

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
DECEMBER 14, 2016  
MINUTES**

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

**ROLL CALL:**

**Present:** Franzoi, Jackson, Kelley, Budd and Thompson.

**Excused:** Atchinson and Boynton.

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

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

**Audience:** Seven (7).

**APPROVAL OF AGENDA:**

**Motion Budd, Franzoi second to approve the agenda of December 14, 2016, tabling Item #1 until the applicant's architect arrives. Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Jackson, Franzoi second to approve the regular meeting minutes of November 9, 2016 as presented. Motion Carried.**

**NEW BUSINESS:**

**ITEM # 1                    16-003 – PRELIMINARY SITE PLAN APPROVAL**

**TITLE:                        THE APPLICANT, JASON KISHMISH, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO OPERATE A DRIVE THRU RESTAURANT AT 10573 BELLEVILLE ROAD, VAN BUREN TOWNSHIP, MI 48111.**

**LOCATION:                    PARCEL NUMBER V-125-83-059-01-0020-000 (10573 BELLEVILLE ROAD). THE SITE IS APPROXIMATELY 0.862 ACRES. IT IS LOCATED IN THE C-1, GENERAL BUSINESS DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD BETWEEN I-94 AND TYLER ROAD.**

Architect Ron Chiesa gave the presentation for the applicant. The applicant resubmitted site plans, addressing double parking, striping and new engineering information. Applicant Mr. Kishmish addressed the screen wall; the neighboring property owner to the north would like a concrete wall for concerns about noise and security.

Patrick Sloan of McKenna Associates presented his site plan review letter dated 12-2-16 recommending preliminary site plan approval subject to the conditions in the letter.

David Nummer of Wade Trim presented his review letter dated 12-9-16 recommending the Planning Commission grant preliminary site plan approval.

Director Akers presented the Fire Department review letter dated 11-30-16. The Fire Department portion of the review is approved with the exceptions listed in the review letter.

Commissioners discussed number of parking spaces and stacking spaces to be considered at final site plan approval.

Resident to the north would like to see the concrete wall as she has concerns regarding noise, trash and cross-traffic through the property.

**Motion Kelley, Franzoi second to grant preliminary site plan approval to construct a multi-tenant building at 10573 Belleville Road, subject to the conditions in the McKenna Associates review letter dated 12-2-16, Wade Trim review letter dated 12-9-16 and Fire Department review letter dated 11-30-16, noting the Commission had discussion regarding parking conditions based on drawing submitted, any changes will be reviewed at final site plan. Motion Carried. (Letters Attached)**

**ITEM # 2                    14-022 – TREE PERMIT**

**TITLE:                    THE APPLICANT, BELLEVILLE DEVELOPMENT, INC., IS REQUESTING APPROVAL FOR A TREE PERMIT FOR ASSOCIATED SITE IMPROVEMENTS AND CONSTRUCTION OF A HOTEL.**

**LOCATION:                PARCEL NUMBERS V-125-83-064-99-0002-002, ALSO KNOWN AS 11105 QUIRK ROAD, AND V-125-83-064-99-0002-003, WHICH IS VACANT, ARE THE TWO (2) SUBJECT PARCELS OF THIS PROJECT. PARCEL V-125-83-064-99-0002-002 MEASURES APPROXIMATELY 7.421 ACRES AND PARCEL V-125-83-064-99-0002-003 MEASURES APPROXIMATELY 3.895 ACRES. THESE PARCELS ARE LOCATED NORTHEAST OF THE INTERSECTION OF QUIRK ROAD AND N. I-94 SERVICE DRIVE.**

Applicant Remy Hanna gave the presentation for the Tree Removal Permit. Mr. Hanna has turned in the lot combination and corrected the site plan. He was available to answer any questions from the Commission or the audience.

Patrick Sloan of McKenna Associates presented his Tree Removal Permit review letter dated 12-5-16 recommending approval of the Tree Removal Permit for Towne Place Suites subject to the five (5) conditions referenced in the letter.

No comments from the Commission or the audience.

**Motion Franzoi, Jackson second to grant a tree permit to Belleville Development for associated site improvements and construction of a hotel, Towne Place Suites, subject to the five (5) items in the McKenna Associates review letter dated 12-5-16. Motion Carried. (Letter Attached)**

**ITEM # 3                    16-038 – PRELIMINARY SITE PLAN APPROVAL**

**TITLE:                    THE APPLICANT, SCHONSHECK, INC., IS REQUESTING A PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A WAREHOUSE AT 5809 SHELDON ROAD, VAN BUREN TOWNSHIP, MI 48111.**

**LOCATION:                PARCEL NUMBER V-125-83-009-99-0007-000 (5809 SHELDON ROAD). THE SITE IS APPROXIMATELY 1.73 ACRES. IT IS LOCATED IN THE M-1, LIGHT INDUSTRIAL DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF SHELDON ROAD BETWEEN VAN BORN AND YOST ROADS.**

Nick Mendenhall gave the presentation for the applicant. The project is to build a 2,200 sq. ft. warehouse with small office space for storage of personally owned military vehicles. Mr. Mendenhall discussed the architecture of the building, using a bio-swale for stormwater management, the possibility of waiving the fence requirement around the bio-swale and utilizing Canton Township water and sewer due to the site being unable to perk. The applicant is asking to defer the sidewalk requirements, as there are currently no sidewalks to connect.

Patrick Sloan of McKenna Associates presented his review letter dated 12-2-16 recommending the Planning Commission approve the preliminary site plan subject to the ten (10) conditions referenced in the letter.

David Nummer of Wade Trim presented his review letter dated 12-9-16 recommending the Planning Commission grant preliminary site plan approval.

Fire Department review letter dated 11-30-16 approved the plan with submitted exceptions referenced in the letter.

Commissioners discussed deferring the sidewalk requirement, the fencing around the bio-swale and making the decision regarding the fence and sidewalk deferment at final site plan review.

No comments from the audience.

**Motion Kelley, Budd second to grant preliminary site plan approval to Schonscheck, Inc. to construct a warehouse at 5809 Sheldon Road subject to recommendations in the McKenna Associates review letter dated 12-2-16, Wade Trim review letter dated 12-9-16 and Fire Department review letter dated 11-30-16. Motion Carried. (Letters Attached)**

**ITEM # 4                    ZONING ORDINANCE UPDATE**

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

**INFORMATION: THE UPDATED ZONING ORDINANCE IS PRESENTED TO THE PLANNING COMMISSION FOR EVENTUAL REVIEW AND RECOMMENDATION TO THE TOWNSHIP BOARD OF TRUSTEES. THE ORDINANCE IS BEING PRESENTED IN MULTIPLE PARTS TO THE COMMISSION. AT THIS MEETING, THE DISCUSSION WILL FOCUS ON THE FOLLOWING SECTIONS:**

- A. ARTICLE 9 (PARKING, LOADING AND ACCESS MANAGEMENT)**
- B. ARTICLE 11 (SIGNS)**

Patrick Sloan of McKenna Associates presented the zoning ordinance update. Mr. Sloan handed out printouts of a PowerPoint presentation and discussed the changes to the following sections: Article 9 – Parking, Loading and Access Management and Article 11 - Signs.

No comments from the Commission or the audience.

**ITEM # 5                      16-046 – TEMPORARY LAND USE**

**TITLE: THE APPLICANT, RICARDO INC., IS REQUESTING TEMPORARY LAND USE APPROVAL TO OPERATE A MOBILE REFUELING STATION AT 40000 RICARDO DRIVE, VAN BUREN TOWNSHIP, MI 48111.**

**INFORMATION: RICARDO INC. IS TESTING TOYOTA FUEL CELL VEHICLES AT THEIR FACILITY. THE REQUESTED MOBILE REFUELING STATION WILL ALLOW FOR THIS TESTING TO OCCUR ONSITE. THIS ACTIVITY IS PROPOSED FROM DECEMBER 15, 2016 THROUGH FEBRUARY 15, 2017.**

Director Akers gave the presentation for the mobile refueling station presenting his review letter dated 12-9-16. Ricardo, Inc. is requesting a Temporary Land Use Permit for a mobile hydrogen refueling station for Toyota fuel cell vehicles at 40000 Ricardo Drive. The proposed use is from December 15, 2016 to February 13, 2017. The original location on the site was moved to add security and the Fire Department has granted approval.

Commissioners discussed the space used in the parking lot and the possibility of the time frame being extended.

No comments from the audience.

**Motion Kelley, Jackson second to grant Temporary Land Use Approval to Ricardo, Inc. to operate a mobile refueling station at 40000 Ricardo Drive from 12-15-16 to 2-13-17 subject to the conditions detailed in the Fire Department review letter dated 12-9-16 and Director Akers memo dated 12-9-16. Motion Carried. (Letters Attached)**

**GENERAL DISCUSSION:**

**1. ADMINISTRATIVE APPROVALS:**

- a. **WALMART** – Director Akers informed Commission members of the administrative approval for new signage and a refresh of the exterior to Walmart on Belleville Road.
- b. **WENDY'S** – Director Akers informed Commission members of the administrative approval for Wendy's on the corner of Belleville Road and the N. I-94 service drive to refresh their look by decreasing the size of the restaurant, removing the solarium, replacing doors and windows, re-sealing the parking lot and signage.

2. **AIRPORT ZONING:** Director Akers met with the Airport Authority to address future Willow Run Airport projects and potential updates to the current regulations in the Zoning Ordinance. Mr. Akers presented his Airport Zoning Regulations letter dated 12-9-16 to the Commission recommending the Planning Commission consider the option to require uses on the airport property to meet the existing standards we have in the Zoning Ordinance and adjust the requirements to allow for administrative review by staff.

3. **BELLEVILLE LAKE SHORELINE DISTRICTS AMENDMENTS AND GENERAL ORDINANCE (PUBLIC HEARING – JANUARY 25)** – Director Akers notified the Commission and the audience of the date of the public hearing.

Deputy Director Best received an email from Scott Nuttleman with Menard's, Van Buren Township made the official list of stores to start next year. Menard's to come back to the Planning Commission in January for slight adjustment to the site plan.

Commissioners and the audience also discussed snow clearing of the pedestrian sidewalk on the Belleville Bridge, clear out and potential development on the corner of Sumpter and Bemis Roads and the corner of Hull and Sumpter Roads.

**Motion Budd, Jackson second to adjourn at 9:27 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



# WADE TRIM

December 9, 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: Multi-Tenant Building  
Recommendation for Preliminary Site Plan Approval

Dear Ms. Thompson:

We have reviewed the preliminary site plan package dated December 1, 2016 for the multi-tenant building located at 10573 Belleville Road. The Project involves the construction of a 4,950-SF building, supplemental parking area, and drive-thru. Our comments on the preliminary site plan are as follows.

## GENERAL

We would like to note that the preliminary plans have not been signed and sealed by an engineer licensed in the State of Michigan. While this is normally a requirement for preliminary site plan approval, we feel that it is acceptable so long as plan sets submitted for detailed engineering review are signed and sealed by a Professional Engineer.

## SANITARY SEWER

There is no public sanitary sewer proposed for this site. The building shall be serviced by a proposed sanitary lead connecting to an existing 12-inch sanitary sewer along Belleville Road.

## WATER MAIN

Public water main has been proposed to extend from the adjacent property to the south, across the site frontage, to accommodate future development to the north. The water service for the proposed building will be tapped from the new water main on site.

## STORM WATER MANAGEMENT

An underground detention system with a pumped outlet has been proposed for the site. The detention system must be designed in accordance with both Van Buren Township and Wayne County Storm Water Standards. The proposed footprint of the underground system appears to allow for adequate storage volume, and there is addition space to allow for an increased footprint, if necessary, without affecting the overall site layout.

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

734.947.9700  
800.482.2864  
734.947.9726 fax  
www.wadetrim.com



SITE ACCESS/LAYOUT

Access to the site is provided off Belleville Road. The proposed site layout allows for emergency vehicle circulation. The entire paved area is curbed and all spaces are double striped. We understand that the adjacent property to the south (Belle Tire) has not agreed to allow a paved access between their site and the subject site within the existing cross-access easement.

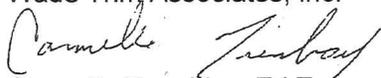
Recommendation

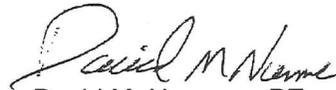
We are recommending that the Planning Commission grant preliminary site plan approval at this time. The Developer should be aware that, following preliminary approval, a detailed engineering review will be required as a prerequisite to final site plan approval.

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, E.I.T.

  
David M. Nummer, PE

DMN:CGT:jel  
VBN 2265-01T  
[20161208Thompson.docx](#)

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

December 2, 2016

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

**Subject: VBT-16-009 SPR; Denski Warehouse at 5809 Sheldon Road; Site Plan Review #2;  
Plans Revision Dated November 22, 2016**

Dear Commissioners:

The applicants, Schonscheck, Inc. and Paul Denski, propose to construct a new warehouse building to be used for the repair and storage of personally owned historic military vehicles, as well as some incidental office space. The site is currently vacant and is located at 5809 Sheldon Road at the southeast corner of Sheldon Road and Yost Road, along the Township's border with Canton Township. The site is zoned M-1 (Light Industrial) and is 1.73 acres.

#### COMMENTS

- 1. Use.** The building will be used for warehousing, storage, and incidental office space. According to Section 15.02(a) of the Zoning Ordinance, warehousing of automotive vehicles for personal use is permitted in the M-1 District. Accessory uses are also permitted according to Section 15.02(j). Outdoor storage, depending on the scale, is either permitted by right or as a special use. The applicant has not indicated that there will be any outdoor storage.
- 2. Setbacks and Dimensional Requirements.** Required setbacks in the M-1 District are 40 feet for the side and rear yards and 50 feet for front yards. The Zoning Ordinance requires the front yard setback to be measured from the road right-of-way line, and the proposed building is located at least 50 feet from the right-of-way lines of Sheldon Road and Yost Road. The building is also located at least 40 feet from the rear lot lines on the east and south sides.
- 3. Architecture and Building.** A floor plan is shown on Sheet A-101 and building elevations are on Sheet A-201. The building will be 7,200 square feet, most of which will be for the warehouse. The building will have metal siding and a "C-Brick" masonry apron around the perimeter. There is one window on the west side (facing Sheldon Road) and three on the north side (facing Yost Road). The material specifications and colors are described on Sheet A-201 of the plans. We recommend that material samples be presented to the Planning Commission for review and approval.
- 4. Sidewalks.** There are no sidewalks included within the proposed site plan. Section 4.33 (Physical Features) (11) of the Zoning Ordinance requires a concrete sidewalk 5 feet in width to be provided within the public right-of-way 1 foot inside the right-of-way line. A note has been added to Sheet 3 of the plans stating that the developer is seeking a deferred waiver for the installation of the sidewalks along Sheldon Road and Yost Road. Because there are no connecting sidewalks along Sheldon Road or Yost Road, we recommend deferring the requirement to install sidewalks. To that end, we recommend that the applicants submit funds in escrow or make a sufficient commitment to the Township for future sidewalk installation.

**5. Parking and Loading.** Parking requirements per Section 6.01(C) of the Zoning Ordinance are as follows:

Standard	Applicable Measurement	No. of Spaces Required	No. of Spaces Provided
<b>Wholesale/warehouse storage establishments (non-retail warehouse)</b>			
5 spaces		5	5
1 space per 1,750 sq. ft. of gross floor area	±6,863 square feet	4	4
1 space per 350 sq. ft. of usable floor area of office/similar space	337 square feet	1	1

- a. **Loading Area.** The 28' by 57' concrete pad in front of the overhead doors will be the loading area for this site.
- b. **Barrier Free Spaces.** There is 1 barrier free space provided, which is sufficient for a parking lot of 1-25 spaces.
- c. **Double Striping.** Section 6.02(3) of the Zoning Ordinance requires parking spaces to be double-striped with 4-inch wide lines spaced 24 inches apart. This double striping is shown on the plans.
- d. **Curbing.** Sections 6.02(9) and (16) of the Zoning Ordinance require concrete curbing around the perimeter of a parking lot. The required curbing is shown.

**6. Landscaping and Screening.** Landscape plans are on sheets L-1 and L-2. Comments on individual landscaping requirements are as follows:

- a. **Landscaping Adjacent to the Right-of-Way.** Section 4.40(3)(b) of the Zoning Ordinance requires parking spaces adjacent to rights-of-way to be screened by a continuous landscape screen at least 3 feet in height (2.5 feet high at the time of planting) or a 3-foot high decorative screening wall. The parking areas are proposed to be screened on either side of the entrance, with 2 White Spruce trees (planted at 6 feet high) and 8 Sea Green Juniper shrubs (planted at 2.5 feet high) on each side. Additionally, one tree is required for each 50 linear feet of frontage, excluding driveway areas. The site has about 260 feet of frontage along Sheldon Road (**requiring 6 trees**) and about 200 feet of frontage along Yost Road (**requiring 4 trees**). There are a sufficient number of trees located in the front yard areas, but we recommend that the landscape plans include a table that indicates which trees meet this requirement.
- b. **Vehicular Surface Area Landscaping.** Landscaping around parking areas is required to provide aesthetic value and natural circulation patterns on the site. Interior landscaping shall account for a minimum of 5% of all paved areas. Each separate landscaped area shall be a minimum of 360 square feet in area and contain at least 1 tree. A tree shall be planted for each 100 square feet of interior landscaping and shall be planted within the landscaped islands. The plans state that the parking area is 5,838 square feet in size, so 290 square feet of landscaped area and **3 trees are required**. There is a sufficient landscape area and number of trees surrounding the parking lot to meet this requirement. However, we recommend that the landscape plans include a table that indicates which trees meet this

- requirement.
- c. **General Landscaping.** A mixture of evergreen and deciduous trees shall be provided at the rate of 1 tree for each 3,000 square feet of landscaped open space area. Although Sheet L-2 of the site plan states that there is 52,783 square feet of open space area (thus requiring 18 trees), the required open space areas typically exclude rights-of-way, detention ponds, and other areas for which landscaping requirements already apply. Therefore, the open space area is likely far less than 52,783 sq. ft. We recommend that the applicant recalculate the open space areas and ensure that the required number of trees are shown on the plans. If additional trees are required, there is sufficient area on the site to plant them.
  - d. **Size of Plant Materials.** Section 4.41 of the Zoning Ordinance lists the suggested plant materials and required sizes. The proposed materials are generally at the minimum recommended size at planting, with the expectation of quick growth. The Japanese Lilac Tree is proposed at 1 ½ inch caliper, but Section 4.41(1) required deciduous trees to be at least 2.5" diameter at breast height (D.B.H.).
  - e. **Storm Water Ponds.** Section 4.40(3)(o) of the Zoning Ordinance requires that detention ponds have trees and plantings around the perimeter, and several of the required trees and shrubs are used to meet this requirement. The bio-swale is planted with a mixture of groundcover and perennial species native to Michigan. Details for these materials are included on Sheet 5 and the landscaping plans. Section 4.56 of the Zoning Ordinance requires a pond to have aeration/mosquito control and fencing for safety. The method of mosquito control must be shown on the plans. The fencing must be decorative black wrought iron-appearing, though the Planning Commission can approve alternatives if it finds them to be more compatible with the site's surroundings. Because the pond is a bio-swale and no residential areas are nearby, an alternative barrier may be reasonable depending on the typical volume and depth of water in the bio-swale. We will defer to the recommendation of Township staff and the Township Engineer.
  - f. **Maintenance.** Per Section 4.42 of the Zoning Ordinance, provisions for irrigation and maintenance of landscape material must be noted.
7. **Fences.** A 6-foot high fence is proposed around the building and yard areas. Sheet 6 includes the details of the fence, which is proposed to be a 6-foot high chain link fence with fabric. Section 4.30(f) of the Zoning Ordinance requires fences in nonresidential districts to be constructed of ornamental/decorative materials such as rod and rail or stockade. Section 4.30(f) only permits the Planning Commission to approve non-decorative materials if the fence is located in the rear and not directly visible from public rights-of-way. Because the sides of the fence facing Sheldon Road and Yost Road will be visible from the right-of-way, these sides must be constructed of ornamental/decorative materials.
  8. **Trash Disposal.** Sheet 3 of the site plan states that the site will not have a dumpster and that a roll out trash container will be utilized and stored inside the building.
  9. **Lighting.** Sheet L201 contains the photometric plan, which shows no off-site light trespass. The fixture specifications are described on the plans and cut sheets were submitted. We recommend that only the full cutoff fixtures shown in the cut sheets be approved.

10. **Signs.** Sheet 3 of the plans states that no signage is proposed at this time. Any signage proposed in the future will be reviewed administratively for compliance with the Zoning Ordinance.
11. **Tree Removal Permit.** The applicant does not propose to remove any trees and thus a tree removal permit will not be required.

## RECOMMENDATION

Although there are still some items that require correction or revision, we believe these items can be handled during final site plan review because the use and layout of the site complies with the Zoning Ordinance. Therefore, we recommend that the Planning Commission approve the preliminary site plan with the following conditions:

1. Building material samples be presented to the Planning Commission for review and approval.
2. The installation of sidewalks be deferred by either the applicants submitting funds in escrow or making a sufficient commitment to the Township for future sidewalk installation.
3. The landscape plans include a table that indicates which trees meet the applicable requirements (i.e., front yard landscaping, parking lot landscaping, and open space landscaping).
4. The open space area be recalculated to exclude rights-of-way, detention ponds, and other areas for which landscaping requirements already apply, and that the required number of trees be included on the plans.
5. The size of the Japanese Lilac Tree be increased to at least 2.5" D.B.H.
6. An acceptable method of mosquito control for the detention pond be included on the plans.
7. The pond area be surrounded by decorative fencing or an alternative barrier to be determined at or before final site plan review.
8. The landscape plans include provisions for irrigation and maintenance pursuant to Section 4.42.
9. The proposed fence be constructed of ornamental/decorative materials on the north and west sides pursuant to Section 4.30(f) of the Zoning Ordinance.
10. The light fixtures be full cutoff fixtures only.

Respectfully submitted,  
**McKENNA ASSOCIATES**



Patrick J. Sloan, AICP  
Senior Principal Planner

c: Ron Akers, Van Buren Township Director of Planning & Economic Development  
Matt Best, Van Buren Township Deputy Director of Planning & Economic Development  
David Nummer, Wade Trim, Township Engineers  
David McNally, Van Buren Township Fire Marshal  
Matthew Diffin, Diffin-Umlor at [mdiffin@diffin-umlor.com](mailto:mdiffin@diffin-umlor.com)  
Nicholas Mendenhall, Schonscheck, Inc. at [nick@schonscheck.com](mailto:nick@schonscheck.com)



# Memo

**TO:** Planning Commission

**FROM:** Ron Akers, AICP  
Director of Planning and Economic Development

**RE:** Review of Temporary Land Use Request #TLU 16-046 – Mobile Hydrogen Refueling Station at Ricardo, Inc.

**DATE:** December 9, 2016

Ricardo, Inc is request a Temporary Land Use permit for a Mobile Hydrogen Refueling Station for Toyota Fuel Cell vehicles at 40000 Ricardo Dr. The use is proposed to be from December 15, 2016 to February 13, 2017. Per Section 4.44 of the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval.

I have reviewed the application and the requirements of Section 4.44 for temporary use approval, and have the following comments:

- 1. Adequacy of parking and access** (Section 4.44.c.1) – The location of the mobile hydrogen fueling station is not in any parking area. Per submitted information, the distance between the required barrier around the fueling station and the opposite curb is 25' which per the Zoning Ordinance is sufficient for two-way traffic on the site. (24' minimum)
- 2. Adequate drainage** (Section 4.44.c.2) – The mobile hydrogen fueling station will be parked on existing pavement and should have no impact on site drainage.
- 3. Compatibility with surrounding land uses** (Section 4.44.c.3) – The mobile hydrogen refueling station is located on the existing Ricardo property and is located a few hundred feet from the adjacent properties to the north and west. Due to this and the nature of the green house and industrial uses, staff anticipates very little impact on these properties. I-275 is located to the east of the property and staff also anticipates no impact on the road traffic. The Wayne County Community College property is to the south, but Tyler road which separates the properties is elevated so it can pass over the freeway. Due to this there should be no impact on the adjacent properties.
- 4. Size, height, and type of construction of proposed buildings and structures in relation to surrounding site** (Section 4.44.c.4) – There are no proposed buildings or structures to be constructed.
- 5. Sufficient setbacks from road right-of-ways and lot lines** (Section 4.44.c.5) – The closest property line to the trailer would be over 50 feet. This exceeds the minimum front yard setback requirement.

6. **Adequate utilities** (Section 4.44.c.6) – The only utilities required is a 110A line. The applicant indicated they would be running an extension cord from the building to address this.
7. **Trash disposal and site clean-up** (Section 4.44.c.7) – The temporary use involves one (1) trained technician performing the fueling of the vehicle. Staff anticipates limited waste involved with the land use. Any waste can be disposed of inside the vehicle on site.
8. **Sanitary facilities** (Section 4.44.c.8) – There are sanitary facilities located within the existing building.
9. **Hours of operation** (Section 4.44.c.9) – Per a discussion with the applicant the hours of operation would be during normal business hours. Staff does not have any concerns regarding this item.
10. **Outdoor light and signs** (Section 4.44.c.10) – There is existing signage on the trailer, but there is no additional signage proposed per conversation with the applicant.
11. **Other licenses and permits required** (Section 4.44.c.11) – N/A
12. **Potential noise, odor, dust, and glare** (Section 4.44.c.12) – Per conversation with the applicant, the hydrogen refueler gives off little if any noise.
13. **Fire lanes, fire protection, and security** (Section 4.44.c.13) – The Fire Department has recommended approval of the temporary use permit. The trailer will be behind an eight foot security barrier.
14. **Off-site impacts of traffic volumes** (Section 4.44.c.14) – There should be no impact on off site traffic volumes.
15. **Necessity of performance bond to ensure prompt removal** (Section 4.44.c.15) – The trailer will be removed upon completion of the temporary use period.
16. **Other concerns which may impact the public health, safety, or general welfare** (Section 4.44.c.16) – None at this time.

### **Recommendation**

Based on the above review of the approval criteria staff recommends approval of the temporary land use permit subject to the following condition:

1. Compliance with any conditions set forth in the 12-9-16 Fire Department review letter.

December 9, 2016

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

**Subject: VBT-16-003 SPR; Multi-Tenant Building at 10573 Belleville Road; Site Plan Review #5;  
Plans Revision Dated December 1, 2016; Received December 5, 2016**

Dear Commissioners:

The applicant, RA Chiesa Architects, proposes to demolish an existing house and shed at 10573 Belleville Road, and build a multi-tenant commercial building. The building is proposed to be divided into three units: Unit A is 1,980 square feet, Unit B is 1,800 square feet, and Unit C is 1,170 square feet for a total of 4,950 square feet. There is a proposed unidentified drive-through use at Unit A. The site is zoned C-1 General Business District, which permits the drive-through use through Special Land Use approval. Our comments on the special land use application for the proposed drive-through are in a separate letter.

The revised site plans are dated December 1, 2016. We have reviewed these plans for compliance with the Township's Zoning Ordinance and sound planning and design principles, and we offer the following comments for your consideration:

## COMMENTS

- 1. Use.** A variety of commercial uses are permitted in the C-1 District. Drive-through restaurants may be permitted subject to special use approval recommendation by the Planning Commission and approval of the Township Board. At the November 9, 2016 Planning Commission meeting, the Planning Commission recommended approval of the Special Land Use with conditions. Preliminary and final site plan approval by the Planning Commission is required as well. There is no written description provided of the proposed uses on this site plan because no leases for the spaces have been confirmed. However, a conceptual floor plan is shown that shows the allocation of each tenant's space and the general use. Because the final floor plan will affect the number of required parking spaces and, consequently, the final layout of the site, more detailed information will be required at final site plan review.
- 2. Dimensional Requirements.** The building meets the required setbacks for the front yard (75 feet), side yards (15 feet), and rear yard (25 feet). The building height will be less than the maximum building height of 40 feet. There are no maximum lot coverage requirements in the C-1 district.
- 3. Specific Use Standards.** The specific standards of Section 12.03(d) that apply to drive-through facilities have all been satisfied, and the Planning Commission recommended Special Land Use approval with conditions at its November 9, 2016 meeting.

#### 4. Site Layout and Circulation.

- a. Section 4.37 of the Zoning Ordinance requires safe and convenient vehicular and pedestrian traffic within the site. In previous versions of the site plan, we noted that the narrowness of the access aisles and the proposed one-way circulation created potential conflicts between vehicles and pedestrians. This concern was also raised by the Fire Department, which had previously required a larger turn radius on the east side of the site for a fire truck to turn.

The current version of the site plan depicts a 40-foot outside turning radius on the east side of the site. The turning radius is still tight given the proposed development density, though we will defer to the Fire Department regarding the adequacy of the proposed turning radius for a fire truck. The applicant has proposed removing 3 of the stacking spaces and 5 parking spaces based on the anticipated demand for the use, to allow for more space at the back of the site. This will improve circulation on the east side of the site and create more room for these vehicles.

- b. There is one access drive proposed at the north part of the site's frontage along Belleville Road. Section 12.04(a) limits sites in the C-1 District to no more than one point of ingress and egress per 500 feet. Additionally, the Planning Commission has a policy of reducing the number of curb cuts on Belleville Road, which has resulted in many sites using indirect access via shared drives. The proposed curb cut on Belleville Road is acceptable because it is the only curb cut on the lot.
- c. Consistent with Township policy and in satisfaction of Section 12.04(a) described above, the applicant must provide a cross access easement to the parcels on the north and south and allowing users to access Belleville Road through the site's driveway. This easement should align with Belle Tire's recorded cross access easement so that the traffic flow is direct, not offset. Easement documents and legal descriptions must be submitted in recordable form for Township review and approval prior to a final site plan approval, and must be recorded prior to permits being issued for the site. The cross access easement is required regardless of the site having its own curb cut onto Belleville Road.
- d. Sidewalks are proposed on the west, south, and east of the building, as well as a crosswalk to connect them to the public sidewalk along Belleville Road. The sidewalk in front of the building is 8 feet wide to account for vehicle overhang for those parking spaces. Details of the sidewalk ramps are also provided.
- e. The existing overhead electrical wires are proposed to be relocated in coordination with the utility company. The intended new locations of the utility poles are shown on the site plan pending coordination with the DTE service coordinator.

#### 5. Parking and Loading. Parking and loading requirements are calculated as follows:

- a. **Retail Establishments.** *1 space per 200 square feet usable floor area.* Of the 2,970 sq. ft. of gross floor area of Units B and C, the site plan states that 2,400 sq. ft. (i.e., 80.81%) is usable floor area. Thus, **12 spaces** are required and are included on the site plan. Conceptual floor plans have been submitted and are subject to change.
- b. **Drive-Through Restaurant.** *22 spaces per 1,000 square feet of usable floor area, plus 5 stacking spaces between the pick-up window and order station, plus 10 stacking spaces that do not*

*conflict with access to any required parking spaces, plus 1 space for each employee at the largest shift, plus two spaces for RVs or semi-trucks (because the site is within one half mile of I-94).*

The site plan states 30 spaces (22 for the restaurant, 6 for employees, and 2 RV spaces) are needed to meet the requirements, which implies the usable floor area is 1,000 square feet of the total area of 1,980 square feet in this unit. Thus, 42 spaces and 15 stacking spaces in total are required. The proposed layout has 35 parking spaces (including 2 RV spaces) and 12 stacking spaces in total. Section 6.01(10) of the Zoning Ordinance permits the Planning Commission to modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable because of the level of current or future employment and/or customer traffic. Currently, there is insufficient information provided to determine if a modification in these requirements can be considered.

In a letter dated October 31, 2016, the applicant claims that the proposed size of the drive-through restaurant would require only about 20 parking spaces. However, there was no parking study or data attached to the letter. To assist the applicant in this analysis, we researched the parking demand using the 3<sup>rd</sup> Edition of Parking Generation from the Institute of Transportation Engineers. The data for parking at fast-food drive-thru locations included 46 data points from 12:00-1:00 pm on a weekday, which was the peak demand for fast-food restaurants. The average peak period parking demand is 9.9 vehicles per 1,000 square feet of gross floor area, and the 85<sup>th</sup> percentile is 14.8 vehicles per 1,000 square feet of gross floor area. This implies that 20 to 30 spaces for this site, not including staff and RV spaces. We recommend that the number of parking spaces for the drive-through restaurant use (including parking for employees) be reduced to **20 spaces**, as there will other on-site uses to share parking during peak periods. We recommend maintaining the requirement for **2 RV parking spaces**.

With a requirement for 32 spaces (i.e., 20 parking spaces for the drive-through restaurant and 12 parking spaces for the retail uses) and 35 spaces proposed on the site plan, the site plan now allows for sufficient space on the east side of the site. The truck turning radius has been widened to allow for larger vehicles to make turns, though we still defer to the Fire Department for confirmation on the adequacy of the turning radius for their vehicles. There are now only 12 stacking spaces proposed, and a drive-through use of this size and scale can adequately function with 12 stacking spaces. The dumpster area has also been relocated to be 20 feet from the eastern lot line (see below). These reductions will also create more total area for landscaping and required trees.

- c. **Barrier Free Spaces.** Two (2) barrier free spaces are included, as the required barrier free spaces for a parking lot of 26-50 spaces.
- d. **Parking Spaces.** The parking spaces are now shown to be clearly striped with four (4) inch wide double lines spaced 24 inches apart.

The parking spaces to the east of the building are proposed at a 70-degree angle. Per Section 6.02(2) of the Zoning Ordinance, the minimum aisle width for 70-degree spaces is 15 feet. It is also our understanding that the Fire Department requires a minimum aisle width of 16.5 feet to allow sufficient room for a fire truck. According to the revised plans, the aisle width is 19 feet, and the angled spaces are 21.5 feet (20 feet long perpendicular on both

sides of the stall). Because the parking spaces are not 20 feet long on both perpendicular sides of the stall, this requirement is met.

- e. **Loading.** A 10' by 55' loading area is shown on the north side of the site next to the drive-through stacking lane.
- 6. **Landscaping.** This site is located in Van Buren Township's signature Belleville Road corridor and "downtown," which is planned as a high-image attractive mixed use area. Considerable public and private investment has been made in streetscape plantings, decorative lighting, amenities and aesthetic improvements, and these characteristics have been successfully mirrored in the newer developments on the corridor. All sites are strongly encouraged to exceed the Ordinance minimums in landscaping, site design, building appearance, and access/cross access provisions, among others.
  - a. **Landscaping Adjacent to the Right-of-Way.** Section 4.40(3)(b) requires a minimum of 1 tree per 50 feet of road frontage. Based on the site's 100-foot frontage, 2 trees are required and are shown on the plan. The parking lot must be screened from view from the right-of-way with a continuous landscape screen or a decorative wall at least 3 feet tall. A row of dense yews, planted at a height of 24"-30", is proposed to create the 3-foot high screen within 12 months of planting.
  - b. **Vehicular Surface Landscaping.** Section 4.40.3.d of the Zoning Ordinance requires internal landscaped area to be at least 5% of the paved area, which is calculated as 1,461 sq. ft. The plan states that there is 1,590 sq. ft. of landscaped area proposed. There must be 1 tree per 100 sq. ft. of proposed vehicular surface landscape area, and 16 trees are proposed. There are 3 landscaped islands on the site: northeast corner, southeast corner, and on the south lot line. Each island is at least 360 square feet and has at least 1 tree.
  - c. **General Landscaping.** Section 4.40(3)(a)(2) requires 1 tree per 3,000 sq. ft. of landscape open space. The applicant has indicated that there are no proposed open spaces, therefore this requirement may not be applicable.
  - d. **Screening of Single-Family Residential Areas.** Section 4.40(3)(c) requires either 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 nonresidential lots adjacent to single-family residential land uses. The lots to the east are zoned as R-1B; the site plan proposes a 6-foot tall concrete wall with brick stamping and 3 trees along the rear (east) lot line, and an elevation detail of the wall was submitted.

A 6-foot vinyl privacy fence is proposed between the site and the single-family dwelling to the north zoned C-1. While vinyl fence has not generally been approved as an acceptable screen, Section 4.40.3.a.4 allows the Planning Commission to modify screening standards provided that any modification is in keeping with the intent of the Zoning Ordinance. The applicant provided an elevation detail of the fence, and stated that it will easily be removed once the site to the north is redeveloped as a commercial use.

- e. **Other Requirements.** A statement regarding annual landscape material maintenance was included. Four (4) shrubs are proposed around the proposed transformer, and additional screening of the mechanical equipment may be required on the final site plan.

## 7. Architecture and Façade Materials

- a. The Planning Commission has consistently required new and renovated buildings along Belleville Road to reflect with the DDA's palette of red-brown brick, natural stone and limestone accents, and natural non-reflective façades. A color rendering of the building was presented to the Planning Commission at its November 9, 2016 meeting that was consistent with these requirements. Samples of materials and colors must be presented to the Planning Commission for approval at final site plan review, including a color rendering of all the elevations.
  - b. Sheet A-3 shows that the parapet walls on the west, north, and south sides will be higher than the rooftop equipment. However, the means for screening rooftop equipment from view on the east side must be shown on the site plan, including raising the parapet on the east side or showing lines of sight from the perspective of people standing east of the site (e.g. from the residential district) as a condition of final site plan approval.
  - c. All sites in commercial districts must have on-site amenities, such as DDA-standard seating, bike racks, pedestrian plaza/respice areas, and other similar features on the Belleville Road frontage to enhance the site for all future users. The site plan shows brick pavers with a bench and sitting area along the front lot line, next to the crosswalk connection from the sidewalk on Belleville Road to the front of the building.
  - d. Open space on the site must be provided, as required by Section 11.05(d)(i), at a rate of no less than 1 sq. ft. per 25 sq. ft. of the principal building or 250 sq. ft., whichever is greater. Required open space shall be independent of sidewalks, pedestrian circulation areas, and required landscape areas, visible from the building and public right-of-way, and connected to the pedestrian system. The size of the building indicates that 250 sq. ft. of open space is required. The open space around the bench may meet this standard if it is not included as part of the landscaping requirement.
- 8. Lighting.** A photometric plan is included on Sheet A-1A with details of light poles and fixtures. The photometric plan shows that the light trespass does not exceed 1.0 foot-candles at the lot lines, and the fixtures are shielded.
- 9. Trash Enclosure.** The proposed dumpster enclosure is concrete with a simulated brick pattern, and a steel-reinforced gate that will be rough sawn wood, pressure treated or wolmanized.
- Section 4.14(D)(2)(c)(iii) of the Zoning Ordinance requires dumpster enclosures to be at least 20 feet from a residential district. The dumpster has been relocated so that it is 20 feet away from the boundary of the R-1B district to the east. The removal of some of the parking spaces and stacking spaces will help facilitate access to the dumpster area.
- 10. Signs.** Details must be given on the proposed monument sign including dimensions, material to be used, colors, and elevations. Even if exact signage will be determined later by tenants, an elevation of the monument sign showing dimensions and materials of the base of the structure must be submitted as a condition of preliminary site plan approval.
- 11. Engineering.** The applicant has provided storm water calculations on sheet A-1. The applicant has proposed an underground pipe storage system in a letter dated August 11, 2016. Section 4.33 – Physical Features 8 of the Zoning Ordinance requires a description of a feasible storm water drainage system and any proposed storm sewer facilities including catch basins, outlets,

enclosed or open ditches, and proposed swales. We defer comment to the Township Engineer regarding the appropriate level of information required to comply with this requirement and whether the site design is feasible.

## RECOMMENDATION

The applicant has revised the plan and addressed some of our previous comments. While some items remain unresolved, the items noted can be deferred to final site plan review. Therefore, we recommend the Planning Commission approve the preliminary site plan subject to the following conditions:

1. A more refined floor plan for each of the tenant spaces and other similar information must be submitted with the final site plan application.
2. Fire Department approval of the proposed turning radius for a fire truck at the rear of the site.
3. The applicant must provide a cross access easement to the parcels on the north and south and allowing for access Belleville Road through the site's driveway. Easement documents and legal descriptions must be submitted in recordable form for Township review and approval prior to final site plan approval, and must be recorded prior to permits being issued for the site.
4. Samples of materials and colors must be presented to the Planning Commission for approval at final site plan review, including a color rendering of all the elevations.
5. The means for screening rooftop equipment from view on the east side must be shown on the site plan, including raising the parapet on the east side or showing lines of sight from the perspective of people standing east of the site (e.g. from the residential district) as a condition of final site plan approval.
6. Details must be given on the proposed monument sign including dimensions, material to be used, colors, and elevations. Even if exact signage will be determined later by tenants, an elevation of the monument sign showing dimensions and materials of the base of the structure must be submitted as a condition of preliminary site plan approval.
7. Township Engineer review and approval of the compliance of the site plan with Section 4.33 – Physical Features 8 of the Zoning Ordinance, requiring a description of a feasible storm water drainage system and any proposed storm sewer facilities including catch basins, outlets, enclosed or open ditches, and proposed swales.
8. All conditions of Special Land Use approval must be met.

Respectfully submitted,

## McKENNA ASSOCIATES



Patrick J. Sloan, AICP  
Senior Principal Planner



Stephen Hannon  
Assistant Planner

c: Ron Akers, Van Buren Township Director of Planning & Economic Development  
Matt Best, Van Buren Township Deputy Director of Planning & Economic Development  
Susan Ireland, Van Buren Township Downtown Development Authority Director  
David Nummer, Wade Trim, Township Engineers  
David McInally, Van Buren Township Fire Marshal  
Ron Chiesa, R.A. Chiesa Architects, P.C. at [chiesaarch@sbcglobal.net](mailto:chiesaarch@sbcglobal.net)  
Jason Kishmish at [jkishmish@grandmd.com](mailto:jkishmish@grandmd.com)

December 5, 2016

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

**Subject: VBT-14-031 TRP; Towne Place Suites Hotel  
Tree Removal Permit #3; Plans Dated November 29, 2016**

Dear Commissioners:

The applicant proposes to develop a new 121-room suites hotel at the northeast corner of Quirk Road and the North I-94 Service Road. At the Planning Commission meeting on October 26, 2016, the site plan was granted final site plan approval with conditions. The site is zoned C-2 Subject to Conditions in accordance with the Rezoning with Conditions Agreement between Van Buren Township and Belleville Development, Inc., dated December 2, 2015. There are existing trees on the currently undeveloped site that are planned to be removed, thus a tree removal permit is required. We offer the following comments on the tree removal permit for your consideration. Items that are missing or require additional information are underlined.

**A. TREE SURVEY**

A tree survey has been submitted, identifying 210 regulated trees are on the site. The following tree preservation and removal is proposed on Sheet C2.2:

- 62 trees of 5" caliper or greater will be preserved.
- 148 trees of 5" caliper or greater will be removed.
- Of the 148 trees to be removed, 2 are dead, 128 are of undesirable species, and 18 are of desirable species.

**B. TREE REPLACEMENT**

All trees 5" in caliper or larger to be removed must be replaced in accordance with the scale of replacement ratios in Section 4.45.E.10.a. The plan proposes planting **80 Replacement Trees**: 66 deciduous trees of 2.5" caliper and 14 evergreen trees of 6' in height. However, Sheet L1.0 labels 55 of the 80 Replacement Trees as General Landscape Trees, so 55 of the "L" labels must be corrected to "R" labels.

The Planning Commission has agreed to the following replacement ratio in the past, and we recommend continuing this ratio for this application:

- No Replacement trees required for dead trees removed.
- Undesirable species replaced at a rate of 1 Replacement tree planted for every 2 removed (i.e., **64 replacement trees required** for the 128 undesirable species removed).
- Desirable species replaced at the required rate (i.e., **18 Replacement trees required** for the 18 desirable species removed).

Using the 82 Replacement trees required based on the information submitted, **2 additional Replacement trees are required** in addition to the 80 Replacement trees proposed. Compliance with this requirement can be achieved by counting 2 of the 4 surplus trees planted (see Landscape Plan comments below), so the tree replacement requirements can be met on the submitted plans. We recommend that 2 of these surplus trees be classified as Replacement Trees on Sheet L1.0 and labeled accordingly.

### **C. LANDSCAPING PLAN**

In addition to the 25 Replacement trees shown on Sheet L1.0, there are more trees planted than are required in the following areas:

- For the Quirk Road frontage landscaping (18 trees required) and Quirk Road greenbelt (30 trees required), there are a total of 51 trees proposed along Quirk Road. **Therefore, there are 3 more trees planted along Quirk Road than required. These can be counted as General Landscaping trees or Replacement trees.**
- For the N. I-94 Service Drive landscaping (12 trees required), there are a total of 13 trees proposed. **Therefore, there is 1 more tree planted along the N. I-94 Service Drive than required. This can be counted as a General Landscaping tree or a Replacement tree.**

Finally, there are 20 trees required along the northern property line for a greenbelt between the hotel and the adjacent residential zoning district. However, the 20 trees proposed are required for General Landscaping and cannot be double counted. Therefore, 20 additional trees are required.

### **D. APPLICATION REQUIREMENTS (SECTION 4.45.E.7)**

1. **A topographical map at the same scale as the related site plan.** A topography has been submitted.
2. **The shape and dimensions of the site, together with the existing and proposed locations of structures and improvements, including existing and proposed changes to existing grades.** These items are on the landscape plan.
3. **Location and dimensions of all setbacks and existing and proposed easements.** The landscape plan shows proposed easements and setbacks.
4. **Existing tree inventory and survey.** The table on Sheet C2.2 indicates 62 trees to be preserved and 148 trees to be removed. Of the 148 trees to be removed, 2 are dead, 128 are of undesirable species, and 18 are of desirable species. The trees listed on Sheet C2.2 are shown on plans Sheets C2.3 and L1.0.
5. **A statement of how existing trees not to be relocated or removed will be protected during construction.** The plan must include satisfactory measures to protect and ensure the survival of the preserved trees. Additionally, Tree 2060, which is proposed on Sheet C2.2 to be preserved is not shown on Sheet L1.0 because it is within the grading area of the berm. This tree must be shown on Sheet L1.0 or mitigated as a removed tree.
6. **An evaluation of the quality, size, and density of trees to be removed.** The evaluation of the trees is included on Sheet C2.2 and the locations are shown on Sheet C2.3.
7. **Soil conditions and drainage characteristics of the site.** This information was submitted as part of the site plan packet.

### **E. STANDARDS FOR GRANTING APPROVAL (SECTION 4.45.E.9)**

1. **Protection and conservation of natural resources from pollution, impairment, or destruction.** The proposed landscape plan includes all the required landscape trees (except as noted above) and all required Replacement trees. The site will be well landscaped, and trees planted densely throughout the entire site so as to screen key parts of the site including the building, parking lot, and detention pond.

2. **Maintenance of woodland areas.** The retained, replacement, landscape, and fee in lieu of planting trees will adequately replace the trees removed from the Towne Place Suites site. As previously stated, the number of required replacement trees is shown on the plans.
3. **Limitation of land clearing activity.** The cleared part of the site will be used for the building, parking, access drives, and storm water pond. These are all necessary to develop the commercially zoned site, and are thus permitted reasons for clearing trees.
4. **Design and construction of residential structures.** This standard is not applicable.
5. **Limitations on tree removal.** Trees are proposed to be removed from the site in order to place the building in a reasonable location and in order to abide by all applicable zoning regulations. For this reason, removing trees is acceptable.
6. **Burden of satisfying the standards to be upon the applicant.** The applicant has satisfied the standards.

#### RECOMMENDATION

Although the plans require more information, there is sufficient information provided to demonstrate compliance with the tree removal requirements of the Zoning Ordinance. Therefore, we recommend that the Tree Removal Permit for Town Place Suites be approved subject to the following conditions:

1. On Sheet L1.0, 55 of the required Replacement Trees are labeled as General Landscape Trees ("L") and must therefore be labeled as Replacement Trees ("R") accordingly.
2. Two (2) of the surplus trees shown on Sheet L1.0 for frontage and greenbelt landscaping must be classified as Replacement Trees on Sheet L1.0 and labeled accordingly.
3. Twenty (20) additional trees are required because the 20 evergreen trees required for a greenbelt along the northern property line are classified as General Landscaping Trees and cannot be double counted.
4. The plan must include satisfactory measures to protect and ensure the survival of the preserved trees.
5. Tree 2060, which is proposed on Sheet C2.2 to be preserved is not shown on Sheet L1.0 because it is within the grading area of the berm. This tree must be shown on Sheet L1.0 or mitigated as a removed tree.

Respectfully submitted,

#### McKENNA ASSOCIATES



Patrick Sloan, AICP  
Senior Principal Planner

- c: Ron Akers, Van Buren Township Director of Planning & Economic Development  
Matt Best, Van Buren Township Deputy Director of Planning & Economic Development  
David Nummer, Wade Trim, Township Engineers  
Andy Andre at [andy@buddesign.com](mailto:andy@buddesign.com)  
Remy Hanna at [rhanna@amhospitality.com](mailto:rhanna@amhospitality.com)



# WADE TRIM

December 9, 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: Denski Warehouse  
Recommendation for Preliminary Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the preliminary site plan package dated November 30, 2016 for the proposed warehouse building located at 5809 Sheldon Road in Van Buren Township. The Project involves the construction of a 7200-SF warehouse building with supplemental parking, utilities, and storm water management. Our comments on the preliminary site plan are as follows:

## General

While the subject site is located within Van Buren Township, the closest available public utilities (water and sanitary) to service the building are located northwest in Canton Township. We understand the Township has approved the connections to be located outside of their jurisdiction, and that Canton Township shall be permitting the connections to their system. We feel that the proposed site layout will not impede the orderly buildout and extension of the Van Buren Township public systems.

## Water Main

Due to the connection to Canton Township public water main, the water service shall comply with and be reviewed by Canton Township. We understand that the proposed layout has been evaluated and found acceptable for fire protection with respect to the existing hydrants in proximity.

## Sanitary Sewer

Due to the connection to Canton Township public sanitary sewer, the sanitary lead shall comply with and be reviewed by Canton Township.

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

734.947.9700  
800.482.2864  
734.947.9726 fax  
www.wadetrim.com



Storm Water Management

A bio-retention area sized to handle the 10-year storm for the site has been proposed. It appears that an initial review by Wayne County Department of Public Services has been performed. While the bio-retention area is sized in compliance with Van Buren Township standards, in the event that it must increase in size, there is adequate open space on site to accommodate it.

Site Layout/Grading

Site access is provided off Sheldon Road and the configuration of the proposed parking lot provides for adequate vehicular and pedestrian circulation to the building. A curbed perimeter is proposed around the entire paved area, and all parking stalls are double striped. A pavement cross-section in compliance with Van Buren Township standards has been proposed. The site has preliminary grading which directs all site storm water through the storm water management system and ultimately to the McKinstry Drain.

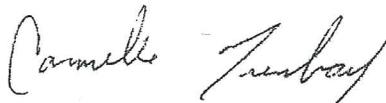
It is noted that the Developer has requested a deferred waiver for the installation of sidewalks along Sheldon and Yost Roads.

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 734.947.2793.

Very truly yours,

Wade Trim Associates, Inc.



Carmelle G. Tremblay, EIT



David M. Nummer, PE

DMN:CGT:jel  
VBN 2273-01T  
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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. McInally II  
Fire Marshal  
O: 734-699-8900 ext 9416

Van Buren Fire Department  
46425 Tyler Rd  
Belleville, MI 48111



12-9-2016

Department Building and Planning  
46425 Tyler Road  
Belleville, MI 48111

Re: Temporary land use permit  
40000 Ricardo Dr

16-046

To whom it may concern:

I have reviewed a set of email attachments submitted by Colin Kimber for a temporary use permit for the Air Products Mobile On-Site Hydrogen fueller trailer submitted to my office on 12-7-2016

**Project Overview:**

The refueling unit is requested in support of Toyota and their new Hydrogen Fuel Cell Electric Vehicles. Since there are limited number of local hydrogen fueling stations throughout the state, Toyota Motor Sales is offering a refueling unit to be placed temporarily to refuel the vehicles during this testing period.

NFPA 2 and NFPA 55

1. Dispensing facilities shall be certified as meeting the requirements of this code by qualified engineer with expertise and competence in the design, fabrication and construction of the hydrogen containers, piping systems, site fire protection, gaseous detection, emergency shutdown provisions, isolation , drainage, site spacing, fire protection equipment, operating procedures, worker protection and other components of the facility.  
**NFPA 2 10.2.1.1**
2. A hazard analysis shall be conducted on the hydrogen fueling system installation by a qualified engineer with proven expertise in hydrogen fueling systems, installations and hazard analysis techniques.  
**NFPA 2 10.2.1.2**
3. Hydrogen dispensing systems shall be leak tested after final installation to prove them free from leaks at a pressure equal to at least the normal service pressure of that portion of the system.

**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.

- 4. System maintenance shall be performed as required by manufactures instructions. **NFPA 2 10.3.1.10.1**
- 5. Dispensing equipment shall be provided with hydrogen gas detection, leak detection, and flame detection at the fueling area. **NFPA 2 10.3.1.11**
- 6. **Notification of unauthorized release.** The fire department shall be notified immediately or in accordance with approved emergency procedures when an unauthorized release becomes reportable understate, federal, or local regulations. **NFPA 2 10.3.1.18.1**
- 7. Personnel shall be trained in the hazards of the materials employed and actions required by the emergency plan. The level of training to be conducted shall be consistent with the responsibilities of the persons to be trained in accordance with 4.11.1 through 4.11.4 **NFPA 2 4.10.4**
- 8. Emergency response liaison personnel shall do the following: **NFPA 2 4.11**
  - 1. Aid emergency responders in pre-planning responses to emergencies
  - 2. Identify locations where (GH2 or LH2) are located.
  - 3. Have access to material safety data sheets.
  - 4. Be knowledgeable in the site emergency response procedures.
- 9. Protection from vehicular damage **NFPA 2 4.11.3.2**  
**NFPA 2 4.14-4.14.1.2**

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

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

Respectfully submitted,

David C McInally  
Fire Marshal  
Van Buren Fire Department

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

Van Buren Fire Department  
46425 Tyler Rd  
Belleville, MI 48111



12-5-2016

Department Building and Planning  
46425 Tyler Road  
Belleville, MI 48111

Re: Multi-Tenant Building  
10573 Belleville Rd

16-003 SUSPR

To whom it may concern:

I have reviewed a digital plan set sent to me by Ron Akers on 10-31-2016. The plan set is also dated 10-31-2016 and is labeled site plan re-submit by R.A. Chiesa Architects, P.C. 43260 Garfield Township, Michigan 48038 (586)-263-5519

**Project Overview:**

The proposal is to build a multi-tenant building. 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.

- ~~1. Knox Box will need to be ordered and installed by owner where fire department indicates prior to occupancy. [www.knoxbox.com](http://www.knoxbox.com)~~ NFPA 1 16.3.4.3
- ~~2. Any openings between occupancies need to be protected.~~ -NFPA 101 8.4.3
- ~~3. Fire extinguishers will be mounted with signage per Fire Marshal.~~ NFPA 101 38.3.5
- ~~4. Monitored smoke alarm for each occupancy.~~ NFPA 1 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.

5. ~~The building shall include the building address on the building. The address shall be a minimum of 6" high letters of contrasting colors and be clearly visible. The location and size shall be verified prior to installation.~~ AHJ

6. ~~A digital site plan layout will be required at final inspection.~~ AHJ

Items one thru 6 will be addressed during the construction process per letter from Architect dated August 11<sup>th</sup> 2016

7. This plan has changed again and the following concerns look like they have been met.

- a. Van Buren Fire Department apparatus require a 65ft outside wheel turning radius. Turning radius of a fire department access road shall be as approved by the AHJ. NFPA 1 18.2.3.4.3.1
- b. The VERY narrow lane between the loading zone/RV spots and stacked cars on the North side of the drive (12ft per print). I had already said in previous meeting that 16.5ft was the minimum that we would concede from the required 20ft fire lane per code. This has returned to the 16.5 as agreed in earlier submittal.

NFPA 1 2012 18.2.4.1.1 the required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.

**If the plan remains as shown on submittal dated 12/1/16, the fire department portion of the review is approved with exceptions.**

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

Respectfully submitted,

David C McInally  
Fire Marshal  
Van Buren Fire Department

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

Van Buren Fire Department  
46425 Tyler Rd  
Belleville, MI 48111



November 30<sup>th</sup> 2016

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

Re: 16-038  
Denski Warehouse  
5809 Sheldon Rd  
Belleville MI

**Project Overview:**

I have reviewed the revised site plan for proposed warehouse 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.
2. **NFPA 1 16.3.4.3**  
An updated digital cad layout of the warehouse/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.
4. Phone message was left with Nicholas Mendenhall at Schonscheck, Inc. It was to let him know that NFPA is the adopted fire code for Van Buren Township, and any construction plans will need to reference them when addressing life safety.

**Plan is still 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

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