

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, June 26, 2019 – 7:30 PM
Van Buren Township Hall
46425 Tyler Road**

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of June 12, 2019.

CORRESPONDENCE:

PUBLIC HEARING:

NEW BUSINESS:

ITEM #1: CASE 19-023 – TEMPORARY LAND USE APPROVAL

TITLE: THE APPLICANT, ATCHINSON FORD, IS REQUESTING A RENEWAL OF THEIR TEMPORARY LAND USE PERMIT TO PARK LEASE TURN IN VEHICLES AND NEW VEHICLE INVENTORY.

LOCATION: The property is located at 8705 Belleville Road, Van Buren Township, MI 48111 which is on the east side of Belleville Road, north of Tyler Road.

ACTION ITEMS:

- A. Presentation by the applicant
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the Temporary Land Use permit.

ITEM #2: 19-022– INFINITY HOMES TOWNSEND PARK - SITE PLAN AMENDMENT

TITLE: THE APPLICANT, INFINITY HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED TOWNSEND PARK SITE PLAN FOR REVISED SINGLE-FAMILY ARCHITECTURAL ELEVATIONS.

LOCATION: THE UNFINISHED TOWNSEND PARK SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF MORTON TAYLOR ROAD, NORTH OF ECORSE ROAD.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the architectural approval.

GENERAL DISCUSSION:

ITEM #1: SENIOR HOUSING ZONING AMENDMENT

ITEM #2: LAKE FRONT LOT ANALYSIS AS DIRECTED BY BZA

ADJOURNMENT:

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
June 12, 2019
MINUTES - DRAFT

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

ROLL CALL:

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

Excused: Atchinson.

Staff: Director Akers and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan and Fishbeck Associate, David Potter.

Audience: Thirteen (13).

APPROVAL OF AGENDA:

Motion Kelley, Jahr second to approve the agenda of June 12, 2019 as presented. Motion Carried.

APPROVAL OF MINUTES:

Motion Jahr, Boynton second to approve the regular meeting minutes of May 22, 2019 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 19-020 – MASTER PLAN AMENDMENT, 41620 E. HURON RIVER DRIVE FUTURE LAND USE.

TITLE: THE APPLICANT, SCOTT JONES, IS REQUESTING AN AMENDMENT TO THE TOWNSHIP'S FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FROM MEDIUM DENSITY SINGLE FAMILY TO MULTIPLE FAMILY RESIDENTIAL TO CONSTRUCT DETACHED CONDOMINIUMS.

LOCATION: THE PROPERTY LOCATED AT 41620 E. HURON RIVER DRIVE IS THE SUBJECT OF THE REQUEST. THIS PROPERTY IS LOCATED ON THE NORTH SIDE OF E. HURON RIVER DRIVE, ADJACENT TO EDISON LAKE ROAD.

Applicant, Scott Jones, gave the presentation. Mr. Jones is requesting an amendment to the Township's Future Land Use Map to change the designation from medium density single-family to multiple-family residential to convert the vacant land located at 41620 E. Huron River Drive into a condominium development. Mr. Jones displayed a previous single-family concept, the condominiums will be 70 single-family detached units, approximately 1,800 to 2,100 square feet per unit (similar in design to the lakefront condominiums on Liberty Street in the City of Belleville), there will be a central area for unit owners and a point of common space. There is no engineering yet for the site.

Director Akers presented his staff memo dated 6-7-19 discussing the potential changes required to accommodate the development, the potential rationale for a Future Land Use Map change and provided a projected timeline for the amendment to the Township's Future Land Use Map if the required Boards and Commissions approve everything in a timely manner.

Commissioners expressed difficulty in conceptualizing without plans or renderings, discussed the possibility of looking at other future land use designations, location of boat slips and docks, the total number of units, use of conditional rezoning, examples of similar housing developments in the area and the projected time line for the amendment to the Future Land Use Map. A layout concept will be provided at a future meeting, Sandy's Marina will likely be utilized by most residents for boat docking and storage, 70 units is the target with a maximum of 74 to 75 units. The Commission asked the applicant if the timeline and conditional rezoning will work for the development project, Mr. Jones agreed the timeline and conditional rezoning would work for the development.

Local Real Estate Broker, Therese Antonelli of Moving the Mitten discussed the target audience of the development being seniors and/or snowbirds who are looking to downsize, gave examples of similar housing developments in neighboring Canton and expressed the need in the community for ranch homes and smaller compact dwellings with main floor masters to provide senior housing options.

The Commission wants to direct staff with an "Intent to Plan" and work with McKenna Associates on the feasibility of adding a residential district and to have it presented at the July 10th meeting.

Motion Boynton, Kelley second to send out the Notice of Intent to Plan. Motion Carried.

ITEM # 2 17-030 – ASHLEY CAPITAL CROSSROADS NORTH DISTRIBUTION CENTER – FINAL SITE PLAN APPROVAL.

TITLE: THE APPLICANT, ASHLEY CAPITAL, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT A DISTRIBUTION CENTER. THE DISTRIBUTION CENTER IS PROPOSED TO CONSIST OF THREE (3) BUILDINGS TOTALING 1,579,325 SQUARE FEET OF SPACE.

LOCATION: THE PROPOSED DEVELOPMENT IS LOCATED NEAR THE NORTHWESTERN INTERSECTION OF ECORSE ROAD AND HAGGERTY ROAD. PARCEL ID #V-125-83-008-99-0002-703 & PARCEL ID #V-125-83-005-99-0009-701 (APPROXIMATELY 158.5 ACRES).

Allen Dresselhouse of Ashley Capital and Joe Webb of Webb Design asked to have the consultants present their review letters first and they would address any comments.

Vidya Krishnan of McKenna Associates presented her final site plan review letter dated 6-6-19 recommending the Planning Commission grant final site plan approval to the Ashley Capital Crossroads North project to be located on the north side of Ecorse Road, west of Haggerty Road, subject to the condition below:

1. Constructing the base of the monument signs with brick as the masonry material.

David Potter of Fishbeck Associates presented his final site plan review letter dated 6-7-19 recommending engineering site plan and final site plan approval subject to the review comments noted in the letter, in the marked-up plans and in accordance with the *Engineering Standards Manual*.

All comments must be addressed, all required permits must be obtained from Wayne County Department of Public Services (stormwater, ROW, SESC, sanitary sewer) and EGLE/MDEQ (water main, sanitary sewer, wetlands) and the plans resubmitted for final approval in an Issued-for-Construction plan set prior to the scheduling of the pre-construction meeting.

Commissioner Boynton presented the Fire Department review letter dated 5-30-19 recommending approval with exceptions, as long as the remaining items are addressed with authority having jurisdiction (AHJ).

The applicant will have brick as the masonry material for the monument signs, has spoken with the Fire Marshal to address the remaining items noted in the Fire review and has met with Director Akers to discuss the western most drive approach and traffic study for the intersection.

Commissioners discussed concern with eastbound traffic making a left turn at the intersection, the turn is narrow, having Township staff work with the applicant to monitor traffic and possibly have an additional traffic study if needed and adding a note to the plan to have staff and the applicant monitor the traffic flow and work together to address future issues. The applicant agreed to add a note to the site plan, will work with Township staff to monitor the traffic flow and when tenants move in will speak with the managers to make them aware of the intended traffic flow.

No comments from the audience.

Motion Kelley, Boynton second to grant Ashley Capital Crossroads North, final site plan approval to construct a distribution center, located near the northwestern intersection of Ecorse and Haggerty Roads, subject to and based on the analysis in the McKenna Associates review letter dated 6-6-19, Fishbeck Associates review letter dated 6-7-19, Fire Department review letter dated 5-30-19 with a note to be made on the plan that traffic is to be monitored going forward and staff will work with the applicant to address future issues. Motion Carried. (Letters attached)

ITEM # 3 19-022 – INFINITY HOMES TOWNSEND PARK – SITE PLAN AMENDMENT

TITLE: THE APPLICANT, INFINITY HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED TOWNSEND PARK SITE PLAN FOR REVISED SINGLE-FAMILY ARCHITECTURAL ELEVATIONS.

LOCATION: THE UNFINISHED TOWNSEND PARK SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF MORTON TAYLOR ROAD, NORTH OF ECORSE ROAD.

The applicant, Infinity Homes, was not present for the meeting.

Motion Kelley, Franzoi second to table Infinity Homes request for a site plan amendment until the next meeting. Motion Carried.

GENERAL DISCUSSION:

ITEM #1: LAKE FRONT LOT ANALYSIS AS DIRECTED BY THE BZA

The Board of Zoning Appeals (BZA) has seen a variance request on the lake. Director Akers will bring this item to the June 26, 2019 meeting for discussion.

ADJOURNMENT:

Motion Budd, Jahr second to adjourn at 8:32 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



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

DATE: 6-10-19

BUSINESS NAME: Atchinson Ford Sales, Inc

CONTACT PERSON: Craig Atchinson PHONE # 734-697-9161

SUPERVISOR FOR SITE: _____ PHONE # _____

EVENT TITLE: _____

TYPE OF EVENT: _____ DATE(S): _____

LOCATION OF EVENT: _____

ADDRESS OF LOCATION: 8705 Belleville Rd.

PROPERTY OWNER REPRESENTATIVE: _____ PHONE # _____

ARE SIGNS PROPOSED FOR ADVERTISING: ☐ YES ☒ NO IF YES, INCLUDE LOCATIONS & DETAILS

OTHER Parking Vehicles


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

NOTES:

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

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

PROCESSING FEE \$ _____ BOND FEE \$ _____ TOTAL \$ _____


(SIGNATURE OF APPLICANT)

6-10-19
(DATE SIGNED)

(APPROVED BY)

(DATE SIGNED)



Memo

TO: Van Buren Township Planning Commission
FROM: Ron Akers, AICP - Director of Planning and Economic Development
RE: Review of Temporary Land Use Request #TLU19-023 – Atchinson Ford Vehicle Parking
8705 Belleville Road (Renewal)

DATE: June 21, 2019

Atchinson Ford is requesting renewal of their Temporary Land Use permit for the temporary parking and storage of vehicles at 8705 Belleville Road. The temporary use is proposed to be for a one-year timeframe. Per the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval.

The following items are the approval standards in section 7.120 of the Township's Zoning Ordinance and our review is based upon conversations with the applicant and the provided materials. Please consider the following:

1. Adequacy of parking and access

The site is currently unoccupied and has an existing gravel parking area that encompasses nearly the entire width of the site. This area was original designed for the placement of manufactured and modular homes as the prior use of the site was a sales area for these types of homes. While some maintenance will need to be done on this gravel parking area it is currently existing and unused. Based on this the applicant has sufficient area to park vehicles on the site without creating negative externalities. Regarding adequate access, the applicant has worked with the Township Fire Marshall to ensure that the parking of vehicles will not create a situation where emergency vehicle access is limited by the storage of cars.

2. Adequate drainage

The site is in an existing gravel parking lot that already has storm water drainage. As no substantial improvements are being made to the property and as there have been no identified drainage issues which staff is aware of, the proposed temporary use should not have any impact on site drainage.

3. Compatibility with surrounding land uses

The proposed temporary use is located adjacent to vacant land to the west, a park area to the east, a private recreational use/ice cream shop to the south and manufactured housing community to the north. Based on this it is anticipated that the largest potential for incompatibility lies with the manufactured housing community to the north, but there are several factors which would mitigate this issues. First there already an existing vegetative buffer which is overgrown between the property to the north and the subject property. This should provide for some privacy between the uses. Second we will be proposing a condition that the parking/storage of vehicles be setback 20 feet from the north property boundary. The reason why we are proposing 20 feet is to be consistent with the distance required for

vegetative buffers in the landscaping section of our Zoning Ordinance. Lastly, the current condition of the site is fairly poor as the site has been abandoned for some time. I have discussed this issue with the applicant and they have indicated that their intention is to clean up the site, provide maintenance for the gravel parking area, and park new and newer year vehicles on the site. It is due to this that the condition of the site will improve as it will under go maintenance and regular use.

Regarding the parking of the vehicles along Belleville Road, we will be recommending a condition of approval that the Planning Commission require a minimum of a 10 setback from the front property line to be consistent with the landscaping buffer requirement along the road frontage. One issue which would need to be addressed is regarding headlight glare onto Belleville Road. Staff will place a recommendation on this application that the vehicles which are parked directly adjacent to Belleville Road be parked with the front of the vehicle facing away from Belleville Road. This will alleviate any concerns regarding the headlight glare onto Belleville Road.

As the parking area is primarily on front of the site, and the adjacent site to the south is an existing commercial use I do not believe that this use will place a substantial burden on these sites.

4. Size, height, and type of construction of proposed buildings and structures in relation to surrounding site

There are no proposed buildings and structures associated with the proposed temporary use of the property.

5. Sufficient setbacks from road right-of-ways and lot lines

The property is zoned C-1, General Commercial and it is recommended that the applicant maintain setbacks for the temporary storage and parking of vehicles which are consistent with the landscape buffers between the zoning districts. These are 10 feet from the front property line, 20 feet from the north and east property line, and 10 feet from the south property line. If approval is recommended this will be listed as a potential condition of approval.

6. Adequate utilities

The proposed temporary use should not utilize any existing utilities as it is proposed

7. Trash disposal and site clean-up

There are no proposed employees to be on site, but a condition should be placed on the approval that the applicant shall maintain the property in a clean manner.

8. Sanitary facilities

As there are no employees on site, no sanitary facilities will be provided. The employees will come from the Atchinson Ford main dealership site, where there are existing facilities.

9. Hours of operation

The vehicle storage area will be used during the same hours of operation as the dealership which can range from 9 a.m. until 9 p.m., but depending on the day has closing hours of 6 p.m. and 3 p.m.

10. Outdoor light and signs

Please note that no site lighting is proposed at this time and any future lighting will need to be reviewed for compliance with the Zoning Ordinance by Township staff. This will be recommended as a condition of approval. Also there is no proposed signage at this time, but any proposed signage will be reviewed by Township staff for compliance with the Zoning Ordinance.

11. Other licenses and permits required

There are no other licenses or permits required that staff is aware of.

12. Potential noise, odor, dust, and glare

The proposed temporary use should not increase the noise, odor, dust or glare from their use. The parking and storage of vehicles is essentially the original use of the site and what the gravel area was designed for. So long as the applicant maintains the above specified hours there should be no anticipated issues.

13. Fire lanes, fire protection, and security

The Fire Marshal has reviewed this site previously and no issues have arisen from the use of the site that staff is aware of. The site has an existing fence around it. This should limit the unauthorized access of this area.

14. Off-site impacts of traffic volumes

The roads in the immediate vicinity are major Township roads, and this temporary use will not impact their flow or travel volumes.

15. Necessity of performance bond to ensure prompt removal

A performance bond should not be necessary for this temporary use.

16. Other concerns which may impact the public health, safety, or general welfare

There are no additional concerns.

Recommendation

This temporary land use has been conducted for the last year with no issues that have been brought to the attention of the Township. The applicant has removed the existing vacant building on the site and has taken efforts to keep the property well maintained. Based on this and the review criteria mentioned above staff is recommending approval of the temporary land use for Atchinson Ford to continue the temporary land use of parking vehicles at this property at 8705 Belleville Road. The recommendation is based on this review dated June 21, 2019 and subject to the following conditions:

1. The applicant shall maintain setbacks which are consistent with the landscape buffering standards in the Township's Zoning Ordinance. These are as follows:
 - a. Front (East Side Adjacent to Belleville Road): 10' from property boundary.
 - b. Side (North Side Adjacent to Belleville Manor): 20' from property boundary.
 - c. Side (South Side Adjacent to Armstrong's Funland): 10' from property boundary
 - d. Rear (East Side Adjacent to Belleville Manor Park): 20' from property boundary
2. Vehicles parked immediately adjacent to Belleville Road shall be parked with the front of the vehicle facing away from Belleville Road and adjacent properties in order to avoid headlight glare.
3. The site shall be maintained in a clean manner and trash will be properly disposed of.

4. The hours of operation for the temporary vehicle parking area shall mirror the hours of operation for the Atchinson Ford dealership.
5. That any exterior lighting or signs be reviewed and approved by the Director of Planning & Economic Development for consistency with the Zoning Ordinance, prior to their installation.
6. That the temporary land use permit is valid for a period of one year ending June 26, 2020.

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

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111



April 23rd 2018

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

Re: Atchinson Ford Sales
8705 Belleville Rd
Van Buren Twp.

To whom it may concern:

I have reviewed the submitted plan for parking of overflow cars at the address listed above. I spoke with the applicant and he assures me the parking of said vehicles will allow for emergency vehicle access if needed. I have no other concerns with this proposal

At this point, I can approve the site plan and proposal as submitted.

If you have any questions about this plan review report, please feel free to contact me at (734)260-9136

Respectfully submitted,

David McNally

Fire Marshal

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

Google Maps



Imagery ©2018 Google, Map data ©2018 Google 50 ft

Vehicles will be parked in the front of the parcel.



Imagery ©2018 Google, Map data ©2018 Google 50 ft

PLANNING & ZONING APPLICATION

Case number 19-022

Date Submitted 5-21-19

APPLICANT INFORMATION

Applicant Infinity Homes + CO. Phone 248-449-8084
Address 42400 Grand River Ave. #112 Fax 248-449-8136
City, State Novi, MI Zip 48375
E:mail LThomas@infinityhomescorp.com Cell Phone Number N/A
Property Owner _____ Phone _____
(if different than applicant)
Address _____ Fax _____
City, State _____ Zip _____
Billing Contact _____ Phone _____
Address _____ Fax _____
City, State _____ Zip _____

SITE/ PROJECT INFORMATION

Name of Project Townsend Park
Parcel Id No. V125-83- See attached list. Project Address See attached list.
Attach Legal Description of Property
Property Location: On the North Side of Ecorse Road; Between Morton Taylor Road
and Haggerty Road. Size of Lot Width attached Depth attached.
Acreage of Site _____ Total Acres of Site to Review _____ Current Zoning of Site R1B
Project Description: Residential Single Family Homes

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO
Current Zoning of Site R1B 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 N/A
List total number of regulated trees outside the Woodland area? N/A Total number of trees N/A
Detailed description for cutting trees N/A

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

Rino J. Scave

Print Property Owners Name

Signature of Property Owner

JULIEANN C ELLIOTT
Notary Public, State of Michigan
County of Wayne

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

My Commission Expires 06-23-2019
Acting in the County of Sakland

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 9th day of May, 2019.

Julieann C. Elliott Notary Public, Wayne County, Michigan My Commission expires June 23, 2019
Rev 1/12/06

RECEIVED

MAY 21 REC'D

BY: _____

Unit 71:
7071 Chandler Drive
83-007-05-0071-000

Lot size:
50' x 110'

Unit 76:
7121 Chandler Drive
83-007-05-0076-000

Lot size:
50' x 110'

Unit 80:
7244 Castell Boulevard
83-007-05-0080-000

Lot size:
50' x 110'

Unit 84:
7209 Castell Boulevard
83-007-05-0084-000

Lot size:
50' x 110'

Unit 88:
7230 Chandler Drive
83-007-05-0088-000

Lot size:
66.18' x 110'

Unit 89:
7220 Chandler Drive
83-007-05-0089-000

Lot size:
50' x 110'

Unit 90:
7210 Chandler Drive
83-007-05-0090-000

Lot size:
47.13' x 110.62'

Unit 91:
7200 Chandler Drive
83-007-05-0091-000

Lot size:
43.32' x 111.68'

Unit 101:
7100 Chandler Drive
83-007-05-0101-000

Lot size:
50' x 110'

Unit 102:
7090 Chandler Drive
83-007-05-0102-000

Lot size:
50' x 110'

Unit 107:
7040 Chandler Drive
83-007-05-0107-000

Lot size:
50' x 110'

Unit 109:
7020 Chandler Drive
83-007-05-0109-000

Lot size:
52.50' x 110'

Unit 121:
43261 Ladonna Lane
83-007-05-0121-000

Lot size:
43.32' x 109.79'

Unit 137:
6841 Chandler Drive
83-007-05-0137-000

Lot size:
70' x 130'

Unit 138:
6851 Chandler Drive
83-007-05-0138-000

Lot size:
70' x 130'

Unit 142:
6891 Chandler Drive
83-007-05-0142-000

Lot size:
70' x 130'

Unit 143:
6901 Chandler Drive
83-007-05-0143-000

Lot size:
70' x 130'

Unit 144:
6911 Chandler Drive
83-007-05-0144-000

Lot size:
70' x 130'

Unit 148:
1785 Castell Boulevard
83-007-05-0148-000

Lot size:
60.95' x 102.81'

Unit 154:
7245 Castell Boulevard
83-007-05-0154-000

Lot size:
70' x 130'

Unit 155:
7255 Castell Boulevard
83-007-05-0155-000

Lot size:
70' x 130'

Legal Description

Units 71, 76, 80, 84, 88, 89, 90, 91, 101, 102, 107, 109, 121, 137, 138, 142, 143, 144, 148, 154 and 155 in Townsend Park, formerly known as Victoria Estates Condominium, a Condominium according to the Master Deed thereof recorded in Liber 45720, page 146, Wayne County Records, and designated as Wayne County Condominium Subdivision Plan No. 935 and any amendments thereto, together with an undivided interest in the common elements of said Master Deed, and any amendments thereto, as described in Act 59 of the Public Acts of 1978, as amended.

Parcel ID Numbers.:

Address in Belleville, MI 48111

83-007-05-0071-000, as to Unit 71	7071 Chandler Dr.
83-007-05-0076-000, as to Unit 76	7121 Chandler Dr.
83-007-05-0080-000, as to Unit 80	7244 Castell Blvd.
83-007-05-0084-000, as to Unit 84	7209 Castell Blvd.
83-007-05-0088-000, as to Unit 88	7230 Chandler Dr.
83-007-05-0089-000, as to Unit 89	7220 Chandler Dr.
83-007-05-0090-000, as to Unit 90	7210 Chandler Dr.
83-007-05-0091-000, as to Unit 91	7200 Chandler Dr.
83-007-05-0101-000, as to Unit 101	7100 Chandler Dr.
83-007-05-0102-000, as to Unit 102	7090 Chandler Dr.
83-007-05-0107-000, as to Unit 107	7040 Chandler Dr.
83-007-05-0109-000, as to Unit 109	7020 Chandler Dr.
83-007-05-0121-000, as to Unit 121	43261 Ladonna Lane
83-007-05-0137-000, as to Unit 137	6841 Chandler Dr.
83-007-05-0138-000, as to Unit 138	6851 Chandler Dr.
83-007-05-0142-000, as to Unit 142	6891 Chandler Dr.
83-007-05-0143-000, as to Unit 143	6901 Chandler Dr.
83-007-05-0144-000, as to Unit 144	6911 Chandler Dr.
83-007-05-0148-000, as to Unit 148	7185 Castell Blvd.
83-007-05-0154-000, as to Unit 154	7245 Castell Blvd.
83-007-05-0155-000, as to Unit 155	7255 Castell Blvd.



Memo

DATE: June 21, 2019
TO: Planning Commission
FROM: Ron Akers, AICP – Director of Planning & Economic Development
RE: SPR 18-006 Site Plan Amendment for Gilbert Homes regarding Architectural Elevations in the Townsend Park Subdivision.

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

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

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

Comments

1. Site Plan

The setbacks, as described in the approved site plan for the Townsend Park development, depict a front yard setback of 20', a rear yard setback of 25', and a required side yard setback of 5'. The lots sizes in the development range approximately from 70' to 43' in width and between 110' and 162' in depth.

The submitted plans depict widths of 40' and slightly larger than 40' and depths ranging from 57' to 42'. Based on these sizes the house plans should fit onto most lots. There may be some conflicts with some of the larger homes and some of the smaller lots, but those can be verified during permit review. As we have recommended with each of these applications, staff will review each individual permit application for compliance with the Township's Zoning code.

2. Floor Area

The PRD Agreement requires a minimum square footage of 1700 square feet. The first submittal included three (3) elevations which did not meet the floor area requirement. These were the Catalina, the Greenwich, and the Traverse. The Greenwich and the Traverse

elevations were modified to provide a floor area which exceeds 1,700 square feet. The Catalina elevation was removed from the application. Based on this the application complies with this requirement.

3. Facade Elevations

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

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

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

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

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

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

The applicant has provided nine (9) different home models with at least three (3) elevation variations with each home model. In total there are approximately thirty (30) unique elevations which are proposed. Based on this staff finds that the applicant has submitted enough elevations to provide sufficient variation. As with all single family elevation approvals, staff will review each building permit application for compliance with the architecturally different standard as the building permits are submitted.

4. Building Materials

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

5. Side Entry Garages

The Zoning Ordinance requires that a minimum of 30% of all structures within a subdivision or site condominium development have a garage door oriented to an area other than the front lot. Allen Edwin originally submitted a plan in 2014 to demonstrate what lots would have side entry garages. Based on this the following lots that Infinity homes are purchasing are required to have side entry garages on them: 137, 138, 142, 143, 144, 148, 154, and 155. Several of the elevations have been provided with side entry garage options. Based on this the side entry garage criteria can be met.

6. Other Considerations

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

Recommendation

Based on the comments listed above and the additional requested documents, staff recommends that the Planning Commission approve an amendment to the site plan for the Townsend Park development in order to allow Infinity Homes to construct homes consistent with the provided plans which depict elevations to be constructed on the remaining lots in the subdivision. This approval should be based upon the staff review letter dated June 21, 2019 and conditioned upon the following:

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

THE OAKHURST



Elevation C



Elevation B



Elevation A

FINAL
[Signature]
DATE
BY: 10-9-17

Presented By:

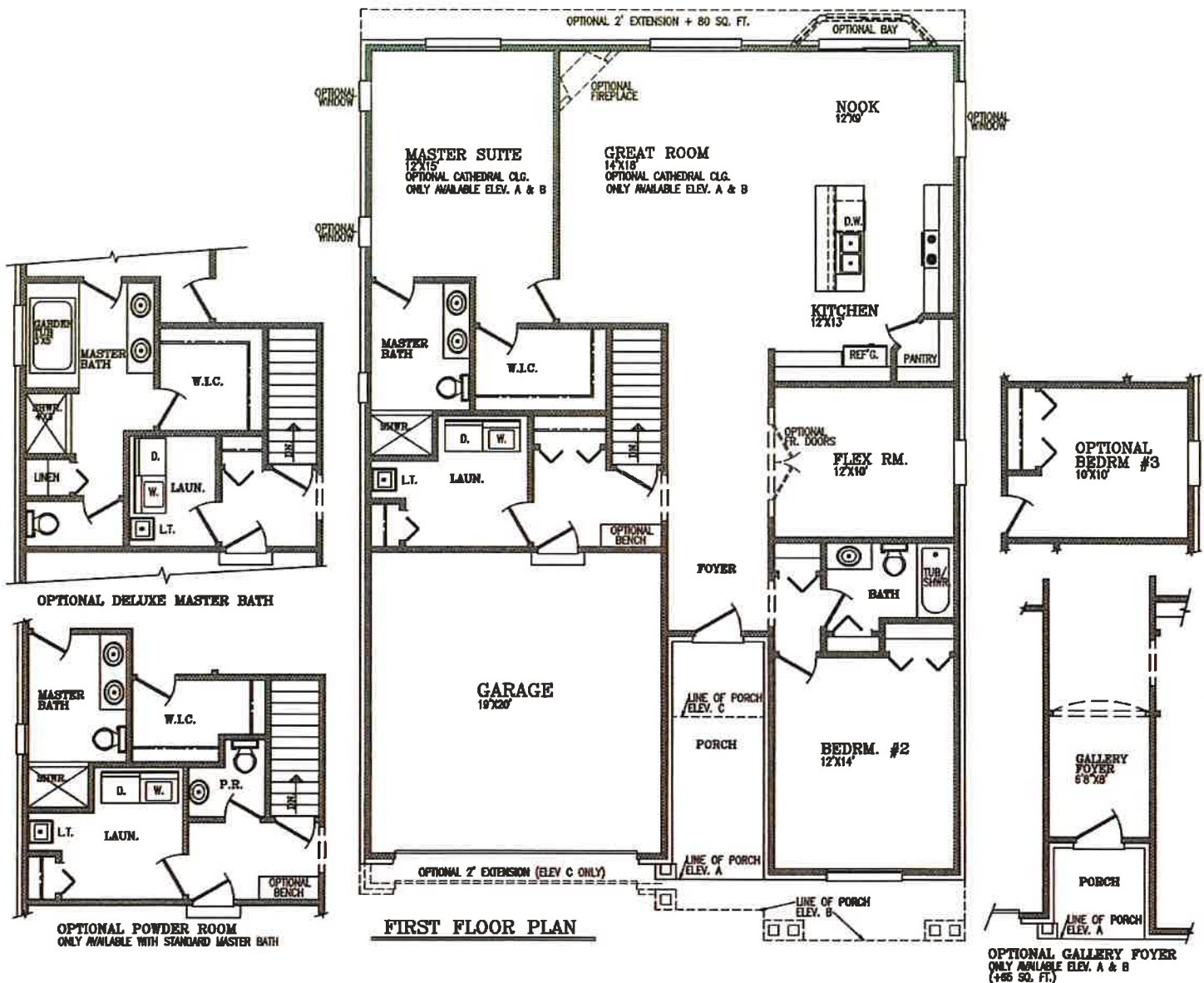


Infinityhomescorp.com

42400 Grand River Ave. Suite 112 Novi, MI 48375

Prices, plans and specifications are subject to change without notice or obligation. Renderings are an artist's conception, may vary in construction.

The Oakhurst, our 1700 square foot ranch model allows for a standard two bedroom home with a flex room that can be converted into a third bedroom. This open contemporary layout offers a number of floor plan options which allows for customization and flexibility.



Presented By:



Infinityhomescorp.com

Prices, plans and specifications are subject to change without notice or obligation. Floor plan is an artist's conception, may vary in construction.
Floor plan dimensions are approximate. ©2015

The Oakhurst – Elevations



Elevation "A"



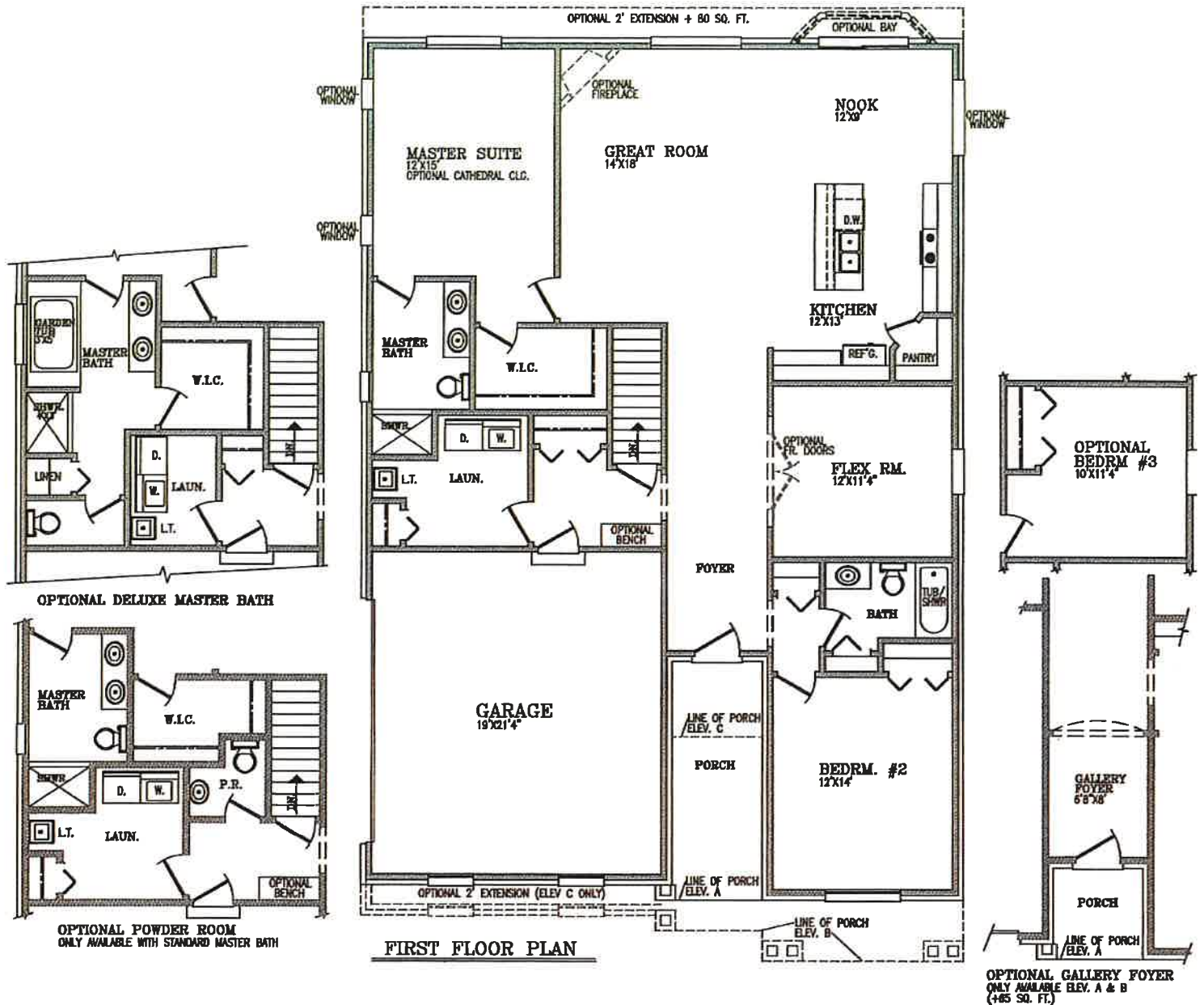
Elevation "B"



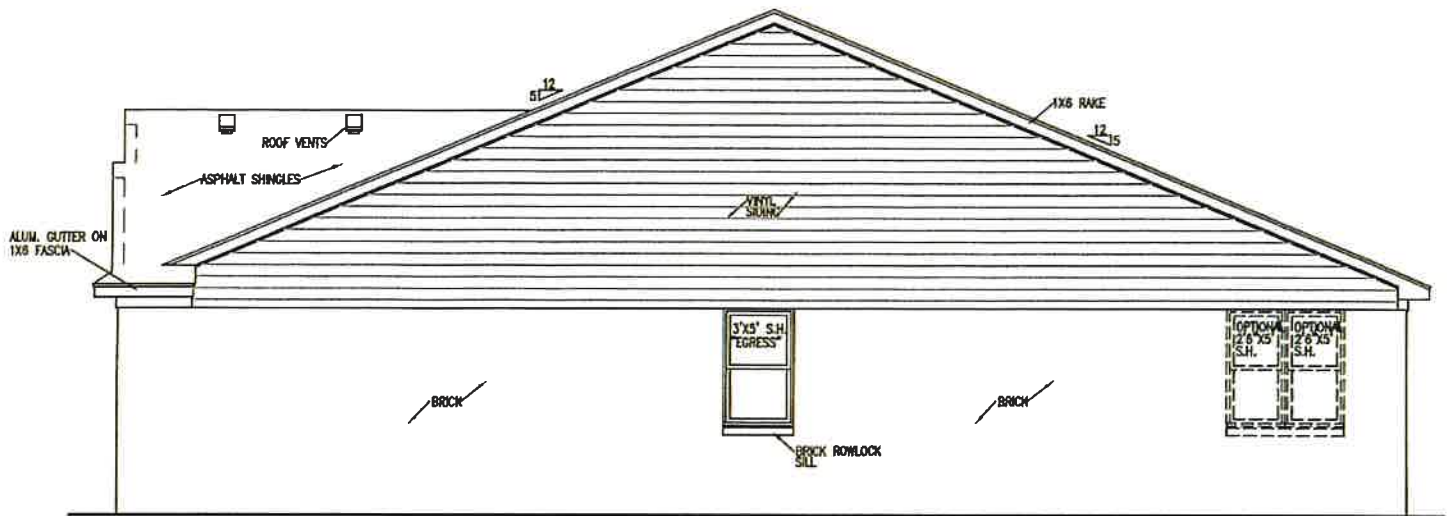
Elevation "C"

The Oakhurst - Floor Plans

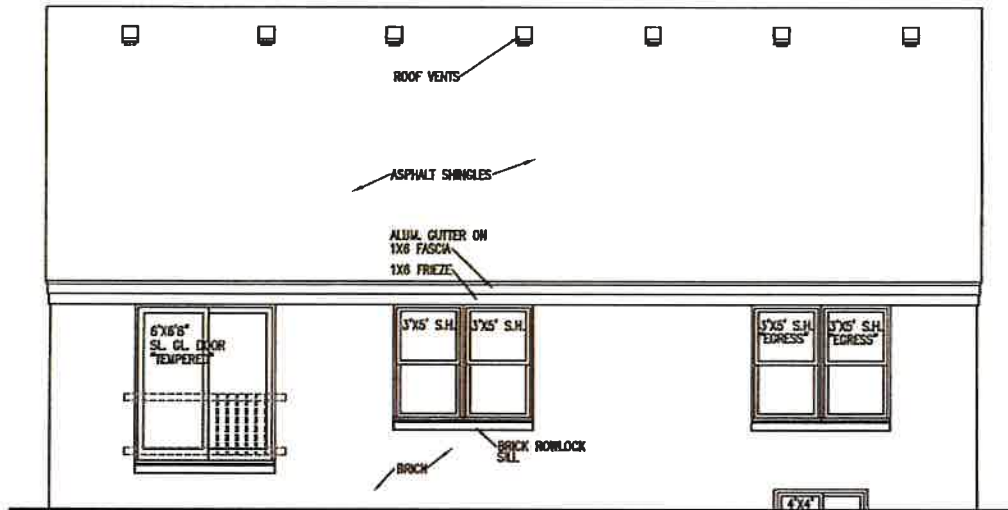
1,715 Sq. Ft.



The Oakhurst - Elevations



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

The Madison - Elevations



Elevation "A"



Elevation "B"



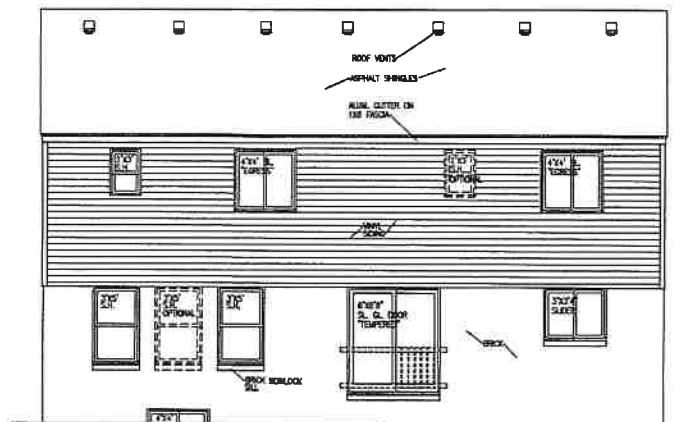
Elevation "C"

FINAL
Forrest A. Allen
DATE
BY: 10-9-17

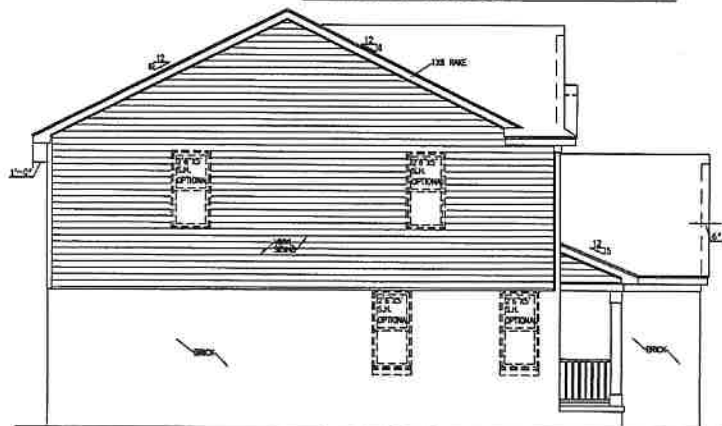
The Madison - Elevations



RIGHT SIDE ELEVATION



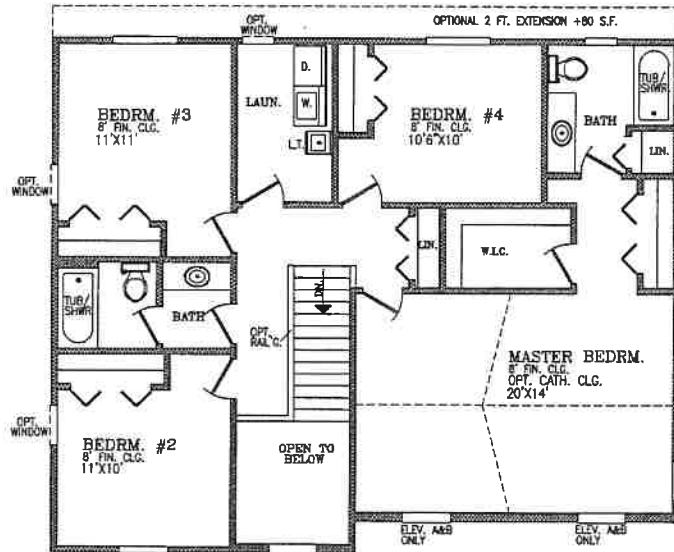
REAR ELEVATION



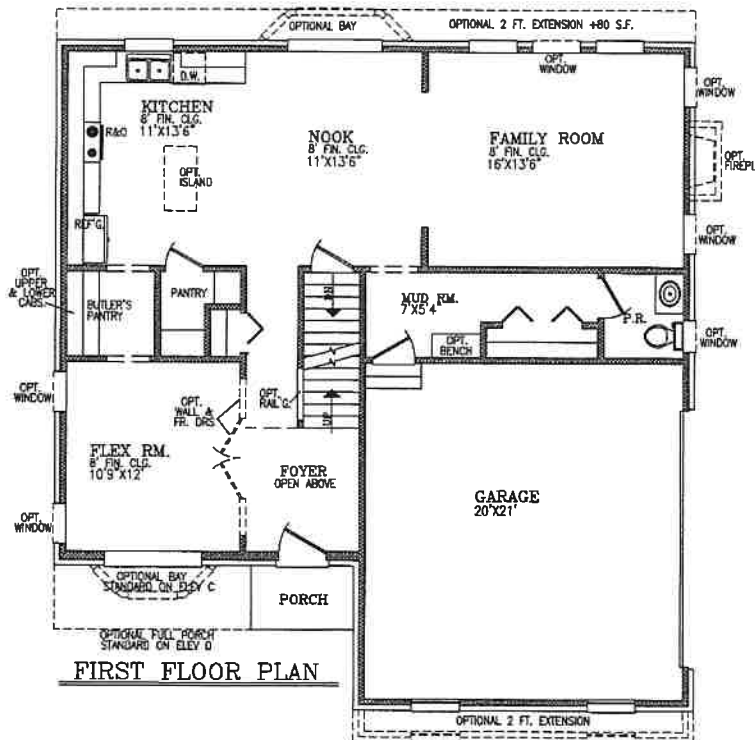
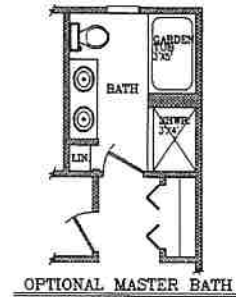
LEFT SIDE ELEVATION

The Madison - Floor Plans

2,230 SQ. FT.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

The Enclave II -Elevations



Elevation "A"



Elevation "B"



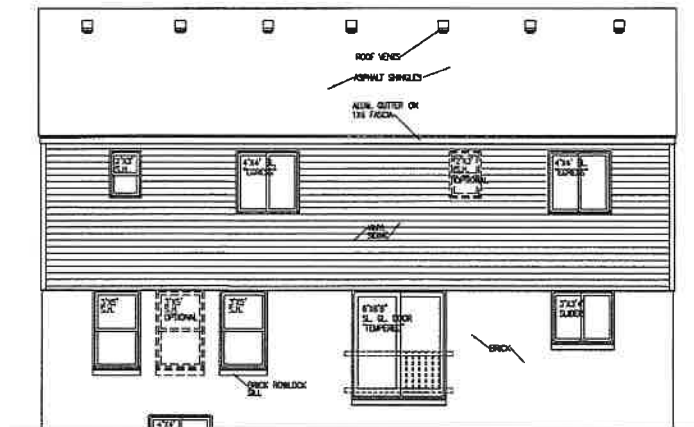
Elevation "C"

FINAL
David A. Allen
DATE
BY: 10-9-17

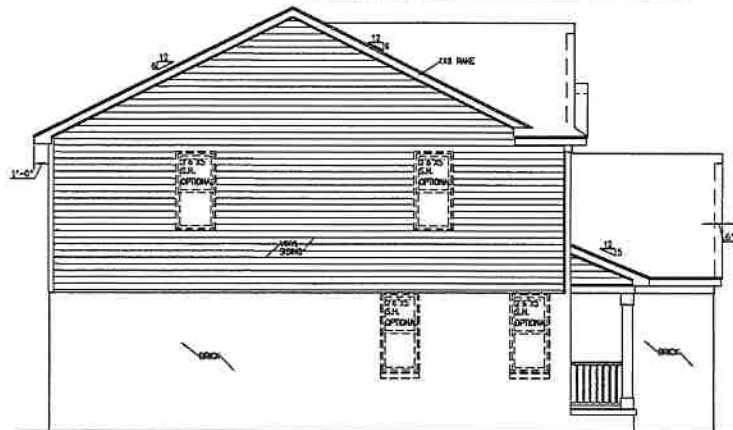
The Enclave II -Elevations



RIGHT SIDE ELEVATION



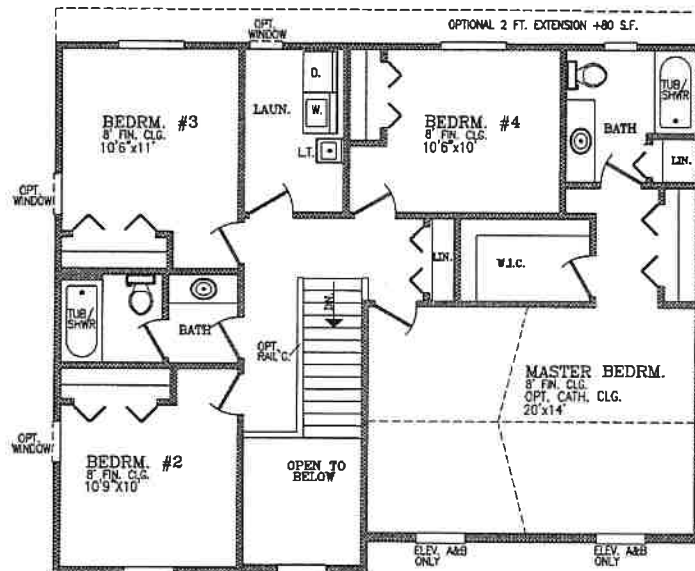
REAR ELEVATION



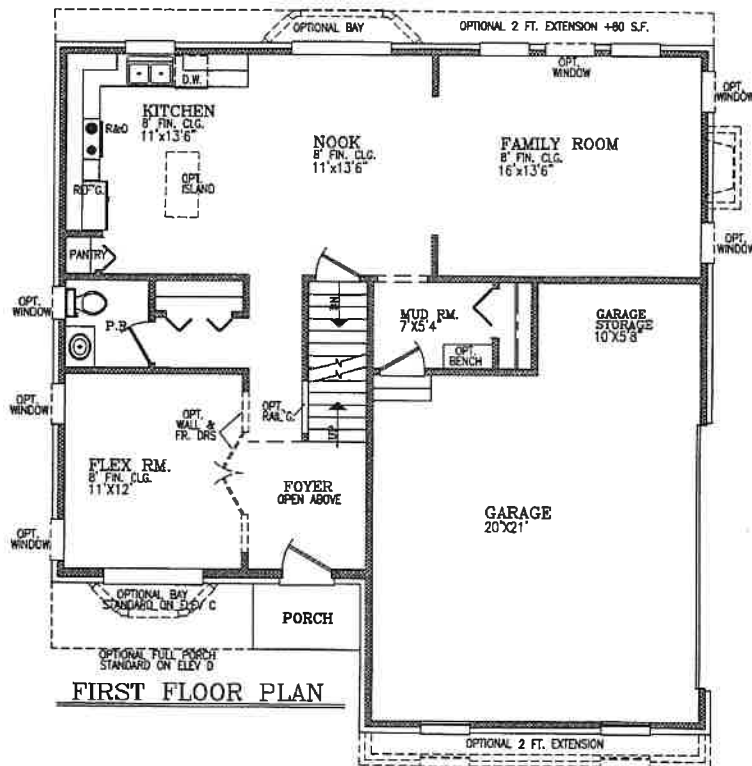
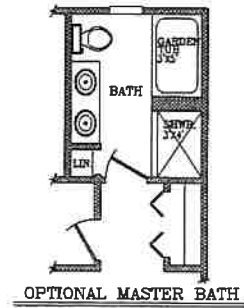
LEFT SIDE ELEVATION

The Enclave II - Floor Plans

2,111 SQ. FT.



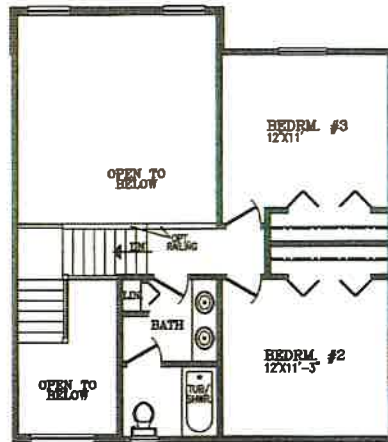
SECOND FLOOR PLAN



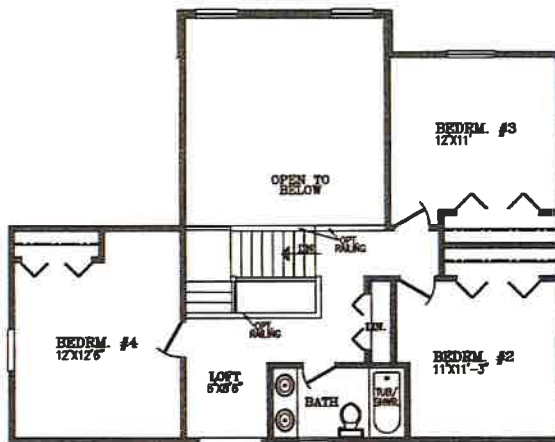
FIRST FLOOR PLAN

THE PENINSULA

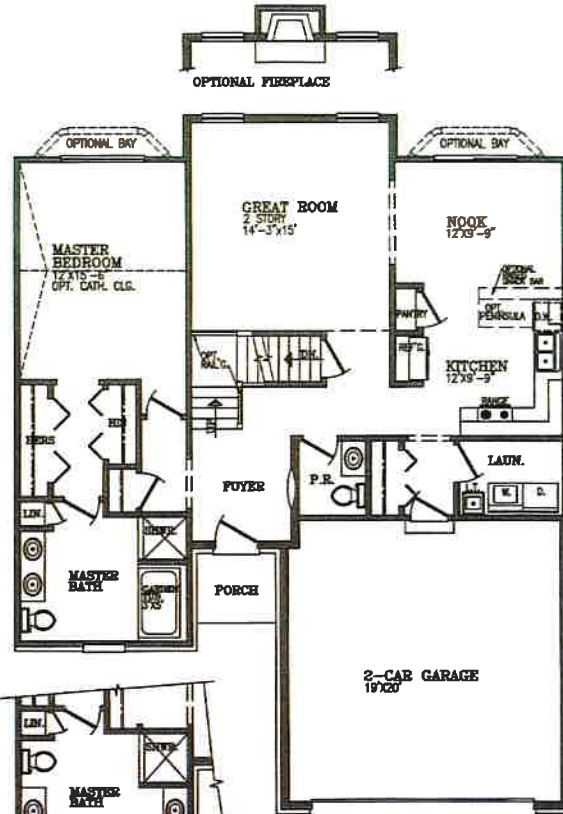
The Peninsula, our 1700 square first floor master bedroom cape cod model of the community, is a 3 bedroom, 2 bath model with a full basement and 2 car attached garage. The entry provides a dramatic 2-story foyer & great room that opens up into the nook/kitchen area. The master suite provides for his/her closets with an option for separate his/her vanities. The plan also allows for an optional 4 bedroom option with an open loft that increases the home size to 1,945 square feet.



SECOND FLOOR PLAN
3 BEDROOM



SECOND FLOOR PLAN
4 BEDROOM OPTION



FIRST FLOOR PLAN

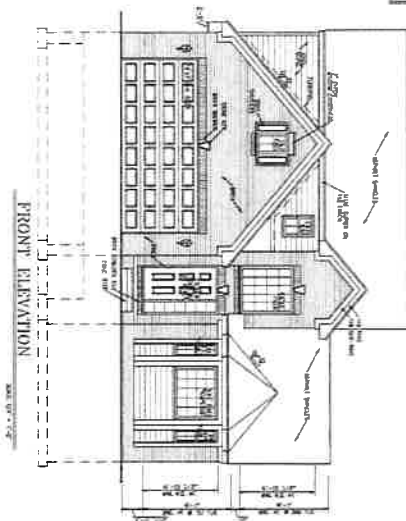
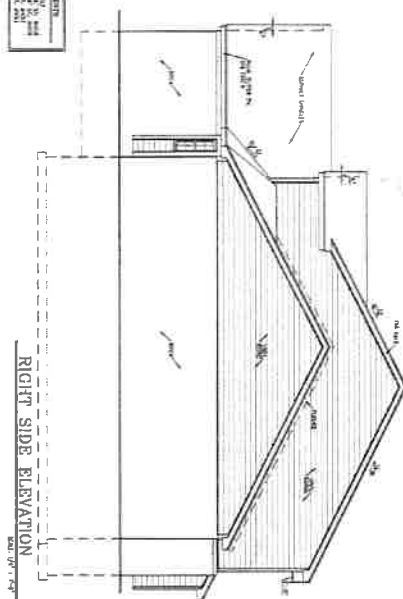
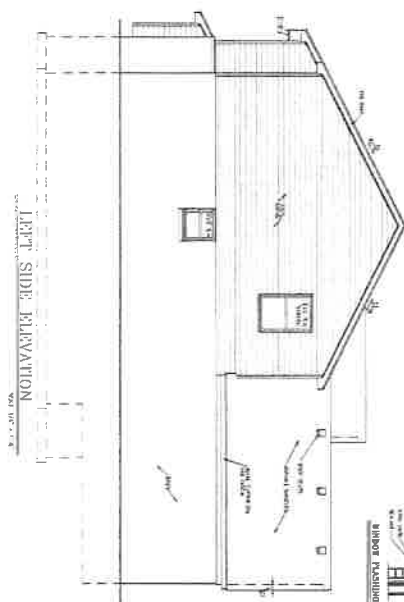
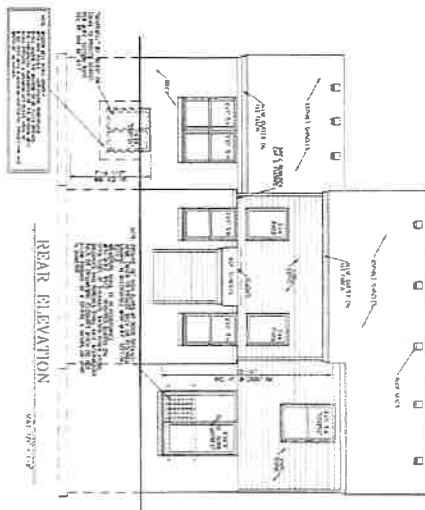
OPT. BAY @ MASTER BATH
W/ HIS & HERS VANITIES
STANDARD WITH ELEVATION 'C'

Presented By:



Infinityhomescorp.com

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The Peninsula – Elevations



Elevation "A"



Elevation "B"



Elevation "C"

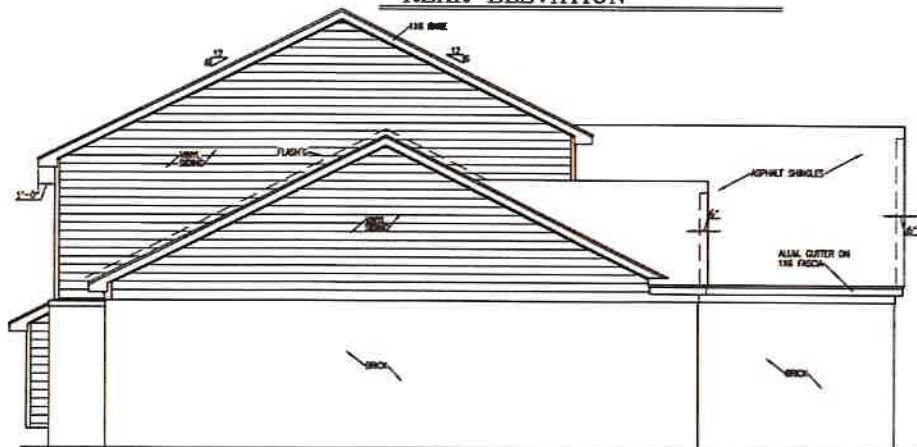
The Peninsula – Elevations



RIGHT SIDE ELEVATION



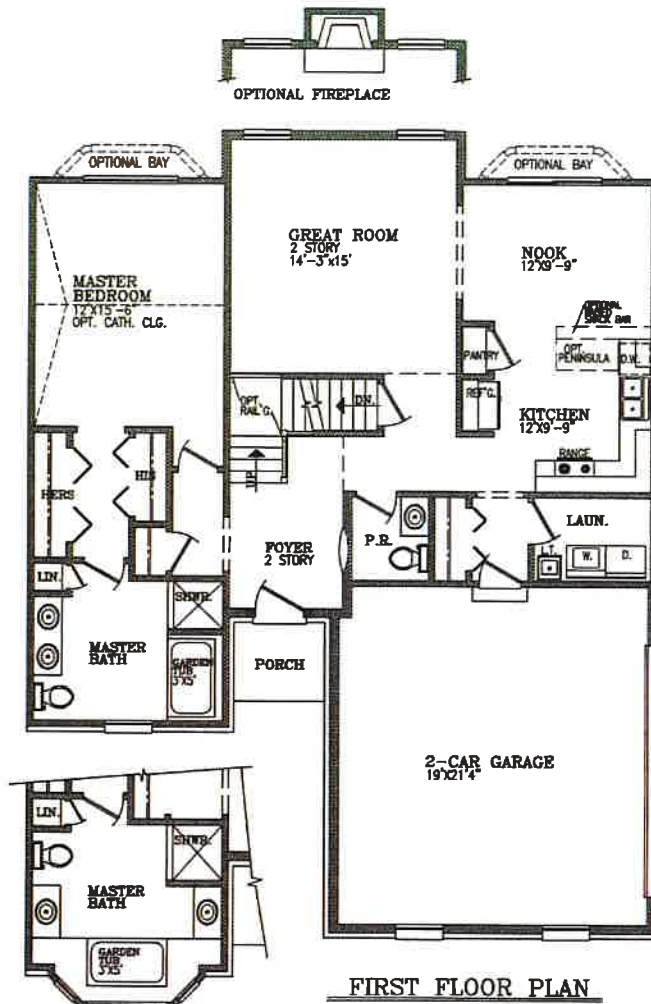
REAR ELEVATION



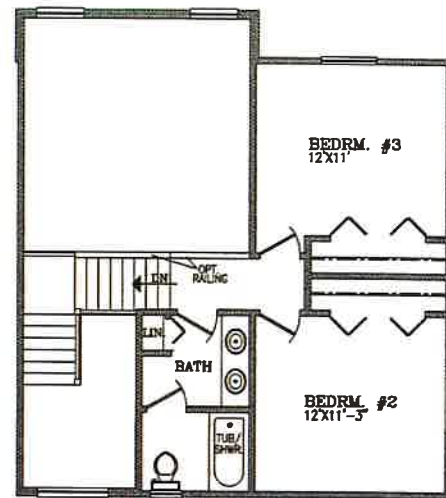
LEFT SIDE ELEVATION

The Peninsula- Floor Plans

1,700 SQ. FT.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

THE LARCH II



Elevation C



Elevation B



Elevation A

Presented By:



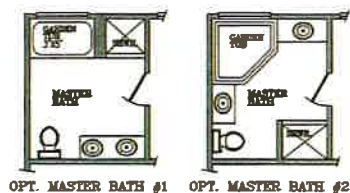
Infinityhomescorp.com

FINAL
David A. Allen
DATE
BY: 10-9-17

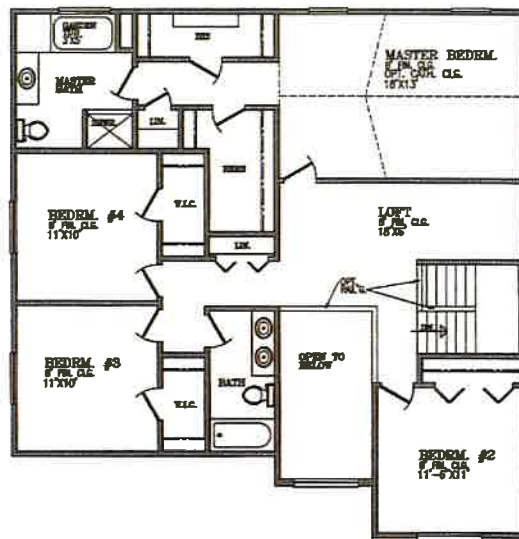
42400 Grand River Ave. Suite 112 Novi, MI 48375

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The expanded 2700 square foot Larch II offers a larger floor plan for the growing family that is looking for some additional space. The home still offers 4 full bedrooms and 2-1/2 baths, including all the other amenities and options in the Larch I. This plan also features a spacious loft adjacent to the main staircase along with a larger master suite with His & Her walk-in closets. Bedrooms 3 and 4 contain private walk-in closets.



OPT. MASTER BATH #1 OPT. MASTER BATH #2

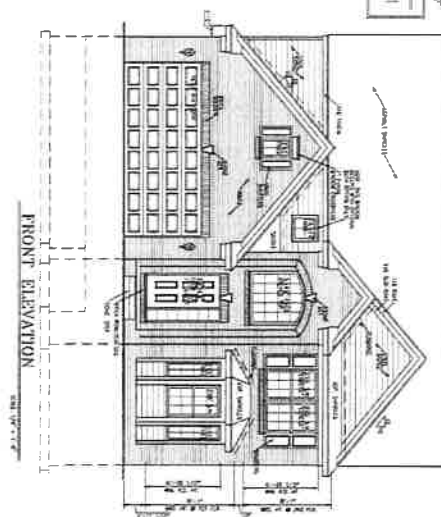
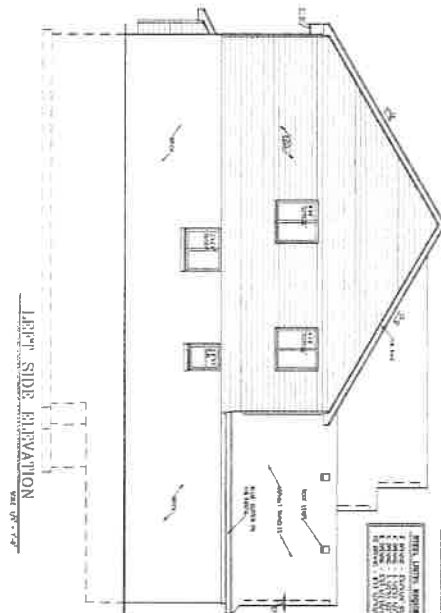
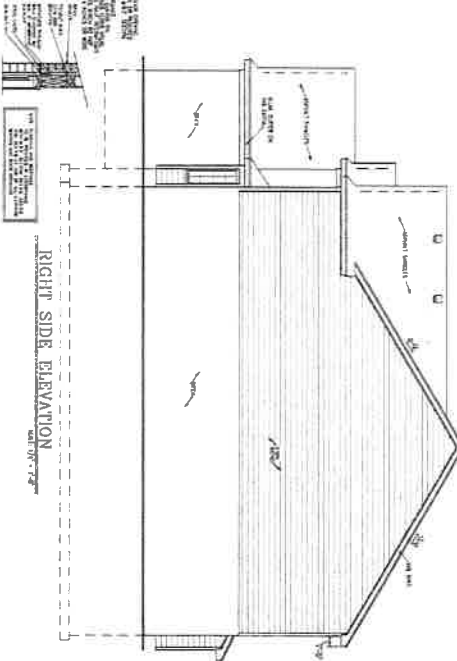
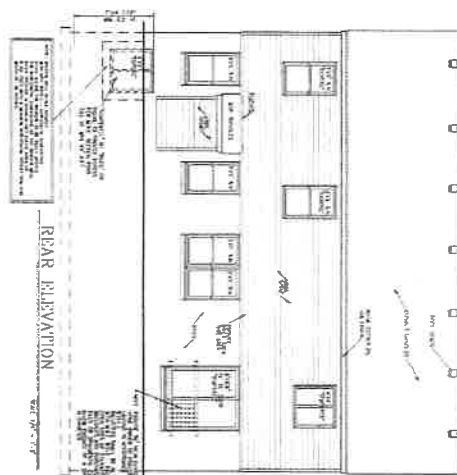


SECOND FLOOR PLAN

INFINITY
Homes, & Co.

Infinityhomescorp.com

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Floor plan dimensions are approximate. ©2012



STREET LIGHTS, WASHINGTON, D.C.

WINN-DIXIE TRAINING

RIGHT SIDE ELEVATION

FRONT ELEVATION

LEFT SIDE ELEVATION

Lynette Munro
The Larch II - Elm 'C'

DIMENSIONAL DESIGN

The Larch II
Division - "C"

Infantry Institute, Inc.
 1000 S. 1st St. - Suite 200
 St. Louis, MO 63102
 Tel: (314) 425-1234 Fax: (314) 425-1235

7/4/2005	2005-07-04	33
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The Larch II – Elevations



Elevation "A"

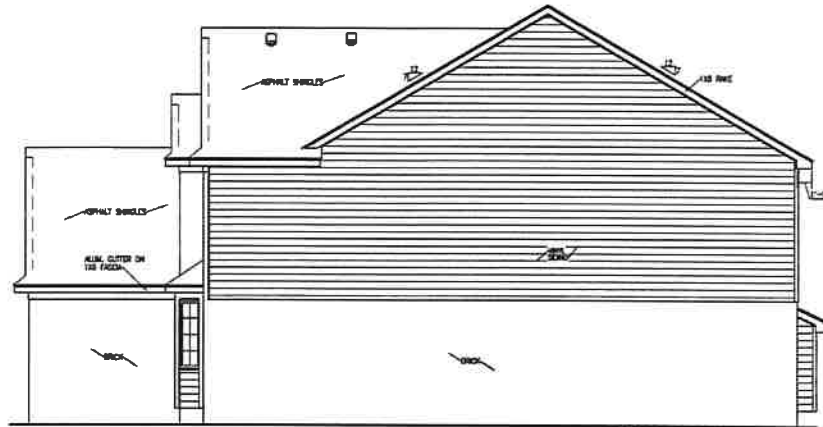


Elevation "B"

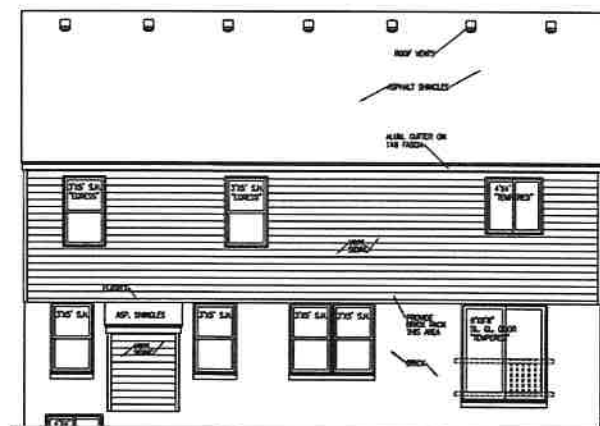


Elevation "C"

The Larch II - Elevations



RIGHT SIDE ELEVATION



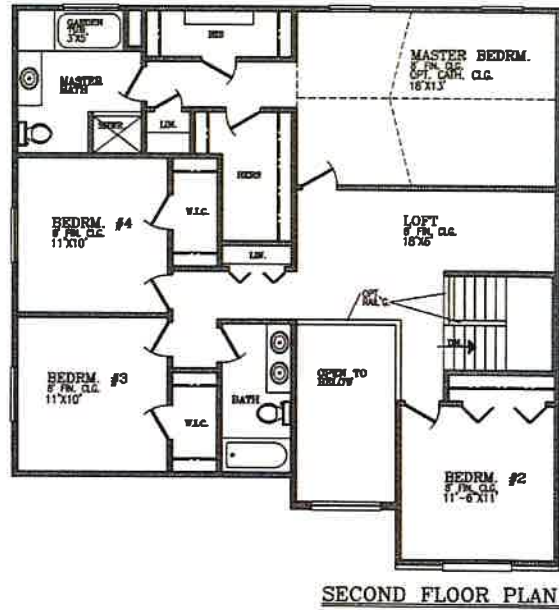
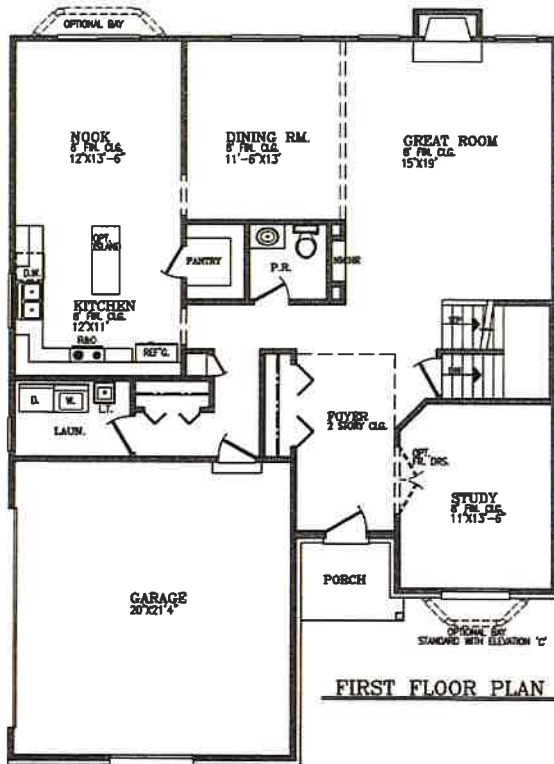
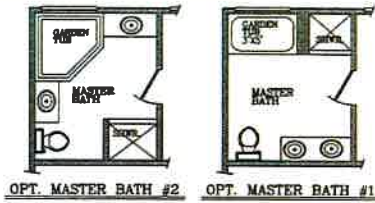
REAR ELEVATION



LEFT SIDE ELEVATION

The Larch II - Floor Plans

2,700 SQ. FT.



THE LARCH



Elevation C



Elevation B



Elevation A

Presented By:



Infinityhomescorp.com

FINAL
[Signature]
DATE
BY: 10-9-17

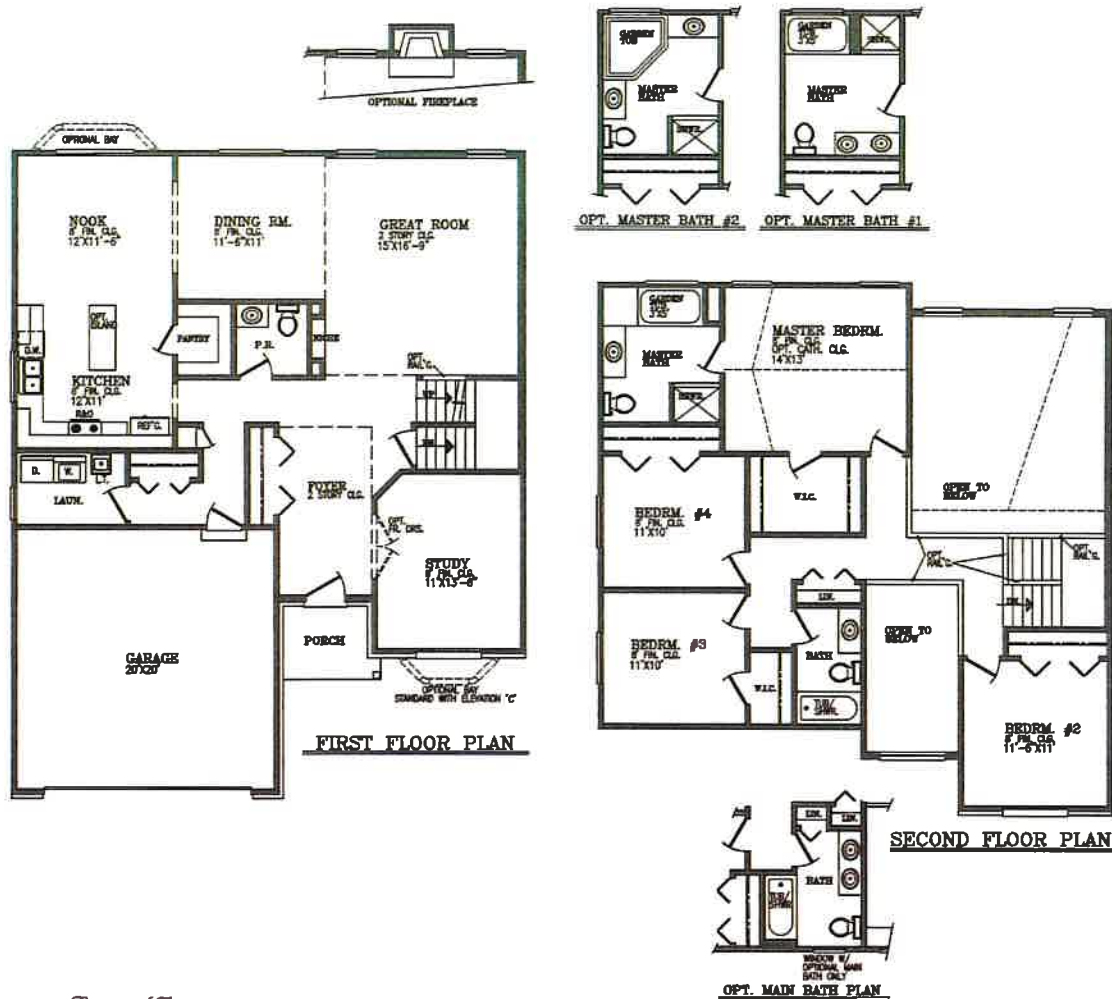
42400 Grand River Ave. Suite 112 Novi, MI 48375

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THE LARCH

The 2400 square foot Larch is a spacious, attractive colonial style home that includes 4 full bedrooms, 2-1/2 baths, a full basement and a 2 car attached garage. The dramatic 2 story foyer flows into to the 2-story great room with a balcony overlooking each area. The large kitchen allows for a walk-in pantry with a nook that opens into the dining room.

Optional master & main bath layouts are provided for larger wash areas.

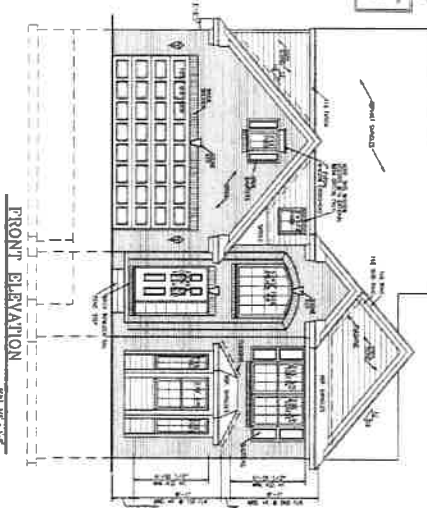
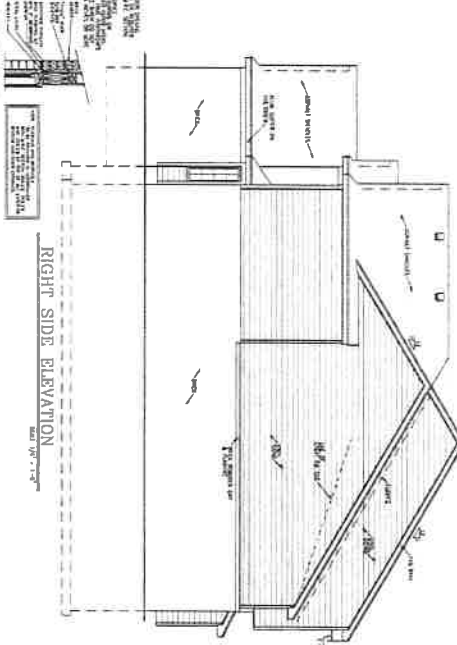
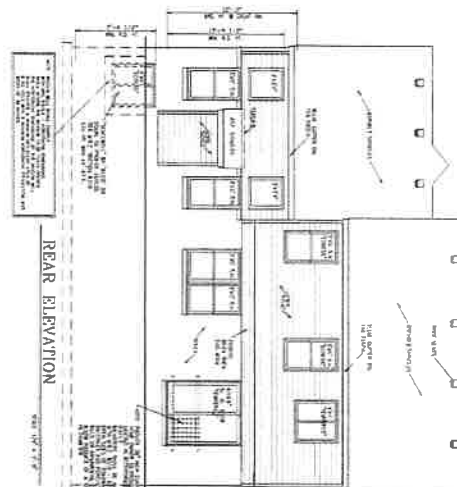


Presented By:



Infinityhomescorp.com

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Charter Oak
The Larch - May '91

3	2	1
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Budget:	
Infinity Network, Inc.	
4200 Third Ave. Ste. 200	
San, CA 94107	
Phone: (415) 444-4444 Fax: (415) 444-4444	

The Larch
Elevation - 7

© 1998
Cyanide
and its salts
are highly toxic
and should be
handled with
extreme care.

DIMENSIONAL DESIGN

THE UNIVERSITY OF
MICHIGAN LIBRARY
ANN ARBOR, MICHIGAN

The Larch - Elevations



Elevation "A"

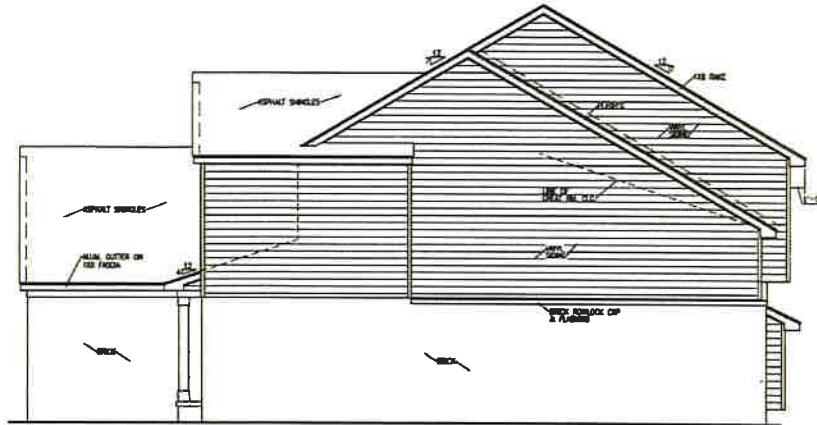


Elevation "B"

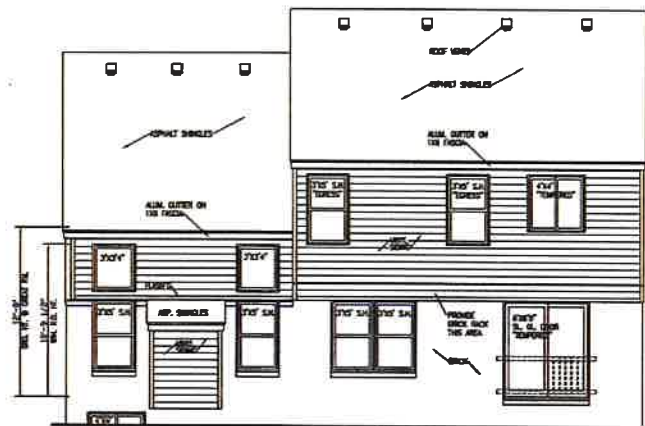


Elevation "C"

The Larch - Elevations



RIGHT SIDE ELEVATION



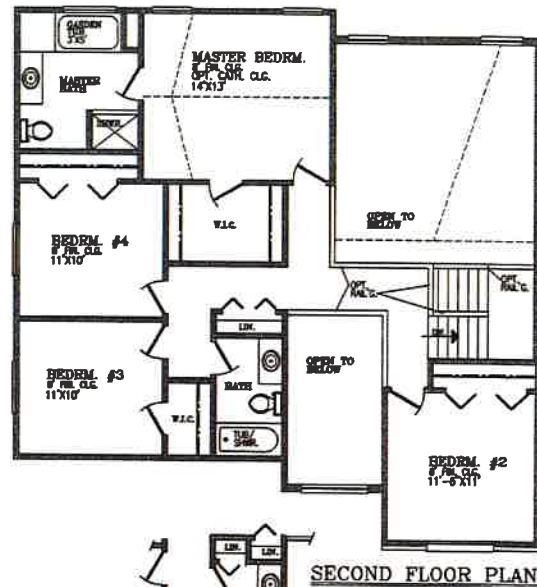
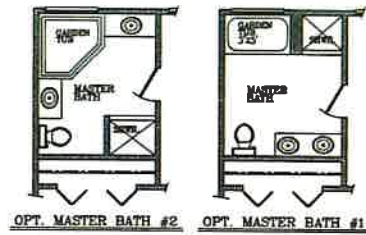
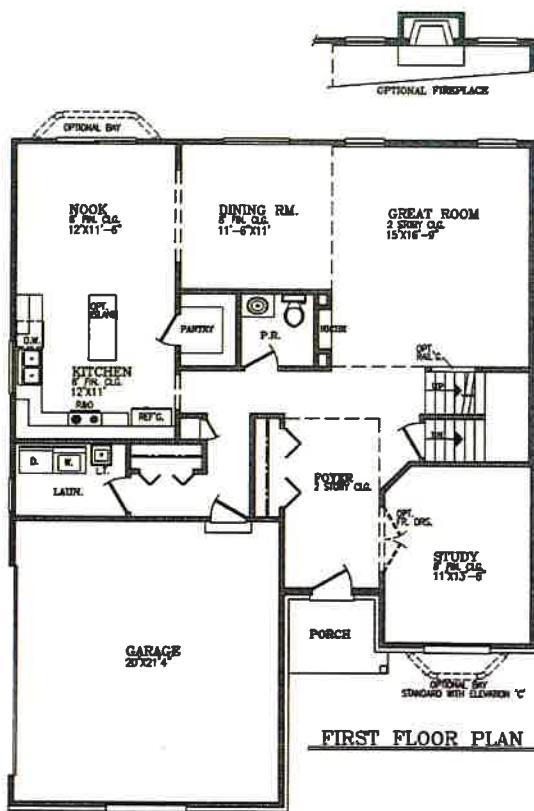
REAR ELEVATION



LEFT SIDE ELEVATION

The Larch - Floor Plans

2,318 SQ. FT.



THE ENCLAVE



Elevation C



Elevation B



Elevation A

Presented By:



Infinityhomescorp.com

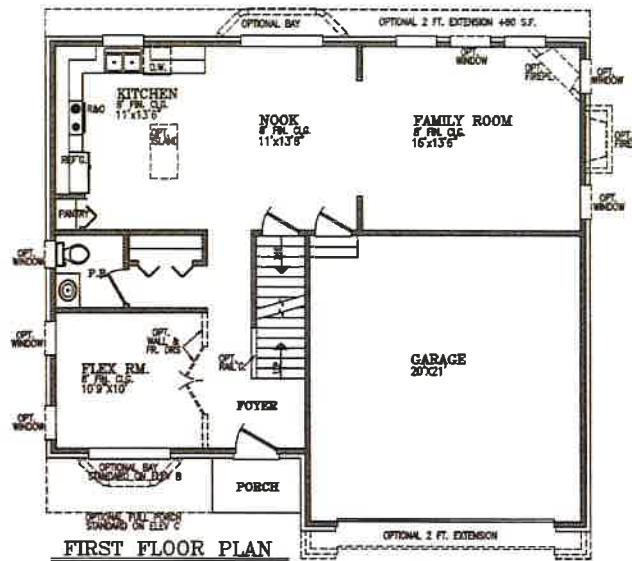
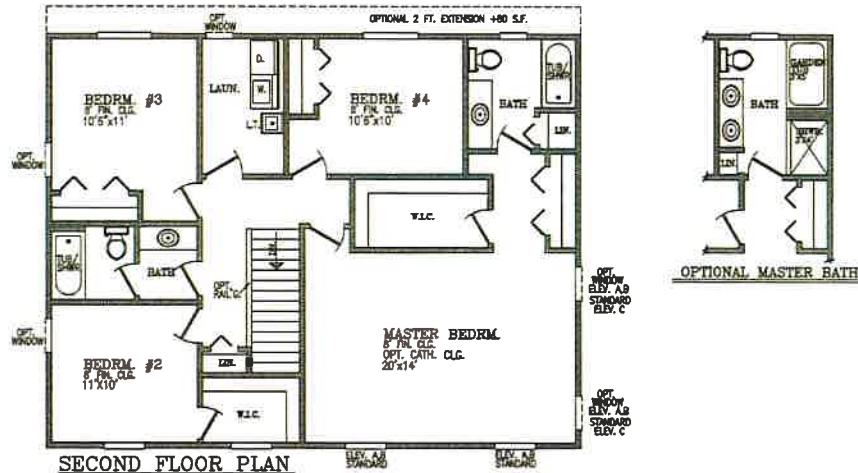
FINAL
Paul R. Lee
DATE
BY: 10-9-17

42400 Grand River Ave. Suite 112 Novi, MI 48375

Prices, plans and specifications are subject to change without notice or obligation. Renderings are an artist's conception, may vary in construction.

THE ENCLAVE

The 2023 square foot Enclave offers a spacious floor plan for the growing family that is looking for some additional space. The home offers 4 full bedrooms and 2-1/2 baths and also features a large master suite with generous closet space.



Presented By:



Infinityhomescorp.com

Prices, plans and specifications are subject to change without notice or obligation. Floor plan is an artist's conception, may vary in construction. Floor plan dimensions are approximate. ©2014

The Enclave –Elevations



Elevation "A"



Elevation "B"



Elevation "C"

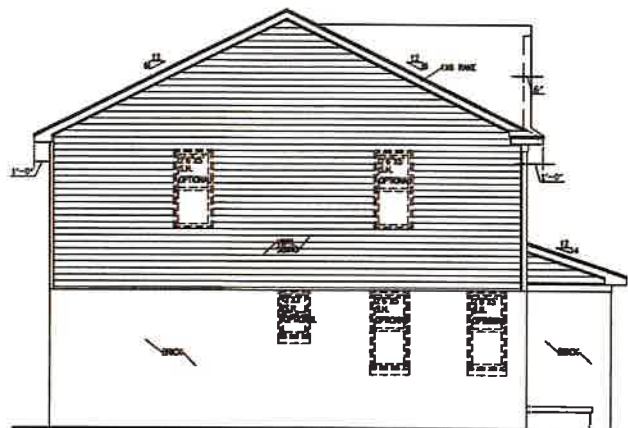
The Enclave -Elevations



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

2,023 SQ. FT.



THE COLUMBIA



Elevation C



Elevation B



Elevation A

Presented By:



Infinityhomescorp.com

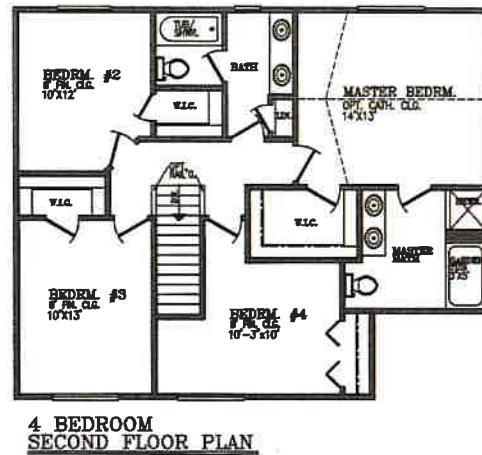
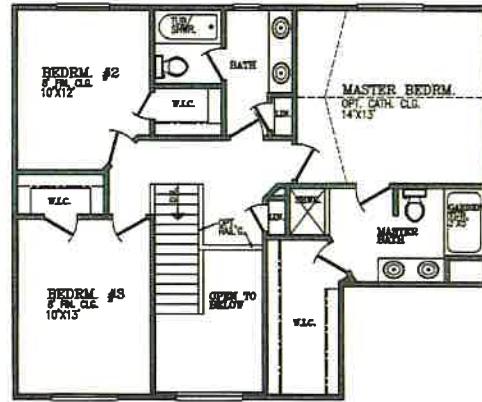
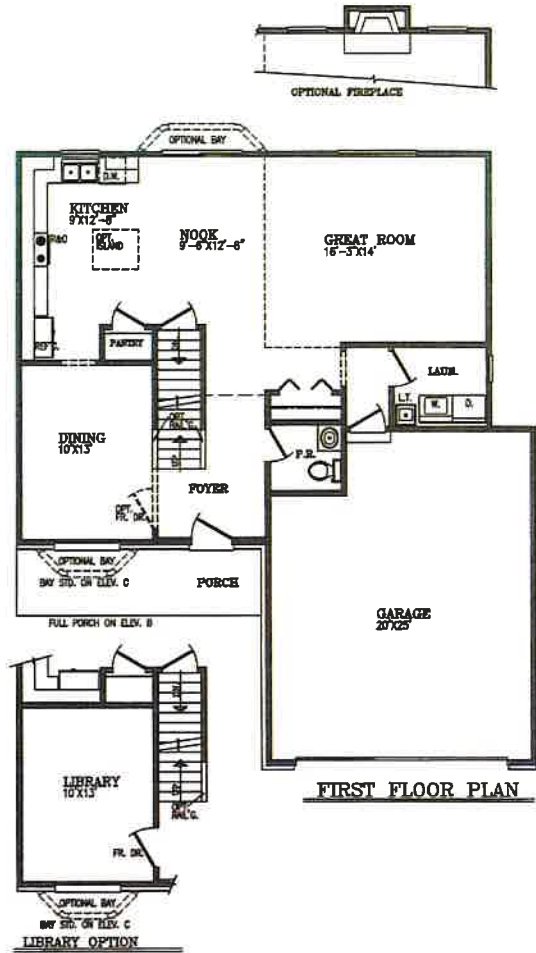
FINAL
Paul A. Orr
DATE
BY: 10-9-17

42400 Grand River Ave. Suite 112 Novi, MI 48375

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THE COLUMBIA

The 1875 square foot Columbia is one of our most versatile colonial models. This 3 bedroom, 2-1/2 bath home comes standard with a full basement and a 2 car garage. The 2 story foyer can be converted to an optional 4th bedroom. Design options include the standard dining room that can be converted into a library along with a fireplace and window modification for a more open great room design.



Presented By:



Infinityhomescorp.com

Prices, plans and specifications are subject to change without notice or obligation. Floor plan is an artist's conception, may vary in construction. Floor plan dimensions are approximate. ©2012

The Columbia – Elevations



Elevation "A"



Elevation "B"

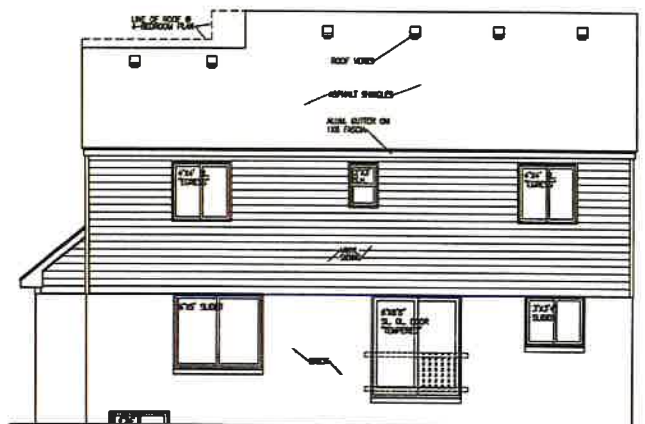


Elevation "C"

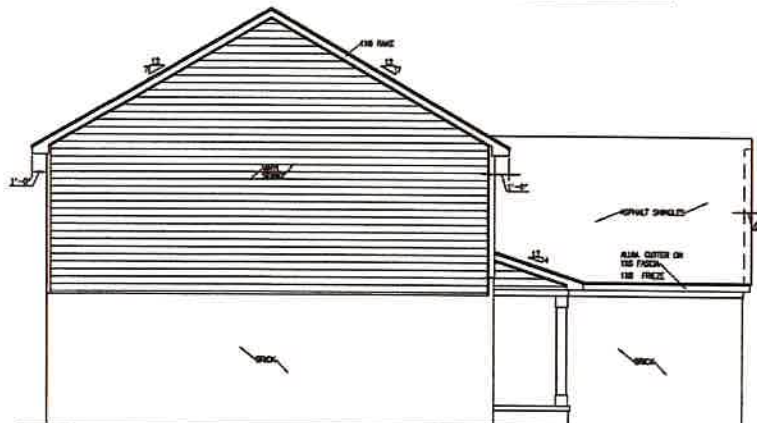
The Columbia — Elevations



RIGHT SIDE ELEVATION



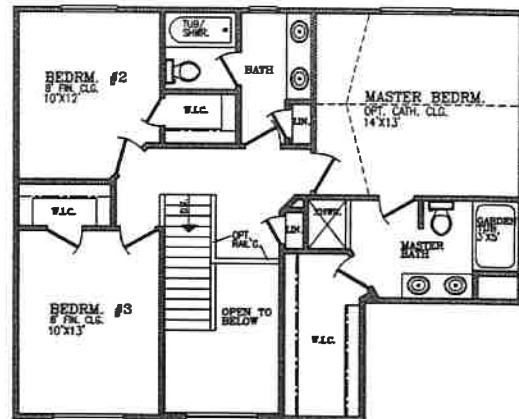
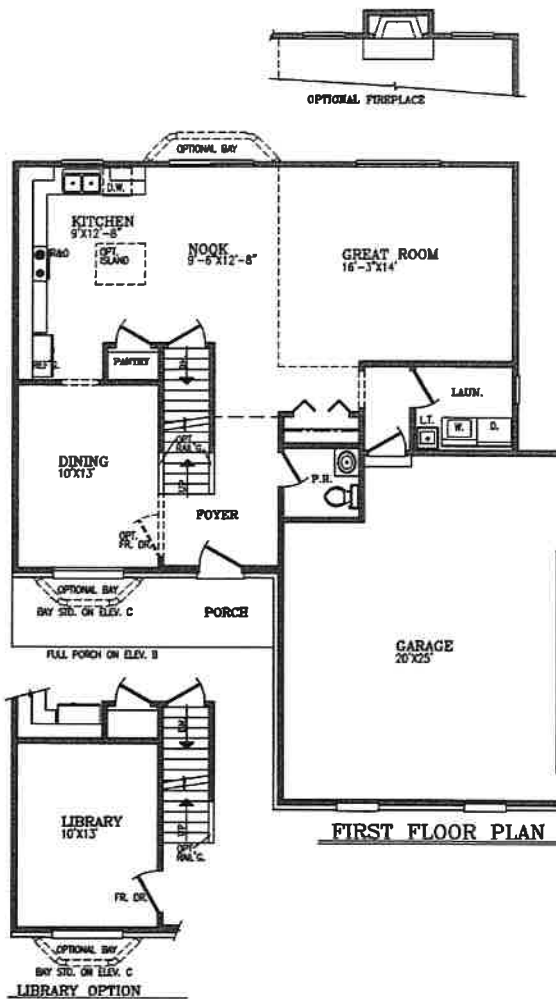
REAR ELEVATION



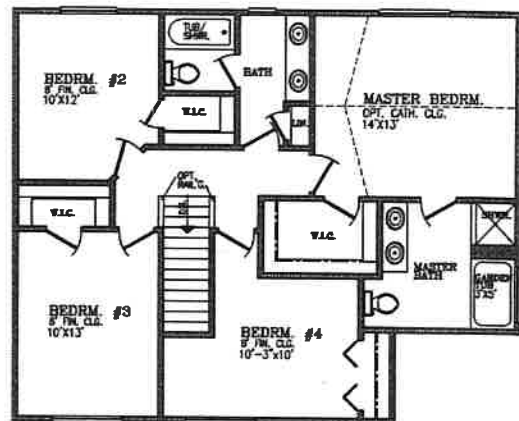
LEFT SIDE ELEVATION

The Columbia - Floor Plans

1,825 SQ. FT. 3 Bed
1,939 SQ. FT. 4 Bed



3 BEDROOM
SECOND FLOOR PLAN



4 BEDROOM
SECOND FLOOR PLAN

THE NANTUCKET



Elevation C



Elevation B



Elevation A

Presented By:



Infinityhomescorp.com

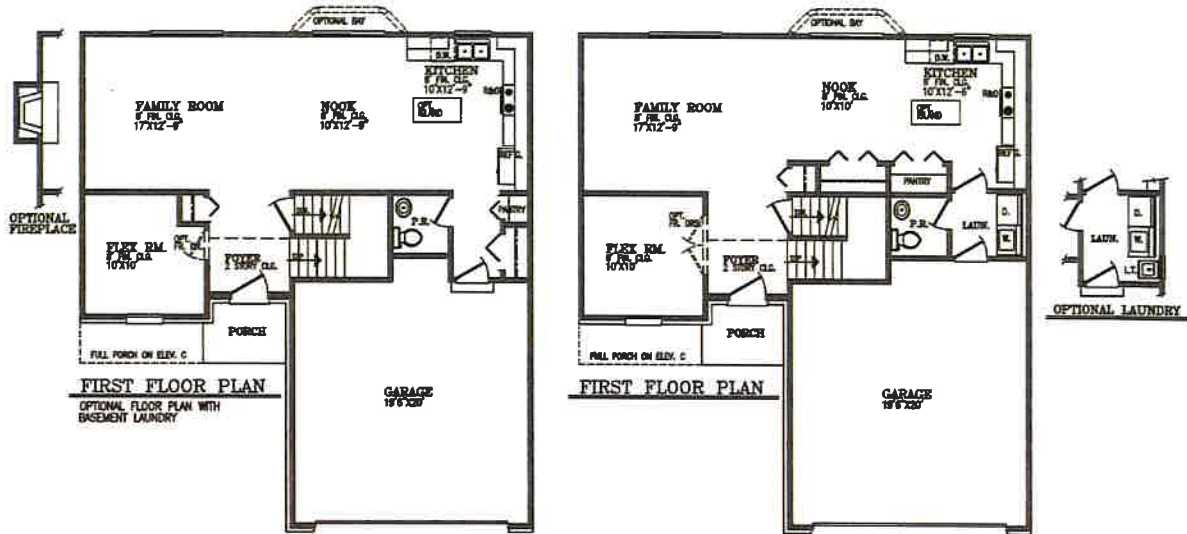
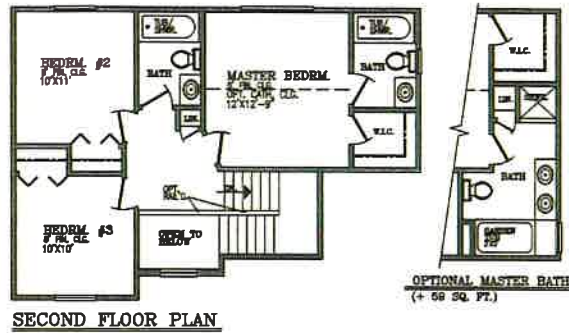
42400 Grand River Ave. Suite 112 Novi, MI 48375

FINAL
Handwritten signature
DATE
BY: 10-29-17

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THE NANTUCKET

The Nantucket is a well-designed 1450 square foot colonial model that includes 3 bedrooms, 2 full baths with an open first floor plan, a full basement & a 2 car attached garage. The plan has some flexibility for a larger laundry room with a wash tub and an oversized master suite that has an optional master bath layout with a separate shower & soaking tub.

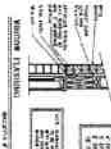
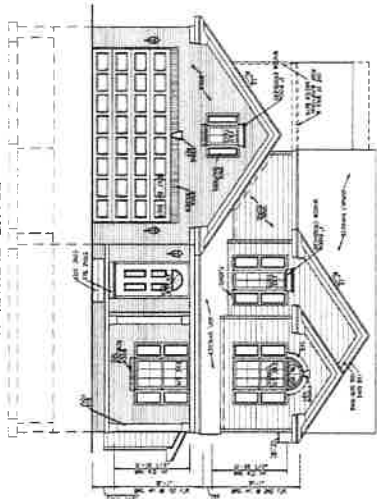
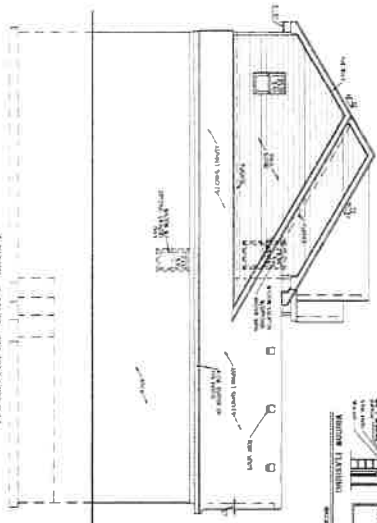
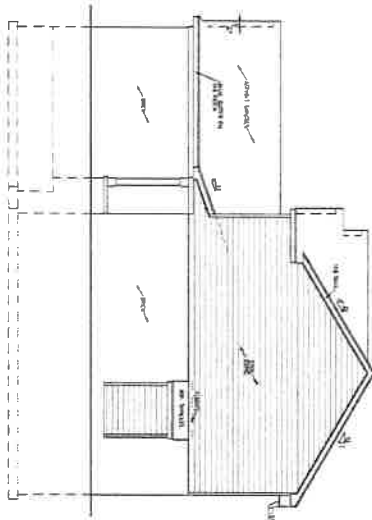
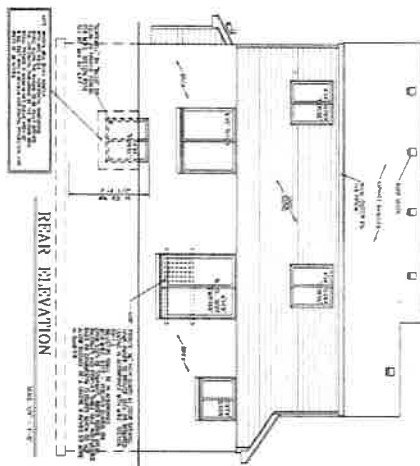


Presented By:



Infinityhomescorp.com

Prices, plans and specifications are subject to change without notice or obligation. Floor plan is an artist's conception, may vary in construction. Floor plan dimensions are approximate. ©2012



FINISH SPECIFICATIONS

1. EXTERIOR WALLS: VINYL SIDING

2. ROOF: ASPH/FLT SHINGLES

3. FLOORS: CARPET

4. CEILING: POP

5. PAINT: EXTERIOR - WHITE

The Nantuxet - Rev. "C"

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The Nantucket – Elevations



Elevation "A"

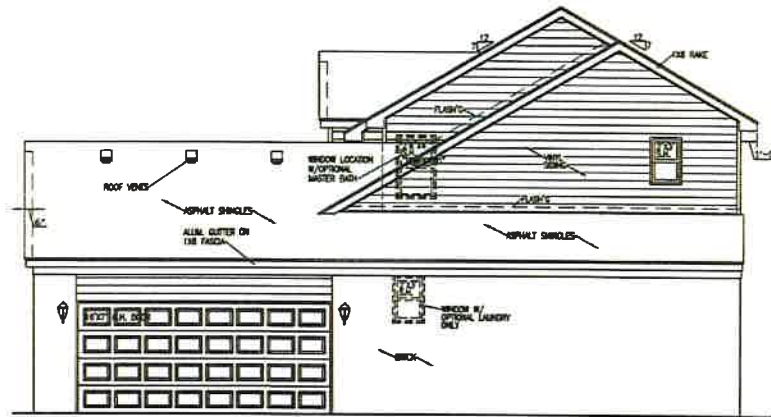


Elevation "B"

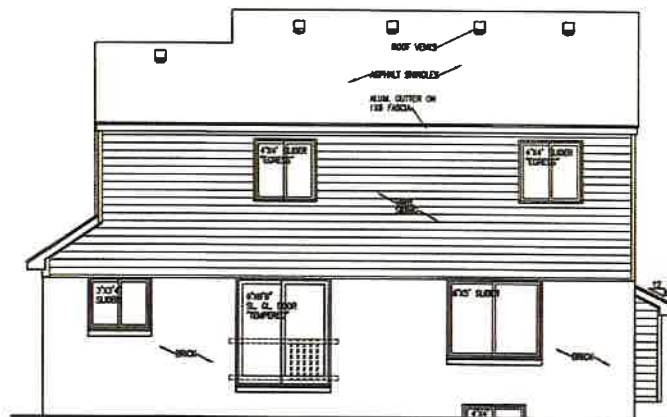


Elevation "C"

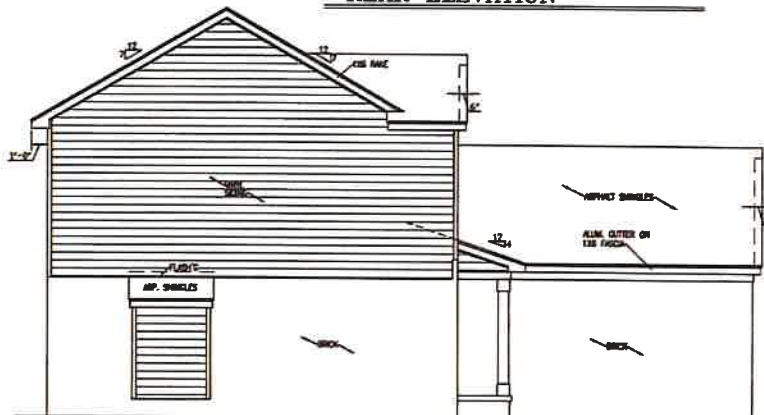
The Nantucket – Elevations



RIGHT SIDE ELEVATION



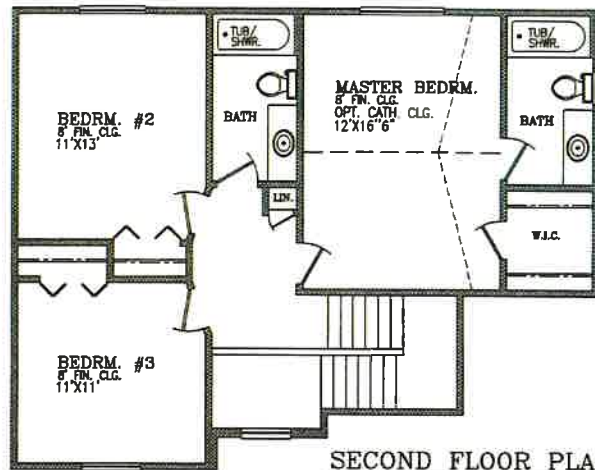
REAR ELEVATION



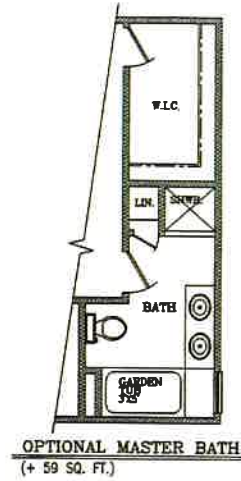
LEFT SIDE ELEVATION

The Nantucket - Floor Plans

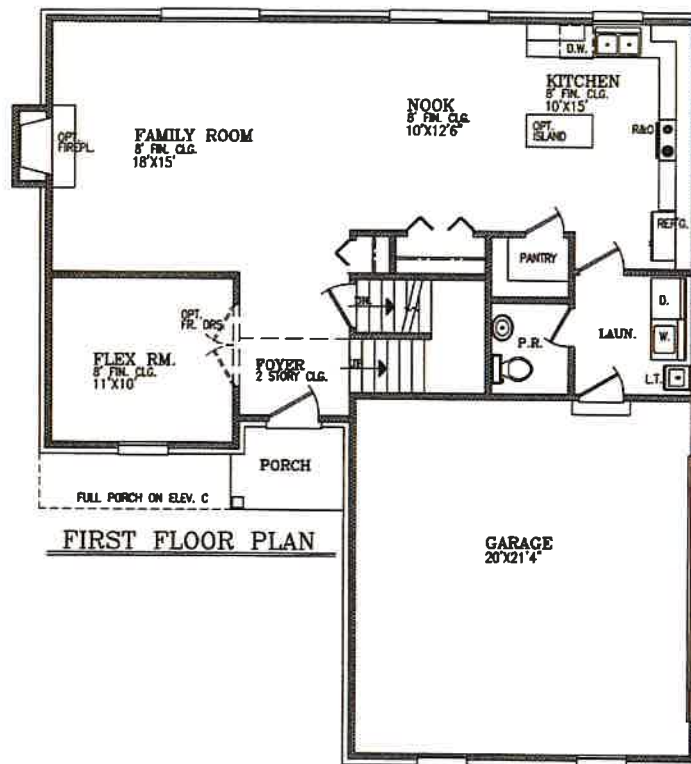
1,763 SQ. FT.



SECOND FLOOR PLAN



OPTIONAL MASTER BATH
(+ 59 SQ. FT.)



FIRST FLOOR PLAN

THE MADISON



Elevation C



Elevation B



Elevation A

Presented By:



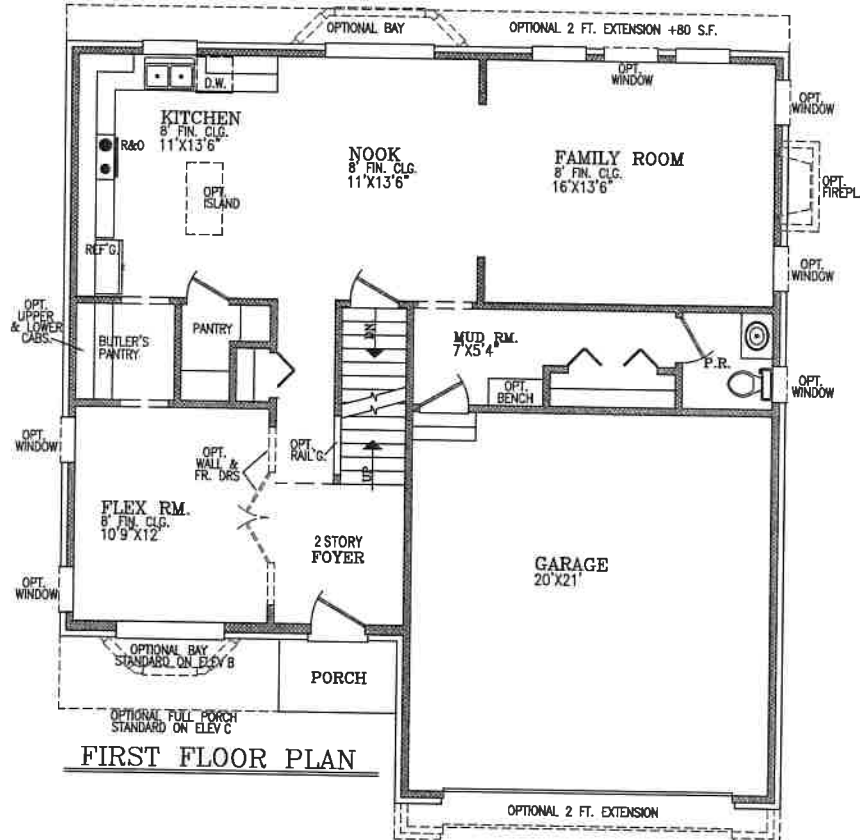
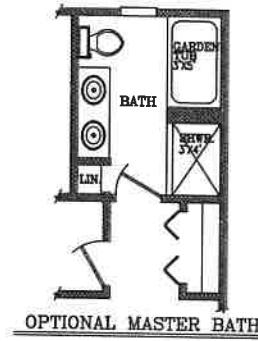
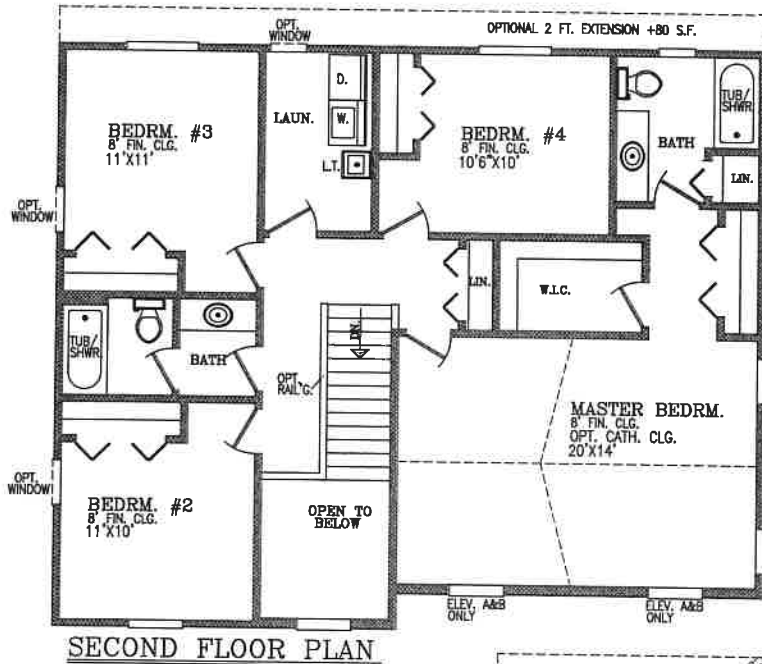
InfinityHomesCorp.com

42400 Grand River Ave. Suite 112 Novi, MI 48375

Prices, plans and specifications are subject to change without notice or obligation. Renderings are an artist's conception, may vary in construction.

THE MADISON

The 2,230 square foot Madison is a spacious architecturally crafted designed colonial style home that includes 4 bedrooms and 2-1/2 baths, full basement and 2 car attached garage. The open first floor plan is accented by a grand two story foyer, oversized mud room and spacious kitchen & nook as well as a butlers pantry that provides well for family gatherings and entertaining. The second floor provides for the convenience of the second floor laundry room with an oversized master suite with an optional bath layout.

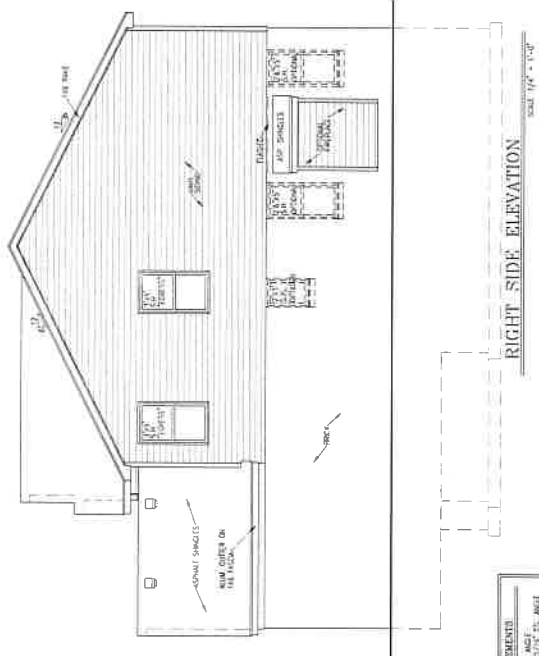


Presented By:

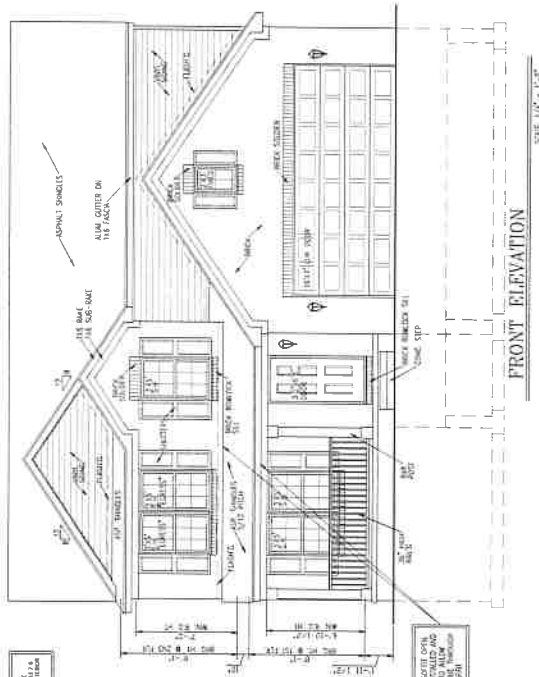


InfinityHomesCorp.com

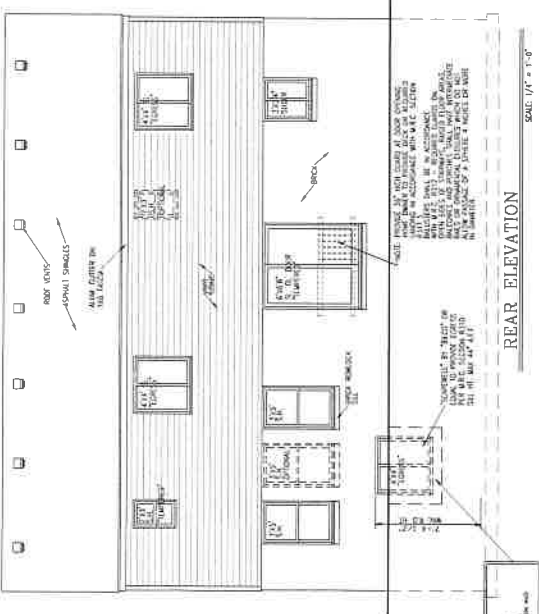
Prices, plans and specifications are subject to change without notice or obligation. Floor plan is an artist's conception, may vary in construction. Floor plan dimensions are approximate. ©2018



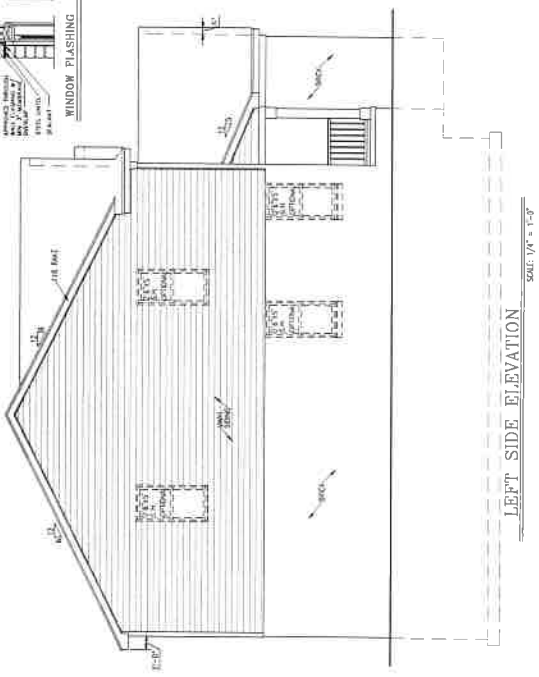
RIGHT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

STERIL INTEL REQUIREMENTS		
5' DRUMS -	3-1/2" X 9"	5L. ANGLES
5' DRUMS -	3-1/2" X 9"	5L. ANGLES
5' DRUMS -	3-1/2" X 9"	5L. ANGLES
5' DRUMS -	3-1/2" X 9"	5L. ANGLES
5' DRUMS -	3-1/2" X 9"	5L. ANGLES

NO. FIVE AND SEVENTEEN
TO BE PROVIDED IN ACCORDANCE
WITH U.S. SECTION 107A, POL 78
AND POL 76 AT TOP OF ALL COLUMNS
IMMEDIATELY ABOVE THE LINE.

[illegible][illegible] $52 \pm 1 \text{ (1/e}^2 \cdot \text{s)}^{-1} \cdot \text{Å}^{-1}$

NOTE: SEAT BELT MUST BE OPEN
UNTIL AFTER BRICK IS INSTALLED AND
FRAM. FORMS ARE TO ALLOW
FOR BRICK TO CONTRACT. THEREFORE
DO NOTLY FLOOD TUFFIN

THE ENCLAVE II



Elevation A



Elevation B



Elevation C

Presented By:



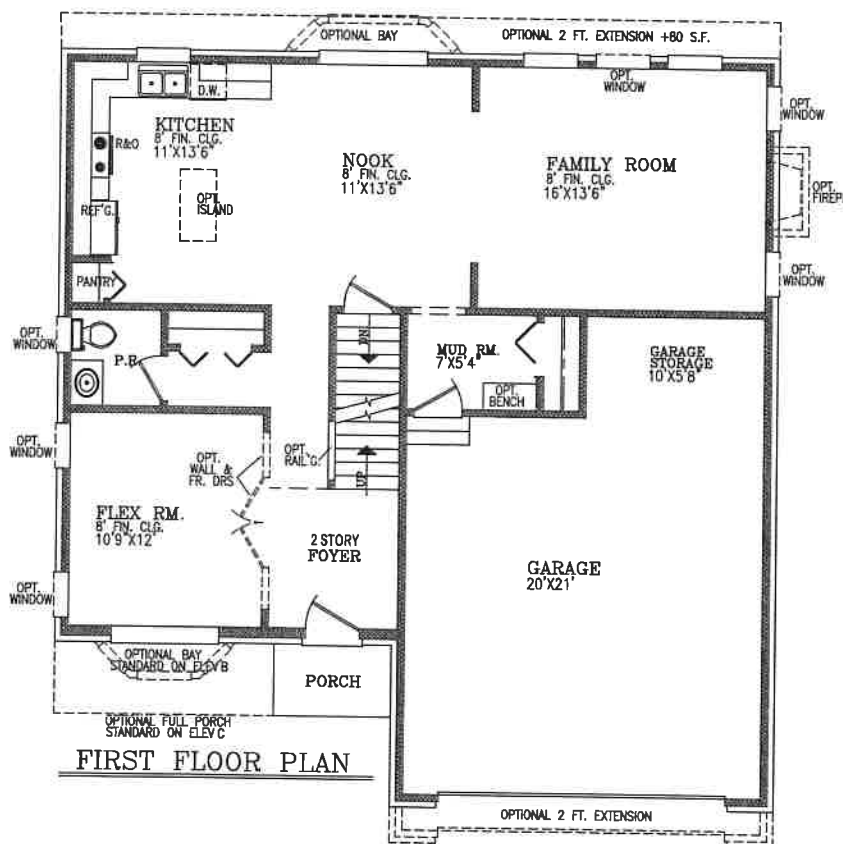
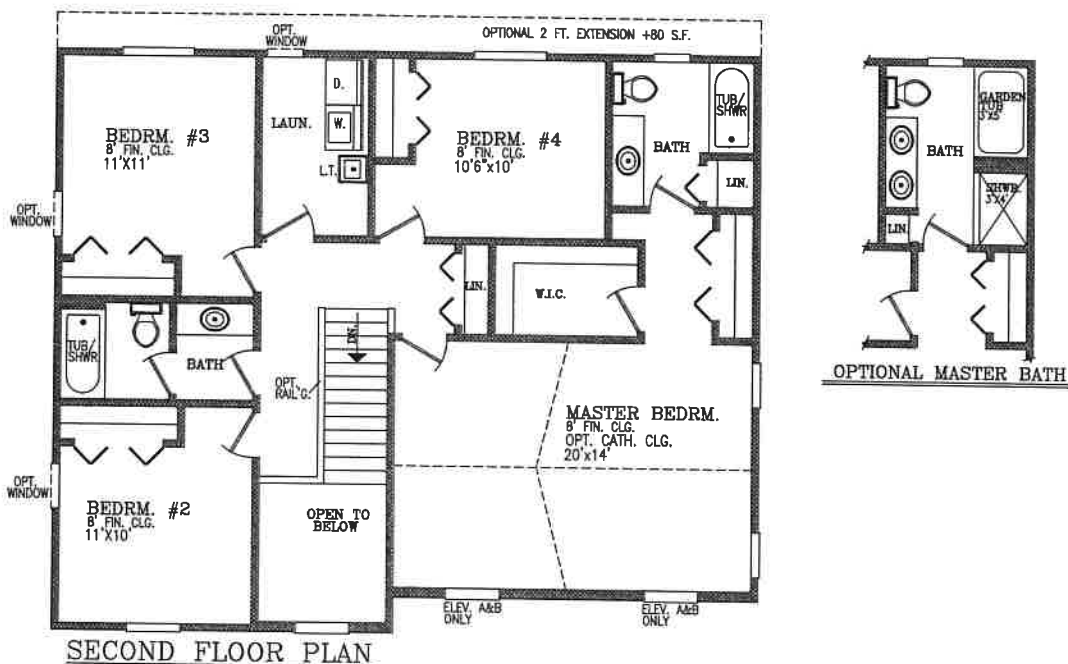
InfinityHomesCorp.com

42400 Grand River Ave. Suite 112 Novi, MI 48375

Prices, plans and specifications are subject to change without notice or obligation. Renderings are an artist's conception, may vary in construction.

THE ENCLAVE II

The enhanced version of our popular Enclave model provides for 2172 square feet, 4 bedrooms and 2-1/2 baths, full basement and a 2 car attached garage. The enhanced plan includes a dramatic 2 story foyer, large mud room off the garage in addition to all of the custom plan features the Enclave allows.



Presented By:



InfinityHomesCorp.com

Prices, plans and specifications are subject to change without notice or obligation. Floor plan is an artist's conception, may vary in construction.
Floor plan dimensions are approximate. ©2018

The Greenwich



Elevation "A"



Elevation "B"
INCLUDES WRAP AROUND FRONT PORCH



Elevation "C"
INCLUDES WRAP AROUND FRONT PORCH

The Greenwich



Elevation "A"



Elevation "B"
INCLUDES WRAP AROUND FRONT PORCH



Elevation "C"
INCLUDES WRAP AROUND FRONT PORCH

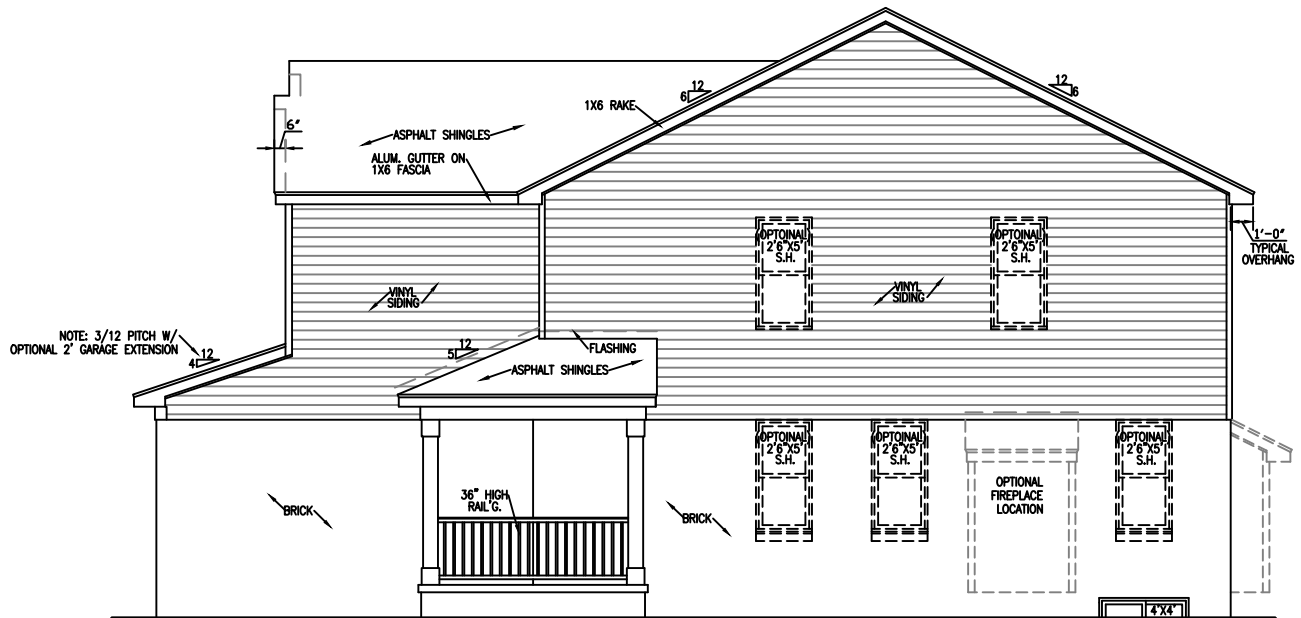
Diagram illustrating the rear exterior elevation of a house. The roof features five roof vents and is covered in asphalt shingles. The main wall is clad in vinyl siding and has two 3'6"x5' S.H. "EGRESS" windows. The lower level includes a 3'x5' S.H. window, a dashed outline for an optional fireplace location, another 3'x5' S.H. window with a brick rowlock sill, and a 6'x6'8" SL GL. DOOR "TEMPERED". A brick chimney is indicated on the right. A porch with a railing is visible on the left side.

Architectural elevation drawing of a house. The drawing includes the following details:

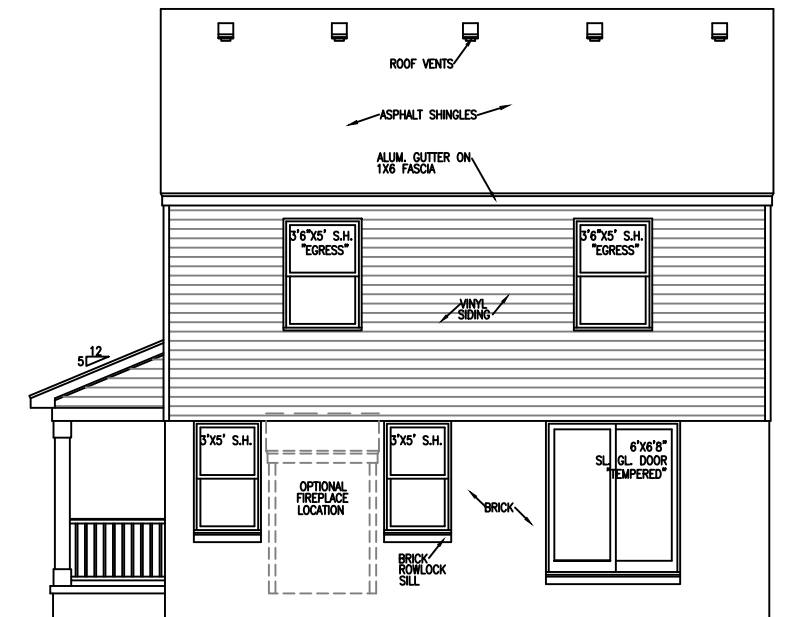
- Roof:** A gabled roof with a 12/6 pitch indicated on both sides. The left side is labeled "1X6 RAKE".
- Roof Features:** "ROOF VENTS" are shown on the roof surface. "ASPHALT SHINGLES" are indicated on the right side of the roof.
- Exterior Wall (Main):** The main wall is labeled "VINYL SIDING". It features three windows: one on the left labeled "OPTIONAL 2'6\" X 5' S.H.", and two on the right labeled "2'X3' S.H.". An "ALUM. GUTTER ON 1X6 FASCIA" is shown along the roofline.
- Left Side:** A "1'-0\" TYPICAL OVERHANG" is shown on the far left.
- Right Side:** A side wall is labeled "BRICK ROWLOCK SILL" and "BRICK". A roof section on the right is labeled "12/4".
- Front Wall (Bottom):** The front wall is labeled "BRICK". It features two windows on the left labeled "OPTIONAL 2'6\" X 5' S.H." and one window on the right labeled "2'X3' S.H.". A "BRICK ROWLOCK SILL" is indicated below the right window.

LEFT SIDE ELEVATION

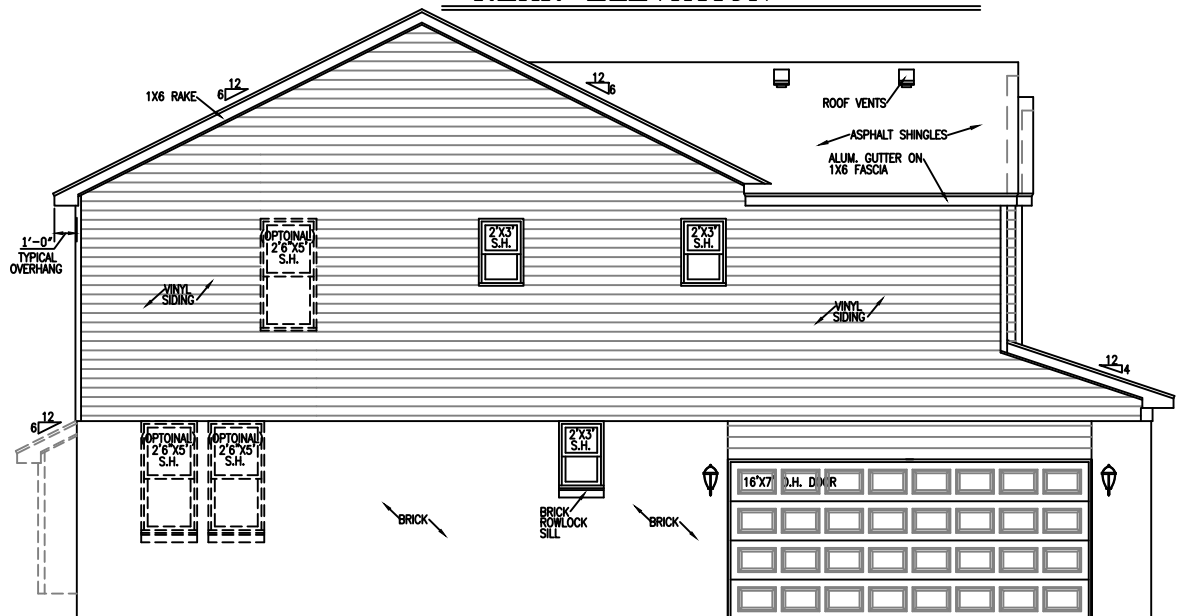
The Greenwich



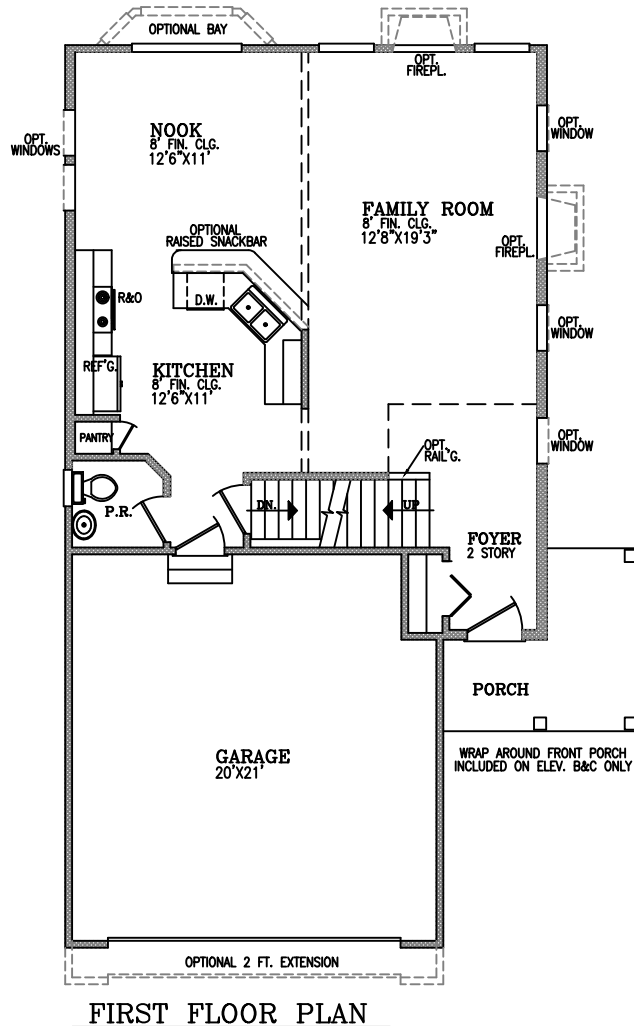
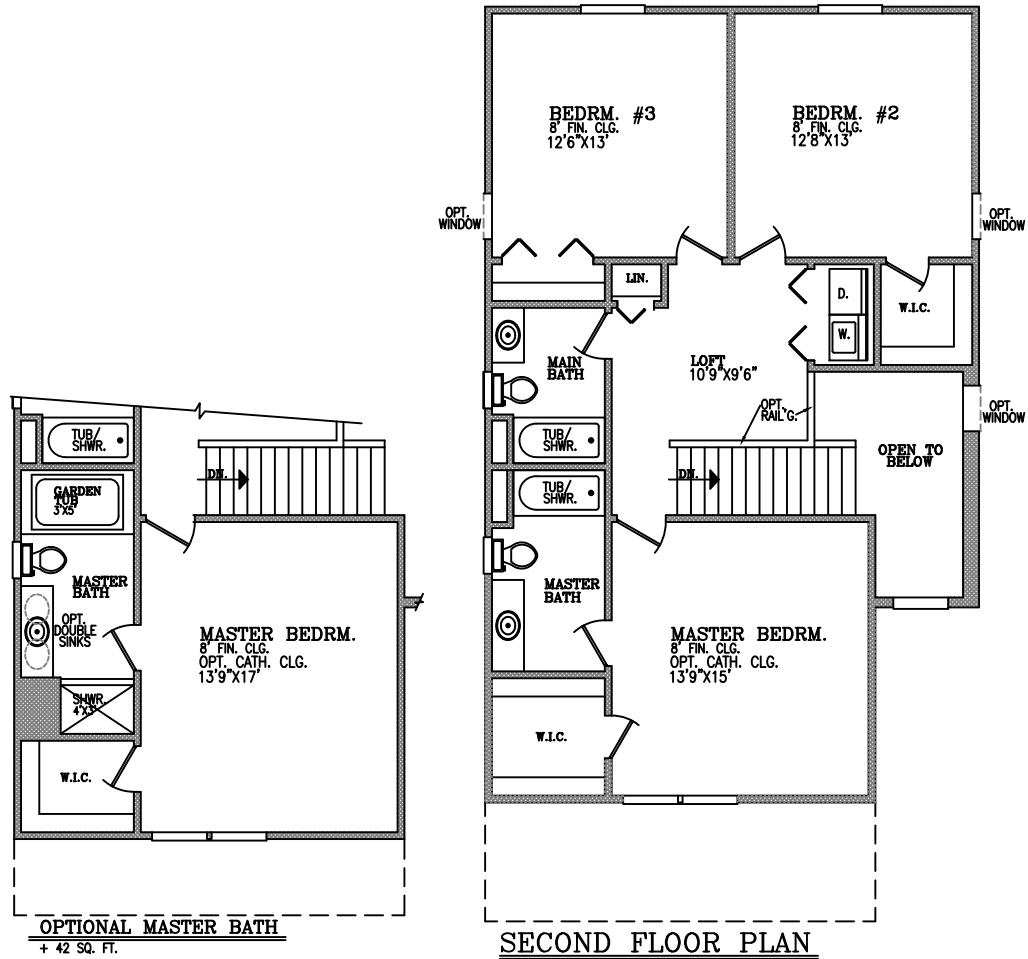
RIGHT SIDE ELEVATION

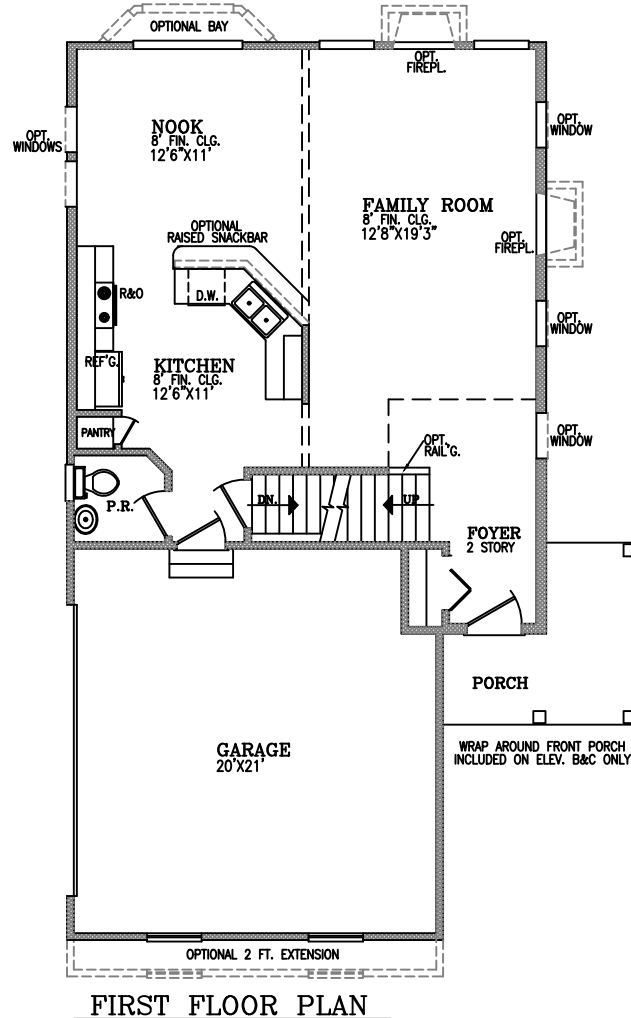
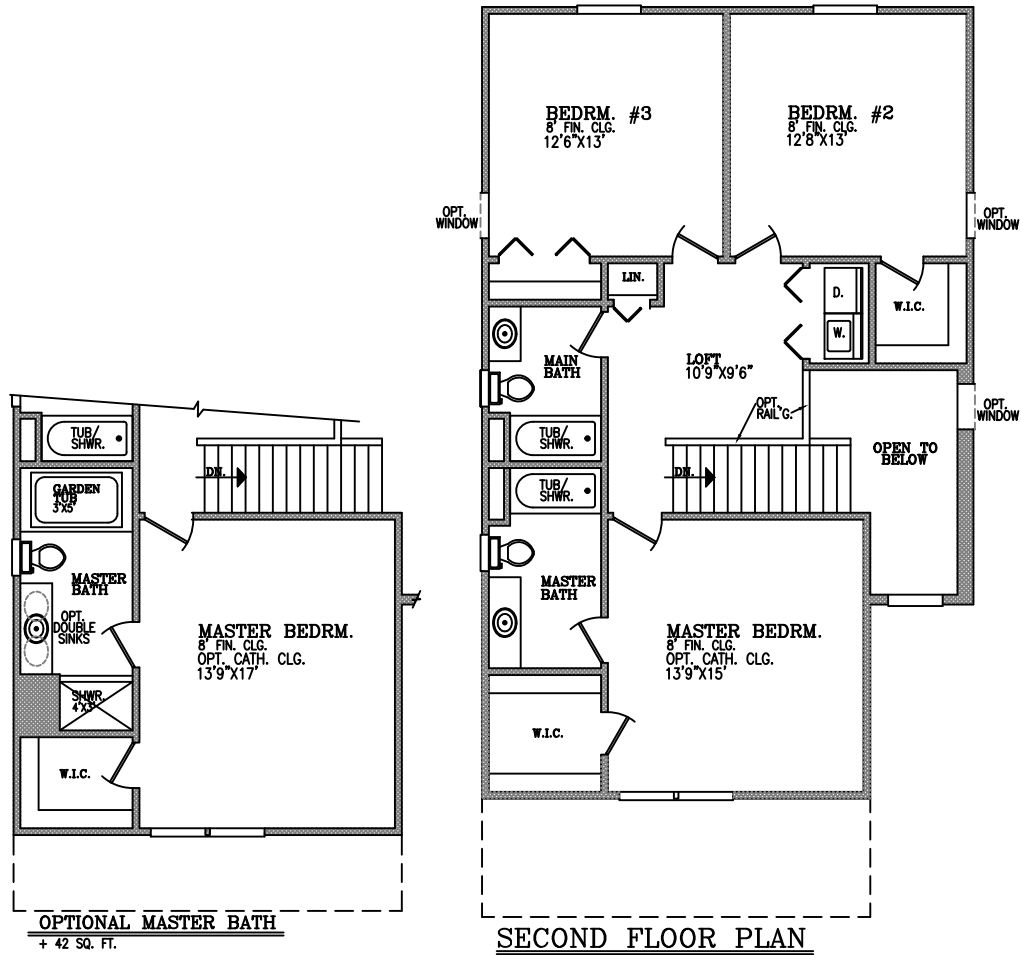


REAR ELEVATION



LEFT SIDE ELEVATION







Elevation "A"



Elevation "B"



Elevation "C"

The Traverse – Elevations



Elevation "A"

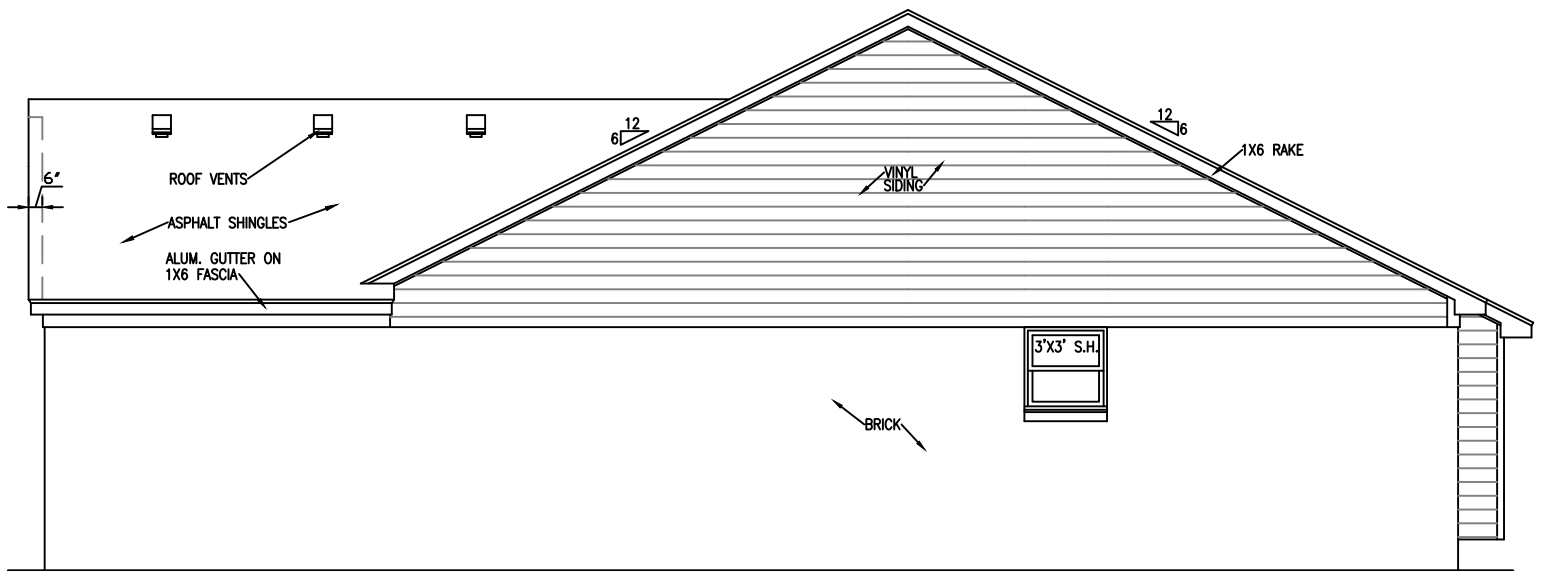


Elevation "B"

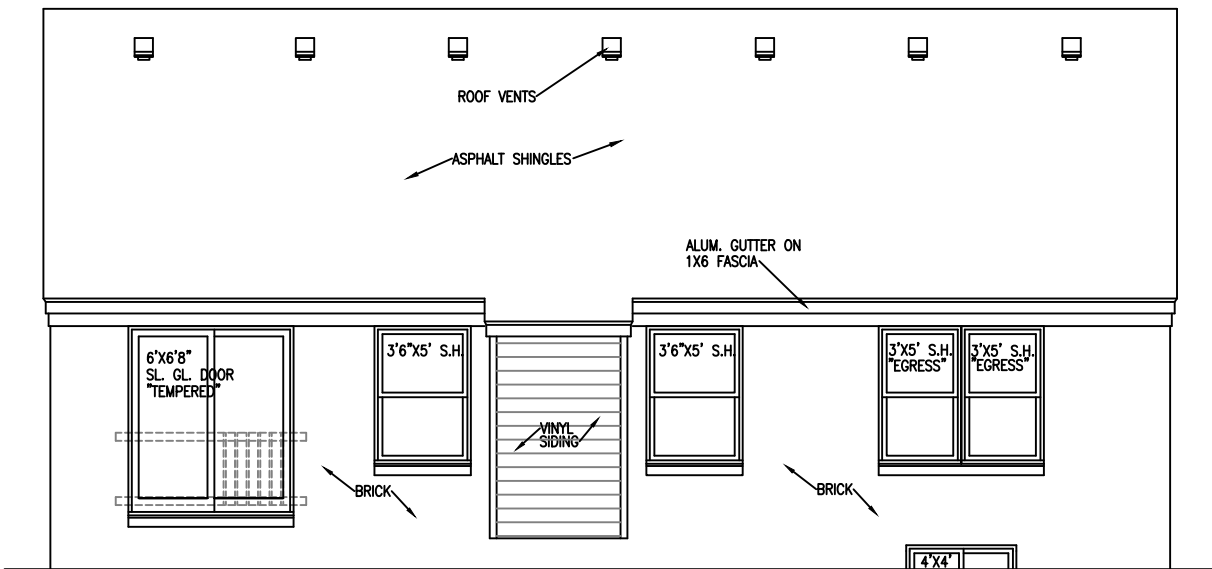


Elevation "C"

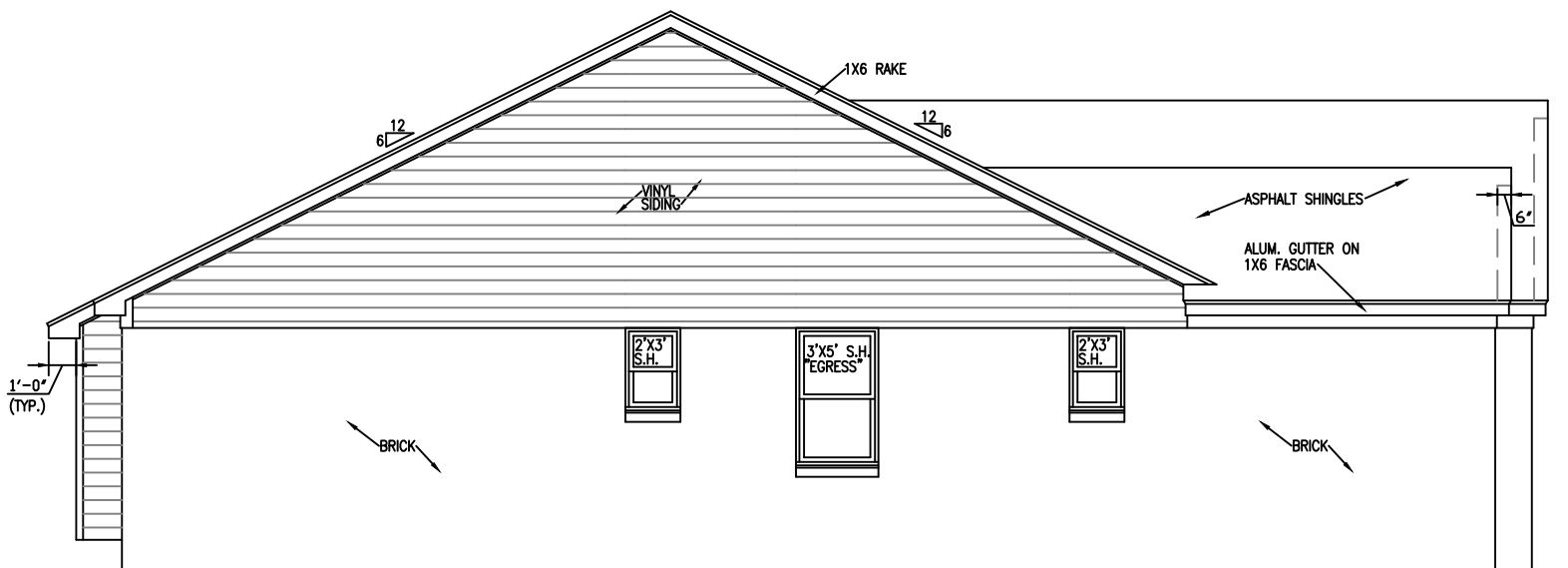
The Traverse – Elevations



RIGHT SIDE ELEVATION

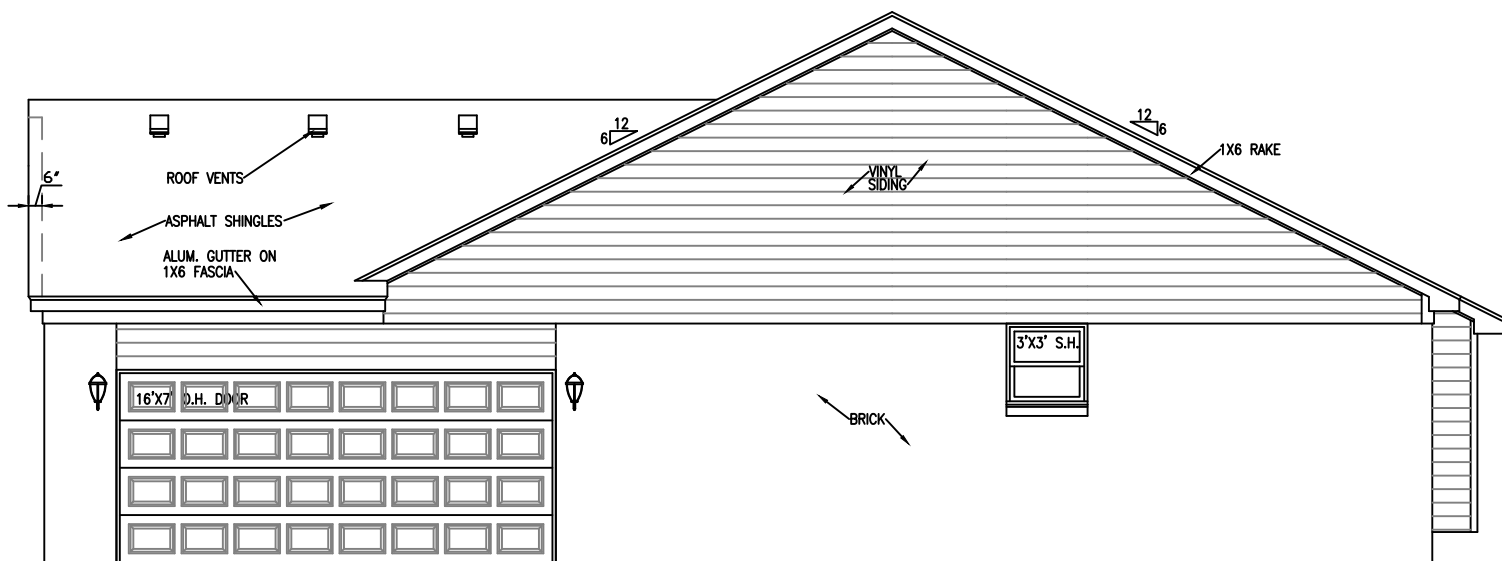


REAR ELEVATION

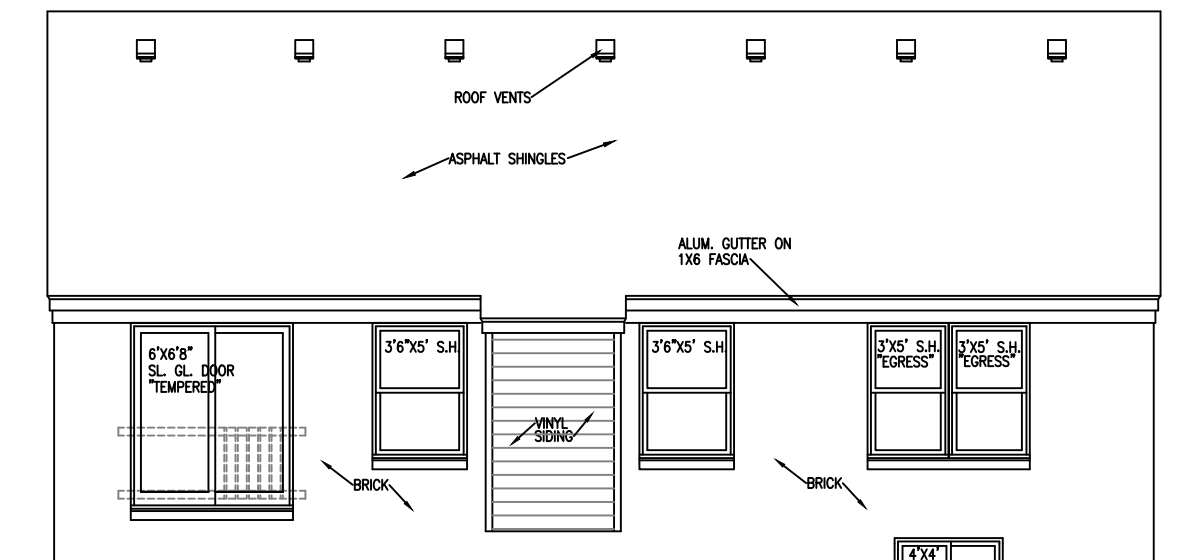


LEFT SIDE ELEVATION

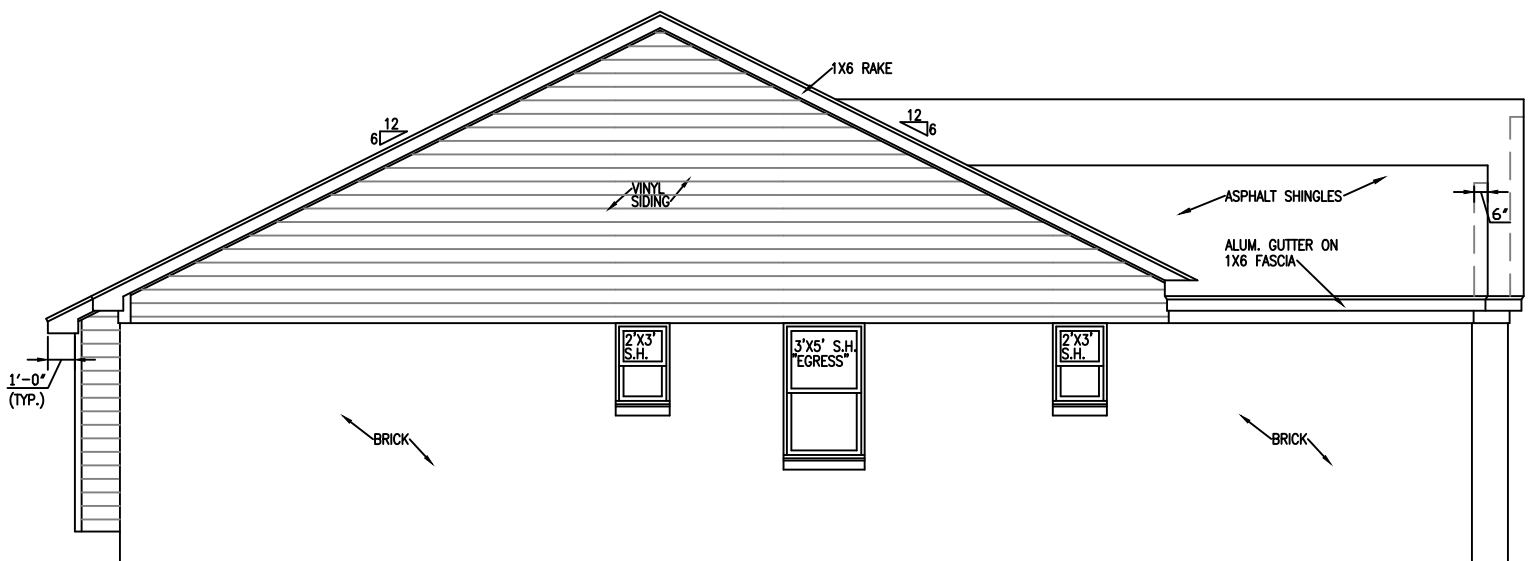
The Traverse – Elevations



RIGHT SIDE ELEVATION



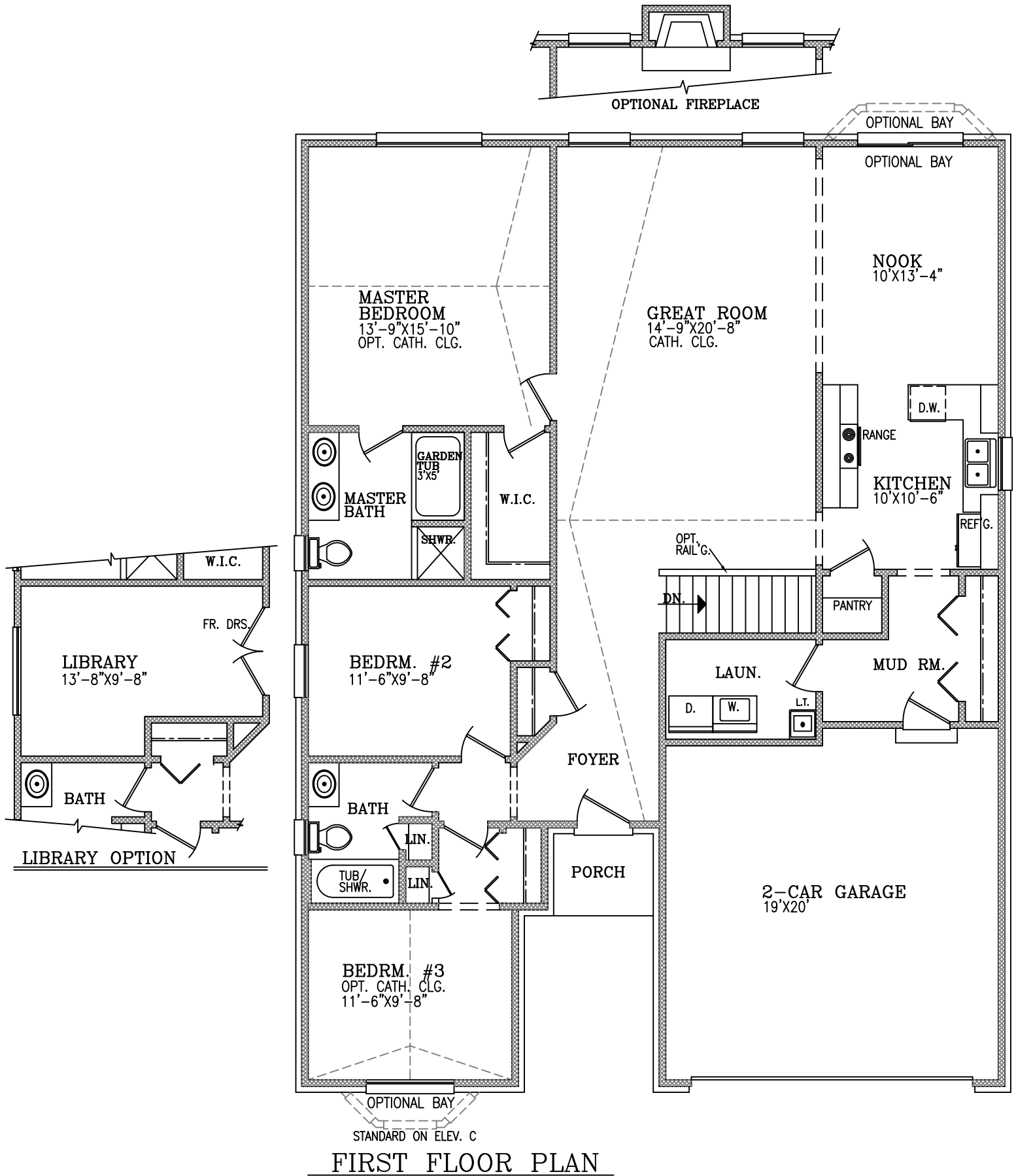
REAR ELEVATION



LEFT SIDE ELEVATION

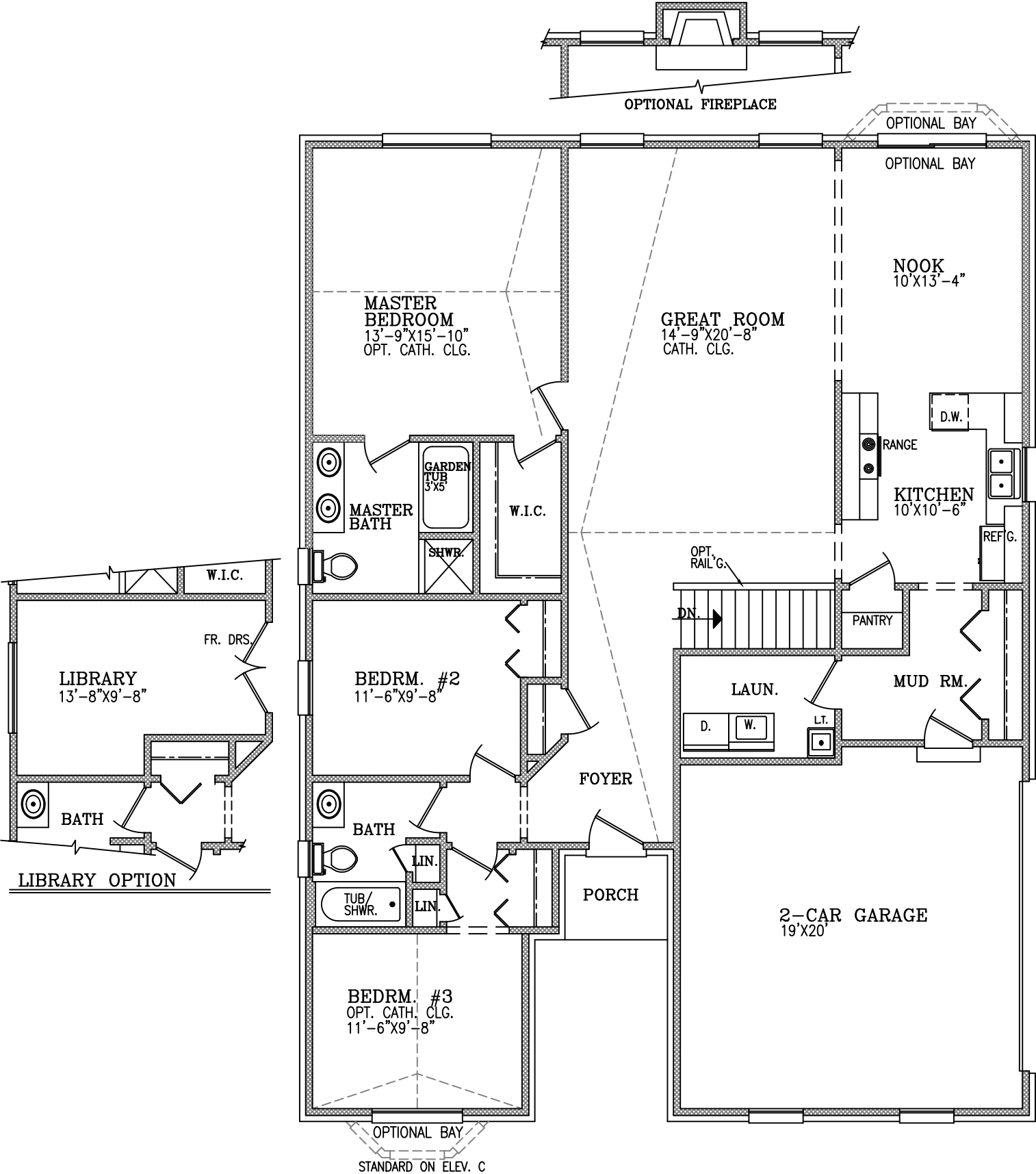
The Traverse – Floor Plan

1,708 SQ. FT.



The Traverse – Floor Plan

1,708 SQ. FT.



FIRST FLOOR PLAN

INFINITY & Co.

42400 Grand River, Suite 112, Novi, MI 48375
PH: 248-449-8084 / Fax: 248-449-8136
www.Infinityhomescorp.com

RECEIVED

JUL 14 2017

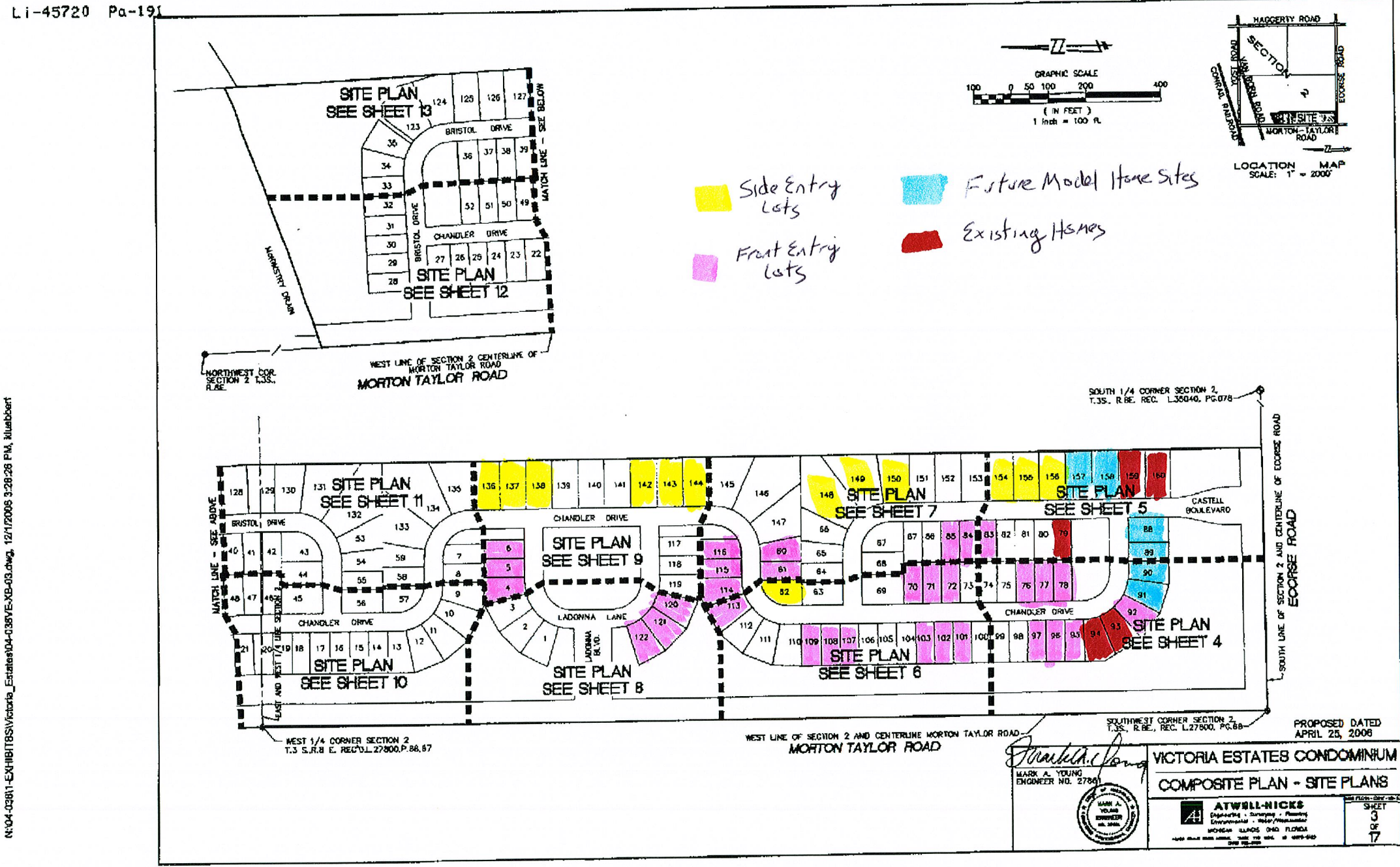
BY: _____

County Walk Phase 4

Model Home Dimensions & Square Footage Overview

<u>MODEL</u>	<u>WIDTH</u>	<u>DEPTH</u>	<u>SQUARE FOOTAGE</u>
CATALINA	40'-8"	52'	1,280
COLUMBIA	40'	47'	1,825 (3 BEDROOM 1,939 (4 BEDM.)
ENCLAVE	40'	36'-4"	2,023
ENCLAVE II	40'	42'	2,111
GREENWICH	27' (32' W/PORCH)	48'	1,680
LARCH	40'-4"	51'-8"	2,318
LARCH II	40'-4"	53'-8"	2,700
MADISON	40'	42'	2,230
NANTUCKET	38'-2"	45'-8"	1,763
OAKHURST	40'	57'	1,715
PENINSULA	40'-4"	51'-8"	1,700
TRAVERSE	40'-8"	51'-8"	1,540

N:\04-03811-EXHIBITS\Victoria_Estates\04-03811-VE-XB-03.dwg, 12/1/2006 3:28:28 PM, bluebert





June 21, 2019

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

SUBJECT: ELDERLY HOUSING ORDINANCE AMENDMENT

Dear Commissioners:

We presented information about elderly housing demands and regulations from some comparable communities at past Planning Commission meetings. The Township provided consensus feedback that it wants to activate elderly housing uses as special land uses (§12.30x) that also must complete the site plan review process (§12.20x). Article 2, §2.102 already contains specific definitions for different elderly housing types. We propose Elderly Housing regulations under a new **§5.143 Elderly Housing** in Article 5, Development Standards for Specific uses.

The Township directed that elderly housing was appropriate as a special land use in RM - Multiple Dwelling Residential Districts, RMH - Mobile Home Park Districts, C - Local Business Districts, C-1 - General Business Districts, C-2 - Extensive Highway Business Districts, and M-U Mixed-Use Districts. The Planning Commission was not keen on placing elderly housing uses in light industrial districts because of concerns that the light industrial areas often serve as buffers between heavy industrial uses and non-industrial uses.

OTHER ZONING ORDINANCE CHANGES

In addition to the attached proposed text amendment, certain additional changes need to be made to the Zoning Ordinance as follows:

1. §5.120 references nursing homes in the same line as hospitals, the Table of contents on page 2 and the table on page 3-5, state the same. We recommend removing those references to nursing homes to avoid conflicting standards.
2. Addition of elderly housing (independent and dependent living) as special land uses in the RM, RMH, C, C-1, C-2, and M-U zoning districts under residential uses on page 3-3.

We believe the above draft ordinance and associated changes provide Van Buren Township with a solid foundation for reviewing and activating high-quality elderly housing developments while preserving the Township's broader vision, based on our experiences in other developing communities. We look forward to reviewing the proposed standards with the Planning Commission prior to scheduling the amendment for public hearing.

Respectfully submitted,

McKENNA

Vidya Krishnan
Principal Planner

Doug Plachcinski
Principal Planner

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

Section 5.143 Elderly Housing

- (A) Purpose and Intent.** The purpose and intent of these regulations is to permit elderly housing development in the Township upon determining that the location, size, design, and operating characteristics of the use is compatible with the surrounding neighborhood. In making this determination, the Planning Commission shall consider the scale, coverage, and density of development; the availability of utilities and services; the generation of traffic and capacity of surrounding roads; and other relevant impacts.
- (B) Zoning District Regulations.** In pursuit of the above purpose and intent, elderly housing developments shall be permitted in RM, RMH, C, C-1, C-2, and M-U zoning districts subject to special land use and site plan approval.
- (C) Minimum Site Area.** The minimum elderly 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.
- (D) Required Minimum Usable Floor Area in Square Feet Per Dwelling Unit.**
- (1.) Independent Living Units: Efficiency/studio and one-bedroom dwelling units: 650 square feet; Two-bedroom dwelling units: 850 square feet.
 - (2.) State of Michigan licensing requirements regulate Assisted Living Unit size.
 - (3.) No living unit within an elderly housing development may contain more than two (2) bedrooms.
- (E) Required Frontage on Major Road.** 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 shall be directly from the major thoroughfare.
- (F) Maximum Building Height.** The maximum building height in an elderly housing development shall not exceed forty (40') feet.
- (G) Setbacks.** The minimum setbacks for elderly housing shall be:
- (1.) Front yard setback: Fifty (50') feet.
 - (2.) Side yard setback: Fifty (50') feet.
 - (3.) Rear yard setback: Fifty (50') feet.
- (H) Open Space.** 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.
- (I) Building Facade and Length.** Elderly housing buildings must present a residential architectural image in terms of building facades, 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 according to the following standards:
- (1.) Type and maximum percentage of durable exterior materials:

- (a.) Masonry 4-inch brick veneer - 100%
 - (b.) Stone (natural or synthetic) - 100%
 - (c.) Metal panelized veneer - 25%
 - (d.) EIFS (synthetic stucco) - 25%
 - (e.) Cement fiber siding - 25%
- (2.) Exterior wall façades must not maintain the same surface material for more than sixty (60') feet without an offset or transition in surface materials. The offset and transition must include one or a combination of the following options:
 - (a.) Change to another allowed exterior surface material.
 - (b.) Offset in the building elevation of a minimum of three (3') feet in depth. If the building exceeds 300' feet in length, it must have a horizontal building face offset at least 30' feet deep.
 - (c.) Exterior Chimneys.
 - (d.) Bay windows.
 - (e.) Architectural Quoins.
- (3.) Roof lines shall vary using gable roof offsets at the eave line, in the roof slope, and/or tympanum set into the roof line at the eaves.
- (4.) Building façades must not exceed 600' feet.
- (J) Accessory structures and uses.** The accessory structure and use standards in Article 7, Chapter 2 shall apply to all elderly housing developments. Accessory uses are limited to those that are customary and incidental for servicing the development's residents and employees.
- (K) Parking.** The parking, loading, and access management standards in Article 9 shall apply to all elderly housing developments. §9.102(A) contains the minimum number of parking spaces for each elderly housing type.
- (L) Landscaping.** The landscaping and screening standards in Article 10 shall apply to all elderly housing developments. In situations where the standards are applied by zoning district or use, the following specific requirements control:
 - (1.) Greenbelt buffers between elderly housing developments and all adjacent uses must be 20' wide as referenced in §10.103(E)'s table footnote "b".
 - (2.) Specific additional landscaping requirements for elderly housing developments are the same as §10.103(F)(1) except that if the development contains dependent living beds then every three (3) beds has the same additional landscaping amount as one (1) unit.
- (M) Signs.** The sign standards in Article 11 shall apply to all elderly housing developments. Specific sign standards for elderly housing developments are the same as residential developments in §11.108(A).



Memo

TO: Planning Commission

FROM: Grace Stamper
Planning and Economic Development Intern

RE: Narrow Lakefront Lots in the Township

DATE: May 21, 2019

The minimum lot width for any zoning district in the Township is 70 feet. There are some legally nonconforming lots which are narrower than this. Section 5.114 of the Zoning Ordinance requires a minimum 24 foot width across the front and rear elevations of a home, and Section 4.102 requires the side yard setbacks to total at least 25 feet. For lots that are 50 feet wide or narrower, these requirements do not leave a viable building envelope.

The Board of Zoning Appeals has asked staff to look into the concentration of narrow lots in the Township, particularly on the lakefront, and whether the setback requirements should be amended for these lots. This could be done by creating a separate district with smaller setback requirements for these lots or by instituting a sliding scale of setback requirements.

In this situation, a sliding scale would be a table in which there are different setback requirements based on the width of the lot. Lots which meet the minimum width for the zoning district would have more strict setbacks than those which do not. For example, these would have to follow the current setback requirements for the district. However, lots which are narrow would have smaller setback requirements so that there is a viable building envelope. Attached is an example of a sliding scale from Lake Orion's zoning ordinance, which has three (3) different setback requirements based on the width of the lot. Van Buren could do something similar.

The following is a list of lakefront lots that are 50 feet wide or narrower, as well as some which barely exceed 50 feet. Road and lake frontage are provided to show which lots are narrower at one end. A map of these properties is attached.

- 1011 E Huron River Drive- 47.62 feet along road, 48 feet along lake
- 13201 Ormond Drive- 50 feet along road, 31 feet along lake ***smallest lakefront lot**
- 13069 Ormond Drive- 50 feet along road, 37 feet along lake

- 13103 Ormond Drive- 50 feet along road, 38.86 feet along lake
- 13045 Ormond Drive- 50 feet along road, 39.61 feet along lake
- 13209 Ormond Drive- 50 feet along road, 40.33 feet along lake
- 993 E Huron River Drive- 50 feet along road, 50 along lake
- 1099 E Huron River Drive- 50 feet along road, 50 feet along lake
- 13323 Ormond Drive- 50 feet along road, 50.01 feet along lake
- 13237 Ormond Drive- 50 feet along road, 50.01 feet along lake
- 12173 Ryznar Drive- 50 feet along road, 50.04 along lake
- 13115 Ormond Drive-50 feet along road, 50.04 along lake
- 13125 Ormond Drive- 50 feet along road, 50.04 along lake
- 1013 E Huron River Drive- 50 feet along road, 50.14 feet along lake
- 12141 Ryznar Drive- 50 feet along road, 50.18 feet along lake

There are also a number of lots which have road frontage of greater than 50 feet but narrow to less than 50 feet along the lake.

Staff recommends that a separate district not be created for the following reasons:

1. The lots are not concentrated enough to create a district but are scattered along the lakefront.
2. All but 1 of the listed properties are already developed so new standards would only apply if they are redeveloped.

Staff recommends that the Planning Commission consider adopting a sliding scale of setback requirements in which narrower lots have smaller setback requirements for the following reasons:

1. A sliding scale would somewhat level the playing field for those looking to build on smaller lots by enabling them to build a home more comparable in size to those on wider lots.
2. Narrow lots which are 50 feet or less wide leave minimal building envelopes. However, lots which are less than the 70 feet minimum width also have narrower than usual building envelopes. A sliding scale would provide some more flexibility on these lots.
3. A sliding scale would eliminate the need for side setback variances on all but the smallest lots.
4. A sliding scale could also be applied to narrow lots in areas of the Township other than the lakefront.

It is staff's recommendation that the Planning Commission be given authority to review applications on narrow lots before granting approval to use the sliding scale of setback requirements.