

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
MAY 23, 2018  
MINUTES**

Chairperson Thompson called the meeting to order at 7:32 p.m.

**ROLL CALL:**

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

**Excused:** None.

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

**Planning Representatives:** McKenna Associate, Vidya Krishnan.

**Audience:** Six (6).

**APPROVAL OF AGENDA:**

**Motion Kelley, Atchinson second to approve the agenda of May 23, 2018 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Kelley, Jahr second to approve the regular meeting minutes of May 9, 2018 as presented.**

**Motion Carried.**

**NEW BUSINESS:**

**ITEM # 1                    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 ON THE NORTHEAST CORNER OF ECORSE AND MORTON TAYLOR ROADS.**

Brad Gilbert of Gilbert Homes gave the presentation. Gilbert Homes acquired ten (10) lots in the Townsend Park/Victoria Park subdivision and is requesting an amendment to the approved site plan for the development to allow additional elevations to be constructed in the subdivision. Mr. Gilbert displayed a presentation of three (3) home elevations meeting the substantially different requirement of the planned residential development (PRD) and was present to answer any questions.

Director Akers presented his staff review letter dated 5-19-18 recommending the Planning Commission approve an amendment to the site plan for the Townsend Park/Victoria Park development in order to allow Gilbert Homes to construct homes consistent with the provided plans depicting elevations for the remaining lots in the subdivision, 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.

Commissioners discussed the importance of the Home Owners Association involvement and their opportunity to review the home elevations, keeping home colors in accordance to what is currently in the neighborhood, home colors to be approved by Township staff and the current status of the side entry garage ratio in the development.

No questions from the audience.

**Motion Kelley, Boynton second to approve an amendment to the approved site plan to Gilbert Homes for the Townsend Park/Victoria Park development to allow for additional elevations to be constructed in the subdivision, subject to the findings and conditions in the staff review letter dated 5-19-18, 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 and 4) colors to be approved by Township staff. Motion Carried. (Letter Attached)**

**ITEM # 2                      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 ON THE SOUTH SIDE OF SAVAGE ROAD JUST EAST OF THE CITY OF BELLEVILLE LIMITS.**

Brad Gilbert of Gilbert Homes gave the presentation. Gilbert Homes came before the Commission last fall to have three (3) home elevations approved for eight (8) lots in the Arlene Arbors development. Two (2) of the home elevations were approved, one (1) had to be revised. Mr. Gilbert displayed the revised home elevation for approval, meeting the substantially different requirement from the two (2) previously approved elevations.

Director Akers presented his staff review letter dated 5-4-18 recommending 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 depicts an elevation to be constructed on the remaining lots in the subdivision 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.

The Arlene Arbors development has an active Home Owners Association and the applicant will obtain their approval. No comments from the Commission or the audience.

**Motion Kelley, Atchinson second to approve an amendment to the approved site plan to Gilbert Homes for the Arlene Arbors development to allow for additional elevations to be constructed in the subdivision subject to the findings and conditions in the staff review letter dated 5-4-18, 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 and 3) colors to be approved by Township staff. Motion Carried. (Letter Attached)**

**ITEM # 3                    18-008 – TEMPORARY LAND USE**

**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.**

Applicant Frank Mattei of Angry Tiger Fireworks gave the presentation. Angry Tiger Fireworks is requesting temporary land use approval for a fireworks tent sale from June 20<sup>th</sup> through July 7<sup>th</sup> with hours of operation from 9:00 a.m. to 10:00 p.m. The applicant has no changes from the previous year.

Director Akers presented his staff review letter dated 5-19-18 recommending temporary land use approval 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. (Condition met)
4. That any truck deliveries to the site do not occur during business hours.

Director Akers has received the Fire Department review letter dated 5-19-18 recommending approval.

Commissioners discussed a man using a barbecue grill on the site to sell food, concern of the barbecue grill operation and fireworks tent sales on the same site, parking limitations, limiting truck deliveries and the business owner to provide a letter acknowledging the limited delivery time frame.

No comments from the audience.

**Motion Kelley, Boynton second to grant Angry Tiger Fireworks temporary land use approval for a temporary fireworks tent sale at 41001 E. Huron River Drive, based on the findings in the staff review letter dated 5-19-18, Fire Department review letter dated 5-8-18 and the applicant to provide a letter from the business owner acknowledging the times of deliveries. Motion Carried. (Letters Attached)**

**ITEM # 4                    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.**

Director Akers presented his staff memo dated 5-19-18. The applicant, Timothy Shammass, is proposing a four-pump gas station at the existing Metro Park Party Store located at 41001 E. Huron River Drive. During the site plan review process it was identified that the current proposed site plan was deficient on several items. The applicant is working on corrections to the site plan and is proposing a front yard setback variance of 19' (75' required, 56' proposed) and rear yard setback variance of 9' (25' required, 16' proposed). Based on section 12.401 of the Zoning Ordinance, the Planning Commission is required to review and comment on the proposed variances in order for the Board of Zoning Appeals (BZA) to consider them.

Director Akers and Vidya Krishnan of McKenna Associates discussed the current site plan, requirements needing to be met and the recommendations made to the applicant. The Planning Commission has not seen the proposed site plan for the four-pump gas station.

Commissioners discussed the need for more information, the impact of the request to the site and the previous variance for the Metro Park Party Store. The previous variance recognizes the conditions of the lot. Commissioners support the recommendations of Staff and McKenna Associates.

**GENERAL DISCUSSION:**

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

Vidya Krishnan of McKenna Associates presented the Master Plan Citizen Survey. The survey data assists in developing the vision for the Master Plan, a series of public input sessions will be held after data is compiled from the survey. Survey topics include demographics, residential character, opinions of Van Buren Township, transportation, spending decisions, economic development, occupation and recreational opportunities. The survey will be available on the township website and in hard copy form throughout the Township Hall.

Director Akers informed the Commission and the audience that the Planning Intern left last month. Staff is in the process of hiring two (2) new interns, a planning intern and an intern for the Downtown Development Authority (DDA).

**ADJOURNMENT:**

**Motion Boynton, Atchinson second to adjourn at 8:53 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



# 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.

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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.



# 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**

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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.



# 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.

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

Van Buren Fire Department  
46425 Tyler Rd  
Belleville, MI 48111

May 8<sup>th</sup> 2018

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

Re: Angry Tiger Fireworks LLC  
41001 E Huron River Dr  
Van Buren Twp, Mi. 48111  
18-008

To whom it may concern:

I have reviewed a site plan dated May 1st 2018 and received May 7<sup>th</sup> 2018 for the above referenced project.

**Project Overview:**

The site plan is for a temporary fireworks retail facility. It is noted in the permit application a copy of a letter of authorization signed by the property owner is included. Also included is a statement and sketch from the Angry Tiger Fireworks LLC representative, Franco Mattei. Describing storage measures, as well as tent layout and entrance and egress for the tent described.

**I can approve their plan as submitted.**

The State of Michigan is handling onsite inspections this year. We will verify applicant is following township adopted codes and submitted site plan

If you have any questions about this plan review report, please feel free to contact me at (734)699-8900 ext9416.

Respectfully submitted,

David C McInally  
Fire Marshal

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