Van Buren Township Planning Commission Meeting

How to join the Zoom meeting:

- Join by weblink: https://zoom.us/j/95616276478
- Or dial in by phone: +19294362866,,95616276478# or +13017158592,,95616276478#
- Webinar ID: 956 1627 6478

Project Submittals and Agenda Packet Table of Contents

Clover Communities Senior Housing Development        P. 2

Civil Site Plans                   P. 2
Architectural Elevations           P. 11

Ashley Crossroads Distribution Center South LLC Project P. 15

Resubmittal letter dated July 31, 2020       P. 15
Civil Site Plans                     P. 18

Planning Commission Agenda and Packet P. 24
CLOVER SENIOR HOUSING
8470 BELLEVILLE ROAD
VAN BUREN TOWNSHIP
WAYNE COUNTY, MI
PARCEL ID: 83-036-99-002-702

PRELIMINARY SITE PLANS

PARCEL DESCRIPTION

PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP (MAP NO. 26163C0351E, AN UNPRINTED PANEL DATED 02-02-2012, THE SITE LIES WITHIN ZONE X WHICH ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WETLANDS

PER THE NATIONAL WETLANDS INVENTORY WETLANDS MAPPER, NO REGULATED WETLANDS ARE LOCATED ON-SITE.

PERMIT MATRIX

<table>
<thead>
<tr>
<th>TYPE</th>
<th>ISSUED BY</th>
<th>STATUS</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE CONSTRUCTION PERMIT</td>
<td>TOWNSHIP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WATER MAIN PERMIT</td>
<td>WAYNE CO. DPS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SANITARY SEWER PERMIT</td>
<td>WAYNE CO. DPS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>STORM WATER PERMIT</td>
<td>VAN BUREN TOWNSHIP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SOIL EROSION PERMIT</td>
<td>WAYNE COUNTY LRM</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SURVEY DATUM

VERTICAL DATUM IS BASED ON NAVD 88. CONVERSION FACTOR TO NGVD 29 SHALL BE 0.036, NGVD 29 = NAVD 88 + 0.036

GOVERNING AGENCIES / UTILITY CONTACTS

PLANNING
VAN BUREN TOWNSHIP PLANNING & ECONOMIC DEVELOPMENT
46425 TYLER RD
VAN BUREN TWP., MI 48111
CONTACT: MATT BEST
PHONE: 734-699-9600
EMAIL: mbest@vanburen-mi.org

WATER & SEWER
VAN BUREN TOWNSHIP PUBLIC SERVICES
46425 TYLER ROAD
VAN BUREN TWP., MI 48111
PHONE: 734-699-9600

RIGHT-OF-WAY
WAYNE COUNTY DPS
CONSTRUCTION PERMITS OFFICE
23068 MICHIGAN AVENUE
WAYNE, MI 48184
CONTACT: HIYMAT KASSEM
PHONE: (734) 566-6304
EMAIL: Hkassem@co.wayne.mi.us

DATA / TELEPHONE
AT&T
CONTACT: LINDA DENNISUK
PHONE: 248-456-8256
EMAIL: ld2154@att.com

ELECTRIC/GAS
DTE ENERGY
1 ENERGY PLAZA
DETROIT, MI 48226
PHONE: 800-477-4747

STORMWATER
WAYNE COUNTY DPS
CONSTRUCTION PERMITS OFFICE
23068 MICHIGAN AVENUE
WAYNE, MI 48184
CONTACT: HIYMAT KASSEM
PHONE: (734) 566-6304
EMAIL: Hkassem@co.wayne.mi.us

SOIL EROSION
WAYNE COUNTY LRM
3600 COMMERCE COURT, BLDG. E
WAYNE, MI 48184
PHONE: 734-326-4421

DEVELOPMENT TEAM

DEVELOPER
CLOVER DEVELOPMENT
348 HARRIS HILL RD
WILLIAMSVILLE, NY 14221
CONTACT: BETH ERNAT
PHONE: 734-346-0246
EMAIL: bernat@clovergroupinc.com

CIVIL ENGINEER
ATWELL, LLC
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
CONTACT: JARED KIME, P.E.
PHONE: (248) 447-2000
EMAIL: jkime@atwell-group.com

FLOODPLAIN NOTE

PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP (MAP NO. 26163C0351E, AN UNPRINTED PANEL DATED 02-02-2012, THE SITE LIES WITHIN ZONE X WHICH ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WETLANDS

PER THE NATIONAL WETLANDS INVENTORY WETLANDS MAPPER, NO REGULATED WETLANDS ARE LOCATED ON-SITE.

ATTACHED PLANS

ALTA SURVEY
EAST / WEST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
GARAGE ELEVATION

VICINITY MAP

DATE: 2019

C00 COVER SHEET
C01 FREE SURVEY
C02 FREE LIST
C03 JOURNAL PLAN
C04 PRELIMINARY GRADE & SOIL EROSION CONTROL PLAN
C05 PRELIMINARY UTILITY PLAN
C06 LANDSCAPE PLAN
C07 LANDSCAPE DETAILS

SHEET INDEX

PRELIMINARY SITE PLANS

C00 COVER SHEET
C01 TREE SURVEY
C02 TREE LIST
C03 TREE LIST
C04 LAYOUT PLAN
C05 PRELIMINARY GRADING & SOIL EROSION CONTROL PLAN
C06 PRELIMINARY UTILITY PLAN
C07 LANDSCAPE PLAN
C08 LANDSCAPE DETAILS

C00 COVER SHEET
C01 TREE SURVEY
C02 TREE LIST
C03 TREE LIST
C04 LAYOUT PLAN
C05 PRELIMINARY GRADING & SOIL EROSION CONTROL PLAN
C06 PRELIMINARY UTILITY PLAN
C07 LANDSCAPE PLAN
C08 LANDSCAPE DETAILS

2
PROPOSED BUILDING

NOTES

LANDSCAPE REQUIREMENTS SUMMARY

LEGEND
TOTAL FACADE MINUS OPENINGS:
36,738 SF
- BRICK: 19,103.76 SF (52%)
- HARDIE BOARD: 9,184.5 SF (25%)
- WOOD: 5,878.08 SF (16%)
- VINYL: 2,571.66 SF (7%)

BOARD AND BATTEN - CEDAR-COLOR TO BE DETERMINED
HANDRAILS/SPINDLES: VINYL PVC
COMPOSITE - COLOR TO BE DETERMINED
BROWN MATERIAL: VINYL

VAN BUREN TOWNSHIP SENIOR HOUSING
VAN BUREN TOWNSHIP, MICHIGAN
TYPICAL FRONT ELEVATION - GARAGE

TYPICAL REAR ELEVATION - GARAGE

TYPICAL SIDE ELEVATION - GARAGE

VAN BUREN TOWNSHIP SENIOR HOUSING
VAN BUREN TOWNSHIP, MICHIGAN
July 31, 2020

Mr. Dan Power, Director of Planning & Economic Development
Department of Public Services
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

RE: Ashley Crossroad Distribution Center South – Additional Trailer Staging
Van Buren Township Case No. 20-006
WEI Project No. 20.297

Dear Mr. Powers

Thank you for the Site Plan Review Package from the Township and its consultants as it relates to the Proposed Additional Trailer Staging at the existing Crossroads Distribution Center South Development. Our office has revised the plan set per the Township Consultants’ comments. More particularly these revisions are as follows:

**Planning Review**

1. The proposed and building to which it is to serve had been clarified on Sheet C1, Site Notes #2. The zoning of the subject parcel has been corrected on sheet C2.
2. Required permits have been noted on Sheet C1. The ITC Corridor property boundaries are now shown on Sheet C1.
3. No comments to address.
4. a. The width of the existing access drives are noted on the plan, Sheet C2.
   b. No comment to address
   c. No comment to address
   d. A truck turning plan has been provided on Sheet C3.
5. a. Dimensions of the proposed trailer staging lot have been added to Sheet C2. Car Parking Spaces are noted in the zoning ordinance to be double striped but not trailer staging nor truck docks.
   b. The required number of parking spaces for Building No. 3 have been corrected on Sheet C1, Site Notes #5 for “warehouse”.
   c. No Comment to address
   d. The proposed trailer staging lot is not shown to be paved with asphalt with concrete dolly pads, Sheet C2.
6. a. No comment to address
   b. No comment to address
   c. No comment to address
   d. The widths of the existing greenbelts along the east & west property lines is now shown on Sheet C2. Additional trees have been added to the east & west green belts, Sheet L1.
7. No regulated trees are proposed to be removed as part of these improvements.
8. The storm water detention basin was modified as part of the “Building No. 2 – FedEx additional Car parking”. This modification included storm water detention for all possible future areas of impervious pavement. The As-built Basin Plan from this previous project has been included for your reference.

9. The Photometric Plan has been revised for 35-foot tall poles and 2.3 foot candles average within the trailer staging lot, Sheet P1.

10. No comment to address

11. No comment to address

12. A note stating “no signs proposed by this site plan” was noted on Sheet C1, Site Notes #9.

**Engineering Review (Fishbeck, Thompson, Carr, & Huber, Inc.)**

**GENERAL**

1. Soil borings have been contracted and will be provided as part of the Site Engineering Submittal

2. The Legal Description for the ITC Corridor has been added to Sheet C1.

3. Proposed Irrigation Plans will be provided if required during Engineering Review.

4. Existing Site Access Easements were indicated on the cover sheet. The Existing Watermain & Sanitary Sewer easement are now indicated on Sheet C2.

5. The required notes have been added to Sheet C1, Site Noted #24 & #25.

6. The Township’s Standard Detail Sheets will be part of the Engineering Submittal.

**WATERMAIN**

1. The plans have been revised to more clearly show the existing watermain within the improvement area, Sheet C2.

**SANITARY SEWER**

1. The plans have been revised to more clearly show the existing sanitary sewer within the improvement area, Sheet C2.

2. The existing sanitary sewer manhole within the proposed curb line has been noted to be “modified”, Sheet C2.

**STORM SEWER**

1. From the site’s original design plans, Storm Structure 7a was a 5-ft diameter catch basin. The plans have been revised for this structure to be replaced with a 7-ft diameter structure with sump, Sheet C2.

2. The storm water detention basin was modified as part of the “Building No. 2 – FedEx additional Car parking”. This modification included storm water detention for all possible future areas of impervious pavement. The As-built Basin Plan from this previous project has been included for your reference.

3. No submittal is required to the WCDPS for storm water as noted above.

4. The Provided as-built plan has the run-off areas and weighted coefficients shown within the improvement area.

**PAVING & GRADING**

1. The proposed improvement area is shown to be asphalt with concrete dolly pads, Sheet C2.

2. The Bituminous Cross-Section has been revised to one option, Sheet C3.

3. The perimeter of the proposed staging lot is to be curb & gutter, Sheet C2.

4. A more detailed grading plan will be submitted as part of the Engineering submittal to VBT.
5. Flow arrows, slopes, etc. will be provided as part of the Engineering submittal to VBT.

SOIL EROSION & SEDIMENTATION CONTROL

1. Plans have been submitted to Wayne County for their review & permit.

This review letter along with the attached plans should address all your concerns. If you should have any question or need further clarification please contact the undersigned at your convenience.

Sincerely,
Webb Engineering, Inc.

Joseph N. Webb, PE
Principal

Encl: 14 sets of Preliminary Site Plans (Site Civil, Landscape, & Photometrics)
**General Landscape Notes:**

1. Prune suckers off.
2. Prune away dead or broken branches only.
3. Prune away leader or branch tips.
4. Do not remove soil from the rootball.
5. Do not remove nursery applied tree wrap, tape or string from tree trunk and crown.
6. Remove all non-degradable materials.
7. Bulldoze or sand at base of tree trunk.
8. Remove nursery applied tree wrap and hard wood bark. Mulch shall be neutral in color. Leave 3" circle of bare soil at base of tree trunk.
9. Mulch 2'-3' depth with shredded hardwood bark. Mulch shall be loosely staked tree trunk to allow for trunk flexing. Stake trees just below first branch with 2'-3" wide belt-like, fabric straps (2 per tree on opposite sides of tree, connect from tree to stake horizontally. Do not use rope wire thru a hose).
10. If in clay soil, wind conditions, 3" or greater diameter tree trunk or large crown. Remove any tags or labels.

**Landscape Planting Details:**

- **Tree Planting Detail:**
  - Do not stake trees unless in heavy soil.
  - Do not remove soil from the rootball.
  - Set top of rootball level with grade or slightly above grade if in clay soil.
  - Center rootball in planting hole.
  - Break up (scarify) sides of planting hole. Connect from tree to stake from tree to stake horizontally. Do not fold down or pull back string. Use water to settle soil and remove air pockets and firmly set tree. Gently tamp if needed.

- **Evergreen Planting Detail:**
  - Do not remove soil from the rootball.
  - Set top of rootball level with grade or slightly above grade if in clay soil.
  - Center rootball in planting hole. Break up (scarify) sides of planting hole. Connect from tree to stake horizontally. Do not fold down or pull back string. Use water to settle soil and remove air pockets and firmly set tree. Gently tamp if needed.

**Landscape Requirements:**

- **Pond:**
  - Do not scale drawings. Use neutral in color. Leave 3" circle of bare soil at base of tree trunk.
  - Remove nursery applied tree wrap, tape or string from tree trunk and crown.
  - Remove all non-degradable materials.
  - Bulldoze or sand at base of tree trunk.
  - Remove nursery applied tree wrap and hard wood bark. Mulch shall be neutral in color. Leave 3" circle of bare soil at base of tree trunk.
  - Mulch 2'-3' depth with shredded hardwood bark. Mulch shall be loosely staked tree trunk to allow for trunk flexing. Stake trees just below first branch with 2'-3" wide belt-like, fabric straps (2 per tree on opposite sides of tree, connect from tree to stake horizontally. Do not use rope wire thru a hose).

**Landscape Maintenance Notes:**

- **General Requirements:**
  - Do not scale drawings. Use neutral in color. Leave 3" circle of bare soil at base of tree trunk.
  - Remove nursery applied tree wrap, tape or string from tree trunk and crown.
  - Remove all non-degradable materials.
  - Bulldoze or sand at base of tree trunk.
  - Remove nursery applied tree wrap and hard wood bark. Mulch shall be neutral in color. Leave 3" circle of bare soil at base of tree trunk.
  - Mulch 2'-3' depth with shredded hardwood bark. Mulch shall be loosely staked tree trunk to allow for trunk flexing. Stake trees just below first branch with 2'-3" wide belt-like, fabric straps (2 per tree on opposite sides of tree, connect from tree to stake horizontally. Do not use rope wire thru a hose).
<table>
<thead>
<tr>
<th>Location</th>
<th>X</th>
<th>Y</th>
<th>Width</th>
<th>Height</th>
<th>Luminaire</th>
<th>Beam Angle</th>
<th>Lumen</th>
<th>Spans</th>
<th>Power</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>-851.00</td>
<td>708.00</td>
<td>25.00</td>
<td>25.00</td>
<td>95.44</td>
<td>0.00</td>
<td>-850.13</td>
<td>707.92</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>-790.00</td>
<td>937.00</td>
<td>25.00</td>
<td>25.00</td>
<td>91.83</td>
<td>0.00</td>
<td>-789.13</td>
<td>936.97</td>
<td>0.00</td>
<td></td>
</tr>
</tbody>
</table>

[Diagram Image]
I, JOSEPH N. WEBB, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MICHIGAN, DO HEREBY STATE; IT IS MY PROFESSIONAL OPINION THAT THE FINAL VOLUME OF THE DETENTION BASIN (BASED UPON THE AS-BUILT TOPOGRAPHIC SURVEY COMPLETED BY SPALDING DEXDECKER ASSOCIATES, INC.) IS SUFFICIENT TO ENSURE THE REQUIRED STORM WATER STORAGE OF 988,082 CUBIC FEET AT & BELOW AN ELEVATION OF 973.2 FEET AS REQUIRED PER WAYNE COUNTY STORM WATER DETENTION REQUIREMENTS.

JOSEPH N. WEBB, PE
MICHIGAN PROFESSIONAL ENGINEER LICENSE NO. 48641
CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, September 9, 2020 – 7:30 PM
REMOTE MEETING

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; Van Buren Township’s scheduled regular Planning Commission meetings beginning May 27th, 2020 will be conducted remotely in compliance with the State of Michigan Governor’s Executive Orders regarding remote public meetings until further notice.

- Join by weblink: https://zoom.us/j/95616276478
- Or dial in by phone: +19294362866,,95616276478# or +13017158592,,95616276478#
- Webinar ID: 956 1627 6478

For instructions on how to join a Zoom meeting, make a public comment, ADA information, and virtual meeting compliance from the State please click here.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of August 26, 2020.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1: CASE 19-040 – CLOVER COMMUNITIES - PUBLIC HEARING FOR PROPOSED SENIOR HOUSING FACILITY.

TITLE: THE APPLICANT, CLOVER COMMUNITIES OF VAN BUREN LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY WITH 125 INDEPENDENT SENIOR HOUSING UNITS.

LOCATION: The property, 8470 Belleville Road (PN 83 036 99 0002 702), is located on the west side of Belleville Road, between Tyler Road and Robson Road and is zoned C-2 (Extensive Highway Business) District. The parcel is +/- 17.7 acres in area including a +/- 15.8 acre development site and a +/- 1.9 acre out parcel.
ACTION ITEMS:
A. Planning Commission Re-opens Public Hearing (Public Hearing adjourned August 26, 2020)
B. Public Comment
C. Planning Commission closes Public Hearing.

OLD BUSINESS:

ITEM #1:
CASE 19-040 – CLOVER COMMUNITIES SPECIAL LAND USE REVIEW.

TITLE:
THE APPLICANT, CLOVER COMMUNITIES OF VAN BUREN LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY WITH 125 INDEPENDENT SENIOR HOUSING UNITS.

LOCATION:
The property, 8470 Belleville Road (PN 83 036 99 0002 702), is located on the west side of Belleville Road, between Tyler Road and Robson Road and is zoned C-2 (Extensive Highway Business) District. The parcel is +/- 17.7 acres in area including a +/- 15.8 acre development site and a +/- 1.9 acre out parcel.

ACTION ITEMS:
A. Presentation by the applicant.
B. Presentation by the Township Staff.
C. Planning Commission discussion.
D. Planning Commission considers action on the special land use.

ITEM #2:
CASE 19-040 – CLOVER COMMUNITIES PRELIMINARY SITE PLAN.

TITLE:
THE APPLICANT, CLOVER COMMUNITIES OF VAN BUREN LLC, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY WITH 125 INDEPENDENT SENIOR HOUSING UNITS.

LOCATION:
The property, 8470 Belleville Road (PN 83 036 99 0002 702), is located on the west side of Belleville Road, between Tyler Road and Robson Road and is zoned C-2 (Extensive Highway Business) District. The parcel is +/- 17.7 acres in area including a +/- 15.8 acre development site and a +/- 1.9 acre out parcel.

ACTION ITEMS:
A. Presentation by the applicant.
B. Presentation by the Township Staff.
C. Planning Commission discussion.
D. Planning Commission considers action on the preliminary site plan.

ITEM #3:
RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AMENDMENTS.

Proposed amendments that would allow single-family detached dwellings at a density of 6-7 units per acre as a permitted land use by right in the RM, Multiple
Dwelling Residential District and would contemplate dimensional requirements for these detached single-family dwellings. The amendments will be to Section 3.107(B) and 3.107(E)– RM, Multiple Dwelling Residential District – Permitted Uses and Dimension Regulations.

**ACTION ITEMS:**
A. Presentation from Staff  
B. Planning Commission discussion  
C. Public comment

**NEW BUSINESS:**

**ITEM #1:**  
**CASE 20-006 – ASHLEY CROSSROADS SOUTH TRAILER PARKING/STORAGE.**

**TITLE:**  
APPLICANT ASHLEY CROSSROADS DISTRIBUTION CENTER SOUTH LLC, PROPOSES TO CONSTRUCT A TRAILER PARKING LOT WHICH IS ACCESSORY TO AN ADJACENT PRINCIPAL LIGHT INDUSTRIAL USE WHICH HAS FRONTAGE ON ECORSE ROAD.

**LOCATION:**  
the site, parcel number 83 041 99 0001 002, is within a 4.9-acre site located between 41775 and 41873 Ecorse Road, and is zoned M-1 – Light Industrial. The site is located along Ecorse Road between Kirkridge Street and Haggerty Road.

**ACTION ITEMS:**
A. Presentation by the applicant.  
B. Presentation by the Township Staff.  
C. Planning Commission discussion.  
D. Public comment  
E. Planning Commission considers action on the preliminary site plan.

**GENERAL DISCUSSION:**

**ADJOURNMENT:**
Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.

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

ROLL CALL:
Present: Franzoi, Jahr, Boynton, Kelley, Atchinson and Thompson.
Excused: Budd.
Staff: Director Power, Director Best and Secretary Harman.
Planning Representatives: McKenna Associate, Vidya Krishnan.
Applicant(s) in Attendance: Beth Ernat of Clover Development and Brad Gilbert of Gilbert Homes.
Audience: Nine (9).

APPROVAL OF AGENDA:
Motion Boynton, Kelley second to approve the agenda of August 26, 2020 as presented.

Roll Call:
Yeas: Atchinson, Kelley, Boynton, Jahr, Franzoi and Thompson.
Nays: None.
Absent: Budd.
Motion Carried.

APPROVAL OF MINUTES:
Motion Boynton, Kelley second to approve the regular meeting minutes of August 12, 2020 as presented.

Roll Call:
Yeas: Franzoi, Jahr, Boynton, Kelley, Atchinson and Thompson.
Nays: None.
Absent: Budd.
Motion Carried.

PUBLIC HEARING:

ITEM #1: 19-040 – CLOVER DEVELOPMENT – PUBLIC HEARING FOR PROPOSED SENIOR HOUSING FACILITY.

TITLE: THE APPLICANT, CLOVER COMMUNITIES OF VAN BUREN LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY WITH 125 INDEPENDENT SENIOR HOUSING UNITS.
LOCATION: THE PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN TYLER ROAD AND ECORSE ROAD AND IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS) DISTRICT. THE PARCEL IS +/- 17.7 ACRES IN AREA INCLUDING +/- 15.8 ACRE DEVELOPMENT SITE AND A +/- 1.9 ACRE OUT PARCEL.

Motion Boynton, Kelley second to open the public hearing.

Roll Call:
Yeas: Atchinson, Kelley, Boynton, Jahr, Franzoi and Thompson.
Nays: None.
Absent: Budd.
Motion Carried.

Director Power informed Commissioners and the audience that the applicant, Clover Development, has agreed to postpone the consideration for special land use and the preliminary site plan request in order to give additional time for staff review. Director Power recommended the public hearing should be opened but not closed and should be adjourned to a future date as early as the regular meeting on September 9, 2020 at which time the Planning commission may re-open the public hearing and act on the special land use and preliminary site plan requests.

Beth Ernat of Clover Development was available to answer any questions and looks forward to returning in two (2) weeks with updated plans. Clover Development has already received phone calls from residents looking for apartments.

Motion Kelley, Boynton second to adjourn the public hearing to the September 9, 2020 Planning Commission meeting.

Roll Call:
Yeas: Jahr, Boynton, Kelley, Atchinson, Franzoi and Thompson.
Nays: None.
Absent: Budd.
Motion Carried.

NEW BUSINESS:

ITEM #1: 20-019 – GILBERT HOMES COUNTRY WALK – SITE PLAN AMENDMENT.

TITLE: THE APPLICANT, GILBERT HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED COUNTRY WALK SITE PLAN FOR REVISED SINGLE-FAMILY ARCHITECTURAL ELEVATIONS.

LOCATION: THE UNFINISHED COUNTRY WALK SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF THE MARTINSVILLE ROAD AND NORTH OF SAVAGE ROAD.

Brad Gilbert of Gilbert homes gave the presentation. Mr. Gilbert displayed a PowerPoint presentation of three new home elevations for the Country Walk and Arlene Arbors subdivisions.
The new elevations are 2,083 square feet, have four (4) bedrooms, two (2) and half baths and 12/6 roof pitch. Gilbert Homes has sixteen (16) lots in Country Walk and eight (8) lots in Arlene Arbors to develop, of the eight (8) lots in Arlene Arbors four (4) will require side-entry garages. The new elevations have previously been built in the Townsend Park subdivision located in the Township. Mr. Gilbert displayed aerial overviews of both developments identifying the location of the remaining lots.

Director Power presented his staff review letter dated 8-20-20 recommending the Planning Commission approve the site plan amendment to the Country Walk development for the addition of the proposed “new primary”, “new alternate” and “new secondary alternate” elevations, to be built by Gilbert Homes based on the following conditions:

1. Township Planning staff shall review each application for a new single-family home in the Country Walk development 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 PRD agreement.
2. The proposed elevations must include a side-entry garage where it is required on any of the lots in Country Walk Phases III and IV, pursuant to the requirement that a minimum of 30% of all units in the Country Walk development are side-entry garages.

Commissioner would like for the remaining lots in Country Walk Phase III to be built with the previously approved home elevations. Mr. Gilbert informed the Commission that there are only two (2) lots remaining in Country Walk Phase III and they have already been approved with the previous home elevations, the new elevations will only be in Phase IV.

Motion Kelley, Atchinson second to grant the applicant, Gilbert Homes, an amendment to the approved Country Walk site plan for revised single-family architectural elevations, based on the analysis and subject to the conditions in the staff review letter dated 8-20-20.

Roll Call:
Yea: Jahr, Boynton, Kelley, Atchinson, Franzoi and Thompson.
Nay: None.
Absent: Budd.
Motion Carried. (Letter Attached)

ITEM #2: 20-023 – GILBERT HOMES ARLENE ARBORS – SITE PLAN AMENDMENT.

TITLE: THE APPLICANT, GILBERT HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED ARLENE ARBORS SITE PLAN FOR REVISED SINGLE-FAMILY ARCHITECTURAL ELEVATIONS.

LOCATION: THE UNFINISHED ARLENE ARBORS SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED BETWEEN SUMPTER ROAD AND MARTINSVILLE ROAD, SOUTH OF SAVAGE ROAD.

No additional comments from the applicant.
Director Power presented his staff review letter dated 8-20-20 recommending the Planning Commission approve the site plan amendment to the Arlene Arbors development for the addition of the proposed “new primary”, “new alternate” and “new secondary alternate” elevations, to be built by Gilbert Homes based on the following conditions:

1. Township Planning Staff shall review each application for a new single-family home in the Arlene Arbors development 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 PRD agreement.

2. The applicant will need to ensure that use of at least four (4) side entry garages on the remaining eight (8) lots which are being developed.

3. The applicant should confirm they have a current architectural approval from the Home Owners Association of Arlene Arbors.

No questions or comments from the Commission or the audience.

Motion Kelley, Franzoi second to grant the applicant, Gilbert Homes, an amendment to the approved Arlene Arbors site plan for revised single-family architectural elevations, based on the analysis and subject to the conditions in the staff review letter dated 8-20-20.

Roll Call:
Yeas: Atchinson, Kelley, Boynton, Jahr, Franzoi and Thompson.
Nays: None.
Absent: Budd.
Motion Carried. (Letter Attached)

GENERAL DISCUSSION:

Director Power informed the Commission and the audience that the Charter Township of Superior has sent their letter of intent to update the Master Plan and the Township will have access to their plans. The next Planning Commission meeting will be held on September 9, 2020.

ADJOURNMENT:

Motion Boynton, Atchinson second to adjourn the meeting at 8:03 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary
## PLANNING & ZONING APPLICATION

**Case number** 19-040  
**Date Submitted** 12-20-19

### APPLICANT INFORMATION

**Applicant** Michael Joseph, Clover Communities Van Buren LLC  
**Phone** 716-688-8840  
**Address** 348 Harris Hill Road  
**Fax** 716-688-2746

**City, State** Williamsville, NY  
**Zip** 14221

**E-mail** bernat@clovergroupinc.com  
**Cell Phone Number** 716-348-2642

**Property Owner** William Carr Estate  
**Phone** 810-599-1469

**Address** PO Box 66016  
**City, State** Corpus Christi, TX  
**Zip** 78416

**Billing Contact** Clover Construction Management West Corp  
**Phone** 716-688-8840

**Address** 348 Harris Hill Road  
**City, State** Williamsville, NY  
**Zip** 14221

### SITE/PROJECT INFORMATION

**Name of Project** Clover Communities Van Buren LLC

**Parcel Id No.** V125-83-076-09-0000-000  
**Project Address** 8470 Belleview Road

#### Attach Legal Description of Property

**Property Location:** On the Road, between Road.

**Size of Lot Width:** 667  
**Depth:** 1216

**Acreage of Site:** 18.648  
**Total Acres of Site to Review:** 10  
**Current Zoning of Site:** C-1

**Project Description:** Development of a market rate independent senior living facility. The project would include 125 senior apartments restricted for ages 55 and older. The development is independent living and includes self-contained units with kitchens and laundry facilities. Site development includes on-site garages and in building storage units.

**Is a rezoning of this parcel being requested?** No  
**Current Zoning of Site:** Requested Zoning

### SPECIAL PERMIT INFORMATION

**Does the Proposed Use Require Special Approval?** Yes  
**Section of Zoning Ordinance for which you are applying:** 5.143 - Senior Housing Developments

**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:** Survey and plan to be provided with site plan application.

---

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 6-2-07, as amended.

### OWNER’S AFFIDAVIT

**Frances Carr Tapp, Executrix: Estate of F. Wm. Carr**

---

**Print Property Owner’s Name**

**Signature of Property Owner**

---

**Notary Public - State of Florida**

**My Commission expires 03/21/2022**

---

**Florida**

---

**Notary Public, Palm Beach County, FL**

---

**My Commission expires 03/21/2022**
Parcel 1

Tax ID: 83-36-99-0002-000

THE NORTH ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, TOWN 3 SOUTH, RANGE 8
EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AS THE EAST ¼ CORNER OF SAID SECTION 9: THENCE SOUTHERLY ALONG THE EAST LINE OF
SAID SECTION 9, A DISTANCE OF 660.00 FEET MORE OR LESS: THENCE WESTERLY PARALLEL TO THE
EAST AND WEST ¼ LINE OF SAID SECTION 9, A DISTANCE OF 1230.90 FEET MORE OR LESS: THENCE
NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 660.00 FEET MORE OR
LESS: THENCE EASTERLY ALONG THE EAST AND WEST ¼ LINE OF SAID SECTION 9, A DISTANCE OF
1230.90 FEET MORE OR LESS TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE EASTERLY 60
FEET OF THE NORTH 12 OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION, AS CONVEYED
BY DEED RECORDED AT LIBER 53416, PAGE 329.
TO:     Van Buren Township Planning Commission
FROM:   Dan Power – Director of Planning and Economic Development
RE:     SPR 19-040 - Clover Development - Public Hearing, Special Land Use and Preliminary Site Plan Review for Proposed Senior Housing Facility
DATE:   September 3, 2020

Applicant Beth Ernat of Clover Communities Van Buren LLC seeks to construct a senior housing development with 125 independent senior housing units. The proposed +/- 45,860 square foot, 3-story building is located on the west side of Belleville Road between Tyler Road and Robson Road on a +/- 17.7-acre site including a +/- 15.8-acre development site and a +/- 1.9-acre out parcel. The subject property, 8470 Belleville Road (Parcel ID# 83 036 99 0002 702), is zoned C-2 - Extensive Highway Business District and also in the Belleville Road Overlay District (BROD).

Senior housing is a Special Land Use in the C-2 District. The proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 of the Zoning Ordinance (Administrative Procedures - Special Land Use Review).

The public hearing for this request was opened during the August 26, 2020 Planning Commission meeting agenda and was adjourned to the September 9, 2020 meeting agenda. Project submittals are available for the public to review. Review materials regarding the special land use and preliminary site plan request are included in this packet. The Planning Commission may now re-open the public hearing and act on the special land use and preliminary site plan requests.

Thank you for your consideration.

Sincerely,

[Signature]

Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren
CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant – McKenna Associates
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township
Beth Ernat – Clover Communities of Van Buren, LLC
September 3, 2020

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

Subject: VBT-19-040 Clover Communities / 8470 Belleville; Special Land Use Review #2; Revised Site Plans Dated July 17, 2020.

Dear Commissioners:

The applicant, Michael Joseph a representative of Clover Communities Van Buren LLC, proposes to construct a Senior Housing development named Clover Communities. The proposed 3-story, 45,860 square foot building will comprise of 125 independent living units. The site is located on the west side of Belleville Road, between Ecorse Road and Tyler Road and has a total site area of 17.728 acres. We have reviewed the special land use request based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

**Special Land Use Review Comments**

Section 12.306 of the Zoning Ordinance sets forth criteria for the Planning Commission to consider when reviewing special land use proposals. Following is our review of each criterion:

1. **Will promote the use of land in a socially and economically desirable manner for those persons who will use the proposed land use or activity; for those landowners and residents who are adjacent; and for the Township as a whole.**
   
   The need for Senior Housing in Van Buren has been discussed at several board meetings at the Township previously. As a result, the Township recently adopted a new senior housing ordinance to allow for the construction of such facilities which would provide an opportunity for residents to ‘age in place’. The subject site is located along a major thoroughfare in the Township. The proposed use will promote the use of the land in a socially and economically desirable manner by providing for much required housing in the Township. Any impacts resulting from the proposed development on the adjacent properties will be mitigated through setbacks, landscaping and screening, which are reviewed in our site plan review letter under separate cover.

2. **Is necessary for the public convenience at that location.**

   The subject site is zoned C-2, Extensive Highway Business District and has direct access to Belleville Road, providing convenient location for access.

3. **Is compatible with adjacent uses of land.**

   Although the proposed senior housing development is adjacent to a commercial use to the north and an industrial use to the south, uses on the east side of Belleville Road are almost exclusively residential. With the extensive natural features on the site and the provision of the required landscaping we find that the proposed development will be compatible with the adjacent uses of land.
4. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.
The proposed development is designed to comply with the site design requirements for senior housing set forth in the Zoning Ordinance. Therefore, we do not anticipate any adverse impacts on public health, safety, and welfare.

5. Can be adequately served by public services and facilities without diminishing or adversely effecting public services and facilities to existing land uses in the area.
The proposed senior housing facility can be adequately served by public services and facilities without diminishing or adversely effecting public services and facilities to existing land uses in the area. The applicant is working with the Township Engineer to meet all utility requirements.

6. Will not cause injury to other property in the neighborhood in which it is to be located.
The proposed senior housing facility is not anticipated to cause injury to other property in the neighborhood in which it is to be located.

7. Will consider the natural environment and help conserve natural resources and energy.
The subject site has significant tree cover of which 386 trees are proposed for preservation and 215 trees are to be removed. The trees to be removed are located within areas of driveway and building footprint. The applicant is providing replacement for all regulated trees to be removed with the provision of 108 trees and the payment of 36 trees into the Township tree fund. We have reviewed the adequacy of tree replacement proposed in our site plan review letter under separate cover.

8. Is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located and meets applicable site design standard for special approval uses.
The proposed Senior Housing Facility is within the provisions of uses requiring special approval, and is in harmony with the purposes and conforms to the applicable regulations of the Extensive Highway Business zoning district and meets applicable site design standard for special approval uses.

9. Is related to the valid exercise of the Township’s police power and purposes which are affected by the proposed use or activity.
The Senior Housing Facility is related to the valid exercise of the Township’s police power and purposes which are affected by the proposed use or activity.

**Specific Approval Criteria for Senior Housing [Section 5.143]**: In pursuit of the above purpose and intent, elderly housing developments are permitted in RM, RMH, C, C-1, C-2, and M-U zoning districts subject to special use and site plan approval. The subject site is zoned C-2 (Extensive Highway Business) District and the proposed senior housing development is subject to the following use specific standards:

1. **The minimum senior housing site area shall contain 5,500 square feet per independent living unit, 2,000 square feet per dependent living bed, or the total area required for each type.** This standard has been met. With 125 independent living beds proposed, a total site area of 687,500 sq. ft. is required and 687,812 of total site area has been provided.

2. **The required minimum usable floor area for assisted living units must comply with State of Michigan licensing requirements.** This standard has been met. A single resident room for an
independent living unit must be a minimum of 650 square feet. The applicant has stated there are 4
proposed 1-bedroom 1-bathroom units at a minimum of 682 square feet each. There are 121 2-bedroom
units with a mixture of 1 and 1.5 baths the square footage ranging from 776 square feet to 810 square
feet each.

3. The proposed site must have at least one (1) property line abutting an existing or planned major
thoroughfare with a right-of-way width of 120’ feet or more as described in the Wayne County
Master Thoroughfare Plan. All vehicular ingress and egress must be directly from the major
thoroughfare. This standard has been met. The proposed senior housing Facility has frontage along
Belleville Road from which on-site access is proposed, which is designated as major thoroughfares with a
120’ ROW width.

4. The maximum building height for a senior housing development shall not exceed forty (40’) feet.
This standard has been met. The proposed building is a three-story structure with a maximum height of
33’.

5. The minimum setbacks for senior housing are 50’ each for the front rear and side yards. This
standard has been met. The proposed senior housing facility meets all of the required setbacks.

6. A minimum of twenty-five (25%) percent of the site, exclusive of existing or planned public road
right-of-way, must be maintained as landscaped open space. Courtyards larger than 2,400 square
feet may be counted as required open space. Recreation facilities, active and/or passive, including
paved walkways and covered sitting areas shall be provided in a manner that meets the needs of
the resident population. This standard has now been met. The revised site plan submission has
provided an open space calculation. A total of 4.432 acres are required to be open space and 7.16 acres
have been provided. Additionally, per the applicant the building amenities include a large community
room for shared meals and arranged activities, coffee bars/ game rooms on each floor, an activity center,
an outdoor common patio in addition to individual balconies for each unit. The large courtyard area is
available for use to meet the needs of the resident population. The applicant is proposing typical
community amenities in the courtyard area include a community patio and barbeque, raised garden beds
and useable open space for organized activities/games.

7. Senior housing buildings must present a residential architectural image in terms of building
façades, the composition and use of exterior wall surface materials, and building length. Any
building façade longer than 100 feet must provide for variations in the outside wall and roof line.
Exterior building materials must be high quality and comply with Ordinance requirements.
Building façades must not exceed 600 feet. This standard can be met. The applicant has
submitted detailed elevations and colored renderings of the proposed buildings. The applicant originally
proposed a building constructed almost entirely of hardiplank siding, which did not meet the standards of
Senior Housing or the BROD District. The applicant sought a variance from the Board of Zoning Appeals
for the same at their 8/11/2020 meeting, but was denied. Subsequently the applicant made revisions to
the building façade elevations and materials. The main building at this time is constructed predominantly
of brown brick with hardiplank siding, batten wood and vinyl being used as accent and secondary
materials. The balconies are intended to provide for a break in the horizontal mass and the variation of
materials is intended to add interest and break up the long building façades.

The building is substantially in conformance to the BROD and Senior Housing regulations. However,
additional improvements noted in our site plan review letter under separate cover, will bring the site closer
into compliance with the intent of the BROD district and make the proposed senior housing development a desirable addition.

8. **Accessory structures and uses are limited to those that are customary or incidental for the servicing of the developments’ residents and employees.** This standard has been met. The site plan includes parking garages, which are accessory to the principal use of the senior housing facility, and therefore deemed as accessory structures. Table 3 of Section 7.202 (A) of the Zoning Ordinance sets limits on the maximum permitted size for detached accessory structures. The four garage structures will make up 9,600 sq. ft. total, double the 4,800 sq. ft. permitted. The applicant appeared before the Zoning Board of Appeals on 8/11/2020 and received approval of a variance from this standard.

9. **The senior housing development shall comply with the parking requirements of the Ordinance.** This standard has been met. The site plan proposes 18 foot deep parking spaces. The Ordinance allows for 18’ deep spaces instead of 20’ if the space abuts a sidewalk that is at least 8 feet wide. The applicant has legibly labeled the sidewalk width abutting the sidewalk at 8 feet, compliant with this standard.

10. **The senior housing development shall comply with the landscaping and screening standard set forth in the ordinance.** This standard has now been met. The applicant has gained compliance with the landscaping and screening standards set forth in the ordinance.

11. **The senior housing development shall comply with the sign regulations of the Ordinance.** This standard has been met. The site plan includes a monument sign along the site’s Belleville Road frontage in compliance with the sign regulations for setbacks.

**Recommendation**
The applicant has attempted to address all of the concerns previously raised. As discussed above, we find that the proposed senior housing development meets the criteria for special land use approval, subject to conditions. Therefore, we recommend that the Planning Commission recommend special approval to the Township Board, subject to the following conditions:

1. Approval of utility plan and storm water detention plan by Township Engineer and Wayne County.
2. Approval of architectural elevations by the PC.
3. That all of the conditions of preliminary site plan approval are met.
4. Final site plan approval.

Respectfully submitted,
McKENNA

Vidya Krishnan
Principal Planner

Hunter Whitehill
Associate Planner

c: Matt Best, Van Buren Township Director of Public Services
David Potter, FTCH, Township Engineers
David McInally, Van Buren Township Fire Marshal
September 3, 2020

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

Subject: VBT-19-040 Clover Communities Senior Housing / 8470 Belleville; Site Plan Review #3; Revised Site Plans Dated July 17, 2020.

Dear Commissioners:

The applicant, Michael Joseph a representative of Clover Communities Van Buren LLC, proposes to construct a Senior Housing development named Clover Communities. The proposed 3-story, 45,860 square foot building will comprise of 125 independent living units. The site is located on the west side of Belleville Road, between Ecorse Road and Tyler Road and has a total site area of 17.728 acres. We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

COMMENTS

1. Zoning and Use. The site is currently zoned C-2 (Extensive Highway Business District). The site is also located within the BROD (Belleville Road Overlay District) which is a mandatory overlay district. Section 3.112 of the Zoning Ordinance permits senior housing as a special land use in the C-2 Extensive Highway Business District.

2. Required Information. Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. The applicant has provided all submittal requirements.

3. Lot. Per the application the site is a total area of 17.728 acres. The legal description is included with the tax parcel ID number. The minimum required lot area for 125 independent units is 15.78 acres per Section 5.143 (c). The site plan proposes a lot split to create a 1.94-acre outlot with the principal parcel at 15.79 acres, compliant with the Zoning Ordinance.

4. Dimensional Requirements. There is no required minimum lot width in the C-2 Extensive Highway Business District.

   The minimum required front, rear, and side yard setbacks for senior housing development per Section 5.143 of the Zoning Ordinance are 50 feet each. The proposed building complies with the required setbacks.

   Maximum permitted building height in the C-2 District is 4 stories and 40 feet. The plan proposes a 3-story building with a building height of 33 feet to the mid-point of the peak, compliant with the Ordinance.

5. Access and Circulation.

   a. Location of Curb Cuts. The site plan includes one proposed access drive from Belleville
Road. The access drive has a proposed width of 24 feet with a lane each for ingress and egress. The pavement is proposed to be striped with a 100’ 4” solid yellow line extending from the driveway.

Belleville Road has a single lane in either direction along the site’s frontage. With 125 additional units and corresponding trips in and out of the site, the proposed development is anticipated to have an impact on the roadway. The applicant has submitted a traffic study conducted by Rowe Professional Services Company which concludes with the finding that all approaches at each of the study intersections would operate at acceptable levels during both the AM and PM peak hours under all analysis scenarios. The traffic study does not recommend the addition of any improvements to the site’s Belleville Road frontage. The applicant has noted that the Wayne County preliminary review concurs with this finding.

b. **Cross Access.** Cross Access is encouraged by the Township wherever feasible. The parcels to the north and south are currently zoned M-1, but also located within the BROD district which permits mixed uses. The parcel to the west is zoned C-2. Further, the plan includes the creation of an outlot to the front. The applicant has designated a future cross access point to the north and to the outlot to the south of the drive that can be accommodated for future developments.

c. **Sidewalks.** The plan notes the construction of a new 5’ concrete sidewalk beginning on the parcel’s northern end, along Belleville Road r-o-w. The sidewalk continues south past the access drive and then continues west along with the interior access drive to the senior housing facility. Per the applicant:

> “The outparcel will be split off from the developed property and will not be included in the site development. The sidewalk along the frontage of the outparcel will need to be installed with the future development of the outparcel at that time.”

The Planning Commission can defer the sidewalk until such time the outlot, which will be a separate parcel, is developed.

Part of the proposal includes garages for resident parking. These are located to the southwest and south sides of the proposed building. To walk to them, residents will need to cross the internal circulation drive. The applicant has proposed crosswalks connecting the parking garages to the internal sidewalk system.

6. **Parking and Loading.**

a. **Space Dimensions.** Parking spaces on the site are dimensioned at 9.5 feet wide by 18 feet long. Per Section 9.104 of the Zoning Ordinance, parking spaces shall be 9.5’ x 20’. Parking stall depth less than 20’ is permitted provided the spaces abut a sidewalk which measures a minimum of eight (8) feet in width. The sidewalks have now been legibly labeled and are compliant with this standard. The parking spaces are proposed to be double striped.

b. **Number of Parking Spaces.** The parking requirement for independent living is one and a quarter (1.25) space for each dwelling unit plus one (1) for each employee in the largest shift.
With 125 units, the required parking is 156.25 spaces + employee parking. The applicant has noted 2 employees will be in the largest working shift, requiring a total of 159 parking spaces, which has been provided. The applicant has stated: "There is one on-site property manager for the property. An additional parking space has been added to accommodate an additional maintenance employee."

The site plan includes parking garages, which are accessory to the principal use of the senior housing facility, and therefore deemed as accessory structures. Table 3 of Section 7.202 (A) of the Zoning Ordinance sets limits on the maximum permitted size for detached accessory structures. The four garage structures will make up 9,600 sq. ft. total, double the 4,800 sq. ft. permitted. The applicant appeared before the Zoning Board of Appeals on 8/11/2020 and received approval of a variance from this standard.

c. **Barrier Free Spaces.** The plan indicates a total of eight (8) barrier free spaces, which is adequate for a parking lot with 151-200 parking spaces. Barrier free ramp locations are shown and are subject to review and approval by the Township Engineer.

d. **Loading.** The proposed building requires one (1) 10’ x 50’ loading space, which has been provided on the east side of the main entrance to the building. While not ideal, the space appears to be the most functional.

e. **Bicycle Parking.** Chapter 3 of Article 6 provides standards for buildings within the Belleville Road Overlay District (BROD). Per this chapter, one (1) bicycle parking space shall be provided for each twenty-five (25) vehicle parking spaces or fraction thereof. With 158 proposed parking spaces, six (6) bicycle parking spaces are required. The applicant has provided three (3) bicycle loops near the main entrance of the building to accommodate 6 bicycle parking spaces.

7. **Landscaping and Screening.** The site is located in the Extensive Highway Business (C-2) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. Our comments on individual landscaping requirements are reflected in the following comments:

a. **Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. The site has a frontage of 643’ on Belleville Road, which requires a total of 16 deciduous trees + 6 ornamental trees + 129 shrubs. The applicant has provided frontage calculations and proposes to preserve the existing wooded area adjacent to the r-o-w. In the future when the outlot is developed, frontage landscaping will be required.

b. **Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way. Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. The building is setback from Belleville Road approximately 380’. With frontage landscaping, existing vegetation on the outlot and future development on the lot, we anticipate the parking on the east side of the building visible from Belleville Road will be adequately screened.
**Interior parking lot landscaping.** Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. Interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. With 62,950 sq. ft. of total payment area, a total of 3,148 sq. ft. of interior parking lot landscaping is required and 3,269 sq. ft. has been provided. Additionally, one (1) deciduous tree shall be planted for each three hundred (300) square feet of interior landscaping. Therefore, 11 interior parking lot trees are required and 11 have been provided.

c. **Loading Area Landscaping.** Section 10.103 (C) of the Zoning Ordinance requires an opaque wall or a greenbelt for required screening. We find that Loading Area Landscaping will be acquired with the provision of the required frontage landscaping above.

d. **Display Area Buffering.** This requirement is not applicable.

e. **Greenbelt Buffering.** Section 5.143 (L)(1) of the Zoning Ordinance, requires a 20-foot-wide buffer with one (1) tree per twenty (20) linear feet between the senior housing development and all adjacent uses. A 20-foot-wide buffer has been proposed between the proposed development and all adjacent uses. The applicant is proposing to keep 386 existing trees and 154 of these are required along the property lines to satisfy the one tree per twenty lineal feet requirement.

f. **Local Business (C) District Landscaping District.** Section 5.143 (L)(2) of the Zoning Ordinance, requires specific additional landscaping requirements for senior housing developments pursuant to §10.103(F)(1) of the Zoning Ordinance. Section 10.103(F)(1) of the Zoning Ordinance requires senior housing developments to contain a minimum of two (2) deciduous or evergreen trees and four (4) shrubs per dwelling unit. With 125 living units proposed, 250 deciduous or evergreen trees and 500 shrubs are required. With 232 of the existing trees remaining from the 386 total preserved the applicant is required to plant 18 more trees and has done so to satisfy the 250 tree requirement. Additionally, 500 shrubs are proposed to be distributed throughout the development to satisfy the shrub requirement.


g. **Detention Pond Landscaping.** The site plan includes a detention pond on the south side of the proposed building. Any planting around the pond is under Wayne County's jurisdiction. The planting plan for this area must be provided and approved by the County. The applicant has acknowledged this fact and stated that the detention pond planting plan will be reviewed and approved by Wayne County as part of their construction permit review.

h. **Other.** The applicant has provided the location of recreation amenities proposed for the outdoor courtyard area which is part of the essential open space for the development. Typical community amenities in the courtyard area include a community patio and barbeque, raised garden beds and useable open space for organized activities/games.

8. **Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5” caliper or larger. As the new replacement trees are deciduous and between three (3) to four (4) inch D.B.H. a 1:1.5 ratio of replacement trees to removed trees applies. As
the applicant has proposed 215 trees for removal, 144 are required for replacement trees. The applicant has proposed 108 of these trees onsite with the remaining 36 trees being paid into the township tree fund to meet the replacement tree requirement.

9. **Stormwater Pond.** The site plan proposes a detention pond on the south side of the building. The pond will provide storage for both the current development site and future development of the outparcel. Storm water detention calculations are subject to review and approval by the Township Engineer and Wayne County.

10. **Lighting.** A photometric lighting plan has not been been provided in this submittal. The following comments were applicable with the applicant previous photometric plan submittal. The plan proposes 3 different light poles (A, D and C) disbursed throughout the development. Poles A and D are 20 feet tall while pole C is 12 feet tall. The photometric plan identified D as a pole fixture while the elevations identify fixture D as a wall mounted light on the accessory garage buildings. The discrepancy must be corrected. The reason for the difference in heights and placement is unclear. The placement of the taller poles along the main access drive gives it the look of an industrial park. We recommend that shorter decorative light poles be installed along the main access drive with taller poles along the sides and back of the site. Information regarding any wall mounted light fixtures must also be provided. The light pole detail must include material and color and clarification of the fixtures are single or dual-head. Manufacturer’s cut sheet detail for proposed fixtures must be noted on the photometric plans. The applicant has acknowledged the above comments regarding the lighting plan. A revised lighting plan will be provided as a separate submittal at a later date.

11. **Architecture and Building Details.** The applicant has submitted detailed elevations and colored renderings of the proposed buildings. The applicant originally proposed a building constructed almost entirely of hardiplank siding, which did not meet the standards of Senior Housing or the BROD District. The applicant sought a variance from the Board of Zoning Appeals for the same at their 8/11/2020 meeting, but was denied.

Subsequently the applicant made revisions to the building façade elevations and materials. The main building at this time is constructed predominantly of brown brick with hardiplank siding, batten wood and vinyl being used as accent and secondary materials. The balconies are intended to provide for a break in the horizontal mass and the variation of materials is intended to add interest and break up the long building facades. The Township Staff has been working with the applicant to bring the building into compliance with the architectural standards set forth in Chapter 3, Article 6 which includes the BROD standards, and Section 5.143(I) Senior Housing Architectural Standards:

a. Buildings in the BROD are required to be constructed of unpainted red brick, brown brick, natural stone, or similar high-quality materials as the primary building material. The revised plan includes 52% brown brick on the main facades, 25% hardiplank siding, 16% wood and 7% vinyl.

b. The physical design of building facades are required to vary at least every 40 linear feet for the Gateway Mixed Use Subarea. The ordinance provides multiple suggestions for how this can be accomplished. The plan submitted by the applicant includes balconies with a wood batten siding to provide a break from the brick and hardiplank and create visual relief.
east and west elevations includes poles at the ends supporting the balconies above. We had recommended that brick be added to the base of the pole to improve its appearance and durability and not appear like a old gas station canopy pillar. The applicant responded stating "It is not possible to add brick to the base of the poles. These are structural support columns needed to bear weight and weight shifts". The proposed pole bears less load than the canopy of a gas station. Recently approved gas station canopies in the BROD have all been provided with full brick supports. Brick in fact will add to the ability of the poles to bear increased weight. We continue to make the recommendation.

c. Type and maximum percentage of durable exterior materials. The percentage of various building materials used on the façade has been noted.

At the Planning Commission meeting held on 6/10/2020 to provide feedback regarding the requested variance, the PC noted that while they support the variance request for garage size, the proposed garage buildings must be broken up. The applicant revised the garage elevations to include brick and wall mounted light fixtures to improve their appearance from a storage unit building. However, the Planning Commission had also recommended that the applicant not provide single large garage buildings, but break it up into two smaller buildings each to create a more residential look. Per the applicant, separating the garages would increase pavement areas and impervious coverage. Shifting the foundations would also create issues with water flow and drainage of the site. It is unclear how splitting the building into two which will maintain the exact same footprint overall will affect drainage/impervious surface or foundations. The garage buildings are placed along the main circulation drive. Creating break of 10-15' between the buildings is not going to create any drainage course change or increase impervious surface. The light fixtures on the rear façade of the garages serves no purpose. We recommend placing a couple of wall pack fixtures on the rear façade for security and placing the decorative fixtures on the front façade of the garage between the doors.

12. Dumpster. The layout plan has been updated to show the dumpster enclosure location. A dumpster pad location has been labeled on the site plan in the northwest corner of the development and the applicant has provided detailed drawings and proposed materials. The specific style and color from the brochure will be chosen at a later date to compliment the final building architecture.

13. Signs. The applicant has proposed a monument sign at the entry of Belleville Road and has provided a rendering of the proposed sign. The proposed monument sign is within the maximum permitted sign area limit and is setback 10 feet from the r-ow. The Ordinance is intended to subject senior housing to sign area standards for residential developments when located in a residential district. The setback is complaint with the requirement for the underlying zoning district.

14. Other. Location and screening detail for all proposed outdoor mechanical equipment has been identified.
RECOMMENDATION
The applicant has revised the plan and satisfied several of the previously expressed concerns. While there are a few items that remain, these items can be modified or corrected. Therefore, we recommend approval of the preliminary site plan for Clover Communities Senior Housing to be located at 8470 Belleville Road, subject to the following conditions:

1. Notation that a continuous sidewalk will be constructed along the entire Belleville Road frontage, at such time when the outlot is developed in the future.
2. Wayne County’s approval of detention pond landscaping.
3. Approval of storm water detention calculations by the Township Engineer and Wayne County.
4. A revised photometric plan addressing all of the issues noted in the letter above.
5. Revised garage elevations to break up buildings into smaller sizes and addition of brick to the pole supports for the balconies.

Respectfully,
McKENNA

Vidya Krishnan                  Hunter Whitehill
Principal Planner             Associate Planner

c: Matt Best, Van Buren Township Director of Public Services
    David Potter, FTCH, Township Engineers
    David McInally, Van Buren Township Fire Marshal
August 17, 2020
Fishbeck Project No. 191784
Township Project No. 19-040

Carol Thompson
Planning Commission Chairperson
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

Clover Senior Housing
8470 Belleville Road
Preliminary Site Plan Review

Dear Carol:

At the request of Van Buren Township (Township), Fishbeck has reviewed the revised Site Plan dated July 17, 2020, submitted to the Township for the Preliminary Site Plan review for the proposed Clover Senior Housing project located at 8470 Belleville Road. At this time, Fishbeck examines and reviews the feasibility of the engineering aspects of the site design but will not conduct a full engineering review until the engineering submittal. Please note, the previous site plan was recommended for Preliminary Site Plan approval for engineering feasibility in our letter dated May 6, 2020.

This project entails construction of a new 125-unit senior housing center at Parcel Number 83-036-99-002-702 along Belleville Road south of Ecorse Road. The existing site includes an undeveloped 17.25-acre lot fronting Belleville Road. The proposed project includes: construction of a 45,860-square-foot, three story assisted living building; construction of sidewalk and pavement; construction of a 159-space bituminous pavement parking lot; construction of a water main loop around the proposed building; construction of storm drain improvements including a drainage basin; construction of a sanitary sewer system and sewer lead; construction of one driveway with access to Belleville Road; and other various landscaping and site plan improvements. The plans also indicate a proposed parcel split where 1.94 acres will be left as an ‘outparcel.’

Our review comments are as follows:

**General**

The following items are general requirements established as part of the *Engineering Standards Manual, Charter Township of Van Buren (April 2014)*. The applicant must include the following items as part of the construction plans:

1. Any irrigation plans must be included with the submittal of the Engineering Plans.
2. Soil boring information, including the ground water elevations, must be provided.
3. A quantity list itemizing all proposed public sanitary sewer, storm sewer, and water main construction must appear on each sheet indicating such construction. A quantity list indicating the total quantities of construction for the entire project must also be provided.
4. Plans must include the applicable Standard Detail Drawings as found in Appendix A of the Township *Engineering Standards Manual*. The Township can provide full size sheets of multiple details upon request.
**Water Main Service**

**Existing:** The Township’s Geographic Information System (GIS) records indicate a publicly owned 12-inch asbestos cement water main running north-south along the east side of Belleville Road.

**Proposed:** The applicant’s plan indicates a proposed 8-inch water main loop around the proposed building and connecting to the existing water main running north-south along Belleville Road. The plans also indicate a fire lead and water service lead to the south side of the proposed building from the proposed loop and four proposed fire hydrants.

**Comments:**
1. The minimum of ten feet of horizontal separation shall be provided between water mains and sanitary sewer lines, storm sewer lines, or other water mains. This is measured from outside of pipe to outside of pipe and should be indicated on the plans.
2. Plans must indicate the proposed method of crossing Belleville Road and how the proposed watermain will be tapped.

**Sanitary Sewer**

**Existing:** The Township’s GIS records indicate there is an 8-inch public clay sanitary sewer line that runs north-south along the east side of Belleville Road which connects into a 10-inch public clay sanitary sewer line closer to Tyler Road.

**Proposed:** The applicant is proposing to install an unlabeled private sanitary sewer lead flowing into a proposed public sanitary manhole and proposed 8-inch PVC public sanitary sewer line, which is indicated connecting into the existing sanitary sewer line running north-south along Belleville Road.

**Comments:**
1. Once final design is completed, the sanitary sewer design must be verified with the Residential Equivalent Use rate values found in the Van Buren Township Water & Sewer Department Schedule of Rates (effective January 1, 2020). (The rate schedule is available here: http://vanburen-mi.org/dpw/ under Public Works Information Links section.)
2. The sanitary sewer service size, material, and connection type must be indicated on the plans.
3. Due to the segment of sanitary sewer being used for future expansion (outlot), the 8-inch sanitary line will be designated as a public sewer segment and the applicant (and Township) will be required to submit for a sanitary sewer permit from Michigan Department of Environment, Great Lakes, and Energy (EGLE) (Part 41) application.
4. All sanitary easements must extend a minimum of 10 feet beyond the upstream manhole.

**Storm Sewer**

**Existing:** The Township’s GIS records indicate there is no existing storm sewer system along Belleville Road adjacent to the proposed development. Stormwater runoff along Belleville is conveyed by an open ditch with driveway culverts towards the south/southwest.

**Proposed:** The applicant is proposing to collect stormwater using a proposed privately-owned storm sewer system and conveyed to an onsite drainage basin. According to the plan’s stormwater narrative, the stormwater pond with forebay will be sized as a retention basin to accommodate stormwater from the subject site and future development of the outparcel. The plans indicate a proposed emergency overflow spillway with sheet flow onto the adjacent property at the back of the lot, with no outlet indicated from the basin to an existing stormwater system. Fishbeck understands the coordination with Wayne County is ongoing.
Comments:

1. As part of the storm water conveyance system, computations indicating the calculation of the C value for each of the drainage areas should be provided. Assumptions for the base C values should be clearly indicated. Aggregate C values for more than one drainage area are not permitted.
2. Calculations for the design of the storm sewer system must be provided as part of the Engineering Review Application. This is generally given in table format and at minimum, with the information indicated, but not limited to, those items indicated in Chapter 2, Section C.19 of the Township Engineering Standards Manual.
3. Flow arrows indicating the existing overland flow routes must be indicated on the existing topographic map showing the pre-development flow routes on the site.
4. Applicant shall also read through requirements in Chapter 5, Section A.2 of the Township Engineering Standards Manual to determine the use of a retention facility on site. If it is determined no natural drainage course for discharging is available, then the Township can allow the use of a retention basin, per Township standards. The applicant has submitted an alternative plan that the Township is currently looking at, indicating the use of a detention pond with a restricted outlet to the west. More information is needed from the applicant and their discussion with Wayne County. Upon gathering the information, the Township, Fishbeck, and the Engineer will discuss allowable options from Wayne County.
5. Please note, if a detention basin is proposed in lieu of a retention basin, the maximum allowable discharge in the Township for detention basins in 0.1 cfs/acre.
6. Applicant must submit for stormwater approval from Wayne County prior to the Township accepting submission for Engineering and Final Site Plan approval. The Township will request to see that Wayne County has reviewed and commented on the stormwater system prior to reviewing the system itself.

Paving and Grading

1. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans that indicate detailed ramp grades for ramp areas needing to comply with the Americans with Disabilities Act 2010 (ADA).

Soil Erosion and Sedimentation Control (SESC)

1. The SESC plan provided must be in accordance with the Township Engineering Standards Manual, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency.

Recommendation

We are recommending the Planning Commission grant the Clover Senior Housing Project Preliminary Site Plan approval for Engineering feasibility, subject to the comments listed above and in accordance with the Township’s Engineering Standards manual. If you have any questions regarding this project, please contact me at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,

Paul J. Kammér, PE
Senior Civil Engineer

Stephen C. Claytón, PE
Civil Engineer

By email

Copy: Matthew Best – Township
Dan Power – Township
Vidyá Krishnán – McKenna
Dave Potter, PE – Fishbeck
Department Building and Planning  
46425 Tyler Road  
Belleville, MI 48111  
19-040  
Re: Staff Review  
   Clover Communities, Belleville/Robson Rd, Van Buren Township  
To whom it may concern:  
I have reviewed the revised site plan for the proposed Clover Communities to be located 8470 Belleville Rd. T  

The plan set was reviewed for Fire and Life Safety using the township adopted fire code NFPA 1 and NFPA 101 2018 editions.  

Again, please note that all applicable NFPA codes and standards apply as adopted by the Township of Van Buren.  

1. An Electronic Knox-Box will need to be ordered and installed by owner where fire department indicates prior to occupancy. [www.knoxbox.com](http://www.knoxbox.com)  

2. Emergency Responder Radio Coverage System is required unless it can be proven after building is constructed, and occupied that coverage is sufficient. This will be verified by AHJ prior to final C/O.  

3. Site Plan CO3 Utility plan shows fire protection leads coming in on the South East corner of the building. A hydrant will need to be placed within 50ft. on the outside of the drive. FDG sign with pressure should be located on the East corner of the building.  

**Our Mission:** The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.
4. Standpipe connections with 1 ½ connections for firefighting hoses will be required in each stairwell on every level. In the center of the building near the elevator. It shall be a standpipe hose closet as well. No hose is required, just the connection.

*Item 3 appears to be addressed on the site plan at this time. Other items can be addressed during construction plan review and before final C/O if development is approved.*

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

Respectfully submitted,

David C McInally
Fire Marshal
Van Buren Fire Department
The Van Buren Township Planning Commission is asked to continue considering zoning ordinance amendments which allow for detached single-family residential structures to be permitted in the RM-Multiple Family zoning district at a density of 6-7 units per acre. This is a higher density of single-family residential zoning than would be permitted under the Township’s conventional single-family residential zoning districts.

Over the course of two meetings, the Planning Commission and staff have discussed the development potential for this type of land use in the Township, reviewed the appropriateness of the RM zoning district to encompass this land use, and explored comparable projects in the region that exhibit this land use. Comments from these discussions are included in copies of minutes from these meetings, which are provided in this packet. Following these discussions, staff was tasked with refining the details of the proposed zoning ordinance amendments to address Planning Commissioners’ concerns with respect to setbacks, architectural standards, and providing for transitions between higher- and lower-density housing.

Zoning ordinance amendments are now provided for the Planning Commission which include the following provisions as responses to these concerns:

- **The RM zoning district** will house the higher-density single family detached residential dwelling land use that is under consideration.
- **“Edge” and “Interior” placement.** “Edge” type RM Single-Family Detached Residential Dwellings – those adjacent to lower-density residential zoning districts or major thoroughfares – are to be built with wider and larger lots, higher minimum side yard setbacks, and higher minimum dwelling floor areas than “Interior” type RM Single-Family Detached Residential Dwellings in the interior of an RM-zoned project.
- **Single-family residential standards.** All RM Single-Family Detached Residential Dwellings must meet the single-family residential dwelling standards of Section 5.114.
- **Architectural variety.** All RM Single-Family Detached Residential Dwellings must be architecturally substantially different from any neighboring structure.
- **Rear access for Interior units.** Access is gained to garages of “Interior” type RM Single-Family Detached Residential Dwellings through a rear alleyway.

The Planning Commission will continue evaluating these amendments during their upcoming discussion on September 9th and at the following regular meeting when a public hearing will be opened for public input on the amendments. Through this process, the Planning Commission should consider whether there is a consensus on the amendments as they are written or with revisions. The adoption of the amendments will ultimately require recommendation on a final draft set of amendments from the Planning Commission following the public hearing, and then formal adoption by the Township Board of Trustees. If these zoning ordinance amendments are ultimately adopted, design details and engineering feasibility would be reviewed extensively as part of the site plan review process for any project that includes RM Single-Family Detached Residential Dwellings.

I look forward to continuing discussions and refinement of the proposed zoning ordinance amendments. Thank you for your consideration.

Sincerely,

[Signature]

Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant - McKenna Associates
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township
AN ORDINANCE TO AMEND THE ZONING ORDINANCE 5-2-17(2) AS AMENDED OF THE CHARTER TOWNSHIP OF VAN BUREN TO AMEND THE LANGUAGE OF RM, MULTIPLE FAMILY RESIDENTIAL DISTRICT TO ADD DETACHED SINGLE-FAMILY RESIDENTIAL DWELLINGS AT SPECIFIED DENSITIES AS A PRINCIPAL PERMITTED USE.

THE CHARTER TOWNSHIP OF VAN BUREN ORDAINS:

SECTION 1- ORDINANCE AMENDMENT

Pursuant to this Ordinance, the following sections of the Charter Township of Van Buren Zoning Ordinance shall be amended in accordance with the below text upon the effective date of this Amendment:

Section 2.102. Definitions

**DWELLING, RM SINGLE FAMILY EDGE DWELLING:** An RM single family building containing not more than one (1) dwelling unit designed for residential use of one (1) family only, located along a property line abutting a major thoroughfare or property zoned AG, R-1A, R-2A, R-1B or R-1, and provided the requirements of Section 5.114 are met.

**DWELLING, RM SINGLE FAMILY INTERIOR DWELLING:** An RM single family building containing not more than one (1) dwelling unit designed for residential use of one (1) family only, located on the interior of a parcel developed for single family use, abutting an interior street in a development or abutting a property zoned RM-1 or RM-2, and provided the requirements of Section 5.114 are met.

Section 3.104 Permitted Uses by District; Table 1: Table of Permitted Land Uses and Special Land Uses by District

<table>
<thead>
<tr>
<th>Key:</th>
<th>Principal Permitted Use</th>
<th>Special Land Use</th>
<th>DEVELOPMENT STANDARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE</td>
<td>R-1A, R-2A, R-1B, RM</td>
<td>RMH</td>
<td>AG</td>
</tr>
<tr>
<td>Accessory Caretaker Dwelling</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment Houses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multiple Family High Rise Dwelling</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-Family Attached Dwelling</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-Family Detached Dwelling</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Detached Dwelling in RM</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Farm Dwelling Related to Agricultural Operations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Home Parks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Home Subdivisions</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Charter Township of Van Buren
Zoning Ordinance Amendment xx-xx-20

Page 1
Section 3.107 RM, Multiple Dwelling Residential District

(A) STATEMENT OF PURPOSE

The Multiple Dwelling Residential District is designed to permit an intensive residential use of land, including attached dwelling units on a single parcel. Multiple Dwelling areas shall be located near major thoroughfares for good accessibility and may be located between single-family residential areas and other non-residential uses. It is intended that various sizes of residential accommodations, of ownership and rental, shall be provided to meet the need of the community.

(B) PERMITTED USES

- Dwelling, Single-Family Residential Attached
- **Dwelling, RM Single-Family Residential – Edge and Interior**
- Dwellings, Two-Family
- Swimming Pools, Private
- Clubhouse, Private
- Hospitals and nursing homes
- School (Primary or Secondary)
- School (College or University, Public or Non-Profit)
- Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations, but not including storage yards, when necessary to serve the immediate vicinity.
- Adult foster care, family home
- Family day care home.
- Accessory structures and uses customarily incidental to the above permitted uses

(C) SPECIAL LAND USES

- Dwelling, Multiple Family High Rise
- Adult foster care, small group
- Adult foster care, large group.
- Day Care, Group Home
- Apartment Houses
- Religious Institutions
- Child care center
- Adult day care center
- Wireless Communication Facilities

The above list is a summary of uses permitted by right or special land use approval in the district. Refer to Error! Reference source not found. (including footnotes) for standards and requirements applicable to permitted and special land uses. In case of a conflict between the above list and the uses listed in Error! Reference source not found. (including footnotes), then Error! Reference source not found. shall prevail. Refer to Error! Reference source not found. for definitions of uses and refer to Error! Reference source not found. for development standards for specific uses.

(D) REQUIRED CONDITIONS OF THE RM, MULTIPLE-FAMILY RESIDENTIAL DISTRICT

- Community garages are permitted, provided they serve the principal residential building, and they contain space for no more than two (2) passenger vehicles for each dwelling unit in the principal building on the lot.
- Maintenance and management buildings are permitted, provided they serve multiple dwellings.
- Accessory buildings and uses must be located on the same lot as the main use and shall not involving any business, profession, trade or occupation.

(E) (F) DIMENSION REGULATIONS

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Lot Area (sq. ft.)</td>
<td>10 acres Error! Reference source</td>
<td>4,200 (up to 1 bedroom) Error! Reference source not found.</td>
<td>5,000 (2 bedroom) Error! Reference source</td>
<td>2,800 (up to 1 bedroom) Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Edge – 7,200</td>
<td>Interior – 6, 300</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Charter Township of Van Buren
Zoning Ordinance Amendment xx-xx-20
<table>
<thead>
<tr>
<th>Min. Lot Width (ft.)</th>
<th>400</th>
<th>Error! Reference source not found.</th>
<th>Edge -60'/Interior-45'</th>
<th>Error! Reference source not found.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Lot Depth (ft.)</td>
<td>--</td>
<td>Error! Reference source not found.</td>
<td>(D)</td>
<td>Error! Reference source not found.</td>
</tr>
<tr>
<td>Max. Lot Coverage (%)</td>
<td>30</td>
<td>--</td>
<td>30</td>
<td>15</td>
</tr>
<tr>
<td>Min. Floor Area/Unit (ft.)</td>
<td>500 (efficiency)</td>
<td>Error! Reference source not found.</td>
<td>Edge – 1,250 (Y)</td>
<td>500 (efficiency)</td>
</tr>
<tr>
<td></td>
<td>700 (1 bedroom)</td>
<td>Error! Reference source not found.</td>
<td>Interior – 1,000 (Y), (Z), (AA)</td>
<td>Error! Reference source not found.</td>
</tr>
<tr>
<td></td>
<td>900 (2 bedroom)</td>
<td>Error! Reference source not found.</td>
<td>700 (1 bedroom)</td>
<td>900 (2 bedroom)</td>
</tr>
<tr>
<td></td>
<td>1,100 (3+ bedrooms)</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
</tr>
<tr>
<td>Max. Building Height (ft.)</td>
<td>30</td>
<td>--</td>
<td>30</td>
<td>150</td>
</tr>
<tr>
<td>Max. Bldg. Height (stories)</td>
<td>2.5</td>
<td>--</td>
<td>2</td>
<td>15</td>
</tr>
<tr>
<td>Min. Front Yard Setback</td>
<td>35</td>
<td>Error! Reference source not found.</td>
<td>30</td>
<td>Error! Reference source not found.</td>
</tr>
<tr>
<td>Min. Side Yard (one) Setback</td>
<td>20</td>
<td>Error! Reference source not found.</td>
<td>Edge -10'/Interior-5'</td>
<td>Error! Reference source not found.</td>
</tr>
<tr>
<td>Min. Side Yard (total of 2) Setback</td>
<td>40</td>
<td>Error! Reference source not found.</td>
<td>Edge – 20'/Interior-10'</td>
<td>Error! Reference source not found.</td>
</tr>
</tbody>
</table>

Table 1. Schedule of Regulations

Section 4.102 Schedule of Regulations

Unless otherwise provided in this Ordinance, area, height and placement regulations under this Ordinance shall be in accordance with the Schedule of Regulations in Table 1 and footnotes thereto, which schedule and footnotes hereby made a part of this Ordinance.

Footnotes: Refer to (D) wherever a footnote is referenced in parentheses after one of the design regulations.
<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Minimum Lot Area (sq. ft.)</th>
<th>Minimum Floor Area Per Dwelling Unit (sq. ft.)</th>
<th>Minimum Lot Width (ft.)</th>
<th>Minimum Lot Depth (ft.)</th>
<th>Maximum Lot Coverage (%)</th>
<th>Front (ft.)</th>
<th>Side (ft.)</th>
<th>Total of 2 Sides (ft.)</th>
<th>Rear (ft.)</th>
<th>Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG, Agricultural and Estates</td>
<td>43,560</td>
<td>2,000</td>
<td>150</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>15</td>
<td>50</td>
<td>10</td>
<td>25</td>
<td>35</td>
</tr>
<tr>
<td>R-1A, Single-Family Residential</td>
<td>20,000</td>
<td>1,800</td>
<td>100</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>15</td>
<td>30</td>
<td>10</td>
<td>25</td>
<td>35</td>
</tr>
<tr>
<td>R-2A, Single-Family Residential</td>
<td>15,000</td>
<td>1,800</td>
<td>90</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>20</td>
<td>30</td>
<td>10</td>
<td>25</td>
<td>35</td>
</tr>
<tr>
<td>R-1B, Single-Family Residential</td>
<td>10,000</td>
<td>1,500</td>
<td>80</td>
<td>125</td>
<td>30</td>
<td>30</td>
<td>10</td>
<td>25</td>
<td>35</td>
<td>30</td>
</tr>
<tr>
<td>R-1C, Single-Family Residential</td>
<td>8,400</td>
<td>1,250</td>
<td>70</td>
<td>120</td>
<td>30</td>
<td>30</td>
<td>10</td>
<td>25</td>
<td>35</td>
<td>30</td>
</tr>
<tr>
<td>RM, Multiple Family Residential</td>
<td>10 acres</td>
<td>See below</td>
<td>400</td>
<td>--</td>
<td>30</td>
<td>35</td>
<td>20</td>
<td>Error! Reference source not found.</td>
<td>40</td>
<td>Error! Reference source not found.</td>
</tr>
<tr>
<td>RM Detached Single-Family Residential, Edge Dwelling</td>
<td>7,200</td>
<td>1,250</td>
<td>60</td>
<td>50</td>
<td>30</td>
<td>30</td>
<td>10</td>
<td>20</td>
<td>35</td>
<td>30</td>
</tr>
<tr>
<td>RM Detached Single-Family Residential, Interior Dwelling</td>
<td>6,300</td>
<td>1,000</td>
<td>45</td>
<td>45</td>
<td>30</td>
<td>30</td>
<td>5</td>
<td>10</td>
<td>25</td>
<td>30</td>
</tr>
<tr>
<td>RM Attached Single-Family: Efficiency Units</td>
<td>4.200</td>
<td>500</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>--</td>
<td>30</td>
<td>30</td>
<td>2.5</td>
<td></td>
</tr>
<tr>
<td>One Bedroom Units</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>--</td>
<td>30</td>
<td>30</td>
<td>2.5</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom Units</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>--</td>
<td>30</td>
<td>30</td>
<td>2.5</td>
<td></td>
</tr>
<tr>
<td>Three or More Bedroom Units</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>--</td>
<td>30</td>
<td>30</td>
<td>2.5</td>
<td></td>
</tr>
<tr>
<td>RM Apartments: Efficiency Units</td>
<td>2.800</td>
<td>500</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>--</td>
<td>30</td>
<td>30</td>
<td>2.5</td>
<td></td>
</tr>
<tr>
<td>One Bedroom Units</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>--</td>
<td>30</td>
<td>30</td>
<td>2.5</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom Units</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>--</td>
<td>30</td>
<td>30</td>
<td>2.5</td>
<td></td>
</tr>
<tr>
<td>Three or More Bedroom Units</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>Error! Reference source not found.</td>
<td>--</td>
<td>30</td>
<td>30</td>
<td>2.5</td>
<td></td>
</tr>
<tr>
<td>Category</td>
<td>RM Multiple-Family High Rise: Efficiency Units</td>
<td>Two Bedroom Units</td>
<td>Three or More Bedroom Units</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-----------------------------------------------</td>
<td>-------------------</td>
<td>-----------------------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RMH, Mobile Home Park</td>
<td>3,500 4,800 75 50 35 55</td>
<td>5,550 720 55</td>
<td>-- 25 50 4 35 15</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning Ordinance Amendment xx-xx-20 Page 5</td>
<td>Reference source not found.</td>
<td>Reference source not found.</td>
<td>Reference source not found.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Charter Township of Van Buren**

**Zoning Ordinance Amendment xx-xx-20**

*Page 5*
<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Min</th>
<th>Max</th>
<th>Min</th>
<th>Max</th>
<th>Min</th>
<th>Max</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-1</td>
<td>General Business</td>
<td>75</td>
<td>15</td>
<td>15</td>
<td>25</td>
<td>25</td>
<td>40</td>
</tr>
<tr>
<td>C-2</td>
<td>Extensive Highway Business</td>
<td>35</td>
<td>25</td>
<td>50</td>
<td>20</td>
<td>40</td>
<td>4</td>
</tr>
<tr>
<td>FS</td>
<td>Freeway Service</td>
<td>75</td>
<td>15</td>
<td>150</td>
<td>75</td>
<td>30</td>
<td>3</td>
</tr>
<tr>
<td>OT</td>
<td>Office Technology</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>M-1</td>
<td>Light Industrial</td>
<td>35</td>
<td>50</td>
<td>40</td>
<td>80</td>
<td>30</td>
<td>2.5</td>
</tr>
<tr>
<td>M-2</td>
<td>General Industrial</td>
<td>35</td>
<td>60</td>
<td>50</td>
<td>100</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>MT</td>
<td>Industrial Transportation</td>
<td>35</td>
<td>50</td>
<td>50</td>
<td>100</td>
<td>35</td>
<td>3</td>
</tr>
<tr>
<td>AP</td>
<td>Airport</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>--</td>
</tr>
</tbody>
</table>

(Y) All RM Single-Family Detached Residential Dwelling structures must be architecturally substantially different from any neighboring structure, based on the use of the “neighboring structure” and “substantially different.”
definitions in Section 5.115(B)(6) of the Zoning Ordinance.

(Z) All RM Single-Family Detached Residential Interior Dwellings must provide access to any garage or other vehicular access accessory structure, from the rear via an alleyway. The alleyway must provide a common access to all interior dwellings in a row and connect to abutting streets to create a circulation network.

(AA) For RM Single-Family Detached Residential Interior Dwellings, accessory structures may be attached or detached.

SECTION 2 - SEVERABILITY

Should any provision or part of this Ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of the balance of this Ordinance, which shall remain in full force and effect.

SECTION 3 - REPEALER

All other provisions of the Zoning Ordinance, or Ordinances or parts of Ordinances, in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 4 - SAVINGS CLAUSE

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court or any rights acquired or any liability incurred, or any cause or causes of action acquired or existing, under the Zoning Ordinance, or any act or Ordinance hereby repealed as cited in Section 3 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

SECTION 5 - EFFECTIVE DATE

The provisions of this Ordinance are hereby ordered to take effect seven (7) days after publication of the notice of adoption in a newspaper of general circulation within the Township. This Ordinance shall be immediately recorded by the Township Clerk in the Township Ordinance Book as soon as it is adopted, which record shall be authenticated by the signatures of the Supervisor and Clerk and shall be published in a newspaper of general circulation in the Township within fifteen (15) days of passage. A copy of this Ordinance may be purchased or inspected at the Clerk's Office, 46425 Tyler Road, Van Buren Township, MI 48111 during normal business hours.

SECTION 6 - ADOPTION

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Van Buren at a meeting duly called and held on the --- day of --------, 2020, and ordered to be given publication in the manner prescribed by law.

I hereby approve the foregoing Ordinance,
Director Power presented his staff review letter dated 7-1-20, noting that in his letter it also referenced plan #1815, however the request is only for the #1546 ranch home model. Director Power displayed drawings of the plan #1546 home model with five (5) different elevations showing the front entry and side entry garage options. Staff recommends the Planning Commission approve the site plan amendment to the Country Walk development for the addition of the proposed plan #1546, to be built by Upland Homes, based on the following condition:

1. Township Planning Staff shall review each application for a new single-family home in the Country Walk development 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 PRD agreement.

Commissioner inquired whether the homes will be located within the Country Walk Three Homeowners Association or the Country Walk Four Homeowners Association. The homes will be located in Country Walk Four Homeowners Association, Director Power will make a correction in his staff review letter.

**Motion Boynton, Kelley second to approve Upland Homes request for an amendment to the approved Country Walk site plan for revised single-family architectural elevations, located in the Country Walk subdivision on the east side of Martinsville Road, north of savage road, subject to the recommendation in Director Power’s staff review letter dated 7-1-20 along with the Country Walk Four Homeowners Association correction to the staff review letter.**

**Roll Call:**

**Yeas:** Budd, Atchinson, Kelley, Jahr, Boynton and Thompson.

**Nays:** None.

**Absent:** Franzoi.

**Motion Carried. (Letter attached)**

**ITEM #2: RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AMENDMENTS.**

Director Power presented his staff memo dated 7-1-20, the Planning Commission is being asked to consider zoning ordinance amendments which allow for a new categorization of detached single-family residential structures to be permitted in the RM, Multiple Family zoning district. Specifically to consider allowing single-family detached dwellings at a density of 6-7 units per acre as a permitted land use by right in the RM, Multiple Family zoning district and to contemplate dimensional requirements for these detached single-family dwellings. Director Power displayed a concept drawing for 41620 E. Huron River Drive for higher density detached single family dwellings, the example was provided by applicant, Scott Jones, as part of a rezoning request.

Vidya Krishnan of McKenna Associates presented her staff review letter dated 6-30-20. In early 2019, the Township received a request from applicant, Scott Jones, to rezone a 13.6 acre parcel located at 41620 E. Huron River Drive from R-1C to RM zoning designation. Mr. Jones plans to construct single-family detached condominiums on the property and sought the rezoning to be able to construct these homes at a higher density than is allowed under the R-1C district. After significant consideration, the Township amended the Master Plan to change the zoning on the subject site from R-1C to RM with limitations. This would achieve allowing the required density for the development and to protect against any other potential uses allowed in the RM district.
which may not fit in this area (i.e. apartment complexes, etc.). Subsequent to the Master Plan Amendment, the next step is to amend the Zoning Ordinance by adding single family detached dwellings as a permitted use in the RM district with density limitations. The change will not just benefit the applicant, but would also make some homes in the Township legal conforming structures. The amendment suggests 2 options for lot size and setbacks based on the density provision provided under the Master Plan:

**Option A:** Low Range Density (6.05 du/acre) – 7,200 square feet lot size/60’ lot width/min. side yard 10 feet.

**Option B:** High Range Density (6.91 du/acre) – 6,300 square feet lot size/45’ lot width/min. side yard 5 feet.

The Commission is being asked to consider the lot size and setback options A and B and whether to keep the section 5.114 standards in place and applicable to any newly created detached single-family lots. The 5.114 standards pertain to connection with public utilities, complying with building codes and setting forth architectural requirements.

Commissioners inquired if the single-family detached condos would be similar to those of Cherry Hill Village in Canton, along with the 5.114 standards would the section also include development done under site condo rules, regarding 41620 E. Huron River Drive is the ground suitable to house all of these lots at this time and clarification on RM zoning with limitations. Vidya Krishnan of McKenna Associates informed the Commission that the development would be similar to Cherry Hill Village but slightly smaller, she will look into further comparisons for staff to bring back to the Commission. Yes, development done under site condo rules would be included. As for the ground suitability at 41620 E. Huron River Drive, this will be addressed early in the design process during preliminary site plan review. The limitation is for single-family detached dwellings, these would not be allowed to become an apartment complex. Commissioners liked the concept of having limitations that will not allow high rise buildings or multi-family dwellings, the inclusion of the 5.114 and 5.115 standards and agree they would like to see some comparisons to evaluate and give a recommendation.

Applicant, Scott Jones, gave clarification on his project. At this time he has 37 people interested. The single-family dwellings will be a 2-story concept and per his engineer, basements are not feasible on the property. The homes will be similar to what you see in downtown Belleville. Mr. Jones has applied for rezoning plus conditions and has provided a list of what those conditions would be.

**ITEM #3: REVIEW OF VAN BUREN TOWNSHIP 2020 MASTER PLAN**

Director Power gave a brief Master Plan update. The Planning Commission is requested to discuss a full draft of the 2020 Master Plan and consider forwarding a recommendation to the Township Board to release the full draft plan for 63-day review. The draft plan results from nearly three years of efforts, meetings and plan reviews. Public engagement workshops were held regarding this plan on October 2nd and October 3rd of 2019. Since that time, a complete draft of the plan has been drafted and refined in coordination with the Master Plan Steering Committee and Township staff.
Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.

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

ROLL CALL:
Present: Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd and Thompson.
Excused: None.
Staff: Director Power, Director Best and Secretary Harman.
Planning Representatives: McKenna Associate, Vidya Krishnan.
Applicant(s) in Attendance: None.
Audience: Five (5).

APPROVAL OF AGENDA:
Motion Boynton, Kelley second to approve the agenda of August 12, 2020 as presented.

Roll Call:
Yeas: Kelley, Atchinson, Budd, Boynton, Jahr, Franzoi and Thompson.
Nays: None.
Absent: None.
Motion Carried.

APPROVAL OF MINUTES:
Motion Boynton, Franzoi second to approve the regular meeting minutes of July 22, 2020 as presented.

Roll Call:
Yeas: Jahr, Boynton, Kelley, Atchinson, Budd, Franzoi and Thompson.
Nays: None.
Absent: None.
Motion Carried.

OLD BUSINESS:

ITEM #1: RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AMENDMENTS.

TITLE: PROPOSED AMENDMENTS WOULD ALLOW FOR SINGLE-FAMILY DETACHED DWELLINGS AT A DENSITY OF 6-7 UNITS PER ACRE AS A PERMITTED LAND USE BY RIGHT IN THE RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AND WOULD CONTEMPLATE DIMENSIONAL REQUIREMENTS FOR THESE DETACHED SINGLE-FAMILY DWELLINGS. THE AMENDMENTS WILL BE TO SECTION 3.107(B) AND 3.107(E) – RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT – PERMITTED USES AND DIMENSION REGULATIONS.
Director Power gave a brief overview of the detached single-family dwellings in the RM Zoning District and displayed the Future Land Use map. The Planning Commission is asked to continue considering zoning ordinance amendments which allow for a new categorization of detached single-family residential structures to be permitted in the RM-Multiple Family zoning district that have higher density than single-family residential and lower density than multiple family residential at 6-7 units per acre. There are 112 acres of undeveloped property in the RM District excluding the utility corridor and Harbour Club Golf Course, the undeveloped properties are either zoned or planned RM. Director Power discussed comparison projects for development, the Belleville Lake Condo project on Liberty Street and Cherry Hill Village in Canton Township. Cherry Hill Village units range from 4-12 units per acre and the Belleville Lake Condo project is approximately 6.7 units per acre. Other considerations include are the Belleville Lake Shoreline Ordinance impacts and the application of BLB district rights and restrictions under RM zoning. The Planning Commission is being asked to identify preferences, consider whether to accept the use, set the density, discuss related zoning ordinance adjustments and set a public hearing date.

Vidya Krishnan of McKenna Associates presented her RM (Multiple Family) District Amendment letter dated 8-5-20. The Planning Commission at the 7-22-20 meeting had directed her to provide details from a comparable development (Cherry Hill Village), located in Canton Township. Cherry Hill Village, a very large pedestrian friendly development is 338 acres with 11 tracts of land. The density varies with the Village core area having a density of 12-units per acre and the Village edge area having 4-5 units per acre. The architecture is strictly regulated with specific design regulations for smaller lots and smaller lots all have access mandated off a rear alleyway. The front setback is reduced and units have porches. The Cherry Hill Village area is designated as an overlay district with specific standards set forth in the Zoning Ordinance. Mrs. Krishnan’s review letter displays photographs of the different units and identifies the varying lot sizes.

Commissioners discussed the following questions and comments:

- Inquired if staff had reached out to a real estate agent to see how many days homes are typically on the market in Cherry Hill Village. The homes in Cherry Hill Village homes range from $320,000-$500,000, nothing lasts long on the market as the development is close to schools and the downtown area.
- Commissioner likes the look of the Cherry Hill Village homes with the garage in the back.
- Inquired if there could be a breakdown of the lot sizes, possibly having some 6-unit and some 7-unit lots. Staff informed that they generally stick to a consistent 1 set standard.
- Is Cherry Hill Village is a PRD? Yes, Cherry Hill Village is a PRD and is based on the Master Plan. It is also an overlay district that is part of the zoning ordinance.
- Why is the Harbour Club Golf Course excluded from the RM District acreage that could be developed? Director Power stated that it currently has a use assignment but can be included in that acreage.
- Commissioner dislikes the look of Cherry Hill Village, likes brick to the belt all the way around, likes the wider lots (6-units/acre) or a possible combination of lot sizes.
- Commissioners agreed they like the larger lots or a mixture of lot sizes and the garage in the back.
- Commissioner inquired what the criteria was to put in the ordinance to allow the larger lots. Asked staff for a list of items to earn the higher density.
• Why not make developments a PRD? A PRD is predominantly single-family detached and a lengthy process. Possibly use tools of the PRD.
• Commissioner would like to see some 7-unit per acre and 6-unit per acre, possibly a way to work with developers on criteria, no backyards facing the road and see market trends on the size of houses.
• The Township is missing middle sized housing types, concerned that adding to the RM District may lose sight of the goal to acquire middle sized housing types. Why not consider making the changes to R1-B District? Commissioner expressed concern of the change and possibility of it affecting the rest of the ordinance. Director Power advised the Master Plan sets the parameters for density. The RM District was a logical place to include multi-family residential dwellings. Vidya Krishnan informed that staff looked at single-family residential and looked at possible points of conflict throughout the ordinance. The change to the RM District corrects a lot of existing non-conforming structures within the Township.
• Commissioners expressed the importance of side yard setbacks and dislike of narrow side yards, the need to think seriously about what other structures will be allowed in those districts. Including a unit depth to width ratio, architectural standards, taking a look at accessory structures in general and including some of the aspects of a PRD.

Director Best informed the Commission that the selection of the RM District was to have a different type of product and cleanup non-conforming structures at the same time. The 116 acres vacant in the RM District, the parcels are smaller in size so a traditional style apartment complex would fit but would be tight, this provides another option for development. The amendment is not specific to one development, it is for the Township as a whole.

Commissioners asked staff to do more research before setting a public hearing, more attention to details are needed before moving forward. Director Power will set up a working meeting right away. Staff will bring information back to a Planning Commission meeting in September.

GENERAL DISCUSSION:

Director Power informed that the next Planning Commission meeting is August 26, 2020 and the agenda will go out next week.

ADJOURNMENT:

Motion Boynton, Jahr second to adjourn the meeting at 8:40 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary
PLANNING & ZONING APPLICATION

Case number 20-006

Date Submitted 3/9/2020

APPLICANT INFORMATION

Applicant Crossroads Distribution Center South, LLC
Phone 734-394-1900
Address 2575 South Hagerty Rd.
Fax 734-394-1925
City, State Canton, MI
Zip 48188
E-mail dschultz@ashleycapital.com
Cell Phone Number 734-637-4763

Property Owner

Address
Fax
City, State
Zip

Billing Contact DENNIS SCHULTZ
Phone 734-394-1900 ext 120
Address 2575 South Hagerty Rd.
Fax 734-394-1925
City, State Canton, MI
Zip 48188

SITE PROJECT INFORMATION

Name of Project ADDITIONAL TRAILER STAGING WITH IN THE ITC CORRIDOR
Parcel Id No. V125-83- 041990005 704 Project Address 41775$41873 Ecorse Rd.

Attach Legal Description of Property

Property Location: On the South Side of Ecorse Road; Between Hagerty Road and Morton Taylor Road.
Size of Lot Width Depth

Acreage of Site 85.31 Total Acres of Site to Review 4.91 Acre Current Zoning of Site M-1

Project Description: Adding 86 Trailer Staging Spots to Site to Allow for Tenants to use in Peak Seasons and Keep Them as Tenants

Is a re-zoning of this parcel being requested? NO

Current Zoning of Site M-1

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

3/9/2020 DENNIS SCHULTZ
TO: Van Buren Township Planning Commission
FROM: Dan Power – Director of Planning and Economic Development
RE: SPR 20-006 – Ashley Capital Crossroads South Accessory Trailer Parking – Preliminary Site Plan Review
DATE: September 3, 2020

Applicant Ashley Crossroads Distribution Center South LLC, proposes to construct a trailer parking lot which is accessory to an adjacent principal light industrial use which has frontage on Ecorse road. The site, parcel number 83 041 99 0001 002, is within a 4.9-acre lot located between 41775 and 41873 Ecorse Road, and is zoned M-1 - Light Industrial. The site is located along Ecorse road between Kirkridge Street and Haggerty Road.

Analytical materials from the Van Buren Township Principal Planner and Township Engineer are provided, along with submittals from the applicant. The Township Chief Fire Inspector has indicated the plans are acceptable as presented. Preliminary site plan approval is recommended. If preliminary site plan approval is granted, the application will undergo engineering review including by the Wayne County Department of Public Services and then will undergo final site plan review.

Thank you for your consideration.

Sincerely,

Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant - McKenna Associates
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township
Allen Dresselhouse and Dennis Schultz - Ashley Crossroads Distribution Center South LLC
August 25, 2020

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

Subject: VBT-20-006/Ashley Crossroads South Trailer Parking; Site Plan Review #2
Revised Site Plans Dated 6/16/20; Recd. by Township 8/11/2020.

Dear Commissioners:

The applicant, Ashley Crossroads Distribution Center South LLC ("applicant") proposes to construct a trailer parking lot within a narrow strip of land located between 41775 and 41873 Ecorse Road. The site is located along Ecorse Road between Kirkridge Street and Haggerty Road. We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

COMMENTS

1. Zoning and Use. The site is part of the larger ITC corridor that runs east-west and was recently rezoned from RM to M-1 (Light Industrial) District. The trailer parking is intended to serve the light industrial building with frontage onto Ecorse Road, Building No.3. Section 3.115 (B) of the Zoning Ordinance permits accessory uses which are incidental to the principal permitted use.
2. **Required Information.** All of the information required under Section 12.203 of the Zoning Ordinance have been included on the revised plan set.

3. **Lot.** The parcel has a total area of 4.9 acres. The applicant had previously submitted copy of a long term lease agreement with ITC allowing them to proceed with use of the parcel for trailer parking.

4. **Dimensional Requirements.** The required front, rear and side yard setbacks for the M-1 District are 50 feet, 40 feet, and 40 feet, respectively. Section 5.101 (C) of the Zoning Ordinance specifies that in the case of a site with multiple buildings, the rear or side yard shall be based on the configuration of all buildings on the site having a single common front, side, and rear yard instead of calculating yards for each building individually. Although a separate parcel, as an accessory use to the existing buildings, the parking lot falls within the setback configuration for all buildings.

5. **Access and Circulation.**
   
a. **Location of Curb Cuts.** The site has existing access drives on the east and west side of the proposed parking lot which connect the buildings in Crossroads South across the ITC corridor. The access drives are 32 feet wide. The plan proposes the creation of new curb cuts on either ends of the trailer parking area with an access drive width of 40 feet to connect to these drives.

b. **Cross Access.** Cross access standards are not applicable to this proposal.

c. **Sidewalks.** Sidewalks are not proposed or required.

d. **Truck Circulation.** A truck circulation diagram showing adequate turn radii for trucks and trailer in the parking lot has been noted on Sheet C3.

6. **Parking and Loading.**
   
a. **Space Dimensions.** The proposed trailer parking spaces are 11’ wide x 50’ long. The Ordinance specifies double striping for car parking spaces and does not specify double striping for trailer parking. Based upon the existing parking areas in the Ashley Crossroads South Development, the single striping proposed is an existing pattern and acceptable. The trailer parking area is to be fully paved with asphalt concrete “dolly” pads.

b. **Number of Parking Spaces.** The proposed use is trailer parking and as such there are no specific parking counts for the “use” itself. The site plan has been revised to note existing parking for Building No. 3. The proposed trailer parking is an accessory to the existing use.

c. **Barrier Free Spaces.** The trailer parking area does not require barrier free parking. The existing building No.3 was reviewed and approved previously for barrier parking spaces.

d. **Loading.** Loading and unloading will occur at loading docks and grade doors on sides and rears of the buildings. No additional docks or grade level doors are proposed by this site plan.
7. **Landscaping and Screening.** The site is located in the Light Industrial (M-1) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. Our comments on individual landscaping requirements are reflected in the following comments:

a. **Landscaping Adjacent to the Right-of-Way.** Landscaping Adjacent to Right-of-Way is not applicable.

b. **Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining private rights-of-way. Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. The proposed parking lot adjoins a private right-of-way to the west and east and is screened by a landscape yard greater than five feet is proposed to be planted with shrubs and trees to create a screen.

Interior parking lot landscaping. Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. Interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. With 86,612 sq. ft. of total pavement area, 4,330 sq. ft. of interior landscaping shall be provided. The applicant has provided 12,991.8 sq. ft. of interior landscaping. One (1) deciduous tree is required to be planted for each three hundred (300) square feet of interior landscaping. With 12,991.8 sq. ft. of interior landscaping, 43.3 interior parking lot trees are required and have been provided.

c. **Loading Area Landscaping.** Loading Area Landscaping is not applicable.

d. **Display Area Buffering.** This requirement is not applicable.

e. **Greenbelt Buffering.** As the subject parcel abuts RM zoning on the west side, a 60’ wide buffer, with a staggered double row of evergreen trees is required. The subject parcel abuts C-1 zoning on the east side which requires a 20’ wide buffer with one tree per 20 lineal feet. The site has existing 48.4’ wide greenbelt on the west side and a 17.3’ wide greenbelt on the east side. These are existing dimensions that cannot be altered due to the location of the existing main access drives that connect Ecorse Road to the south end of the parcel. The applicant’s landscape plan proposes several plantings within the east and west side greenbelts in addition to existing vegetation to provide screening. Since there is no development possible to the west and the east is zoned commercial, we find the landscaping proposed meets the intent of the Ordinance.

f. **Open Space Landscaping.** This requirement is not applicable.

g. **Detention Pond Landscaping.** The site plan does not include any new detention pond.

8. **Tree Removal Permit.** No regulated trees are proposed for removal as part of this project.

9. **Stormwater Pond.** The proposed trailer parking project does not involve the creation of any new detention pond. Per the applicant, the storm water detention basin was modified as part of the “Building No. 2 – FedEx additional Car parking”. This modification included storm water detention for all possible
future areas of impervious pavement. The ability of the existing detention system to handle the additional stormwater run-off is subject to review and approval by the Township Engineer and Wayne County.

10. Lighting. The photometric plan proposes 10 light poles and includes a manufacturer's cut sheet. Section 8.105 of the Zoning Ordinance requires a maximum illumination level for the average of the area of parking areas to be 1.0 footcandle. The applicant has stated there is a 2.3 footcandle average for the parking lot. The intensity must be reduced. The intensity must also drop to 0 footcandles at the east and west property lines.

Per the applicant’s response letter the light poles will be 35 foot tall. In industrial districts the Planning Commission may approve lighting fixtures up to a maximum height of thirty-five (35) feet if the proposed lighting over twenty-five (25) feet in height has no adverse impacts on the surrounding land uses and on the natural environment. We do not have an issue with the increased pole height; however, typical details of the light pole with the total height (including base) not exceeding 35 feet must be noted.

11. Architecture and Building Details. As no building is proposed, architectural comments are not applicable.

12. Dumpster. No dumpster is proposed with the parking lot.

13. Signs. The use is accessory to an existing principal use; therefore, no new signage is proposed at this time.

RECOMMENDATION
The site plan includes most of the details required by the Zoning Ordinance. Any items that are either missing or require additional information can be included at final site plan review. Therefore, we recommend that the Planning Commission approve the preliminary site plan for Ashley Crossroads South Trailer Parking, subject to the following conditions:

1. Approval of proposed stormwater detention calculations by Township Engineer and Wayne County.
2. Revisions to the photometric plan to comply with illumination levels and inclusion of light pole detail.

Respectfully submitted,
McKENNA

Vidya Krishnan
Principal Planner

cc: Matt Best, Van Buren Township Director of Public Services
    David Potter, FTCH, Township Engineers
    David McInally, Van Buren Township Fire Marshal
August 28, 2020
Fishbeck Project No. 200535
Township Project No. 20-006

Carol Thompson
Planning Commission Chairperson
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

Crossroads South Trailer Staging
41873 Ecorse Rd
Preliminary Site Plan Review

Dear Chairperson Thompson:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Site Plan dated June 16, 2020, submitted to the Township for the Preliminary Site Plan review for the proposed Crossroads South Trailer Staging project located at 41873 Ecorse Road. At this time, Fishbeck examines and reviews the feasibility of the engineering aspects of the site design but will not conduct a full engineering review until the engineering submittal. The applicant has also submitted a response letter dated July 31, 2020, in response to our Staff Review Letter dated March 26, 2020.

The proposed project entails construction of a trailer staging area on the north side of the existing Crossroads South Building No. 2 located at 41873 Ecorse Road. The construction will include demolition of the existing road; a proposed parking area consisting of 86 trailer parking spots; modifications to the existing storm drain system; parking lot lighting; and other various landscaping and site plan improvements.

Our review comments are as follows:

**General**

The following items are general requirements established as part of the *Engineering Standards Manual, Charter Township of Van Buren (April 2014)*. The applicant must include the following items as part of the construction plans:

1. Soil borings indicating the groundwater level must be provided prior to engineering plan approval. Previously submitted soil borings are acceptable.
2. Any proposed irrigation for the site must be included with the submittal of the Engineering Plans.
3. Plans must include the following required notes:
   a. All construction shall conform to the current standards, specifications, and general conditions of the Township.
   b. The applicant is responsible for resolving any drainage problems on adjacent properties which are the result of the applicant’s actions.
4. Engineering Plans must include the applicable Standard Detail Drawings as found in Appendix A of the Township *Engineering Standards Manual*. The Township can provide full size sheets of multiple details upon request.
5. USPS approval of the mailbox relocation to be provided prior to Engineering Plan Approval.
**Water Main Service**

**Existing:** The Township’s Geographic Information System (GIS) records indicate a publicly owned 12-inch ductile iron water main running north-south along the west side of the proposed staging area.

**Proposed:** The applicant’s plan does not indicate a proposed water main or water main connection.

**Sanitary Sewer**

**Existing:** The Township’s GIS records indicate there is a publicly owned 12-inch PVC truss pipe sanitary sewer that runs north-south along the west side of the proposed staging area.

**Proposed:** The applicant’s plan does not indicate a proposed sanitary sewer service or sanitary sewer connection.

**Storm Sewer**

**Existing:** The Township’s GIS records indicate there are several curb inlets and storm sewer pipes along the existing roadway/driveway located within the area of the proposed parking lot. Stormwater runoff is collected from the existing Crossroads South property (41873 and 41775 Ecorse Road) and the existing General Electric property (41965 Ecorse Road) and conveyed to the existing on-site stormwater detention basin at the 41873 Ecorse Road property. This basin outlets north through enclosed storm systems and roadside ditches into the Delany Drain.

**Proposed:** The applicant is proposing to collect stormwater from the parking lot using the existing catch basins along the south edge of the proposed parking lot. There are two (2) additional catch basins proposed at the spring points of the west side driveway curb cut as part of this project.

**Comments:**

1. The applicant response letter dated July 31, 2020 indicates that the Storm Structure 7a will be replaced with a 7-ft diameter structure with sump in order to accommodate a new 12-inch concrete sewer. This new structure must be indicated on the plans.
2. The applicant has included As-Builts for the “Building No. 2 – FedEx additional Car Parking” showing detention basin calcs and areas. According to the Applicant’s response letter dated July 31, the As-Builts include modifications for all possible future areas of impervious pavement. The plans must show that the area in question was included in the impervious area calcs. If they were not included, the plans must indicate the before and after calculations, to verify that the increased runoff does not impact the storm water system. Currently, it is not clear where the new parking lots are taken into account. Include all improvement calculations, even if previously accounted for, with the Engineering Plan submittal.
3. If stormwater runoff calculations for the parking lot areas has changed from the previous Wayne County approval, the applicant must submit for stormwater approval from Wayne County prior to the Township accepting submission for Engineering and Final Site Plan approval or verify with the County that a stormwater permit is not required. The Township will request to see that Wayne County has reviewed and commented on the stormwater system prior to reviewing the system itself. If the parking lot area was indeed included, the previous Wayne County approval should suffice.
4. As part of the Engineering Plan submittal, an overall drainage area map must be provided indicating all areas tributary to the proposed storm water system. Each area shall include the area “A” and weighted “C” values contributing to that individual system inlet. A previously submitted drainage area map is acceptable.
Paving and Grading

1. Existing and proposed contours and slopes must be indicated, indicating the pre and post construction drainage patterns of the site. Indicate how the north side of the parking lot flows and how runoff will be collected.

2. Grading plans must be included, showing flow arrows with general slopes of the area, including the parking lot, verifying that the curb and gutter proposed is the correct application, and to also verify that minimum and maximum slopes/grades allowable by the Township Engineering Standards Manual are met.

Soil Erosion and Sedimentation Control (SESC)

1. The SESC plan provided must be in accordance with the Township Engineering Standards Manual, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency. https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx

Recommendation

We are recommending the Planning Commission grant the Crossroads South Trailer Staging Project Preliminary Site Plan approval for Engineering feasibility, subject to the comments listed above and in accordance with the Township’s Engineering Standards manual. If you have any questions regarding this project, please contact me at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,

Paul J. Kammer, PE
Senior Civil Engineer

Stephen C. Clayton, PE
Civil Engineer

By email
Copy: Matthew Best – Township
     Dan Power – Township
     Vidya Krishnan – McKenna
     Dave Potter – Fishbeck