

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
May 13, 2015
MINUTES**

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

ROLL CALL:

Present: Johnson, Boynton, McKenna, Budd and Thompson.

Excused: Franzoi and Kelley.

Staff: Director Knowles and Secretary Harman.

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

Audience: Eight (8).

APPROVAL OF AGENDA:

Motion Boynton, McKenna second to approve the agenda of May 13, 2015 as amended to include preliminary site plan review of Ashley Capital under New Business Item #3.

Motion Carried.

APPROVAL OF MINUTES:

Motion Johnson, Boynton second to approve the minutes from April 22, 2015 as presented.

Motion Carried.

PUBLIC HEARING:

ITEM # 1 CASE# RZ 15-003

TITLE: THE CHARTER TOWNSHIP OF VAN BUREN BOARD OF TRUSTEES HAS INITIATED AN AMENDMENT TO REZONE APPROXIMATELY 3.4 ACRES CURRENTLY ZONED C-1 (GENERAL BUSINESS) TO R-1B (SINGLE FAMILY RESIDENTIAL).

LOCATION: PARCEL NUMBER V125-83-039-99-0009-014, WHICH IS CURRENTLY VACANT. THE SITE IS LOCATED ON THE NORTH SIDE OF TYLER ROAD BETWEEN BELLEVILLE ROAD TO THE WEST AND WALDEN BOULEVARD TO THE EAST.

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

Director Knowles gave the presentation. On July 2, 2007, the Township Board approved the conditional rezone of 3.4 acres on Tyler Road subject to conditions in the agreement. In the event the conditions were not met, it was to revert to the original R-1B zoning. The resolution did not refer to the zoning as conditional therefore it did not revert. This item will be presented to the Township Board to initiate the rezone back to R-1B (single family residential).

No comments from Commission members or the audience.

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

NEW BUSINESS:

ITEM # 1 CASE# TLU 15-007

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

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

Charles Friese of TNT Fireworks gave the presentation. TNT Fireworks is requesting to run over the allowable seven (7) consecutive days from June 24th – July 5th.

Director Knowles gave the Planning Department review. This is the second year at the Belleville Walmart parking lot location. The applicant needs to provide the consumer fireworks license, obtain the Fire Marshall review and present temporary signs for the site. The applicant plans to use the same temporary signs permitted by the ordinance as last year and has turned in the consumer fireworks license to the Planning Department.

Commissioners discussed the state license, certificate of insurance to include the township as additionally insured and the number of fire extinguishers located at the site.

Motion McKenna, Johnson second to approve temporary land use permit for the sale of fireworks at the Belleville Walmart parking lot 10562 Bellville Road on the conditions listed by staff in the application, the insurance policy including the township as additionally insured and the requirement of four (4) fire extinguishers on the site. Motion Carried.

ITEM # 2 CASE# 14-020

TITLE: THE APPLICANT, CONTRACTORS STEEL COMPANY, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT AN 80,608 SQ. FT. ADDITION TO THE EAST SIDE OF ITS EXISTING BUILDING. THE SUBJECT PORTION OF THE SITE IS CURRENTLY ZONED M-2 (GENERAL INDUSTRIAL) AND THE USE OF THE SITE (STEEL FABRICATION AND WAREHOUSING) IS A PERMITTED PRINCIPAL USE IN THE M-2 DISTRICT. THE PLANNING COMMISSION APPROVED THE PRELIMINARY SITE PLAN, WITH CONDITIONS, AT ITS DECEMBER 10, 2014 MEETING.

LOCATION: PARCEL NUMBER V125-83-017-99-0014-702, ALSO KNOWN AS 48649 SCHOONER DRIVE. THE SUBJECT SITE IS LOCATED ON THE SOUTH SIDE OF SCHOONER DRIVE.

Ken VanTine with Inform Studio gave the presentation. The applicant has addressed conditions in the McKenna Associates and WadeTrim review letters and has walked the site with the Fire Marshall to agree upon the sprinkler issue.

Hodges of McKenna Associates presented final site review letter dated 4-19-15 recommending the Planning Commission grant final site plan approval subject to the Planning Commission's approval of the parking reduction and the Township Engineer approval.

David Nummer of WadeTrim presented final site review letter dated 4-30-15 recommending the Planning Commission grant final site plan approval.

Fire Department review letter dated 5-1-15 recommends approval of the final site plan subject to additional fire extinguishers, a fire alarm and training for employees. A variance is required from the building official for the bypassed sprinkler system. The Planning Commission accepts the conditions in Fire Department review letter and the Planning Department will carry out the variance.

Motion Johnson, Boynton second to grant final site approval to Contractors Steel to construct 80,608 sq. ft. addition at 48649 Schooner Drive subject to the McKenna Associates review letter dated 4-29-15, WadeTrim review letter dated 4-30-15, Fire Marshall David McNally's list of steps in the Fire Department review letter dated 5-1-15 along with the Planning Commission's approval of the reduced parking spaces. Motion Carried. (Letters Attached)

ITEM # 3 CASE# 14-031 (SLU & SPR)

TITLE: THE APPLICANT, ASHLEY CAPITAL, LLC, IS REQUESTING SPECIAL LAND USE APPROVAL AND PRELIMINARY SITE PLAN APPROVAL FOR A DISTRIBUTION CENTER. A DISTRIBUTION CENTER IS A SPECIAL LAND USE IN THE M-T (INDUSTRIAL TRANSPORTATION) DISTRICT. A SPECIAL LAND USE REQUIRES A PUBLIC HEARING, WHICH WAS HELD BY THE PLANNING COMMISSION AT ITS MEETING ON APRIL 22, 2015.

LOCATION: PARCEL NUMBER V125-83-008-99-0002-703, ALSO KNOWN AS 42000 ECORSE ROAD. THE SITE IS LOCATED ON THE NORTH SIDE OF ECORSE ROAD, BETWEEN HAGGERTY ROAD TO THE EAST AND MORTON TAYLOR ROAD TO THE WEST.

Ken Bowen, head of construction for Ashley Capital gave the presentation. Special land use approval is required to construct the proposed 594,000 sq. ft. distribution center. Mr. Bowen displayed the site plan, discussed landscape, presented a rendering of one of the four corners of the building, displayed one of the two precast panel colors along with the glass color and walked through the traffic circulation on the site. There are two entrances on Ecorse road, tenants on each side will use separate drives.

Hodges of McKenna Associates presented special land use approval review letter dated 4-30-15 recommending the Planning Commission recommend special approval to the Township Board subject to: revision of the site plan to comply with the 80 foot setback requirement for the south portion of

the east access drive, Wayne County requirements for improvements to Ecorse Road to be addressed prior to final site approval and final site plan approval.

Hodges of McKenna Associates presented preliminary site plan review letter dated 4-30-15 recommending the Planning Commission grant preliminary site approval subject to the ten (10) conditions referenced in the letter.

David Nummer of WadeTrim presented engineering review letter dated 4-10-15 not recommending approval of the preliminary site plan until further review.

Mr. Nummer has the current traffic study and expressed concerns with the existing traffic and future traffic flow and the existing traffic signal in place not being optimized. Mr. Bowen has spoken with Wayne County and they want a different traffic study done and to see site plans that are one hundred percent built out. The new traffic study has been authorized and should be received by the applicant in about three weeks.

Commissioners have concerns with traffic issues.

Resident expressed concerns with flooding on the property since the trees have been removed, the need for retention ponds and concerns with the future building and traffic to the site.

Motion McKenna, Boynton second to table the request from Ashley Capital for special land use and preliminary site plan approvals to get additional information from the applicant and receive the traffic study from Wayne County and review of traffic study by WadeTrim. Motion Carried.

GENERAL DISCUSSION:

ITEM #1 PROPOSED BELLEVILLE LAKE ORDINANCE.

TITLE: REVIEW AND COMMENTS ON THE PROPOSED DRAFT ZONING ORDINANCE AMENDMENT TO ADD NEW REGULATIONS CREATING TWO NEW ZONING DISTRICTS AND REGULATIONS FOR LAKE STRUCTURES ON TOWNSHIP-OWNED LAKE LAND. AN OVERVIEW AND COPY OF THE DRAFT WAS PROVIDED ON APRIL 22, 2015.

Sally Hodges of McKenna Associates headed the review and comment session. Areas reviewed in the ordinance: purpose, definitions, lake frontage, lake structure examples, Belleville Lake Shoreline Districts and development regulations.

Commissioners discussed boat storage devices, structures already in place, future structures, minimum roof pitch and liability on township owned property. Commissioners discussed scheduling a boat ride tour to see what structures are currently in place.

Commission members will continue review and comments at an upcoming meeting.

Motion McKenna, Boynton second to adjourn at 9:35 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

April 29, 2015

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

**Subject: VBT-14-020 SPR; Contractor's Steel Bay 6 at 48649 Schooner Drive; Site Plan Review #3;
Revised Site Plan Dated 4/7/15**

Dear Commissioners:

The applicant, Contractor's Steel proposes an 80,608 square foot addition to the east side of the existing warehouse building, located at 48649 Schooner Drive. The Planning Commission granted preliminary site plan approval on December 10, 2014, subject to conditions; therefore, we have reviewed the revised plans for compliance with the conditions of preliminary site plan approval and offer the following comments for your consideration.

- 1. Planning Commission approval of a parking reduction to allow for 18 fewer parking spaces than required by the Ordinance.** A letter of justification from inFORM Studio dated 11/21/2014 was submitted for the Planning Commission's consideration, requesting approval of 18 fewer parking spaces than required by the Ordinance. Based on the number of employees and expected visitors on the site, we believe the request for deviation is reasonable. Subject to concurrence by the Planning Commission, this condition will be met.
- 2. Addition of one more evergreen tree to the north of the addition.** The requested tree has been included on the final site plan (Sheet LS101). This condition has been met.
- 3. Approval of the Township Engineer.** This condition will be met once the Township Engineer reviews and approves the site plan.

RECOMMENDATION

We recommend that the Planning Commission grant final site plan approval subject to

1. Planning Commission approval of the parking reduction, and
2. Township Engineer approval.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President



WADE TRIM

April 30, 2015

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

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

Re: Contractor's Steel Bay #6
Recommendation for Final Approval
VBN 2244-01T

Dear Ms. Thompson:

We have reviewed the final site plan package for the above-referenced Project located at 48649 Schooner Drive. This project involves the addition of a sixth bay to an existing industrial facility.

The primary concerns at the time of preliminary approval related to existing defects in the sanitary sewer system which were causing excessive amounts of storm water to enter the sanitary system. This caused the downstream pump station to be at or over capacity and, since this was not metered domestic water, the costs of treatment for this additional flow in the sanitary sewer were borne by the Township and its rate payers. The owner has furnished a video inspection of the sanitary sewer and is proposing appropriate corrections to the deficiencies in the sanitary system.

We have approved the construction plans on behalf of the Township and are recommending that the Planning Commission grant final site plan approval for this project. Should you have any questions or comments regarding this matter, please feel free to contact our office.

Very truly yours,

Wade Trim Associates, Inc.

David M. Nummer, PE

DMN:ka
VBN 2244-01T
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cc: Mr. James Taylor, Public Works Director

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



June 1, 2015

Chief Dan Besson
46425 Tyler rd.
Van Buren Twp., MI 48111

Re: Proposed addition to Contractor Steel

I met with Kenneth Van Tine for inFORM studio as well as owners Don & Robert Simon on 3-4-15 about the proposed addition to Contractors Steel. I performed a walkthrough of their facility with them and discussed options to their travel distance problem they have. The current building is 769'2" deep x 558'0" wide. The proposal is to add a bay making the dimensions 769'2" x 668'0". The fire code only allows for a travel distance of 300 ft. for an unsprinklered building in any direction to an exit. They exceed this code requirement even at their current size. If they were to sprinkler the building it would only give them 400 ft. and this is still not enough.

1. Fire drills, Required by Authority Having Jurisdiction

NFPA 101 4.7

2. Drill Frequency, shall be held with sufficient frequency to familiarize occupants with the drill procedure and to establish conduct of the drill as a matter of routine. Drills shall include suitable procedures to ensure that all persons subject to the drill participate.

NFPA 101 4.7.2

3. A written record of each drill shall be completed by the person responsible for conducting the drill and maintained in an approved manner.

NFPA 101 4.7.6

4. Emergency Plan, Where required by action of the authority having jurisdiction

NFPA 101 4.8.1(2)

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.

5. Emergency plans shall include the following:
 - (1) Procedures for reporting of emergencies
 - (2) Occupant and staff response to emergencies
 - (3) Evacuation procedures appropriate to the building, its occupancy and emergencies
 - (4) Design and conduct of fire drills
 - (5) Type and coverage of building fire protections systems

NFPA 101 4.8.2.1
6. Required emergency plans shall be submitted to the authority having jurisdiction for review.

NFPA 101 4.8.2.2
7. Emergency plans shall be reviewed and updated as required by the authority having jurisdiction.

NFPA 101 4.8.2.3
8. Means of Egress reliability shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency. (All exterior wall doors must have a clear path between doors in case there is a problem with one door, they can follow the wall to another door and exit).

NFPA 101 7.1.10.1
9. Where possible exit travel paths throughout the whole building shall be permanently marked to aid in exiting the building.
10. Exit Door Tactile Signage, Tactile signage shall be provided to meet the following criteria
 - (1) Tactile signage shall be located at each exit door requiring an exit sign.
 - (2) Tactile signage shall read as follows: EXIT.
 - (3) Tactile signage shall comply with ICC/ANSI A117.1

NFPA 101 7.10.1.3
11. Fire extinguisher visibility needs to be improved by painting the tops of the pillars they are connected to with a red stripe that is visible from any location in the warehouse.

NFPA 101.6.8.1.3.3.2
12. Due to the extent of the travel distances and it being an unsprinklered building, there shall be posted signs saying (no smoking) and it shall be enforced by management.
13. Relocate the Knox Box, which is above the front door, to meet out height requirements.

NFPA 18.2.2.1
14. One Double Door exit (each side) along the North (Michigan Ave) and South (Railroad tracks) walls – as close to the middle to assist with getting an exit to the critical area of concern.
15. Install rate of rise or smoke detectors tied into FACP/ Central Alarm notification. As well as manual pull stations and horn strobes thru out the building.

**NFPA 70, NFPA 72 and
Section 13.7 of NFPA 1**

The warehouse is a non-combustible building. It has an open floor plan, which stores only steel. The fire load consists of the trucks that come in to drop off their load and exit the building. There are a few acetylene bottles which are stored properly, on an exterior wall not near an exit. There are a few small office pods inside the warehouse as well. I feel with this letter and your approval Chief, **we could then advise Contractors steel to seek a variance from Van Buren Township.** This path was suggested by Chief Michael O'Brian of the Brighton Area Fire Authority and owner of Code Savvy, which has done plan reviews for us in the past.

The Plan is approved with exceptions above being met and successful approval of a variance.

Respectfully Submitted,

David C. McNally II
Battalion Chief - Fire Marshal