

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
May 14, 2014  
MINUTES**

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

**ROLL CALL:**

**Present:** Franzoi, Johnson, Boynton, Kelley, McKenna, Budd and Thompson.

**Excused:** Donald Boynton and Sharry Budd.

**Staff:** Director Mullen and Secretary Harman.

**Planning Representatives:** McKenna & Associate, Sally Hodges and Wade Trim Associate, David Nummer.

**Audience:** Seventeen.

**APPROVAL OF AGENDA:**

**Motion McKenna, Johnson second to approve the agenda of May 14, 2014 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Kelley, Franzoi second to approve minutes from April 23, 2014 as presented.**

**Motion Carried.**

**PUBLIC HEARING:**

**ITEM # 1                      CASE # 14-002**

**TITLE:                              THE APPLICANT, ATCHINSON FORD, IS REQUESTING SPECIAL APPROVAL TO EXPAND OPERATIONS INCLUDING USED CAR SALES AS REQUIRED IN SECTION 13.03 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:                        PARCEL TAX ID NUMBERS V125-83-061-99-0004-701, ALSO KNOWN AS 9700 BELLEVILLE ROAD, IS THE SUBJECT OF HEARING. THE SITE MEASURES APPROXIMATELY 4 ACRES OF PROPERTY CURRENTLY ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS). THE PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER ROAD AND NORTH I-94 SERVICE DRIVE.**

**Motion Kelley, Johnson second to open the public hearing. Motion Carried.**

Architect Wayde Hoppe gave the presentation for the applicant and displayed a site plan showing the existing building with an addition of a front reception area/waiting room, elevations of the building and new brick façade. The special use request is for used car sales and the servicing of vehicles for resale with the Quick Lane allowing an attendant to take a vehicle back to for service.

Commissioners inquired if the addition was for the Quick Lane or a waiting area, if the addition is on the north side of the building, if parking spaces are being given up for the addition and if the existing entrance will remain. The addition is a waiting room area and is on the northeast corner, additional parking spaces will be added to the site and the existing entrance will continue to be used for sales with the new entrance being used for the Quick Lane.

No comments from the audience.

**Motion McKenna, Johnson second to close the public hearing. Motion Carried.**

**ITEM # 2                    CASE # 14-003**

**TITLE:                    THE APPLICANT, ATCHINSON FORD, IS REQUESTING SPECIAL APPROVAL TO EXPAND OPERATIONS INCLUDING AUTO SERVICE AS REQUIRED IN SECTION 13.03 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:                PARCEL TAX ID NUMBERS V-125-83-061-99-0002-701 AND V125-83-061-99-0003-002, ALSO KNOWN AS 9800 VELLEVILLE ROAD, ARE THE SUBJECTS OF THIS EHARING. THE SITE MEASURES APPROXIMATELY 4.9 ACRES OF PROPERTY CURRENTLY ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS). THESE PROPERTIES ARE LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER ROAD AND NORTH I-94 SERVICE DRIVE.**

**Motion McKenna, Kelley second to open the public hearing. Motion Carried.**

Architect Wayde Hoppe gave the presentation for the applicant. A site plan was displayed for the Atchinson Ford New Car dealership showing the removal of the front portion of the building to add an addition to extend new car sales and add vehicle service bays. The applicant is looking for special use approval to expand vehicle service functions displayed on the floor plan.

Hodges of McKenna Associates noted that the applicant will also provide cross access between the two sites next door.

**Motion McKenna, Franzoi second to close the public hearing. Motion Carried.**

**UNFINISHED BUSINESS:**

**ITEM # 1                    CASE # RZ14-001 AND RZ14-002**

**TITLE:                    THE APPLICANT, COSTCO WHOLESAL, IS REQUESTING TO REZONE APPROXIMATELY 57.5 ACRES OF PROPERTY CURRENTLY ZONED M-1 (LIGHT INDUSTRIAL) TO M-2 (GENERAL INDUSTRIAL).**

**LOCATION:                PARCEL TAX ID NUMBERS V-125-83-013-99-0001-000 AND V125-83-013-99-0011-000, ALSO KNOWN AS 5800 BELLEVILLE ROAD, ARE THE SUBJECT PROPERTIES OF THIS HEARING. THESE PROPERTIES ARE LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN MICHIGAN AVENUE ON THE NORTH AND VAN BORN ON THE SOUTH.**

Costco Development Manager, Ted Johnson gave the presentation.

Sally Hodges of McKenna Associates presented review letter dated 5-8-14 recommending the Township Board of Trustees approve the request to rezone the site from M-1 light industrial to M-2 general industrial district subject to the conditions listed in the letter.

**Motion Johnson, Kelley second to recommend the Township Board of Trustees the rezoning of parcel numbers V125-83-013-99-0001-000 and V125-83-013-99-0011-000, 57.25 acres from M-1 (light industrial) to M-2 (general industrial) citing the criteria in the McKenna Associates review letter dated 5-8-14 (letter attached).**

**ROLL CALL:**

**Yeas: Kelley, McKenna, Johnson, Franzoi and Thompson.**

**Nays:**

**Absent: Boynton and Budd.**

**Motion Carried.**

**ITEM # 2                      CASE # SPR14-001**

**TITLE:                        THE APPLICANT, CONSTELLIUM, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF AN EXPANSION TO THE EXISTING FACILITY AS REGULATED UNDER ARTICLE 16.07 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:                    PARCEL TAX ID NUMBER V125-83-017-99-0014-703, ALSO KNOWN AS 6331 SCHOONER DRIVE, IS THE SUBJECT OF THIS REQUEST. THIS PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF SCHOONER DRIVE OFF OF MICHIGAN AVENUE.**

Project Manager Mike Doran gave the presentation for the applicant. Constellium is looking to expand the existing facility by 165,000 square feet, the primary drive will be changed to a continuous loop with 266 additional parking spaces added and architecture consistent with the existing building.

Sally Hodges of McKenna Associates presented review letter dated 5-7-14 recommending preliminary site plan approval subject to conditions listed in the letter.

David Nummer of WadeTrim presented review letter dated 5-8-14 recommending the Planning Commission grant preliminary site plan approval.

Director Mullen presented the Fire Department review letter dated 4-30-14 noting the fire department has a few concerns and is unable to provide approval at this time, will be reviewed again at final site plan approval.

Commissioners inquired about tree removal on the site.

**Motion Kelley, McKenna second to grant preliminary site plan approval to Constellium, parcel number V125-83-017-99-0014-703 also know as 6331 Schooner Drive subject to conditions in the McKenna review letter dated 5-7-14, WadeTrim review letter dated 5-8-14 and Fire Department review letter dated 4-30-14 with the addition that the Planning Commission approves the reduced number of parking spaces on site and to provide a maintenance plan and specs from the manufacturer for the painted block. (Letters attached) Motion Carried.**

**ITEM # 3                    CASE # TLU 14-010**

**TITLE:                    THE APPLICANT, TNT FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND MAY REQUIRE A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:                BELLEVILLE WALMART #2872, 10562 BELLEVILLE ROAD, IS THE SUBJECT OF THIS REQUEST. THIS SITE IS ON THE WEST SIDE OF BELLEVILLE ROAD NORTH OF THE NORTH I-94 SERVICE DRIVE AND SOUTH OF TYLER ROAD.**

Chuck Friese gave the presentation for the applicant.

Director Mullen presented Planning Department review letter dated 5-9-14 recommending approval for the sale of fireworks from June 24, 2014 through July 6, 2014. Director Mullen also presented Police Department review letter dated 5-6-14 and Fire Department review letter dated 5-9-14.

Commissioners inquired about security at the site and storage of fireworks. The applicant will have at least two people on site at all times for security and a complete shutdown will have at the end of each day with no storage on site.

**Motion Johnson, Kelley second to approve temporary land use for TNT Fireworks to operate tent sales located at 10562 Belleville Road, Walmart parking lot subject to conditions in the 5-9-14 Planning Department review packet. Motion Carried.**

**ITEM # 4                    CASE # TLU 14-011**

**TITLE:                    THE APPLICANT, USA FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND MAY REQUIRE A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:                FAITH UNITED METHODIST CHURCH, 6200 DENTON ROAD, IS THE SUBJECT OF THIS REQUEST. THIS SITE IS ON THE WEST SIDE OF DENTON ROAD SOUTH OF MICHIGAN AVE AND EAST OF GILMORE STREET.**

Steven Robinson of USA Fireworks gave the presentation. The applicant has supplied the additional requests of overnight security and permits have been received.

Director Mullen presented Planning Department review letter dated 5-9-14 recommending approval for the sale of fireworks from June 20, 2014 through July 6, 2014; with hours of operation limited on Sundays from noon to 10:00 p.m. and installation of additional directional signage as detailed in review letter item #14. Director Mullen also presented Police Department review letter dated 5-6-14 and Fire Department review letter dated 5-9-14.

**Motion Kelley, Johnson second to grant USA Fireworks temporary land use approval to operate fireworks tent sales at 6200 Denton Road, Faith United Methodist Church subject to conditions in**

**the Planning Department review letter dated 5-9-14, Police Department review letter dated 5-6-14 and Fire Department review letter dated 5-9-14. Motion Carried.**

**ITEM # 5                   CASE # TLU 14-012**

**TITLE:                   THE APPLICANT, USA FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND MAY REQUIRE A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:               BELLEVILLE SQUARE SHOPPING CENTER, 10864 BELLEVILLE ROAD, IS THE SUBJECT OF THIS REQUEST. THIS SITE IS ON THE WEST SIDE OF BELLEVILLE ROAD NORTH OF THE NORTH I-94 SERVICE DRIVE AND SOUTH OF TYLER ROAD.**

Steven Robinson of USA Fireworks gave the presentation.

Director Mullen presented Planning Department review letter dated 5-9-14 recommending approval for the sale of fireworks from June 20, 2014 through July 6, 2014. Director Mullen also presented Police Department review letter dated 5-6-14 and Fire Department review letter dated 5-9-14.

Commissioner noted that the insurance certificate needs to list Van Buren as additionally insured as the location for USA Fireworks does.

**Motion McKenna, Kelley second to approve temporary land use to USA Fireworks for the retail sales of fireworks at 10864 Belleville Road, Belleville Square Shopping Center from June 20 – July 6, 2014 subject to the Planning Department review letter dated 5-9-14, Police Department review letter dated 5-6-14 and Fire Department review letter dated 5-9-14 along with adding Van Buren Township as additionally insured to the insurance certificate. Motion Carried.**

**ITEM # 6                   CASE # TLU 14-013**

**TITLE:                   THE APPLICANT, PHANTOM OF MICHIGAN, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND MAY REQUIRE A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:               LAKEWOOD SHOPPING PLAZA, 2095 RAWSONVILLE ROAD, IS THE SUBJECT OF THIS REQUEST. THE SITE IS LOCATED ON THE EAST SIDE OF RAWSONVILLE ROAD AND SOUTH OF SOUTH I-94 SERVICE DRIVE.**

Richard Tapper of Phantom of Michigan gave the presentation. There have been no changes since the public hearing, 2-3 employees will be on site at all times, employees will use public restrooms, all fireworks will be put into locked storage each night.

Director Mullen presented Planning Department review letter dated 5-9-14 recommending approval for the sale of fireworks from June 20, 2014 through July 6, 2014. Director Mullen also presented Police Department review letter dated 5-6-14 and Fire Department review letter dated 5-9-14.

**Motion Kelley, Franzoi second to grant Phantom of Michigan temporary land use approval for tent sale of fireworks in the Lakewood Shopping Plaza, 2095 Rawsonville Road subject to Director Mullen's review letter dated 5-9-14, Fire Department review letter dated 5-9-14, Police Department review letter dated 5-6-14 and to include corrections to the insurance certificate listing Van Buren Township as additionally insured. Motion Carried.**

**GENERAL DISCUSSION:**

**Motion McKenna, Johnson second to adjourn at 8:41 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

May 8, 2014

Planning Commission  
 Charter Township of Van Buren  
 48425 Tyler Road  
 Belleville, MI 48111

**Subject: Case # RZ 214-001 and # RZ 214-002; Parcel V125-83-013-99-0011-000 and Parcel V125-83-013-99-0001-000; 5800 Belleville Road; Rezoning Review #1**

Dear Commissioners:

The applicant has requested rezoning of 57.52 acres of land from M-1, Light Industrial to M-2, General Industrial. The site is located on the west side of Belleville Road, north of Van Born Road and the Norfolk Southern rail corridor. The land requested for rezoning is behind the Bayloff Stamped Products site and includes the Holly Construction site (north of Bayloff) at 5800 Belleville Road. Although the Holly Construction site has Belleville Road frontage, the majority of the requested rezoning is a land-locked parcel that currently can only be accessed via an easement. Although not the subject of our review, the site is proposed as a truck terminal for Costco. Our comments follow.

**COMMENTS**

1. **Existing Conditions.** The site is located along the northern border of the Township abutting Canton Township. The surroundings are summarized below:

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Vacant & Industrial Building	Heavy Industrial	M-1 Light Industrial
North (Canton Township)	Recreation & Industrial	Mixed Use	Light Industrial & General Industrial
East	Industrial	Heavy Industrial	M-2 General Industrial
South	Vacant & Norfolk Southern Railroad	Consent Judgment – Parcels C and A	Consent Judgment – Parcels C and A
West	Vacant	Heavy Industrial	M-1 Light Industrial

The 440+ acre site south of the railroad tracks was the topic of a lawsuit and is subject to a consent judgment that governs its future use. Parcel A, encompassing the vast majority of that land and closest to the subject rezoning, is intended for a range of heavy industrial, light industrial and transportation uses, including permitted uses in the M-2, MT, M-1 and OT zoning districts. Parcel C parallels Belleville Road, and is intended for a range of commercial and light industrial uses.

2. **Zoning Ordinance.** Permitted uses in the site's existing M-1 District and the proposed M-2 District are as follows:

- a. Existing M-1 Zoning. The permitted uses in the existing M-1 District include the following: wholesale and warehousing; assembly, fabrication, manufacture, packaging or treatment using previously prepared materials; tool and die shops; publishing, printing, forming of boxes and manufacture of cardboard products; research or testing labs; retail dry cleaning plants and laundries; public utility buildings, transformer stations and substations including outdoor storage; retail and service establishments intended to support and provide services to other uses and visitors to the district. By special approval, drive-in theaters; private clubs and lounges; recreational vehicle storage yards; outdoor storage of contractors' equipment and supplies; outdoor instructional services; and truck repair and maintenance facilities may be permitted.
- b. Proposed M-2 Zoning District. The M-2 zoning district permits all uses in the M-1 district and the following additional permitted uses: industrial establishments like automobile assembly and manufacturing, processing and refining of food, breweries and distilleries, other accessory and similar uses; truck or railroad terminals, including transfer and storage of trucks and facilities. By special approval, storage yards for construction; drive-in theaters; mining; air freight; and junk yards may be permitted.

The site is large enough to support the permitted uses and special approval uses in the M-2 District.



3. **Master Plan Compliance.** The Master Plan designates this property as Heavy Industrial. The Heavy Industrial category is intended for fabrication, manufacturing, or warehousing of raw and semi-finished materials, and anticipates M-2 as the zoning district to implement it. The Plan recommends Heavy Industrial uses along much of the northern boundary of the

Township, where it can take advantage of the railroad, existing industrial patterns, proximity to Willow Run Airport, and major arterial access. The Master Plan includes goals and objectives that support the development of a mix of new industrial uses with reasonable boundaries that do not encroach on non-compatible uses. The Plan discourages random industrial development and encourages industrial development that is readily serviced by public utilities and easily accessible by major transportation corridors.

4. **Pattern of Development.** The surrounding land is predominantly industrial in character, with a vacant parcel to the west that is zoned and planned to be developed as industrial. The Norfolk Southern rail corridor on the south boundary of the site is a functional barrier compatible with Heavy Industrial uses. Most of the surrounding land is either vacant or is being used for industrial with trucking and outdoor storage, fronting Belleville Road. Bayloff Stamped Products is east and south of the rezoning parcels and is zoned M-2. The Canton Sports Center, in Canton Township north and west of the site takes access from Michigan Ave., which minimizes potential conflicts between the uses. Further, the Sports Center is zoned Light Industrial. During site plan review, appropriate screening, buffers, and setbacks will be required.
5. **Access and Traffic.** 2012 SEMCOG traffic counts for Belleville Road between Van Born and Michigan Avenue report an Average Annual Daily Traffic volume of 15,100 vehicles per day. A four lane road can comfortably accommodate 25,000 to 30,000 cars per day. Belleville Road is functionally classified as a Principal Arterial under the National Functional Classification System, administered by MDOT. Principal arterials are typically important surface streets, and state highways. They generally carry long distance, through-travel traffic, and are planned to provide access to important traffic generators, such as major airports or regional shopping centers.

Belleville Road connects traffic to the region via Michigan Ave. (M-12, ½ mile to the north), Ecorse Road, I-94 and I-275. Belleville Road in its existing configuration can accommodate additional traffic capacity, but turning movements and driveway ingress and egress should be considered in the site plan process.

## RECOMMENDATION

We recommend that the Planning Commission recommend that the Township Board of Trustees approve the request to rezone the site from M-1 Light Industrial to M-2 General Industrial District for the following reasons:

1. The requested M-2 zoning district is consistent with the Master Plan Future Land Use Map and recommendations for Heavy Industrial use..
2. The potential uses in the M-2 District are compatible with the surroundings and will support economically viable development of the site.
3. By extending the boundaries of the existing M-2 zoning further west to include a large, land-locked parcel, the overall area will become more consistent with the M-2 uses and Master Plan along Belleville Road.

4. Belleville Road is planned for heavier, regional traffic, consistent with the M-2 classification.

Respectfully submitted,

**McKENNA ASSOCIATES, INCORPORATED**

A handwritten signature in blue ink that reads "Sara J. Hodges". The signature is written in a cursive, flowing style.

Sara J. Hodges, AICP, IAP2  
Senior Vice President

A handwritten signature in blue ink that reads "M. Paul Lippens". The signature is written in a cursive, flowing style.

Paul Lippens, AICP  
Principal Planner



May 7, 2014

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

**Attention: Arthur Mullen, Director of Planning and Economic Development**

**Subject: VBT-14-001 SPR, Constellium; 6331 Schooner Drive  
Site Plan Review #3; Plans Received 4/22/14**

Dear Commissioners:

We have reviewed the above application and offer the following comments:

1. **Project Overview.** The applicant is requesting the approval of a site plan for a building addition to the former Olympic Laser building. The site and building have been vacant for several years, so are in need of maintenance, repairs and upgrading. The site is located on Schooner Dr. in an industrial subdivision south of Michigan Avenue between Beck and Denton Roads, and has a total land area of approximately 27.9 acres.

72,000 sq. ft. of manufacturing space is proposed to the rear (east side) of the building, 90,000 sq. ft. of manufacturing is proposed on the south side of the existing building, and two additions of office space (1,775 and 1,860 sq. ft.) are proposed at the existing front office location. The total building expansion is 165,635 sq. ft. A new parking lot is proposed at the south end of the building. Sidewalk is proposed to be added connecting the parking lot to the front office entrance and other building exit doors.

The facility will be used for fabrication and heat treatment of aluminum components primarily for the automotive industry. The use will have four shifts, with estimated 100 employees per shift

The site is zoned M-2 (General Industrial) district. Surrounding zoning is M-1 to the east and M-2 to the north, south, and west. The use is permitted.

2. **Truck Circulation.** Turning radii have been provided for proposed truck movements. Several new truck docks/overhead doors are being added, including at the northwest part of the building. Based on the applicant's description of the limited truck traffic, anticipated truck movements appear to function.
3. **Parking and Loading.** Industrial establishments require 5 parking spaces plus 1 space per 550 sq. ft. of gross floor area plus 1 space for each employee on the largest working shift, plus 1 per 350 sq. ft. of usable floor area of office space. Using this industrial requirement, the proposed total 320,435 sq. ft. of building area requires 693 parking spaces. The applicant proposes an

alternate calculation using the number of employees in the largest shift times two for overlap for the manufacturing operation (200 spaces), and 1 space per 350 sq. ft. of gross floor area plus 5 (39 spaces) for the office portion of the use, for a total proposed requirement of 239 spaces. The applicant proposes to provide 266 spaces – approximately 10% more than needed using their calculation and far fewer than needed using the Zoning Ordinance requirement.

In the past the Commission has recognized that the industrial parking standard of the Ordinance requires more spaces than typically needed today. Section 6.01.10 of the Zoning Ordinance allows the Planning Commission to modify the minimum parking standards based on “evidence that another standard would be more reasonable, because of the level of current or future employment and/or level of current or future customer traffic.” Both the required parking calculation from the Zoning Ordinance and the applicant’s proposed modified calculation are included on the site plan. Approval is subject to the Planning Commission’s determination that the proposed number of parking spaces is adequate, based on the applicant’s information.

4. **Architecture.** The applicant has submitted elevations for the proposed additions. The additions will match the design of the existing building. Samples of façade materials and colors must be presented for approval by the Planning Commission.
5. **Landscaping.** The applicant has submitted a Landscape Plan identifying existing and proposed plantings. The electrical equipment on the north side of the building must be adequately screened from Schooner Drive. The landscape plan shows three Norway Spruce in the area, but they must be adjusted to fully screen the equipment. All other landscape standards have been met, including those for stormwater ponds.

#### **RECOMMENDATION**

We recommend approval of the preliminary site plan, subject to the following conditions:

1. Planning Commission approval of the requested reduced parking;
2. Planning Commission approval of the façade materials and colors; and
3. The electrical equipment on the north side of the building must be screened from Schooner Drive.

Respectfully submitted,

**McKENNA ASSOCIATES**



Sara J. Hodges, AICP, IAP2  
Senior Vice President

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

Van Buren Fire Department  
46425 Tyler Rd  
Belleville, MI 48111



April 30, 2014

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

6331 Schooner Dr  
Constellium  
SPR 14-001

Contractor:  
Ghafari Associates, LLC  
17101 Michigan Ave  
Dearborn 48123-2736

Director Mullen:

I have reviewed a set of plans submitted to your office on a 4-30-2014 for the above referenced project.

**Project Overview:**

The plan review was for several additions to the existing building.

**Comments:**

The plan set shows changes to the risers and indicates to "See Plumbing plans" for further notes. I do not have a set of the plumbing plans the plan set refers too and therefore cannot make a full assessment of the site plan in regards to the risers and the location of the Fire Department Connection.

**The plan set received does not include any fire protection plans as indicated on the title page, (Fire Protection floor plans #1-5 and Fire Protection details).**

**As of this date and with the information I have in hand, the plan set is denied until the above listed information can be provided to me for my review. This is the third set of incomplete plans submitted to the Fire Marshal's office.**

Prior to requesting a final inspection, contractor shall provide a final set of as-built drawings (digital) flash drive that reflects changes submitted to Van Buren Township Building Department. The submittal must

**Our Mission:** The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

include documentation (appropriate contractor's material and test certificates) and a statement of compliance that reflects the system has been installed and tested per the Michigan Building Code 2009 and NFPA 13 2007 edition.

**MBC 106.4**  
**NFPA 13 22.1.3**

This plan review report does not relieve the sprinkler contractor, building owner and associated contractors from designing, installing and maintaining the system in accordance with the appropriate codes and standards. Code requirements not mentioned in this report are a requirement and must be completed in order to provide a complete system that is in compliance with the Michigan Building Code. Any changes that will affect the design of the system must be adequately reviewed and approved prior to installing the affected area.

If you have any questions about this plan review report, please feel free to contact me at (734)699-8900 ext. 9430

Respectfully submitted,

Lt. Ryan McCormick  
Van Buren Fire Department  
Fire Inspector / Certified Plan Examiner



# WADE TRIM

May 8, 2014

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

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

Re: Constellium Facility Expansion  
Preliminary Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the preliminary site plan dated April 28, 2014, for the proposed expansion of the Constellium facility located at 6331 Schooner Drive. We have met with the Developer and they have addressed our concerns; therefore, we are recommending preliminary site plan approval for this site.

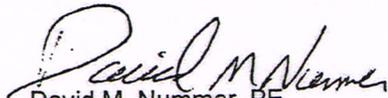
This project entails a significant building addition on the south and west sides of the existing facility and a new parking lot located at the west end of the building. A new water main loop will be constructed around the building which will provide both domestic water service and fire protection. A new storm water pond is designed to comply with Wayne County requirements that will serve the new addition to the building. The existing building will continue to drain to the existing storm water ponds. There are no changes proposed for the sanitary sewer that currently serves the facility. An additional fire lane is being added to facilitate access to the north and east sides of the building.

## Recommendation

We are recommending that the Planning Commission grant preliminary site plan approval at this time. Due to the accelerated timetable for this project, the developer has already submitted detailed engineering plans for review. We have already reviewed these plans and provided comments which are contingent upon the preliminary plan receiving approval by the Planning Commission. The developer understands that they are submitting plans in advance and are doing so at their own risk. However, both the Township and the developer understand the tight timeframe they are under for approval, so we have accelerated our normal review process to accommodate, to the greatest extent possible, the timeframe of the developer. If there are any questions on this project or our recommendation, please contact our office at 734.947.2793.

Very truly yours,

Wade Trim Associates, Inc.

  
David M. Nummer, PE

DMN:jel  
VBN 2236-01T

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cc: Mr. Arthur Mullen, Planning and Economic Development Director  
Mr. James Taylor, Director of Public Works

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



David C. McNally II  
Battalion Chief / Fire Marshal  
O: 734-699-8900 ext9416

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



May 29, 2014

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

Re: TNT Fireworks. Temporary land use TLU-14-010

I have reviewed the plans submitted to my office on April 24<sup>th</sup> and found their application contains all the paperwork that the State of Michigan requires for fireworks sales. They are following NFPA 1123 and 1124. This site will be inspected by VBFD Lieutenant/Inspector Ryan McCormick or me this year as we are a delegated agency for the State of Michigan. We have received the proper notices from the state indicating they have issued the applicant a permit to sell fireworks.

Respectfully Submitted,

David C. McNally II  
Battalion Chief - Fire Marshal

**Our Mission:** The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.



# Memo

**TO: Planning Commission**

**FROM: Arthur Mullen, AICP**

**RE: Review of Temporary Land Use Request # TLU14-010 – TNT Fireworks  
Agenda Item for May 14, 2014**

**DATE: May 9, 2014**

TNT Fireworks is proposing a tent sale of fireworks at the Belleville Road Walmart, Store #2872. Their request is for a period extending beyond the as-a-right seven consecutive days or less requirement found in Section 4.44 of the Township Zoning Ordinance 06-02-92, as amended. A public hearing before the Planning Commission was held on April 23, 2014.

Under Section 7 of Michigan Public Act 256 of 2011, local units of government are limited in our ability to regulate the sale of fireworks within their communities. The following report reviews the Temporary Land Use requirements per the application.

Planning Commission Review Items under Section 4.44 of the Zoning Ordinance are:

1. **Adequacy of Parking and Access** (Section 4.44.c.1) – 714 public parking spaces with 23 handicapped reserved are on site now. The site is currently is over parked, and the tent will have a limited impact on the number of available parking spaces. This site is located in the heart of Van Buren’s downtown district, and sufficient access is available.
2. **Adequate drainage** (Section 4.44.c.2) – the tent is to be erected on existing impervious surface and it will have no impact upon the existing parking lot storm water management system.
3. **Compatibility with surrounding land uses** (Section 4.44.c.3) – the surrounding parcels are all commercial in nature, and this temporary use will not impact the surrounding commercial uses.
4. **Size, height, and type of construction of proposed buildings and structures in relation to surrounding site** (Section 4.44.c.4) – the structure is temporary in nature, and the parking lot, Walmart store, and the surrounding commercial businesses will not be impacted by the bulk of the tent.
5. **Sufficient setbacks from road right-of-ways and lot lines** (Section 4.44.c.5) – the tent is located behind a landscaping island within the Walmart Parking Lot. It is over 100 feet from the southern lot line, and 20 feet from the interior service road.

6. **Adequate utilities** (Section 4.44.c.6) – the applicant will supply their own electrical generation. An electrical permit will be required. The generator and electrical hook-up will be inspected to ensure compliance with National Fire Protection Association requirements.
7. **Trash disposal and site cleanup** (Section 4.44.c.7) – TNT Fireworks will be responsible for all trash disposal and site cleanup in relation to their agreement with Faith United Methodist Church.
8. **Sanitary facilities** (Section 4.44.c.8) – Walmart has authorized all customers and TNT employees to use their restroom facilities.
9. **Hours of operation** (Section 4.44.c.9) – from 9 am to 10 pm which exceeds the Township ordinance hours for fireworks sales which are permitted from 8 am to 9 pm, but under State law, the Township is forbidden to regulate the sale of fireworks that exceeds the State law.
10. **Outdoor light and signs** (Section 4.44.c.10) – no exterior lights are provided. Interior lights will be hung inside the tent. No temporary commercial signs requests have been received, but they would not be allowed to exceed more than 32 sq. feet. All signs are subject to approval of the Township Building Department.
11. **Other licenses and permits required** (Section 4.44.c.11) – the applicant has provided the township with their Consumer Fireworks Retail Facility: Non-Permanent license, and the Van Buren Fire Marshal has separately issuing his review letter.
12. **Potential noise, odor, dust, and glare** (Section 4.44.c.12) – this proposed use should not increase the noise, odor, dust, or glare on or adjoining the site.
13. **Fire lanes, fire protection, and security** (Section 4.44.c.13) – the Van Buren Fire Marshal reviewed the application for adequacy of fire lanes and fire protection. The Fire Marshal letter is included in the packet. During non-operating hours, the site will be secured by two security guards.
14. **Off-site impacts of traffic volumes** (Section 4.44.c.14) – the road in the immediate vicinity is a major Township roads (Belleville Road) and this temporary use will not impact their flow or travel volumes. During the Public Hearing, a resident raised a concern of the launching of fireworks, and no fireworks are permitted to be launched within 300' feet.
15. **Necessity of performance bond to ensure prompt removal** (Section 4.44.c.15) – the property owner will be responsible for ensuring the site is returned to its pre-sale condition.
16. **Other concerns which may impact the public health, safety, or general welfare** (Section 4.44.c.16) – as the State law limits local authority over fireworks sales, this question is not applicable.

### **Recommendation**

Per my review of the application, I am recommending approval of this application for sale of fireworks from June 24, 2014 through July 6, 2014.



# Memo

**TO: Planning Commission**

**FROM: Arthur Mullen, AICP**

**RE: Review of Temporary Land Use Request # TLU14-011 – USA Fireworks  
Agenda Item for May 14, 2014**

**DATE: May 9, 2014**

USA Fireworks is proposing a tent sale of fireworks at Faith United Methodist Church, 6020 Denton Road. Their request is for a period extending beyond the as-a-right seven consecutive days or less requirement found in Section 4.44 of the Township Zoning Ordinance 06-02-92, as amended. A public hearing before the Planning Commission was held on April 23, 2014.

Under Section 7 of Michigan Public Act 256 of 2011, local units of government are limited in our ability to regulate the sale of fireworks within their communities. The following report reviews the Temporary Land Use requirements per the application.

Planning Commission Review Items under Section 4.44 of the Zoning Ordinance are:

1. **Adequacy of Parking and Access** (Section 4.44.c.1) – 59 public parking spaces with three handicapped reserved are on site now. The tent will not have an impact on the number of available parking spaces. There is a concern regarding adequacy of parking on Sundays with church service, which ends at 11:30 AM. Significant access does exist, but vehicles must be directed not to exit on adjacent residential streets.
2. **Adequate drainage** (Section 4.44.c.2) – the tent is to be constructed on existing grass setback. The northerly half of the tent will drain directly onto the grass thus allowing for storm water absorption. The southerly half of the tent will drain onto the parking lot, and the additional 300 square feet of added impervious surface should not overwhelm the existing parking lot storm water management system.
3. **Compatibility with surrounding land uses** (Section 4.44.c.3) – the surrounding parcels to the east, south, and west are residential; however, the use is fronting a major Township road. This temporary use should not impact the surrounding neighbors.
4. **Size, height, and type of construction of proposed buildings and structures in relation to surrounding site** (Section 4.44.c.4) – the structure is temporary in nature, and the church is significantly larger than the tent structure.

5. **Sufficient setbacks from road right-of-ways and lot lines** (Section 4.44.c.5) – the tent is set back from the Michigan Avenue Service Drive by 31 feet, and 20 feet from Gilmore Street. The tent mirrors the setback of the house on the west side of Gilmore Street, and the tent matches the parking lot setback to the south.
6. **Adequate utilities** (Section 4.44.c.6) – the applicant will supply their own electrical generation. An electrical permit will be required. The generator and electrical hook-up will be inspected to ensure compliance with National Fire Protection Association requirements.
7. **Trash disposal and site cleanup** (Section 4.44.c.7) – USA Fireworks will be responsible for all trash disposal and site cleanup in relation to their lease agreement with Faith United Methodist Church.
8. **Sanitary facilities** (Section 4.44.c.8) – a porta-potty will be located in the area during the entire period of the sales.
9. **Hours of operation** (Section 4.44.c.9) – from 9 am to 10 pm which exceeds the Township ordinance hours for fireworks sales which are permitted from 8 am to 9 pm, but under State law, the Township is forbidden to regulate the sale of fireworks that exceeds the State law. Due to the unique conditions, the applicant is requested to limit Sunday hours from Noon to 10 pm.
10. **Outdoor light and signs** (Section 4.44.c.10) – no exterior lights are provided. Interior lights will be hung inside the tent. They have requested banner signs attached to the tent, and two 4 foot by 8 foot ground signs. All signs are subject to approval of the Township Building Department.
11. **Other licenses and permits required** (Section 4.44.c.11) – the applicant has provided the township with their Consumer Fireworks Retail Facility: Non-Permanent license, and the Van Buren Fire Marshal has separately issuing his review letter.
12. **Potential noise, odor, dust, and glare** (Section 4.44.c.12) – this proposed use should not increase the noise, odor, dust, or glare on or adjoining the site.
13. **Fire lanes, fire protection, and security** (Section 4.44.c.13) – the Van Buren Fire Marshal will be reviewing the application for adequacy of fire lanes and fire protection. During non-operating hours, the site will be secured by a security guard.
14. **Off-site impacts of traffic volumes** (Section 4.44.c.14) – the roads in the immediate vicinity are major Township roads (Michigan Avenue and Denton Road). Last year, residents raised concerns during the Public Hearing about the possibility for the traffic to travel into the residential areas around the church. No residents spoke up during the April 23, 2014 hearing on this issue; however, it is recommended to require the same signage as last year. Additional directional signage should be required to include additional directional signage to direct traffic to enter the site off of Denton Road. One two-sided sign be installed at the southwest corner of Denton Road and Michigan Avenue reading “Fireworks Sales Entrance – Turn Here” measuring four feet by eight feet with arrows. A second sign at the entrance to the church parking lot off of Denton road reading “Fireworks Sales Entrance Here” measuring two feet by four feet. A third sign, “Right Turn Only”, is to be installed at the north exit from the church parking onto Gilmore Street.

15. **Necessity of performance bond to ensure prompt removal** (Section 4.44.c.15) – the property owner will be responsible for ensuring the site is returned to its pre-sale condition.
16. **Other concerns which may impact the public health, safety, or general welfare** (Section 4.44.c.16) – as the State law limits local authority over fireworks sales, this question is not applicable.

**Recommendation**

Per my review of the application, I am recommending approval of this application for sale of fireworks from June 20, 2014 through July 6, 2014; with hours of operation limited on Sundays from Noon to 10 pm; and installation of additional directional signage as detailed in Review Item #14.

David C. McNally II  
Battalion Chief / Fire Marshal  
O: 734-699-8900 ext9416

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



May 29, 2014

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

Re: USA Fireworks Inc. Temporary land use TLU-14-011

I have reviewed the plans submitted to my office on April 24<sup>th</sup> and found their application contains all the paperwork that the State of Michigan requires for fireworks sales. They are following NFPA 1123 and 1124. This site will be inspected by VBFD Lieutenant/Inspector Ryan McCormick or me this year as we are a delegated agency for the State of Michigan. We have received the proper notices from the state indicating they have issued the applicant a permit to sell fireworks.

Respectfully Submitted,

David C. McNally II  
Battalion Chief - Fire Marshal

**Our Mission:** The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.



# Memo

**TO: Planning Commission**

**FROM: Arthur Mullen, AICP**

**RE: Review of Temporary Land Use Request # TLU14-012 – USA Fireworks  
Agenda Item for May 14, 2014**

**DATE: May 9, 2014**

USA Fireworks is proposing a tent sale of fireworks at the Belleville Square Shopping Center, 10864 Belleville Road. Their request is for a period extending beyond the as-a-right seven consecutive days or less requirement found in Section 4.44 of the Township Zoning Ordinance 06-02-92, as amended. A public hearing before the Planning Commission was held on April 23, 2014.

Under Section 7 of Michigan Public Act 256 of 2011, local units of government are limited in our ability to regulate the sale of fireworks within their communities. The following report reviews the Temporary Land Use requirements per the application.

Planning Commission Review Items under Section 4.44 of the Zoning Ordinance are:

1. **Adequacy of Parking and Access** (Section 4.44.c.1) – 420 public parking spaces with 19 handicapped reserved are on site now. The site currently is over parked, has a major vacancy in its largest unit, and the tent will have a limited impact on the number of available parking spaces. This site is located in the heart of Van Buren’s downtown district, and sufficient access is available.
2. **Adequate drainage** (Section 4.44.c.2) – the tent is to be erected on existing impervious surface and it will have no impact upon the existing parking lot storm water management system.
3. **Compatibility with surrounding land uses** (Section 4.44.c.3) – the surrounding parcels are all commercial in nature, and this temporary use will not impact the surrounding commercial uses.
4. **Size, height, and type of construction of proposed buildings and structures in relation to surrounding site** (Section 4.44.c.4) – the structure is temporary in nature, and the parking lot, the strip stores, and the surrounding commercial businesses will not be impacted by the bulk of the tent.

5. **Sufficient setbacks from road right-of-ways and lot lines** (Section 4.44.c.5) – the tent is located behind a landscaping island within the Belleville Square parking lot, and it is sufficient and will not impact traffic flow or adjoining commercial businesses. The site is over ten feet from the interior service road, and 125 feet from the nearest commercial structure.
6. **Adequate utilities** (Section 4.44.c.6) – the applicant will supply their own electrical generation. An electrical permit will be required. The generator and electrical hook-up will be inspected to ensure compliance with National Fire Protection Association requirements.
7. **Trash disposal and site cleanup** (Section 4.44.c.7) – USA Fireworks will be responsible for all trash disposal and site cleanup in relation to their lease agreement with Canvasser Development.
8. **Sanitary facilities** (Section 4.44.c.8) – a porta-potty will be located in the area during the entire period of the sales.
9. **Hours of operation** (Section 4.44.c.9) – from 9 am to 10 pm which exceeds the Townships ordinance hours for fireworks sales which are permitted from 8 am to 9 pm, but under State law, the Township is forbidden to regulate the sale of fireworks that exceeds the State law.
10. **Outdoor light and signs** (Section 4.44.c.10) – no exterior lights are provided. Interior lights will be hung inside the tent. They have requested banner signs attached to the tent, and two 4 foot by 8 foot ground signs. All signs are subject to approval of the Township Building Department.
11. **Other licenses and permits required** (Section 4.44.c.11) – the applicant has provided the township with their Consumer Fireworks Retail Facility: Non-Permanent license, and the Van Buren Fire Marshal has separately issuing his review letter.
12. **Potential noise, odor, dust, and glare** (Section 4.44.c.12) – this proposed use should not increase the noise, odor, dust, or glare on or adjoining the site.
13. **Fire lanes, fire protection, and security** (Section 4.44.c.13) – the Van Buren Fire Marshal will be reviewing the application for adequacy of fire lanes and fire protection. During non-operating hours, the site will be secured by a security guard.
14. **Off-site impacts of traffic volumes** (Section 4.44.c.14) – the road in the immediate vicinity is a major Township roads (Belleville Road) and this temporary use will not impact their flow or travel volumes.
15. **Necessity of performance bond to ensure prompt removal** (Section 4.44.c.15) – the property owner will be responsible for ensuring the site is returned to its pre-sale condition.
16. **Other concerns which may impact the public health, safety, or general welfare** (Section 4.44.c.16) – as the State law limits local authority over fireworks sales, this question is not applicable.

### **Recommendation**

Per my review of the application, I am recommending approval of this application for sale of fireworks from June 20, 2014 through July 6, 2014.



# Memo

**TO: Planning Commission**

**FROM: Arthur Mullen, AICP**

**RE: Review of Temporary Land Use Request #TLU14-013 – Phantom Fireworks  
Agenda Item for May 14, 2014**

**DATE: May 9, 2014**

Phantom of Michigan is proposing a tent sale of fireworks in the Lakewood Shopping Plaza at 2095 Rawsonville Road. Their request is for a period extending beyond the as-a-right seven consecutive days or less requirement found in Section 4.44 of the Township Zoning Ordinance 06-02-92, as amended. A public hearing before the Planning Commission is required to allow for the extension of the Temporary Land Use.

Under Section 7 of Michigan Public Act 256 of 2011, local units of government are limited in our ability to regulate the sale of fireworks within their communities. The following report reviews the Temporary Land Use requirements per the application.

Planning Commission Review Items under Section 4.44 of the Zoning Ordinance are:

1. **Adequacy of Parking and Access** (Section 4.44.c.1) – 877 public parking spaces with 31 handicapped reserved are on site now. The tent and surrounding space will only remove 39 regular parking spaces, and the site will still have adequate parking.
2. **Adequate drainage** (Section 4.44.c.2) – the site is in an existing parking lot that already has storm water drainage. The tent and storage structure will not affect the amount of impervious surface or water that would be diverted into the storm system.
3. **Compatibility with surrounding land uses** (Section 4.44.c.3) – the proposed use is retail sales in a parking lot of an existing shopping plaza. The uses are compatible.
4. **Size, height, and type of construction of proposed buildings and structures in relation to surrounding site** (Section 4.44.c.4) – the structure is temporary in nature, and tent sales regularly take place in parking lots so no impacts are expected to the surrounding site.
5. **Sufficient setbacks from road right-of-ways and lot lines** (Section 4.44.c.5) – the area is setback from the South I-94 Service Drive of 58 feet and 30 feet from the adjoining outlot of the plaza.

6. **Adequate utilities** (Section 4.44.c.6) – the applicant will supply their own electrical generation. The generator and electrical hook-up will be inspected to ensure compliance with National Fire Protection Association requirements.
7. **Trash disposal and site clean up** (Section 4.44.c.7) – Phantom of Michigan will be responsible for all trash disposal and site clean-up in relation to their agreement with Schostak Brothers and Company, managing agent for Lakewood Shopping Center.
8. **Sanitary facilities** (Section 4.44.c.8) – due to the short nature of the customer shopping, no facilities will be provided.
9. **Hours of operation** (Section 4.44.c.9) – from 10 am to 10 pm which exceeds our local ordinance, but the Township is no longer able to enforce provisions that are more restrictive than the State law.
10. **Outdoor light and signs** (Section 4.44.c.10) – no exterior lights are provided. Interior lights will be hung by the tent company. One eight foot by four foot temporary commercial sign (measuring 32 sq. ft) is permitted on the outside of the tent. They are requesting a banner to measure 5 feet by 16 feet measuring eighty square feet, and it does not conform with the Township’s Sign Ordinance. All signs are subject to approval of the Township Building Department.
11. **Other licenses and permits required** (Section 4.44.c.11) – the applicant has provided the township with their Consumer Fireworks Retail Facility: Non-Permanent license, and the Van Buren Fire Marshall shall be separately issuing his review letter.
12. **Potential noise, odor, dust, and glare** (Section 4.44.c.12) – this proposed use should not increase the noise, odor, dust of glare from their use.
13. **Fire lanes, fire protection, and security** (Section 4.44.c.13) – the Van Buren Fire Marshall shall review the application for adequacy of fire lanes and fire protection. The site will be staffed with three to six employees during open hours. During non-operating hours, all products are returned to their fire-proof storage unit and locked up until the materials are returned for redisplay the following day.
14. **Off-site impacts of traffic volumes** (Section 4.44.c.14) – the roads in the immediate vicinity are major Township roads and this temporary use will not impact their flow or travel volumes.
15. **Necessity of performance bond to ensure prompt removal** (Section 4.44.c.15) – the property owner will be responsible for ensuring the site is returned to its pre-sale condition.
16. **Other concerns which may impact the public health, safety, or general welfare** (Section 4.44.c.16) – as the State law limits local authority on fireworks sales, this question is not applicable.

### **Recommendation**

This will be the third year that this applicant has operated at this location, and the department is not aware of any complaints or issues that have taken place in the previous years. Per my review of the application, I am recommending approval of this application pending recommended approval from the Van Buren Township Fire Marshall.

David C. McNally II  
Battalion Chief / Fire Marshal  
O: 734-699-8900 ext9416

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



May 29, 2014

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

Re: USA Fireworks Inc. Temporary land use TLU-14-012

I have reviewed the plans submitted to my office on April 24<sup>th</sup> and found their application contains all the paperwork that the State of Michigan requires for fireworks sales. They are following NFPA 1123 and 1124. This site will be inspected by VBFD Lieutenant/Inspector Ryan McCormick or me this year as we are a delegated agency for the State of Michigan. We have received the proper notices from the state indicating they have issued the applicant a permit to sell fireworks.

Respectfully Submitted,

David C. McNally II  
Battalion Chief - Fire Marshal

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