

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, February 28, 2018 – 7:30 PM, Board of Trustees Room**

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of January 24, 2018.

CORRESPONDENCE:

PUBLIC HEARING:

UNFINISHED BUSINESS:

NEW BUSINESS:

ITEM #1: CASE 17-023 – FINAL SITE PLAN APPROVAL

TITLE: THE APPLICANT, SMITH GROUP JJR, IS REQUESTING FINAL SITE PLAN APPROVAL TO BUILDING A FOUR (4) STORY OFFICE/LABORATORY BUILDING AT THE GRACE LAKE CORPORATE CENTER.

LOCATION: Parcel Number: V-125-83-045-99-0020-705; Address: 1 Village Center Drive, Van Buren Township, MI 48111. The development is located between Ecorse Road and Tyler Road, and between Hannan Road and I-275.

ACTION ITEMS:

- A. Presentation by the applicant
- B. Presentation by Township staff and consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the final site plan approval request.

ITEM #2: CASE 17-024 – MASTER PLAN AMENDMENT HAROLD SMITH FARM FUTURE LAND USE.

TITLE: THE APPLICANT, BEN GRIFFIN, IS REQUESTING AN AMENDMENT OF THE TOWNSHIP'S FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY SINGLE FAMILY B TO LIGHT INDUSTRIAL.

LOCATION: The property located at 50015 Michigan Avenue is the subject of the request. This property is located on the south side of Michigan Avenue, east of Ecorse Road and west of Denton Road. (Approximately 75 acres)

ACTION ITEMS:

- A. Presentation by the applicant
- B. Presentation by Township staff.
- C. Planning Commission discussion.

D. Planning Commission considers scheduling a public hearing for the amendment.

GENERAL DISCUSSION:

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
JANUARY 24, 2018
MINUTES - DRAFT**

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

ROLL CALL:

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

Excused: Kelley.

Staff: Director Akers, Planning Intern Madigan and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan.

Audience: Three (3).

APPROVAL OF AGENDA:

Motion Atchinson, Boynton second to approve the agenda of January 24, 2018 as amended removing Election of Officers from the agenda and changing the minutes date from January 10, 2017 to January 10, 2018. Motion Carried.

APPROVAL OF MINUTES:

Motion Boynton, Atchinson second to approve the regular meeting minutes of January 10, 2018 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 14-007 – SITE PLAN AMENDMENT

TITLE: THE APPLICANT, MENARD, INC, IS REQUESTING A SITE PLAN AMENDMENT IN ORDER TO MAKE MINOR MODIFICATIONS TO THE APPROVED ELEVATIONS OF THE PROPOSED MENARDS STORE AT 10010 BELLEVILLE ROAD.

LOCATION: THE PROPERTY IS LOCATED AT 10010 BELLEVILLE ROAD, VAN BUREN TOWNSHIP, MI 48111. THIS PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN I-94 AND TYLER ROAD AND IS LOCATED IN THE C-2, EXTENSIVE HIGHWAY BUSINESS ZONING DISTRICT.

Director Akers gave the presentation. Menards, Inc. received site plan approval for construction in June of 2017 and are now requesting a site plan amendment to add windows to the front elevation of the second story mezzanine for daylight and a stairway on the northern elevation of the building as a fire escape.

Director Akers presented his staff review letter dated 1-19-18 recommending the Planning Commission approve the request to amend the approved site plan for the Menards development in order to incorporate the addition of windows on the front façade of the building and the stairway on the north elevation of the building, as depicted on the building plans dated 12-1-17. Approval shall be based on the staff review letter dated 1-19-18 and the finding that the proposed elevations are compliant with the Township Zoning Ordinance.

Commissioners discussed the use of the stairwell as a fire escape, the stair well landing material and inquired about a possible opening date. Director Akers informed no firm opening date is available yet, possibly between March – May of 2018.

Motion Boynton, Franzoi second to grant the applicant, Menard, Inc., a site plan amendment to make minor modifications to the approved elevations of the proposed Menards store at 10010 Belleville Road, subject to the recommendations in the staff review letter dated 1-19-18 and referencing the 12-1-17 building plans. Motion Carried. (Letter attached)

GENERAL DISCUSSION:

1. SHORT TERM RENTAL SURVEY:

Planning Department Intern Chris Madigan presented the short term rental survey that he created. The survey is designed to gauge resident's interests on the impact of short term rentals in the township. The survey will be launched on the township website and will be available through Van Buren social media (ex. Facebook) and in hard copy form at the Township Hall as well. The duration of the survey will be a 30-day period with the findings being reported to the Planning Commission.

2. JOINT PLANNING COMMISSION TRAINING:

Director Akers discussed having a Planning & Zoning Seminar put on by McKenna Associates consultants and inviting the City of Belleville and Sumpter Township Planning Commissions. Patrick Sloan of McKenna Associates added that the seminar can be put together based upon the community and include site plan review training. Commissioners like the idea of adding site plan review training and having the training aimed toward the community. The Commission agreed upon the Planning & Zoning Seminar with an expanded site plan review section. Director Akers will reach out to both the City of Belleville and Sumpter Township Planning Commissions.

3. MASTER PLAN UPDATE:

Patrick Sloan of McKenna Associates presented the Master Plan update. The data collection process has begun by compiling previous documents, demographics and polices. McKenna Associates is looking forward to meeting with the Planning Commission and/or Master Plan Subcommittee to finalize the upcoming public participation strategies and formulation of goals and objectives. Sloan will work on putting a meeting schedule together.

ADJOURNMENT:

Motion Boynton, Atchinson second to adjourn at 7:55 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

PLANNING & ZONING APPLICATION

JUN 9 2017

Case number 17-023

Date Submitted 6-9-17

BY: _____

APPLICANT INFORMATION

Applicant	Patrick Westerlund, SmithGroupJJR	Phone	313-442-8137
Address	500 Griswold St., Ste 1700	Fax	
City, State	Detroit, MI	Zip	48226
E:mail	pat.westerlund@smithgroupjjr.com	Cell Phone Number	313-407-3818
Property Owner	<u>Grace Lake, LLC</u>	Phone	212-319-5800
	(if different than applicant)		
Address	747 Third Avenue, 37th Floor	Fax	212-319-5333
City, State	New York, NY	Zip	10017
Billing Contact	Cyrus Sakhai	Phone	212-319-5800
Address	747 Third Avenue, 37th Floor	Fax	
City, State	New York, NY	Zip	10017

SITE/PROJECT INFORMATION

Name of Project Grace Lake Corp. Center Building B

Parcel Id No. V125-83- Project Address One Village Center Dr.

Attach Legal Description of Property Please refer to drawing # G1.0 for legal description.

Property Location: On the south Side of Ecorse Road; Between I-275 Road and Hannan Road. Size of Lot Width _____ Depth _____

Acreage of Site 237.57 ac Total Acres of Site to Review 4 ac Current Zoning of Site OT

Project Description: Proposed new 4 story office spec building as an extension of the exiting campus. The building was previously identified as Building B on the original master plan of the campus. The building will follow the aesthetic architectural language of the existing campus.

Is a re-zoning of this parcel being requested? No YES (if yes complete next line) NO

Current Zoning of Site OT Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO

Section of Zoning Ordinance for which you are applying _____
Yes, but not within the _____

Is there an official Woodland within parcel? area of development Woodland acreage NA

List total number of regulated trees outside the Woodland area? 22 (within disturbed area) Total number of trees 43 (within disturbed area)

Detailed description for cutting trees Trees that were planted during the original campus development will be removed to allow for the placement of the new building and new trees will be planted

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Grace Lake, LLC

Print Property Owners Name

By: Van Buren Managers, LLC

Signature of Property Owner

ARACELIS A. DELOSSANTOS
Notary Public, State of New York
Registration #01DE6227250
Qualified In Queens County
Certificate Filed in New York County
Commission Expires August 30, 2018

6/7/2017

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 7th day of June 2017.

[Signature] Notary Public, New York County, Michigan

My Commission expires 8/30



MCKENNA

February 8, 2018

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

**Subject: VBT-17-023 SPR; Grace Lake Corporate Center Building B; Site Plan Review #3;
Revised Plans Dated 1/26/2018.**

Dear Commissioners:

The applicant, Grace Lake LLC, proposes to construct a 124,000-square foot 4-story office building and a minor laboratory building as part of the Grace Lake Corporate office center, located on the south side of Ecorse Road, east of I-275. The subject site has a total area of approximately 237.57 acres with the area of development being limited to 4 acres according to the application materials. The proposed building is commonly referred to as "Building B." The applicant received preliminary site plan approval from the Planning Commission on July 26, 2017, subject to several conditions.

We have reviewed the revised site plan for compliance with the conditions of preliminary site plan approval and offer the following comments (any items that require changes or additional information are underlined):

COMMENTS

- 1. Notation of site area and tax I.D numbers on the site plan.** This condition has been partly met. Sheet G1.0 has been revised to include the tax parcel identifications numbers, and sheet G1.1 includes detailed totals of square footages of all buildings on site. However, the total site area is not noted on any plan sheet.
- 2. Notation of required additional setback lines (based on building height) from property lines and Village Center Drive on the site plan to ensure compliance.** This condition has been partly met. All the setback lines have been noted with the exception of the 63' setback line from the internal drive.
- 3. Maintenance of existing non-conforming striped parking spaces (9' x 18') with the understanding that any new parking areas added in the future must comply with the Zoning Ordinance (8.5' x 20').** This condition has been met. Sheet CS1.0 notes that the existing parking spaces were based on an older ordinance and are non-complaint with current Ordinance regulations. It is understood that any newly created parking spaces in the future shall comply with current regulations.
- 4. Addition of at least one tree to every landscape island that does not have a light pole or a tree.** This condition has been partly met. Sheet LP1.0 indicates a few additional trees in the parking lot islands; however the landscape islands on the east side of the north-south driveway (located south of the building) require at least 1 tree each.
- 5. Revisions to the landscaping calculations to accurately reflect the required and provided interior landscaping.** This condition has not been met. The landscape plan sheets do not include any calculations to show compliance with the 1 tree per 300 sq. feet of interior landscape area, with at

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

least one tree per island. Although this standard is most likely met, the calculation must be shown on the plans.

6. Labeling of required replacement trees, which in addition to the required landscape trees.

This condition has not been met. The “keyed notes” on the landscape plan sheets refer to replacement trees; however, there is no corresponding notation on the actual drawings for us to determine where the replacement trees are. Because there is sufficient area to plant additional trees if required, we recommend that this be a condition of final site plan approval.

7. Identification of the light poles proposed for relocation and their proposed location. This condition has been met. It appears that the light poles are to be relocated within the same island where they are currently located per Sheet ES.1.

8. Notation of any new proposed signage for the site (other than wayfinding signage). This condition can be met. There appears to be no new signage proposed as there is no such notation on Sheet CS1.0. However, a note to this effect must be included.

RECOMMENDATION

While some of the conditions of preliminary plan approval have not been met at this time, these conditions can be addressed administratively because there are either minor information items or consist of additional landscaping. Therefore, we recommend approval of the final site plan with the following conditions:

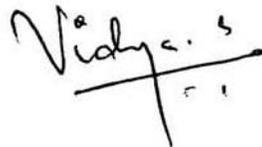
1. The total site area must be noted on the plans.
2. The 63-foot setback line from the internal drive must be shown on the plans.
3. At least 1 tree must be included in each of the landscape islands on the east side of the north-south driveway (located south of the building).
4. The landscape plan sheets must be revised to include any calculations to show compliance with the 1 tree per 300 sq. feet of interior landscape area. If more trees are required, these additional trees must be shown on revised plans.
5. The plans must include a corresponding notation indicating the location of the replacement trees. If more trees are required, these additional trees must be shown on revised plans.
6. The information on all new signage must be included on the plans.

Respectfully submitted,

McKENNA ASSOCIATES



Patrick J. Sloan, AICP
Senior Principal Planner



Vidya Krishnan
Senior Planner





February 9, 2018

Project No. 171171

Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, Michigan 48311

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

Re: Grace Lake Corporate Center, Building B
East of North Avenue, North of 21 Mile Road, Section 25
Final Site Plan Approval

Dear Ms. Thompson:

Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has completed the review of the Final Site Plan and Construction Drawings, dated January 26, 2018, for the referenced site. We have attached a summary of our review comments for your use.

General

1. (Previous Comment #2) The indicated benchmarks shall be labeled in Plan View at their location for each sheet they show up on.
 - *These revisions shall be made to the construction set of plans and approved by the Engineer, before a pre-construction meeting will be scheduled by the Township Engineer.*
2. (Previous Comment #9) A staking/layout plan shall be included in the plan set in accordance with Engineering Standard Manual, Charter Township of Van Buren (April 2014). The current staking plan only cover Utility Structure locations. More information is needed for the location of key points for construction (i.e. PCs, PTs). Similar to where spot elevations are shown, there needs to be staking points as well.
 - *These revisions shall be made to the construction set of plans and approved by the Engineer, before a pre-construction meeting will be scheduled by the Township Engineer.*

Water Main

1. (Previous Comment #1) Proposed water main for Building B, as well as fire hydrant line, will require a dedicated easement. Applicant shall submit required confirmation of watermain easements being recorded in Wayne County to the Township, prior to the building permit being issued. Per Smith Group JJR (SGJJR) response letter (Dated January 25, 2018), Grace Lake Corporate Center (GLCC) expects that granting an easement for the campus fire protection water main loop will be a required condition of the final site plan. Water main on which fire hydrant is located shall be located within dedicated easement and shall be dedicated to the township.
 - *These revisions shall be made to the construction set of plans and approved by the Engineer, before a pre-construction meeting will be scheduled by the Township Engineer.*

2. (Previous Comment #3) Applicant shall cause confirmation that sufficient residual pressure exists during a fire flow test, for the hydrant located at the most western point of the system, recording residual pressures for adjacent fire hydrants, prior to issuance of a building permit. Per SGJJR response letter (Dated January 25, 2018), GLCC will conduct the necessary tests to demonstrate adequate flow and pressure for the most western point on the system, as well as residual pressures.
 - *Confirmation of satisfactory residual pressures shall be provided to the Township and approved by the Engineer, before a pre-construction meeting will be scheduled by the Township Engineer.*

3. (Previous Comment #9) The original master plan adequately supports the larger size Building B, but will now have a decreased capacity for Building C. Per SGJJR response letter (Dated January 25, 2018), there is no future plan to expand to Building C at this time. That being said, what impact will this have once Building C is approved?
 - *SGJJR has stated that Building B and C are included in the original Basis of Design for the site, accordingly. As the site is further developed into the proposed and advertised master plan updates, the applicant shall submit a revised Basis of Design that addresses proposed additional demands on the water system as part of the application process for Building C.*

Storm Sewer and Storm Water Storage

1. (Previous Comment #8) Per SGJJR response letter (Dated January 25, 2018), NTH will provide a written response to the feasibility of using the on-campus irrigation system to reduce lake levels.
 - *SGJJR has stated that NTH will provide a written response to the Township addressing how to draw down the lake level during high water events. As the site is further developed into the proposed and advertised master plan updates, the applicant shall submit a revised Basis of Design for the storm water master plan that addresses lake draw down contingencies during high water events, as part of the application process for Building C.*

Paving and Grading

1. (Previous Comment #4) Grading plans for ramps and ADA accessibility need more information. Accessible parking details need to give more information on ramps when shown. For the east parking detail, there needs to be barrier curb to prohibit cars from driving down the slope to the east. Are there any other ramps up to the sidewalk besides in the accessible parking areas? Need to allow for accessibility from other areas as well. Show detailed grades/slopes for these as well.
 - *These revisions shall be made to the construction set of plans and approved by the Engineer, before a pre-construction meeting will be scheduled by the Township Engineer.*

2. (Previous Comment #5) At the direction of the Township, the current Traffic Study does not have to be updated for Building B, at this time.
 - *As the site is further developed into the proposed and advertised master plan updates, the applicant shall submit a revised Traffic Study that addresses potential traffic impacts associated with the proposed developments, as part of the application process for the Building C.*

February 9, 2018

Recommendation

We are recommending the referenced final site plan be approved as noted, subject to the bulleted comments being satisfactorily addressed prior to the pre-construction meeting being scheduled by the Township Engineer or otherwise noted accordingly.

If you have any questions or require additional information, please contact me at 248.324.2137 or kammerpj@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "P. Kammer".

Paul Kammer, PE

A handwritten signature in black ink, appearing to read "David L. Potter".

David L. Potter, PE, CSI-CCCA

ag2

Attachments

By email and UPS

cc: Ron Akers, VBT

Cyrus Sakhai; Sovereign Partners, LLC

Jerry Vogt, PE; SmithGroupJJR

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

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



February 5, 2018

Building and Planning
1 Village Center Dr.
Belleville, MI 48111

Re: Grace Lake Corporation Center Building B # 17-023

I have reviewed the second submittal plans for the above location dated January 31, 2018. Job number PB 17-023 for the above referenced project. NFPA 1 Fire Code (2012 Edition), NFPA 13 (2007 Edition) and NFPA 101, Life Safety Code (2012 Edition), were the primary reference documents used for this review and I have the following items requiring further detail / attention:

The plans reference new construction for a new 4 story office building.

Below are the following items of concern:

1. Evidence that the current fire pump system is capable / and or designed to handle the additional building and future buildings in the complex. Or a decision to install a standalone fire pump and suppression system.
No definitive answer has yet been given regarding suppression system.
2. **An auxiliary FDC will need to be installed next to hydrant that is near parking lot. The proposed FDC on the building is too far away from the hydrant.**
3. The FDC connection if needed will be a 4 inch Stortz fitting with a 30-degree downturn as required by the AHJ. A sign above FDC shall be labeled as FDC, 150 PSI and building address. **NFPA 13 6.8.1.2**
4. The building shall be provided with an automatic sprinkler system in accordance with NFPA 13, *Standard for the Installation of Automatic Sprinkler Systems*.
NFPA 1 13.3.2.27.2

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

NFPA 1 18.2.2.1

7. Two-Way Radio Communication Enhancement Systems are required for all new construction, unless after finished construction the occupant can prove through a signal test with the AHJ that it is not needed.

NFPA 1 2012 11.10.1 In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ.

It is understood that this a final SITE PLAN review. Subsequent submitted plans will need to address the listed considerations/issues.

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

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

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

Respectfully Submitted,

Lieutenant Jason M Martin, CCEMTP-T
Van Buren Twp. Fire Department
NFPA Fire Inspector II 15-1058 / Certified Plan Examiner 14-0081
7981 Belleville Rd.
Belleville, Mi. 48111
(734)699-8900-9416

PLANNING & ZONING APPLICATION

Case number 17-024

Date Submitted 7-17-17

APPLICANT INFORMATION

Applicant Ben Griffin Phone (313) 565-2800

Address 24442 Michigan Avenue Fax (313) 565-6182

City, State Dearborn, Michigan Zip 48124

E:mail benjaygriffin46@gmail.com Cell Phone Number (734) 756-2195

Property Owner Harold Smith Trustee and Authorized Owners Phone (734) 482-0360
Representative

Address 50015 Michigan Avenue Fax

City, State Belleville, Michigan Zip 48111

Billing Contact Ben Griffin Phone (313) 565-2800

Address 24442 Michigan Avenue Fax (313) 565-6182

City, State Dearborn, Michigan Zip 48124

SITE/ PROJECT INFORMATION

Name of Project Smith Rezoning

Parcel Id No. See attached Project Address 50015 Michigan avenue

Attach Legal Description of Property

Property Location: On the South Side of Michigan Avenue Road; Between Denton Road
and Rawsonville Road. Size of Lot Width 4,000 feet Depth 1,800 feet

Acreage of Site 75.57 acres Total Acres of Site to Review 75.57 Current Zoning of Site R-1C Single Family Residential

Project Description: Amend Master Plan from Low Density Single Family B (15,000 Sq. Ft.) to Light Industrial and Rezone from R-1C Single Family Residential to M-1 Light Industrial

Is a re-zoning of this parcel being requested? YES YES (if yes complete next line) NO
Current Zoning of Site R-1C Single Family Residential Requested Zoning M-1 Light Industrial

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____

Is there an official Woodland within parcel? _____ Woodland acreage

List total number of regulated trees outside the Woodland area? _____ Total number of trees

Detailed description for cutting trees

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the

Signature of Property Owner:

Harold W. Smith

Harold Smith, Trustee and Authorized Owners' Representative

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 7th day of June 2017 Amy L. Wess Notary Public,
Wayne County, Michigan My Commission expires 3-20-18, 2018 Amy L. Wess

Rev 1/12/06

AMY L. WESS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Mar 20, 2018
ACTING IN COUNTY OF Oakland

Ben Griffin
24442 Michigan Avenue
Dearborn, Michigan 48124

June 28, 2017

Ron Akers
Director Planning & Economic Development
46425 Tyler Road
Van Buren Township, Michigan 48111

Re: Various Parcels c/k/a "Smith Farm" (the subject property)

Dear Mr. Akers,

Please accept this letter and the attached rezoning application as our formal request to rezone the approx. 75-acre tract referenced above -- located on the south side of Michigan Avenue, between Denton and Rawsonville Roads -- from R-1C Single Family Residential to M-1 Light Industrial. We understand this would require that the Master Plan be amended from Low Density Single Family Residential B (15,000 Sq. Ft.) to Light Industrial, and that the amended Master Plan and Zoning Map would include a residential protection (buffer zone) along the east boundary of the property.

In the section below, we have summarized the land use patterns in the vicinity, and have given our justification for the proposed rezoning.

The subject property currently consists of nine parcels and has been farmed by the same family for over 100 years. All utilities (sewer, water, gas, electric) are in the right-of way adjacent to the site. The land uses for the areas adjoining the subject property are as follows:

To the north is 4,000 feet of frontage on Michigan Avenue (US-12), a state divided highway.

To the south is the active Norfolk Southern Rail line and General Motors Service Parts Operations (distribution center).

To the east is The Denton Cemetery and single family residential.

To the west is Michigan Avenue (US-12).

The property is surrounded on three sides (north, south and west) by Michigan Avenue (US-12) and the Norfolk Southern Railroad. We believe this makes the site non conducive for current residential development and that impacts on the established residential neighborhood to the east would be mitigated by the required residential protection (buffer zone).

We feel that this is an appropriate location for an M-1 Light Industrial zone -- and that the requested rezoning will not alter the essential character of the area. Therefore, we feel that the recommendation of the Planning Department and Planning Commission in support of the requested rezoning (and Master Plan amendment) will observe, and be consistent with, the spirit of the Ordinance.

A handwritten signature in black ink, appearing to be 'Ben Griffin', with a long horizontal stroke extending to the right.

Ben Griffin



Memo

TO: Planning Commission
FROM: Ron Akers, AICP
Director of Planning and Economic Development
RE: 17-024 Harold Smith Farm Future Land Use Map Amendment
DATE: February 9, 2018

The statutory 42 day comment and review period for the Master Plan amendment has ended. We have received comment from only one of the notified public agencies and I have attached that letter to this memo. The next step in the amendment process is for the Planning Commission to make a motion to schedule a public hearing for the amendment to the Township's future land use map. If the Planning Commission decides to move forward we will schedule the public hearing for March 14, 2018. I have attached to this memo a revised timeline, the plan distribution letter sent to the public agencies, the mailing labels of the public agencies which were mailed the notice, and a response we received from the Ann Arbor Transit Authority. I look forward to further discussion on this issue.



Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR
Kevin McNamara

CLERK
Leon Wright

TREASURER
Sharry A. Budd

TRUSTEE
Sherry A. Frazier

TRUSTEE
Kevin Martin

TRUSTEE
Reggie Miller

TRUSTEE
Paul D. White

January 11, 2018

Ben Griffin
Dearborn Real Estate
24442 Michigan Avenue
Dearborn, MI 48124

RE: Case 17-024 Master Plan Amendment Harold Smith Farm Future Land Use Projected Timeline

Mr. Griffin,

The following is a revised projected timeline for the amendment to the Township's Future Land Use Map if everything is approved in a timely manner by the required boards and commissions:

October 25, 2017: Introduction to the Planning Commission. Planning Commission considers submitting notice of intent to plan.
October 30, 2017: Notice of Intent to Plan Sent Out
November 8, 2017: Planning Commission acts to submit the proposed plan amendments to the Township Board.
November 20, 2017: Township Board work study.
November 21, 2017: Township Board approves plan distribution.
December 26, 2017: Notices for 42 day comment period sent out.
February 14, 2018: Planning Commission moves to decide to hold a public hearing.
March 14, 2018: Planning Commission holds public hearing. Votes to adopt Master Plan amendment.
April 2, 2018: Township Board Workstudy
April 3, 2018: Township Board decision.
April 6, 2018: Notice of adoptions sent out.
April 25, 2018: Public Hearing for Rezoning of property. Recommendation made by the Planning Commission.
May 14, 2018: Township Board Workstudy
May 15, 2018: Township Board 1st reading of Ordinance amendment
June 5, 2018: Township Board 2nd reading.

If you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

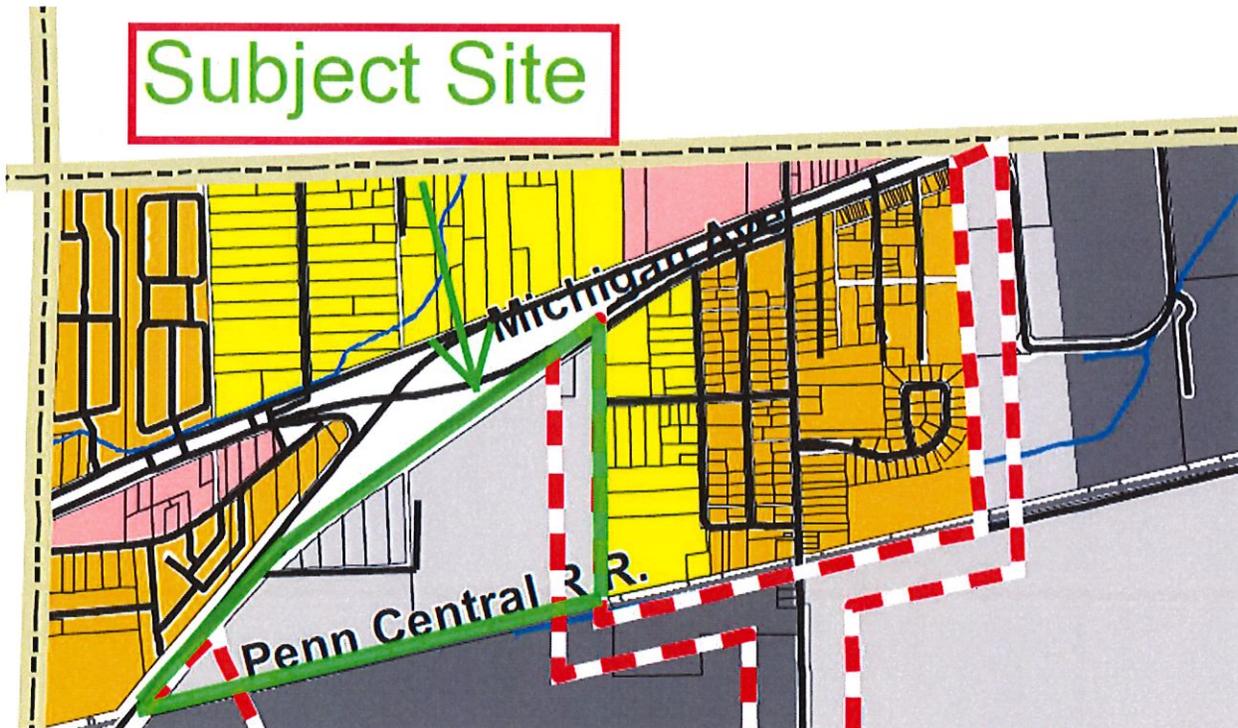
Ron Akers, AICP
Director of Planning and Economic Development

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
MASTER PLAN AMENDMENT DISTRIBUTION**

Consistent with the provisions of the Michigan Planning Enabling Act, Act 33 of the Public Acts of 2008, as amended, the Van Buren Township Planning Commission is distributing an amendment to the Township's Future Land Use Map in the Township's Master Plan to change the future land use designation of the following property from Low Density Single Family Residential B (15,000 square feet) to Light Industrial:

Parcels:

83-021-99-0001-000	83-022-01-0004-003	83-022-01-0007-001	83-021-99-0002-000
83-022-01-0005-005	83-022-01-0008-003	83-022-01-0003-004	83-022-01-0006-001
83-023-99-0005-000			



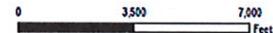
DRAFT

November 8, 2017

Future Land Use Plan

Van Buren Township,
Wayne County, Michigan

Base Map: Wayne County O.G. 2004
Data Source: Van Buren Township Master Plan 1995
Single Family Residential Plan 1999, Escape-Highway Corridor
Plan 2003, Office Land Area Plan 2001, South Side Master Plan
2007 and Belleville Road District Plan 2010



Land Use Category

Residential

- Rural Settlement
1 acre lot area
- Low Density Single Family A
20,000 Sq Ft
- Low Density Single Family B
15,000 Sq Ft
- Medium Density Single Family A
10,000 Sq Ft
- Medium Density Single Family B
8,400 Sq Ft
- Village Residential
8,400 Sq Ft
- Multiple Family Residential
10 du/acre

Commercial

- South Side Commercial
- Local Commercial
- General Commercial
- Town Center Edge
- Town Center Core
- Gateway Commercial
- Highway Service
- CBD

Mixed Use

- Commercial/ Office
- Office Research
- Mixed Use*
- Office/ Light Industrial

Industrial

- Light Industrial
- Industrial Trucking
- Heavy Industrial

Other

- Airport
- Parks/ Open Space
- Public/ Semi Public
- Private Open Space
- Consent Judgment
- Residential Protection
- Urban Services Boundary
- 1 Footnotes
(see South Side Master Plan)
- A Footnotes
(see Belleville Rd District Plan)

Note: Circulation Plans are not reflected on this map.
* See Associated Sub Area Plan for details.

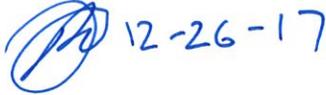
Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. I have attached a copy of the updated Future Land Use Map for your convenience. As provided in the Act, your organization has forty-two (42) days to provide written comments to the Township Planning Commission. We ask that you would please submit you comments no later than March 6, 2018. Regular meetings of the Township Planning Commission are held on the second and fourth Wednesday of each month at 7:30 P.M. at Van Buren Township Hall. We ask for your cooperation and invite your comments regarding this endeavor. Please feel free to contact me with any additional questions.

Sincerely,

A handwritten signature in blue ink that reads "Ronald A. Akers". The signature is fluid and cursive.

Ron Akers, AICP
Director of Planning & Economic Development
Charter Township of Van Buren

Mailed: 12-26-17

A handwritten mark in blue ink consisting of a circled initial "R" followed by the date "12-26-17".

Sumpter Township
Planning Commission
23480 Sumpter Road
Belleville, MI 48111

Ypsilanti Township
Planning Commission
7200 S. Huron River Drive
Ypsilanti, MI 48197

City of Romulus
Planning Commission
11111 Wayne Road
Romulus, MI 48174

Canton Township
Planning Commission
1150 S. Canton Center Road
Canton, MI 48188

City of Belleville
Planning Commission
6 Main Street
Belleville, MI 48111

Huron Township
Planning Commission
22950 Huron River Drive
New Boston, MI 48164

City of Wayne
Planning Commission
3355 S. Wayne Road
Wayne, MI 48184

Superior Township
Planning Commission
3040 N. Prospect
Ypsilanti, MI 48198

Augusta Township
Planning Commission
8021 Talladay Road
Whittaker, MI 48190

SEMCOG
1001 Woodward Ave, Suite 1400
Detroit, MI 48226

Wayne County
Board of Commissioners
500 Griswold St
Detroit, MI 48226

Washtenaw County
Board of Commissioners
220 North Main Street
Ann Arbor, MI 48108

SMART
535 Griswold Street, Suite 600
Detroit, MI 48226

AATA
2700 S. Industrial Hwy
Ann Arbor, MI 48104

Norfolk Southern Railroad
1200 Peachtree Box 7-142
Atlanta, GA 30309

Wayne County Airport Authority
11050 Rogell Drive, Bldg. 602
Detroit, MI 48242

Michigan Department of
Transportation
18101 W. Nine Mile Road
Southfield, MI 48075

DTE Electric Company
P.O. Box 33017
Detroit, MI 48232

DTE Gas Company
P.O. Box 33017
Detroit, MI 48232

Wayne County
Department of Public Services
400 Monroe
Detroit, MI 48226

Airport Manager
Willow Run Airport
801 Willow Run Airport
Ypsilanti, MI 48198

International Transmission Company
27175 Energy Way
Novi, MI 48377



2700 S. Industrial Highway
Ann Arbor, MI 48104
734.973.6500 **Phone**
734.973.6338 **Fax**
TheRide.org **Online**

January 26, 2018

Dear Van Buren Township Planning Commission
46425 Tyler Road,
Van Buren Township, MI 48111

The Ann Arbor Area Transportation Authority (TheRide) has no objections or comments for the Planning Commission regarding the Master Plan Amendment for the location adjacent to Michigan Avenue, identified in a letter send on 12-26-2017.

We do not operate service past Ridge Road in Washtenaw County and do not have the ability to extend our service past its current design. Although we recognize that local land use policy decisions are solely the decision of the local municipality, we appreciate the opportunity to comment on land use issues at an early stage.

Sincerely,

A handwritten signature in blue ink, appearing to read "William De Groot", with a large, sweeping flourish extending to the right.

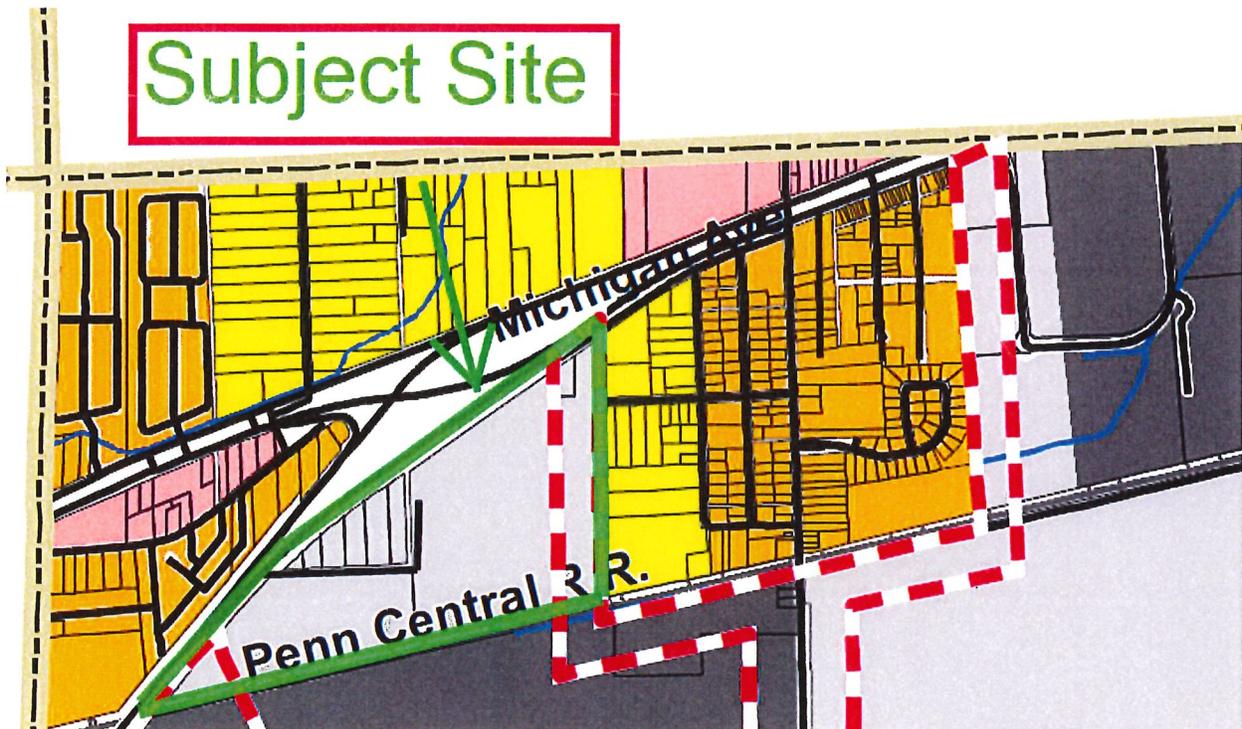
William De Groot
Financial Analyst and Planner
Ann Arbor Area Transportation Authority | TheRide
2700 S. Industrial Hwy.
Ann Arbor, MI 48104

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
MASTER PLAN AMENDMENT DISTRIBUTION**

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83-023-99-0005-000			



DRAFT

November 8, 2017

Future Land Use Plan

Van Buren Township,
Wayne County, Michigan

Base Map: Wayne County GIS, 2004
Data Source: Van Buren Township Master Plan 1998,
Single Family Residential Plan 1999, Escape-Legacy Center
Plan 2004, Grand Land Area Plan 2001, South Side Master Plan
2007 and Belleville Road District Plan 2010



Land Use Category

Residential

- Rural Settlement
1 acre lot area
- Low Density Single Family A
20,000 Sq Ft
- Low Density Single Family B
15,000 Sq Ft
- Medium Density Single Family A
10,000 Sq Ft
- Medium Density Single Family B
8,400 Sq Ft
- Village Residential
8,400 Sq Ft
- Multiple Family Residential
10 du/acre

Commercial

- South Side Commercial
- Local Commercial
- General Commercial
- Town Center Edge
- Town Center Core
- Gateway Commercial
- Highway Commercial
- Freeway Service
- CBD

Mixed Use

- Commercial/ Office
- Office Research
- Mixed Use*
- Office/ Light Industrial

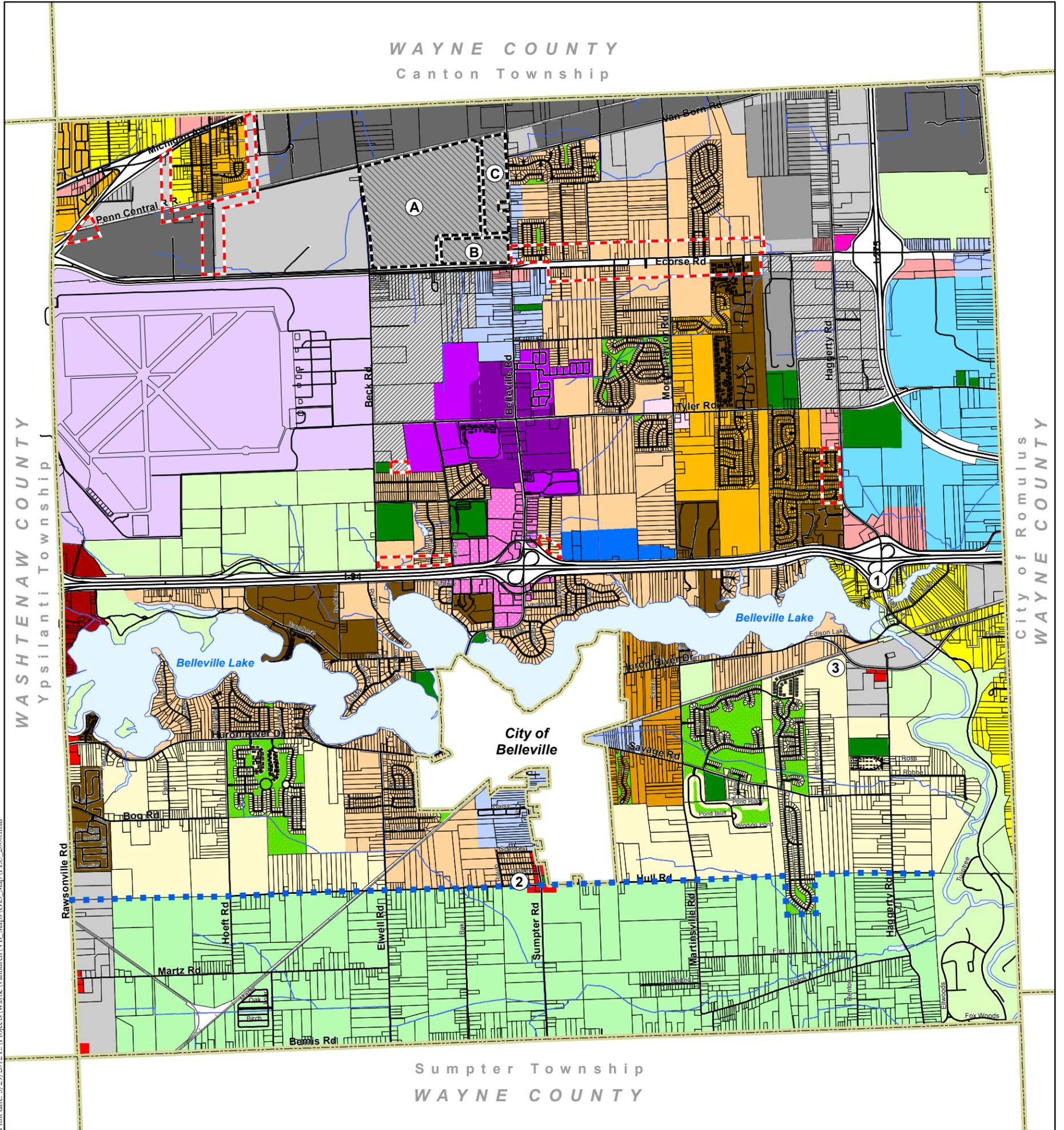
Industrial

- Light Industrial
- Industrial Trucking
- Heavy Industrial

Other

- Airport
- Parks/ Open Space
- Public/ Semi Public
- Private Open Space
- Consent Judgment
- Residential Protection
- Urban Services Boundary
- 1 Footnotes
(see South Side Master Plan)
- A Footnotes
(see Belleville Rd District Plan)

Note: Circulation Plans are not reflected on this map.
* See Associated Sub Area Plan for details.



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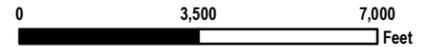
DRAFT

November 8, 2017

Future Land Use Plan

Van Buren Township,
Wayne County, Michigan

Base Map : Wayne County GIS, 2004
Date Source : Van Buren Township Master Plan 1989,
Single Family Residential Plan 1999, Ecorse-Haggerty Corridor
Plan 2000, Grace Lake Area Plan 2001, South Side Master Plan
2007 and Belleville Road District Plan 2010



Land Use Category

Residential

- Rural Settlement
1 acre lot area
- Low Density Single Family A
20,000 Sq Ft
- Low Density Single Family B
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