

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
August 27, 2014
MINUTES**

Chairperson Thompson called the meeting to order at 7:32 p.m.

ROLL CALL:

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

Excused: Budd.

Staff: Secretary Harman.

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

Audience: Fifty Four.

APPROVAL OF AGENDA:

Motion McKenna, Johnson second to approve the agenda of August 27, 2014 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Boynton, Johnson second to approve minutes from August 13, 2014 as presented.

Motion Carried.

PUBLIC HEARING:

ITEM # 1

CASE # 14-007

TITLE:

THE APPLICANT, MENARD, INC., IS REQUESTING APPROVAL FOR THE DEVELOPMENT OF A RETAIL BUILDING WITH OUTSIDE STORAGE OF SUPPLIES. OUTDOOR STORAGE OF SUPPLIES IS A SPECIAL LAND USE IN THE C-2 DISTRICT AND REQUIRES A PUBLIC HEARING. THIS HEARING IS BEING HELD IN ACCORDANCE WITH SECTION 13.03 (PERMITTED USES WITH SPECIAL APPROVAL) OF THE ZONING ORDINANCE.

LOCATION:

PARCEL NUMBER V-125-83-061-99-0005-721, WHICH IS CURRENTLY VACANT, IS THE SUBJECT OF THIS HEARING. THE SITE IS APPROXIMATELY 27.24 ACRES AND IS LOCATED IN THE C-2, EXTENSIVE HIGHWAY BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER ROAD TO THE NORTH AND I-94 TO THE SOUTH.

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

Scott Nuttelman with Menards real estate department gave the presentation. The applicant is proposing a 170,000 square foot retail store zoned commercial with special use approval needed for an outdoor storage area with a 14-foot high opaque wall. The applicant plans to preserve 150 trees, plant 350 trees including 200 replacement trees and a buffer will surround the 27-acre site. If approved, the applicant would like to start construction in the spring of 2015 and site would employ approximately 200 when open.

Commissioner Thompson explained the approval process to the audience.

Residents expressed concerns regarding tree and landscape preservation, the number of trees to be removed, the 14-foot wall surrounding the outdoor storage area and lighting.

Mr. Nuttelman gave an overview of where the building will be located on the site. The entrance will be from the new signal on Belleville Road across from AutoZone. He displayed the drive area to the residents showing a 25 foot wide green greenbelt space north of the wall of the pallet-racking building on land owned by Menards where they will be planting a row of trees. There is an additional approximately 30 feet of green space that is part of the condominiums north of Menards property. The lighting to Menards storage yard area will be cutoff and mounted to prevent light spillage to the north. The loading dock area is completely fenced in and is approximately 200 feet from the pallet-racking fence line. The applicant is willing to look at adding more landscaping to the site.

Residents expressed concerns of cutting mature trees instead of leaving them, property value decrease, variance concerns, the timeframe of the project, noise from truck deliveries, truck idling, items to be stored in the outdoor storage area and health impacts and the wall around the building.

Four (4) letters and a petition were submitted to the planning department: Letter dated 8-26-14 from Michele Ruffino, letter dated 8-24-14 from Melissa Perry, letter dated 8-27-14 from Kathryn Tuer, letter dated 8-27-14 from Amanda Wilkinson and petition dated 8-27-14 from Van Buren Meadows.

Commissioners inquired what will be stored in the outdoor storage area and if trucks stocking the store will run during the daytime.

The applicant pointed out the trees being preserved on the site plan, approximately 150 trees 4 inches in caliper or larger. Truck deliveries will be daytime deliveries, the gate is locked when the store is closed. Items stored in the outdoor storage area will be tile, concrete blocks and pavers, no hazardous materials. The start of construction to opening will be approximately a 9-month process.

Motion Johnson, McKenna second to close the public hearing. Motion carried.

NEW BUSINESS:

ITEM # 1

CASE # 14-016

TITLE:

THE APPLICANT, CLARK GAS, IS REQUESTING SITE PLAN APPROVAL TO REBUILD THE EXISTING CLARK GAS STATION AND ADD A CONVENIENCE STORE WITH A NEW 2,000 SQ. FT. BRICK AND PEAKED ROOF BUILDING. THE GAS STATION AND CONVENIENCE STORE ARE PERMITTED USES IN THE C-1 DISTRICT, AND THE SITE WAS RECENTLY REZONED, WITH CONDITIONS TO C-1.

LOCATION:

PARCEL NUMBER V-125-83-129-99-0002-002, ALSO KNOWN AS 15400 SUMPTER ROAD. THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SUMPTER ROAD AND HULL ROAD. THE SITE MEASURES APPROXIMATELY 1.01 ACRES, AND IS CURRENTLY ZONED C-1 (LOCAL BUSINESS).

Joe Nasser, owner of Clark Gas gave the presentation. Mr. Nasser displayed a color rendering of the building and brick samples.

Sally Hodges of McKenna Associates presented her review letter dated 8-21-14 recommending preliminary site plan approval subject to the conditions in the letter.

David Nummer of WadeTrim presented his review letter dated 8-22-14 recommending preliminary site plan approval.

Commissioner Johnson presented Fire Department review letter dated 8-22-14.

Commissioners noted the door in the bathroom swings the wrong direction on the site plan, discussed the 15 foot setback, the location of the A/C unit, the bioswale and where it drains, changes to the monument sign and the brick samples for the exterior façade.

Resident expressed concerns with landscape, setback from Hull Road, lighting and noise from the A/C unit.

Motion Boynton, Kelley second to grant preliminary site plan approval to Clark Gas to rebuild the existing gas station and add a convenience store with a new 2,000 square foot brick and peak roof building located at 15400 Sumpter Road at the southwest corner of Sumpter and Hull Roads subject to conditions in the McKenna Associates review letter dated 8-21-14, WadeTrim review letter dated 8-22-14, Fire Department review letter dated 8-22-14 and to include the proposed A/C unit and arborvitae in the landscape on the site plan. Motion Carried.

OLD BUSINESS:

ITEM # 1

CASE # 14-004

TITLE:

THE APPLICANT, COSTCO WHOLESALE, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO ESTABLISH A TRUCK TERMINAL. A TRUCK TERMINAL IS A PERMITTED USE IN THE M-2 DISTRICT.

LOCATION:

PARCEL NUMBERS V-125-83-013-99-0001-000 AND V125-83-013-99-0011-000, ALSO KNOWN AS 5800 BELLEVILLE ROAD. THE SUBJECT SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN MICHIGAN AVE. ON THE NORTH AND VAN BORN ROAD ON THE SOUTH. THE SITE MEASURES 71.84 ACRES AND IS CURRENTLY ZONED M-2 (GENERAL INDUSTRIAL).

Ted Johnson of TJ Design Strategies gave the presentation for the applicant. The fire lane will be in the far north lane at the guardhouse, it is designated for Costco-owned trucks and is free flow being open for emergency vehicles, soil borings have been provided, the far eastern median at the entrance will be painted on the east half and raised curbs on the west half to be reflected on the final site plan, open space has been increased and trees have been added. The applicant would like to build the guardhouse and canopy as proposed in the plans, vendor drivers expect to see the same entry at all locations. The applicant will go back to the Board of Zoning Appeals if needed.

Sally Hodges of McKenna Associates presented review letter dated 8-22-14 recommending preliminary site plan approval subject to the conditions in the letter being addressed prior to final site plan approval.

David Nummer of WadeTrim presented review letter dated 8-22-14 recommending preliminary site plan approval subject to the condition that the median island adjacent to Belleville Road be a raised curb median with sufficient turning radius to accommodate truck traffic.

Commissioner Johnson presented Fire Department review letter dated 8-22-14 recommending preliminary site approval.

Commissioners discussed masonry on the guardhouse and accepted the proposed materials, Wayne County Road approval and the Bayloff final site plan approval needed before Costco gets building permits.

Motion Johnson, Boynton second to grant Costco Wholesale preliminary site plan approval at 5800 Belleville Road subject to the McKenna Associates review letter dated 8-22-14, WadeTrim review letter dated 8-22-14, Fire Department review letter dated 8-22-14 including the parking standards indicated in the McKenna letter and contingent upon canopy approval with the BZA. Motion Carried.

GENERAL DISCUSSION:

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

Respectfully submitted,

Christina Harman
Recording Secretary

August 21, 2014

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

Subject: VBT 14-016 SPR #3; Clark Gas; 15400 Sumpter Road; Plans Received 8-14-14

Dear Commissioners:

The applicant proposes to rebuild the existing Clark gas station and add a convenience store with a new 2,000 sq. ft. brick and peaked (hip) roof building. The site was recently rezoned to C-1 subject to conditions to allow the formerly nonconforming gas station to rebuild and add the accessory convenience store space. The following rezoning conditions were offered by the applicant and have been met by the site plan unless otherwise noted.

- a. The northernmost driveway on Sumpter Road will be removed.
- b. The new building elevations show brick and stone to match the Township Fire Station, and include a peaked roof, consistent with the intent of the conditions.
- c. Landscaping will be provided as required by the Township and its ordinance.
- d. The applicant proposes to pave Hull Rd. for 210 feet from the centerline of Sumpter Rd. consistent with Wayne County requirements. Wayne County permits and approvals will be required.
- e. The new building will be setback 15 ft. from the rear lot line, less than the required 25 ft. setback.
- f. The site will be used for a gas station/convenience store facility only.
- g. The existing non-conforming setback of the canopy from Sumpter Road will remain.

We recommend that these conditions be noted on the site plan for future reference.

COMMENTS

We have reviewed the site plan submitted and have the following comments for your consideration:

1. Parking, Loading and Access.

- a. **Site Access.** The applicant is closing the northernmost driveway on Sumpter Rd. This will greatly improve traffic safety, and is a significant improvement to the site. The easternmost pump island is only about 15 ft. from the curb line, leaving no room for another car to pass, however this is an existing situation and will remain.

b. **Parking.** The parking requirements are outlined below:

Standard	Applicable Measurement	Number of Spaces Required	Number of Spaces Provided
1 space per 200 sq. ft. of usable floor area	1,208 sq. ft. of usable floor area	6 spaces	7 spaces
2 spaces per gasoline pump island	4 pump islands	8 spaces	8 spaces
1 space per employee in maximum shift	2 employees	2 spaces	2 spaces
1 barrier free space per 25 spaces	17 spaces	1 barrier free space	1 space
	Minimum Required:	17 spaces	
		Total Proposed:	18

c. **Loading.** A loading space is provided at the south side of the building. Loading for the convenience store is most likely to be smaller panel or box trucks, not semi's. Therefore space shown will be satisfactory. The location of the underground tank fill cap must be shown, and the loading space for that function must be identified.

2. **Architecture and Facades.** The new gas station/convenience store building includes attractive architectural details to match the design intent of the conditions. The proposed façade is brick with limestone accents. Façade materials and colors are labelled on the building elevations, but it must be confirmed and noted on the plan that they all match the fire station, consistent with the conditional rezoning requirement.

Corresponding labelled and dimensioned elevations of the gas canopy also must be submitted. Samples of the proposed façade materials and colors for both the building and the canopy will be required to be presented at the Planning Commission meeting for approval.

A ground-mounted AC unit is shown on the plan, and the applicant stated at the last Staff Review meeting that there would be no roof-mounted mechanical units. The plan must note that there will be no roof-mounted mechanicals. We continue to recommend that the AC unit be relocated away from the swale to the north or south of the building and screened.

3. **Landscaping and Screening.** The landscape plan includes required calculations and plant materials.

a. *Landscaping Adjacent to Right-of-Way.* Landscaping is required in all areas where parking and pavement would otherwise be immediately adjacent to the right of way. The requirement is a 10 ft. wide buffer with a continuous landscape screen at least 30 inches in height or a 36 inch high screening wall and 1 tree per 50 ft. of frontage. The site has very little space along the frontage that is not within the future right-of-way. Because of that, almost all the frontage landscaping along Sumpter Road (including deciduous trees and an evergreen hedge), is located in the future right-of-way.

b. *Vehicular Surface Landscaping.* No internal landscape islands are provided. Because of the

small size of the site, the applicant has provided this landscaping as perimeter trees. This is acceptable.

- c. *Groundcover.* The plan notes sod as the primary groundcover. The plan must note that underground irrigation will be provided to all landscape areas.
4. **Site Amenities.** All C-1 uses in the Township are required to provide amenities on site that will serve the comfort of future users of the site. A 10' x 15' patio is proposed on the north side of the building to meet this requirement. Plantings, seating, raised pavement to separate and distinguish it from parking, shade and similar improvements should be included to enhance this space, and those details added to the plan.
5. **Lighting.** Light pole and wall pak locations are on the site plan and a photometric plan is provided. Overall, site lighting is very bright. In particular, the lighting from the canopy is excessive; in places it exceeds 75 footcandles. In general, on-site lighting should not exceed 10 footcandles, and drive aisle and pedestrian use areas are sufficiently lit at 2 foot candles. The light levels must be reduced, including the light spillage from the canopy into the sidewalk and future ROW area. This will require that the canopy lights be shielded and wattages decreased, and possibly other measures. Also, the photometric plan illustrates light pole locations that do not correspond to the illumination measurements. The plan must be revised and corrected. Light pole and mounting height must be clearly labelled on the plan.
6. **Drainage.** The applicant has proposed a bioswale to drain the portion of the site being modified. The stormwater plan is subject to the review of the Township Engineer and all required permits.
7. **Dumpster Enclosure.** Details for the dumpster enclosure are provided and a note on the site plan indicates that the exterior wall brick will match the building. The gate must be steel reinforced, opaque, womanized wood gates.
8. **Signs.** As requested above, elevations of the canopy must be submitted. These elevations should include the canopy signs with dimensions, to allow adequate review. Canopy sign illustrations are on the plan; lighting and color information must be added. The applicant stated there would be no wall signs on the building and this should be noted on the site plan.

The proposed monument sign is located within the 25 ft. clear vision triangle at the intersection of Hull and Sumpter Roads. In accordance with Section 4.23 Signs – General Provisions in All Zoning Districts, subsection 1.b., the sign must be relocated out of that triangular area and be farther from the intersection to comply. This will likely require the landscaped area at the corner to be enlarged, or the sign to be moved to the south entrance of the gas station.

The monument sign incorporates brick piers with stone finials and cap, in the Township style. To enhance the design, we recommend that the piers be widened to meet the edge of the base. The proposed sign exceeds the maximum permitted height of 8 feet (the finials on the sign project up to 10 feet high), and must be shortened to conform. Also, the plan view of the sign base appears too large for the structure illustrated; typically the structure would be narrower and this must be properly shown on the site plan.

9. Use Details. The applicant must provide evidence of all required State permits and approvals for the storage, disposal, and transfer of gasoline, including the size, construction, overflow protection, and proposed use of the existing underground storage tanks.

RECOMMENDATION

Most of the missing information noted above is relatively minor, and can be addressed on the revised site plan submitted for Final Site Plan approval. Therefore, subject to the following conditions, we recommend Preliminary Site Plan approval:

1. The following items included on the Final Site Plan:
 - a. List of the conditional rezoning conditions added to the site plan.
 - b. The location of the underground tank fill cap must be shown, and the loading space for that function must be identified.
 - c. Labelled and dimensioned elevations of the gas canopy.
 - d. Notation on the plan that there will be no roof-mounted mechanicals.
 - e. Notation that underground irrigation will be provided to all landscape areas.
 - f. Signage revisions and information, as noted in Comment 8., above.
 - g. The dumpster enclosure gate must be womanized wood with steel reinforcing and opaque.
2. The details of the patio area must be added to the plan and include plantings, seating, raised pavement with curb to separate and distinguish it from parking, shade and similar improvements to enhance this space.
3. The AC unit be relocated away from the swale to the north or south of the building and screened.
4. Planning Commission approval of the proposed façade materials and colors for both the canopy and the building, and notation on the plan that the façade materials and colors will all match the fire station.
5. The photometric plan must be corrected, and all items noted in Comment 5., above must be satisfactorily addressed.
6. Approval of the Township Engineer for the stormwater plan.
7. Submission of evidence of all required State permits and approvals for the storage, disposal, and transfer of gasoline, including the size, construction, overflow protection, and proposed use of the existing underground storage tanks.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP
Senior Vice President



WADE TRIM

August 22, 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: Clark Gas Station
Preliminary Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the preliminary site plan dated August 14, 2014 for the proposed Clark Gas Station located on the southwest corner of Hull Road and Sumpter Road. We have met with the Developer and they have addressed our concerns; therefore, we are recommending preliminary site plan approval for this site. We have the following comments to offer in regard to the major engineering components of this project.

Water Main and Sanitary Sewer

The Developer is proposing to reuse the existing water service to the site. A new connection to the sanitary sewer in Hull Road will replace the existing septic system with access to public sanitary sewer.

Storm Drainage

The Developer has provided plans which show a bioswale that is designed to provide storm water management for a portion of the site that will be disturbed. A note on the plans indicates that the Wayne County Permit Office is in agreement with the proposed storm water detention and treatment. We have contacted Wayne County to confirm that storm water management will only be required for the portion of the site that is disturbed and that, at such time as the balance of the site is improved, the owner will be responsible for implementing the appropriate storm water management measures.

Site Access

The development will be providing a paved surface for the portion of Hull Road from Sumpter Road to their west driveway access. In addition, the open ditches adjacent to both Hull and Sumpter Roads will be enclosed with storm sewer; this will allow for a greenbelt area between the sidewalk and the roadway.

Wade Trim Associates, Inc. 734.947.9700
25251 Northline Road 800.482.2864
P.O. Box 10 734.947.9726 fax
Taylor, MI 48180 www.wadetrim.com



Charter Township of Van Buren
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Recommendation

We are recommending that the Planning Commission grant preliminary site plan approval at this time. The Developer should be aware that, following preliminary approval, a detailed engineering review will be required as a prerequisite to final site plan approval. 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:ka
VBN 2241-01T
20140822Thompson.docx

cc: Mr. James Taylor, Director of Public Works
Mr. Joe Nasser, Property Owner

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



August 22, 2014

Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Clark Gas Station SPR 14-006
15400 Sumpter Rd

I have reviewed the plans by E.S.E.T Inc, dated June 9, 2014. NFPA 1 Fire Code (2012 Edition), NFPA 13 (2007 Edition) and NFPA 101, Life Safety Code (2012 Edition), were the primary reference documents used for this review and I have the following items requiring further detail / attention:

Although the site has a 48111 zip code labeled as "Belleville," Van Buren Township is the AHJ of the site / location and all applicable fire codes and standards fall under same.

The plans reference new construction for a new mercantile building to replace an existing structure and improve access and parking for the occupancy.

Below are the following items of concern:

- ~~1. The plan needs to include a designated fire access "fire lane" that has 20 feet of clear width that allows access to the front of the building. This should be marked clearly as such on the pavement of the lane, as well as signage that states "NO PARKING FIRE LANE" in clearly visible letters.~~

NFPA 18.2.3.1
NFPA 18.2.3.5.1
AHJ

2. The building shall include the building address on the building. The address shall be a **Minimum of 6"** high letters of contrasting colors and be clearly visible. The location and size shall be verified prior to installation. Either above the main entrance or on the sign at the road would be good as well.

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.

6. The location of a key box, (Knox Box) shall be indicated on future submittal. The Knox Box location will be verified prior to the installation on the building.

NFPA 1 18.2.2.1

On proposed main floor plan page, the exit door from the backroom swings the wrong direction.

With the above considerations, the plan set is approved as submitted.

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

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

Respectfully Submitted,

David McNally
Fire Marshal

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



August 22, 2014

Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Costco Wholesale Dist. Center, SPR & SLU 14-004

I have reviewed the plans by Costco dated 08/14/14, for the above referenced project. NFPA 1 Fire Code (2012 Edition), NFPA 13 (2007 Edition) and NFPA 101, Life Safety Code (2012 Edition), were the primary reference documents used for this review and I have the following items requiring further detail / attention:

The plans reference new construction for a warehouse approximately 346,910 square feet with future addition plans of 94,500 square feet.

Below are the following items of concern:

1. The Fire Department Connection shall be located on the street side of the building and shall be located and arranged so that hose lines can be attached to the inlet(s) without interference from any nearby objects including buildings, fences, posts, or other fire department connections.

NFPA 13 8.16.2.4.6

2. The FDC connection will be a 4 inch Stortz fitting with a 30 degree downturn as required by the AHJ.

NFPA 13 6.8.1.2

3. The Fire Department Connection will be clearly marked with a sign with contrasting letters marking "FDC."

AHJ

4. Hydrants installed will be with double 4"inch Stortz fittings.

AHJ

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.

2. The building shall include the building address on the building. The address shall be a **minimum of 6”** high letters of contrasting colors and be clearly visible. The location and size shall be verified prior to installation.

AHJ

3. The location of a key box, (Knox Box) shall be indicated on future submittal. The Knox Box location will be verified prior to the installation on the building.

NFPA 1 18.2.2.1

4. Fire Department Access shall not be restricted by the guard booth. There will be an open lane at all times (of operation) to allow access into the property for the Fire Department. Trucks checking in or out of the complex must be staged in a way the access lane is not blocked.

NFPA 1 18.2.3.4.1.1

With the above considerations, the plan set is approved as submitted.

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

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

Respectfully Submitted,

Lt. Ryan M. McCormick
Van Buren Township Fire Department
Fire Inspector / Certified Plan Examiner 13-76

August 22, 2014

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

Subject: VBT-14-004 SPR #5; Costco Depot; Belleville Road near Yost Road; Plans Dated 8-27-14

Dear Commissioners:

Costco proposes to construct an approximately 346,600 sq. ft. depot/truck terminal with 1,258 sq. ft. of accessory structures on the 71.84 acre site behind the existing Bayloff industrial building. Future additions are contemplated, but because the additions are for future construction, they cannot be approved with this application and are not part of this review. The applicant presented their proposal to the Planning Commission in July and has since received a variance from the BZA to permit the site lighting to be up to 35 feet high.

COMMENTS

The plans have been revised to address some of your previous comments and our last review letter. Our review follows:

- 1. Use.** The site is zoned M-2; the west part was rezoned by Township Board on July 1, 2014. The proposed use is a truck terminal, which is a permitted use in M-2.
- 2. Lot Combination.** The site combines existing three tax parcels, and an application has been made to the Township to combine the parcels, as required. This combination must be complete prior to any building permits being granted for the site.
- 3. Impact on Bayloff Site.** The site plan notes several proposed changes that affect the Bayloff site, such as a new access driveway to the shared roadway. A site plan for the changes to the Bayloff site has been submitted and is under review. No permits shall be issued for those features on Costco's site plan that are for the benefit of Bayloff, including a third driveway into Bayloff, until the Bayloff site plan has been approved.
- 4. Access from Belleville Road.** The site has only one driveway, 71 feet wide with 4 lanes at Belleville Rd. On the interior of the site the driveway widens to as many as 6 lanes. A median is provided, with some portions raised and landscaped and others only striped pavement. Two existing Bayloff driveways connect to the south side of the Costco entrance drive and a third 75 foot site driveway for Bayloff is proposed to be added along with some new pavement on Bayloff's property.

The existing north driveway is the result of the former Vanguard Industrial Park project. It is our understanding that a cross access easement was dedicated at that time; however, with the addition of the Holly Construction parcel, the driveway is being widened and re-located. Copies of the cross

access agreements for all connection points between Bayloff and Costco must be submitted, in recordable form, to the Township for review, prior to Final Site Plan approval. The easements must be recorded prior to any permits being issued for the site.

- 5. Truck Route and Circulation.** According to the use statement, the site will have 231 trucks in and out per day (462 truck trips). Because of the potential negative impacts on the community, residential neighborhoods and the Township’s downtown, it is important that trucks not utilize either Belleville Road south of Ecorse Road or Ecorse Road east of Belleville Road. Michigan Ave., north of the site is the Township’s recommended route for traffic to and from the east. The submitted truck route maps reflect the desired restrictions.

The truck route plan notes that flyers will be sent to truckers and companies that travel to the site, notifying them of the truck routes. Also, when drivers arrive on site, the guard will give them a copy of the directional flyer. In addition, the site plan now includes an on-site traffic directional/information sign. The location and placement of this sign must be identified on the plan – we assume that it is one-sided, for instructing trucks exiting the site on which way to turn, but this must be confirmed and clarified.

Trucks will be able to access the site 24 hours per day, but the hours of operation will be 6 a.m. to 3 p.m. Sunday through Friday. The applicant’s traffic impact study recommends an actuated peak hour traffic signal at the entrance to the site to mitigate peak hour traffic impacts. The applicant is awaiting Wayne County approval for the traffic light. The site plan is subject to Wayne County approval of road improvements and traffic control. The proposed off-site traffic directional signs are also subject to approval of the County for placement in the ROW.

6. Parking.

- a. The parking requirement for the proposed use is “industrial establishments, light manufacturing, assembly, production, and processing and related accessory offices.” See below:

Standard	Applicable Measurement	Number of Spaces Required
5 spaces, <u>plus</u>		5 spaces
1 per 550 square feet of gross floor area, <u>plus</u>	331,502 sq. ft.	602 spaces
1 per employee in the largest shift, <u>plus</u>	130 employees**	130 spaces
1 per 350 usable square feet of office, sales, or similar space	9,720 sq. ft. (80% of 10,914 sq. ft. office + 989 s sq. ft. guard booth)	27 spaces
	Minimum Required:	763 spaces
	Total Proposed:	377 spaces*

* The Parking Data states 356 employee spaces plus 8 hcp spaces in the lot and 2 hcp spaces at the office and 11 visitor spaces (377 total).

** The use statement lists 130 employees immediately and possible 350 in the future.

- b. The use statement makes a case for approving the proposed parking based on the number of spaces estimated to be needed in the future, when the site has 350 employees. In the past, for industrial uses, the Planning Commission has accepted a standard of 5 spaces plus 1 space for

every employee in the largest working shift (355 spaces). The applicant's proposed 377 auto parking spaces is less than 120% of the number of spaces permitted for the projected 350 employees. We recommend that the Planning Commission consider the proposed number of parking spaces acceptable.

7. **Outdoor Storage.** The plan specifies that "No outdoor storage of merchandise allowed. Trucks and trailers not included." The applicant has stated that trucks and trailers will be parked overnight with goods and materials stored inside those vehicles for no more than one day. Any related fire and public safety issues must be addressed to the satisfaction of the Public Safety and Fire Departments.
8. **Stormwater Pond.** The stormwater ponds are located along the border with the railroad. The Costco site is totally enclosed with fence, thus separating and protecting the ponds from public access. We recommend the Planning Commission approve this modified storm pond fencing because of the protective measures provided and the non-public nature of the use. An aerator is provided in the main pond (the only one that will have standing water) for mosquito control. Landscaping is provided around the ponds as required by Ordinance.
9. **Landscaping.** The truck terminal use requires large open paved areas for truck parking and maneuvering, making traditional landscape islands impractical. However, the use also requires screening and buffering from surrounding uses, and the large expanse of pavement must be mitigated with permeable surface. Therefore, we recommend that the Planning Commission consider the landscaping on the site as a whole, combining the Ordinance planting requirements and comparing them to the applicant's proposed plantings to determine if the landscaping is sufficient.
 - a. **Planting Requirements:**
 - i. **General Landscaping 4.40.3.a** – Based on the square footage of open space on the site (421,291 sq. ft.), the general landscaping requirement is 141 trees.
 - ii. **Vehicle Surface Area Landscaping 4.40.3.d** – Landscaped area is required equal to 5% of the area of paved surface on the site. There is 1,827,408 sq. ft. of pavement on the site, for a requirement of 91,370 sq. ft. of landscaped area. 96,206 sq. ft. of landscaped area is proposed (not including the grassy areas for future development at the east and west ends of the building). One tree is required for every 100 square feet of landscaped area, for a requirement of 962 trees.
 - iii. **Combined Landscaping Requirement:** Based on the General Landscaping and Vehicle Surface Landscaping requirements, the applicant is required to provide 1,103 trees. The plant list notes 825 total trees. The applicant has increased the plantings to improve compliance, particularly in light of the nature of the use. Since our last review, more evergreens have been added in the perimeter greenbelts and three raised medians have been created and planted in the entrance drive. We recommend the Planning Commission approve the landscaping proposed, which is 75% of the ordinance requirement, in light of the large paved areas required by this use.

10. **Lighting.** The proposed pole-mounted lights are 35 feet tall, and have been approved by the BZA.

11. Building Facades.

- a. **Principal Building.** The long facades of the principal building are dominated by truck doors, but that is acceptable given the use. The portion of the façade visible above the truck doors is proposed to be vertical metal panels. Coating specs and a maintenance plan for the metal siding must be submitted. When the applicant was last before the Planning Commission, commissioners stated that the building façade was acceptable as presented given the scale and location of the building. Façade material colors and samples must be presented at the meeting for approval by the Planning Commission
- b. **Pump House.** The pump house will be faced with metal paneling, but it will be surrounded by landscaping, so we recommend that the Planning Commission consider this acceptable.
- c. **Canopy and Guard House.** Both the guard booth and canopy are entirely metal, and the canopy is bright red on metal poles. We recommend that the guard house be masonry, as discussed with the Planning Commission, that the columns of the canopy be masonry, and that the canopy fascia and gutter be Birch White to match the building.

After review with the applicant, we can support their interpretation that the locations of the guard house and canopy buildings are regulated under Section 4.14.B.1. That Section will permit the canopy to be as close as 5 feet to the north lot line, and both structures comply. However, that Section of the Ordinance also requires that these buildings must be located in the rear yard, that is, behind the rear line of the principal building, and neither the guard house nor the canopy comply with that requirement. In Costco's case, a rear yard location would place the guard house at the very back of the site where the structure will not function as a guard house. Prior to Final Site Plan approval, the plans must be revised to comply with the Zoning Ordinance, unless a variance is obtained to permit the proposed situation.

12. Rooftop Equipment. A 4 foot parapet is proposed at the east end of the building to screen the condenser unit. A cross section has been submitted showing that a six-foot tall person would not be able to see the condenser unit from Belleville Road.

13. Tree Removal Permit. A tree removal permit will be required prior to Final Site Plan approval.

RECOMMENDATION

The applicant has addressed most of the items required. Therefore, we recommend that the Planning Commission grant Preliminary Site Plan approval subject to the following to be addressed prior to Final Site Plan approval:

1. The location and placement of the on-site truck route directional sign must be identified on the plan, and its design confirmed, as discussed in Comment 5.
2. Commission approval of the proposed number of parking spaces. (Comment 6)

3. Commission approval of the modified stormwater pond fencing. (Comment 8)
4. Commission approval of the landscape plan as proposed. (Comment 9)
5. Coating specs and maintenance plan for the metal siding must be submitted for review and recommendation by the Building Department. (Comment 11.a)
6. Façade material samples and colors must be presented at the meeting and are subject to approval of the Planning Commission. (Comment 11.a)
7. Approval of the building elevations by the Commission, including facing the guard house with masonry, the canopy columns being masonry and the color of the canopy being changed to Birch White. (Comment 11.c)
7. Approval of the Police and Fire Departments, especially with regard to the overnight storage of trailers. (Comment 7)
8. Copies of all access agreements with Bayloff must be submitted for Township review, in recordable form. (Comment 4)
9. Relocation or redesign of the guard house and canopy to comply with the Ordinance unless a variance is obtained to permit the proposed situation. (Comment 11.c.)
10. Wayne County approval of road improvements, traffic control and signage. (Comment 5)
11. Approval of a Tree Removal Permit. (Comment 13)
12. Approval of the Township Engineer.
13. Approval of all agencies with jurisdiction and copies of permits and approvals submitted to the Township.

Also, prior to issuance of any building permits, the following must be completed:

1. The lots must be combined.
2. The cross access easements must be recorded.
3. The Bayloff site plan corresponding to the Costco improvements must be approved prior to issuing any permits for Costco to construct the improvements being made for Bayloff's benefit.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP
Senior Vice President



WADE TRIM

August 22, 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: Costco Wholesale Distribution Center
Preliminary Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the preliminary site plan dated August 13, 2014 for the proposed Costco Wholesale Distribution Center located on the west side of Belleville Road, north of Van Born Road. This project was previously reviewed by the Planning Commission and subsequently forwarded on to the Zoning Board of Appeals for consideration of required variances. In our previous review we recommended preliminary site plan approval contingent upon verification of the ground water elevation (via soil borings) and replacing paint striped medians with raised curb medians in the entry drive. Since the last Planning Commission meeting, the Developer provided the soil borings and revised preliminary site plans to address these concerns.

Ground Water Elevation

The soil borings for the site show what appears to be a perched ground water table in a small portion of the site with ground water within 3 to 4 feet of the surface. The remainder of the site did not have any ground water in the borings to depths of 10 and 25 feet. It is our opinion that this small perched water table will not have an adverse impact on the proposed storm water detention; therefore, this issue has been adequately resolved.

Striped Medians

The revised plans show the addition of three curbed median islands in the entry drive. This leaves the area immediately adjacent to Belleville Road and the area west of the employee entrance with paint striped medians. We have no problem with the area to the west of the employee entrance being paint striped as this area is restricted to truck traffic and there are no protected turning lanes. All traffic is directed through the guard shack and travel lanes are easy to determine without the aid of raised curb medians. The area adjacent to Belleville Road remains a concern for us. This median contains the protected left turn into the Bayloff site which should be delineated by a raised curb median. At the Planning Commission meeting a concern was raised about the curbed medians causing turning trucks to run over the curb and rut the turf. This concern can be mitigated by pulling the median back from the intersection to provide ample turning radius for the trucks, while still providing delineation for the protected left turn lane.

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.wadetrिम.com



Charter Township of Van Buren
August 22, 2014
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Recommendation

Based on our review of the plans and the soil borings, we are recommending that the Planning Commission grant preliminary site plan approval at this time, subject to the condition that the median island adjacent to Belleville Road be a raised curb median with sufficient turning radius to accommodate truck traffic.

The Developer should be aware that, following preliminary approval, a detailed engineering review will be required as a prerequisite to final site plan approval. 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:ka
VBN 2237-01T
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cc: Mr. James Taylor, Director of Public Works
Mr. Brad Prischman, PE, V3 Companies, Ltd.