

**CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS AGENDA
FEBRUARY 12, 2019 AT 7:00 PM
VAN BUREN TOWNSHIP HALL
46425 TYLER ROAD**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair Aaron Sellers	_____	Vice-Chair Amos Grissett	_____
Secretary Bryon Kelley	_____	Commissioner Robert McKenna	_____
Commissioner David Senters	_____	Trustee Kevin Martin	_____
Commissioner John Haase	_____	BZA Alternate Charles Larocque	_____
BZA Alternate Carmen Stovall	_____	Recording Secretary Anna Halstead	_____
Director Ron Akers	_____		

ACCEPTANCE OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from January 8, 2019

CORRESPONDENCE

PUBLIC HEARING (for non-new business items)

- A. Open Public Hearing.
- B. Public Comment.
- C. Close Public Hearing.

UNFINISHED BUSINESS

NEW BUSINESS

1. JPMC

Case Number: 19-001

Location: Parcel ID# 83-044-99-0005-701 (9000 Haggerty). The site is located on the west side of Haggerty between Tyler and Ecorse Roads.

Requesting: The applicant is requesting a variance from the following section of the Charter Township of Van Buren Zoning Ordinance:

Article 7, Section 7.205(B): The applicant is requesting a variance to exceed the maximum allowable height of a wall on the property. The maximum height allowed in the ordinance is 8', but the applicant is requesting 14'.

- A. Open Public Hearing.
- B. Presentation by the Applicant.
- C. Presentation by Township Staff.
- D. Public Comment.
- E. Close Public Hearing.
- F. Board of Zoning Appeals Discussion.
- G. Board of Zoning Appeals Action.

ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION

ADJOURNMENT

CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS
Tuesday - January 8, 2019
DRAFT MINUTES

The Meeting was called to order at 7:03PM in the Board of Trustees room by Chairperson McKenna.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: McKenna, Martin, Kelley, Sellers, Grissett

Absent Excused: Senters, Barnabei, Larocque

Staff: Akers, Halstead

Audience: 0

ACCEPTANCE OF AGENDA: Motion to accept agenda as presented Kelley, Seconded by Sellers.

Motion Carried

APPROVAL OF MINUTES: Motion to approve minutes from December 11, 2018 Sellers, Seconded by Kelley. Motion Carried

CORRESPONDENCE: Akers had 2 letters of correspondence. One was a letter from Mrs. Nielsen rescinding her request for a variance. the second was from Joe Barnabei resigning from the BZA. There is now an open position on the BZA to fill.

PUBLIC HEARING: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. 2019 Meeting Schedule

Motion to adopt the 2019 Meeting Schedule Kelley, Seconded by Sellers. Motion Carried.

2. Election of Officers

Motion to open nominations at 7:18pm Martin, Seconded by Kelley. Motion Carried.

Senters was nominated for Chairman. Grissett was nominated for Vice-Chair. Kelley was nominated for Secretary.

Motion to close nominations at 7:24pm Grissett, seconded by Sellers. Motion Carried.

Motion to elect Sellers for Chairman Grissett, seconded by Martin. Motion Carried.

Motion to elect Grissett for Vice-Chair Kelley, seconded by Martin. Motion Carried.

Motion to elect Kelley for Secretary Sellers, seconded by Grissett. Motion Carried.

3. Agenda Revisions

Akers mentioned he made a revision to the agenda to add public hearing for non- new business items.

ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION: It was asked if Akers could put together a memo for the BZA members about proper procedure of letting the township know if they will be absent at a meeting.

Motion Kelley, seconded by Grissett to adjourn at 7:40 p.m.

Motion Carried

Respectfully submitted,

Anna Halstead, Recording Secretary

CHARTER TOWNSHIP OF VAN BUREN

BOARD OF ZONING APPEALS

PUBLIC HEARING

Notice is hereby given that the Charter Township of Van Buren Board of Zoning Appeals will hold a public hearing on **Tuesday, February 12, 2019 at 7:00 p.m.**, in the Board of Trustees Room at the Van Buren Township Hall, 46425 Tyler Road, Van Buren Township, MI 48111 to consider the following variance requests:

1. **Case # 19-001**- A request by Julian Beglin, 9000 Haggerty (Parcel ID# 83-044-99-0005-701), for a variance to exceed the maximum allowable height of a wall on the property.

Please address any written comments to the Van Buren Township Board of Zoning Appeals, at 46425 Tyler Road, Van Buren Township, MI 48111 or via email at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning and Economic Development Department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Published: January 24, 2019



Case number

19-001

Dated submitted

1-17-19

Board of Zoning Appeals Application

APPLICANT INFORMATION

Applicant Julian R. Beglin, HF Lenz Company (agent) **Phone** c: 814-659-5840
Property Owner (if different than applicant) JPMorgan Chase (C/o.Bob Bachmeier) **Phone** c: 614-360-8581
Address 9000 Haggerty Road, Belleville, MI **Fax** 814-269-9301 (agent)
City, State Belleville, Michigan **Zip** 48111 **E-Mail Address** jbeglin@hflenz.com (agent)

SITE INFORMATION

Property Location: On the West Side of Haggerty Road; Between Tyler Road and Ecorse Road. **Size of Lot** Width 1724.18' Depth 1346.57' Acreage 53.3ac
Date Property Acquired and the Type of Ownership 1997 (JPMorgan Chase Bank, NA)
State all deed, subdivision improvement and property restrictions in effect at this time, together with dates of expiration:

VARIANCE REQUEST

Variance to Zoning Ordinance Section (s) 6'-0" Dimensional Height Variance to Article 7, Ch.2, Sec.(4) Fences and Walls in Nonresidential Districts.
Explanation of the Practical Difficulty of the Property as defined in Section 19.07 Wall shall be designed to provide Site Security for Blast Protection as part of high security perimeter hardening of site. Wall height proposed is 14'-0".
Explanation of request for Administrative Review Interpretation N/A.

REQUIRED INFORMATION

Photographs of the building and/or structures on site
Sketch plan or plot plan showing the dimensions of the lot and the existing and proposed setbacks

OWNER'S AFFIDAVIT

Print Property Owners Name

Signature of Property Owner

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

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

Subscribed and sworn before me this _____ day of _____, 200__

_____, Notary Public, _____ County, Michigan

My Commission expires _____, 200__



**H.F. LENZ
COMPANY**

Michigan Corporation

Engineering

1407 Scalp Avenue
Johnstown, PA 15904
Phone: 814-269-9300

January 14, 2019

Charter Township of Van Buren
c/o Mr. Ron Akers, Director of Planning & Economic Development
46425 Tyler Road
Van Buren Township
Belleville, Michigan 48111

Subject: Project Sycamore
HFL File No. 2018-0116.30

Re: JPMC Variance Request to Board of Zoning Appeals (BZA)

Dear Members of the BZA:

H.F. Lenz Company (HFL), on behalf of our client JPMorgan Chase (JPMC), respectfully submits application to the Board of Zoning Appeals for a 6'-0" dimensional height variance to Article 7, Chapter 2, Section (4) – Fences and Walls in Nonresidential Districts of the Charter Township of Van Buren Zoning Ordinance, Adopted May 16, 2017, Effective June 2, 2017, as Amended December 22, 2017.

1. BACKGROUND

The existing 53.3 acre property located at 9000 Haggerty Road, just north of Tyler Road in Van Buren Township, formerly owned and operated by Bank One (NBD Bank) was originally constructed and used as an office and bank processing facility. Since 1997, JPMC has owned and operated the facility, primarily as an office and data center, with a third-party tax processing tenant leasing space in the building.

In 2018, HFL was secured by JPMC to prepare design documents to provide additional site security measures in compliance with other JPMC operated facilities throughout the United States. As part of this effort, and to harden the site against potential external threats, the design includes a Visitor & Vehicle Receiving Center (VVRC) which provides a single point of entry into the site for all employees, visitors and vehicles.

In addition to the VVRC, site security includes perimeter fencing that consists of an 8'H anti-climb/K-rated barrier fence (entire site perimeter), and 8'H precast concrete block wall along the western and northern boundaries. Additionally, along the entrance driveway to the VVRC, a 14'H decorative precast concrete block wall is proposed to provide a protective 'screen' from the main building of any potential threat that enters the site. This wall and 3' horizontal to 1' vertical earth berm currently exceeds the permitted wall height by six feet. Therefore, JPMC is requesting a variance as follows:

2. VARIANCE REQUESTED

6'-0" (vertical) dimensional height variance to Article 7, Chapter 2, Section (4) – Fences and Walls in Nonresidential Districts of the Charter Township of Van

Buren Zoning Ordinance. Section 7.205 (B) Requirements Applicable to Specific Zoning Districts., (4) reads as follows:

"(4) Fences and Walls in Nonresidential Districts. In addition to the requirements of Section 7.205(B)(1) and Section 7.205(B)(2), fences and walls in all nonresidential districts when required for security shall be constructed of ornamental/decorative materials such as rod and rail, stockade, or brick; however, such fencing shall not exceed a height of eight (8) feet. Fences located in the rear may, at the discretion of the Planning Commission, be non-decorative, provided they are not directly visible from public rights-of-way."

3. DIMENSIONAL SURROUNDINGS

The proposed VVRC building has a parapet height of 24'-0" from the ground which is immediately adjacent to the proposed 14'-0" high screen wall (within 10LF). The wall is to be constructed from large decorative colored weathered limestone with a textured finish (refer to enclosed REDI-ROCK KINGSTONE sample sheet). Each precast concrete block (face) measures approximately 18"Hx45"L and will be installed approximately 10-feet west of the new VVRC building, extending north along the west side of the proposed entrance drive approximately 685-feet north with 90 degree wing walls at each end. The face of wall shall be approximately 275-feet from the Haggerty Road property line, and 200-feet from the Haggerty Road building setback. The size and scale of the proposed wall shall be diminished by the distance from the public thoroughfare (Haggerty Road) and adjacent VVRC building.

4. UNIQUE CIRCUMSTANCES

JPMC is required to adopt and maintain increased levels of security at their technology facilities in compliance with their own global security protocols, in addition to the FDIC requirements as a secure bank facility. As part of the design requirements, JPMC has consulted with third-party site security and blast consultants who have identified and recommended the proposed improvements throughout the site, including the 14'H screen wall for security/blast protection.

5. PUBLIC SAFETY

The proposed site security wall will not increase the hazard of fire, flood or endanger public safety. Only JPMC authorized personnel shall have access to the secure side of the wall for operation and maintenance. Additionally, a 10'-0" stone apron shall be installed to prevent landscaping personnel from having to approach the top or sides along the face of wall during lawn maintenance of the berm.

Mr. Ron Akers, Director
January 14, 2019
Page 3 of 3

6. PROPERTY VALUES, COMMUNITY & CHARACTER OF THE NEIGHBORHOOD

It is the opinion of the applicant (JPMC) that the proposed security and site blast hardening provisions, to include the 14'H wall will not unreasonably diminish or impair established property values within the surrounding area, and will not in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the township, and will not detrimentally alter the essential character of the neighborhood.

7. SUMMARY

JPMC respectfully requests the 6'-0" vertical height variance for the site security wall to be granted based on the site specific justifications set forth above.

Should you have any questions or require additional information, please feel free to contact our office at (814) 269-9300.

Sincerely,

H.F. LENZ COMPANY
a Michigan Corporation



Julian R. Beglin, GISP
Associate, Project Manager

I:\Projects\2018\180100\180116x30\Letters\Van Buren Twp\Sent\19_0114 Variance Request Ltr.docx

Enclosure



Memo

TO: Van Buren Township Board of Zoning Appeals

FROM: Grace Stamper & Ron Akers, AICP
Planning and Economic Development

RE: BZA 19-001- 9000 Haggerty

DATE: February 8, 2019

Staff has reviewed the above referenced application submitted by Julian Beglin to construct a 14' tall wall in the front yard at 9000 Haggerty. In order to construct the wall as proposed the applicant will be required to obtain a wall height variance. The following is staff's review of the application based on the criteria in the Zoning Ordinance and the information provided:

STAFF REPORT

File Number: 19-001

Site Address: 9000 Haggerty, Parcel ID# 83-044-99-0005-701

Parcel Size: ≈53.3 acres

Applicant: Julian Beglin, HF Lenz Company

Property Owner: JPMC, 9000 Haggerty Road, Van Buren Township, MI 48111

Request: Dimensional variance

Project Description: Applicant is requesting a wall height variance in order to construct a 14' tall wall to provide blast protection as part of the high security perimeter hardening of the site.

Zoning and Existing Use: M-1, Light Industrial

Other: Notice for the public hearing was posted in the Belleville Independent on January 24, 2019 in accordance with the Michigan Zoning Enabling Act and notices were mailed to the owners of real property within 300' of the subject property on January 16, 2019.

Background: The subject site is located on the West side of Haggerty Road between Tyler and Ecorse Roads. The applicant is renovating the site to make it a secure banking facility. The proposed variance is needed to put into place a wall that will provide sufficient blast protection necessary as part of the high-level security on site and meet JPMC global security and Federal Deposit Insurance Corporation (FDIC) requirements.

Variance Requests

Section 7.205(B) Dimensional Regulations: Maximum Height: Required: 8'
Requested: 14'
Variance: 6'

Standards for Approval

The following are the standards of approval that are listed in the Zoning Ordinance for dimensional variances.

Section 12.403 (C) Variances. The BZA shall have the power to authorize, upon appeal, specific variances from such dimensional requirements as lot area and width regulations, building height and square foot regulations, yard width and depth regulations; such requirements as off-street parking and loading space requirements, sign regulations and other similar requirements as specified in the Ordinance, provided such modifications will not be inconsistent with the purpose and intent of such requirements. To obtain a variance, the applicant must show "practical difficulty" by demonstrating:

- (1) That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons;
- (2) That a variance would do substantial justice to the applicant, as well as to other property owners in the district, (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more consistent with just to others);
- (3) That plight of the owner is due to the unique circumstances of the property; and
- (4) That the problem is not self-created.

Section 12.403(D) Standards of approval. In consideration of all appeals and all proposed variances under this Ordinance, the BZA shall, before granting any appeals or variances in a specific case first determine the following:

- (1) That the proposed appeal or variance is related to the valid exercise of the police power and purposes which are affected by the proposed use or activity;
- (2) The proposed appeal or variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets;
- (3) Will not increase the hazard of fire or flood or endanger the public safety;
- (4) Will not unreasonably diminish or impair established property values within the surrounding area;
- (5) Will not in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township;
- (6) Will not alter the essential character of the neighborhood; and
- (7) Is necessary to meet the intent and purpose of the zoning regulations; is related to the standards established in the Ordinance for the land use or activity under consideration, and is necessary to ensure compliance with those standards.

Summary of Findings

Section 12.403 (C) Variances

(1) That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons;

Response: The data center is a permitted use under high tech, data processing, or computer centers in the M-1 district. The applicant is requesting the variance as part of plans to increase the security of the site per FDIC and JPMC global security requirements. In order to operate a secure banking facility, the FDIC requires that JPMC hire a blast consultant and follow their recommendations on how to provide high-level security to the site. JPMC has done so, and the blast consultant has recommended the proposed 14' tall wall as a way to protect the site against an attack from any size vehicle up to a standard 14' tall box truck. A shorter wall would not provide this protection.

In this circumstance strict compliance with the wall height requirements would prevent the owner from having a secure data center on the site because they would be unable to meet the requirements set forth by the FDIC to provide security for the data center. The wall height variance request is the minimum amount necessary as they are required to provide blast protection up to the height of a standard size semi-trailer or box truck which would be 14'. As our Zoning Ordinance allows this use in the district as a permitted use or use by right, forcing

compliance with this standard of the Zoning Ordinance when the federal government guidelines require a larger wall for site security would prove to be unnecessarily burdensome. In order to offset any potential negative aspects of the wall, the owner has agreed to use a decorative finish to the wall as well as set the wall 275' back from Haggerty Road in order to minimize the visual impact from the road.

(2) That a variance would do substantial justice to the applicant, as well as to other property owners in the district, (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more consistent with just to others);

Response: Allowing the 14' wall will do substantial justice to the applicant by enabling them to meet the FDIC and JPMC requirements necessary for them to conduct business as a secure banking facility. As previously stated, the banking facility is a permitted use in the M-1 District. However, its high-level security makes it subject to federal regulations. Per these regulations, the site must have the 14' tall wall. Concerning others in the district, the wall will be placed approximately 200 feet from the Haggerty Road setback, doing substantial justice to other property owners in the district by using the distance from the road to diminish the size of the wall.

The substantial justice standard essentially weighs the fairness of the decision with relation to the existing property owners and other property owners in the district. The data center use is a permitted use within the district, and these uses when subject to federal agency requirements, have specific requirements that they need to abide by to perform the permitted functions. In this circumstance the site needs to provide blast protection up to a certain standard in order to be permitted by the federal government to operate. Due to this the only way for a permitted use in our Zoning Ordinance to operate is to provide this wall and due to this the standard has been met. With regards to other property owners in the event we ever have a similar facility under similar federal guidelines locate within the Township they would be reviewed under the same standard.

(3) That plight of the owner is due to the unique circumstances of the property; and

Response: The plight of the owner is due to the conflicting regulations to which the property is subject. The Township allows the secure banking facility as a permitted use in the M-1 district. This district has its respective regulations. However, the facility is not simply under the jurisdiction of the Township, but also the FDIC, which has requirements for security at the site. The FDIC is requiring the 14' tall wall, while the Township only allows an 8' wall. This puts the applicant in a unique situation in which it is not possible to satisfy both regulations.

In addition to this the property is an existing flat and developed site. The use of the site as a data center is allowed under the M-1 light industrial district and the requirement for the installation of a blast wall that tall is due to the FDIC requirements and the flat nature of the

site. The unique circumstances of the site are the conversion of an existing site, the flat topography, and the FDIC requirements to harden the existing property.

(4) That the problem is not self-created.

Response: JPMC has already been operating a banking facility on the site. Now, as the facility transitions to one with high-level security, the use is still allowed in the zoning district. However, the high-level security makes the facility subject to FDIC regulations. JPMC is required to follow these federal regulations in order to operate. This is not a self-created problem, rather on that is imposed upon JPMC by the FDIC.

The problem is not self-created, but is created due to the requirements by the FDIC for JPMC to hire a blast consultant and strengthen security on the property.

Section 12.403 (D) Standards of approval.

(1) That the proposed appeal or variance is related to the valid exercise of the police power and purposes which are affected by the proposed use or activity;

Response: Zoning is a valid exercise of the police power bestowed by the State of Michigan in the Michigan Zoning Enabling Act (PA 110 of 2006). The Zoning Enabling Act specifically gives local municipalities the authority to have a Board of Zoning Appeals and to grant dimensional variances when practical difficulty is demonstrated.

(2) The proposed appeal or variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets;

Response: Allowing the variance will not impair an adequate supply of light and air to adjacent property as the wall is located well within the applicant's property. It will also not increase congestion in public streets as it is simply allowing a taller height on a wall in a permitted location on private property.

(3) Will not increase the hazard of fire or flood or endanger the public safety;

Response: There is no evidence that allowing a taller wall will increase the hazard of fire, or flood. The applicant should take into consideration a barrier at the top of the retaining wall to prevent someone from accidentally falling off the top of the wall. While this area is not open to the public, there will be employees of JPMC on site and this consideration should be taken. Staff is recommending that a condition be placed on the variance, if approved, to place a fence of sufficient height at the top of the wall to prevent accidental falling.

(4) Will not unreasonably diminish or impair established property values with in the surrounding area;

Response: The wall will be made of precast concrete block that will positively contribute to the aesthetics of the area and will therefore not unreasonably diminish or impair established property values in the surrounding area.

(5) Will not in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township;

Response: There is no evidence that allowing the variance will in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township.

(6) Will not alter the essential character of the neighborhood; and

Response: The surrounding area is a mix of light industrial, agricultural, residential, and office/technology uses. As the neighborhood is already diverse, allowing the taller wall is not likely to alter its essential character. The aesthetics of the wall- the precast concrete finish- will contribute to a positive image in the area.

(7) Is necessary to meet the intent and purpose of the zoning regulations; is related to the standards established in the Ordinance for the land use or activity under consideration, and is necessary to ensure compliance with those standards.

Response: The Zoning Ordinance recognizes in Section 7.205(B) that a fence or wall in nonresidential districts may be required for security, but limits these to 8' in height. JPMC seeking this variance in the pursuit of security. An 8' wall would be sufficient to provide security to most facilities, but that isn't the case at JPMC. Federal regulations require the applicant to install the taller wall to provide sufficient security, so granting the variance would meet the intent of the ordinance by enabling JPMC to provide sufficient security to the site.

Recommendation

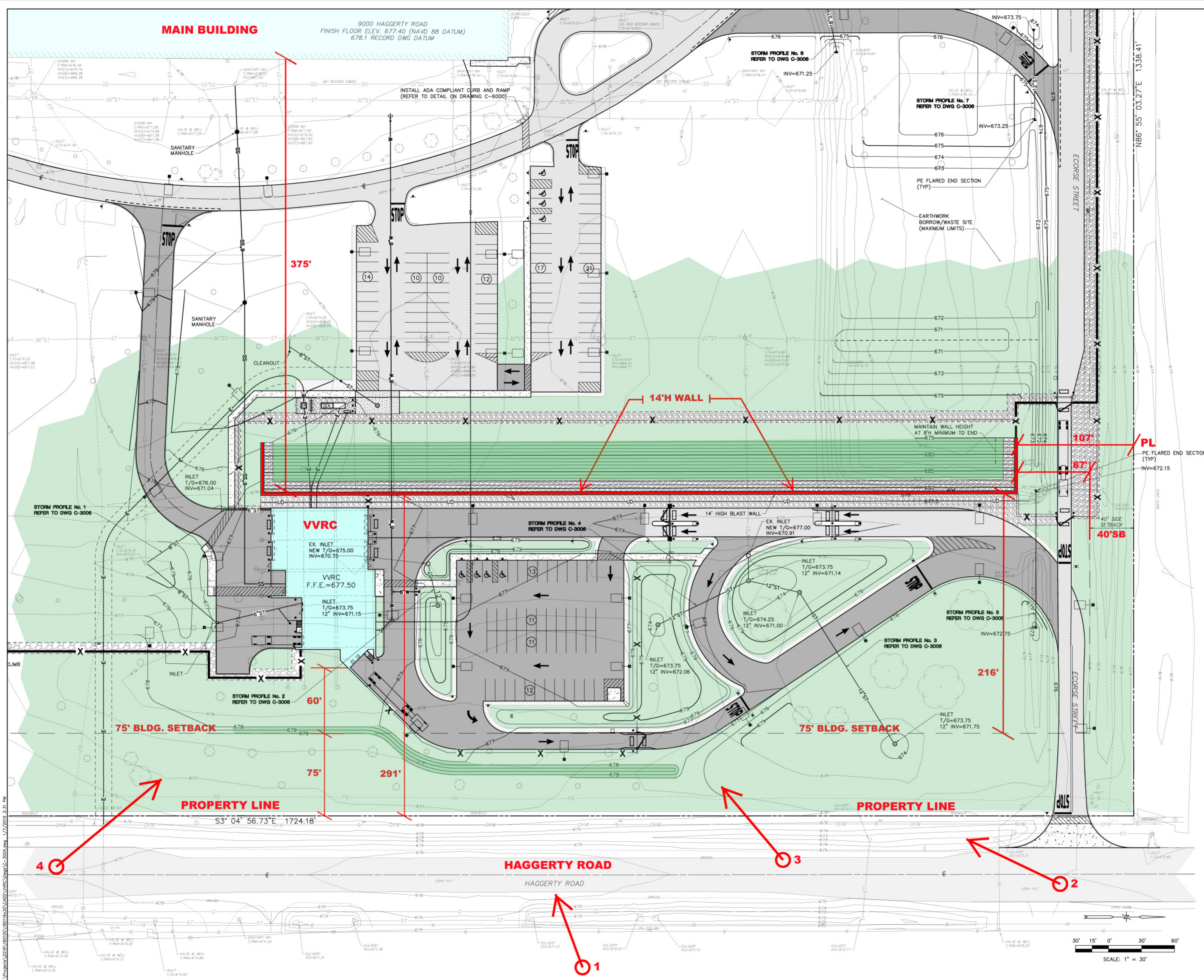
Staff recommends that the Board of Zoning Appeals grant a 6' wall height variance for case 19-001, to allow a 14' tall wall at 9000 Haggerty Road based on the following findings of fact:

1. Strict compliance with the height maximum would make it burdensome for the applicant to provide sufficient security protection to the site.
2. Granting the variance would do substantial justice to both the applicant and other property owners in the district by allowing the applicant to provide required security while setting it far enough back from the road to diminish its size.
3. The plight of the owner is due to the unique circumstances of the property.
4. The problem is not self-created.

5. Granting the variance would not impair an adequate supply of light or air to adjacent property or increase congestion in the public streets.
6. Granting the variance will not increase the hazard of fire or flood or endanger public safety.
7. Granting the variance will not unreasonably diminish or impair established property values in the surrounding area.
8. Granting the variance will not impair the public health, safety, or welfare of the inhabitants of the Township.
9. Granting the variance will not alter the essential character of the neighborhood.
10. Granting the variance is necessary to meet the intent and purpose of the zoning regulations, is related to the standards established in the Ordinance for the land use or activity under consideration, and is necessary to ensure compliance with those standards.

Approval shall be subject to the following condition:

1. The applicant shall place a sufficient barrier at the top of the wall to prevent accidental falling.



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(fax) 304.387.1418
omni411.com

ISSUES	
1	10.26.18 DESIGN DEVELOPMENT
2	11.19.18 80% VVRC & SITE HARDENING
3	12.14.18 100% VVRC & SITE HARDENING
4	01.07.19 AHJ PERMIT SUBMISSION

REVISIONS	

ISSUED FOR CONSTRUCTION

Project Sycamore

Belleville - VVRC & Site Hardening

(Design Package #2) (NA-MW-C01)

CAUTION

The Contractor shall utilize extreme caution in the performance of the work in this contract. The work is being performed in a fully functional, mission-critical facility. Every precaution shall be taken to prevent any negative impact to mission critical operations.

Project Address
Project Sycamore
Belleville Technology Center
9000 Haggerty Road
Belleville, MI 48111

Key Plan

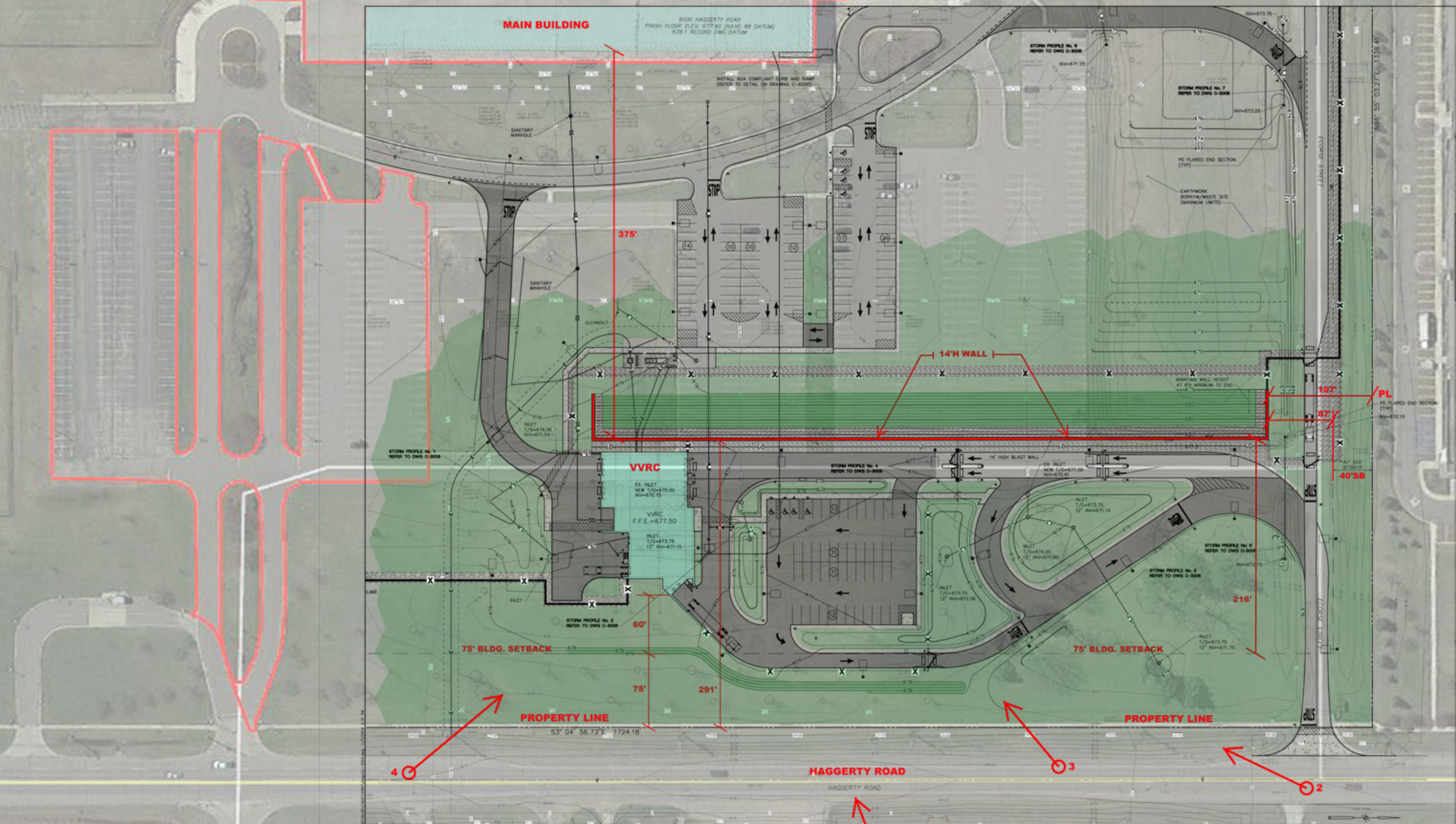
Project Sycamore: NA-MW-C01

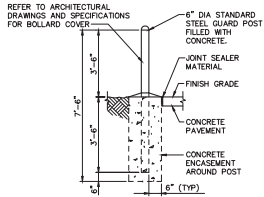
ENLARGED GRADING AND DRAINAGE PLAN

JOB 2018-0116.01
DATE 01/07/2019
SHEET

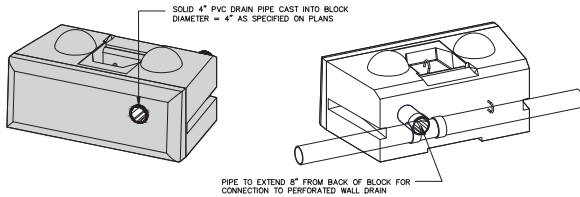
C-3004

Tyler Rd



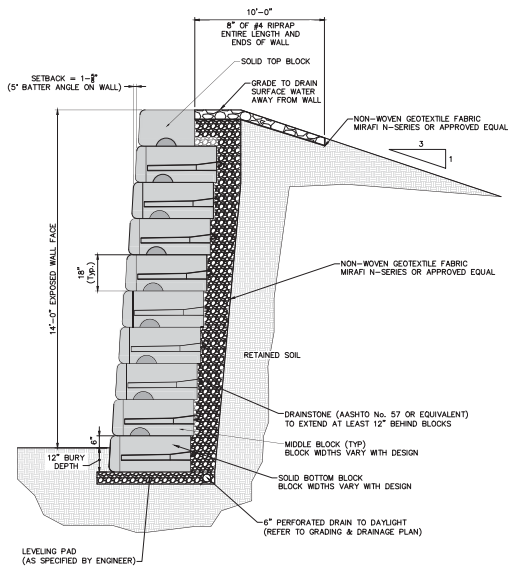


GUARD POST (BOLLARD) DETAIL
NOT TO SCALE



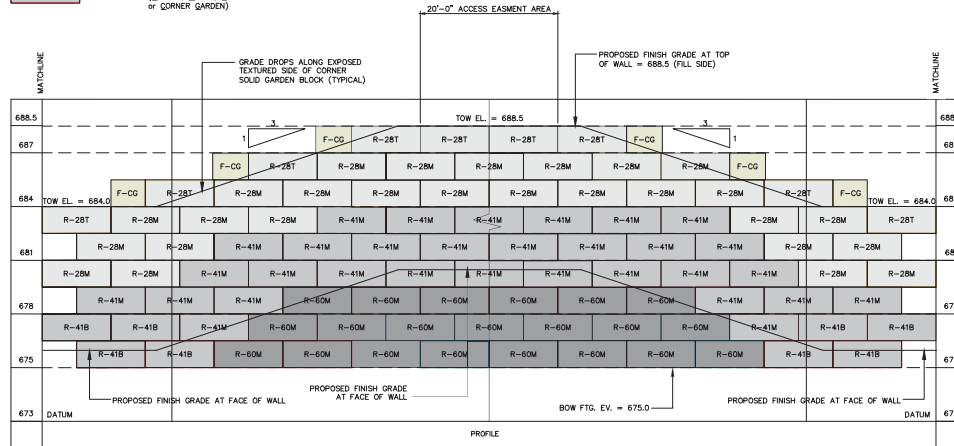
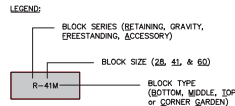
WEEP DRAIN DETAIL
NOT TO SCALE

- NOTES:
1. WEEP DRAIN PIPE SHALL BE PRECAST INTO WALL BLOCK.
2. LOCATION AND ELEVATION SHALL BE COORDINATED WITH SITE PLANS.



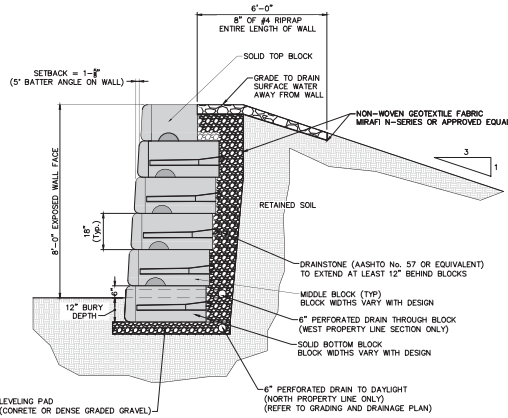
14'-0" HIGH GRAVITY WALL DETAIL
NOT TO SCALE

- NOTES:
1. GRAVITY WALL SHALL BE DELEGATED DESIGN BY RED-ROCK INTERNATIONAL OR APPROVED EQUAL.
2. BASIS OF DESIGN GRAVITY WALL SYSTEM IS RED-ROCK INTERNATIONAL. FACE FINISH SHALL BE "KINGSTONE".
3. WALL SHALL BE INSTALLED SUCH THAT THE AVERAGE EXPOSED FACE OF WALL IS 14'-0" +/- 0'-4" MEASURED FROM THE GROUND IMMEDIATELY IN FRONT OF THE WALL FACE.
4. BASE OF WALL GRADE SHALL BE CONSISTENT WITH AVERAGE GROUND ELEVATION ALONG LENGTH OF WALL AS DEPICTED ON DRAWING C-4000 - SITE HARDENING AND SECURITY PLAN, AND DRAWING C-4001 - WALL SECTIONS (SECTION A-A AND B-B).
5. WALL BACKFILL SLOPE SHALL NOT EXCEED 3H:1V HORIZONTAL TO 1H:1V VERTICAL (3H:1V).
6. PROVIDE PERFORATED DRAIN IN LEVELING PAD TO DAYLIGHT AT WALL END.



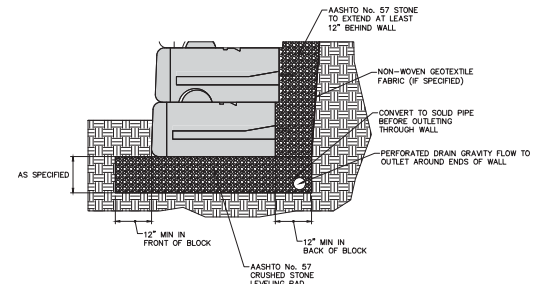
8'-0" HIGH GRAVITY WALL PROFILE AT EMERGENCY GATE ACCESS EASEMENT
NOT TO SCALE

- NOTES:
1. BLOCKS DEPICTED IN PROFILE ARE FOR REPRESENTATION OF GRADING ONLY AND MAY DIFFER TO ACTUAL DESIGN AND LAYOUT.
2. ORIENTATION, BLOCK TYPE, BLOCK SIZE, BLOCK SERIES TO BE DETERMINED BY SUPPLIER PERFORMING DELEGATED DESIGN.
3. WALL ELEVATIONS SHOWN FOR REFERENCE ONLY. WALL SHALL BE CONSTRUCTED TO PROVIDE 8'-0" OF WALL FACE AT ALL LOCATIONS ALONG WEST PROPERTY LINE, REGARDLESS OF WALL DEPTH BELOW EXISTING GRADE.

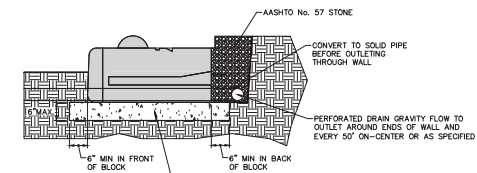


8'-0" HIGH GRAVITY WALL DETAIL
NOT TO SCALE

- NOTES:
1. GRAVITY WALL SHALL BE DELEGATED DESIGN BY RED-ROCK INTERNATIONAL OR APPROVED EQUAL.
2. BASIS OF DESIGN GRAVITY WALL SYSTEM IS RED-ROCK INTERNATIONAL. FACE FINISH SHALL BE "KINGSTONE".
3. WALL SHALL BE INSTALLED SUCH THAT THE AVERAGE EXPOSED FACE OF WALL IS 8'-0" +/- 0'-4" MEASURED FROM THE GROUND IMMEDIATELY IN FRONT OF THE WALL FACE.
4. BASE OF WALL GRADE SHALL BE CONSISTENT WITH AVERAGE GROUND ELEVATION ALONG WESTERN AND NORTHERN PROPERTY LINES AS DEPICTED ON DRAWING C-4000 - SITE HARDENING AND SECURITY PLAN, AND DRAWING C-4001 - WALL SECTIONS (SECTION C-C THRU C-D). SECTION D-D SHALL REQUIRE FULL-DEPTH WALL TO MATCH HEIGHT AND GRADE NORTH AND SOUTH.
5. WALL BACKFILL SLOPE SHALL NOT EXCEED 3H:1V HORIZONTAL TO 1H:1V VERTICAL (3H:1V), BUT CAN BE INCREASED TO LESSER SLOPE (4H:1V OR 5H:1V) WHERE NECESSARY TO MAINTAIN POSITIVE SLOPE TOWARDS INNER ROADWAY WITHOUT CREATING STANDING WATER OR LOW POINTS THAT CAUSE PONDING OF STORMWATER RUNOFF.
6. PROVIDE WEEP DRAINS ALONG WEST PROPERTY LINE WALL SECTIONS.
7. PROVIDE PERFORATED DRAIN IN LEVELING PAD TO DAYLIGHT AT WALL END.



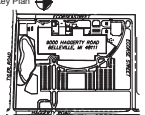
OPEN-GRADED CRUSHED STONE LEVELING PAD
NOT TO SCALE



CONCRETE or DENSE GRADED GRAVEL LEVELING PAD
NOT TO SCALE

1	10.26.18	DESIGN DEVELOPMENT
2	11.10.18	80% VVRC & SITE HARDENING
3	12.14.18	100% VVRC & SITE HARDENING
4	01.07.19	ASU PERMIT SUBMISSION

1		
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REDI-ROCK® MOLD TEXTURE OPTIONS FOR MANUFACTURERS

KINGSTONE

Kingstone adds a fourth texture to the Redi-Rock aesthetic arsenal. Striking a balance between the grandiose scale of Limestone and rugged relief of Ledgestone, Kingstone appears weathered by water and time like the crown of a natural stone outcropping. With each Redi-Rock block looking like a large, quarried stone, Kingstone will transform retaining walls into castle-worthy walls.

Kingstone Block Specs

- Developed from weathered limestone rocks
- 5.75 square feet (0.5 square meters) of face per block
- Eight unique faces to give walls a random aesthetic
- Approximately 92 square feet (8.5 square meters) of non-repeating texture available

G-K1
Full Face Mold



G-K2
Full Face Mold



G-K3
Full Face Mold



G-K4
Full Face Mold



G-K5
Full Face Mold



G-K6
Full Face Mold



G-K7
Full Face Mold



G-K8
Full Face Mold



larger detail and other options ►

Contact your Redi-Rock business consultant to order this texture today!

G-K1
Full Face Mold



G-K2
Full Face Mold



G-K3
Full Face Mold



G-K4
Full Face Mold



G-K5
Full Face Mold



G-K6
Full Face Mold



G-K7
Full Face Mold



G-K8
Full Face Mold



G-K½
Half Face Mold



G-KC1
Full Corner Face Mold



G-KC½
Half Corner Face Mold











CHARTER TOWNSHIP OF VAN BUREN

BOARD OF ZONING APPEALS

PUBLIC HEARING

Notice is hereby given that the Charter Township of Van Buren Board of Zoning Appeals will hold a public hearing on **Tuesday, February 12, 2019 at 7:00 p.m.**, in the Board of Trustees Room at the Van Buren Township Hall, 46425 Tyler Road, Van Buren Township, MI 48111 to consider the following variance requests:

1. **Case # 19-001-** A request by Julian Beglin, 9000 Haggerty (Parcel ID# 83-044-99-0005-701), for a variance to exceed the maximum allowable height of a wall on the property.

Please address any written comments to the Van Buren Township Board of Zoning Appeals, at 46425 Tyler Road, Van Buren Township, MI 48111 or via email at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning and Economic Development Department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Mailed: January 16, 2019

Published: January 24, 2019

Mailed to the
following addresses
on 1-16-19.
Gm Str

OCCUPANT
41873 ECORSE ROAD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41920 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41900 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41870 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9000 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
8500 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
8601 HAGGERTY RD
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OCCUPANT
8867 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
8857 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9015 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41246 RICARDO DRIVE
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41835 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9275 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9555 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
42030 ZACHARY ST
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9422 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9408 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9409 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9421 VAN BUREN ST
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OCCUPANT
9433 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9445 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41405 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41441 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41495 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41525 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9450 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9440 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

ASHLEY CROSSROADS SOUTH, LLC
2575 S HAGGERTY RD STE 500
CANTON MI 48188

ENDRESZL, FERDINAND P.
42000 TYLER RD
VAN BUREN TOWNSHIP MI 48111

BUDAI, DUANE
41900 TYLER RD
VAN BUREN TOWNSHIP MI 48111

CARNAHAN, JONATHAN
41870 TYLER RD
VAN BUREN TOWNSHIP MI 48111

BANK ONE
INDUSTRY CONSULTING GROUP
PO BOX 8265
WICHITA FALLS TX 76307- 826

VAN BUREN BUSINESS PARK ASSOC
39400 WOODWARD AVE SUITE 250
BLOOMFIELD HILLS MI 48304-5155

EXEDY GLOBAL PARTS CORPORATION
8601 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

WARSAW, RONALD & OLIMPIA
8867 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

PROGRESSIVE CASUALTY INSURANCE
REAL ESTATE NOTIFICATIONS OHL23
PO BOX 89429
CLEVELAND OH 44101

ROBSON, LYNN
9015 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

ROBSON, ROBERT E & DONALD
39878 E HURON RIVER DR
ROMULUS MI 48174

ROBSON, LYNN D & ARLEEN J.
9015 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

US SIGNAL PROPERTIES, LLC
201 IONIA AVE SW.
GRAND RAPIDS MI 49503

W C C C
801 W FORT ST
DETROIT MI 48226

QUEEN, TROY & BEATY, PEGGY
42030 ZACHARY ST
VAN BUREN TOWNSHIP MI 48111

LONG, CRAIG & MICHELLE
9422 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

BATAYEH, AARON
9408 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

JAMES, MYISHIA R.
9409 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

MULLINS, WILLIAMS & SHANNON
47790 HULL RD
VAN BUREN TOWNSHIP MI 48111

HOGAN, MICHAEL TRUST
9433 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

WALTERS, MICHAEL
9445 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

PAULSEN, STEVEN LEWIS
741 HARBOUR PTE
BELLEVILLE MI 48111

YOH, DEBORAH & NOBLE, SHEILA
41441 TYLER RD
VAN BUREN TOWNSHIP MI 48111

MYERS, PAUL
41495 TYLER RD
VAN BUREN TOWNSHIP MI 48111

ASKEW, MARY
41525 TYLER RD
VAN BUREN TOWNSHIP MI 48111

MIRI, IMAD M.
2493 RIVER WOODS DR N
CANTON MI 48188

MIRI, IMAD
2493 RIVERWOODS DRIVE N
CANTON MI 48188

LISIECKI, JOHN, TRUSTEE
LISIECKI, ADELE LIVING TRUST
17928 DUBLAINE AVE
BEVERLY HILLS MI 48025-4116

S & H INVESTMENT CO
MAHMOOD ALLOS
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CLAWSON MI 48017