

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, May 23, 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 May 9, 2018.

**CORRESPONDENCE:**

**PUBLIC HEARING:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**ITEM #1: CASE 18-006 – SITE PLAN AMENDMENT**

**TITLE:** THE APPLICANT, GILBERT HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED SITE PLAN FOR THE TOWNSEND PARK/VICTORIA PARK DEVELOPMENT TO ALLOW FOR ADDITIONAL ELEVATIONS TO BE CONSTRUCTED IN THE SUBDIVISION.

**LOCATION:** Townsend/Victoria Park is located at on the northeast corner of Ecorse and Morton Taylor Roads.

**ACTION ITEMS:**

- A. Presentation by the applicant
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers the site plan amendment.

**ITEM #2: CASE 18-007 – SITE PLAN AMENDMENT**

**TITLE:** THE APPLICANT, GILBERT HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED SITE PLAN FOR THE ARLENE ARBORS DEVELOPMENT TO ALLOW FOR ADDITIONAL ELEVATIONS TO BE CONSTRUCTED IN THE SUBDIVISION.

**LOCATION:** Arlene Arbors is located at on south side of Savage Road just east of the City of Belleville city limits.

**ACTION ITEMS:**

- A. Presentation by the applicant
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers the site plan amendment.

**ITEM #3: CASE 18-008 – TEMPORARY LAND USE APPROVAL**

**TITLE:** THE APPLICANT, ANGRY TIGER FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL FOR A TEMPORARY FIREWORKS TENT SALE.

**LOCATION:** 41001 E. Huron River Drive. The property is located at the southwest corner of Haggerty Road and E. Huron River Drive.

**ACTION ITEMS:**

- A. Presentation by the applicant
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers the temporary land use approval.

**ITEM #4: CASE 17-026 – REVIEW AND COMMENT ON PROPOSED VARIANCE IN ASSOCIATION WITH SITE PLAN.**

**TITLE:** THE APPLICANT, TIMOTHY SHAMMAS, IS REQUESTING REVIEW AND COMMENT ON A PROPOSED FRONT YARD SETBACK VARIANCE IN ASSOCIATION WITH A PROPOSED SITE PLAN FOR A GASOLINE FILLING STATION.

**LOCATION:** 41001 E. Huron River Drive. The property is located at the southwest corner of Haggerty Road and E. Huron River Drive.

**ACTION ITEMS:**

- A. Presentation by the applicant
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission offers review and comment.

**GENERAL DISCUSSION:**

**ITEM #1: PRESENTATION OF MASTER PLAN CITIZEN SURVEY**

**ADJOURNMENT:**

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
MAY 9, 2018  
MINUTES - DRAFT**

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

**ROLL CALL:**

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

**Excused:** None.

**Staff:** Director Akers and Secretary Harman.

**Planning Representatives:** Fishbeck Associate, David Potter.

**Audience:** Three (3).

**APPROVAL OF AGENDA:**

**Motion Kelley, Boynton second to approve the agenda of May 9, 2018 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Boynton, Kelley second to approve the regular meeting minutes of April 25, 2018 as amended with a spelling correction of the word "property" to "properly" in Item #4. Motion Carried.**

**NEW BUSINESS:**

**ITEM # 1                    17-036 – FINAL SITE PLAN APPROVAL**

**TITLE:                    THE APPLICANT, CONSTELLIUM, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT A 50,551 SQUARE FOOT ADDITION TO AN EXISTING INDUSTRIAL BUILDING AND TO CONSTRUCT A 20,000 SQUARE FOOT DETACHED ACCESSORY BUILDING FOR STORAGE.**

**LOCATION:                THE PROPERTY IS LOCATED AT 6331 SCHOONER DRIVE, VAN BUREN TOWNSHIP, MI 48111, WHICH IS ON THE SOUTH SIDE OF MICHIGAN AVENUE, EAST OF DENTON ROAD.**

Wayne Perry of Desine Engineering gave the presentation. The applicant, Constellium, supplies structural aluminum parts to the auto industry. Constellium is requesting to construct a 50,551 square foot addition to an existing industrial building and construct a 20,000 square foot detached accessory building for storage. The addition will match the existing industrial building, the parking lot will be reconstructed at the south end of the property and the storm water management system has been expanded to handle the increase.

Director Akers presented his staff review letter dated 5-4-18 recommending final site plan approval with the following conditions:

1. Approval conditioned upon the Township Board approving the Zoning Ordinance Amendment 04-03-18 to amend the Zoning Ordinance to modify certain accessory building regulations.
2. The Planning Commission approves the modified parking standard.

3. The Planning Commission approves the 20,000 square foot accessory building which exceeds the maximum lot coverage of 4,800 square feet.

Dave Potter of Fishbeck Associates presented his review letter dated 5-3-18 recommending the final site plan approval, subject to the bulleted comments being satisfactorily addressed and reflected on the approved plans.

Director Akers presented the Fire Department review letter dated 4-13-18 recommending approval with exceptions.

Commissioners discussed the accessory structure fabric, whether the structure will be heated, accessory structure lighting and expansion of the detention basin and the relocation of the easement. The accessory structure is a steel frame bolted to concrete with a fabric overlay, there is no heat in the structure, lighting will be motion censored, the easement has been approved and recorded and the detention basin expansion was reviewed and approved by Wayne County.

No questions from the audience.

**Motion Boynton, Kelley second to grant Constellium final site plan approval to construct a 50,551 square foot addition to an existing industrial building and to construct a 20,000 square foot detached accessory building at 6331 Schooner Drive, Van Buren Township, MI 48111, located on the south side of Michigan Avenue, east of Denton Road, subject to the recommendations in the staff review letter dated 5-4-18 including 1) approval is conditioned upon the Township Board approving the Zoning Ordinance Amendment 04-03-18 to amend the Zoning Ordinance to modify certain accessory building regulations, 2) the Planning Commission approves the modified parking standard, 3) the Planning Commission approves the 20,000 square foot accessory building which exceeds the maximum lot coverage of 4,800 square feet and the recommendations in the Fishbeck Associates review letter dated 5-3-18 and Fire Department review letter dated 4-13-18 . Motion Carried. (Letters Attached)**

**ITEM # 2                      17-036 – TREE REMOVAL PERMIT APPROVAL**

**TITLE:                              THE APPLICANT, CONSTELLIUM, IS REQUESTING TREE REMOVAL PERMIT TO CONSTRUCT A 50,551 SQUARE FOOT ADDITION TO AN EXISTING INDUSTRIAL BUILDING AND TO CONSTRUCT A 20,000 SQUARE FOOT DETACHED ACCESSORY BUILDING FOR STORAGE.**

**LOCATION:                         THE PROPERTY IS LOCATED AT 6331 SCHOONER DRIVE, VAN BUREN TOWNSHIP, MI 48111 WHICH IS ON THE SOUTH SIDE OF MICHIGAN AVENUE, EAST OF DENTON ROAD.**

The applicant displayed the tree removal plan, most trees are removable species with the sixteen (16) trees required to be replaced included in the plan.

No comments from the Commission or the audience.

**Motion Kelley, Jahr second to grant Constellium the required tree removal permit to construct a 50,551 square foot addition to an existing industrial building and to construct a 20,000 square foot detached accessory building for storage, subject to the findings in the staff review letter dated 5-4-18 and the conditions herein. Motion Carried. (Letter Attached)**

**GENERAL DISCUSSION:**

**ADJOURNMENT:**

**Motion Boynton, Kelley second to adjourn at 7:57 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

# PLANNING & ZONING APPLICATION

Case number 18-0006

Date Submitted 4-23-18

## APPLICANT INFORMATION

Applicant Gilbert Homes, Inc. Phone 248-661-6022  
Address 5645 Silver Pond Fax "  
City, State W. Bloomfield, MI Zip 48322  
E-mail gilberthomes@gmail.com Cell Phone Number \_\_\_\_\_  
Property Owner Gilbert Homes of Van Buren LLC Phone \_\_\_\_\_  
(if different than applicant)  
Address SAME AS ABOVE Fax \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_  
Billing Contact Bruce Gilbert Phone \_\_\_\_\_  
Address SAME AS ABOVE Fax \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_

## SITE/PROJECT INFORMATION

Name of Project Townsend Park  
Parcel Id No. V125-83- See Attached Project Address See Attached  
Attach Legal Description of Property  
Property Location: On the North Side of Ecorse Road; Between MacKen Taylor Road  
and Hopperly Road. Size of Lot Width \_\_\_\_\_ Depth \_\_\_\_\_  
Acreage of Site \_\_\_\_\_ Total Acres of Site to Review \_\_\_\_\_ Current Zoning of Site \_\_\_\_\_  
Project Description: \_\_\_\_\_

Is a re-zoning of this parcel being requested? No YES (if yes complete next line) NO  
Current Zoning of Site Residential 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 \_\_\_\_\_  
Is there an official Woodland within parcel? No 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 requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended

## OWNER'S AFFIDAVIT

GILBERT HOMES

Print Property Owners Name

Signature of Property Owner

4/19/18  
Date  
**AMY L. HOLLINSHEAD**  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires Nov. 05, 2019  
Acting in the County of Wayne

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 19 day of April 2018

[Signature] Notary Public, Wayne County, Michigan My Commission expires 11/5, 2019

Rev 1/12/06

Gilbert Homes Townsend Park Lots

| Lot | Tax Id             | Address  |
|-----|--------------------|--|
| 61  | 83-007-05-0061-000 | 6961 Chandler Dr., Van Buren Township, MI 48111  |
| 62  | 83-007-05-0062-000 | 6971 Chandler Dr., Van Buren Township, MI 48111  |
| 83  | 83-007-05-0083-000 | 7214 Castell Blvd., Van Buren Township, MI 48111 |
| 96  | 83-007-05-0096-000 | 7150 Chandler Dr., Van Buren Township, MI 48111  |
| 97  | 83-007-05-0097-000 | 7140 Chandler Dr., Van Buren Township, MI 48111  |
| 103 | 83-007-05-0103-000 | 7080 Chandler Dr., Van Buren Township, MI 48111  |
| 115 | 83-007-05-0115-000 | 6960 Chandler Dr., Van Buren Township, MI 48111  |
| 116 | 83-007-05-0116-000 | 6950 Chandler Dr., Van Buren Township, MI 48111  |
| 149 | 83-007-05-0149-000 | 7195 Castell Blvd., Van Buren Township, MI 48111 |
| 150 | 83-007-05-0150-000 | 7205 Castell Blvd., Van Buren Township, MI 48111 |



# Memo

**DATE:** May 19, 2018  
**TO:** Planning Commission  
**FROM:** Ron Akers, AICP – Director of Planning & Economic Development  
**RE:** SPR 18-006 Site Plan Amendment for Gilbert Homes regarding Architectural Elevations in the Townsend Park Subdivision.

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The applicant, Gilbert Homes, is requesting architectural approval for additional home plans and façade elevations for residential dwellings in the Townsend Park development. There is an existing Planned Residential Development (PRD) Agreement in place for the property and a consent judgement entered in 2014.

These plans are subject to the PRD agreement, and the standards of the Zoning Ordinance, specifically section 5.115 which addresses specific development standards for single family dwellings in site condominiums and subdivisions.

The following is my review of the architectural plans based on the Zoning Ordinance and PRD agreement:

## **Comments**

### **1. Site Plan**

The setbacks, as described in the approved site plan for the Townsend Park development, depict a front yard setback of 20', a rear yard setback of 25', and a required side yard setback of 5'. The lots sizes in the development are approximately 50' in width and 100' in depth.

The submitted plans depict the widths of 40' and depths of 44'. Based on this the provided plans have sufficient width and depth that will fit within the setbacks on the parcels in the Townsend Park development.

### **2. Floor Area**

The PRD Agreement requires a minimum square footage of 1700 square feet. The proposed floor plan for the home is 2,083 square feet. Based on this the standard in the PRD Agreement has been met.

### **3. Façade Elevations**

The Zoning Ordinance requires that a property meet the substantially different standard from neighboring properties. The substantially different requirement can be achieved by varying three or more of the following criteria.

**(i) Roof style.** Roof style is determined by location and orientation of the principal ridge line and adjacent sloping sections. Different roof styles include but are not limited to gable, reverse gable, Cape Cod, gambrel, hip, mansard and flat, etc.

**(ii) Roof pitch.** Roof pitch is determined by measuring the ratio of vertical to horizontal units in the sloping segments of the principal section of the roof of a structure. Different roof pitches are three (3) or more vertical units in twelve (12) from each other including, for example, 6:12 and 9:12 or 8:12 and 11:12, etc.

**(iii) Exterior Material.** Exterior material describes the material present area of structure. Different exterior materials include but are not limited to horizontal siding, vertical siding, shingles/shakes, brick, stone and stucco, etc.

**(iv) Location of Major Design Features Relative to Main Mass.** Major design features include but are not limited to attached garages, porches, porticos, breeze-ways, gables, dormers and/or similar major features. Different locations of major design features relative to the main mass of a structure include but are not limited to in front of, beside, on top of, and/or in some other location relative to the main mass of the structure.

**(v) Location of Windows Doors Relative to Main Mass.** Windows and doors on a structure can take on various configurations. Different location of windows and doors relative to the main mass of a structure include but are not limited to center door, off-center door and no door, with windows on either or both sides of and/or above the door.

Based on the lots which are being purchased, the applicant can meet the substantially different requirement by providing three elevations which are different from one another. The applicant has provided this. Upon review of these three separate elevations, the applicant has met this standard by varying the location of major design features relative to main mass, the roof style, and varying some of the exterior materials.

Due to the location of the lots being purchased by the applicant, they would only need to provide three separate elevations to be compliant with the substantially different requirement. This is why only three elevations have been provided.

### **4. Building Materials**

The Zoning Ordinance requires that at least 50% of the total wall area of residential structures to be brick or stone. The attached elevations show brick to the belt on all four sides. Due to this the standard has been met.

## **5. Side Entry Garages**

The Zoning Ordinance requires that a minimum of 30% of all structures within a subdivision or site condominium development have a garage door oriented to an area other than the front lot. Allen Edwin originally submitted a plan in 2014 to demonstrate what lots would have side entry garages. Based on this the lots that Gilbert Homes is purchasing which require side entry garages are lots, 62, 149, and 150. Based on this they will need to submit the elevations with a side entry garage option.

## **6. Other Considerations**

The applicant will be required to obtain architectural approval from the Home Owners Association (if they are anything other than the developer) for the proposed elevations. The Township cannot withhold building permits until this is obtained, but it is still a required to construct homes in this subdivision.

### **Recommendation**

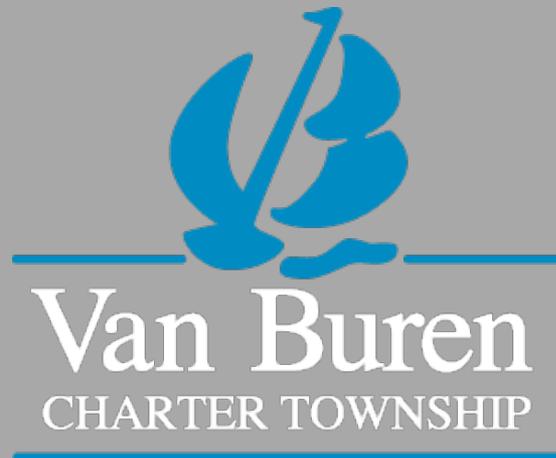
If the applicant can provide the requested information as we have discussed and it is compliant with the applicable standards, staff can make the following recommendation:

Based on the comments listed above and the additional requested documents, staff recommends that the Planning Commission approve an amendment to the site plan for the Townsend Park development in order to allow Gilbert Homes to construct homes consistent with the provided plans which depict elevations to be constructed on the remaining lots in the subdivision. This approval should be based upon the staff review letter dated May 19, 2018 and conditioned upon the following:

1. Township Planning Staff shall review each application for a new single family home in order to determine that the new home meets the required setbacks and that the elevation meets the Township's "Substantially Different" architectural design standards set forth in the Zoning Ordinance.
2. The Planning Commission recommends that the applicant make efforts to obtain architectural approval from the Home Owners Association of Townsend Park if there is one.
3. The applicant will need to provide elevations with side entry garage options to be reviewed administratively by Township staff.



Townsend Park Elevation Approval Presentation for



Planning Commission

Gilbert Homes currently seeks Planning Commission approval for elevations to build ten new homes in the Townsend Park subdivision.

## Townsend Park Lots:

61, 62, 83, 96, 97, 103, 115, 116, 149, 150



Gilbert Homes, Inc.



Van Buren  
CHARTER TOWNSHIP



- Elevation Variation

- ✓ Three substantially different designs

- ❖ Short Porch Design (6 of 10 lots) features a short front porch, vertical siding above garage and on the large front gable, and a small window above the second floor (which the other elevations lack).

- ❖ Long Porch Design (3 of 10 lots) features a longer front porch, shake siding above the garage and on the large front gable.

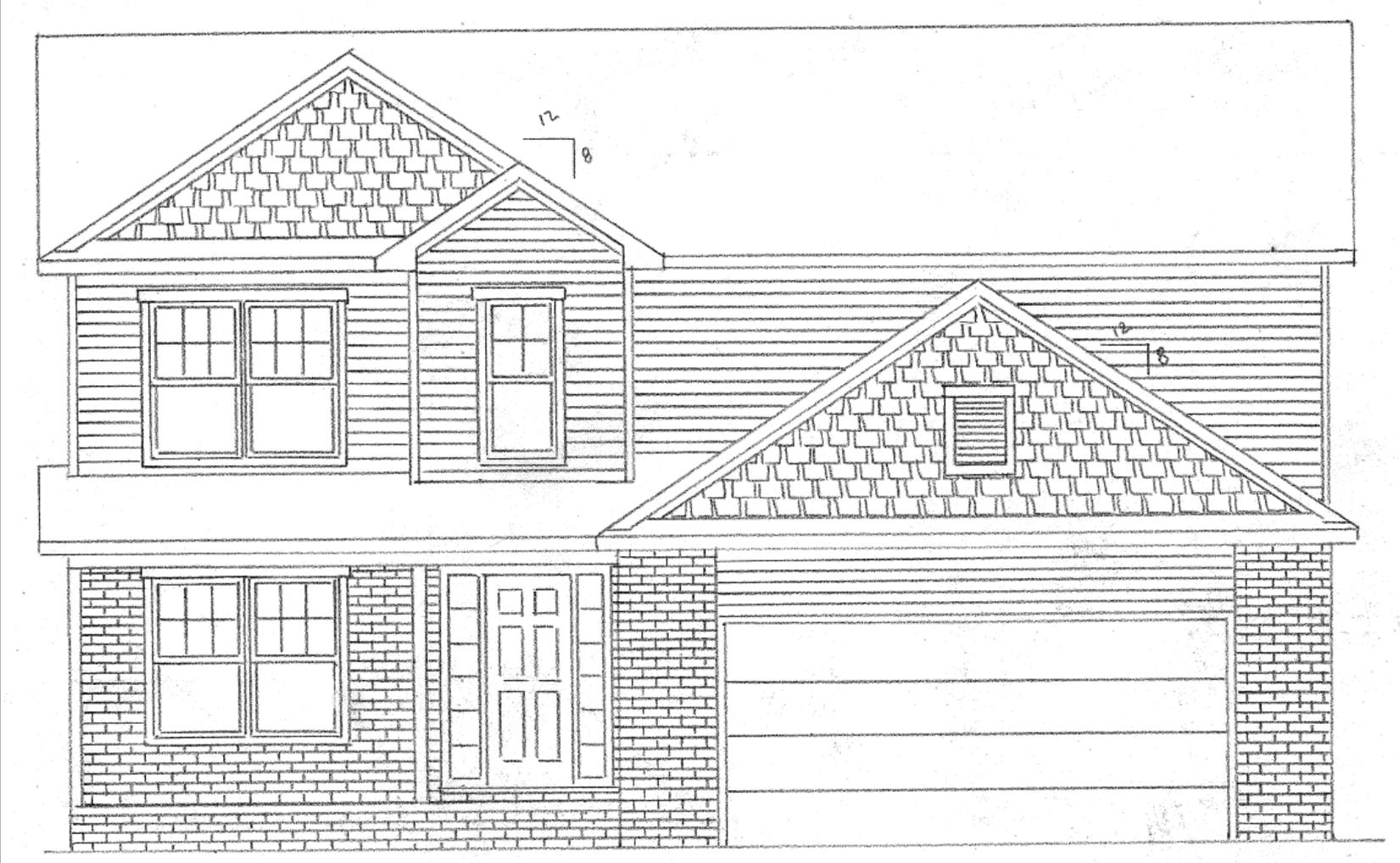
- ❖ Gable Porch Design (1 of 10 lots) features a short front porch with a gable above the door, a small hip on the second story above the porch with a smaller window below (compared to a small gable and larger window on the other elevations), brick above the garage and horizontal siding on the large front gable.



# Short Porch Elevation



# Long Porch Elevation



# Gable Porch Elevation



# Questions?

Contact:

Gilbert Homes, Inc.

(248) 661-6022

[gilberthomes@gmail.com](mailto:gilberthomes@gmail.com)

[www.gilberthomebuilders.com](http://www.gilberthomebuilders.com)



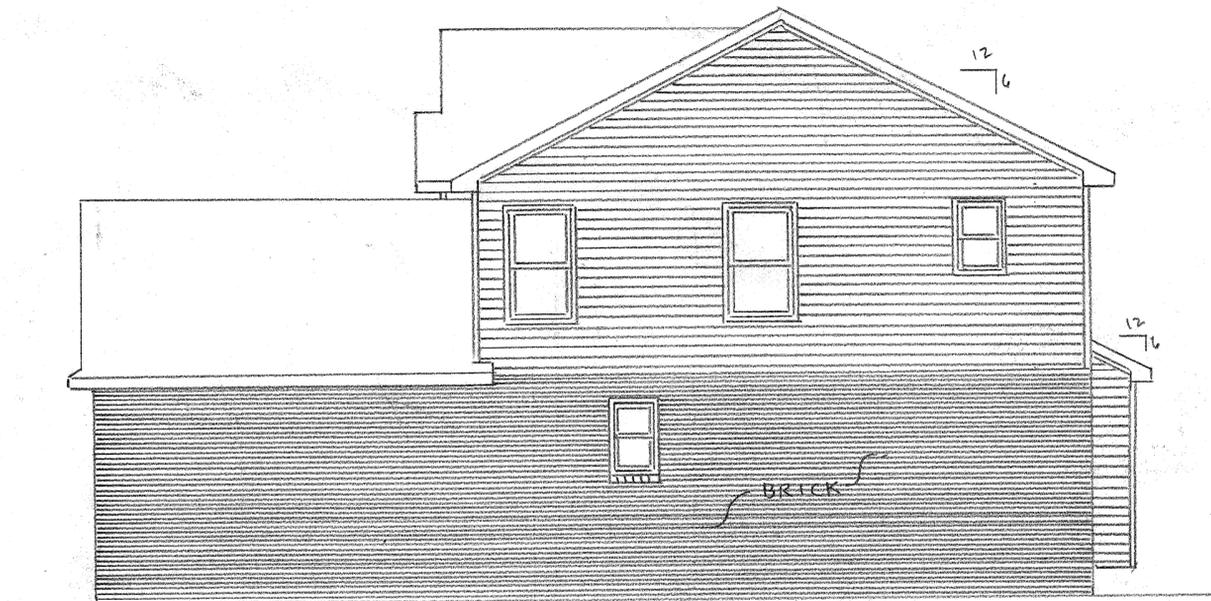
Gilbert Homes, Inc.



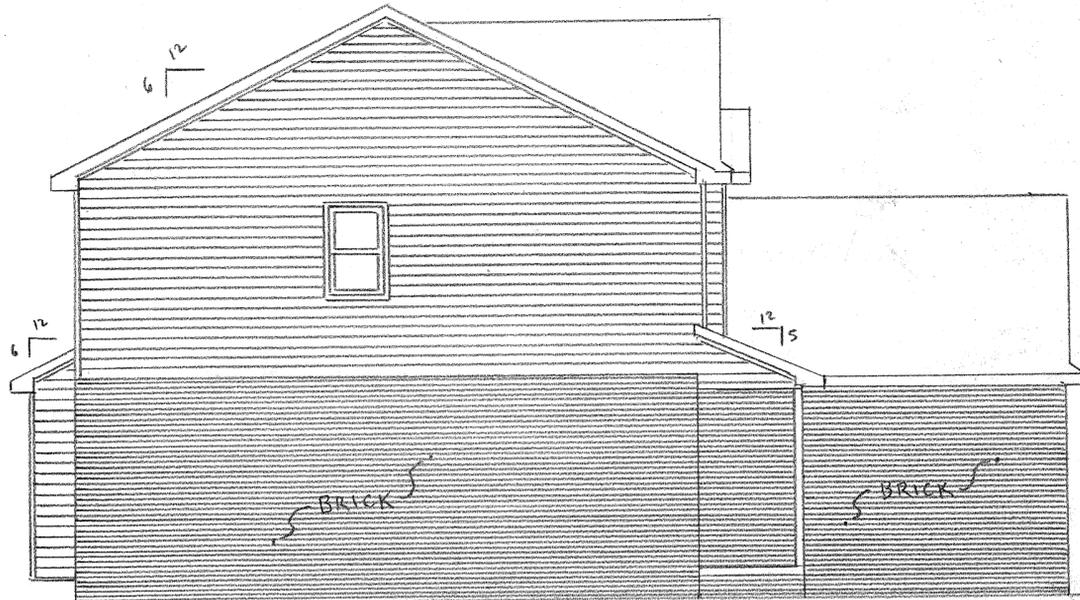
Van Buren  
CHARTER TOWNSHIP



FRONT ELEVATION  
SCALE: 1/4" = 1'0"



RIGHT ELEVATION  
SCALE: 3/16" = 1'0"

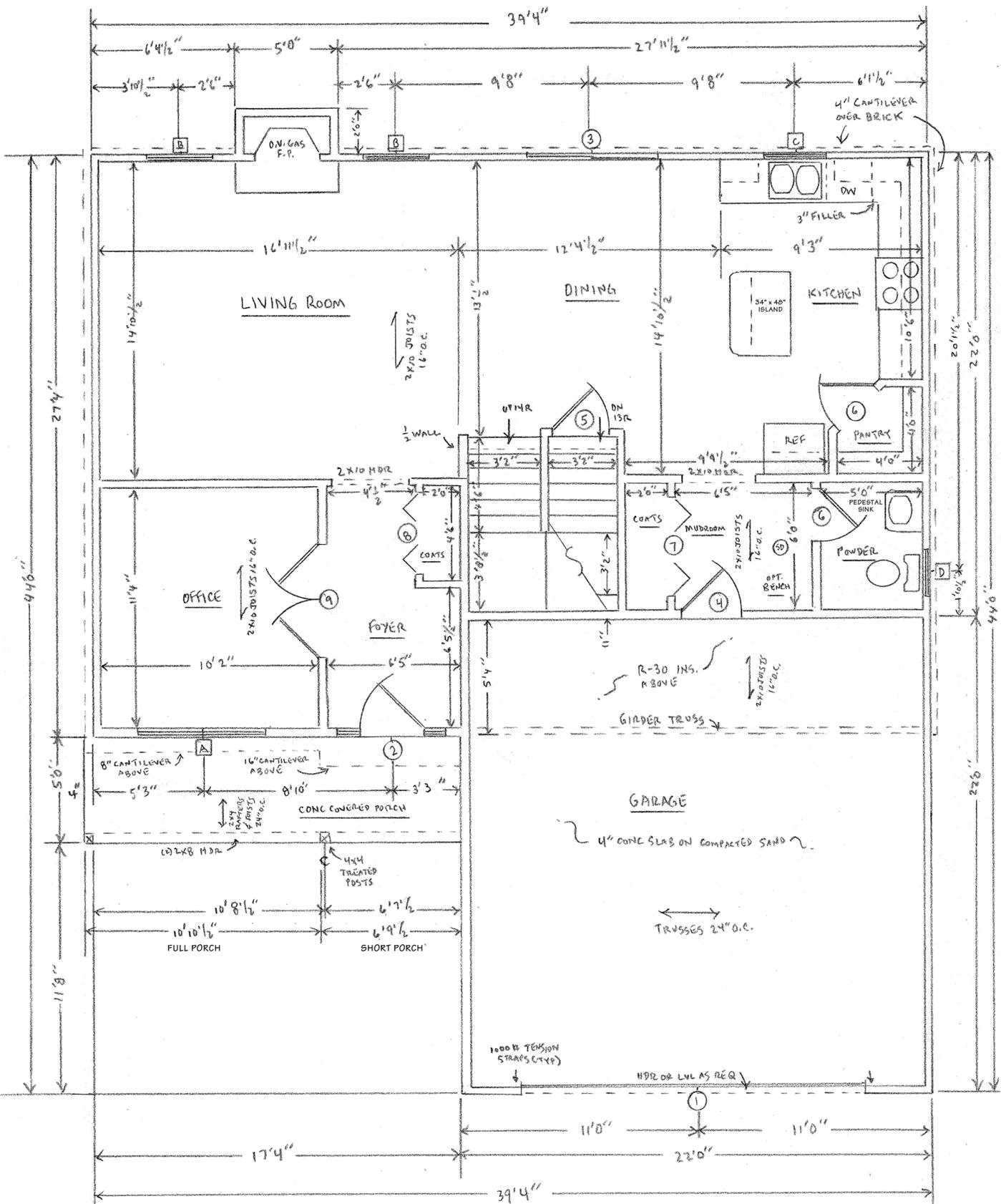


LEFT ELEVATION  
SCALE: 3/16" = 1'0"

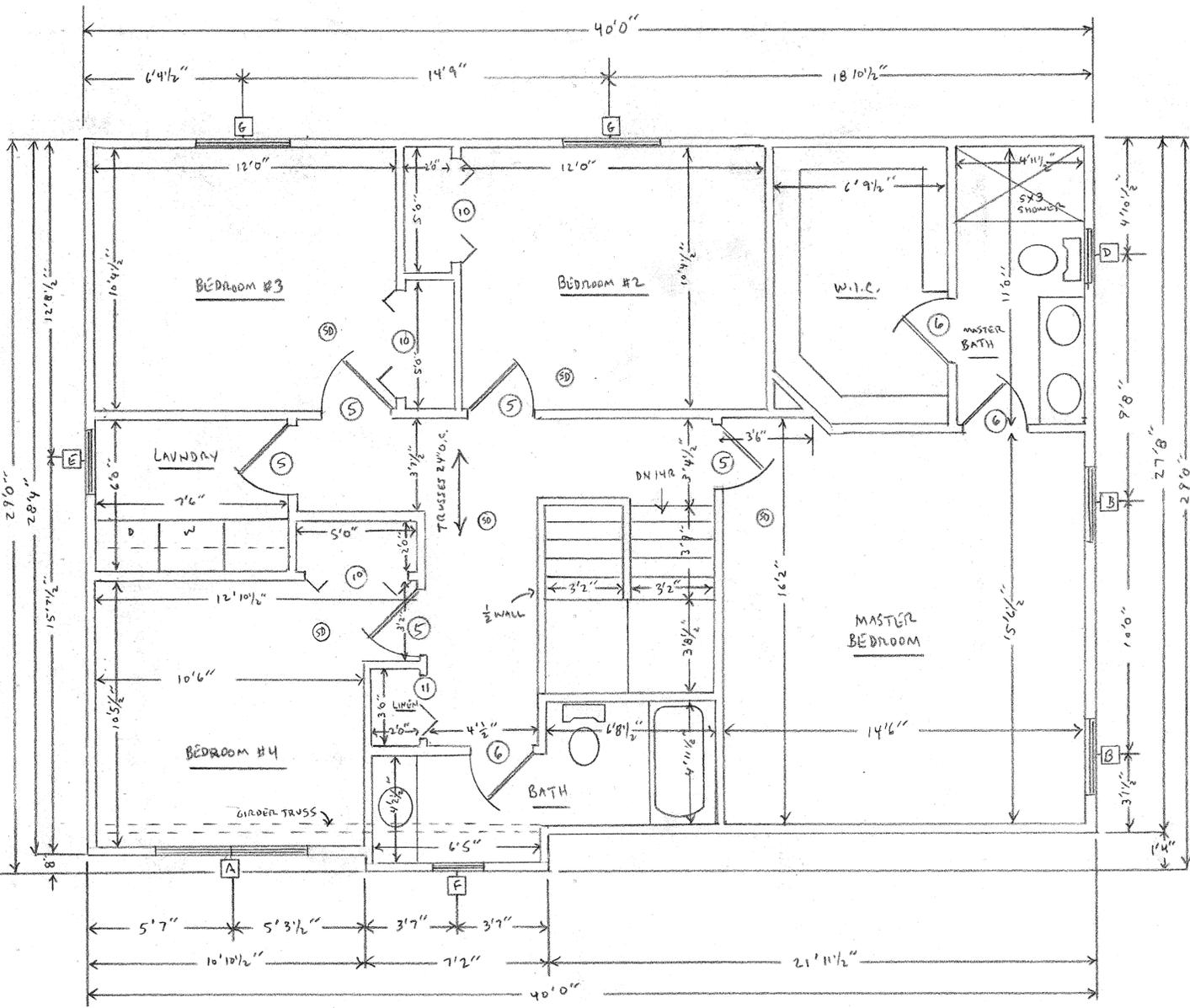
2083 ✕



REAR ELEVATION  
SCALE: 1/4" = 1'0"



**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'0" 960  
 NOTE: DIMENSIONS DO NOT INCLUDE BACK



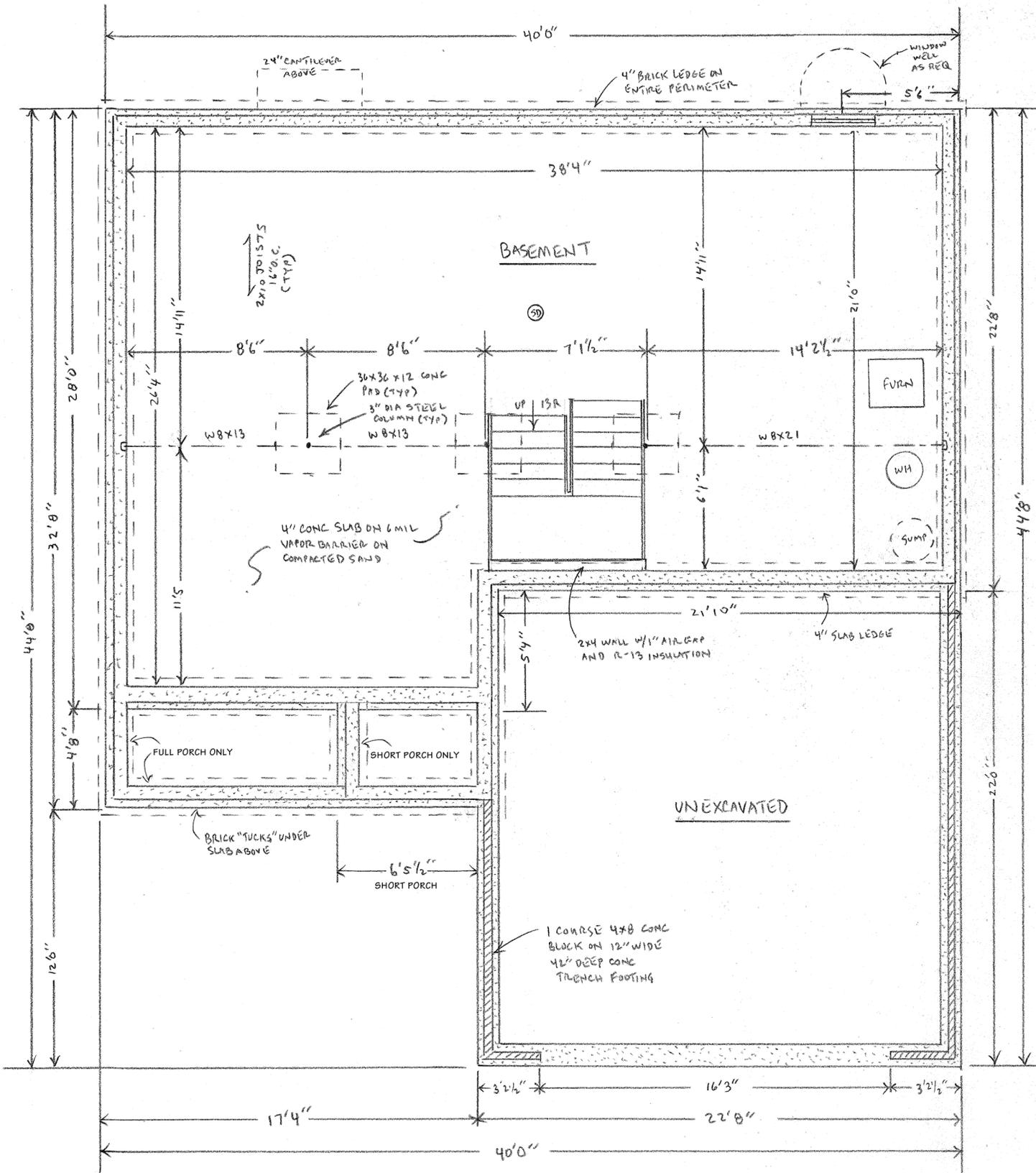
**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'0" 1123

| KEY | SIZE        | QTY | SCHEDULE                         |
|-----|-------------|-----|----------------------------------|
| 1   | 16'0"       | 1   | OVERHEAD GARAGE                  |
| 2   | 5'0" x 8'   | 1   | 3' x 6' PANEL EXT 1/2" SIDELITES |
| 3   | 6'0" x 8'   | 1   | SLIDING GLASS                    |
| 4   | 2'8" x 8'   | 1   | FIRE RATED                       |
| 5   | 2'8" x 8'   | 6   | INT. SWING                       |
| 6   | 2'0" x 6'8" | 5   | INT. SWING                       |
| 7   | 5'0" x 6'8" | 1   | BIFOLD                           |
| 8   | 4'0" x 6'8" | 1   | BIFOLD                           |
| 9   | 5'4" x 6'8" | 1   | INT. FRENCH                      |
| 10  | 4'0" x 6'8" | 3   | BIFOLD                           |
| 11  | 2'0" x 6'8" | 1   | BIFOLD                           |

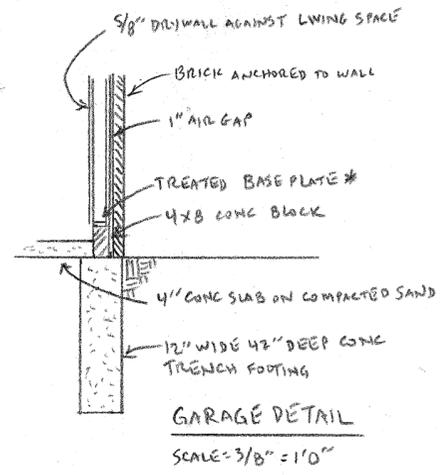
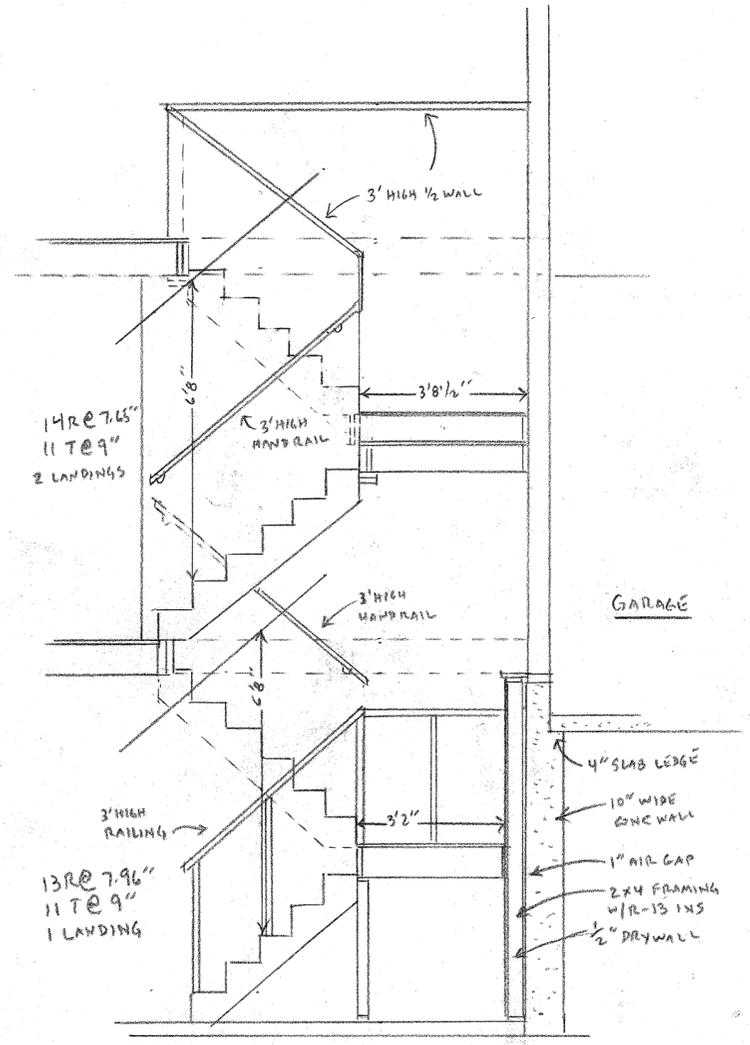
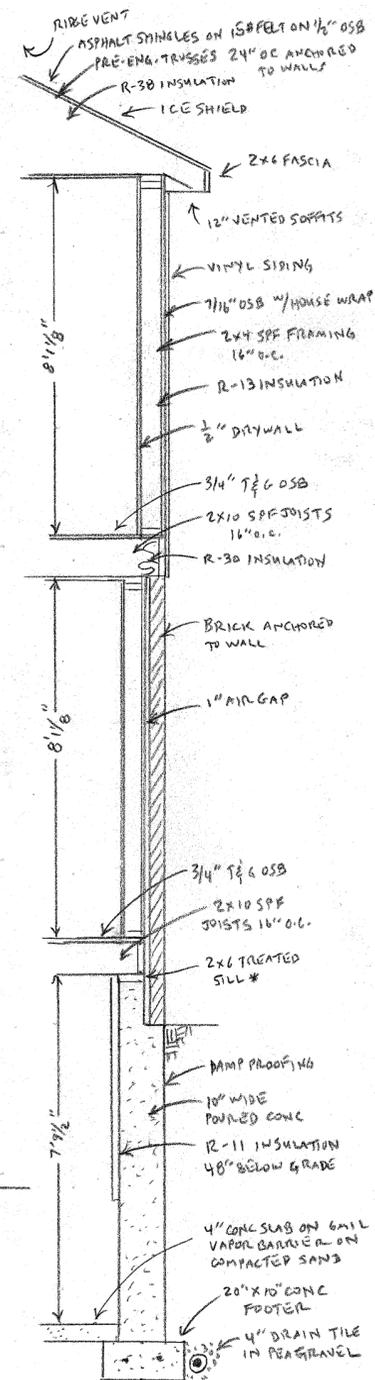
| KEY | SIZE      | QTY | DESC                 |
|-----|-----------|-----|----------------------|
| A   | 6'0" x 5" | 2   | (2) 3'0" S.H. MULLED |
| B   | 3'0" x 5" | 4   | S.H.                 |
| C   | 3'0" x 3" | 1   | GLIDER               |
| D   | 2'0" x 3" | 2   | S.H.                 |
| E   | 2'4" x 4" | 1   | S.H.                 |
| F   | 2'0" x 5" | 1   | S.H.                 |
| G   | 4'4" x 4" | 2   | GLIDER               |

NOTE: SIZES VARY BY MFR

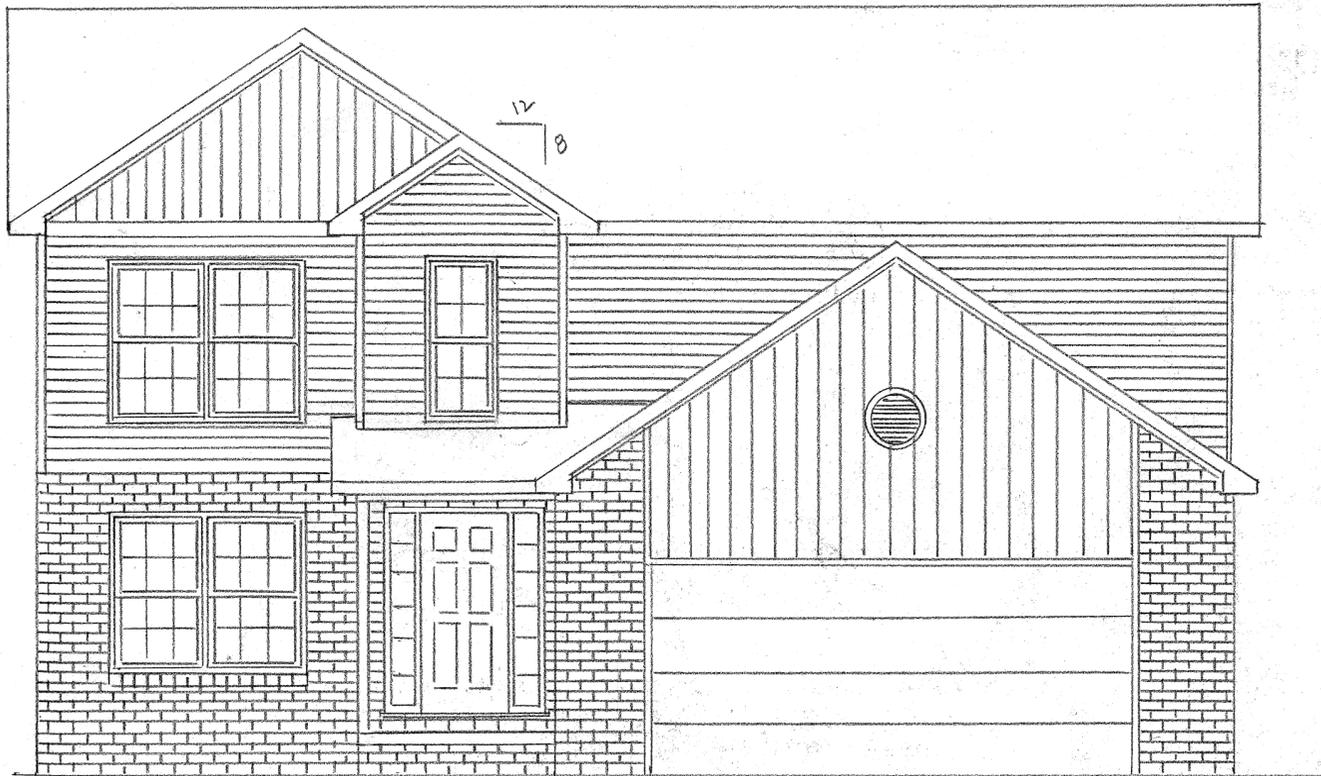
NOTE: ALL WALLS DRAWN 4 1/2" THICK  
 NOTE: 2x12 HDRS OVER EXT DOORS & WINDOWS  
 NOTE: SMOKE DETECTORS/COMMONS WIRED IN SERIES WITH BATTERY BACKUP



NOTE: SMOKE DETECTORS/CO MONITORS WIRED IN SERIES WITH BATTERY BACK UP  
 NOTE: BUILDER TO DETERMINE FURN, WH, SUMP & EGRESS WINDOW



\* ANCHORED 12" FROM CORNERS & 72" O.C.

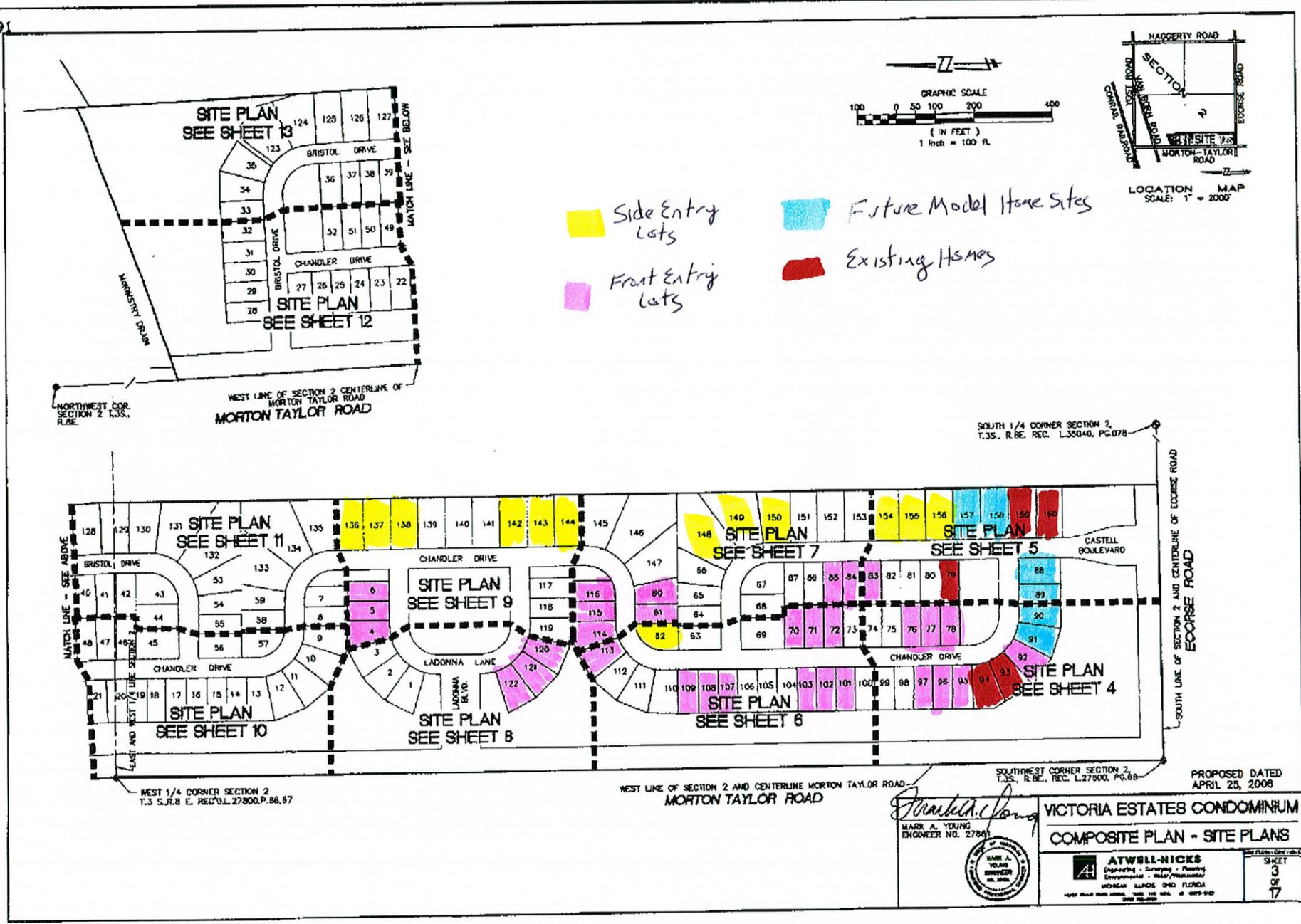


ALT. FRONT ELEVATION

SCALE: 1/4" = 1'0"

Li-45720 Pa-191

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# PLANNING & ZONING APPLICATION

Case number 18-007

Date Submitted 4-23-18

### APPLICANT INFORMATION

Applicant Gilbert Homes, Inc. Phone 248-661-6022  
 Address 5645 Silver Pond Fax " "  
 City, State W. Bloomfield MI Zip 48322  
 E:mail gilberthomes@gmail.com Cell Phone Number \_\_\_\_\_  
 Property Owner Gilbert Homes of Van Buren LLC Phone \_\_\_\_\_  
(if different than applicant)  
 Address SAME AS ABOVE Fax \_\_\_\_\_  
 City, State \_\_\_\_\_ Zip \_\_\_\_\_  
 Billing Contact Bruce Gilbert Phone \_\_\_\_\_  
 Address SAME AS ABOVE Fax \_\_\_\_\_  
 City, State \_\_\_\_\_ Zip \_\_\_\_\_

### SITE/PROJECT INFORMATION

Name of Project Arlene Arbors  
 Parcel Id No. V125-83- See Attached Project Address See Attached  
 Attach Legal Description of Property \_\_\_\_\_  
 Property Location: On the South Side of Savage Road; Between Sumpter Road  
 and Martinsville Road. Size of Lot Width \_\_\_\_\_ Depth \_\_\_\_\_  
 Acreage of Site \_\_\_\_\_ Total Acres of Site to Review \_\_\_\_\_ Current Zoning of Site \_\_\_\_\_  
 Project Description: \_\_\_\_\_

Is a re-zoning of this parcel being requested? No YES (if yes complete next line) NO  
 Current Zoning of Site Residential 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 \_\_\_\_\_  
 Is there an official Woodland within parcel? No 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 requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

### OWNER'S AFFIDAVIT

GILBERT HOMES

Print Property Owners Name



Signature of Property Owner

4/19/18

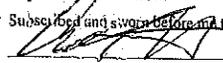
Date

**AMY L. HOLLINSHEAD**  
 Notary Public, State of Michigan  
 County of Wayne  
 My Commission Expires Nov. 05, 2019  
 Acting in the County of Wayne

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 19th day of April 2018

 Notary Public, Wayne County, Michigan My Commission expires 11/5, 2019

| Gilbert Homes Arlene Arbors Lots |                    |  |
|----------------------------------|--------------------|--|
| Lot                              | Tax Id             | Address  |
| 13                               | 83-105-01-0013-000 | 14151 Arlene Ln., Van Buren Township, MI 48111 |
| 14                               | 83-105-01-0014-000 | 14173 Arlene Ln., Van Buren Township, MI 48111 |
| 21                               | 83-105-01-0021-000 | 14256 Arlene Ln., Van Buren Township, MI 48111 |
| 27                               | 83-105-01-0027-000 | 14004 Arlene Ln., Van Buren Township, MI 48111 |
| 29                               | 83-105-01-0029-000 | 13920 Arlene Ln., Van Buren Township, MI 48111 |
| 32                               | 83-105-01-0032-000 | 13794 Arlene Ln., Van Buren Township, MI 48111 |
| 33                               | 83-105-01-0033-000 | 13752 Arlene Ln., Van Buren Township, MI 48111 |
| 34                               | 83-105-01-0034-000 | 13710 Arlene Ln., Van Buren Township, MI 48111 |



# Memo

**DATE:** May 4, 2018  
**TO:** Planning Commission  
**FROM:** Ron Akers, AICP – Director of Planning & Economic Development  
**RE:** SPR 18-007 Site Plan Amendment for Gilbert Homes regarding Architectural Elevations in Arlene Arbors Subdivision.

---

The applicant, Gilbert Homes, is requesting architectural approval for one (1) additional façade elevation for residential dwellings in the Arlene Arbors development. He has already been approved for three (3) other elevations in the subdivision. Please keep in mind that the elevation is different, but the floor plans and sizes of the home will be the same as what was previously approved. There is an existing Planned Residential Development (PRD) Agreement in place for the property which was approved in 1999.

This plan is subject to the PRD agreement, and the standards of the Zoning Ordinance, specifically section 5.115 which addresses specific development standards for single family dwellings in site condominiums and subdivisions.

The following is my review of the architectural plans based on the Zoning Ordinance and PRD agreement:

## Comments

### 1. Site Plan

The setbacks, as described in the approved site plan for the Arlene Arbors development, depict a front yard setback of 25', a rear yard setback of 35', and a required side yard setback of 10'. The lots sizes in the development are approximately 70' in width and 120' in depth.

The submitted plans depict the widths of 41' and depths of 46' 4". Based on this the provided plans have sufficient width that will fit within the setbacks on the parcels in the Arlene Arbors development.

### 2. Floor Area

The PRD agreement does not require dwelling square footages which are different from the Zoning Ordinance. Due to this the minimum required home square footage is 1,800 square feet per the R1-A zoning district requirements. The proposed floor plan for the home is 2,068 square feet. Based on this the standard in the Zoning Ordinance has been met.

### **3. Facade Elevations**

The Zoning Ordinance requires that a property meet the substantially different standard from neighboring properties. The substantially different requirement can be achieved by varying three or more of the following criteria.

**(i) Roof style.** Roof style is determined by location and orientation of the principal ridge line and adjacent sloping sections. Different roof styles include but are not limited to gable, reverse gable, Cape Cod, gambrel, hip, mansard and flat, etc.

**(ii) Roof pitch.** Roof pitch is determined by measuring the ratio of vertical to horizontal units in the sloping segments of the principal section of the roof of a structure. Different roof pitches are three (3) or more vertical units in twelve (12) from each other including, for example, 6:12 and 9:12 or 8:12 and 11:12, etc.

**(iii) Exterior Material.** Exterior material describes the material present area of structure. Different exterior materials include but are not limited to horizontal siding, vertical siding, shingles/shakes, brick, stone and stucco, etc.

**(iv) Location of Major Design Features Relative to Main Mass.** Major design features include but are not limited to attached garages, porches, porticos, breeze-ways, gables, dormers and/or similar major features. Different locations of major design features relative to the main mass of a structure include but are not limited to in front of, beside, on top of, and/or in some other location relative to the main mass of the structure.

**(v) Location of Windows Doors Relative to Main Mass.** Windows and doors on a structure can take on various configurations. Different location of windows and doors relative to the main mass of a structure include but are not limited to center door, off-center door and no door, with windows on either or both sides of and/or above the door.

Based on the lots which are being purchased, the applicant can meet the substantially different requirement by providing three elevations which are different from one another. The applicant has already provided this and wants to add an additional elevation to add an additional option for the subdivision. Based on the previous approvals this standard has already been met.

### **4. Building Materials**

The Zoning Ordinance requires that at least 50% of the total wall area of residential structures to be brick or stone. This requirement has been met by the provided plans.

### **5. Side Entry Garages**

The applicant has approved elevations which depict side entry garages. This requirement has been met.

## **6. Other Considerations**

The applicant will be required to obtain architectural approval from the Home Owners Association for the proposed elevations. The Township cannot withhold building permits until this is obtained, but it is still a required to construct homes in this subdivision.

## **Recommendation**

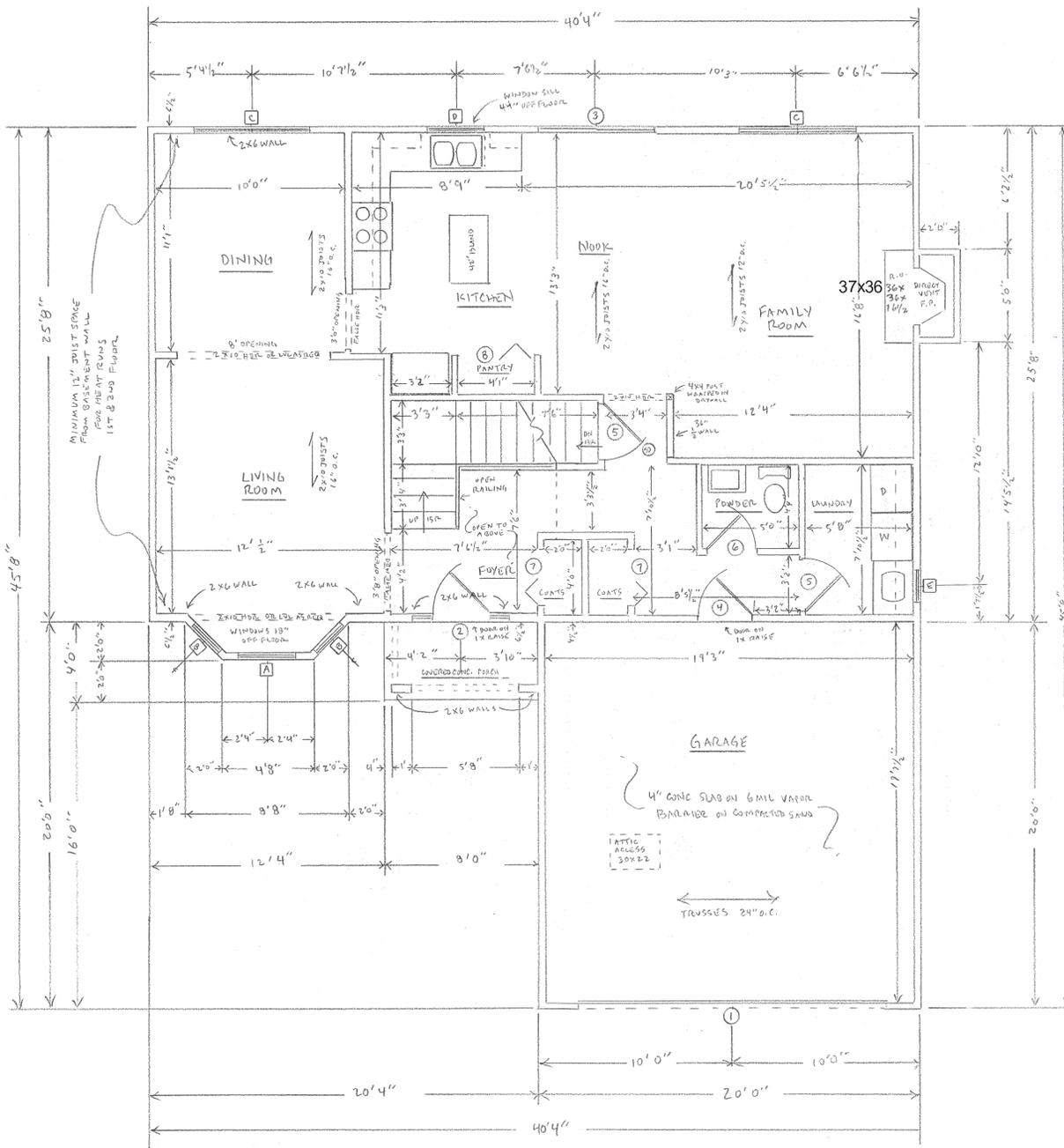
Based on the comments listed above staff recommends that the Planning Commission approve an amendment to the site plan for the Arlene Arbors development in order to allow Gilbert Homes to construct homes consistent with the provided plan which depict an elevation to be constructed on the remaining lots in the subdivision. This approval should be based upon the staff review letter dated May 4, 2018 and conditioned upon the following:

1. Township Planning Staff shall review each application for a new single family home in order to determine that the new home meets the required setbacks and that the elevation meets the Township's "Substantially Different" architectural design standards set forth in the Zoning Ordinance.
2. The Planning Commission recommends that the applicant make efforts to obtain architectural approval from the Home Owners Association of Arlene Arbors.



FRONT ELEVATION  
SCALE: 1/4" = 1'0"





| DOOR SCHEDULE |       |     |                               |
|---------------|-------|-----|-------------------------------|
| KEY           | SIZE  | QTY | DESC                          |
| 1             | 16'7" | 1   | OVERHEAD GARAGE               |
| 2             | 5'6"  | 1   | 3" 6 PANEL EXT 1/2" SIDELITES |
| 3             | 6'6"  | 1   | SLIDING GLASS                 |
| 4             | 2'8"  | 1   | FIRE-RATED                    |
| 5             | 2'8"  | 2   | INT SWING                     |
| 6             | 2'6"  | 1   | INT SWING                     |
| 7             | 3'6"  | 2   | BIFOLD                        |
| 8             | 4'6"  | 1   | BIFOLD                        |

R.O. 65 X 82 1/4 ON 1X  
R.O. 38 X 82 1/4 ON 1X

| WINDOW SCHEDULE |      |     |        |
|-----------------|------|-----|--------|
| KEY             | SIZE | QTY | DESC   |
| A               | 3'6" | 1   | S.H.   |
| B               | 2'6" | 2   | FIXED  |
| C               | 6'5" | 2   | GLIDER |
| D               | 3'3" | 1   | GLIDER |
| E               | 2'3" | 1   | GLIDER |

NOTE: SIZES VARY BY MEN

### FIRST FLOOR PLAN

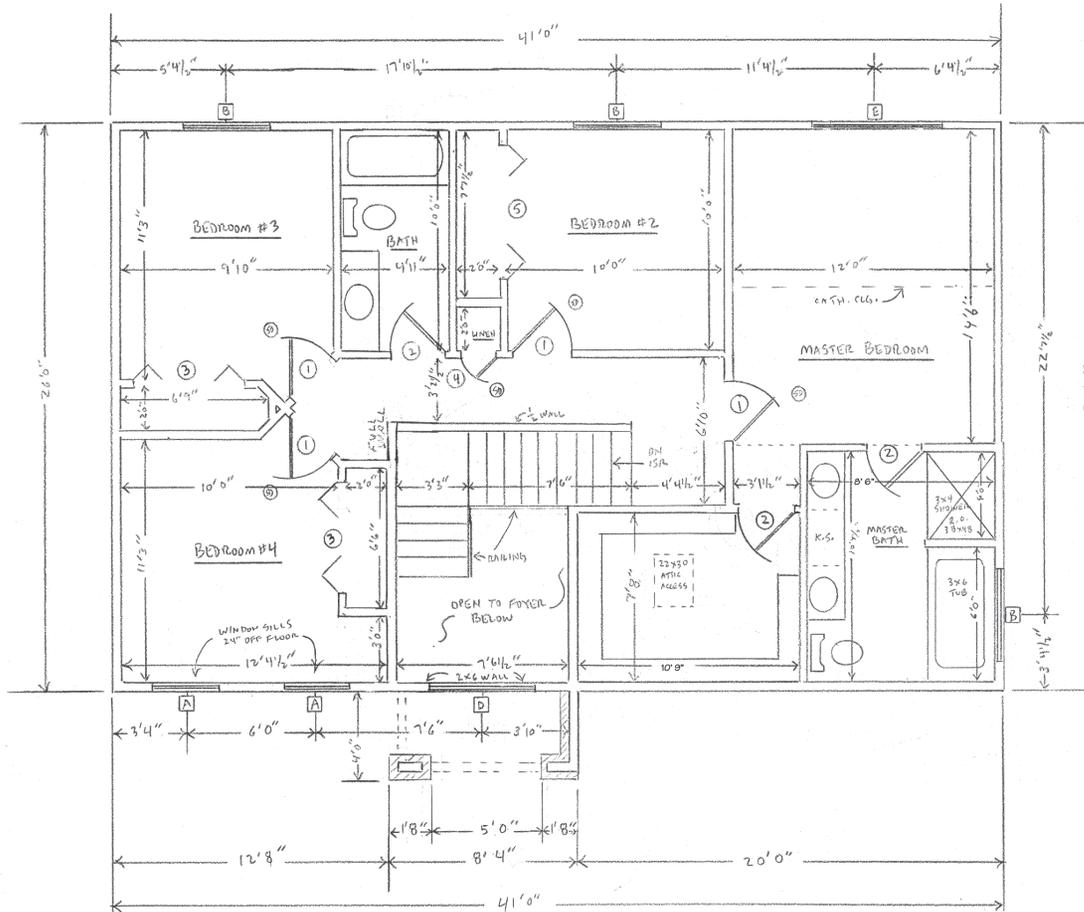
SCALE: 1/4" = 1'0" 1066 SQ. FT.

- NOTE: ALL WALLS DRAWN 4 1/2" THICK UNLESS NOTED
- NOTE: EXT. DIMENSIONS DO NOT INCLUDE BRICK
- NOTE: 2x12 HOBS FOR EXT. DOORS & WINDOWS
- NOTE: SMOKE DETECTORS W/IN SERIES W/BATTERY BACKUP
- NOTE: TRENS & RISERS 1" PAST DRY WALL AT FOYER STEPS
- NOTE: ALL HEADERS AS HIGH AS POSSIBLE
- NOTE: 1ST FLOOR WINDOW HEADERS AT 7'8" EXCEPT KITCHEN SILL AT 44" AND L.R. SILLS AT 18"
- NOTE: USE 2 STUDS ON EXT. CORNERS
- NOTE: 1/8" GR 4 SIDES ON DECK & ROOF
- NOTE: USE GLIDER IN PLACE OF BRICKS AT EXT WALLS
- NOTE: DOORS #2' x 83 BIFOLD #1" x 82 1/2

master tub RO 38 x 72 1/4"

master shower RO 48 1/4"

main tub RO 60 1/4"



| DOOR SCHEDULE |      |     |            |
|---------------|------|-----|------------|
| KEY           | SIZE | QTY | DESC       |
| 1             | 2'8" | 4   | INT. SWING |
| 2             | 2'6" | 3   | INT. SWING |
| 3             | 5'6" | 2   | BI-FOLD    |
| 4             | 1'6" | 1   | PIVOT      |
| 5             | 6'6" | 1   | BI-FOLD    |

| WINDOW SCHEDULE |      |     |                   |
|-----------------|------|-----|-------------------|
| KEY             | SIZE | QTY | DESC              |
| A               | 3'5" | 2   | S.B. (EGRESS)     |
| B               | 4'4" | 2   | GLIDER (EGRESS)   |
| C               | 4'4" | 1   | GLIDER (TEMPERED) |
| D               | 5'6" | 1   | FIXED             |
| E               | 6'5" | 1   | GLIDER            |

SILLS 24" OFF FLOOR

NOTE: SIZES VARY BY MFR.

### SECOND FLOOR PLAN

SCALE: 1/4" = 1'0" 1002 59.11.

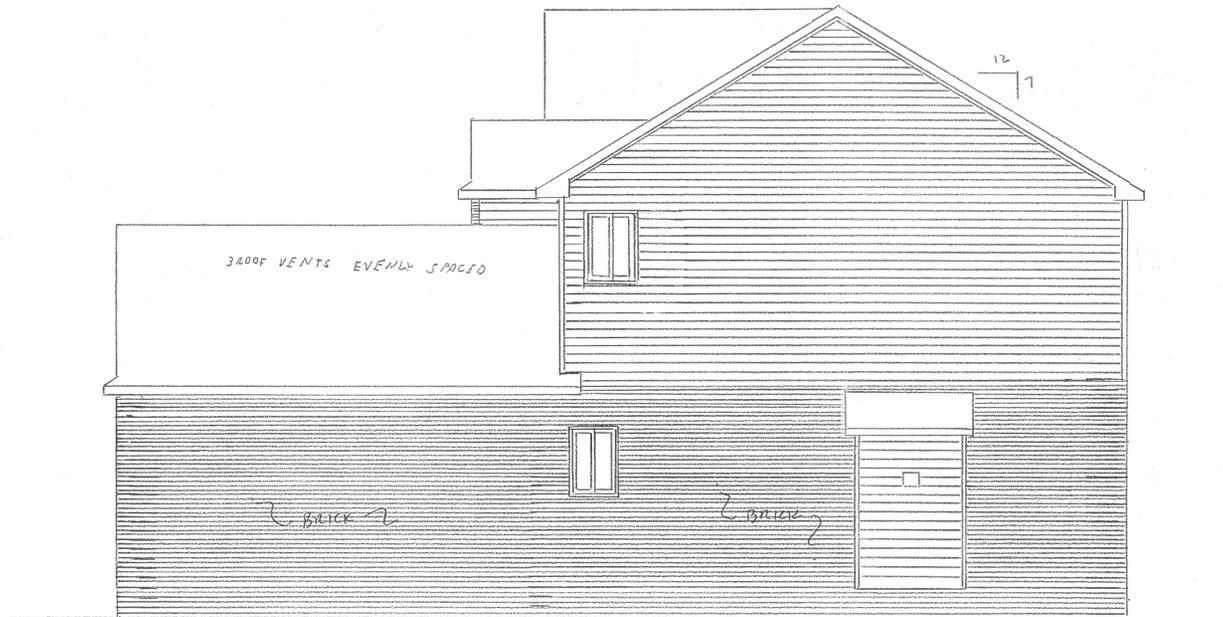
NOTE: ALL WALLS DRAWN 1/2" THICK UNLESS NOTED

NOTE: 2x10 HRS OVER WINDOWS (UNLESS NOTED)

NOTE: SMOKE DETECTORS WIRED IN SERIES W/BATT. BACKUP



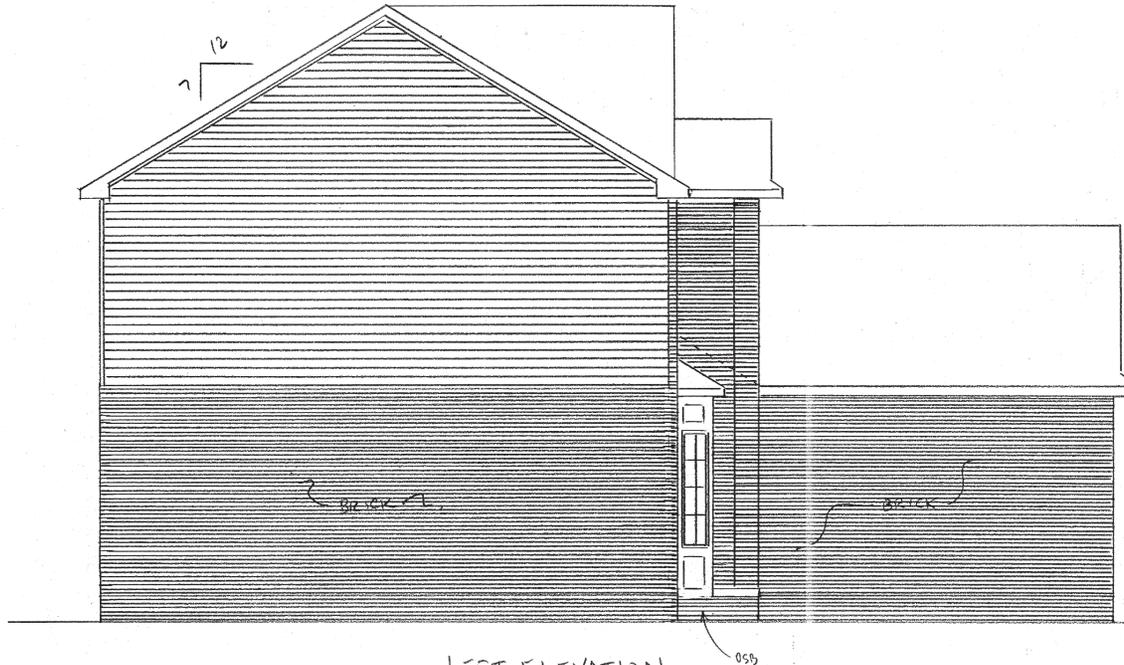
FRONT ELEVATION  
SCALE: 1/4" = 1'0"



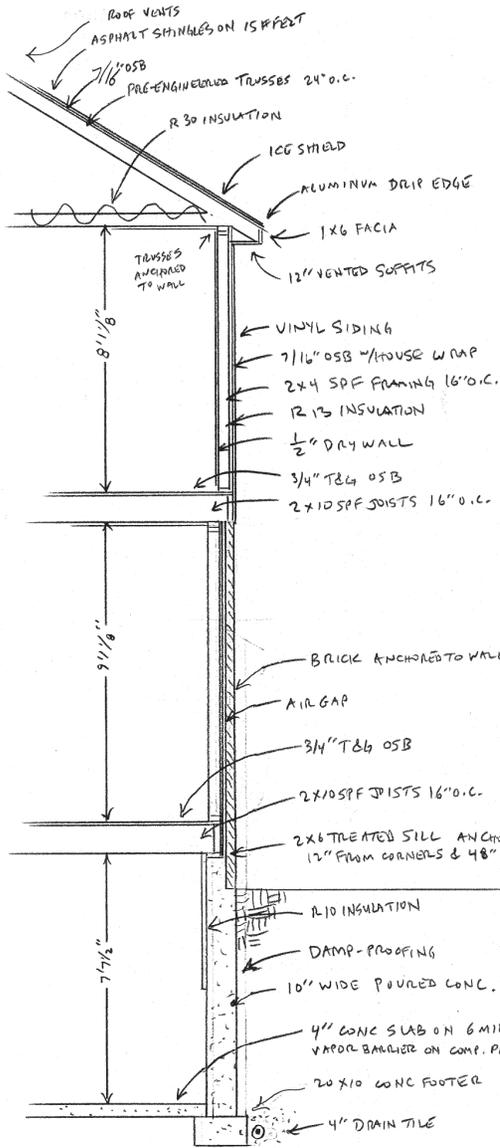
RIGHT ELEVATION  
SCALE: 1/4" = 1'0"



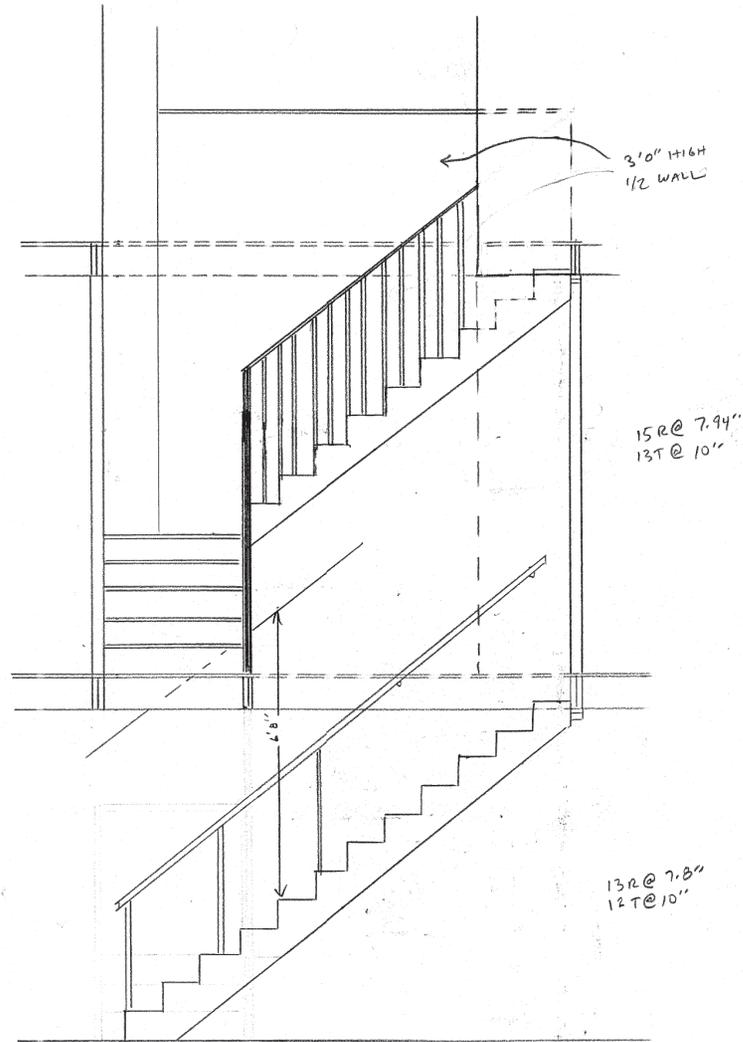
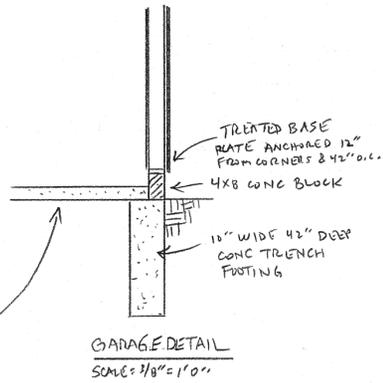
REAR ELEVATION  
SCALE: 1/4" = 1'0"



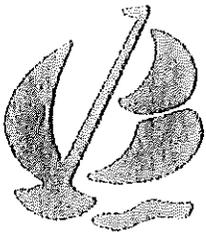
LEFT ELEVATION  
SCALE: 1/4" = 1'0"



TYPICAL WALL SECTION  
SCALE: 3/8" = 1'-0"



STAIRCASE SECTION  
SCALE: 1/2" = 1'-0"



CHARTER TOWNSHIP OF VAN BUREN  
 APPLICATION FOR  
 TEMPORARY LAND USE/SPECIAL EVENT  
 46425 TYLER ROAD  
 BELLEVILLE, MI 48111

RECEIVED

MAY 01 2018

DATE: \_\_\_\_\_

18-008

BY: \_\_\_\_\_

BUSINESS NAME: ANGRY TIGER FIREWORKS LLC

CONTACT PERSON: FRANCO MATTEI PHONE # 734-334-6141

SUPERVISOR FOR SITE: FRANCO MATTEI PHONE # 734-334-6141

EVENT TITLE: FIREWORKS RETAIL SALES

TYPE OF EVENT: RETAIL FIREWORKS SALES DATE(S): ~~JUNE 22~~ JUNE 22 - JULY 7

LOCATION OF EVENT: 41001 HURON RIVER DR

ADDRESS OF LOCATION: 41001 HURON RIVER DR

PROPERTY OWNER REPRESENTATIVE: GEORGE SHAMMAS PHONE # 734-6099-5810

ARE SIGNS PROPOSED FOR ADVERTISING:  YES  NO IF YES, INCLUDE LOCATIONS & DETAILS ON SHIPPING CONTAINER ONLY

OTHER \_\_\_\_\_

IF OUTSIDE USE OF THE SITE IS PROPOSED SUBMIT DRAWING OF LAYOUT AND INCLUDE CRITERIA ITEMS (ATTACHED)

NOTES:  
 IF NOISE ABOVE 65 DB, ODOR, GLARE, SMOKE, VIBRATION ARE EXPECTED BEYOND THE PROPERTY BOUNDRIES PLEASE EXPLAIN IN SEPARATE LETTER.

ALL STRUCTURES INSTALLED FOR THE SPECIAL EVENT MUST BE REMOVED FROM SITE NO LATER THAN THREE (3) DAYS AFTER THE EVENT.

PROCESSING FEE \$ \_\_\_\_\_ BOND FEE \$ \_\_\_\_\_ TOTAL \$ \_\_\_\_\_

[Signature]  
 (SIGNATURE OF APPLICANT)

5-2018  
 (DATE SIGNED)

\_\_\_\_\_  
 (APPROVED BY)

\_\_\_\_\_  
 (DATE SIGNED)



# Memo

**TO: Planning Commission**  
**FROM: Ron Akers, AICP**  
**Deputy Director – Planning and Economic Development**  
**RE: Review of Temporary Land Use Request #TLU18-008 Angry Tiger Fireworks**  
**At 41001 E. Huron River Drive.**

**DATE: May 19, 2018**

---

Angry Tiger Fireworks LLC is requesting a Temporary Land Use permit for a tent sale of fireworks at the Metro Park Party Store located at 41001 E. Huron River Drive. The use is proposed to be from June 22, 2018 through July 7, 2018, 9:00 a.m. to 10:00 p.m. Per the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval.

Under Section 7 of Michigan Public Act 256 of 2011, local units of government are limited in their ability to regulate the sale of fireworks within their communities. The Michigan Attorney General has issued an Opinion on this section of the Act (Opinion #7266), which states, “so long as the local ordinance does not prohibit fireworks vendors from undertaking their commercial operations in any way that other vendors may undertake their operations, the ordinance is not preempted by the Act.” Therefore, fireworks vendors are subject to the same Zoning Ordinance regulations as any other temporary land use.

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** – Based on a review of satellite images, the site currently appears to have 35 public parking spaces, 2 of which appear to be handicapped reserved. The proposed 20’x 20’ pole tent will maintain a 10-foot clearance for parking around it. The site will also have a storage container with a 10-foot additional setback. This proposal will result in a loss of 6 regular parking spaces. Based on our observations of parking levels on the site, we do not believe the temporary loss of 6 parking spaces will result in a parking shortage on the site. There is a planned construction project for the site, but it is not anticipated that construction will begin during this temporary land use period. Due to the access areas on the site being relatively tight it is recommended that any truck deliveries to any other businesses on the site occur after business hours to avoid conflicts with other vehicles or pedestrians.
- 2. Adequate drainage** – The site is in an existing parking lot that already has storm water drainage. The pole tent will not affect the amount of impervious surface or water that would be diverted into the storm system.

- 3. Compatibility with surrounding land uses** – The proposed use is retail sales in a parking lot of an existing shopping plaza. Therefore, the proposed use is compatible with on-site uses. The land uses around the site include industrial users to the north and south, and a bar/restaurant to the west. To the east, there is currently vacant property owned by the Huron Metropark Authority. Based on this and the proposed temporary use, there are no anticipated conflicts with the proposed activity.
- 4. Size, height, and type of construction of proposed buildings and structures in relation to surrounding site** – The pole tent and storage container are temporary in nature and tent sales regularly take place in parking lots, so no significant impacts are expected to the surrounding sites.
- 5. Sufficient setbacks from road right-of-ways and lot lines** – The tent is proposed to be located at the northeast corner of the site. The proposed tent and storage containers are projected to be at least 50' from Haggery and E. Huron River Drive. Based on this we believe that there is a sufficient setback from road right of ways and lot lines.
- 6. Adequate utilities** – Angry Tiger will supply its own electrical generation. The generator and electrical hook-up will be inspected to ensure compliance with National Fire Protection Association requirements.
- 7. Trash disposal and site clean-up** – Angry Tiger will be responsible for all trash disposal and site clean-up. They have indicated that in their letter they will maintain the site in a clean manner. Based on this the standard has been met.
- 8. Sanitary facilities** – Due to the short nature of the customer shopping, no sanitary facilities will be provided. The application has provisions for employee sanitary facilities, such as approved use of a bathroom in the main building or a porta-potty.
- 9. Hours of operation** – From 9:00 a.m. to 10:00 p.m. Although Van Buren Township has a Fireworks Ordinance (adopted in 1986) which requires fireworks sales to conclude at 9:00 p.m., Act 256 preempts this requirement as there is no restriction on the hours of operation for other temporary uses.
- 10. Outdoor light and signs**– No exterior lights are provided. It is likely that interior lights will be hung by the tent company. Although no temporary commercial sign permit requests have been received, the Zoning Ordinance permits one (1) 32 sq. ft. temporary sign for a period not to exceed 30 days. Any temporary signage must comply with the Zoning Ordinance before it obtains a sign permit from the Planning & Economic Development Division.
- 11. Other licenses and permits required** – The applicant has provided the Township with a copy of their State Tax License. A copy of a license authorizing the applicant as a Consumer Fireworks Retail Facility Permit will need to be provided by the applicant.
- 12. Potential noise, odor, dust, and glare** – The proposed temporary use should not increase the noise, odor, dust or glare from their use. Their location is an existing commercial/industrial area in the Township and no negative impacts are anticipated.

- 13. Fire lanes, fire protection, and security** – The application will need to be reviewed by the Van Buren Township Fire Marshal. Approval should be conditioned upon approval by the Van Buren Township Fire Marshall.
- 14. Off-site impacts of traffic volumes** – The roads in the immediate vicinity are major Township roads, and this temporary use is not likely to impact their flow or travel volumes.
- 15. Necessity of performance bond to ensure prompt removal** – The property owner will be responsible for ensuring the site is returned to its pre-sale condition. Due to this no performance bond should be required.
- 16. Other concerns which may impact the public health, safety, or general welfare** – The applicant has not provided a copy of their general liability policy to the Township. It will be recommended that the applicant provide this as a condition of approval.

### **Recommendation**

Township Planning staff is recommending approval of this application based on the findings in the May 19,2018 review letter, subject to the following conditions:

1. The applicant provides a copy of their Consumer Fireworks Retail Facility Permit to the Township.
2. The applicant provides a copy of their certificate of general liability insurance coverage to the Township.
3. The applicant obtains approval from the Van Buren Township Fire Marshall.
4. That any truck deliveries to the site occur do not occur during business hours.

## Logistics and Security ,Bathroom, Sanitation

### Storage, Transport

In regards to the transport of fireworks to magazine they will be delivered from various importers all firework shipments will contain a bill of lading that will include tare composition weight at time of purchase and transport to this facility which shall be kept on hand for inspection at anytime. 90% of fireworks at this facility be delivered the other 10% shall be moved to magazine in quantities of less than 500 lbs at one time.

In regards to security in the application of storage of fireworks at this facility a 20x8 magazine "shipping container" with a round tite pad lock will be utilized to secure fireworks. The magazine meets all NFPA, State, and Federal guidelines for safe and secure storage of 1.4 fireworks.

### Bathrooms

Bathrooms will be provided by land owners when applicable, as well as porta poties provided by Angry Tiger Fireworks when no other option is available.

### Sanitation

Angry Tiger Fireworks has a excellent reputation for keeping clean we will maintain our high standards by making sure we pick up after ourselves.

For questions call  
Frank Mattei 734 334 6141

Thank you

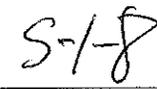
Permission for land use statement

To whom it may concern,

I George Shammass hereby give permission to Angry Tiger Fireworks LLC. To use the parking lot.

Located at 41001 for the purpose of a retail fireworks tent.

  
signature

  
date

use letter  
Bathroom And Trash Permission Tand use letter

I Arthur S. Shi give permission to Angry Tiger fireworks to use parking lot for retail firework sales, as well its employees are allowed to use the bathroom facilities, as well as the trash dumpster for cleanup purposes.

@ LOCATION: 41001 E HURON RIVER DR

Thank you.

Arthur S. Shi date

5/1/18

operating hours  
operation dates and times

To whom it may concern Angry Tiger Fireworks will be operating from June 22 to July 7

Hours of operation will be from 9am til 10pm

Thank You

## Security

To whom it may concern

All fireworks will be stored in a NFPA TYPE 54 shipping container on sight secured with a circle lock. A watchman will also be at the tent at night.

Thank You  
Franco Mattei

## Sales Tax Registration Notice

ANGRY TIGER FIREWORKS LLC  
ANGRY TIGER FIREWORKS LLC  
18509 SAVAGE RD  
BELLEVILLE, MI 48111-9671

Your annual  
return is due  
February 28

Below is your Sales Tax License. This license should be displayed in your place of business.

Treasury uses your Federal Employer Identification Number (FEIN) as your sales tax account number whenever possible. If you do not have an FEIN, Treasury has assigned you a 9 character account number beginning with "TR" and followed by a 7-digit number.

You should notify the Michigan Department of Treasury of changes to your business ownership, business address or federal employer number. You can complete these changes using Michigan Treasury Online (MTO) by visiting [www.michigan.gov/mtobusiness](http://www.michigan.gov/mtobusiness). You can access your existing MTO account or you will need to register your business to begin using Treasury's electronic services.

Effective with the mailing of this license, Treasury will no longer mail multiple licenses for businesses with more than one location. You may photocopy the license below as needed, or you may access your MTO account to print additional copies.

Note: The expiration date for the sales tax license is changed to December 31 and coincides with the calendar year it is issued for.

CUT ALONG THIS LINE

164 (Rev. 4-06)

STATE OF MICHIGAN  
DEPARTMENT OF TREASURY

ANGRY TIGER FIREWORKS LLC  
ANGRY TIGER FIREWORKS LLC  
18509 SAVAGE RD  
BELLEVILLE, MI 48111-9671

Sales Tax  
License

ACCOUNT NUMBER  
46-2371977

EXPIRATION DATE  
Dec 31, 2018

|           |      |         |    |       |              |          |
|-----------|------|---------|----|-------|--------------|----------|
| 100000    | 4774 | 82      | 35 | 00001 | 10           | A        |
| Tax Codes | Type | Co-City | K  | Loc.  | Seas. Months | Fiscal F |

Issued under authority of P.A. 167 of 1933, as amended.



## Angry Tiger Fireworks

41001 huron river dr

### Rule 8. Plans

#### (1)

(a) Minimum Distances from the following:

(i) Public Ways –

- To West haggerty over 50ft
- To huron river dr over 50ft

(ii) Buildings –

-To all occupied buildings over 100ft

(iii) Other CFRS facilities –

-Unknown

(iv) Motor vehicle fuel-dispensing station dispensers –

- Over 500 feet away

(v) Retail propane-dispensing station dispensers –

- Over 500 feet away

(vi) Flammable and combustible liquid above ground tank storage –

- Over 500 feet away

(vii) Flammable gas and flammable liquefied gas bulk above ground storage and dispensing areas within 300ft of the facility used for the retail sales of consumer fireworks.-

- Over 500 feet away

(b) Vehicle access and parking areas –

- See attached Map

(c) Location and type of portable fire extinguishers –

- See attached Layout

(d) Floor plan and layout of storage and displays to indicate compliance with this chapter and applicable state or local laws, ordinances, or regulations –

-See attached Layout

(e) Means of egress –

-See attached lay out

(f) Construction details –

**-See attached lay out**

**4. Vehicle parking is greater than 10ft from tent**

**5. Exit Signs for egress**

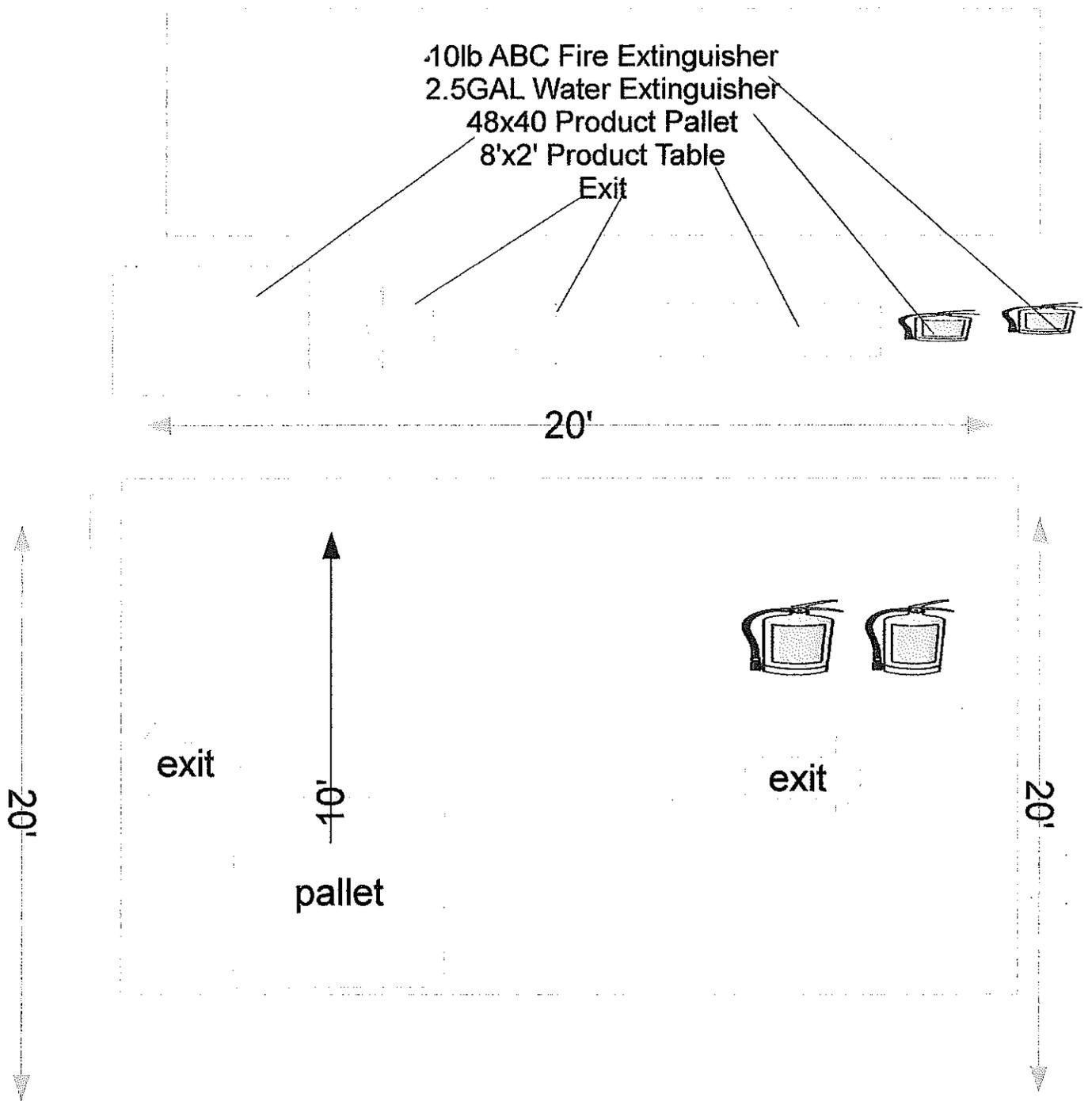
**(g)** The maximum expected quantity of pyrotechnic material on display-approximately 3-500 pounds

**(2)** Plans for pre-incident review and planning by local fire department will be sent to:  
van buren township fd

hours of operation mon thru sun 8 am til 10 pm

power to tent will be at night only by generator following NFPA guidelines

Parking will be marked and kept outside a 10 foot aera from tent.



### Pole Tent Layout

**NOTE** Patrons will be served from front of tent.

No patrons shall be allowed in tent

Operator only, exits are 8' openings

On both sides tent is 20x20

Pole tent open on both sides no flaps.

Huron river dr

non parking patron parking

ver Dr

shipping container

parking cone perimeter follow line

tent

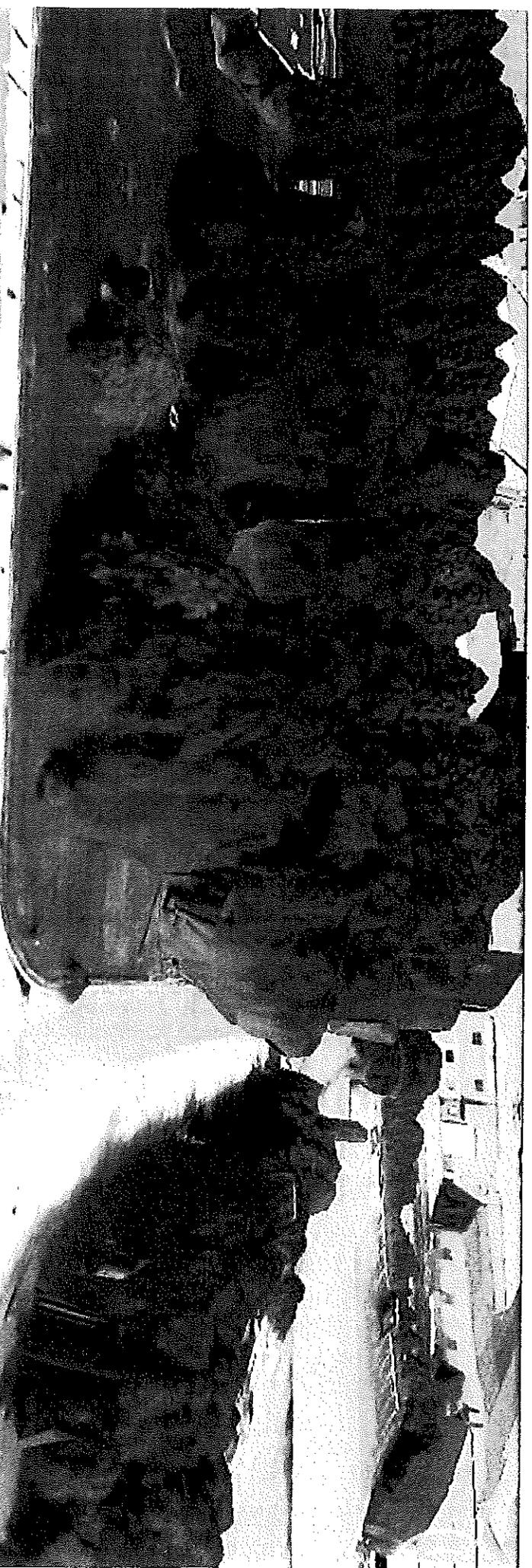
Shaggerly road

© 2015 Google

1999

42°12'36.00" N 83°26'22.83" W elev 656 ft eye alt

Google



22.26 ft right of way

86.82 ft

80.45 ft

center of huron river dr

28.52 ft right of way

27.52 ft right of way

center of haq

shipping container tent

29.29 ft right of way

arking

Image Landsat

Google ex

1999

42°12'36.20" N 83°26'22.92" W elev 656 ft eye alt 81



# Memo

**TO: Planning Commission**  
**FROM: Ron Akers, AICP**  
**Director of Planning and Economic Development**  
**RE: Metro Party Store Gas Pumps – Variance Comment and Review**  
**DATE: May 19, 2018**

---

The applicant is proposing a four-pump gas station at the existing Metro Park Party Store located at 41001 E. Huron River Drive. We are currently working through the site plan review process and it was identified that the current proposed site plan was deficient on several items and due to this our Planning & Engineering consultant will not be recommending that the Planning Commission grant preliminary site plan approval at this time. While we are working with the applicant on making corrections to the site plan, we still wanted to bring the site plan forward for the Planning Commission to make comments on the requested variances from the Township's Zoning Ordinance.

The Township's Zoning Ordinance has a provision which states as follows:

**“Section 12.401 Appeal and Notice Requirements:** (2) No appeal shall be taken to the BZA from a decision of the Planning Commission in connection with an approved and/or proposed site plan unless such appeal has first been reviewed by the Planning Commission and comments regarding the variance are provided in the minutes.”

Based on this section of the Zoning Ordinance the Planning Commission is required to review and comment the proposed variances in order for the BZA to consider them. In the spirit of continuing to move this project forward I wanted to conduct this prior to the Planning Commission considering the preliminary site plan approval. The following variances are being requested by the applicant:

Front Yard Setback Variance of 19' (75' required, 56' proposed)  
Rear Yard Setback Variance of ~9' (25' required, ~16' proposed)

I have attached the proposed site plan depicting the location of the fuel canopy, as well as minutes from the previous variance approval. I will provide additional comments on this item at the meeting. I look forward to your discussion on this matter.

CHARTER TOWNSHIP OF VAN BUREN  
BOARD OF ZONING APPEALS MINUTES

FEBRUARY 10, 1987

Vice-Chairman Kuchta called the meeting to order at 7:08 p.m.

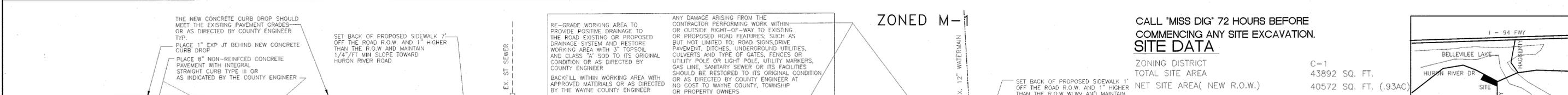
Roll call showed present: Kuchta, Dudick and Wagner. Smolinski arrived at 7:20. Absent: Meston. Staff present: Jones and Secretary Whitehead.

Minutes: Motion Dudick, support Wagner to approve the minutes of the January 13, 1987 meeting as presented. CARRIED.

Agenda: Item #1. Tkacz/Denski request variance on rear yard set-back in C-1 General Business on s/w corner Haggerty and Huron River Drive from required 20' to 10' to build strip shopping and service center at above location. Stanley Tkacz, architect, presented site plan print to illustrate and stated reasons variance needed as #1; because of the narrow lot, its advantageous for traffic and deliveries in front (large trucks couldn't make the turn behind the building) and #2; part of the 20' area is a drain and cannot be used for driveway. Dudick spoke with the Fire Chief and he saw no problem with the rear set-back reduction because the required side set-backs will be maintained. Motion Dudick, support Wagner to grant the variance based a on positive determination of all 6 points. CARRIED.

Item #2. Harold Akron, 1041 W. Huron River Drive request side yard variance to build storage building on vacant lot in M-2 district between 7175 and 7277 Rawsonville Road. Ordinance requires 50'; requesting to build 20' from south lot line. Ed Kabisky, engineer, indicated south of this property is a 100' gas line easement with no possibility of future building on that property. To eliminate excessive wastefulness of land, make more area usable, and with the hope of future expansion, requesting 30' side yard set-back variance. Motion Smolinski, support Wagner to grant a 30' variance, from 50' to 20' side yard set-back based on a positive determination of #1-hardship with the angle of property, the present ordinance cuts off to much use of property. Positive on #2 & #3 due to 100' easement on adjacent side. Positive on #4. #5 & #6 N/A. CARRIED.

Item #3. Roy Stabnau of 12054 Belleville Road request oversized attached garage, 43'x27', on new home to be built at 12080 Belleville Rd. Jeff Stabnau, representing Mr. Roy Stabnau, pointed to our ordinances' lack of size specifications. Mr. Stabnau's garage will be a 25'x27' 2 car garage, a dividing wall, then an additional 18' for antique car, workshop, equipment storage. Mr. Jones & Mr. Smolinski indicated a 24'x 30' maximum has always been the past practice. Jeff Stabnau passed out pictures of oversized garages already in the immediate area. Dudick requested to view site plan which showed garage as not being visible from Belleville Road and all set-back requirements met. Motion Smolinski, support Dudick to grant variance for oversized garage at 12080 Belleville Road based on a positive determination of points #1-#4. #5 & #6 N/A. CARRIED.

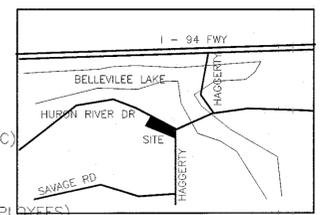


**CALL 'MISS DIG' 72 HOURS BEFORE COMMENCING ANY SITE EXCAVATION. SITE DATA**

ZONING DISTRICT C-1  
 TOTAL SITE AREA 43892 SQ. FT.  
 NET SITE AREA (NEW R.O.W.) 40572 SQ. FT. (.93AC)  
 EXISTING PLAZA 7975 SQ. FT.

STATION OPEN FROM 6AM TO 12 PM (TWO SHIFTS) (2 EMPLOYEES)  
 HOURS OF DELIVERY - 2 AM TO 6 AM

EXISTING PLAZA 4.5x 7975/1000 36 SPACES  
 4 / 1000 GFA  
 PAGE 189 - RETAIL STORES  
 GASOLINE STATION 2 FOR EACH GASOLINE PUMP 8 SPACES AT PUMPS  
 1 FOR EACH EMPLOYEE 1 SPACES  
 PROPOSED PARKING SPACES 45 SPACES  
 PARKING DIM. 35+8=41 SPACES 4 SHORT  
 B.F. PARKING SPACE 9'-6" x 20'-0"  
 26-50 2 - BARRIER FREE  
 PAGE 192  
 AT PUMPS 16'-0" x 20' (TWO)  
 8 SPACES



**KEY PLAN**

|                                       |          |
|---------------------------------------|----------|
| ACTUAL USE OF THE BUILDING:           | 8 SPACES |
| RETAIL = 2600 x 4.5 17000 = 12 SPACES |          |
| OFFICE = 5375/300 = 18 SPACES         |          |
| 4 PUMPS                               | 8 SPACES |
| EMPLOYEE                              | 1 SPACE  |
| TOTAL PROVIDED = 35+8 = 41 SPACES     |          |
| REQUIRED = 39 SPACES                  |          |

BUILDING TENANT:  
 RETAIL STORE 41001 2600 SF  
 STATE FARM OFFICE 41005  
 COMPUTER REPAIR SHOP OFFICE  
 HAIR SALON OFFICE

**ZONED M-2**

1- ALL ROOF TOP UNIT TO BE SCREENED FROM VISUAL VIEW  
 2- NO OUTSIDE STORAGE ARE ALLOWED  
 3- EXISTING SITE ALREADY SERVED WITH LIGHTING POLES AND WALL PACKS, NEW BUILDING TO RECEIVE WALL PACKS AND NEW LIGHT UNDER CANOPY OF MAX 10 FT CANDLES

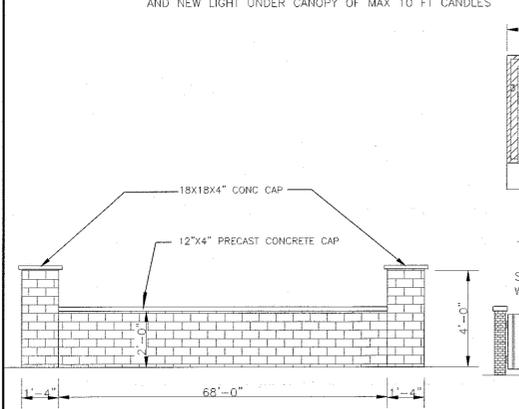
MAINTAIN TRAFFIC PER THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE PERMIT SPECIFICATIONS

**SITE PLAN**

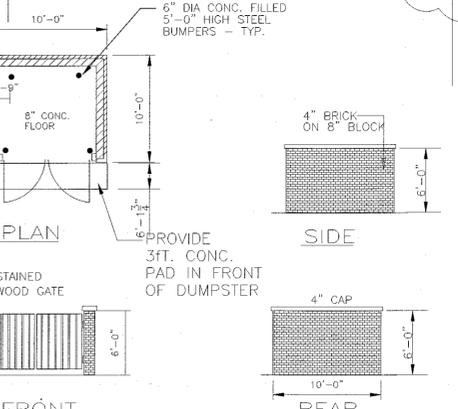
SCALE: 1"=20'-0"  
 AVE SITE LIGHT INTENSITY 5 TO 10 FOOT CANDLE  
 LIGHT INTENSITY UNDER CANOPY 20 TO 25 FOOT CANDLE

**ZONED M-2**

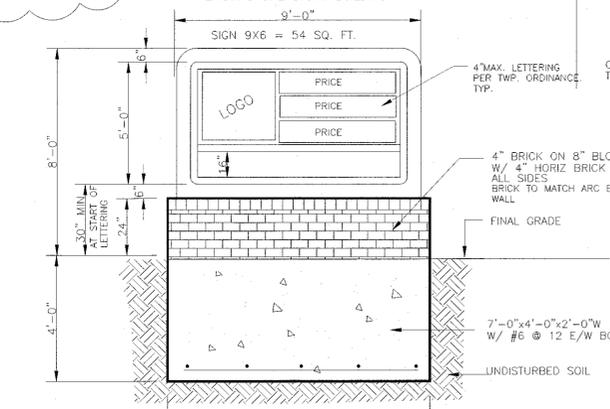
MAINTENANCE AGREEMENT - FOR SURFACE PAVED AREA  
 NO ADDITIONAL SIGNAGE IS PROPOSED AT THIS SUBMITTAL



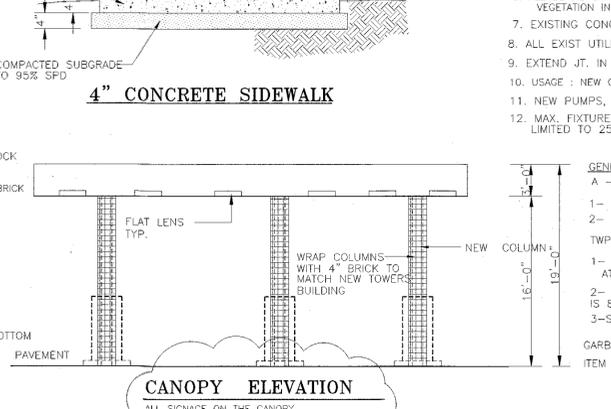
**BRICK FENCE WALL AT CORNER OF SITE**



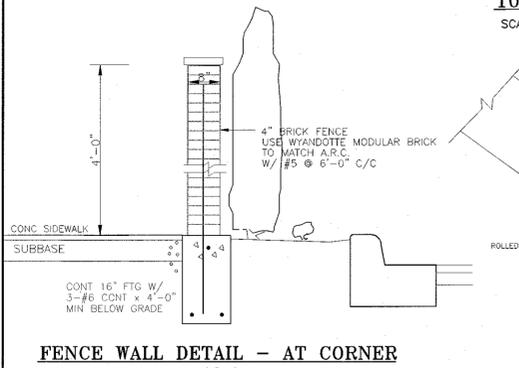
**10'x10' DUMPSTER ENCLOSURE ELEVATIONS**



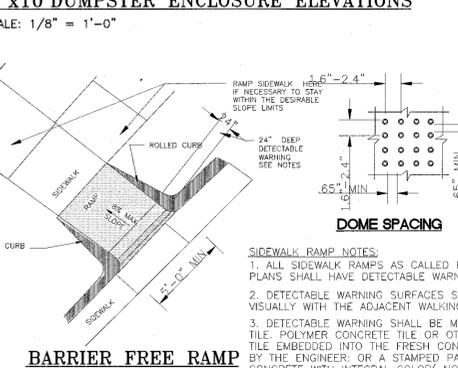
**MONUMENT SIGN DETAIL**



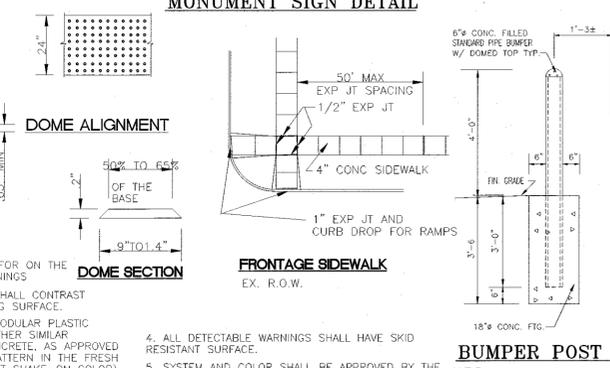
**CANOPY ELEVATION**



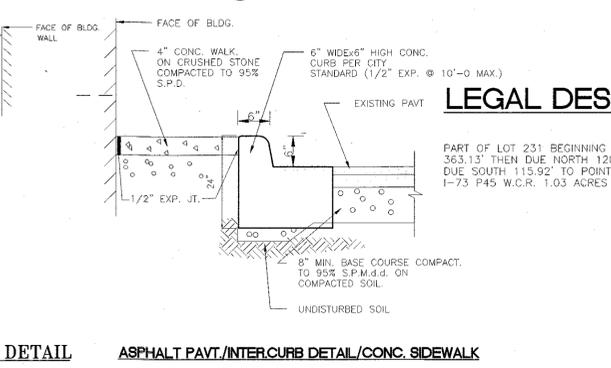
**FENCE WALL DETAIL - AT CORNER**



**BARRIER FREE RAMP**



**BUMPER POST DETAIL**

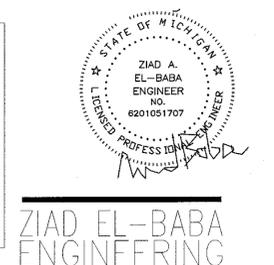


**ASPHALT PAVT./INTERCURB DETAIL/CONC. SIDEWALK**

**LEGAL DESCRIPTION:**

PART OF LOT 231 BEGINNING AT THE SOUTHEAST CORNER THEN N 86' 43'0"W 363.13' THEN DUE NORTH 120.91' THEN S 85' 38' 25"E . 362.90' DUE SOUTH 115.92' TO POINT OF BEGINNING . VAN BUREN PLAT #7, T3 SE, 1-73 P45 W.C.R. 1.03 ACRES

**GENERAL REQUIREMENTS:**  
 A - LOADING UNLOADING PAGE 195  
 1- LOADING UNLOADING : 0-10,000 SQ. FT. ONE 10'x25' IN AREA  
 2- LOADING REQUIREMENTS - 10,001- 50,000 ONE 10'x50' IN AREA  
 TWP REQUIREMENTS: PAGES 193-194  
 1- STRIPES 4" DOUBLE LINE, 24" APART, EXCEPT FOR FOUR PARKING AT THE PUMPS  
 2- FOR 90' PARKING, PARKING CAN BE REDUCED TO 18', IF SIDEWALK IS 8'-0" WIDE OR GREEN BELT IS WIDER BY 2' FROM WHAT IS REQUIRED  
 3- STACKING 10'x20'  
 GARBAGE SCREENING - PAGE 113  
 ITEM 2 - 6" HIGH WALL ENCLOSURE.



**ZIAD EL-BABA ENGINEERING**  
 674 GAUTHIER  
 TECUMSEH ONTARIO  
 N8N3P8 CANADA  
 CELL - 313-938-8767  
 MOBILE - 519-796-9882  
 FAX - 519-979-3535

| DATE      | REV. NO. | ISSUED FOR |
|-----------|----------|------------|
| NOV.28.17 |          | SITE PLAN  |
| APR.28.18 |          | SITE PLAN  |

Project:  
**NEW GAS STATION**  
 41001 HURON RIVER  
 VANBUREN MI

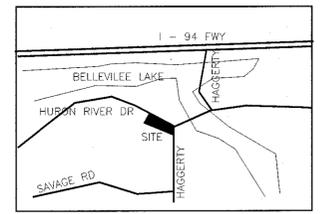
OWNER  
**TIMOTHY SHAMAS**  
 41001 HURON RIVER  
 VANBUREN MI

Drawing Title:  
**SITE PLAN**

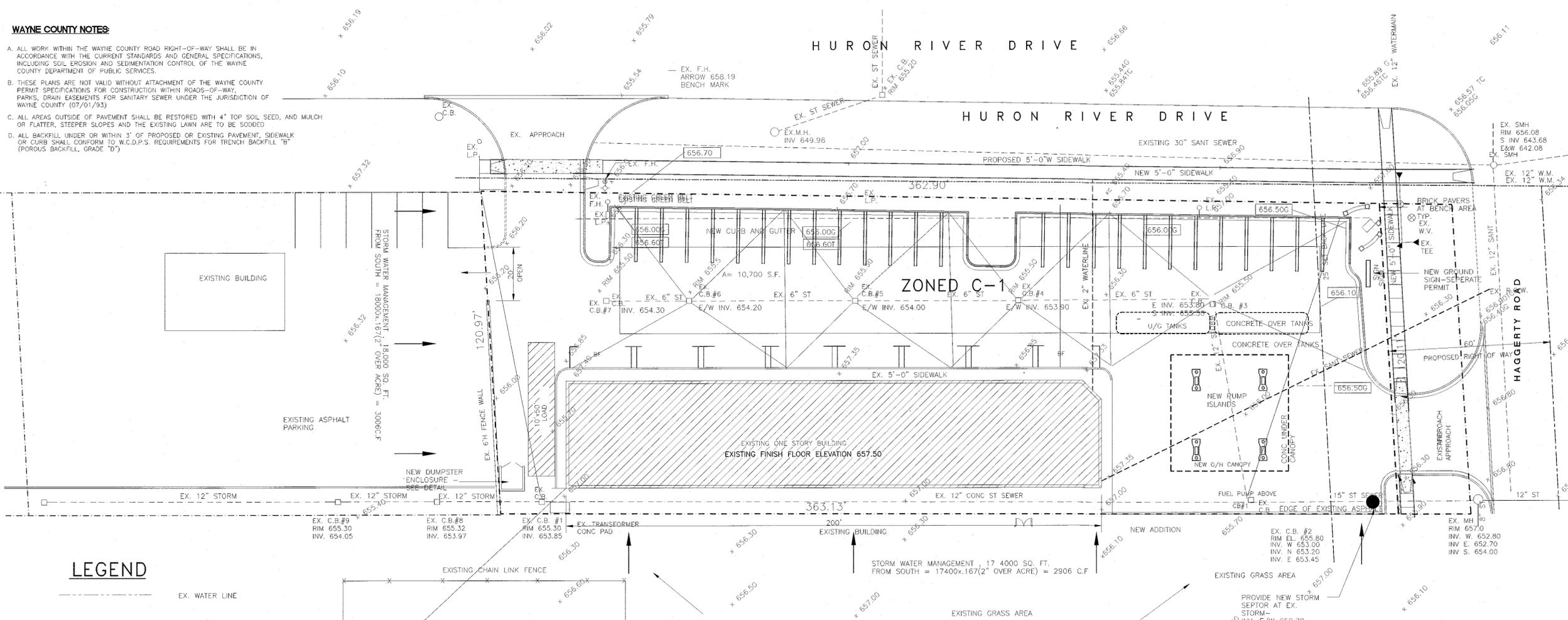
|                |             |
|----------------|-------------|
| Project Number |             |
| Scale          | AS NOTED    |
| Date           |             |
| Drawn By       |             |
| Checked By     |             |
| Drawing No.    | <b>SP-1</b> |

**WAYNE COUNTY NOTES:**

- A. ALL WORK WITHIN THE WAYNE COUNTY ROAD RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND GENERAL SPECIFICATIONS, INCLUDING SOIL EROSION AND SEDIMENTATION CONTROL OF THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES.
- B. THESE PLANS ARE NOT VALID WITHOUT ATTACHMENT OF THE WAYNE COUNTY PERMIT SPECIFICATIONS FOR CONSTRUCTION WITHIN ROADS-OF-WAY, PARKS, DRAIN EASEMENTS FOR SANITARY SEWER UNDER THE JURISDICTION OF WAYNE COUNTY (07/01/93)
- C. ALL AREAS OUTSIDE OF PAVEMENT SHALL BE RESTORED WITH 4" TOP SOIL SEED, AND MULCH OR FLATTER, STEEPER SLOPES AND THE EXISTING LAWN ARE TO BE SODDED
- D. ALL BACKFILL UNDER OR WITHIN 3' OF PROPOSED OR EXISTING PAVEMENT, SIDEWALK OR CURB SHALL CONFORM TO W.C.D.P.S. REQUIREMENTS FOR TRENCH BACKFILL "B" (POROUS BACKFILL, GRADE "D")



**KEY PLAN**



**EXISTING DRAINAGE PLAN**

SCALE: 1"=20'-0"  
 AVE SITE LIGHT INTENSITY 5 TO 10 FOOTCANDLE  
 LIGHT INTENSITY UNDER CANOPY 20 TO 25 FOOT CANDLE

**LEGEND**

- EX. WATER LINE
- EX STORM SEWER
- EX. SANITARY SEWER
- CATCH BASIN



**ZIAD EL-BABA ENGINEERING**

674 GAUTHIER  
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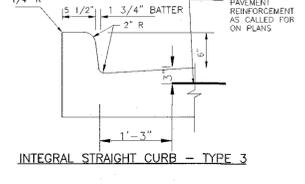
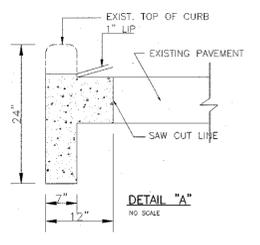
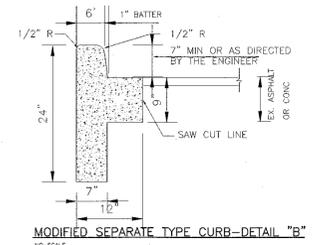
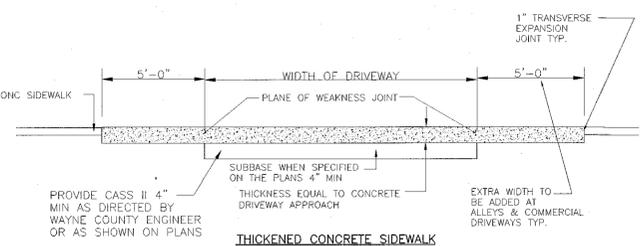
| DATE      | REV. NO. | ISSUED FOR |
|-----------|----------|------------|
| NOV.28.17 |          | SITE PLAN  |
| APR.28.18 |          | SITE PLAN  |

Project:  
**NEW GAS STATION**  
 41001 HURON RIVER  
 VANBUREN MI  
 OWNER:  
**TIMOTHY SHAMAS**  
 41001 HURON RIVER  
 VANBUREN MI

Drawing Title:  
**EXISTING DRAINAGE PLAN**

|                |          |
|----------------|----------|
| Project Number |          |
| Scale          | AS NOTED |
| Date           |          |
| Drawn By       |          |
| Checked By     |          |

Drawing No.  
**SP-2**



NOTE:  
 IF W.C.D.P.S. ENGINEER DETERMINE THAT CURB HAS CHIPPED SATISFACTORY THE CURB CUT WILL BE REMOVED BY SAWCUTTING AND REPLACED AS SHOWN

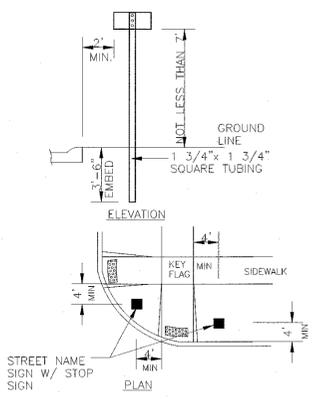
**LEGAL DESCRIPTION:**

PART OF LOT 231 BEGINNING AT THE SOUTHEAST CORNER THEN N 86° 43'0"W 563.13' THEN DUE NORTH 120.91' THEN S 85° 38' 25"E 362.90' DUE SOUTH 115.92' TO POINT OF BEGINNING, VAN BUREN PLAT #7, T3 SE, 1-73 P45 W.C.R. 1.03 ACRES

WHEN STREET SIGNS ARE CALLED FOR ON THE PLANS AT 4-WAY SIGNALIZED INTERSECTIONS, THEY SHALL BE PLACED ON THE N.E. CORNER AND S.W. CORNER OF THE INTERSECTION OF THE STANDARD LOCATION AS SHOWN ABOVE. IF AN OBSTACLE INTERFERES WITH PLACING THE SIGN AT THE N.E. CORNER OR S.W. CORNER AND WALK, IN THE CASE OF "T" INTERSECTION, THE STREET NAME SIGNS SHALL BE PLACED ON THE RIGHT STREET AS THE TOP LEG OF THE "T" IS APPROACHED. THE STREET NAME SIGNS ON MINOR STREET INTERSECTING A MAJOR STREET SHALL BE PLACED ABOVE THE STOP SIGN ON THE RIGHT HAND SIDE OF THE MINOR STREET AS THE MAJOR STREET IS APPROACHED.

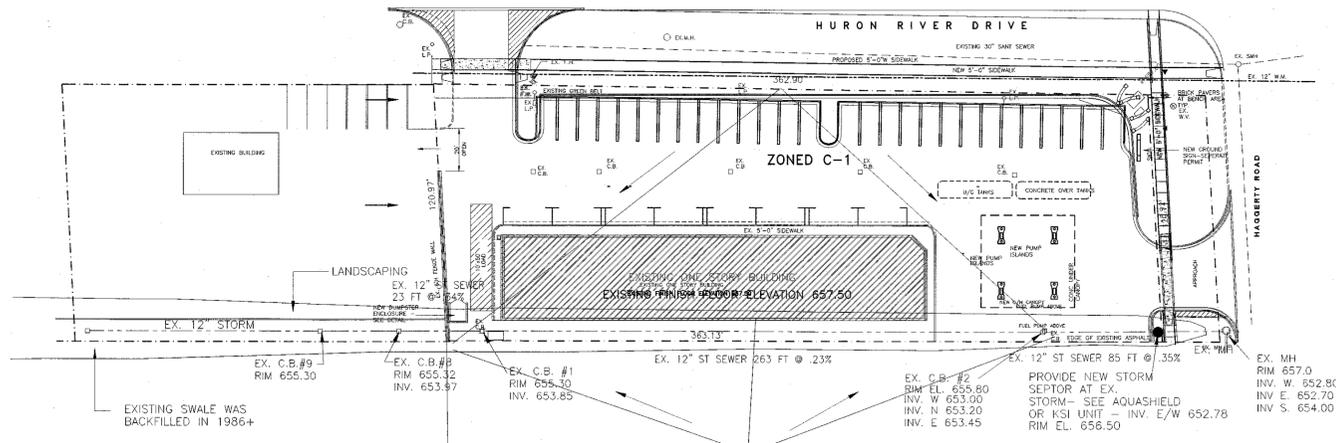
**SIGN SPECIFICATIONS:**

- MAJOR STREETS:**  
 SIGN PANELS : SIZE - 12 IN, WIDTH: DEPENDING ON THE LENGTH OF LEGEND.  
 INSCRIPTION: 6 IN HIGH UPPER CASE, REFLECTORIZED WHITE, "D" SIZE STROKE, HIGHWAY GOTHIC FONT, ON A REFLECTORIZED GREEN BACKGROUND WITH A 1/2 INCH REFLECTORIZED WHITE BORDER
- INTERSECTIONS OTHER THAN MAJOR STREETS:**  
 SIGN PANELS : SIZE - 10 IN, WIDTH: DEPENDING ON THE LENGTH OF LEGEND.  
 INSCRIPTION: 5 IN HIGH UPPER CASE, REFLECTORIZED WHITE, "C" SIZE STROKE, HIGHWAY GOTHIC FONT, ON A REFLECTORIZED GREEN BACKGROUND WITH A 3/8 INCH REFLECTORIZED WHITE BORDER
- MATERIALS:** NO. 6061-T6 ALUMINUM (NOMINAL 5/64 INCH) WITH 1 1/2 INCH RADIUS ON CORNERS, TRANSPARENT GREEN FILM OVER TYPE VII MICRO PRISMATIC SHEETING.
- POST :** GALVANIZED SQUARE TUBING WITH CONTINUOUS 9/16 INCH DIAMETER HOLES ON 1 INCH CENTERS ALL 4 SIDES, ENTIRE LENGTH, UNISTRUT OR APPROVED EQUAL









**EXISTING DRAINAGE PLAN**  
SCALE: 1"=40'-0"

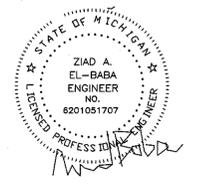
C AVE = .4x.2 + .41 x .65 + .82x.91/1.74 = .63

WAYNE COUNTY 10Y DESIGN STORM I = 151.8  
T+19.9 n = 0.12

| FROM MH/CB | TO MH | INCREMENT AREAS    | INCREMENT AREA ACRES | C   | T MIN. | I in/hr | Q FT3/S | L FT | D IN. | S SLOPE PIPE | Q full FT3/S | V full FT3/S. |
|------------|-------|--------------------|----------------------|-----|--------|---------|---------|------|-------|--------------|--------------|---------------|
| 8          | 1     | .41 OFF SITE       | .41                  | .70 | 20     | 4.35    | 1.25    | 23   | 12    | .34          | 2.6          | 2.55          |
| 1          | 2     | .47 + .20 OFF SITE | 1.08                 | .51 | 22.00  | 3.61    | 2.10    | 263  | 12    | .23          | 1.98         | 1.90          |
| 2          | EX MH | .46 + .20 OFF SITE | 1.74                 | .63 | 22.60  | 3.55    | 3.89    | 85   | 15    | .35          | 4.00         |               |

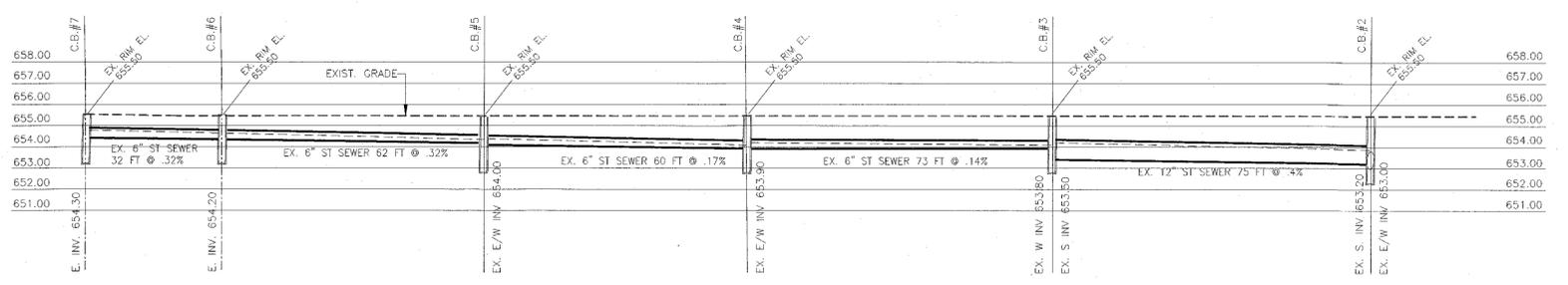
EXIST. SITE C=.82  
EXIST WEST SITE C=.65  
EXIST SOUTH SITE C=.20

← PARTIAL GRASS  
← ALL GRASS

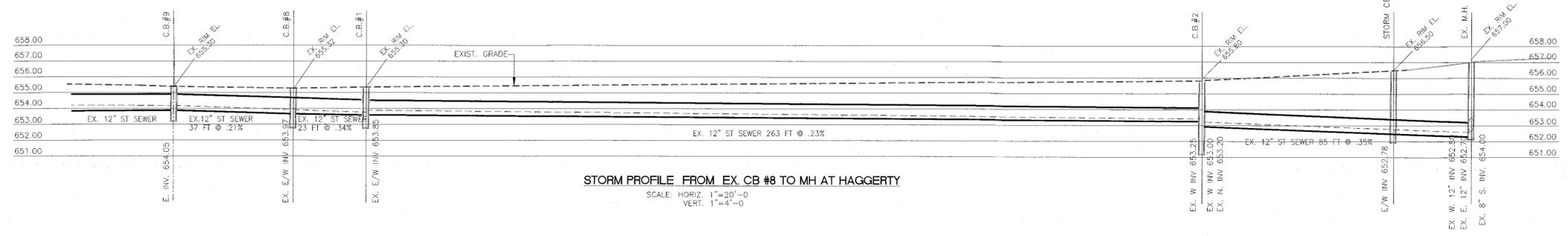


**ZIAD EL-BABA ENGINEERING**

674 GAUTHIER  
TUCUMSEH ONTARIO  
N8N3P8 CANADA  
CELL - 313-938-8767  
MOBILE - 519-796-9882  
FAX - 519-979-3535



**STORM PROFILE FROM EX. CB #7 TO CB #3**  
SCALE: HORIZ. 1"=20'-0"  
VERT. 1"=4'-0"



**STORM PROFILE FROM EX. CB #8 TO MH AT HAGGERTY**  
SCALE: HORIZ. 1"=20'-0"  
VERT. 1"=4'-0"

| DATE      | REV. NO. | ISSUED FOR |
|-----------|----------|------------|
| NOV.28.17 |          | SITE PLAN  |
| APR.28.18 |          | SITE PLAN  |
|           |          |            |
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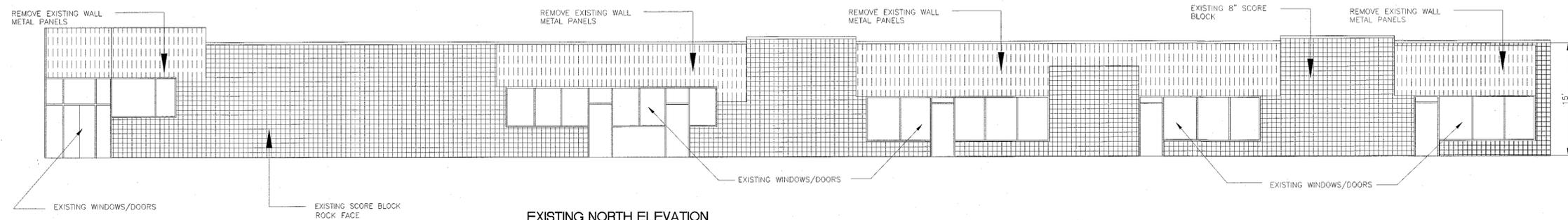
Project:  
**NEW GAS STATION  
41001 HURON RIVER  
VANBUREN MI**

OWNER  
**TIMOTHY SHAMAS  
41001 HURON RIVER  
VANBUREN MI**

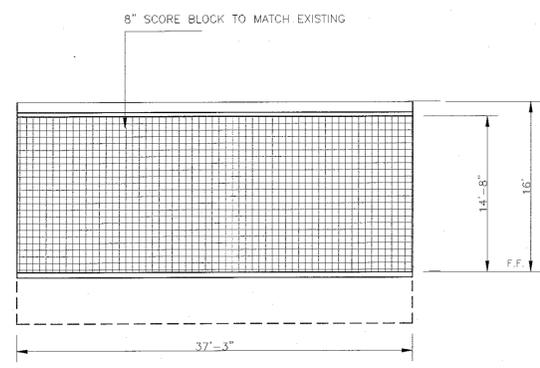
Drawing Title:  
**STORM PROFILES**

|                |          |
|----------------|----------|
| Project Number |          |
| Scale          | AS NOTED |
| Date           |          |
| Drawn By       |          |
| Checked By     |          |

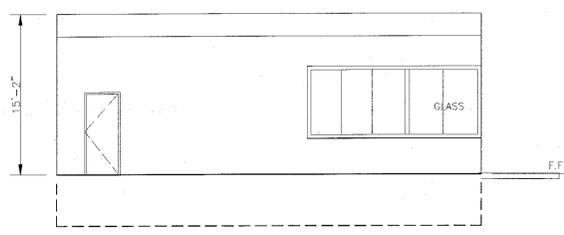
Drawing No.  
**SP-5**



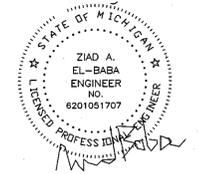
**EXISTING NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EX WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EX EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**ZIAD EL-BABA  
ENGINEERING**

674 GAUTHIER  
TECUMSEH ONTARIO  
N8N3P8 CANADA  
CELL - 313-938-8767  
MOBILE - 519-796-9882  
FAX - 519-979-3535

| DATE      | REV. NO. | ISSUED FOR |
|-----------|----------|------------|
| NOV.28.17 |          | SITE PLAN  |
| APR.28.18 |          | SITE PLAN  |
|           |          |            |
|           |          |            |
|           |          |            |

Project:  
**NEW GAS STATION**  
41001 HURON RIVER  
VANBUREN MI  
OWNER  
**TIMOTHY SHAMAS**  
41001 HURON RIVER  
VANBUREN MI

Drawing Title:  
**ELEVATIONS**

|                |          |
|----------------|----------|
| Project Number |          |
| Scale          | AS NOTED |
| Date           |          |
| Drawn By       |          |
| Checked By     |          |

Drawing No.  
**A-1**



# Memorandum

**TO:** Van Buren Township Planning Commission  
**FROM:** Michael Deem, AICP  
Patrick Sloan, AICP  
**SUBJECT:** 2018 Master Plan Survey Review  
**DATE:** May 18, 2018

As part of the Master Plan Update process, we have developed a multi-part public engagement process that has proven successful in many of our past planning efforts. The public will have a variety of opportunities to comment on the plan to provide input from multiple stakeholder groups in a relatively short period of time, while respecting the schedules of the busy professionals and community members with whom we will be collaborating.

The purpose of the collaborative process is to identify strengths, weaknesses, opportunities and threats, and to prioritize the Township's most important assets to build upon and issues to overcome. This identification, validation, and prioritization process will occur during the visioning workshops.

The first step in the public engagement process is the development of a public opinion survey. A survey offers a "non-meeting" opportunity for residents to share their thoughts. The survey, as currently designed, should take between 10-15 minutes to complete. We present the draft survey for your review and comment.

## **SURVEY TOPICS**

The survey covers the following topics

- Demographics
- Residential Character
- Opinions of Van Buren Township
- Transportation
- Spending Decisions
- Economic Development
- Occupation
- Recreational opportunities

## **SURVEY DISTRIBUTION**

In order for the survey to be successful, we will need participation throughout the community. We have developed the following approach to reach the most people:

- Hard copies of the survey form will be prepared for the Township to make available (at Township Hall, Senior Center, etc.) to those members of the public who are more comfortable with a non-computer based survey.

### **HEADQUARTERS**

235 East Main Street  
Suite 105  
Northville, Michigan 48167

☎ 248.596.0920  
☎ 248.596.0930  
**MCKA.COM**

- 
- Partner with local school to inform parents of the online survey.
  - Reach out to community organizations to inform their members of the online survey.
  - Provide a flyer for local businesses that includes the survey websites.

### **NEXT STEPS**

After the survey has been closed, we will analyze the data and share the results. We will continue to work with the Master Plan Subcommittee on updating the Master Plan and schedule the next public engagement event.

We look forward to receiving your comments on the proposed survey.



# Van Buren Township Master Plan Survey

Welcome to the Van Buren Township Master Plan Survey!

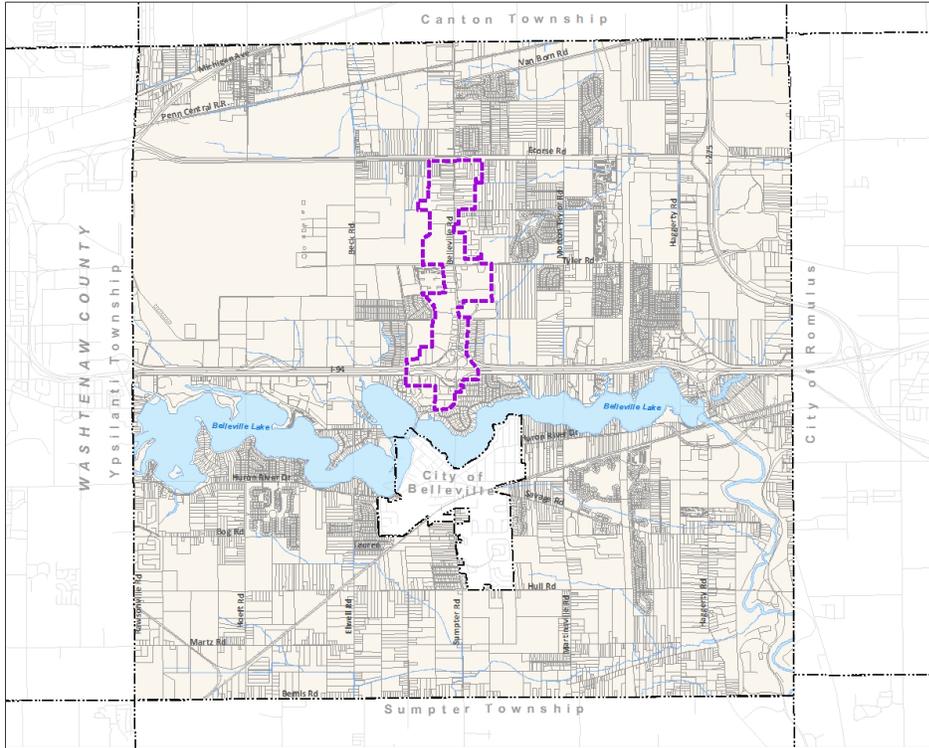
This is your opportunity to help determine the future of Van Buren Township!

The Township is in the process of updating its community-wide Master Plan. This plan establishes a vision and guides decision-making processes for the future use of land, transportation, and commercial corridors within our Township.

The 2018 Van Buren Township Master Plan will be rooted in the desires and vision of Township residents and stakeholders. This is why we need you to share your opinions and great ideas for Van Buren Township's future.

# Van Buren Township Master Plan Survey

## Van Buren Township Reference Map



### Van Buren Charter Township, Wayne County, Michigan

 Belleville Road Corridor

0 2000 4000  
FEET



Data Source: MCKENNA ASSOCIATES 2006  
Base Map Source: Wayne County GIS 2004  
and Van Buren Township, 2006

 MCKENNA April 3, 2018

\* 1. How old are you?

- Under 18 years old
- 18 - 24 years old
- 25 - 44 years old
- 45 - 64 years old
- Over 65 years old
- Prefer not to answer

2. Please select your gender.

- Female
- Male
- Prefer not to answer

\* 3. Please select your annual household income.

- Less than \$29,999
- \$30,000 - \$59,000
- \$60,000 - \$99,000
- \$100,000 or more
- I prefer not to answer.

\* 4. Please choose all that apply:

- I own the residence in which I live in Van Buren Township
- I rent the residence in which I live in Van Buren Township
- I own houses or apartments that I rent to others in Van Buren Township
- I own a business in Van Buren Township
- I own commercial or industrial property in Van Buren Township
- I own vacant land in Van Buren Township
- I do not reside or own property in Van Buren Township
- I reside in the City of Belleville

Other (please specify)

\* 5. How long have you lived in Van Buren Township?

- 0 - 5 years
- 6 - 10 years
- 11 - 15 years
- 16 - 20 years
- 21 years or longer
- I do not live in Van Buren Township

6. If you do not live in Van Buren Township, please indicate where you live.

\* 7. Please select the term that best describes your residence.

- Single-family dwelling
- Apartment
- Townhouse or duplex
- Other

Other (please specify)

8. If you live in Van Buren Township, do you expect to continue doing so in the future?

- Yes.
- No.

9. If not, why?

\* 10. How many people live in your household?

- 1
- 2
- 3 - 4
- 5 or more

# Van Buren Township Master Plan Survey

## Living in Van Buren Township: Existing Conditions and the Vision for the Future

\* 11. For each type of housing listed below, please indicate whether you feel Van Buren Township needs more, less, or has the right amount of it.

We need more of this      We have the right amount      We need less of this      No opinion

Luxury single-family housing



Moderately-priced single-family housing



Duplex (2-unit structure)



Triplexes (3-unit structure)



We need more of this      We have the right amount      We need less of this      No opinion

Quadplexes (4-unit structure)



Attached townhouses or row houses



Apartment-style housing



Independent living senior facilities



Assisted living senior facilities



We need more of this      We have the right amount      We need less of this      No opinion

Downtown apartments / flats



Micro-housing (less than 500 sq. ft.)



Accessory dwellings (grandparent flats, in-law suites, and rooms for rent within a house or



garage, etc.)

12. Over the past five years, do you believe Van Buren Township quality of life has improved, stayed about the same, or declined? Why?

- Improved
- Stayed about the same
- Declined

Why?

**13. Would you recommend Van Buren Township to family/friends as a good place to live? Why?**

- Yes
- No
- Not Sure

Why?

**\* 14. What are the most positive aspects of living in Van Buren Township? (check all that apply)**

- |   |  |
|---|--|
| <input type="checkbox"/> Housing affordability                  | <input type="checkbox"/> Public safety (police and fire)   |
| <input type="checkbox"/> Culture and history                    | <input type="checkbox"/> Quality housing stock   |
| <input type="checkbox"/> Area schools                           | <input type="checkbox"/> Transportation and accessibility  |
| <input type="checkbox"/> Location in the greater Detroit region | <input type="checkbox"/> Sense of community  |
| <input type="checkbox"/> Parks and recreation options           | <input type="checkbox"/> Character of Belleville Road corridor located north of I-94 and south of Tyler Road |
| <input type="checkbox"/> Accessibility to/on Belleville Lake    | <input type="checkbox"/> Dining and entertainment options  |
| <input type="checkbox"/> Proximity to employment                | <input type="checkbox"/> Rural character   |
| <input type="checkbox"/> Proximity to higher education          | <input type="checkbox"/> Overall appearance  |

Other (please specify)

**\* 15. Do you consider any of the following to be a negative aspect of living in Van Buren Township? (check all that apply)**

- |   |  |
|---|--|
| <input type="checkbox"/> Age of public facilities (parks, public buildings, etc.)           | <input type="checkbox"/> Vacant businesses and storefronts   |
| <input type="checkbox"/> Distance to employment opportunities                               | <input type="checkbox"/> Character of Belleville Road corridor located north of I-94 and south of Tyler Road |
| <input type="checkbox"/> Cost of living   | <input type="checkbox"/> Appearance of other commercial corridors  |
| <input type="checkbox"/> Lack of non-motorized transportation (bike paths, sidewalks, etc.) | <input type="checkbox"/> Traffic volume  |
| <input type="checkbox"/> Lack of cultural events / entertainment options                    | <input type="checkbox"/> Truck traffic   |
| <input type="checkbox"/> Lack of accessibility to/on Belleville Lake                        | <input type="checkbox"/> Area schools  |
| <input type="checkbox"/> Limited housing options (style, price-point, etc.)                 | <input type="checkbox"/> Rural Character   |
| <input type="checkbox"/> Public safety (police and fire)                                    | <input type="checkbox"/> Overall appearance  |
| <input type="checkbox"/> Road maintenance   |  |

Other (please specify)

**\* 16. Based on your responses to questions 14 and 15, what could be improved about Van Buren Township? (check all that apply)**

- |  |  |
|--|--|
| <input type="checkbox"/> Greater transportation options (bikepaths, sidewalks, etc.) | <input type="checkbox"/> Improved access and activities at Belleville Lake   |
| <input type="checkbox"/> Greater variety in commercial businesses                    | <input type="checkbox"/> More variety in housing types   |
| <input type="checkbox"/> More education choices                                      | <input type="checkbox"/> Newer public facilities   |
| <input type="checkbox"/> More entertainment, dining, and/or nightlife options        | <input type="checkbox"/> More interesting public places  |
| <input type="checkbox"/> Improve public safety services (police and fire)            | <input type="checkbox"/> Improved streetscapes in commercial corridors (street trees, landscaping, street furnishings) |
| <input type="checkbox"/> Improved housing upkeep                                     | <input type="checkbox"/> Better employment opportunities   |
| <input type="checkbox"/> Better maintenance of County roads                          | <input type="checkbox"/> Flexible-use development  |
| <input type="checkbox"/> A greater sense of community                                | <input type="checkbox"/> Area schools  |
| <input type="checkbox"/> Better or more parks and recreation facilities              |  |

Other (please specify)

\* 17. Please rate the following transportation goals for Van Buren Township.

|  | Extremely Important   | Important             | Somewhat Important    | Not Important At All  | No Opinion            |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Provide bike lanes on roads  | <input type="radio"/> |
| Establish bicycle / walking trails   | <input type="radio"/> |
| Wider or more attractive sidewalks along commercial corridors                              | <input type="radio"/> |
| Better maintenance for existing roads and sidewalks  | <input type="radio"/> |
| Add wayfinding signage   | <input type="radio"/> |
| More mid-block crosswalks along major roads  | <input type="radio"/> |
| Improved streetscapes (street trees, landscaping, street furnishings) in commercial areas. | <input type="radio"/> |
| Public transit   | <input type="radio"/> |
| Other (describe below)   | <input type="radio"/> |

Other (please specify)

\* 18. In your opinion, how important is addressing each of the following priorities for Van Buren Township?

|   | Extremely Important   | Important             | Somewhat Important    | Not Important At All  | No Opinion            |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Eliminating blighted structures   | <input type="radio"/> |
| Making roadways accessible to all users (bikes, cars, pedestrians)  | <input type="radio"/> |
| Improving pedestrian circulation  | <input type="radio"/> |
| Improving the appearance of residential neighborhoods   | <input type="radio"/> |
| Improving the appearance of commercial corridors  | <input type="radio"/> |
| Create access to public transportation  | <input type="radio"/> |
| Incorporating art (murals, sculpture, etc.) into public places  | <input type="radio"/> |
| Improving parks and recreation facilities   | <input type="radio"/> |
| Maintaining existing County roadways  | <input type="radio"/> |
| Providing housing opportunities for all segments of the population  | <input type="radio"/> |
| Providing a greater variety of housing types  | <input type="radio"/> |
| Redeveloping vacant or underused commercial properties  | <input type="radio"/> |
| Assuring that new development/redevelopment is well-designed and attractive   | <input type="radio"/> |
| Helping keep Van Buren Township green by encouraging rigorous landscaping standards for development and redevelopment | <input type="radio"/> |
| Limit truck traffic and truck routes  | <input type="radio"/> |
| Other (see below)   | <input type="radio"/> |

Other (please specify)

19. When shopping, dining, or entertainment, what factors impact your spending decisions?

|  | Extremely<br>Important /<br>Strongly Agree | Important / Agree     | Somewhat<br>Important /<br>Disagree | Not Important At<br>All / Strongly<br>Disagree | No Opinion            |
|--|--|-----------------------|-------------------------------------|--|-----------------------|
| Appearance of<br>Downtown along<br>Belleville Road<br>corridor   | <input type="radio"/>                      | <input type="radio"/> | <input type="radio"/>               | <input type="radio"/>                          | <input type="radio"/> |
| Appearance of the<br>commercial business<br>strips   | <input type="radio"/>                      | <input type="radio"/> | <input type="radio"/>               | <input type="radio"/>                          | <input type="radio"/> |
| Mixture of unique<br>niche businesses and<br>national "name brand"<br>stores   | <input type="radio"/>                      | <input type="radio"/> | <input type="radio"/>               | <input type="radio"/>                          | <input type="radio"/> |
| Variety and number of<br>shops is most<br>important for<br>shopping for gifts and<br>special purchases                                     | <input type="radio"/>                      | <input type="radio"/> | <input type="radio"/>               | <input type="radio"/>                          | <input type="radio"/> |
| Availability of unique<br>niche stores   | <input type="radio"/>                      | <input type="radio"/> | <input type="radio"/>               | <input type="radio"/>                          | <input type="radio"/> |
| To conduct everyday<br>purchases, I am<br>willing to drive to a<br>neighboring<br>community due to<br>increased number of<br>store choices | <input type="radio"/>                      | <input type="radio"/> | <input type="radio"/>               | <input type="radio"/>                          | <input type="radio"/> |
| Convenience is the<br>most important factor<br>for my everyday<br>shopping purchases   | <input type="radio"/>                      | <input type="radio"/> | <input type="radio"/>               | <input type="radio"/>                          | <input type="radio"/> |
| Choice, price, and<br>variety are the most<br>important factors for<br>my everyday<br>shopping purchases                                   | <input type="radio"/>                      | <input type="radio"/> | <input type="radio"/>               | <input type="radio"/>                          | <input type="radio"/> |
| Access to sit-down<br>restaurants  | <input type="radio"/>                      | <input type="radio"/> | <input type="radio"/>               | <input type="radio"/>                          | <input type="radio"/> |
| Access to fine dining<br>restaurants   | <input type="radio"/>                      | <input type="radio"/> | <input type="radio"/>               | <input type="radio"/>                          | <input type="radio"/> |
| Other (see below)  | <input type="radio"/>                      | <input type="radio"/> | <input type="radio"/>               | <input type="radio"/>                          | <input type="radio"/> |
| Other (please specify)   | <input type="text"/>                       |                       |                                     |  |                       |

20. Besides Van Buren Township, where else do you regularly shop, eat, go to the doctor, etc. (Check all that apply; you may also add places not listed below in the space provided)

City of Belleville

Canton Township

Ypsilanti area

Ann Arbor area

Westland

Detroit

Other (please specify)

# Van Buren Township Master Plan Survey

## Employment and Economic Development in Van Buren

\* 21. Please rate the following economic development goals for Van Buren Township

|  | Extremely<br>Important | Important             | Somewhat<br>Important | Not<br>Important At<br>All | No Opinion            |
|--|------------------------|-----------------------|-----------------------|----------------------------|-----------------------|
| Attract additional service and office uses   | <input type="radio"/>  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>      | <input type="radio"/> |
| Attract additional research and development uses   | <input type="radio"/>  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>      | <input type="radio"/> |
| Attract additional industrial and production uses  | <input type="radio"/>  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>      | <input type="radio"/> |
| Attract additional distribution centers and warehousing uses   | <input type="radio"/>  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>      | <input type="radio"/> |
| Encourage the creative class (design spaces, artisan workshops, galleries, performance spaces, etc.) | <input type="radio"/>  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>      | <input type="radio"/> |
| Encourage additional retail businesses   | <input type="radio"/>  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>      | <input type="radio"/> |
| Encourage food service businesses  | <input type="radio"/>  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>      | <input type="radio"/> |
| Encourage start-up businesses and entrepreneurship   | <input type="radio"/>  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>      | <input type="radio"/> |
| Regulatory flexibility so long as design standards are maintained                                    | <input type="radio"/>  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>      | <input type="radio"/> |
| Encourage a mixture of compatible uses   | <input type="radio"/>  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>      | <input type="radio"/> |

\* 22. Please rate the following businesses from "Too Many Already" in Van Buren Township to "Desperately Needed" in Van Buren Township.

|   | Desperately<br>Needed | Just Enough           | Too Many<br>Already   | No Opinion            |
|---|-----------------------|-----------------------|-----------------------|-----------------------|
| Artisan uses (galleries, workshops, etc.)                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Auto-related uses   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Bank / financial institution                              | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Bar / tavern  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Big box commercial (e.g., general merchandise stores)     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Brewpub   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Bookstores  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Cafe / coffee shop  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Car wash  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Clothing store  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Entertainment venues                                      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Fast-food / drive-thru restaurants                        | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Fitness facilities  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Food trucks   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Furniture store   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Gas station   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Grocery store   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Hardware store  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Medical office (e.g., doctor, dentist)                    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Pharmacy  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Professional office (e.g., lawyer, architect)             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Service commercial (e.g., hair salon, dry cleaners, etc.) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Sit-down restaurant                                       | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Other (see below)   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Other (please specify)

\* 23. Which of the following are obstacles to conducting business in Van Buren Township? (check all that apply)

- |   |  |
|---|--|
| <input type="checkbox"/> Appearance of commercial areas                     | <input type="checkbox"/> Lack of available space                                   |
| <input type="checkbox"/> Attracting customers                               | <input type="checkbox"/> Lack of parking   |
| <input type="checkbox"/> Availability of skilled employees                  | <input type="checkbox"/> County permit and licensing requirements and procedures   |
| <input type="checkbox"/> Crime  | <input type="checkbox"/> Township permit and licensing requirements and procedures |
| <input type="checkbox"/> Competition with commercial areas outside the City | <input type="checkbox"/> No opinion  |

Other (please specify)

24. What actions could Van Buren Township take to improve business attraction, retention, and expansion?

25. Which of the following categories best describes your employment status?

- Employed, working full-time
- Employed, working part-time
- Not employed, looking for work
- Not employed, NOT looking for work
- Retired
- Disabled, not able to work

## 26. Which of the following best describes your current occupation?

- Management, Business, and Financial Occupations
- Computer and Mathematical Occupations
- Architecture and Engineering Occupations
- Life, Physical, Health Care, and Social Science Occupations
- Community and Social Service Occupations
- Legal Occupations
- Education, Training, and Library Occupations
- Arts, Design, Entertainment, Sports, and Media Occupations
- Protective Service Occupations
- Food Preparation and Serving Related Occupations
- Cleaning and Maintenance Occupations
- Personal Care and Service Occupations
- Sales and Related Occupations
- Office, Clerical, and Administrative Support Occupations
- Farming, Fishing, and Forestry Occupations
- Construction and Extraction Occupations
- Installation, Maintenance, and Repair Occupations
- Production Occupations
- Transportation and Materials Moving Occupations
- Student
- Work in the Home
- Unemployed
- Other (please specify)

## 27. How far do you travel for work?

- Less than 5 miles
- 5-25 miles
- 26-50 miles
- More than 50 miles

28. If you are currently employed, what percentage of your working time do you spend working from home?

0% 100%

29. Please tell us about your experience with the following Van Buren Township parks and recreation facilities.

|   | Have you or a member of your household visited this park or recreation facility in the past year? | How satisfied are you with your experience at this park or recreation facility? |
|---|---|---|
| Haggerty Neighborhood Park                    | <input type="checkbox"/>  | <input type="text"/>  |
| Beck Ballfields                               | <input type="checkbox"/>  | <input type="text"/>  |
| Quirk Park                                    | <input type="checkbox"/>  | <input type="text"/>  |
| September Days Senior Center at Township Hall | <input type="checkbox"/>  | <input type="text"/>  |
| Senior Activity Garden at Township Hall       | <input type="checkbox"/>  | <input type="text"/>  |
| Van Buren Community Center at Township Hall   | <input type="checkbox"/>  | <input type="text"/>  |
| Van Buren Park                                | <input type="checkbox"/>  | <input type="text"/>  |
| French Landing Park                           | <input type="checkbox"/>  | <input type="text"/>  |
| Riggs Heritage Park                           | <input type="checkbox"/>  | <input type="text"/>  |

30. Which parks or recreation facilities do you think should be the highest priorities for investments over the next five years in Van Buren Township?

Check all that apply.

- Haggerty Neighborhood Park
- Beck Ballfields
- Quirk Park
- September Days Senior Center at Township Hall
- Senior Activity Garden at Township Hall
- Van Buren Community Center at Township Hall
- Van Buren Park
- French Landing Park
- Riggs Heritage Park
- New facilities (describe below)
- Other (please specify)

31. Please identify which of the following activities, programs, or facilities need NEW or ENHANCED opportunities in Van Buren Township. Check all that apply.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Adult fitness and wellness    | <input type="checkbox"/> Dog park (off leash)                  | <input type="checkbox"/> Self-defense                |
| <input type="checkbox"/> Adult/ senior swim            | <input type="checkbox"/> Football                              | <input type="checkbox"/> Senior fitness and wellness |
| <input type="checkbox"/> Arts and crafts               | <input type="checkbox"/> Gymnastics                            | <input type="checkbox"/> Skateboard/ bike park       |
| <input type="checkbox"/> At-risk programs for youth    | <input type="checkbox"/> Hiking/ walking trails                | <input type="checkbox"/> Sledding                    |
| <input type="checkbox"/> Baseball/ softball            | <input type="checkbox"/> Jazzercise                            | <input type="checkbox"/> Soccer                      |
| <input type="checkbox"/> Basketball                    | <input type="checkbox"/> Martial arts                          | <input type="checkbox"/> Special events/ festivals   |
| <input type="checkbox"/> Bicycling- road               | <input type="checkbox"/> Nature educational programs           | <input type="checkbox"/> Swimming                    |
| <input type="checkbox"/> Bike rental                   | <input type="checkbox"/> Pickleball                            | <input type="checkbox"/> Tennis                      |
| <input type="checkbox"/> Canoeing/ kayaking            | <input type="checkbox"/> Picnicking                            | <input type="checkbox"/> Volleyball                  |
| <input type="checkbox"/> Cultural/ Historical programs | <input type="checkbox"/> Playgrounds                           | <input type="checkbox"/> Youth fitness and wellness  |
| <input type="checkbox"/> Dance                         | <input type="checkbox"/> Public access to Belleville Lake      | <input type="checkbox"/> Youth and teen summer camps |
| <input type="checkbox"/> Disc Golf                     | <input type="checkbox"/> Programs for people with disabilities | <input type="checkbox"/> Other (see below)           |
| <input type="checkbox"/> Other (please specify)        |  |  |

32. Thank you for participating in the Van Buren Township Master Plan survey!

Please provide any additional comments that you have for the Van Buren Township Master Plan that are not addressed in the above statements.

33. If you would like to be informed of future Master Plan events, please provide your contact information below.

Name

Email Address

**If you would like to share any pictures of life in Van Buren Township, or pictures of what Van Buren should strive for, please send them to [mdeem@mcka.com](mailto:mdeem@mcka.com). Thank you!**