

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
MAY 10, 2017
MINUTES**

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

ROLL CALL:

Present: Franzoi, Boynton, Kelley, Atchinson, Budd and Thompson.

Excused: Jackson.

Staff: Director Akers and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan and Wade Trim Associate, David Nummer.

Audience: Four (4).

APPROVAL OF AGENDA:

Motion Boynton, Atchinson second to approve the agenda of May 10, 2017 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Boynton second to approve the regular meeting minutes of April 26, 2017 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 17-007 – PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, JILL FROHLICH/VAN BUREN INVESTORS, L.L.C., IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO BUILD AN ADDITION ON AN EXISTING BUILDING AT 7850 HAGGERTY ROAD ON PARCEL NUMBER V125-83-041-99-0001-711 (SOUTH OF ECORSE WEST OF HAGGERTY).

LOCATION: PARCEL NUMBER V125-83-041-99-0001-711. THE SITE IS APPROXIMATELY 4.490 ACRES. IT IS LOCATED IN THE M-1, LIGHT INDUSTRIAL DISTRICT. THIS ITE IS LOCATED ON THE WEST SIDE OF HAGGERTY ROAD, SOUTH OF ECORSE.

Derek Slupka with DS Architects, Inc. gave the presentation for the applicant. The applicant proposes to build a 17,477 square foot addition to the existing 50,988 square foot building. The exterior façade will consist of scored block on the bottom and insulated metal panel above to match the existing building. The existing detention pond will be reused and trees will be added to the property.

Patrick Sloan of McKenna Associates presented his review letter dated 5-5-17 recommending approval of the preliminary site plan subject to the following conditions:

1. That the proposed lot coverage be reduced to not exceed 35%, which will result in a reduction of less than 9 square feet.
2. That the 94 proposed parking spaces be approved per Section 6.01(9) of the Zoning Ordinance because the applicants are making the parking lot more conforming with the Zoning Ordinance by removing 6 parking spaces and adding floor area.

3. That the existing parking lot be double striped with 4-inch wide lines spaced 24 inches apart whenever it is resurfaced.
4. That three (3) more trees be added to the site to bring the landscaping into full compliance with the Zoning Ordinance.
5. That the plans show the areas where there is underground irrigation.
6. Per Section 4.56(3)(a) and (b), that the Planning Commission require a dense row of shrubs around the existing storm water pond in lieu of the required decorative fence.

David Nummer of Wade Trim presented his review letter dated 5-3-17 recommending preliminary site plan approval. Fire Inspector Bell's review letter dated 5-2-17 recommends preliminary approval. The Fire Department has requested a hydrant be added to the parking island/curb area to allow access to the rear of the building and comply with hydrant coverage standards. Township engineers will work with the applicant for placement.

No questions or comments from the Commission or the Audience.

Motion Boynton, Franzoi second to grant preliminary site plan approval to Jill Frohlich/Van Buren Investors, L.L.C. to build an addition on an existing building located at 7850 Haggerty Road, parcel number V125-83-041-99-0001-711, south of Ecorse and west of Haggerty on approximately 4.490 acres in the M-1, Light Industrial District, subject to the recommendations in the McKenna Associates review letter dated 5-5-17, Wade Trim review letter dated 5-3-17 and Sean Bell's Fire Department review letter dated 5-2-17. Motion Carried. (Letters Attached)

GENERAL DISCUSSION: None.

Motion Boynton, Atchinson second to adjourn at 7:46 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

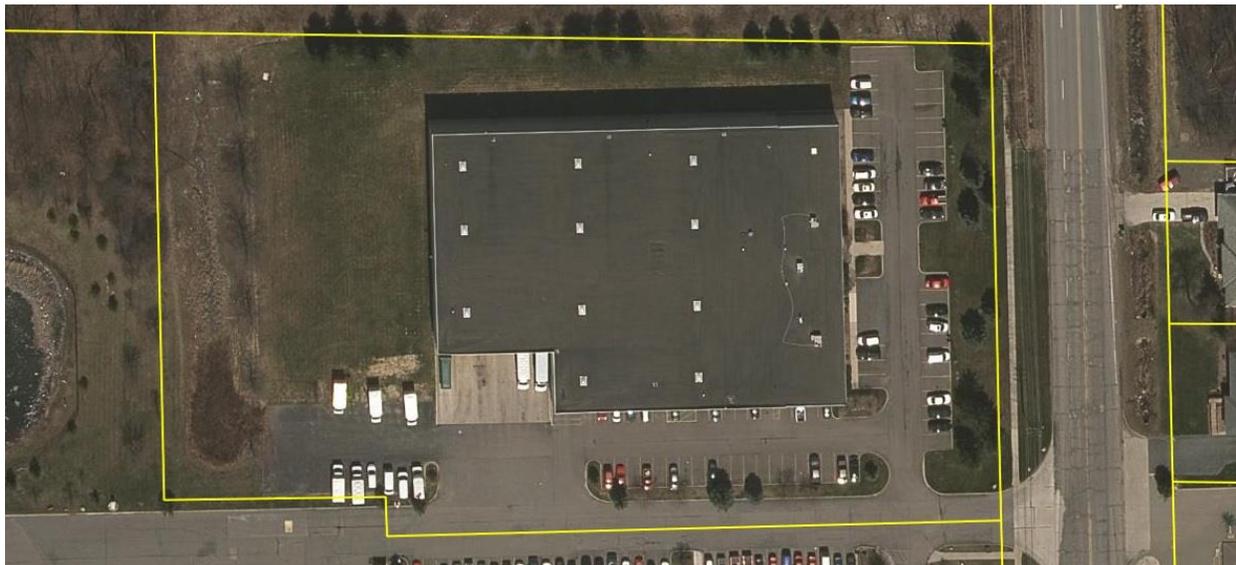
May 5, 2017

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

**Subject: VBT-17-007 SPR; Continental Canteen at 7850 Haggerty Road; Site Plan Review #2;
Revised Plans Dated April 20, 2017**

Dear Commissioners:

The applicant, Continental Canteen, proposes to build a 17,477.34-square foot addition to the west side of its existing 50,988.31-sq. ft. warehouse building. The site is located at 7850 Haggerty Road just south of the intersection with Ecorse Road. The site is 4.49 acres in total and is located in the M-1 (Light Industrial) zoning district.



Aerial Image of Site (Source: Wayne County GIS 2017)

We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. We offer the following comments for your consideration (any items that require changes or additional information are underlined).

COMMENTS

- 1. Zoning and Use.** The site is zoned M-1 (Light Industrial) zoning district. The surrounding zoning includes an M-1 site to the south and west, C-1 (General Business) to the north, and AG (Agricultural and Estates) to the east across Haggerty Road.

The proposed use is an addition to the existing warehouse building. Warehouses are permitted in the M-1 district according to Section 15.02(a) of the Zoning Ordinance. There are some office uses, both existing and proposed, that are accessory to the warehouse and are permitted in the M-1 district according to Section 15.02(j). The proposed floor area of the building (68,465.65 sq. ft.) divided by the number of bay doors (8, which excludes the trash compactor) is 1 bay door per 8,558 sq. ft. Because the number of bay doors does not exceed 1 per 8,000 sq. ft., the resulting building will remain a “warehouse.” For informational purposes only, if the building had an average of 1 bay door per 4,000 sq. ft. to 8,000 sq. ft., it would be classified as a “distribution center” and not permitted in the M-1 district.

- 2. Required Information.** Section 4.33 of the Zoning Ordinance includes all the requirements for information on a site plan. The site plan has been updated to include all required items.
- 3. Dimensional Requirements.** The M-1 district has a minimum required front yard setback of 50 feet, a minimum side yard setback of 40 feet, and a minimum rear yard setback of 40 feet. The maximum lot coverage is 35%. The site plan delineates the setback lines, and both the existing building and the proposed addition meet the setback requirements. The addition will raise the lot coverage to just over 35%. The lot is 195,590.97-sq. ft. lot and 35% coverage is 68,456.84 sq. ft. Although the proposed lot coverage will only exceed the maximum by less than 9 sq. ft., we recommend reducing the lot coverage to not exceed 35%.

The maximum building height in the M-1 zoning district is 30 feet, and the existing and proposed building height is 28.5 feet.

- 4. Access and Circulation.** There is one entrance to the site from Haggerty Road which is a shared drive with the O’Reilly distribution center to the south. The circulation pattern will essentially remain the same, as the building addition is adjacent to an existing parking area and there are no new drives or entrances proposed. There are loading docks as part of the new building, so some of the delivery traffic will be shifted further west.
- 5. Sidewalks.** There is a 5-foot wide sidewalk along the west side of Haggerty Road. Although the existing sidewalk does not connect to the site to the north, it heads south from the site towards other industrial buildings and Wayne County Community College District at Haggerty and Tyler.
- 6. Parking and Loading.**
 - a. Number of Parking Spaces.** Section 20.526(E)(3) describes the parking requirements for wholesale and warehouse storage establishments (non-retail warehouse) including accessory offices. Parking requirements are as follows:
 - 5 spaces plus 1 space per 1,750 square feet of gross floor area, plus

- 1 space per 350 usable square feet of office or sales space

The site plan shows 58,899 sq. ft. of warehouse space (39 spaces required) and 9,634 sq. ft. of office space (28 spaces required), so **a total of 67 parking spaces are required**. There are currently 100 parking spaces on the site, and 6 are proposed to be removed as part of the proposed project. The proposed 94 parking spaces are 40% greater than the minimum number of spaces required. Although Section 6.01(9) of the Zoning Ordinance does not allow the number of parking spaces to exceed the minimum number of parking spaces by more than 20%, this section permits the Planning Commission to allow a greater number of parking spaces based on documented evidence. Because the applicants are making the site more conforming with the requirement of Section 6.01(9) by removing 6 parking spaces and adding floor area, we recommend that the Planning Commission approve the 94 spaces.

- b. Space Dimensions.** Sheet C-3 gives dimensions for typical parking spaces and maneuvering lanes in the new parking area. Parking spaces within this area are at least 9.5 feet wide by 20 feet long, and the maneuvering lane is 61 feet wide. The new spaces are all shown with double striped lines. No changes are proposed to the existing parking area. We recommend that the existing parking lot be double striped with 4-inch wide lines spaced 24 inches apart whenever it is resurfaced and restriped next.
- c. Barrier Free Spaces.** Four (4) barrier free spaces are provided, which are sufficient for a parking lot of 94 spaces.
- d. Loading.** There are three (3) loading spaces required for the building, and all of them are shown on the plans. A fire lane is shown on the south side of the existing building.

7. Landscaping. Landscaping is subject to the provisions of Section 4.40 of the Zoning Ordinance. The site plan depicts the existing landscaping, showing that there are **49 existing trees on the site**. Two (2) of these trees are in poor condition (one is dead and one has an excessive trunk lean), and both are proposed to be replaced. The Zoning Ordinance describes the landscaping requirements that must be met individually, and our comments on these are as follows:

- a. Landscaping Adjacent to the Right-of-Way.** Section 4.40(3)(b) requires parking lots in the front yard to be screened from the right-of-way with a continuous landscape screen at least 3 feet in height or a 3-foot high decorative screening wall. If a berm is proposed, a 1-foot high landscape screen is required. Because there is an existing berm along Haggerty Road, we recommend supplementing it with additional evergreen trees (described below).

Section 4.40(3)(b) also requires a minimum of 1 tree per 50 feet of road frontage. Based on the frontage of Haggerty Road (approximately 311.42 feet), there are **7 trees required**. The site currently has 13 trees between the parking lot and road, one of which will be removed and replaced, so the 6 surplus trees can be used for other landscaping requirements.

- b. Vehicular Surface Landscaping.** Section 4.40(3)(d) requires the parking lot landscaped area to be at least 5% of the paved area. The site plan shows vehicular surface area as 59,300.35 square feet, thus requiring 2,965.02 square feet of landscaped area. Dimensions of all the landscaped area islands and other areas around the parking lot are provided, showing that

there is 5,787 square feet provided.

Each landscaped island must be at least 360 square feet and shall have at least one (1) tree. Also, there must be at least 1 tree per 100 square feet of vehicular surface landscaped area. There are 3 landscaped islands that appear to be smaller than 360 square feet, however the two islands in the middle near the building entrance function as one island with a sidewalk, and the island in the northeast corner of the site is mostly an extension of the front yard, so the landscaped islands comply with the size requirement.

Based on the 2,965 square feet of interior landscape area required, **30 trees are required**. The 6 surplus right-of-way frontage trees (noted above) can be used for this requirement, so 24 additional trees are required. We count 14 existing trees on the site that can meet this requirement, meaning 10 more trees should be added. A total of 9 new trees are proposed, and two of these are replacement trees. Thus, we recommend adding 3 more trees to the site to bring the landscaping into full compliance.

- c. General Landscaping Requirements.** One tree per 3,000 square feet of landscape open space is required. A total of 65,232 square feet of open space is provided, which is 33% of the site. **This requires a total of 22 trees.** As previously stated, of the 49 existing trees on the site (assuming the 2 poor trees are replaced), 7 are allocated to the required right-of-way frontage landscaping and 20 are allocated to the parking lot landscaping requirement, so the remaining 22 trees will meet this requirement.
- d. Other Requirements.** While Sheet C-5 describes notes that damage to the irrigation system will be repaired, we recommend identifying and noting on the plans the areas where there is underground irrigation. No new ground based mechanical equipment is proposed, so no new screening is needed.
- 8. Stormwater Pond.** Sections 4.40(3)(o) and 4.56 of the Zoning Ordinance require basin vegetation, landscaping, and protective fence design features for stormwater basins. The trees around the perimeter of the pond are shown on the plans. The plan for mosquito control is for the use of mosquito dunks in the areas of standing water.

Although the pond is existing, the Zoning Ordinance now requires storm water ponds to be surrounded with decorative fence unless other acceptable safety measures are approved by the Planning Commission. Because the pond is not near existing residential areas, Sections 4.56(3)(a) and (b) allow the Planning Commission to modify this requirement. In lieu of a fence, the Planning Commission has recently required additional landscape buffering around industrial storm water ponds that are not near residential areas. Therefore, we recommend a dense row of shrubs around the perimeter of the pond to meet this requirement.
- 9. Signs.** No signs are proposed as part of this site plan. The only sign visible from the roadway is the address above the building entrance.
- 10. Lighting.** The locations of light fixtures were shown on the building elevations. Cut sheets for light fixtures and a photometric plan were also included with the site plan. Light fixtures will be shielded. No light trespass issues are anticipated based on the photometric plan.

11. Trash Disposal. The site does not have a dumpster because there is a trash compactor on the south side of the building. Therefore, the trash disposal requirements are met.

12. Architecture and Building Details. The elevation plan shows three sides of the building, and the fourth side will connect to the existing building. The proposed building materials are painted 8" scored CMU and painted metal siding to match the existing building. Material samples must be presented to the Planning Commission during site plan review. The applicant has stated that any new rooftop equipment will be located near the center of the roof to reduce the need for screening.

RECOMMENDATION

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

1. That the proposed lot coverage be reduced to not exceed 35%, which will result in a reduction of less than 9 sq. ft.
2. That the 94 proposed parking spaces be approved per Section 6.01(9) of the Zoning Ordinance because the applicants are making the parking lot more conforming with the Zoning Ordinance by removing 6 parking spaces and adding floor area.
3. That the existing parking lot be double striped with 4-inch wide lines spaced 24 inches apart whenever it is resurfaced and restriped next.
4. That 3 more trees be added to the site to bring the landscaping into full compliance with the Zoning Ordinance.
5. That the plans show the areas where there is underground irrigation.
6. Per Section 4.56(3)(a) and (b), that the Planning Commission require a dense row of shrubs around the existing storm water pond in lieu of the required decorative fence.

Respectfully submitted,
McKENNA ASSOCIATES



Patrick J. Sloan, AICP
Senior Principal Planner



Stephen Hannon
Assistant Planner

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

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111



5/2/2017

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

Re: 17-007
Continental Canteen
7850 Haggerty
Van Buren Township, MI 48111

To whom it may concern:

I have reviewed a set of plans drawn and submitted to my office on 4/27/17 for the above referenced project.

Project Overview:

The review was proposed addition to the existing building. The revised plans are dated 4/26/2017. The plans are approved with the following exceptions that must be addresses prior to final approval.

1. Add a fire hydrant to the parking island / curb area just south of the fire department connection. This is to allow for access to the rear of the building during fire operations and not block driveway obtaining water supply for the sprinkler system if needed.
2. Sprinklers shall be added to the new addition. Sprinkler and fire alarm plans shall be submitted to the fire department for review and approval.
3. The FDC Shall be changed to a 4inch storz with a 30-degree down turn.
4. The FDC will have a sign above (red with white letters) indicating (FDC and 150 psi) system
5. Access box is required for the occupancy per **NFPA1 18.2.2.1** (www.knoxbox.com). Type of box is up to owner. Box will be mounted only after speaking to AHJ on location of box.

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.

The Van Buren Fire Department reserves the right to require code compliant items found on final walk through inspection that might have been missed during the plan review process!

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

If you have any questions about this plan review report, please feel free to contact me

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Shawn Bell', with a horizontal line drawn underneath it.

Shawn Bell
Fire Inspector
Van Buren Fire Department



WADE TRIM

May 3, 2017

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

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

Re: Continental – Canteen Warehouse Improvements (7850 Haggerty Road)
Recommendation for Preliminary Site Plan Approval

Dear Ms. Thompson:

We have reviewed the preliminary site plan package received digitally by our office on May 2, 2017 for the Continental – Canteen Warehouse Improvements project located at 7850 Haggerty Road. The Project involves an addition to an existing building and supplemental parking area. We have the following comments to offer with regards to the major engineering components of the site.

Water Main

There is no public water main proposed for this site. The addition will be served by the existing water service. We would like to note that the addition does not comply with hydrant coverage standards (entire building within 250-ft as the hose lies), and an additional hydrant has been requested by the Fire Department. This does not affect our recommendation for preliminary approval, and we believe it can be resolved during the detailed engineering review of the plans.

Sanitary Sewer

There is no public sanitary sewer proposed for this site, and an additional sanitary service is not required for this expansion.

Storm Water Management

The Designer has proposed to use the existing on-site detention pond to account for additional drainage as a result of the improvements. We would like to note that the existing detention basin does not comply with the current Wayne County or Van Buren Township storm water standards; however, because the existing detention pond appears to have adequate volume for the improvements, we find the storm water management method acceptable.

Site Layout/Grading

The site entrance will remain as existing, and the only minor changes to site circulation come from the additional six parking spaces provided with the expansion. A proposed pavement cross section in compliance with Van Buren Township standards has been proposed.

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
May 3, 2017
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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 you have any questions regarding this review, please contact our office at 734.947.2793.

Very truly yours,

Wade Trim Associates, Inc.



Carmelle Tremblay, EIT



David M. Nummer, PE

DMN:CGT:jel
VBN 2276-01T
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cc: Mr. Ron Akers, Director of Planning and Economic Development
Mr. Mathew Best, Deputy Director of Planning and Economic Development