

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
JUNE 22, 2016
MINUTES**

Chairperson Thompson called the meeting to order at 7:30 p.m.

ROLL CALL:

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

Excused: Atchinson and Kelley.

Staff: Director Akers, Deputy Director Best and Secretary Harman.

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

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Boynton, Franzoi second to approve the agenda of June 22, 2016 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Boynton second to approve the regular meeting minutes from June 8, 2016 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1 CASE #16-020 RZ

TITLE: THE APPLICANT, VAN BUREN TOWNSHIP LOCAL DEVELOPMENT FINANCE AUTHORITY, IS REQUESTING TO REZONE APPROXIMATELY 1.04 ACRES CURRENTLY ZONED AG (AGRICULTURE) TO C (GENERAL BUSINESS DISTRICT).

LOCATION: PARCEL TAX ID NUMBER V125-83-045-99-0004-702 IS THE SUBJECT PARCEL OF THIS HEARING. THE SUBJECT PARCEL MEASURES APPROXIMATELY 1.04 ACRES, AND IS LOCATED ON THE SOUTH SIDE OF ECORSE, WEST OF HANNAN.

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

Director Akers gave the presentation. The applicant, Van Buren Township Local Development Finance Authority (LDFA), is planning to sell the subject parcel and is requesting to rezone the property from AG (Agriculture) to C (General Business District) to allow more options for future development of the property and to promote economic growth within the township. The rezoning of the property fits within the mixed use future land designation in the Township Master Plan.

Director Akers presented his review letter dated 6-17-16 recommending approval of the application to rezone the property based upon the findings referenced in the letter. In addition, the staff report asked to have the rezoning request placed under "New Business" for action by the Planning Commission.

No comments from the audience.

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

CORRESPONDENCE: None.

NEW BUSINESS:

ITEM # 1 CASE #16-020 RZ

TITLE: THE APPLICANT, VAN BUREN TOWNSHIP LOCAL DEVELOPMENT FINANCE AUTHORITY, IS REQUESTING TO REZONE APPROXIMATELY 1.04 ACRES CURRENTLY ZONED AG (AGRICULTURE) TO C (GENERAL BUSINESS DISTRICT).

LOCATION: PARCEL TAX ID NUMBER V125-83-045-99-0004-702 IS THE SUBJECT PARCEL OF THIS HEARING. THE SUBJECT PARCEL MEASURES APPROXIMATELY 1.04 ACRES, AND IS LOCATED ON THE SOUTH SIDE OF ECORSE, WEST OF HANNAN.

Commissioners discussed this item in the Public Hearing. No further comments.

Motion Boynton, Jackson second to recommend to the Township Board the applicant, Van Buren Township Local Finance Development Authority, request to rezone approximately 1.04 acres currently zoned AG (Agriculture) to C (General Business District), subject parcel is located on the south side of Ecorse, west of Hannan, parcel number V125-83-045-99-0004-702. Motion Carried.

ROLL CALL:

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

Nays: None.

Absent: Atchinson and Kelley.

Motion Carried.

ITEM # 2 CASE #14-025 SPR

TITLE: THE APPLICANT, DENTON PARTNERS LLC, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT A DRIVE-THROUGH RESTAURANT AS REQUIRED IN SECTION 12.03 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: PARCEL TAX ID NUMBER V-125-83-018-02-0134-006, -007, -008, -009 AND -010, ALSO KNOWN AS 49230 MICHIGAN AVENUE AND 5825 DENTON ROAD, IS THE SUBJECT OF THIS HEARING. THE SITE MEASURES APPROXIMATELY 1.99 ACRES IN AREA AND IS CURRENTLY ZONED C-1 (GENERAL BUSINESS). THE PROPERTY IS LOCATED AROUND THE NORTHEAST CORNER OF MICHIGAN AVENUE AND DENTON ROAD.

Engineer Thom Demond gave the presentation for the applicant. The applicant is requesting to demolish the Willow Creek Party store and construct a gas station with a drive-through restaurant.

The property will have a cross access easement to the east for future development. The applicant has concern as to the sidewalk location on the property due to a section of property being owned by MDOT and has asked for the township to approach MDOT for approval if the sidewalk is to be located on the MDOT property. The applicant would like start construction in July.

Sally Hodges of McKenna Associates presented her review letter dated 6-15-16 recommending final site plan approval subject to the satisfaction of the five (5) items referenced in the letter.

David Nummer of WadeTrim presented his review letter dated 6-15-16 recommending final site plan approval contingent upon the final decision of sidewalk placement.

Fire Department review letter dated 6-4-16 recommends approval subject to involvement in the continuing plan review, inspection and certificate of occupancy process.

Commissioners discussed the location of the sidewalk on the site plan, the sidewalk being located on the MDOT property, recording of the cross access easement, the driveway permit through MDOT including sidewalk approval, the Building Department submitting a letter to MDOT supporting the sidewalk location and discussion with the township attorney regarding the sidewalk.

Motion Jackson, Boynton second to grant the applicant, Denton Partners LLC, final site plan approval to construct a drive-through restaurant as required in section 12.03 of the township zoning ordinance 06-02-92, as amended, subject to the conditions in the McKenna Associates review letter dated 6-15-16, WadeTrim review letter dated 6-15-16, Fire Department review letter dated 6-4-16, along with the sidewalk being located at the corner of Denton Road and Michigan Avenue in the typical location in the view of public safety across the MDOT piece of property subject to review by the township attorney. Motion Carried. (Letters Attached)

ITEM # 3 CASE #16-015 SPR

TITLE: THE APPLICANT, FARMER AND UNDERWOOD, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A 6,000 SQ. FT. STORAGE BUILDING AND RELATED SITE IMPROVEMENTS.

LOCATION: PARCEL TAX ID NUMBER V-125-83-122-99-0009-707, (7041 RAWSONVILLE). THE SITE IS APPROXIMATELY 12.08 ACRES (13.67 TOTAL) AND IS LOCATED IN THE M-2, GENERAL INDUSTRIAL DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF RAWSONVILLE, BETWEEN MARTZ AND BOG.

Robert Wagner of Midwest Consulting gave the presentation. The applicant is requesting to construct a 6,000 square foot metal storage building on the east side of the of the existing building, the new storage building is to match the current elevations. The applicant has brought items up to ordinance code including landscaping and has increased screening.

Sally Hodges of McKenna Associates presented her review letter dated 6-16-16 recommending the Planning Commission grant preliminary site plan approval subject to the eight (8) conditions referenced in the letter.

David Nummer of WadeTrim presented his review letter dated 6-16-16 recommending the Planning Commission grant preliminary site plan approval.

Fire Department approval letter dated 6-3-16 recommends preliminary site plan approval.

Commissioners discussed the landscape reduction.

Motion Budd, Franzoi second to grant preliminary site plan approval to applicant, Farmer and Underwood, to construct a 6,000 sq. ft. storage building and related site improvements at parcel number V125-83-122-99-0009-707, 7041 Rawsonville Road, subject to the conditions referenced in the McKenna review letter dated 6-16-16, WadeTrim review letter dated 6-11-16, Fire Department approval letter 6-3-16 and waiving the twenty (20) tree landscape requirement. Motion Carried. (Letters Attached)

GENERAL DISCUSSION:

None.

Motion Boynton, Franzoi second to adjourn at 8:15 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

June 16, 2016

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

Subject: VBT-16-018 SPR; Farmer Underwood Trucking; Site Plan Review #2; Revised Plans Dated May 31, 2016

Dear Commissioners:

The applicant, Farmer Underwood Trucking, proposes to construct a 6,000 square foot addition to an existing building on the 13.46-acre site at 7401 Rawsonville Road. The addition would be used for storing some of the materials that are currently stored outdoors, and for maintaining motors, transmissions, and rear ends, some of which is currently done outside. The original site plan was reviewed in a staff review letter dated April 29, 2016. The current site plans reflect changes since the original and were most recently revised May 31, 2016. We have reviewed the site plan for adherence to the Zoning Ordinance, Master Plan, and sound planning and zoning principles, and offer the following comments.

COMMENTS

1. **Use.** The proposed building addition is intended for storage and warehousing associated with the principal trucking operation conducted on the site. Aerial images of the site show some type of outdoor storage and/or repair work in the location of the proposed addition. There are also several outdoor storage locations around the site with various materials and what appears to be loading/unloading/stockpiling of loose materials within large bins for various materials, including glass. The use statement on the site plan says that outdoor storage will not expand with the new building, and some items currently stored outdoors will be moved indoors. The site plan should note what items will be moved indoors and delineate the areas that will be cleared and remain free of outdoor storage.

A trucking operation is a permitted use in the M-2 district, and storage accessory to that use is also permitted. While outdoor storage requires special approval, the application and site plan indicate that the outdoor storage is not being increased. According to the applicant, there will be no repair work taking place inside the building, only maintenance.

2. **Zoning.** The site is zoned M-2, General Industrial. The surroundings are all zoned industrial except a small parcel at the corner of Rawsonville Road and Martz Road which is C-1. I-1, Light Industrial. The site plan must be corrected to properly note C-1 zoning to the south.
3. **Building Elevations.** The support structure of the proposed building is shown schematically as 80' wide x 75' long x 17.8' tall. The illustration does not include the roof; thus the building height will undoubtedly be greater. The cover sheet says it is 19.5 feet to the roof peak; this must be dimensioned on the elevation drawings and the roof added. The building elevations must be

labeled to show the north, south, east, and west elevations. The proposed storage area plan shows space designated for loading and unloading, storage, and equipment. Please clarify what doors serve the designated loading area on the east side of the building and how the remainder of the floorplan functions.

4. **Parking Lot, Access, and Circulation.** Parking calculations are based on the general industrial standard. The calculations show the gross floor area for the industrial portion and the usable floor area for the office portion of the building. A total of 48 parking spaces are required and provided in the existing parking lot, including the required two barrier free spaces. No new parking is proposed.

The parking lot is paved, but the entrance drive and most of the rear portion of the site used by trucks is dirt and/or gravel. The layout, dimensions and locations for truck parking and access drives are shown on the plan and circulation appears adequate, subject to Fire Department approval of the fire lane on the north side of the building.

5. **Landscaping.** There are 44 trees illustrated along the front part of the site between the building and the parking lot. These trees were planted to screen public view of the rear truck yard and outdoor storage. Eleven new red maple are proposed between the parking lot and the road which will enhance the appearance of the site. The Zoning Ordinance has several specific landscape requirements as follows:

- a. **Landscaping Adjacent to the Right-of-Way.** A continuous landscape screen at least 36" in height or 36" high decorative wall with plantings, with a minimum of 1 tree per 50 feet of frontage is required. The site has approximately 534 linear feet of frontage, requiring 11 trees which are provided. Because most of the parking lot is set back from the road ROW, the 36" high landscape screen is not necessary.
- b. **Vehicular Surface Landscaping.** The Ordinance requires minimum parking lot landscape area at 5% of total paved parking area, and 1 tree per 100 square feet of landscape area. We estimate 15,840 sq. ft. of paved parking lot for a landscape area requirement of 792 sq. ft., or 8 trees. Eight of the existing 44 trees may potentially be used to count for this requirement.
- c. **General Landscaping Requirements.** The Ordinance requirement is 1 tree per 3,000 square feet of landscape open space, and the applicant calculates 166,395 square feet of open space on the site. On that basis 56 trees are required. Much of this open space is in the back part of the site, surrounding the cell tower, storm pond and abutting the railroad tracks, and is largely invisible to the public. The 36 existing trees that are not required as vehicle surface landscaping can count toward this requirement. We recommend that the Planning Commission waive the additional 20 general landscaping trees, based on the nature of the use and the remoteness of much of the open space on the site.
- d. **Stormwater Pond.** The Ordinance requires stormwater ponds to have a natural design, aeration/mosquito control, fencing for safety, and have trees and plantings around the perimeter. Aerial imagery shows there is some landscaping around the existing pond, but no landscaping information was provided. If changes to the pond are required for stormwater requirements, the pond will have to comply with landscape requirements as well.
- e. **Landscape Plan.** Next to the building, 6 PS plants are noted; this plant must be identified in the plant material schedule on the site plan

6. **Trash and Outdoor Equipment.** The revised site plan shows the location of the dumpster and transformer pad. Both are screened by existing trees. No rooftop equipment is proposed.
7. **Lighting.** The plan states no new lights are proposed and that the fixtures are shielded and pointed down on the site. No issues with site lighting have been reported.
8. **Signs.** There is one existing sign. No new signs, including ground or wall signs, are proposed.

RECOMMENDATION

The applicant has revised the plan and addressed many of our previous comments. Although there are still several items that must be addressed on revised plans, the items in this letter can be addressed in final site plan review. Therefore, we recommend the Planning Commission grant preliminary site plan approval, subject to the following conditions:

1. Note on the site plan what items will be moved indoors and delineate the areas that will be cleared and remain free of outdoor storage.
2. Correct the zoning label to the south to be C-1.
3. Dimension the height to the peak of the roof on the elevation drawings, add the roof to those elevations and label the elevations to show the north, south, east, and west elevations.
4. Satisfactory clarification of what doors serve the designated loading area on the east side of the building and how the remainder of the floorplan functions.
5. Determination of the Planning Commission as to whether to waive the required additional 20 general landscaping trees, based on the nature of the use and the remoteness of much of the open space on the site.
6. If changes to the pond are required for stormwater requirements, the pond will have to comply with landscape requirements as well.
7. Identification of the 6 PS plants in the plant material schedule on the site plan.
8. Approval of the Township Engineer and all agencies with jurisdiction.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President



Stephen Hannon
Assistant Planner



WADE TRIM

June 16, 2016

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

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

Re: Farmer Underwood Trucking Addition
Preliminary Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the preliminary site plan package dated May 31, 2016 for the proposed Farmer Underwood Trucking addition located on Rawsonville Road. The Project involves the construction of a 6,000 SF warehouse building and concrete loading area. The site/civil engineering components for this project are very minor and we are comfortable recommending preliminary site plan approval. We have the following comments to offer in regard to the engineering components of this project.

Water Main and Sanitary Sewer

There is no public water main or sanitary sewer proposed for this site, and we are under the assumption that additional sanitary and water services are not necessary for the proposed warehouse building.

Storm Water Management

The site currently drains to a retention pond in the northeast corner of the property. Due to heavy loads from truck traffic, the existing area where the addition is proposed is highly compacted aggregate, with similar drainage patterns to an impervious surface. Because of this existing condition, we do not believe the proposed building will significantly increase site drainage demands and, therefore, we don't feel it is necessary for the Developer to provide additional storm water management improvements.

Site Layout/Paving/Grading

Due to the very minor site improvements, site circulation will function similar to existing and, therefore, we do not see any issues with the layout as proposed. We feel that the cross section and grading of the small proposed pavement area can be addressed during the engineering review.

Wade Trim Group, Inc.
25251 Northline Road
P.O. Box 10
Taylor, MI 48180

734.947.9700
800.482.2864
734.947.1380 fax
www.wadetrim.com



Charter Township of Van Buren
June 16, 2016
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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 project, please contact our office at 734.947.2768.

Very truly yours,

Wade Trim Associates, Inc.


Carmelle Tremblay, E.I.T.


David M. Nummer, PE

DMN:CGT;jel
VBN 2269-01T
20160615Thompson

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

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

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111



6/3/2016

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

Re: 16-018 SPR
Farmer and Underwood
7401 Rawsonville
Van Buren, MI.

To whom it may concern:

Project Overview:

I have reviewed the revised site plan for proposed addition of a storage building. **NFPA 1 2012** and **NFPA 101- 2012** were used for this review.

1. A Knox Box is required on building. Location to be determined by Fire Marshal prior to install. **NFPA 1 16.3.4.3**
2. **An updated digital cad layout** of the office/site will need to be emailed to this department prior to completion of project.
3. NFPA 101 chapter 42 storage occupancies were used for this review. All exit discharge; lighting and life safety requirements of this chapter shall apply.

Plan is approved as submitted with above exceptions

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

Respectfully submitted,

David McNally
Fire Marshal

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



WADE TRIM

June 15, 2016

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

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

Re: Willow Creek Convenience Store
49230 Michigan Avenue
Final Site Plan Approval

Dear Ms. Thompson:

We have reviewed the site plan package dated May 26, 2016 for the above-referenced project located at 49230 Michigan Avenue. The project involves the demolition of an existing party store and the addition of a multi-use building including a gas station, convenience store and drive-thru restaurant. Associated site improvements and parking requirements are also included in the project. Our comments are as follows:

SANITARY SEWER

There is no public sanitary sewer proposed for this site. The building shall be serviced by a proposed 6-inch PVC sanitary lead which outlets to an existing 10-inch sanitary sewer in the Michigan Avenue right-of-way.

WATER MAIN

There is no public water main proposed for this site. The building shall be serviced by a 2-inch copper water service connected to an existing water service on-site. The water service is ultimately tapped from an existing 12-inch water main along Denton Road. Existing hydrants in the Denton Road right-of-way and to the north of the property provide fire coverage for the proposed building.

STORM WATER MANAGEMENT

The Developer has provided storm water conveyance and underground detention in compliance with Van Buren Township standards for the 10-year storm. The proposed system outlets to an existing ditch line in the Denton Road right-of-way.

GRADING AND PAVING

The Developer has provided a parking area, gas pump islands, drive-thru and by-pass lane to supplement the proposed building. All parking stalls are double striped and the entire paved area is delineated with curb and gutter. Circulation patterns and pavement cross sections have been reviewed and are compliant with Township standards.

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



SIDEWALK

Preliminary approval by the Planning Commission was based on a site layout which demonstrated public sidewalk within the Michigan Avenue and Denton Road rights-of-way. As a result of comments received from Wayne County, the Developer has removed sidewalk from the Denton Road right-of-way and relocated it east onto the Willow Creek parcel (approximately 65 feet from the public right-of-way). We have recommended that the sidewalk continue straight through the MDOT owned parcel (located directly on the northeast corner of Michigan and Denton), rather than jog through the private Willow Creek parcel. This site plan is currently under review by MDOT for work within the Michigan Avenue right-of-way and we have recommended that the Developer submit a request to have the sidewalk permitted under the same submittal.

RECOMMENDATION

Our recommendation for approval is contingent on the final decision regarding sidewalk placement, which we understand will be discussed during the Planning Commission meeting.

If you have any questions regarding this review, please feel free to contact our office at 734.947.9700.

Very truly yours,

Wade Trim Associates, Inc.


Carmelle Tremblay, EIT


David M. Nummer, PE

DMN:CT:ka
VBN 2249-01T
20160615Thompson.docx

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

June 15, 2016

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

**Subject: VBT-14-025 SPR; Michigan Ave-Denton Development/Willow Creek Market;
Site Plan Review #6; Revised Plans Dated May 26, 2016**

Dear Commissioners:

The applicant proposes to construct a new 7,000 square foot gas station and convenience store with a drive-thru restaurant on a vacant lot at the northeast corner of Michigan Avenue and Denton Road. An existing convenience store on the site will be demolished. The Planning Commission recommended special use approval and granted preliminary site plan approval subject to conditions on July 22, 2015. The Township Board granted special approval on August 18, 2015. We have reviewed the revised site plan for compliance with the conditions of your preliminary site plan approval and find the following:

- 1. Provide a dimension from the Michigan Ave. lot line to the canopy.** Plan Sheet C2 now contains this information, and the canopy complies.
- 2. Correct landscape plan to address inconsistencies between the planting list and the landscape plan, as described in Comment 4 of the letter dated July 16, 2015.** The total number of *Acer rubrum* – “Armstrong” and *Carpinus betulus* – “Frans Fontaine” in the planting list on Sheet C6 now matches what is on the plan. This condition has been met.
- 3. Any changes to the storm water pond required by Wayne County must be addressed on the plan prior to final site plan approval.** The storm water pond appears generally as previously approved, and remains subject to approval of the Township Engineer.
- 4. Planning Commission approval of the proposed 2 stacking space deficiency and 8 parking space deficiency based upon satisfactory written evidence from the applicant as to why the proposed spaces will be sufficient for the use due to special considerations regarding customers and employees, or revision of the site plan to comply with the requirements.** The Planning Commission approved the reduction of parking and stacking spaces at preliminary approval. This condition has been met.
- 5. Statement on the site plan regarding how the drive-through speakers will be controlled to prevent them from becoming a nuisance to neighboring properties.** Sheet C2 now states that volume and frequency controls will be provided for the drive-thru speakers, and the speakers will be oriented away from adjacent properties. This condition has been met.

- 6. Samples of the proposed façade materials and colors for the building and gas canopy must be presented at the Planning Commission meeting and are subject to the Commission's approval.** The façade materials, colors and color renderings were approved at the July 22, 2015 Planning Commission meeting. This condition has been met.
- 7. The gas canopy elevations must be revised to better match building materials and colors, with colors and materials noted on the plan.** The gas canopy elevations on Sheet C10 now match the materials and colors of the building. This condition has been met.
- 8. Clarification on the plan regarding where the mechanical units will be located and provide details of the screening. If there will be no rooftop mechanicals, the plan must so note.** The elevation plan on Sheet A-5 illustrates 3 roof top units on the main building with a parapet that does not completely screen them. The color renderings of the building do not show the rooftop mechanicals. Line of sight or other satisfactory evidence must be provided to demonstrate that the units are screened from view off-site. This condition remains to be met.
- 9. Provision of all sign items, as noted in Comment 10 of the letter dated July 16, 2015.** Details for the signs on the east elevation of the canopy and on the gas pump island have been added. Details for the directional signs have been added on Sheet C-11. This condition has been met.
- 10. Submission of proposed easements for cross access and the sidewalk for Township review and approval prior to final site plan approval. These agreements must be finalized and the recorded version must be presented to the Township prior to certificate of occupancy.** Easement documents have been submitted for review. We find the cross access easement satisfactory subject to approval of the Planning and Economic Development Director, however the sidewalk easement must also be submitted and reviewed for compliance, unless the sidewalk at the corner of Michigan Ave. and Denton Rd. is relocated to be in the public ROW. Both easements must be approved by the Township and recorded prior to issuance of any building permits for the site. This condition remains to be met.
- 11. Provide evidence of State permits for the operation of a gasoline service station prior to issuance of building permits.** This condition remains to be met.
- 12. Approval of the Township engineer.** This condition remains to be met.
- 13. Special approval by the Township Board.** Special approval was granted.

In addition, the plans label Michigan Avenue as US 112, but it should be labeled as US 12. This item should be corrected prior to final site plan approval.

RECOMMENDATION

We recommend that Final Site Plan approval be granted subject to satisfaction of the following items:

- a. Satisfactory screening for the rooftop mechanicals and demonstration that it screens the view of the equipment from off-site, and details of that screening;
- b. Township approval of the cross access and sidewalk easements prior to issuance of building permits, and the recording of the approved easements with a copy submitted to the Township prior to certificate of occupancy;

- c. Provide evidence of all required State permits and approvals for the operation of the gasoline service station prior to issuance of building permits.
- d. Approval of the Township engineer.
- e. Correct label of Michigan Avenue as US 12 instead of US 112.

Respectfully submitted,

McKENNA ASSOCIATES

A handwritten signature in blue ink that reads "Sara J. Hodges". The signature is written in a cursive style with a large, stylized initial 'S'.

Sara J. Hodges, AICP, IAP2
Senior Vice President

David C. McInally II
Battalion Chief / Fire Marshal
O: 734-699-8900 ext9416

Van Buren Fire Department
46425 Tyler Rd
Van Buren Twp., MI 48111



June 4, 2016

Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: USA2Go Gas Station
49230 Michigan Ave. Belleville
SPR-SLU 14-025

I have reviewed the plans by BeBoss Engineering dated March 12, 2015. 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.

I note that the project has been re-named from the initial "USA2Go" to "Willow Creek Market" and most recently, "Gas Station/Drive Thru Restaurant". The plan submitted for review is titled as Gas Station/Drive Thru Restaurant.

The site plan submitted is for a proposed gas station/convenience store with a restaurant with counter and drive through service (No proposed seating).

On review of the plan set submitted, I am will to grant conditional approval of the set providing the following concerns are addressed;

1. Plan sheet C-4 shows a single existing hydrant at the rear of the occupancy. No other hydrant is shown as available on the plan submitted. Another hydrant will be required at the corner of Denton and Michigan Ave. (The southwest corner of the project)

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. This occupancy is considered a mixed occupancy as defined by NFPA 101. The proposed plan A-1 shows a general layout of the store and restaurant. All NFPA codes will be applicable regarding occupancy, egress, fire suppression systems, and construction, depending on the type of restaurant that occupies the space. More detailed information will be required regarding the restaurant space before approval can be granted.

NFPA 101 3.3.188.11

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,

Lieutenant Jason M Martin
Van Buren Twp. Fire Department
NFPA Fire Inspector II 15-1058 / Certified Plan Examiner 14-0081

