

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
APRIL 26, 2017
MINUTES**

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

ROLL CALL:

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

Excused: Jackson and Kelley.

Staff: Director Akers and Secretary Harman.

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

Audience: Six (6).

APPROVAL OF AGENDA:

Motion Budd, Franzoi second to approve the agenda of April 26, 2017 as presented with the correction of the last item under New Business to be label item #3. Motion Carried.

APPROVAL OF MINUTES:

Motion Franzoi, Atchinson second to approve the regular meeting minutes of April 12, 2017 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 ZONING ORDINANCE ADOPTION

TITLE: THE VAN BUREN TOWNSHIP PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS PROPOSED A COMPREHENSIVE UPDATE OF THE ZONING ORDINANCE. THE DEPARTMENT IS ASKING THE PLANNING COMMISSION FOR A RECOMMENDATION FOR THE UPDATED ZONING ORDINANCE TO THE TOWNSHIP BOARD OF TRUSTEES.

Patrick Sloan of McKenna Associates discussed the zoning ordinance update review process and commended all that were involved. Mr. Sloan also recommended a few additional changes in Mixed Use; Section 3.119 a strikethrough to limited retail sales indoor and in Section 14.103 under the termination of non-conforming use or structure by damage, the addition of a subsection to allow for non-residential uses to reestablish within one (1) year of damage, the same as residential.

No comments from the Commission or the audience.

Motion Boynton, Atchinson second to recommend the Comprehensive Update of the Zoning Ordinance to the Township Board of Trustees.

Roll Call:

Yeas: Franzoi, Boynton, Atchinson, Budd and Thompson.

Nays: None.

Absent: Jackson and Kelley.

Motion Carried.

ITEM # 2 16-037 – PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, SPEEDWAY LLC/ANDREW SALT, IS REQUESTING A PRELIMINARY SITE PLAN APPROVAL TO OPERATE A GASOLINE FILLING STATION ON PARCEL V125-83-039-99-0009-721 (NE CORNER OF TYLER AND BELLEVILLE ROAD), VAN BUREN TOWNSHIP, MI 48111.

LOCATION: PARCEL NUMBER V125-83-039-99-0009-721. THE SITE IS PROPOSED TO BE APPROXIMATELY 2.064 ACRES. IT IS LOCATED IN THE C-1, GENERAL BUSINESS DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD BETWEEN ECORSE AND TYLER.

Consultants and engineers for Speedway LLC gave the presentation for the applicant. The applicant is purchasing 2 acres of an existing parcel; the site is located on the northeast corner of Belleville and Tyler Roads to operate a gasoline filling station. The proposed building is 4,600 square feet with eight (8) dispenser fueling, two (2) access drives, bike parking and café seating. The applicant is also negotiating with the Downtown Development Authority (DDA), the purchase of a 30-foot strip of land to be dedicated for road purposes.

Patrick Sloan of McKenna Associates presented his review letter dated 4-21-17 recommending the Planning Commission approve the preliminary site plan subject to the seventeen (17) conditions referenced in the letter. Mr. Sloan noted that the applicant has already addressed some items listed in the letter.

David Nummer of Wade Trim presented his review letter dated 4-21-17 recommending the Planning Commission grant preliminary site plan approval at this time. The Fire Department site plan review letter 16-037 recommends preliminary approval and continued involvement through the plan review process prior to final C of O.

Commissioners discussed; light fixtures, site amenities, site development and cross access, the size of the lot remaining to the east, access drives and access, sidewalk locations and stubs, traffic flow and left turn entry, building and canopy architecture/façade, the sidewalk only to go to the end of the applicants property on the east and the applicant to work with township staff in regard to the landscape buffer behind the building.

Motion Boynton, Atchinson second to grant preliminary site plan approval to Speedway LLC/Andrew Salt for the request to operate a gasoline filling station on parcel number V125-83-039-99-0009-721, the northeast corner of Tyler and Belleville Roads, approximately 2.064 acres located in the C-1, General Business District subject to the McKenna Associates review letter dated 4-21-17, Wade Trim review letter dated 4-21-17, Fire Department review letter 16-037 and after discussion the Planning Commission decided the sidewalk along Tyler Road is not to go to the eastern lot line, the conceptual drawing is not required and the site amenities were accepted as presented. Motion Carried. (Letters Attached)

ITEM # 3 17-013 – SITE PLAN AMENDMENT HAMPTON INN EXTERIOR RENOVATION

TITLE: THE APPLICANT, HAMPTON INN, IS REQUESTING A SITE PLAN AMENDMENT TO MODIFY THE EXTERIOR ELEVATIONS OF THE EXISTING BUILDING TO ADD DECORATIVE STONE AROUND THE 1ST FLOOR.

LOCATION: THE ADDRESS IS 46280 N. I-94 SERVICE DRIVE AND THE PARCEL NUMBER IS V125-83-064-99-0009-704. IT IS LOCATED IN THE C-2, EXTENSIVE HIGHWAY BUSINESS DISTRICT. THIS SITE IS LOCATED ON THE I-94 NORTH SERVICE DRIVE BETWEEN BELLEVILLE ROAD AND QUIRK ROAD.

Applicant Remy Hanna discussed the renovation to the Hampton Inn, the addition of decorative stone. Mr. Hanna displayed a stone sample for the Commission.

Director Akers discussed that the applicant had also made landscape changes that are not covered by the zoning ordinance, the removal of dead/diseased trees requires a note to be added to the site plan. Mr. Akers presented his staff memo dated 4-21-17 recommending the Planning Commission approve the request to amend the approved site plan subject to the applicant revising the landscaping plans and adding a note to the site plan to describe the condition of the trees to be removed.

Motion Atchinson, Franzoi second to grant a site plan amendment for Hampton Inn to modify the exterior elevations of the existing building to add decorative stone around the first floor subject to Director Akers staff memo dated 4-21-17 and conditioned on the applicant revising the current landscaping plans to add note which describes the condition of the trees which are to be removed. Motion Carried. (Letter Attached)

GENERAL DISCUSSION: None.

Motion Boynton, Budd second to adjourn at 9:04 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

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

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111



Department Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Speedway
Belleville & Tyler Road

16-037

To whom it may concern:

I have reviewed a set of site plans drawn and submitted by Speedway Engineering and Construction Dept. Enon OH 45323 received 4/19/2017

Project Overview:

The proposal is to build a gas station at the corner of Belleville & Tyler Rd in Van Buren Township. The plan set was reviewed for Fire and Life Safety using the township adopted fire code NFPA 1 and NFPA 101 2012 editions.

Again, please note that **all** applicable **NFPA** codes and standards apply as adopted by the Township of Van Buren. These should be referenced before moving forward with this project.

1. Landscaping material such as trees and scrubs shall not be planted within 6ft. of the fire hydrant located on the south-east side of proposed building. This is to maintain a 36" clearance for future growth of such material.
2. Knox-Box will need to be ordered and installed by owner where fire department indicates prior to occupancy. www.knoxbox.com

NFPA 1 16.3.4.3

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.

3. The building shall include the building address on the building or the road sign at the corner of Belleville and Tyler. 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

4. **A digital site plan layout will be required at final inspection.**

AHJ

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

Respectfully submitted,



Shawn Bell
Fire Inspector
Van Buren Fire Department

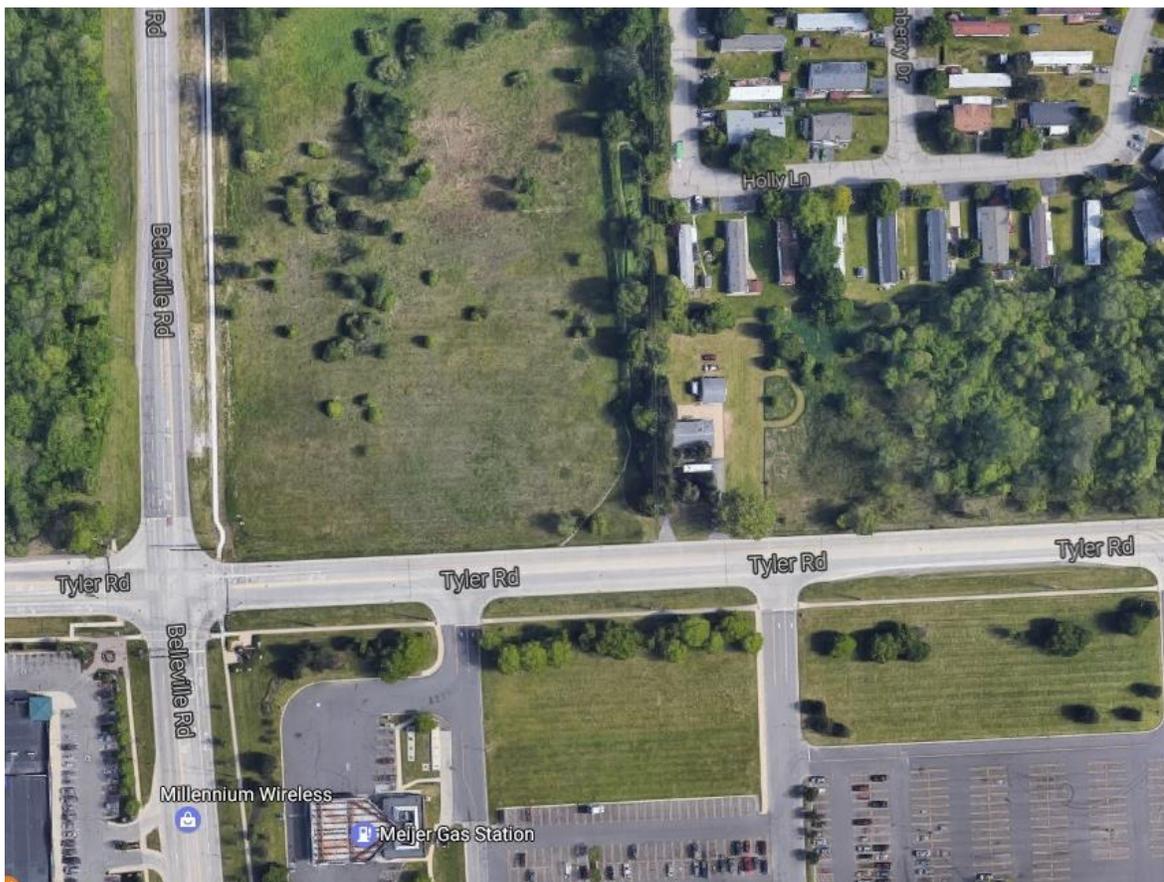
April 21, 2017

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

**Subject: VBT-16-037 SPR; Speedway at Belleville Road and Tyler Road; Site Plan Review #2;
Revised Plans Dated April 13, 2017**

Dear Commissioners:

The applicant, Speedway LLC, proposes to construct a Speedway gas station and convenience store on a vacant site at the northeast corner of Belleville Road and Tyler Road. The subject parcel (V125-83-039-99-0009-721) is approximately 3.35 acres (per Wayne County GIS), but the area of the site delineated on the plan is 2 acres.



Aerial Image of Site (Source: Google Maps 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 C-1, General Business District. Per Section 12.02(ss) of the Zoning Ordinance, gas stations are permitted uses in the C-1 district. Additionally, gas stations are subject to the development standards of Section 4.15, which require service stations to be at least 500 feet from the entrance of a school, playground, or park. There are no schools, playgrounds, or parks within 500 feet, so this standard is met.
2. **Required Information.** Section 4.33 of the Zoning Ordinance includes requirements for information on a site plan. The following items must be included on the site plan:
 - a. Physical Feature Item 19 requires the location of any outdoor storage of materials. For the subject site, this may include propane, ice, and/or firewood.
 - b. Physical Feature Item 20 requires information and plans for the storage, loading, disposal, and transfer of fuel, including specifications for the location, size, construction, and use of the fuel tanks. The specifications for the fuel tanks must be included.
3. **Lot.** The existing and proposed parcel lines, dimensions, and legal descriptions have been added to the plans, which help describe the relationship between the existing and proposed parcels.
4. **Dimensional Requirements.** The C-1 district requires a minimum front yard setback of 75 feet, a minimum side yard setback of 15 feet, and a minimum rear yard setback of 25 feet. The site plan shows all setback lines and the buildings are all in compliance with this part of the Zoning Ordinance. The C-1 district has no restrictions on lot area, width, or coverage.
5. **Access and Circulation.**
 - a. **Location of Curb Cuts.** Section 12.04(a) of the Zoning Ordinance limits sites in the C-1 District to no more than one point of ingress/egress per 500 feet. The plan proposes two (2) new curb cuts in compliance with this requirement: One (1) on Belleville Road and one (1) on Tyler Road. The offset distance from the center of the intersection to the center of each access drive is shown. Tapers are included on both sides of each entry point.
 - b. **Cross Access.** Consistent with Township policy, the applicant proposes cross access easements to the north and east. In order to be consistent with the proposed Belleville Road Overlay District and Mixed-Use District regulations of the Zoning Ordinance, we recommend that the cross access easement to the site to the north be located 30 feet from the right-of-way line (to allow for a 10-foot deep landscape area and a 20-foot deep parking space on the adjacent site) and 25 feet wide (to allow for a 24-foot wide aisle and 11-foot wide sidewalk). Additionally, we recommend that the driveway connecting to the north be moved westward to be 30 feet from the right-of-way line. Although the Mixed-Use District has not yet been adopted, it may be adopted within 2-3 months.

The cross access area proposed east of the site is confusing. Although the connection to Tyler Road makes sense (as it is directly aligned with the Meijer curb cut), the stubs on the east and north side of this area indicate additional planned development and/or a ring road. We recommend that a conceptual drawing be shown for the rest of the site to illustrate how

future development is anticipated. While this conceptual plan would not have to be detailed, it may provide for a more appropriate location of the stubs.

- c. **Sidewalks.** There is already a sidewalk along Belleville Road, which must be reconstructed. A sidewalk is proposed along Tyler Road. We recommend that the sidewalk along Tyler Road be continued to the **current** eastern lot line. While the applicant has stated that this sidewalk would have to be rebuilt when a subsequent developer comes in, only a minor part of this sidewalk would need to be removed to make room for a curb cut. Sidewalks are proposed from Belleville Road and Tyler Road to the building entrance. We recommend that an additional sidewalk also be added from the amenity area at corner of Belleville Road and Tyler Road into the site. Finally, if the stub roads are kept on the east side of the site, we recommend that a sidewalk be installed along the west side of the stub road from Tyler Road to connect to the sidewalk on the south side of the building.

6. Parking and Loading.

- a. **Space Dimensions.** Parking spaces are dimensioned at 9.5 feet wide by 18 feet long. While the parking spaces must be 20 feet long, they can be reduced to 18 feet if the adjacent sidewalk is 8 feet wide and can accommodate a 2-foot overhang. The adjacent sidewalk is 8 feet wide, so this standard is met. The maneuvering lanes are at least 24 feet wide through the entire site. There are no conflicts anticipated between parked vehicles and vehicles at the gas pump islands.
- b. **Number of Parking Spaces.** The minimum number of parking spaces are calculated pursuant to Section 6.01(C)(14) of the Zoning Ordinance. The required number of parking spaces include 2 at each of the pump islands. The plan shows 8 pump islands and 2 parking spaces at each of them, so this standard is met. One (1) parking space per 200 sq. ft. of gross floor area of retail building is required, as well as 1 space per employee on the largest shift. The building is 4,600 square feet, requiring 23 spaces, and there will be 6 employees on the largest shift. A total of 29 spaces are required, and 29 are provided. The minimum length of parallel spaces is 23 feet, so we recommend that the striping between the parallel spaces along Belleville Road be shortened in order to make the spaces 23 feet long.
- c. **Barrier Free Spaces.** Two barrier free spaces are provided, which is sufficient for a parking lot of 26-50 spaces.
- d. **Loading.** A loading area (10' x 25') has been added to the site plan. Fire lane signage has been added to the plan. We will defer to the Fire Inspector regarding the adequacy of the fire lane areas.

7. **Landscaping and Screening.** The site is part of the Township's signature Belleville Road corridor and "downtown," which is planned as a high-image attractive mixed-use corridor. Considerable public investment has been made for streetscape plantings, decorative lighting, amenities, and aesthetic improvements. These features have been successfully mirrored in newer developments. All sites are strongly encouraged to exceed Ordinance minimums for landscaping, site design, and building appearance among others. Our comments on individual landscaping requirements are reflected in the following comments:

- a. **Landscaping Adjacent to the Right-of-Way.** Section 4.40(3)(b) requires parking lot frontage must be screened from view 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. A berm is proposed along Belleville Road and Tyler Road, which includes several shrubs. Although shrubs were recently added, we recommend that additional shrubs be included along Belleville Road to create shrub rows except where there are sidewalk openings.

Section 4.40(3)(b) also requires a minimum of 1 tree per 50 feet of road frontage. Based on the frontages of Belleville Road (326 feet) and Tyler Road (236 feet), 7 trees and 5 trees are required, respectively. The required trees are shown on the plans.

- b. **Vehicular Surface Landscaping.** Section 4.40(3)(d) requires the parking lot landscape area to be at least 5% of the paved area. According to Sheet LP, 1,731 sq. ft. is required and 2,050 sq. ft. of landscape area is provided. Each landscaped island must be at least 360 sq. ft. and have at least 1 tree per 100 sq. ft. of landscape island area, and each island meets these requirements. Based on the landscape island area of 1,731 sq. ft., 18 trees are required. There are 18 trees proposed, though not all are located in landscape island areas because 1 tree per 100 sq. ft. in these areas is prohibitive. While each landscape island includes at least 1 tree, the remaining required trees are dispersed along the perimeter of the parking lot.
- c. **General Landscaping.** Section 4.40(3)(a) requires 1 tree per 3,000 sq. ft. of landscaped open space. Sheet LP calculates 33,274 sq. ft. of open space, so 12 trees are required. The 12 trees are shown on the plans.
- d. **Screening of Residential Districts.** Section 4.40(3)(c) requires a continuous masonry wall or chain link fence with dense landscaping 6 feet in height, or a continuous landscape buffer strip no less than 25 feet wide, for lots adjacent to residential land uses. Because there is a residential zone and residential land use adjacent to the east side of the **existing** parcel, we recommend that this requirement be met even though a land division is proposed that would not make the **proposed** parcel non-adjacent to the residential lot to the east. Without this screening, the residential lot to the east will inevitably be impacted by the proposed gas station. There are 15 spruce trees proposed along the east side of the **proposed** parcel that are 6 feet in height. We recommend that additional evergreen trees be proposed so that there is a staggered double row of evergreen trees spaced 15 feet on center along the eastern lot line of the **proposed** parcel. We also recommend that the height of these evergreen trees be increased to 8 feet.
- e. **Other Requirements.** Underground irrigation is required and must be added to the plan. Although Sheet LP1 describes the irrigation to take place, the method and details must be on the plan. The applicant has stated that the irrigation will be added to the plans after preliminary site plan approval. Therefore, we recommend that the underground irrigation system be added to the final site plan. Finally, screening of all mechanical equipment must also be shown.

8. **Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger. Sheet CD notes 4 trees that will be removed and it includes the list of existing trees of 5" caliper or greater that are proposed to be removed. Two new trees

will be planted as mitigation per Section 4.45(E) of the Zoning Ordinance. Replacement trees must be clearly labeled on the landscape plan.

9. **Stormwater Pond.** The site is now proposed to include an underground stormwater detention area instead of a stormwater pond. We will defer comments to the Township Engineer.
10. **Lighting.** The cut sheets of proposed lighting on the site and photometric plan were submitted, along with an illumination map and night rendering at the site. While most of the fixtures appear to be full cutoff fixtures, we recommend that all fixtures be full cutoff. We also recommend that the light fixtures near Belleville Road and Tyler Road be changed to a more decorative fixture. All lights will be mounted on 15-foot tall poles with a 2-foot concrete base, which is below the Zoning Ordinance maximum of 25 feet. All wall lighting is proposed to be directed downward as required. The light levels appear to be in compliance with the Ordinance, with little or no light trespass onto the neighboring sites.
11. **Architecture and Building Details, and DDA/Belleville Road Standards.** The site is part of the Belleville Road downtown district of Van Buren Township, the primary business district and activity hub of the community. The Planning Commission has consistently required a high standard of design for new developments in this area, as reflected in the following comments. Additionally, this site is located at a primary corner and key transition point to the area of Belleville Road to the north, which is also envisioned in the future to be a Mixed-Use zoning district to include buildings with attractive facades and a consistent design along the entire corridor. Section 12.04 of the Zoning Ordinance requires sites zoned C-1 to meet the architectural standards of Section 11.05. The requirements of Section 11.05 and the standards of the DDA district are as follows:
 - a. **Building Materials.** Section 11.05(a) requires brick or another material of similar architectural quality and appearance to be the principal material for exterior building surfaces. Brick is proposed on all sides of the building and on the gas pump canopy columns.
 - b. **Roof Articulation, Projection, and Relief.** Section 11.05(b) requires buildings to incorporate roof articulation, projection and relief, covered walkways into facades which include entrances or display windows. The principal building has a shingled, pitched roof to provide a better appearance. We recommend that the principal building include a reverse gable covered area over the building entrance. Also, there is a large ladder and staircase in the back on the building that will be visible from Tyler Road. We recommend that this ladder and staircase be screened from view and that security provisions be included on the plans to prevent trespassing.

The gas pump canopy also has a shingled, pitched roof. However, with 8 rows of pump stations, the proposed canopy will be one of the largest canopies in the region at over 190 feet in length. Because of the length of this canopy and its visibility from a signature corner in the Township, we recommend that the canopy include more articulation. For example, there is a gas station canopy at 400 Ann Arbor Road in Plymouth Township, MI that includes a building articulation feature over its canopy. We recommend that the applicants consider similar type of feature over its canopy to define the intersection corner, break up the long canopy roof, and make the design more consistent with the proposed Belleville Road Overlay District.

Canopy Example: 400 Ann Arbor Road, Plymouth Township, MI (Source: Google Maps)



c. **Outdoor Amenity Space.** Section 11.05(d)(i) requires contiguous outdoor space, independent of sidewalks, pedestrian circulation areas and required landscaping, in an amount of at least 1 square foot for each 25 square feet of principal building, and in no case less than 250 square feet in total. Based on the 3,936 sq. ft. area of the building, 250 sq. ft. is required. Such space shall be illuminated, landscaped, visible from the building and adjacent right-of-way, separated from parking and motorized vehicular circulation and linked to the building, sidewalks and pedestrian circulation system by a series of walks and paths. On the south side of the principal building, there is an outdoor eating area at least 250 sq. ft. in size that includes tables and chairs is surrounded by a decorative fence. The specifications of the tables, chairs, and fence have been added to Sheet CS2.

d. **Enhanced Site Improvements.** Section 11.05(d)(ii) requires enhanced, upgraded and improved fixed man-made and natural site improvements, including but not limited to seating, benches, tables, decorative fences, railings, low decorative brick walls, entrance structures and landscaping, decorative building and site lighting, brick paver walkways, sidewalks within large parking lots, “wet” ponds or other water features with aerating fountains, gazebo or pavilion structures, bicycle racks, litter baskets, decorative retaining walls, low hedges and additional planting beds and landscaped islands. In addition to the outdoor seating area noted above, a plaza area is proposed near the intersection of Belleville Road and Tyler Road similar to the outdoor plaza area on the southeast and southwest corners of this intersection. This area includes a brick wall and columns. The DDA has additional material standards for walls, so we recommend modifying the drawings to include any required materials. We recommend that the paved ground surface be composed of patio pavers or stamped concrete and that benches and trash cans be added to this area. We also recommend that additional side profile renderings be included to show how the landscaping and amenities will look. Finally, a bicycle rack is shown on Sheet STD-CYE-A and is located on the east side of the parking lot near the building.

12. Dumpster. A dumpster is proposed for the northeast corner of the parking lot. The Zoning Ordinance requires dumpsters to be clearly accessible to servicing vehicles. It also requires the

dumpster enclosure to be 6 feet high or 1 foot higher than the dumpster (whichever is greater), composed of brick or decorative masonry material to match or complement the building, and be equipped with a steel-reinforced pressure-treated wood gate. The dumpster enclosure specifications are on Sheet STD-SS-QB-D1, and must be modified to show a conforming gate.

13. Signs. There are several signs proposed on the site, subject to the individual regulations of the sign ordinance (Section 4.23 of the Zoning Ordinance) as described below:

- a. Maximum Total Sign Area.** Section 20.409(4)(a) of the Zoning Ordinance allows 1 square foot of total sign area per linear foot of lot frontage up to 200 feet, and 0.25 square feet of additional sign area per linear foot of lot frontage over 200 feet, subject to the individual restrictions for wall signage, monument signage, and canopy signage (below). The site has approximately 320 feet of frontage along Belleville Road and 280 feet on Tyler Road, which allows for 230 square feet of sign area along Belleville Road and 220 square feet of sign area along Tyler Road. Again, the sign area of the site is restricted by the limitations for wall signage, monument signage, and canopy signage, below.
- b. Wall Signs.** Section 20.409(4)(b) of the Zoning Ordinance allows 3 square feet of wall sign area per linear foot of building frontage, not to exceed 200 square feet. The linear footage of the building is 82 feet on the west side and 48 feet on the south side, so the building may have up to 200 sq. ft. of sign area. A total wall sign area of 92.12 sq. ft. is proposed.
- c. Monument Sign.** Section 20.409(4)(b) of the Zoning Ordinance allows for 1 monument sign not to exceed 8 feet in height, which may be 60 sq. ft. for lots with a frontage of between 200-400 feet. The proposed monument sign is 7 feet, 8 inches high including the base, and is the only monument sign proposed. However, the monument base must be increased to at least 2 feet in height.
- d. Canopy Sign.** Section 20.409(4)(g) allows up to 40 sq. ft. of sign area for a canopy, and 37.10 sq. ft. are proposed.

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 architectural comments and recommendations on the locations of access easements) merit more discussion prior to a decision on the preliminary site plan. Therefore, we recommend the Planning Commission approve the preliminary site plan, subject to the following conditions:

1. Physical Feature Items 19 and 20 of Section 4.33 of the Zoning Ordinance must be included on the site plan.
2. That the applicant consider relocating the northern cross access easement to the site to be 30 feet from the right-of-way line (to allow for a 10-foot deep landscape area and a 20-foot deep parking space on the adjacent site) and 25 feet wide (to allow for a 24-foot wide aisle and 11-foot wide sidewalk). Additionally, we recommend that the driveway connecting to the north be moved westward to be 30 feet from the right-of-way line. These recommended changes would

be consistent with the proposed Belleville Road Overlay District and Mixed-Use District regulations of the Zoning Ordinance.

3. That a conceptual drawing be shown for the remainder of the current site to illustrate how future development is anticipated. While this conceptual plan would not have to be detailed, it may provide for a more appropriate location of the stubs.
4. That the sidewalk along Tyler Road be continued to the current eastern lot line.
5. That a sidewalk be installed along the west side of the stub road from Tyler Road to connect to the sidewalk on the south side of the building.
6. That the striping between the parallel spaces along Belleville Road be shortened in order to make the spaces 23 feet long.
7. That additional shrubs be included along Belleville Road and to create shrub rows except where there are sidewalk openings.
8. That additional evergreen trees be proposed on the east side of the site so that there is a staggered double row of evergreen trees spaced 15 feet on center along the eastern lot line of the proposed parcel. We also recommend that the height of these evergreen trees be increased to 8 feet.
9. That the underground irrigation system be added to the final site plan and that the screening of all mechanical equipment also be shown.
10. That the plans show which proposed trees are the required replacement trees.
11. That all light fixtures be full cutoff and that the light fixtures near Belleville Road and Tyler Road be changed to a more decorative fixture.
12. That the principal building include a reverse gable covered area over the building entrance, and that the large ladder and staircase in the back on the building be screened from view and that security provisions be included on the plans to prevent trespassing.
13. We recommend the applicants consider additional architectural features to the canopy to give it more articulation and make its design more consistent with the proposed Belleville Road Overlay District.
14. That the drawings of the walls at the corner of Belleville Road and Tyler Road be modified to include any materials recommended by the DDA and that the paved ground surface be composed of patio pavers or stamped concrete.
15. We recommend that the applicants consider adding benches and trash cans to the amenity area at the corner of Belleville Road and Tyler Road. We also recommend that additional side profile renderings be included to show how the landscaping and amenities will look.
16. That the dumpster enclosure be modified to show a conforming gate.
17. That the monument base of the monument sign be increased to 2 feet in height.

Respectfully submitted,
McKENNA ASSOCIATES



Patrick J. Sloan, AICP
Senior Principal Planner



Stephen Hannon
Assistant Planner



Memo

DATE: April 21, 2017
TO: Planning Commission
FROM: Ron Akers, AICP – Director of Planning & Economic Development
RE: Hampton Inn Amendment to Modify the Exterior Elevation of the Building.

Summary:

The Hampton Inn which is located at 46280 North I 94 Service Drive (west of Belleville Road) has applied for approval to make a few minor modifications to their existing building. The proposed improvements include the installation of manufactured stone along the exterior of the first story of the building, a fresh coat of paint on the exterior of the building, landscaping improvements at the entrance to the building, and the replacement of the concrete pad at the main entrance to the building.

Zoning Requirements:

The Township's Zoning Ordinance requires that the applicant provide, "*Front, rear and side elevations of proposed buildings and proposed type of building materials, roof design, projections, canopies and overhangs, screen walls and accessory buildings, and any other outdoor mechanical equipment, i.e., air conditions, heating units, etc.*" as part of the required information for site plan approval.

In addition to this the Zoning Ordinance grants specific authority for the Planning Commission to review and approve elevations in the C zoning districts by stating, "*For all uses permitted a C District, a site plan shall be submitted to the Planning Commission and no building permit shall be issued until after the Planning Commission has reviewed and approved the site plan in accordance with Section 4.31. In addition to the criteria set forth in Section 4.31 (c) the Planning Commission shall reject any site plan which does not meet the following criteria:*

- a. *Brick or another material of similar architectural quality and appearance as determined by the Planning Commission, shall be the principal material for exterior building surfaces.*
- b. *Buildings shall incorporate roof articulation, projection and relief, covered walkways into facades which include entrances or display windows or which are adjacent to parking or visible from rights-of-way."*

Based on these above sections of the Zoning Ordinance, the Planning Commission has the authority to review and approve the elevations of commercial buildings.

For new buildings, the Zoning Ordinance requires brick or a similar material to be a primary material used for the exterior of the building. The Township encourages existing buildings to meet the current standards in the Zoning Ordinance, but it is not fully required in every circumstance. This proposal

would move the elevation to be closer in compliance with the requirement of the Zoning Ordinance. While the modifications are fairly minor in nature, the Planning Commission will still need to review and approve them as they are tied to the existing site plan reviewed for the property.

Proposed Elevation

The proposed changes to the building include the removal of the EIFS on the exterior portion of the first story of the building and replacing it with a manufactured stone exterior. As mentioned above, the Zoning Ordinance requires that the principal elevation material for buildings in the C districts. While the principal material of this building will still be EIFS, this action brings the exterior of the building more closely into compliance with the current Zoning Ordinance standards. The stone and the paint will be earth toned and be consistent with the color patterns on the adjacent hotels. Due to the applicant bringing the building closer into compliance with the existing zoning standards staff has no issues with this request.

Landscaping Improvements

Several of the changes to the landscaping are not landscaping items which are covered by the Township's Zoning Ordinance. The one exception to that is the proposed removal of the trees along the western edge of the property. There is no information on the site plan for the type of trees to be removed nor is there any information regarding the size of trees to be removed. I have verbally spoken to the applicant and he has indicated that the trees to be removed are trees which are either dead or diseased. If this is the case the trees are exempt from the tree removal provisions of the Zoning Ordinance. Staff recommends that the Planning Commission require that a note on the site plan which describes the condition of the trees.

Recommendation:

Staff recommends that the Planning Commission approve the request to amend the approved site plan for the property at 46280 N. I 94 Service Drive, in order to allow the applicant to modify the existing building elevations as depicted on the proposed concept drawings dated April 12, 2017. Approval shall be conditioned on the applicant revising the current landscaping plans to add a note which describes the condition of the trees which are to be removed.



WADE TRIM

April 21, 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: Speedway
Preliminary Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the preliminary site plan package received digitally by our office on April 14, 2017 for the proposed gas station located on Belleville and Tyler Road in Van Buren Township. The Project involves the construction of a 3,936 SF building and gas pumps with supplemental parking. We have the following comments to offer in regard to the major engineering components of this project:

General

It is our understanding that the construction of the Tyler Road drive approach will be implemented with all necessary easements and agreements for work being performed outside of the subject property. It is also our understanding that a portion of the DDA property along Belleville Road will be purchased by the Developer in order to satisfy Wayne County road right-of-way requirements.

Water Main

The Developer is proposing a new hydrant on the east side of the proposed building to provide adequate fire coverage for the site. The ultimate water source for the site shall be from an existing 12-inch public water main along Tyler Road. The building will be serviced with a 2-inch domestic water service.

Sanitary Sewer

Sanitary service for the building will ultimately outlet to an existing 12-inch sanitary sewer along Belleville Road.

Storm Water Management

An underground detention system and mechanical pretreatment device have been proposed for site storm water management, sized in accordance with the Wayne County Storm Water Ordinance and Van Buren Township Storm Water Storage Standards.

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Site Layout/Paving/Grading

Site access is provided from both Belleville Road and Tyler Road, with shared access drives provided to both the north and east property limits to accommodate future development in this area. The entire paved area is curbed and parking stalls double striped. Overall, the site layout is conducive to vehicular and pedestrian circulation.

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 G. Tremblay, EIT


David M. Nummer, PE

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cc: Mr. Ron Akers, Director of Planning and Economic Development
Mr. Mathew Best, Deputy Director of Planning and Economic Development
Mr. James Taylor, Director of Public Works