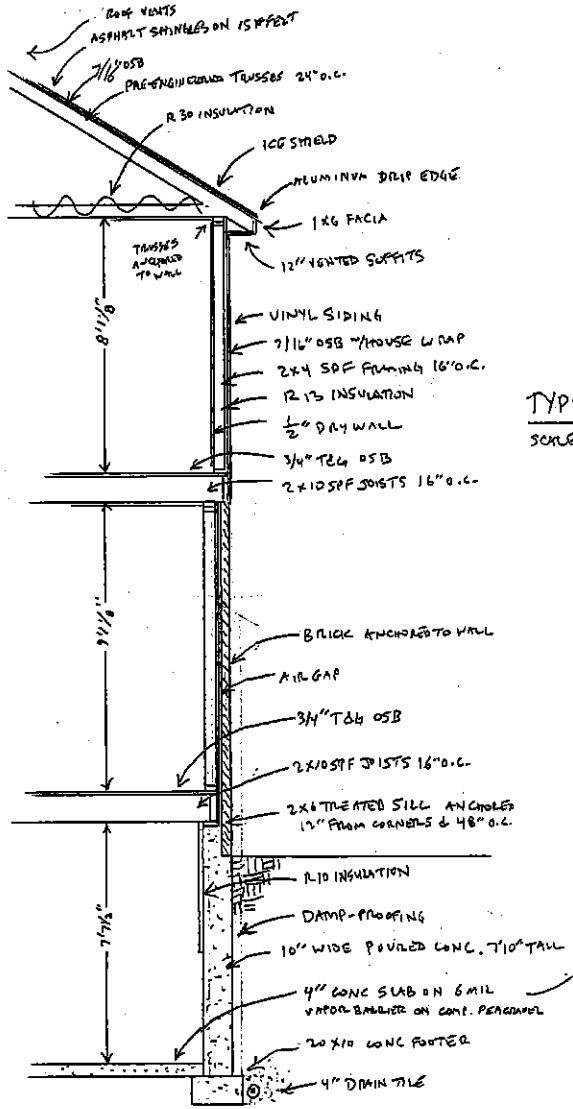
WINDOW SCHEDULE			D	
KEY	SIZE	QTY	DESC	
A	3'5"	2	S.H. (EGRESS)	SILLS 24" OFF FLOOR
B	4'4"	2	GLIDER (EGRESS)	
C	4'4"	1	GLIDER (TEMPERED)	
D	5'6"	1	FIXED	
E	6'5"	1	GLIDER	

NOTE: SIZES MAY BY MFR.

SECOND FLOOR PLAN

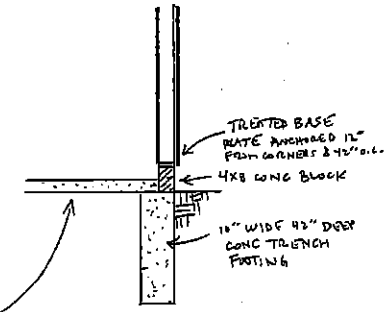
SCALE: 1/4" = 1'0" 1002 SQ. FT.

NOTE: ALL WALLS DRAWN 4 1/2" THICK UNLESS NOTED
NOTE: 2x10 HDRS OVER WINDOWS (UNLESS NOTED)
NOTE: SMOKE DETECTORS WIRED IN SERIES W/BATT. BACKUP



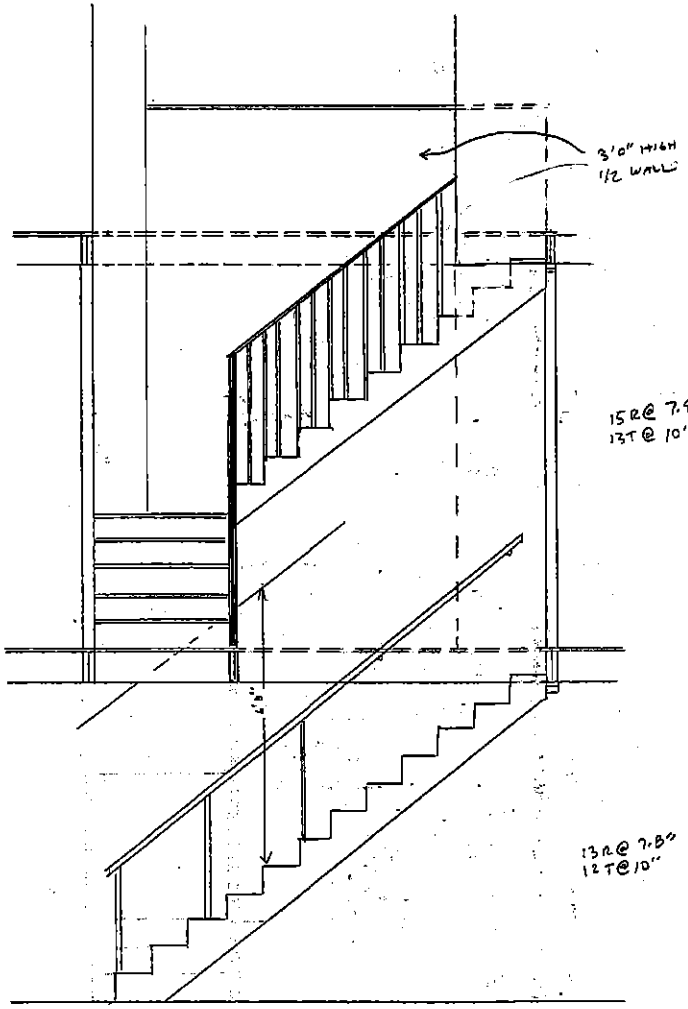
TYPICAL WALL SECTION

SCALE: 3/8" = 1'0"



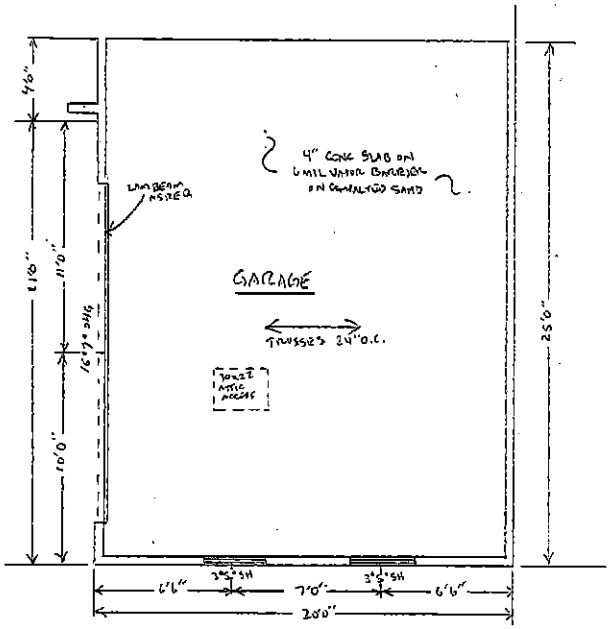
GARAGE DETAIL

SCALE: 3/8" = 1'0"



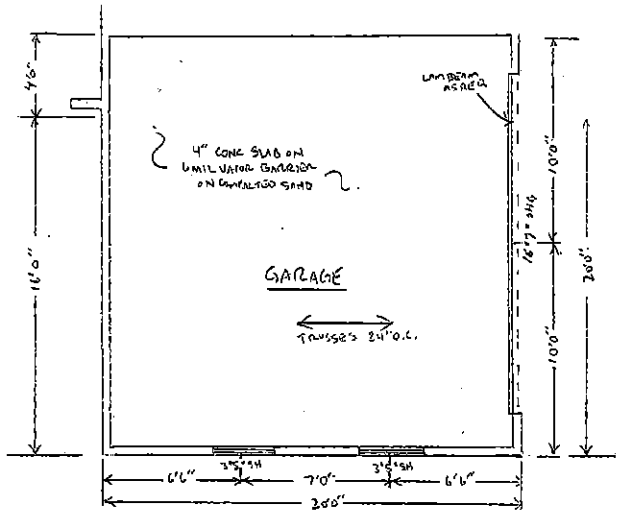
STAIRCASE SECTION

SCALE: 1/2" = 1'0"



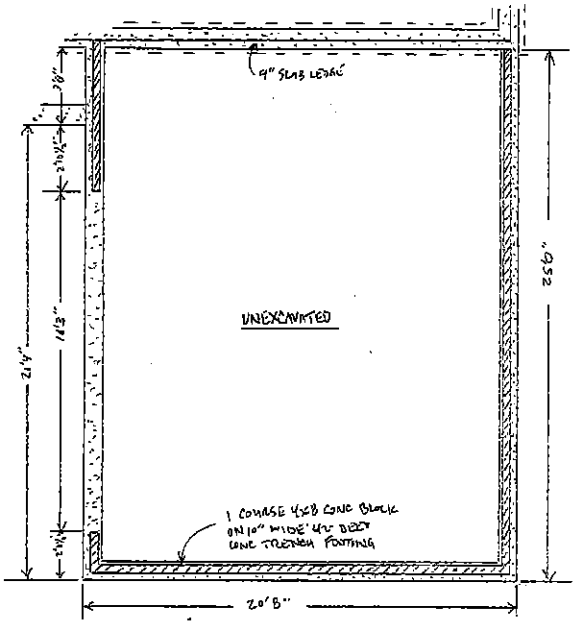
OPTIONAL "COURT ENTRY" GARAGE PLAN

SCALE: 1/4" = 1'0"



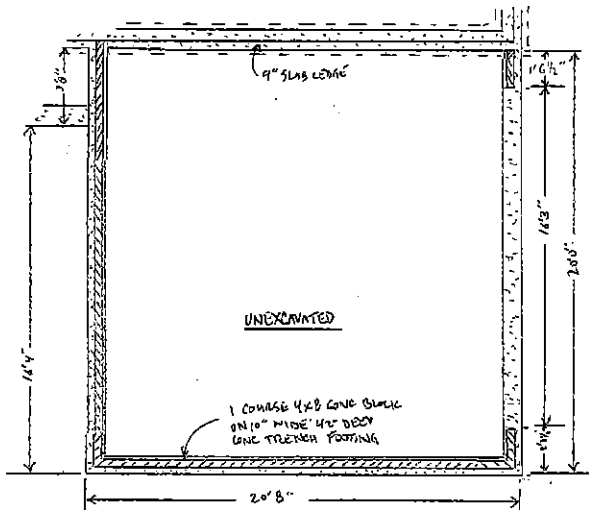
OPTIONAL SIDE ENTRY GARAGE PLAN

SCALE: 1/4" = 1'0"



OPTIONAL "COURT ENTRY" GARAGE FOUNDATION PLAN

SCALE: 1/4" = 1'0"



OPTIONAL SIDE ENTRY GARAGE FOUNDATION PLAN

SCALE: 1/4" = 1'0"

Gilbert Homes, Inc

Arlene Arbors Architectural Approval Presentation for

Van Buren
CHARTER TOWNSHIP

Planning Commission

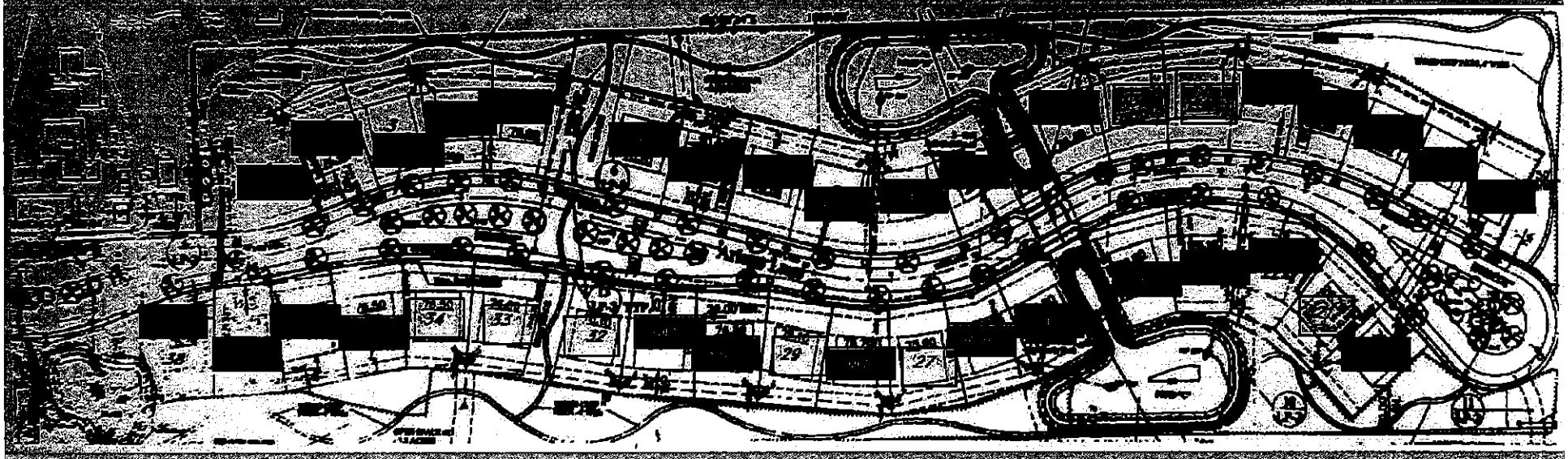
Gilbert Homes currently seeks Planning Commission approval to build eight (8) new homes in the Arlene Arbors subdivision.

Arlene Arbors Lots:

13, 14, 21, 27, 29, 32, 33, 34

Gilbert Homes, Inc.

Van Buren
CHARTER TOWNSHIP



Gilbert Homes' Lots

Gilbert Homes, Inc.

Van Buren
CHARTER TOWNSHIP

Planning Commission's November 8, 2017 Discussion Points:

- Exterior Façade Brick Requirements
  - ✓ Brick will extend to belt along all sides of of all planned dwellings

- Sump Pump Venting Location
  - ✓ Sump venting will be into side yard at rear of home opposite corner of basement away from egress window. A/C unit is at the rear of the same corner, as such we have located the sump discharge at the side, preventing congestion of mechanicals at the rear of the home.

Gilbert Homes, Inc.

Van Buren
CHARTER TOWNSHIP

Planning Commission's November 8, 2017 Discussion Points:

- Fireplace Chimney Design
  - ✓ Direct vent fireplaces do not require a full height chimney chase, just a vent
  - ✓ There are no full height chimney chases in homes surrounding proposed lots
  - ✓ Adding non-functional chimney chase adds unnecessary complexity to roof system and creates maintenance headaches for owners
  - ✓ Existing homes are of similar construction
  - ✓ See pictures on following slides

Gilbert Homes, Inc.

Van Buren
CHARTER TOWNSHIP

Gilbert Homes, Inc.

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Gilbert Homes, Inc.

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Planning Commission's November 8, 2017 Discussion Points:

- Floor Plan / Elevation Variation
  - ✓ Three substantially different designs
    - Primary Design (5 of 8 lots) features bay window, 3 gables, two-story entry portico, and more brick on façade
    - Alternate Design (2 of 8 lots) features front porch, 2 gables, and decorative shutters
    - Second Alternate Design (1 of 8 lots) we will add a peak above a stacked bay and a hipped roof above the garage; large gable will be omitted to provide architectural diversity

Gilbert Homes, Inc.

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Primary Elevation

FRONT ELEVATION

SCALE: 1/4" = 1'0"

Gilbert Homes, Inc.

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Alternate Elevation

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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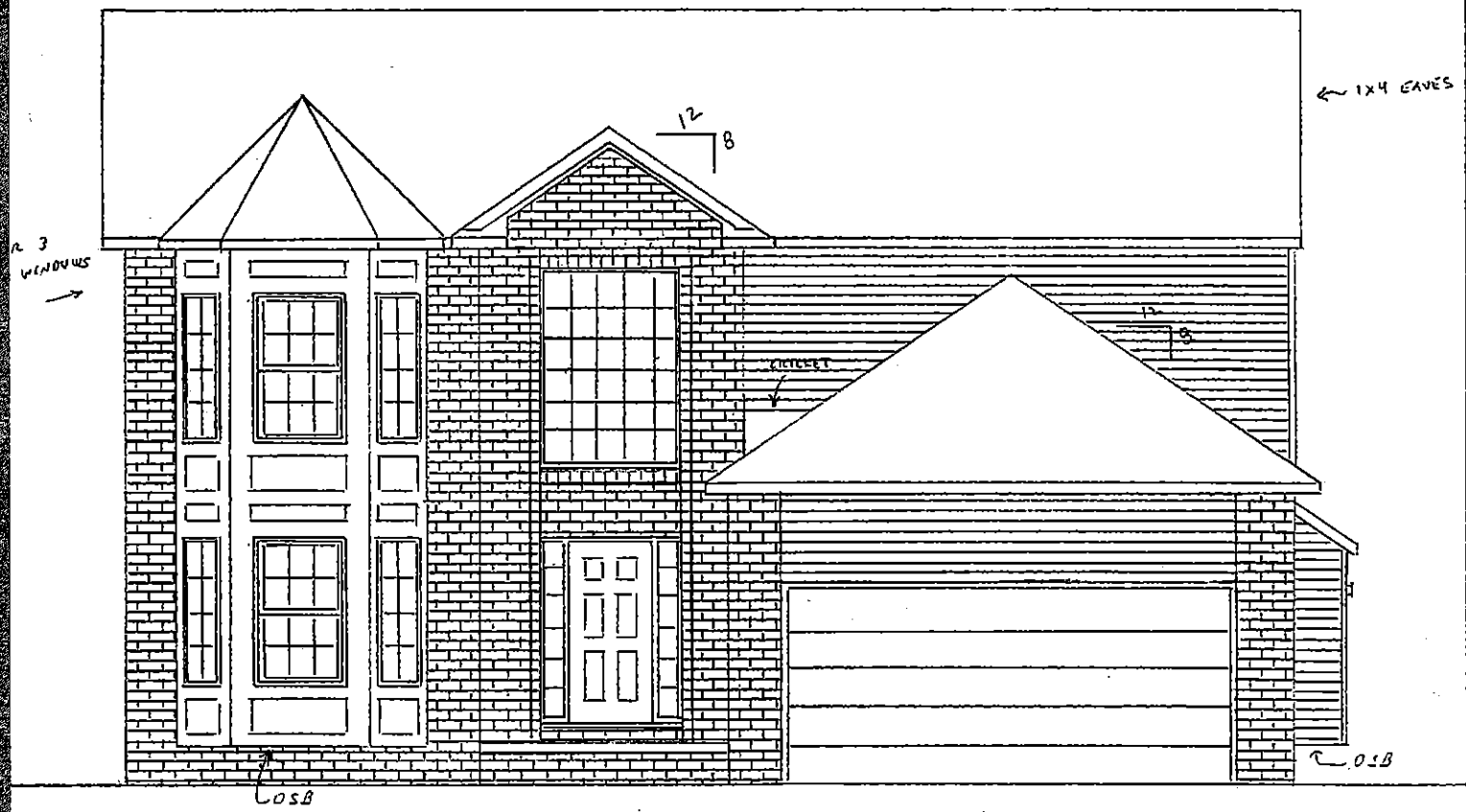
Second Alternate Elevation



FRONT ELEVATION

SCALE: 1/4" = 1'0"

Gilbert Homes, Inc.

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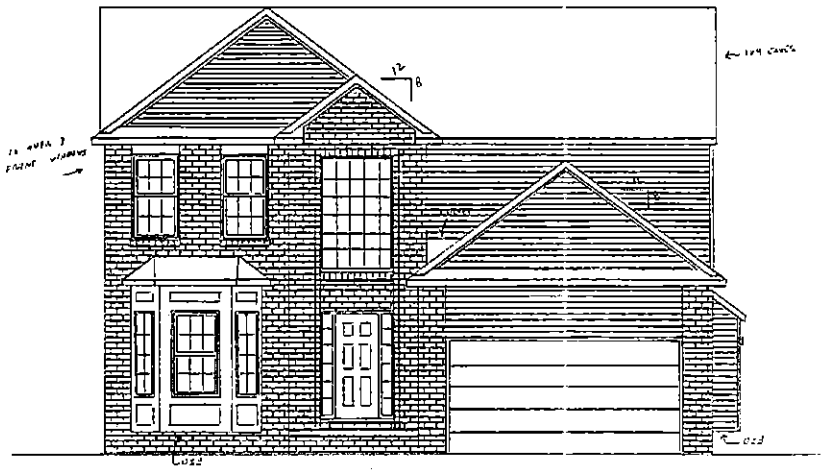
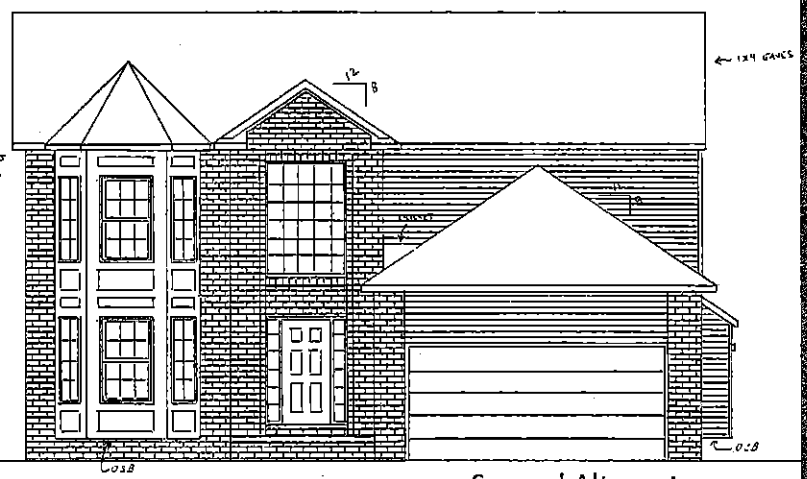
Primary, Alternate, and Second Alternate Comparison



Primary "Bay" Design

Alternate "Porch" Design



Second Alternate "Peak" Design

Gilbert Homes, Inc.

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Planning Commission's November 8, 2017 Discussion Points:

- Setback Requirements
  - ✓ House plans have been designed to 41' wide by 46'-4" deep to ensure setback compliance

Gilbert Homes, Inc.

Van Buren
CHARTER TOWNSHIP

Questions?

Contact:

Gilbert Homes, Inc.

(248) 661-6022

gilberthomes@gmail.com

www.gilberthomebuilders.com

Gilbert Homes, Inc.

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