

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
APRIL 13, 2016
MINUTES**

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

ROLL CALL:

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

Excused: Kelley and Franzoi.

Staff: Deputy Director Best and Secretary Harman.

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

Audience: Eleven (11).

APPROVAL OF AGENDA:

Motion Boynton, Budd second to approve the agenda of April 13, 2016 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Boynton second to approve the regular meeting minutes from March 23, 2016 as presented. Motion Carried.

PUBLIC HEARING: None.

CORRESPONDENCE: None.

NEW BUSINESS:

ITEM # 1 16-009 – TEMPORARY LAND USE

TITLE: THE APPLICANT, USA FIREWORKS, INC., IS REQUESTING FINAL APPROVAL TO HOST A FIREWORKS TENT FOR A PERIOD EXTENDING BEYOND THE AS-A-RIGHT SEVEN CONSECUTIVE DAYS OR LESS REQUIREMENT FOUND IN SECITON 4.44 OF THE TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: THIS SITE IS LOCATED AT THE FAITH UNITED METHODIST CHURCH AT 6020 DENTON. THE SUBJECT LOCATION IS ON THE WEST SIDE OF DENTON ROAD, SOUTH OF MICHIGAN AVENUE.

A representative of USA Fireworks, Inc. gave the presentation. The proposed tent layout is the same as previous years, with no changes.

Deputy Director Best presented his review letter dated 4-5-16 recommending approval subject to the proposed hours of operation being the same as last year, 9:00 a.m. to 10:00 p.m. Monday through Saturday and Sunday from Noon to 10:00 p.m. and that all proposed signage comply with the Zoning Ordinance, except where additional directional signage is recommended.

Commissioners discussed flame breaks and the number of fire extinguishers located in the tent. The applicant agreed to a total of 3-4 fire extinguishers with one being located at each point of entrance and at or near the point of sale area.

No comments from the audience.

Motion Boynton, Atchinson second to grant final approval to USA Fireworks, Inc. to host a fireworks tent beyond the seven consecutive days or less requirement in the Township Zoning Ordinance 06-02-92, as amended, with the recommendations from Deputy Director Best's staff review letter dated 4-5-16 and pending fire department evaluation. Motion Carried. (Letter Attached)

ITEM # 2 16-008 – PRELIMINARY SITE PLAN

TITLE: THE APPLICANT, VERDETERRE CONTRACTING, INC., IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR AN OFFICE BUILDING ADDITION OF 1,440 SQUARE FEET.

LOCATION: PARCEL NUMBER V125-83-033-99-0036-000, 7994 BELLEVILLE ROAD. THE SITE IS APPROXIMATELY 7.28 ACRES AND IS LOCATED IN THE C-1, GENERAL BUSINESS DISTRICT. THIS SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER AND ECORSE.

Applicant Chris Brown gave the presentation. The Verdeterre Contracting office was built ten years ago accommodating 3-4 employees, the company has grown to 6-8 employees, the building addition requested is to accommodate for additional office and training space.

Sally Hodges of McKenna Associates presented the preliminary site plan review letter dated 4-7-16 recommending preliminary site plan approval subject to the conditions referenced in the letter.

David Nummer of WadeTrim presented the preliminary site plan review letter dated 4-6-16 recommending approval of the preliminary site plan.

The Fire Department provided approved plan review letter dated 4-1-16.

Commissioners discussed the driveway to remain as-is, future sidewalk development, the location of the bench on the property and additional signage for the driveway.

No comments from the audience.

Motion Atchinson, Boynton second to grant Verdeterre Contracting, Inc. preliminary site plan approval subject to the conditions in the McKenna Associates review letter dated 4-7-16, Wade Trim review letter dated 4-6-16 and Fire Department review letter dated 4-1-16 and the Planning Commission's approval of the driveway location and bench to remain as-is, the bench may be moved after sidewalk installation by the DDA.. Motion Carried. (Letters Attached)

ITEM # 3 16-002 – PRELIMINARY SITE PLAN

TITLE: THE APPLICANT, ALDI, INC., IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR SITE IMPROVEMENTS AND CONSTRUCTION OF A SINGLE STORY RETAIL COMMERCIAL BUILDING FOR A LIMITED ASSORTMENT GROCERY STORE.

LOCATION: PARCEL NUMBER V125-83-058-99-0007-704. THE SITE IS APPROXIMATELY 3.76 ACRES ON A 19.61 ACRE PARCEL. IT IS LOCATED IN THE C-2, EXTENSIVE HIGHWAY BUSINESS DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD BETWEEN TYLER AND THE I-94 NORTH SERVICE DRIVE.

Design Engineer Chris Grzenkowicz gave the presentation for the applicant. The proposed parcel will be split from a larger parcel to the south of Auto Zone along Belleville Road. The applicant displayed the site plan, color building renderings and exterior façade samples. Also, discussed the number of parking spaces, sanitary sewer, all underground utilities, sidewalk connections and screening of the loading dock area, dumpster unit and rooftop masonry units.

Sally Hodges of McKenna Associates presented the preliminary site plan review letter dated 4-6-16 recommending the Planning Commission approve the preliminary site plan subject to the conditions referenced in the letter.

David Nummer of Wade Trim presented the preliminary site plan review letter dated 4-6-16 recommending preliminary site plan approval.

Commissioners discussed the stormwater detention ponds, stormwater drainage, river rock versus mulch as ground cover, the screened wall area to be vegetative, the addition of spandrel glass to the north side of the building to match the west side of the building, screening of rooftop mechanicals and a different type of tree to replace the pear trees.

Resident inquired where stormwater runoff goes. Stormwater runoff will go to the detention ponds on the site, and then out to the storm sewer on Belleville Road.

Motion Jackson, Budd second to grant preliminary site plan approval to Aldi, Inc. for parcel number V125-83-058-99-0007-704 on Belleville Road, subject to recommendations in the McKenna Associates review letter dated 4-6-16, Wade Trim review letter dated 4-6-16, Fire Department review letter dated 1-26-16 along with the Commission accepting river rock for ground cover, the applicant providing cross sections of the rooftop mechanical screening and the addition of spandrel glass to the north side of the building. (Letters Attached)

GENERAL DISCUSSION:

Deputy Director Best presented an update on the Lakeshore Ordinance. A Shoreline Management Work Group has been formed consisting of sixteen (16) residents/stakeholders; these members are from both the City of Belleville and Van Buren Township. The group will bring comments and

suggestions regarding the Lakeshore Ordinance back to a larger group of residents/stakeholders for further discussion. Once there is more to report, Deputy Director Best will reach out to the Planning Commission and assemble the Lakeshore Ordinance sub-committee for further review.

Motion Boynton, Budd second to adjourn at 8:58 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



Memo

TO: Planning Commission

**FROM: Matthew R. Best
Deputy Director of Planning and Economic Development**

**RE: Review of Temporary Land Use Request #TLU 16-009 – USA Fireworks
Agenda Item for April 13, 2016**

DATE: April 5th, 2016

USA Fireworks, Inc. is requesting a Temporary Land Use permit for a tent sale of fireworks at Faith United Methodist Church at 6020 Denton Road. The use is proposed to be from June 18, 2016 through July 7, 2016. Per Section 4.44 of the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval.

Under Section 7 of Michigan Public Act 256 of 2011, local units of government are limited in their ability to regulate the sale of fireworks within their communities. The Michigan Attorney General has issued an Opinion on this section of the Act (Opinion #7266), which states, “so long as the local ordinance does not prohibit fireworks vendors from undertaking their commercial operations in any way that other vendors may undertake their operations, the ordinance is not preempted by the Act.” Therefore, fireworks vendors are subject to the same Zoning Ordinance regulations as any other temporary land use.

I have reviewed the application and the requirements of Section 4.44 for temporary use approval, and have the following comments:

- 1. Adequacy of parking and access** (Section 4.44.c.1) – The site currently has 59 public parking spaces, 3 of which are handicapped reserved. Although the tent is expected to have a limited impact on the number of available parking spaces, there is a concern regarding the adequacy of parking on Sundays during church service, which ends at 11:30 a.m. Therefore, we recommend limited hours of operation on Sundays (addressed later in this report). We are not aware of any complaints in 2015 or any parking disputes between the landlord and tenant; therefore, the number of parking spaces should be sufficient for both uses. The site can be accessed from the west by Gilmore Street and from the east by Denton Road. Most traffic is expected to arrive and leave via Michigan Avenue to the north, so there should be limited traffic impact on nearby 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 fronts on Michigan Ave. and Denton Rd., so the 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 tent 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) – USA Fireworks will supply its 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) – USA Fireworks will be responsible for all trash disposal and site clean-up 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) – In previous years, USA Fireworks' hours of operation were from 9:00 a.m. to 10:00 p.m., except that hours of operation were limited on Sunday from Noon to 10:00 p.m. to eliminate conflicts with Sunday morning worship services. The applicant must state the proposed hours of operation on the application. Although Van Buren Township has a Fireworks Ordinance (adopted in 1986) which requires fireworks sales to conclude at 9:00 p.m., Act 256 preempts this requirement as there is no restriction on the hours of operation for other temporary uses. However, we are not aware of any complaints with USA Fireworks closing at 10:00 p.m. last year, so the hours of operation approved last year are reasonable and we recommend the same hours of operation for this year.
10. **Outdoor light and signs** (Section 4.44.c.10) – No exterior lights are provided. Interior lights will be hung inside the tent. The Zoning Ordinance permits one (1) 32 sq. ft. temporary sign

for a period not to exceed 30 days. USA Fireworks proposes banner signs attached to the tent, and two (2) 4' x 8' (32 sq. ft.) ground signs. USA Fireworks' temporary signage must comply with the Zoning Ordinance before it obtains a sign permit from the Building Department.

- 11. Other licenses and permits required** (Section 4.44.c.11) – Last year, the applicant provided the Township with their Consumer Fireworks Retail Facility: Non-Permanent license, which expires on April 30, 2017. A current license must be provided by the applicant prior to the establishment of the temporary use. The Van Buren Fire Marshall shall be separately issuing his review letter.
- 12. Potential noise, odor, dust, and glare** (Section 4.44.c.12) – The proposed temporary 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 continually staffed. During non-operating hours, all products will stored inside the tent and tent security will be maintained at all times by the tent operator or their representative.
- 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). In 2013, 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 public hearing on this issue. In 2013, 2014 and 2015, the Planning Commission required the following additional directional signage to direct traffic to enter the site off of Denton Road:
 - One (1) two-sided sign at the southwest corner of Denton Road and Michigan Avenue reading “Fireworks Sales Entrance – Turn Here” measuring four (4) feet by eight (8) feet with arrows.
 - One (1) sign at the entrance to the church parking lot off of Denton road reading “Fireworks Sales Entrance Here” measuring two (2) feet by four (4) feet.
 - One (1) “Right Turn Only” sign at the north exit from the church parking onto Gilmore Street.I recommend that the Planning Commission require the same directional signage in 2016.
- 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) – There are no additional concerns; however, the applicant is subject to the regulations of Act 256 and applicable regulations of the Fire Department.

Recommendation

This will be the fourth (4th) year that USA Fireworks has operated at this location, and I am not aware of any complaints or issues that have taken place in the previous years. Per my review of the application, I recommend approval of this application subject to the following two (2) conditions:

1. That the applicant state the proposed hours of operation for review. If they are the same hours of operation as last year (9:00 a.m. to 10:00 p.m. except that hours of operation are limited on Sunday from Noon to 10:00 a.m.), they will be reasonable.
2. That all proposed signage comply with the Zoning Ordinance, except where additional directional signage is recommended in item #14, above.

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

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111



April 1st 2016

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

APPROVED

Re: 16-008 SPR
Verdeterre
7994 Belleville Rd
Van Buren, MI.

To whom it may concern:

Project Overview:

I have reviewed the revised site plan for proposed addition to existing office building. **NFPA 1 2012** and **NFPA 101- 2012** were used for this review. Plans still are using (International Fire Code), shall be NFPA in future submittals.

1. A Knox Box is required on building. Location to be determined by Fire Marshal prior to install.

NFPA 1 16.3.4.3

2. A monitored smoke alarm for the office building is requested but not required.

3. **An updated digital cad layout** of the office/site will need to be emailed to this department prior to completion of project.

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

Respectfully submitted,

David McNally
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.



WADE TRIM

April 6, 2016

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

Attention: Mr. James Taylor, Director of Public Works

Re: Verdeterre Contracting
Preliminary Site Plan Approval

Dear Mr. Taylor:

At your request, we have reviewed the preliminary site plan package dated March 15, 2016 for the proposed building expansion located at 7994 Belleville Road. The Project involves the construction of a 1,440 SF building addition and supplemental parking area. Our comments on the preliminary site plan are as follows:

General

As previously requested, the following notes should be provided on the plans:

1. All construction shall conform to the current standards, specifications and general conditions of Van Buren Township.
2. The Developer is responsible for resolving any drainage problems on adjacent properties which are the result of the Developer's actions.

Storm Water Management

The proposed underground storage system has been updated to handle the newly developed portion of the site (maintenance building and to the east). In place of an outlet to the Wayne County right-of-way, a swale has been provided to direct emergency overflow to an existing retention basin to the west.

Site Layout/Paving/Grading

The Developer has proposed a contribution to the Township DDA sidewalk fund at this time to support future sidewalk construction in Belleville Road along the property. All other site layout concerns have been addressed.

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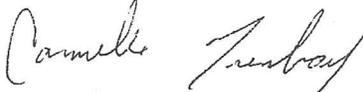
Charter Township of Van Buren
April 6, 2016
Page 2

Recommendation

Approval of this preliminary site plan is recommended at this time. The Developer should be aware that the site plan must be submitted for detailed engineering review after preliminary approval has been granted. If you have any questions regarding this review, please contact our office at 734.947.2793.

Very truly yours,

Wade Trim Associates, Inc.



Carmelle Tremblay, E.I.T.



David M. Nummer, PE

DMN:CGT:ka
VBN 2266-01T
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cc: Mr. Ron Akers, Director of Planning and Economic Development
Mr. Mathew Best, Deputy Director of Planning and Economic Development

April 7, 2016

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

**Subject: VBT-16-008 SPR; Verdeterre Offices, 7994 Belleville Road; Site Plan Review #2;
Plans Revised March 10, 2016**

Dear Commissioners:

The applicant proposes to construct a 1,440-square foot addition to the west (rear) of the existing office building for Verdeterre Contracting and requests preliminary site plan approval. The site is located on the west side of Belleville Road, directly across the road from the Van Buren Township Fire Station. The proposed site improvements consist mainly of the office building expansion and improvements to the parking and circulation around the office building. We have reviewed the site plan for compliance with the Township's Zoning Ordinance and sound planning and design principles, and we offer the following comments for your consideration.

COMMENTS

- 1. Zoning and Use.** The site is zoned as C-1 General Business District. According to the applicant, the new proposed office space is to support Verdeterre Contracting's design support operations and to create offices for several current employees. There are no new employees anticipated. Although the use of the overall site includes outdoor storage of building and contracting equipment, sand, gravel and supplies, is a use subject to special approval, there are no changes proposed to the that use on the site, which is located west of the proposed site improvements. Offices are permitted uses by right in the C-1 District, and in this case, the building expansion has been found to not require a new special approval or public hearing.
- 2. Site Circulation, Parking, and Loading.** A minimum of 1 parking space for each 300 sq. ft. of ground floor area (usable floor area). Using 80% of the 2,880 sq. ft. total office building floor area, the estimated usable floor area will be 2,304 sq. ft., requiring 8 spaces (including 1 barrier free space) for the expanded building. The plan shows 10 spaces (including 1 barrier free space). The width of the two angled parking spaces (1 standard and 1 handicapped) should be dimensioned on the plan. All parking will be double-striped per a note on the plan.

The proposed new asphalt drive will encircle the office building, with one-way circulation proposed on the west, south and east of the building and two-way circulation remaining on the north side. The 2-way travel lane along the north side (existing), is only 17 feet wide and should be widened to 24 feet for two-way traffic. Additional width could be obtained by shifting abutting parallel parking spaces closer to the lot line, since off-street parking is permitted in the required side yards in the C-1 district. In addition, the site driveway is only 12-13 feet wide, which is not sufficient for two-way traffic. During staff review, the applicant asked to be permitted to control traffic using signs, and proposes a "Yield" sign near the Belleville Road entrance to facilitate one-at-a-time traffic. If signs are to be used to limit traffic flow to one

way, there should be additional signs placed at the back gate and other locations where cars and or trucks would converge. Because both areas of narrow pavement are existing conditions, the Planning Commission should determine whether signage is sufficient or if the drives should be widened to comply.

- 3. Landscaping and Screening.** A landscaping plan has been submitted with existing and proposed landscaping and a plant list with name, species, size, and quantity of each plant. Our comments on specific landscaping requirements are as follows:
 - a. General Landscaping.** There must be a minimum of 1 tree for each 3,000 square feet of landscaped open space on the site. Because the mature trees at the front of the site create a very open, attractive landscape, and other trees that were previously planted, we believe that the plan complies with this standard. The applicant proposes to install 6 new trees along the south lot line near the buildings. The existing tree inventory shows 15 trees on the site. These trees count as part of the overall landscaping requirements for the site.
 - b. Required landscaping adjacent to other properties.** Landscaping is required as screening between the site and the single family residential use to the south. A 25-foot landscape buffer strip is proposed for the portion of that lot line (70 linear feet) that is not already screened by a fence. At 1 tree for each 30 linear feet, the landscape buffer requirement is met with 2 proposed and 2 existing tree.

The remaining screening along the southern lot line is achieved through either a 6-foot high chain link fence or a 6-foot high wood privacy fence. Based on aerial photos, the existing 6-foot high wood privacy fence extends along the lot line east of the existing frame barn and the chain link is west of that point. The Planning Commission may approve alternatives that satisfy the intent of the Ordinance; however, upgrades may be needed to comply. The plan must be clarified to distinguish the limits of the wood fence versus the chain link. Because of the character of the existing uses, we recommend that the chain link be replaced with wood privacy fence matching the existing to extend west at least to the front (east) line of the metal maintenance building. A detail of the fence(s) including materials, height, and color must be added to the plan.
 - c. Vehicular surface area landscaping regulations.** Given the parking layout, there are few locations for conventional landscape islands. The existing building has several substantial foundation planting beds around the building that help soften the appearance of the site. Also, the addition of trees along the south line fence will enhance the vehicular surface area similar to paved surface area landscaping.
- 4. Building Elevations.** The revised site plan includes building elevations. Split-face concrete masonry block matching the existing building will be used on all sides of the addition. Building colors must be noted on the elevations, the building height must be dimensioned, and any rooftop equipment must be indicated and adequate screening specified on the plan.
- 5. Sidewalks.** In lieu of installing sidewalk at this time, the site plan states that a contribution will be made to the Township DDA sidewalk fund sufficient for future construction of the required sidewalk. If the Planning Commission, applicant and DDA mutually agree to this arrangement, the sidewalk

requirement will be satisfied.

6. **Trash Disposal.** The site plan states that the trash generated on the site is minimal and will be stored inside the building until collected.
7. **Lighting.** Sheet A4.00 shows a wall mounted exterior light. This light should be added to the building elevations and cut sheets submitted. Sheet C-1 that states that there will be no site lighting should be corrected accordingly.
8. **Amenities.** All C-1 uses within the Township are required to provide amenities on the site that will serve the comfort of future users. A bench is proposed near the building's front door; the Commission should determine whether additional amenities are needed.

RECOMMENDATION

The applicant has addressed most of our previous comments. Although there are still several items that must be addressed on revised plans, we recommend preliminary site plan approval, subject to the following conditions:

1. The width of the two angled parking spaces (1 standard and 1 handicapped) must be dimensioned on the plan.
2. Subject to the determination of the Commission, all driveways accommodating 2-way traffic should be widened to 24 feet. If the Commission determines that signing the traffic is sufficient, additional signage must be specified on the plan as discussed in Comment 2, above.
3. The following landscaping items should be addressed:
 - a. The plan must be clarified to distinguish the location of the wood fence from the chain link and that all chain link fence located in front of (east) of the metal maintenance building be replaced with new fence matching the wood privacy fence.
 - b. A detail of the fence including materials, height, and color must be added.
4. The following building elevation items should be addressed:
 - a. Building colors must be labelled on the elevations.
 - b. Building height must be dimensioned on the elevations.
 - c. Any rooftop equipment must be shown on the plan and screened from view off the site, and the means for accomplishing that indicated on the plan.
5. Mutual agreement between the Planning Commission, applicant and DDA for the applicant to contribute to the DDA sidewalk fund at this time for future construction of the sidewalk.
6. The outdoor light must be added to the building elevations and cut sheets submitted. Sheet C-1 that states that there will be no site lighting should be corrected accordingly.
7. Sufficiency of the amenities is subject to the determination of the Commission.

Respectfully submitted,
McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President



Stephen Hannon
Assistant Planner



WADE TRIM

April 6, 2016

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

Attention: Mr. James Taylor, Director of Public Works

Re: Aldi Food Market #63
Preliminary Site Plan Approval

Dear Mr. Taylor:

At your request, we have reviewed the preliminary site plan package dated March 18, 2016 for the Aldi Food Market project located on Belleville Road. The Project involves the construction of an 18,850 SF building, extended access drive, supplemental parking area and truck bay. Our comments on the preliminary site plan are as follows:

General

The Designer has addressed our preliminary general comments.

Water Main

1. The current site plan proposes an 8-inch public water main along the east AutoZone property line. We understand that a request has been made to construct the water main inside the AutoZone property lines, just east of the paved rear service drive; this will allow for easier maintenance access to the utility. Should AutoZone grant permission for the water main installation, we feel the relocation can be evaluated during the detailed engineering review and should not affect the overall site layout.
2. As previously stated in SPR #1, dated January 27, 2016, the entire building is not within 250 feet of a hydrant. While this does not meet Township coverage standards, the single hydrant placement has been approved by the Fire Department per staff review on February 3-4, 2016.

Sanitary Sewer

The Designer has addressed our preliminary comments regarding sanitary sewer. Per staff review on February 3-4, 2016, public sanitary sewer has been proposed and the requirement for an MDEQ Part 41 Permit has been acknowledged on the plans.

Storm Water Management

1. A 52-foot wide drainage easement is shown on the plans for the access drive which drains to the AutoZone storm water management system. We understand that Aldi is still waiting on approval from AutoZone to grant the easement.

Wade Trim Associates, Inc. 734.947.9700
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Taylor, MI 48180 www.wadetrim.com



2. An open detention basin has been provided which appears to be in compliance with Wayne County Storm Water Standards. A 4-foot permanent pool has been provided and a 15-foot buffer strip is shown (provision for drainage areas less than five acres). We would like to note that the calculated C-value should be closer to 0.75 due to the fact that the permanent pool is a water surface and should hold a C-value of 1.0, rather than 0.41. With a larger C-value, the required storage volume is approximately 15,000 CF. The detention basin design allows for 15,500 CF of storage volume, which is sufficient, but not as conservative as indicated on the plans. Should minor additional storage be required due to possible Wayne County comments, we feel there is room to extend the pond slightly to the north and south.

Site Layout/Paving/Grading

1. We previously recommended the proposed access drive be extended to the east property line to accommodate future development. The Developer has elected not to extend the access drive which was mutually agreed upon at staff review on February 3-4, 2016.
2. A truck circulation diagram has been provided for the truck well on the east side of the building. While we still feel the truck well is quite narrow and may be difficult to maneuver, the Designer has assured us that this layout is standard for all Aldi locations and there have not been any circulation issues in the past.

Recommendation

Approval of this preliminary site plan is recommended at this time. The Developer should be aware that the site plan must be submitted for detailed engineering review after preliminary approval has been granted. If you have any questions regarding this review, please contact our office at 734.947.2793.

Very truly yours,

Wade Trim Associates, Inc.



Carmelle Tremblay, E.I.T.



David M. Nummer, PE

DMN:CGT:ka
VBN 2264-01T
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cc: Mr. Ron Akers, Director of Planning and Economic Development
Mr. Mathew Best, Deputy Director of Planning and Economic Development

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

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111



1-26-2016

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

ALDI Food market #63
16-002 SPR

Director:

I have reviewed a set of plans submitted to my office on 01-24-2016 for the above referenced project.

Project Overview:

The plan review was for new construction of a 19,564 square ft. facility

Comments:

1. Please move proposed hydrant west and center it next to stop sign on parking island at main entrance.
2. The FDC shall be a 4inch storz with 30 degree down turn.
3. The FDC will have a sign above (red with white letters) indicating FDC and psi required to maintain system.
4. The detail shall indicate the dimensions of the address and indicate the colors of the materials. The address shall be a minimum of 6" high numbers and shall contrast with the background of the building.
5. Provide a Knox Box on the address side of the building. The location and mounting height of the Knox box is to be discussed with a representative of the Fire Marshal's office prior to installation.
6. Dumpster needs to be moved away from building.
7. A digital site plan off the building including final floor plan will also be required prior to final inspection.
8. All applicable NFPA codes were used. The Township has adopted and uses NFPA 1, 2012 NFPA 101, 2012 NFPA13, 2007, Etc.

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

The fire department requires involvement in the continuing plan review, inspection, and Certificate of Occupancy process and will require various inspections during the construction phases and immediately prior to opening to verify compliance with the appropriate codes. One set of as built construction drawings, schedules, and details, as it relates to construction, fire protection and response, will be required, as well as a **digital cad layout** of the building by this department prior to our final C of O inspection.

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 at (734)699-8900 ext. 9416

Respectfully submitted,

David C McNally

Fire Marshal
Van Buren Fire Department

April 6, 2016

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

Subject: VBT-16-002 SPR; Aldi, Belleville Road; Site Plan Review #2 and TRP #1; Plans Dated March 18, 2016

Dear Commissioners:

The applicant, Aldi, Inc. proposes to build an 18,850 square foot Aldi Food Market along Belleville Road, just south of AutoZone. The site is zoned C-2 Extensive Highway Business. Similar C-2 zoning is on the north, east, and west sides of the site, and the R-1B Single Family Residential and R-M Multiple Family districts are to the south. The site is 3.76 acres in area, and is the street frontage portion of the larger parcel that extends to the east.

We have reviewed the site plan for compliance with the Township's Zoning Ordinance and with sound planning and design principles, and we offer the following comments for your consideration.

COMMENTS

- 1. Zoning and Use.** The proposed use is a retail grocery store, which is a principal permitted use in the C-2 district. The most recent update to the Master Plan – the Belleville Road District Plan and Market Analysis – classifies the site as part of the Town Center Core commercial area, an area planned to be the mixed use center of the Township with a vertical mixing of uses, buildings set close to the road, well defined outdoor and civic spaces, and non-motorized paths and connections. The proposed development includes many of these features and the building is compatible with surrounding development. The proposed development also connects to the surrounding sidewalk and pedestrian network.
- 2. Lot.** Although the site plan addresses the manner in which access will be provided to the rear (east) lot after the Aldi parcel is divided, a cross access agreement between the owner of the parent parcel and the applicant must be submitted for review in recordable form. The Aldi site encompasses all road frontage of the parent parcel, so the rear portion of the lot would be landlocked unless there is an adequate easement and cross access agreement.

A proposed easement for ingress and egress (shared access drive) is proposed along the north side of the site. This easement is 66 feet wide and would serve the remainder of the parent parcel. This would create sufficient frontage for the remaining land.

- 3. Site Layout.** The site complies with the minimum required yard setbacks. The site also includes a sidewalk along the south side of the shared access drive to provide better pedestrian circulation to the building entrance.

- 4. Access and Circulation.** The site's driveway will use the existing shared access drive and the signalized intersection at Belleville Road, and will align with the north-south access drive to Meijer. As discussed above, the east/west shared drive has been proposed as a 66-foot right of way for possible future development as a road built to public road standards. A cross-access easement was required for the original shared access drive and its north extension behind the AutoZone building that connects to the Meijer driveway. The easement connecting to the Meijer driveway includes significant restrictions on the future businesses that can share in the easement. The existing north/south cross-access easement must be submitted along with all other existing and proposed easements for review to ensure future access requirements are being properly met. A two-way cross-access easement must also be described, shown on the plan, and presented in recordable form to allow future connection with the small lot immediately south of the site. We recommend that this 2-way access easement extend from the east end of the southernmost parking row southward to the south lot line. While the future construction of this access drive would cause the loss of 3 parking spaces on the east end of this parking row, these 3 spaces could be added to the south end of the parking row adjacent to the west side of the building.

The sidewalks within and connecting to the site have now been updated, resulting in improved pedestrian circulation and the reduction of conflict points between pedestrians and vehicles. We recommend that the following two portions of sidewalk be revised as follows, and that satisfactory assurance be provided to the Township in cross access easement documents to ensure that the future improvements will be made at the appropriate time:

- a. Extend the sidewalk on the west side of the building southward to the south lot line at the time the lot to the south is developed for non-single-family development; and
 - b. Extend the sidewalk on the north side of the site eastward to the eastern lot line at the time the lot to the east is developed and the drive is extended eastward.
- 5. Parking and Loading.** Retail stores require one (1) parking space for every 200 sq. ft. of usable floor area (ufa), and the site plan calculates 14,339 sq. ft. ufa. A minimum of 72 spaces are required. The Zoning Ordinance permits to the maximum number of parking spaces to be 20% greater than the minimum, which is 86 spaces for this site. 85 double-striped parking spaces are proposed.

The parking spaces on the north, south, and west sides of the main parking lot are dimensioned at 18.5 feet long. This is permissible if 2 feet of overhang is provided; the additional 1.5 feet must be dimensioned on the plan for a total length of 20 feet.

- 6. Landscaping.** This site is part of the Township's signature Belleville Road corridor, planned as a high-image attractive mixed use and "downtown" area. There has been considerable public and private investment in streetscape landscaping, decorative lighting, aesthetic improvements, and amenities, and these characteristics have been successfully mirrored in newer developments on the corridor. All sites are strongly encouraged to exceed Ordinance minimums for landscaping, site design, building façade appearance, and access/cross access provisions, among others.
- a. **Landscaping Adjacent to the Right-of-Way.** The required continuous evergreen landscape screen is proposed. In addition, the site has approximately 270 linear feet of frontage,

requiring 6 frontage trees. Although the required 6 trees are shown on the plan, we recommend replacing all the Cleveland Pear trees with a more suitable large deciduous tree. Pear trees are brittle and have a relatively short lifespan (Cleveland Pears are expected to live only 25 years), so the Pear trees should be replaced with a more durable species.

- b. Vehicular Surface Landscaping.** The minimum parking lot required landscaping area is 5% of the paved area. Based on a paved area of 38,103 sq. ft., 1,905 square feet of interior landscaping area is required. The applicant proposes 1,929 square feet.

The proposed landscape islands are at least 360 square feet and have at least one tree as required. Also, there must be at least one tree per 100 square feet of vehicular surface landscape area. Based on a landscape area of 1,929 square feet, 20 trees are required and shown.

- c. General Landscaping.** One tree is required per 3,000 square feet of landscape open space. The plan calculates 19,216 sq. ft. of open space, which would require 7 trees. The site plan shows 8 trees as being required, and 8 trees being provided. The trees fulfilling the requirement are all existing trees which may be approved by the Planning Commission.
- d. Screening of Residential Districts.** A 6-foot high decorative wall or a 25 ft. wide greenbelt is required along the south lot line to screen the adjacent residentially-zoned lots from the impacts of the proposed commercial use. The landscape plan shows a row of 35 shrubs, 5 evergreen trees, and 9 existing deciduous trees buffering the residential zone from both the parking lot and the side of the building. Other required trees located between the south lot line and the building also shield parts of the building.
- e. Ground Cover.** Decorative stone is proposed as ground cover in most landscaped areas, including in the bed along the entire Belleville Road street frontage. While the Planning Commission has permitted stone in individual landscape islands under certain circumstances, the proposed extensive use along Belleville Road is not consistent with the character of the streetscape because landscaping stone traps heat and gives an unnatural appearance. We recommend that living ground cover or mulch with ground cover plantings be used along Belleville Road.
- f. Stormwater Pond.** The Ordinance requires that detention ponds have a natural design, aeration/mosquito control, fencing for safety, and have trees and plantings around the perimeter. The landscaping plan shows a fenced detention pond with trees and plantings around the detention pond. The site plan must state the method of aeration.

- 7. Belleville Road Architectural Character.** Architectural elevations of the proposed building noting façade materials have been submitted. The following items must be addressed:

- a.** Additional character and relief should be added to the building facades, particularly facing Belleville Road, with details like faux windows, brick design accents, parapet detail and variations, columns that project from the flat wall face, and other techniques.
- b.** Samples of all façade materials and colors must be presented to the Planning Commission for approval.

- c. The plan does not address the location of mechanical units, though the rooftop screening is shown on the architectural elevation drawings. We recommend a higher parapet wall around the entire perimeter of the building for screening the rooftop mechanical equipment from adjacent sites, including future developed sites to the east. A higher parapet will also provide better building massing.
 - d. The site is required to provide amenities along Belleville Road in the form of pedestrian plazas, benches, bike racks, and similar features to enhance public use of the site. Although covered bike racks are proposed on the west side of the building, we also recommend an amenity at the northeast corner that will draw attention to the site, such as public art or decorative landscaping. Compliance with this requirement must be demonstrated, and details added.
8. **Signs.** The applicant proposes 1 monument sign and 4 wall signs. The following sign standards apply according to Section 20.409.4 of the Ordinance:
- a. **Total Sign Area.** With 330 linear feet of frontage, a maximum 232.5 sq. ft. of sign area is permitted. The plan exceeds the permitted amount, proposing a total sign area of 240.6 sq. ft. Although the applicant requests a waiver from the Planning Commission to exceed the allowable sign area by 8.1 square feet, only the Zoning Board of Appeals is permitted to grant sign area in excess of the maximum allowed by the Zoning Ordinance. We recommend the applicant comply with the Ordinance.
 - b. **Wall Signs.** There shall be no more than 3 sq. ft. of wall signs for every 1 linear foot of building frontage, or more than 200 total sq. ft. The applicant proposes two “Aldi” signs at 76.4 square feet each, and two “Food Market” signs approximately 21.4 square feet each – a total of 195.6 square feet.
 - c. **Monument Sign.** Monument signs may not exceed 8 feet in height and the proposed sign complies. For lots with 200 - 400 linear feet of street frontage, monument signs may not exceed 60 square feet. Although the proposed 45-square foot monument sign meets this requirement, monument signs are required to have a durable supporting base at least 24 inches in height, with no separations between the sign face and the base. This monument sign must be revised to meet this requirement.

The base of the monument sign must be landscaped to enhance its appearance. Details on sign illumination must also be included.

9. **Tree Removal Permit.** A tree removal permit will be required since the site is undeveloped at the present time. Replacement trees must be installed to compensate for trees removed from the site. Further, required replacement trees do not count toward the number of trees needed to comply with the landscape requirements, but are over and above those requirements. While the tree removal permit is not required until the time of final site plan approval, we offer our comments to help the applicant comply.

The tree inventory provided on Sheet EX2 has a discrepancy between the list and the table which must be corrected. The list shows 238 total trees on site, including 29 trees of 5-inch D.B.H. or greater being preserved and 201 trees being removed. However, the table shows 236

total trees on the site, including 28 trees of 5-inch D.B.H. or greater being preserved and 200 trees being removed. Subsequent comments assume the list is correct and the table is incorrect.

The tree inventory list shows 29 live trees of 5 inch D.B.H. or greater as being preserved. Section 4.45(e)(6)(b)(ii) states a minimum of 37% of existing trees of 5-inch D.B.H. or greater must be preserved. With a total of 238 trees on the site, in order to comply with this requirement, the plan must be adjusted to preserve 88 trees. This requirement can be modified by the Planning Commission where preservation is not feasible. Based on the difficulty of meeting this requirement on commercially-zoned land along Belleville Road, we recommend that the Planning Commission modify this requirement.

All live trees over 5 inches D.B.H. that are removed must be replaced in accordance with the following table in Section 4.45(E)(10)(a), except as otherwise permitted. Tree species that are defined as “removable” are those species which are preferable to be replaced first; these trees still must be replaced.

Minimum Replacement	Replacement Ratio Tree Size (# of replacement trees per # of removed trees)	Number of Required Replacement Trees Per 100 Removed
Coniferous (Ht.)		
4-6 feet	1 : 1.0	100
6-8 feet	1 : 1.5	67
8 feet or greater	1 : 2.0	50
Deciduous (D.B.H.)		
2-3 inches	1 : 1.0	100
3-4 inches	1 : 1.5	67
4 inches or greater	1 : 2.0	50

The tree inventory lists 238 total trees, 13 of which are dead and 29 of which are proposed to be preserved, leaving 201 trees that must be replaced according to the table above. The applicant could plant larger trees according to calculations in the table above in order to reduce the total number of replacement trees planted, or a payment in lieu of tree planting may be accepted by the Township. The applicant proposes 64 replacement trees, all of which would replace existing trees at a rate of 1:2 according to the above table. This leaves 73 trees to be replaced, or 37 if the trees are replaced at 1:2.

RECOMMENDATION

The applicant has revised the plan and satisfied several of our staff review comments; however, there are several items that still must be addressed. Some of these items (such as the building façade and parapet requirements) merit more discussion prior to a decision on the preliminary site plan, most of the deficiencies are easily correctable. Therefore, we recommend the Planning Commission approve the preliminary site plan, subject to the following conditions:

1. The land owner and applicant must address the manner in which the land is intended to be

- divided, to the satisfaction of the Planning Commission.
2. A cross access easement and agreement must be submitted in recordable form for Township approval prior to final site plan approval and recorded prior to issuance of a Certificate of Occupancy to ensure future access requirements are being met. These include:
 - a. Providing the existing north/south cross access easement and agreement.
 - b. A cross access easement and agreement for the access drive along the north side of the site.
 - c. A cross access easement and agreement for a future two-way connection with the small lot immediately south of the site.
 3. That an agreement be submitted requiring the applicants to extend the following 2 portions of sidewalk accordingly:
 - a. Extend the sidewalk on the west side of the building southward to the southern lot line at the time the lot to the south is developed for non-single-family development; and
 - b. Extend the sidewalk on the north side of the site eastward to the eastern lot line at the time the lot to the east is developed and the drive is extended eastward.
 4. The pear trees should be replaced with a suitable deciduous shade tree.
 5. Living ground cover or mulch with ground cover plantings should be used along Belleville Road instead of decorative stone.
 6. The method of aeration must be shown for the stormwater pond.
 7. The Belleville Road Architectural Character standards must be met, which include:
 - a. Adding character and relief to the building facades, particularly facing Belleville Road, with details like faux windows, brick design accents, parapet detail and variations, and columns that project from the flat wall face.
 - b. Presenting samples of all façade materials and colors to the Planning Commission for approval.
 - c. Properly screening the rooftop mechanical units from all adjacent lots, including future developed sites to the east. We recommend a higher parapet wall around the entire perimeter of the building.
 - d. Including along Belleville Road in the form of pedestrian plazas, benches, bike racks, and similar features to enhance public use of the site.
 8. That the total sign area be reduced to comply with the Zoning Ordinance.
 9. The monument sign must have a durable supporting base at least 24 inches in height, with no separations between the sign face and the base. Sign lighting and landscaping around the sign must be shown.
 10. Items noted that are related to the tree permit must be resolved prior to approval of a tree permit.

Please let us know if you have any comments for us regarding these comments.

McKENNA ASSOCIATES



Patrick Sloan, AICP
Principal Planner



Stephen Hannon
Assistant Planner