

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
FEBRUARY 28, 2018
MINUTES**

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

ROLL CALL:

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

Excused: Franzoi.

Staff: Director Akers and Secretary Harman.

Planning Representatives: McKenna Associate, Mario Ortega and Fishbeck Associate, David Potter.

Audience: Four (4).

APPROVAL OF AGENDA:

Motion Kelley, Atchinson second to approve the agenda of February 28, 2018 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Budd second to approve the regular meeting minutes of January 24, 2018 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 17-023 – FINAL SITE PLAN APPROVAL

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

LOCATION: PARCEL NUMBER: V125-82-045-99-0020-705; ADDRESS: 1 VILLAGE CENTER DRIVE, VAN BUREN TOWNSHIP, MI 48111. THE DEVELOPMENT IS LOCATED BETWEEN ECORSE ROAD AND HANNAN ROAD AND BETWEEN HANNAN ROAD AND I-275.

Patrick Westerlund of Smith Group JJR gave the presentation. The applicant is requesting final site plan approval to build an approximately 124,000 square foot building. Smith Group JJR has received the planning and engineering review comments and will comply with all requirements.

Mario Ortega of McKenna Associates presented the final site plan review letter dated 2-8-18 recommending final site plan approval 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.

Dave Potter of Fishbeck Associates presented his review letter dated 2-9-18 recommending final site plan approval. Director Akers presented the Fire Department review letter dated 2-5-18 granting approval of the plan set with exceptions to be completed during the building phase.

No comments from the Commission or the audience.

Motion Kelley, Boynton second to grant final site plan approval to Smith Group JJR to build a four (4) story office/laboratory building at the Grace Lake Corporate Center, located at 1 Village Center Drive, Van Buren Township, MI 48111, subject to the analysis and recommendations in the McKenna Associates review letter date 2-8-18, Fishbeck Associates review letter dated 2-9-18 and Fire Department review letter dated 2-5-18. Motion Carried. (Letters attached)

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

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

LOCATION: THE PROPERTY LOCATED AT 50015 MICHIGAN AVENUE IS THE SUBJECT OF THE REQUEST. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF MICHIGAN AVENUE, EAST OF ECORSE ROAD AND WEST OF DENTON ROAD. (APPROXIMATELY 75 ACRES).

Director Akers gave the presentation. The master plan amendment was submitted and distributed for the forty-two (42) day comment and review period, only one comment was received which supported the amendment. The next step is to schedule a public hearing for March 14, 2018.

Motion Kelley, Boynton second to schedule the public hearing for March 14, 2018. Motion Carried.

GENERAL DISCUSSION: None.

ADJOURNMENT:

Motion Boynton, Kelley second to adjourn at 7:52 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

David C. McNally 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



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

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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:

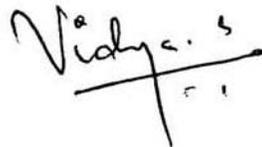
1. The total site area must be noted on the plans.
2. The 63-foot setback line from the internal drive must be shown on the plans.
3. At least 1 tree must be included in each of the landscape islands on the east side of the north-south driveway (located south of the building).
4. The landscape plan sheets 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.



Paul Kammer, PE



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