

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
July 10, 2019
MINUTES**

Vice-Chairperson Boynton called the meeting to order at 7:32 p.m.

ROLL CALL:

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

Excused: Thompson.

Staff: Director Akers and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan and Fishbeck Associate, Paul Kammer.

Audience: Twenty-five (25).

APPROVAL OF AGENDA:

Motion Franzoi, Jahr second to approve the agenda of July 10, 2019 as presented. Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Kelley second to approve the regular meeting minutes of June 26, 2019 as presented.

Motion Carried.

PUBLIC HEARING:

ITEM # 1 19-013 – RIVER OF LIFE ASSEMBLY OF GOD ADDITION – SPECIAL LAND USE.

TITLE: THE APPLICANT, RIVER OF LIFE ASSEMBLY OF GOD, IS REQUESTING A SPECIAL LAND USE PERMIT TO CONSTRUCT A SANCTUARY ADDITION. THE PROPOSED SANCTUARY ADDITION IS 8,163 SQUARE FEET OF SPACE AND WILL BE AN ADDITION TO THE EXISTING CHURCH.

LOCATION: THE SUBJECT PROPERTY IS LOCATED AT RIVER OF LIFE ASSEMBLY OF GOD, WHICH IS LOCATED ON THE SOUTH SIDE OF SAVAGE ROAD, BETWEEN SHELDON AND MARTINSVILLE ROADS AT PARCEL ID# V125-83-105-99-0065-001 OTHERWISE KNOWN AS 870 SAVAGE ROAD (APPROXIMATELY 8.72 ACRES).

Motion Kelley, Franzoi second to open the public hearing. Motion Carried.

Gary Lamarand the design engineer for River of Life Assembly of God gave the presentation. Mr. Lamarand provided an overview of the proposed 8,163 square foot sanctuary addition, which will add classrooms, a common area, ADA bathrooms and will expand the parking lot in the rear of the building to included ADA accessible parking. The exterior will be masonry with wooden siding above the belt core. The applicant has provided a landscape plan, lighting plan to planning staff and engineers and a bioswale will be added for stormwater drainage, with the existing drainage ditch to be moved 75 feet to account for the bioswale.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 6-4-19 recommending the Planning Commission recommend special approval to the Township Board, subject to the following conditions:

1. Approval of utility upgrades by the Township Engineer and stormwater drainage plan approval by the Township Engineer and Wayne County.
2. Changes to the landscape plan with the appropriate species, screening and tree replacement, if required.
3. That all of the conditions of preliminary site plan approval are met.
4. Final Site plan approval.

Commissioners inquired if there were currently drainage problems on Savage Road, if the bioswale is designed to accommodate for the additional parking and whether or not the drain belongs to Wayne County. There are some standing water drain issues downstream, the bioswale is designed to maintain drainage on the site and will help to decrease any potential issues and the ditch in the backyard is not a County drain however, does drain into a County drain.

Resident on Savage Road read aloud a letter she wrote with questions and concerns regarding stormwater drainage, movement of the drain ditch location, current flooding on her property, the locating of parking near the property line and lighting at the property. A copy of the letter was provided to Commission members. Three (3) more residents who live on Savage Road expressed their concerns regarding stormwater drainage from the property, changes in the drain system and the impact of the changes to neighboring property owners. Commissioner Budd read a letter that was emailed to the Planning Department from a resident on Savage Road who does not believe the addition is in the best interest of the neighborhood.

Motion Kelley, Atchinson second to close the public hearing. Motion Carried.

NEW BUSINESS:

ITEM # 1 19-013 – RIVER OF LIFE ASSEMBLY OF GOD ADDITION – SPECIAL LAND USE.

TITLE: THE APPLICANT, RIVER OF LIFE ASSEMBLY OF GOD, IS REQUESTING A SPECIAL LAND USE PERMIT TO CONSTRUCT A SANCTUARY ADDITION. THE PROPOSED SANCTUARY ADDITION IS 8,163 SQUARE FEET OF SPACE AND WILL BE AN ADDITION TO THE EXISTING CHURCH.

LOCATION: THE SUBJECT PROPERTY IS LOCATED AT RIVER OF LIFE ASSEMBLY OF GOD, WHICH IS LOCATED ON THE SOUTH SIDE OF SAVAGE ROAD, BETWEEN SHELDON AND MARTINSVILLE ROADS AT PARCEL ID# V125-83-105-99-0065-001 OTHERWISE KNOWN AS 870 SAVAGE ROAD (APPROXIMATELY 8.72 ACRES).

Gary Lamarand the design engineer for River of Life Assembly of God gave the presentation. Mr. Lamarand informed the Commission and the audience that parking will be 10 feet from the property line and there will be trees for screening, the lighting provided in the plan meets the photometric criteria per the Zoning Ordinance and he will look into the usage schedule of the church for times

when lighting will be in use and/or the possibility of timed lighting. Frank Fembert, River of Life member and Project Manager expressed the churches desire to work with the Township and the residents to do what's best for everyone. The church is paying for the relocation of the drainage ditch and the bioswale is being designed to improve stormwater drainage. The intent of moving the drainage ditch is to have it arc south instead of north and not to move where it leaves and enters the neighboring properties.

Resident displayed a map provided by Wayne County of the Henry Drain from a 2012 cleanup.

Commissioners inquired who owns the Henry Drain and discussed the importance of having all entities working together in the preliminary stages to address the impact of lighting and drainage problems. The applicant will work with staff and Wayne County to further identify ownership of the drain.

Motion Jahr, Franzoi second to recommend special land use approval to the Township Board for the applicant, River of Life Assembly of God, to construct a sanctuary addition, the proposed sanctuary addition is 8,163 square feet of space and will be an addition to the existing church, located at 870 Savage Road and subject to the conditions in the McKenna Associates review letter dated 6-4-19:

- 1. Approval of utility upgrades by the Township Engineer and stormwater drainage plan approval by the Township Engineer and Wayne County.**
- 2. Changes to the landscape plan with the appropriate species, screening and tree replacement, if required.**
- 3. That all of the conditions of preliminary site plan approval are met.**
- 4. Final Site plan approval.**

Roll Call:

Yeas: Budd, Atchinson, Kelley, Jahr, Franzoi and Boynton.

Nays: None.

Absent: Thompson.

Motion Carried. (Letter attached)

ITEM # 2 19-013 – RIVER OF LIFE ASSEMBLY OF GOD ADDITION – PRELIMINARY SITE PLAN APPROVAL.

TITLE: THE APPLICANT, RIVER OF LIFE ASSEMBLY OF GOD, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A SANCTUARY ADDITION. THE PROPOSED SANCTUARY ADDITION IS 8,163 SQUARE FEET OF SPACE AND WILL BE AN ADDITION TO THE EXISTING CHURCH.

LOCATION: THE SUBJECT PROPERTY IS LOCATED AT RIVER OF LIFE ASSEMBLY OF GOD, WHICH IS LOCATED ON THE SOUTH SIDE OF SAVAGE ROAD, BETWEEN SHELDON AND MARTINSVILLE ROADS AT PARCEL ID# V125-83-105-99-0065-001 OTHERWISE KNOWN AS 870 SAVAGE ROAD (APPROXIMATELY 8.72 ACRES).

Gary Lamarand, design engineer for River of Life Assembly of God gave the presentation. Mr. Lamarand displayed a color rendering of the church with the proposed sanctuary addition. No further comment from the applicant.

Director Akers presented the Fire Department review letter dated 5-29-19 recommending preliminary site plan approval subject to the conditions in the review letter being addressed with the authority having jurisdiction.

Vidya Krishnan of McKenna Associates presented her staff review letter dated 6-4-19 recommending the Planning Commission approve the preliminary site, subject to the following items being satisfactorily addressed prior to the final site plan review:

1. Provide all required information under section 12.203 of the Zoning Ordinance.
2. Strip pavement for the east access drive to show two-way movement of vehicles and location of "emergency vehicles only" signage for the west access drive.
3. Revise sidewalk design on the north side of the handicap access spaces.
4. Illustrate the double striping proposed for the parking spaces.
5. Revised landscape plan to note greenbelt width along east and west property lines and substitute proposed evergreen shrubs with tree species.
6. Provide information regarding existing tree cover in south side of parcel to indicate compliance with open space landscaping requirements.
7. Provide landscaping around bioswale as required by Wayne County.
8. Revise landscape plan and site plan for consistency and to correct multiple errors.
9. Revise landscape plan to note proposed method of irrigation.
10. Replace proposed Bradford Pear tree species, with an alternate durable species.
11. Provide tree summary and replacement calculations if required.
12. Provide illumination plan for access drives and entrances to the site off Savage Road. Also include information regarding proposed decorative and any wall mounted fixtures.
13. Identify masonry material, proposed building colors and HVAC screening.
14. Planning Commission and Township Board of Trustees approval of the proposed special land use.

Paul Kammer of Fishbeck Associates presented his preliminary site plan review letter dated 6-7-19 recommending the Planning Commission grant the River of Life Sanctuary Addition Project preliminary site plan approval. Further research and coordination with governing authorities must be conducted regarding the onsite drain and overall onsite stormwater management prior to submitting engineering plans.

Director Akers explained the approval process for preliminary and final site plan approval to the audience to provide them with a better understanding of the process.

No comment from the Commission or the audience.

Motion Kelley, Jahr second to grant River of Life Assembly of God preliminary site plan approval to construct a sanctuary addition at 870 Savage Road, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 6-4-19, Fishbeck Associates review letter dated 6-7-19 and Fire Department review letter dated 5-29-19. Motion Carried. (Letters attached)

ITEM # 3 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 A MULTIPLE FAMILY RESIDENTIAL TO CONSTRUCT DETACHED CONDOMINIUMS ON THE PROPERTY.

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 the amendment to allow for an increase in density for the construction of seventy (70) detached condominiums. Mr. Jones informed the Commission that he has started work on a design concept and engineering.

Director Akers presented his letter dated 7-2-19 and discussed the next step in the process of amending the future land use plan, to prepare the revision to the future land use plan and move to submit those amendments to the Township Board. The Township Board will make a decision to approve the distribution of the plan amendment to the adjacent communities as required by the Planning Enabling Act. McKenna Associates provided a revised future land use map depicting the property at 41620 E. Huron River Drive as RM (Multiple Family Residential).

Commissioners discussed looking at different types of zoning that better suit the needs of the development and the desire to see a site plan for the development. Director Akers informed the Commission that RM (Multiple Family Residential) zoning would need to be revised to allow for detached condominiums and there are a series of steps that will occur in the rezoning process and as part of the Zoning Ordinance update. The applicant will have preliminary drawings prior to the public hearing in September.

No comments from the audience.

Motion Kelley, Jahr second to recommend the Township Board approve the amendment to the future land use map and distribution of the plan to utilities and adjacent communities for their forty-two (42) day comment and review period, per the Planning Enabling Act.

Roll Call:

Yeas: Budd, Atchinson, Kelley, Jahr, Franzoi and Boynton.

Nays: None.

Absent: Thompson.

Motion Carried.

ITEM # 4 19-025 – TEMPORARY LAND USE APPROVAL.

TITLE: THE APPLICANT, 5905 INC., IS REQUESTING A TEMPORARY LAND USE PERMIT TO PARK CARS AND TRUCKS.

LOCATION: THE PROPERTY IS LOCATED AT 5905 BELLEVILLE ROAD, VAN BUREN TOWNSHIP, MI 48111, WHICH IS ON THE EAST SIDE OF BELLEVILLE ROAD, NORTH OF VAN BORN ROAD.

Gary Percy, owner of 5905 Inc., gave the presentation. Mr. Percy is requesting a temporary land use permit to park new vehicles that are in transit to their final destinations.

Director Akers presented his staff review letter dated 7-2-19 recommending approval of the temporary land use permit for 5905 Inc. to conduct the temporary land use of parking vehicles at 5905 Belleville Road, subject to the following conditions:

1. 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.
2. The site shall be maintained in a clean manner and trash will be properly disposed of.
3. 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.
4. That the temporary land use permit is valid for a period of one year ending July 10, 2020.

No comments from the Commission or the audience.

Motion Kelley, Franzoi second to grant 5905 Inc. a temporary land use permit to park cars and trucks at 5905 Belleville Road, based on the analysis and subject to the conditions in the staff review letter dated 7-2-19. Motion Carried. (Letter attached)

GENERAL DISCUSSION:

Director Best and Commission members commended Director Akers for a job well done and thanked him for his four (4) years of service and dedication to Van Buren Township. Director Akers accepted a position with the City of Ypsilanti as their Director of Public Works.

ADJOURNMENT:

Motion Boynton, Franzoi second to adjourn at 8:18 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



June 4, 2019

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

Subject: VBT 19-013-SLU, River of Life Assembly of God/870 Savage Road; Special Land Use Review #1; Revised Site Plan Dated March 1, 2019; Recd. by Township May 24, 2019.

Dear Planning Commissioners:

The applicant, River of Life Assembly of God, proposes to build an 8,163-square foot sanctuary addition to an existing church. Additionally, the applicant proposes to expand the parking lot. The site is located on the south side of Savage Road, between Sheldon and Martinsville Road, and has a total area of 8.72 acres.

The site is zoned AG (Agricultural and Estates) District. The applicant proposes to construct an 8,163 square foot rear addition to an existing 4,889 square foot building. Religious institutions are permitted as a special land use in the district per Section 3.109 (c) of the Zoning Ordinance.


We have reviewed the site plan and special land use applications for compliance with the regulations of Van Buren Township Zoning Ordinance and sound planning and zoning principles. Our site plan comments are addressed in our letter dated June 6, 2019, and we offer the following comments on the special land use application:

Special Land Use Review Comments


Section 12.306 of the Zoning Ordinance sets forth 9 criteria for the Planning Commission to consider when reviewing special land use proposals. Following is our review of each criterion:

- 1. The special land use will promote the use of land in a socially and economically desirable manner for persons who will use the proposed land use or activity, for landowners and residents who are adjacent thereto, and for the Township as a whole.** The site is located in the AG district, in an area occupied by single family residences and other uses typically permitted in residential districts and large lot areas. A church or religious institution is typically located in residential areas to serve the needs of the community. The site and the abutting areas are designated as 'Village Residential' with 8,400 square foot lots in the Master Plan. Therefore, the church will continue to serve the future dwellings that are likely to be constructed in the area.

The site has direct access onto Savage Road which is a paved road, and proposes improvements to access and on-site circulation. Furthermore, the Zoning Ordinance includes greenbelt screening requirements along the side property lines. These standards are addressed in our site plan review letter.

- 
2. **The special land use is necessary for public convenience at that location.** The church is an existing land use. The applicant's proposal is to expand the church use by constructing a larger sanctuary. Churches and places of worship are typically located in residential neighborhoods to serve the needs of the community. While there are several churches along Huron River Drive to the north, there are no other churches located in the immediate vicinity of the subject site and to its east.
 3. **The special land use is compatible with adjacent uses of land.** As previously stated, churches and other places of worship are typically located in areas with residential dwellings. It is our understanding that the existing church, which is small, is inadequate to meet the needs of the growing congregation, resulting in the need for the expansion. The subject site and all the parcels in the immediate vicinity are zoned Agricultural and Estates, with the exception of one parcel rezoned to R-1A by a consent judgement. The Master Plan designates the subject site and parcels to its east and west as Village Residential with 8,400 square foot lots. The parcels to the north are a mix of Village Residential and Mixed Use, while the land to the south of the subject's site is master planned as Low Density Single Family residential with 20,000 square foot lots. The church will likely serve the religious needs of some of the potential residents of the anticipated future development. Site plan related items such as landscaping, access, circulation, adequate parking etc., are reviewed and addressed in our site plan review letter under separate cover. All these factors contribute to making the use more compatible with adjacent uses of land, as intended by the Master Plan.
 4. **The special land use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.** The proposed building footprints comply with the Zoning Ordinance setback requirements. Any potential adverse off-site impacts will be mitigated by the conditions required during with the site plan approval process, thus protecting the public health, safety, and welfare.
 5. **The special land use can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area.** The site is currently occupied by a church. The proposed expansion significantly alters the footprint of the structure along with a much larger parking lot. No new curb cuts are proposed onto Savage Road. The Township Engineer and Fire Department have provided the applicant with a list of necessary improvements to the on-site utilities to meet the increased needs of the site. The plan also includes a bioswale at the south end of the proposed parking lot to address increased storm water drainage. This is subject to review and approval by the Township Engineer, Wayne County and if necessary, MDEQ.
 6. **The special land use will not cause injury to the value of other property in the neighborhood in which it is to be located.** The operation of the use, with site improvements for landscaping, building appearance, lighting and proper circulation will protect neighboring properties from harm. The proposal is consistent with the Township's Master Plan and existing zoning.
 7. **The special land use will consider the natural environment and help conserve natural resources and energy.** This standard can be met. The existing church and the proposed expansion with the parking lot are located in the northern half of the parcel. The southern portion is significantly wooded and is to remain untouched. The applicant had previously submitted applicant has submitted a tree list with 29 regulated trees. However, there was no survey identifying the location of the surveyed trees and





whether they were to be removed or preserved. Our site plan notes that replacement trees must be provided if any regulated trees are to be removed.

8. **The special land use is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located, and meets applicable site design standards for special approval uses.** These items are addressed throughout this letter and in our accompanying site plan review letter dated June 6, 2019. Major site plan related considerations to determine compliance with the requirements of the Zoning Ordinance as well as sound planning and zoning principles have been submitted and are adequate.
9. **The special land use is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.** Consideration of a special land use for the significant expansion of the church, to determine its impact upon neighboring property or public facilities is within the purview of the Planning Commission and Township Board of Trustees and a valid exercise of the Township's police power.

Specific Approval Criteria for Religious Institutions and Places of Assembly [Section 5.139]:

- a. **Religious institutions and places of assembly shall front upon and have all ingress and egress directly to a hard surface primary or secondary when, in the opinion of the Planning Commission, this requirement is deemed practical.** This standard has been met. The church has frontage and access onto Savage Road, which is a paved primary road.
- b. **If music, bells, carolers, chimes or similar audio presentation are to be used, the expected use, times, durations and volumes shall be disclosed on the site plan.** This standard has been met. The use statement on the cover sheet states that there will be no music, bells, chimes or similar audio presentations used on the site.
- c. **All uses of the structure, facility and land shall be completely described in a full use statement on the site plan, such uses as outdoor recreation areas, pavilions, memorial gardens, memorials, gathering areas and similar uses or activities shall be identified on the site plan.** This standard has been met. The use statement notes that most activities will be carried out indoor in the proposed sanctuary and existing building areas. The statement also notes that the active youth and children's ministries will play games on the property, and during harvest festival the church will host outdoor activities and games with a tent on the property. The activities noted are an integral part of the churches function, and do not require additional approval unless expanded to include a carnival or similar event open to the general public.
- d. **When a use other than religious service, forms of worship, and/or other approved assembly exceeds an average of twenty (20) hours per week the site shall be considered to have two (2) or more principal uses involved. The Planning Commission shall consider the impact of each use upon surrounding parcels and shall require provisions in the site plan to minimize the effect of the uses on surrounding properties.** This standard is met. The use statement notes that there will be no separate childcare services, daycare or similar uses on the site.



- e. **The landscaping requirements of this Ordinance (Article 10) shall apply to religious institutions and places of assembly. The site shall be considered a non-residential site for the purposes of landscaping.** This standard can be met. We have reviewed the landscape plan in detail for compliance with the landscaping requirements of the Zoning Ordinances. With the exception of a few discrepancies, species changes and clarification, the plan is significantly in compliance with requirements.

Recommendations

Based on the above, we find that the proposed religious institution (church) meets the criteria for special land use approval, subject to several conditions. Therefore, we recommend that the Planning Commission recommend special approval to the Township Board, subject to the following conditions:

1. Approval of utility upgrades by the Township Engineer and stormwater drainage plan approval by Township Engineer and Wayne County.
2. Changes to landscape plan with appropriate species, screening and tree replacement, if required.
3. That all of the conditions of preliminary site plan approval are met.
4. Final site plan approval.

Respectfully submitted,

McKENNA


Vidya Krishnan
Principal Planner

- c: Ron Akers, Van Buren Township Director of Planning & Economic Development
Matt Best, Van Buren Township Director of Public Services
David Potter, FTCH, Township Engineers
David McNally, Van Buren Township Fire Marshal





MCKENNA

June 4, 2019

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

Subject: VBT 19-013-SPR, River of Life Assembly of God/870 Savage Road; Preliminary Site Plan Review #2; Revised Site Plan Dated March 1, 2019; Recd. by Township May 24, 2019.

Dear Planning Commissioners:

The applicant, River of Life Assembly of God, proposes to build an 8,163-square foot sanctuary addition to an existing church. Additionally, the applicant proposes to expand the parking lot. The site is located on the south side of Savage Road, between Sheldon and Martinsville Road, and has a total area of 8.72 acres. Our comments are as follows (items requiring changes or additional information are underlined):

COMMENTS

- 1. Zoning and Use.** The site is zoned AG (Agricultural and Estates) District. The applicant proposes to construct an 8,163 square foot rear addition to an existing 4,889 square foot building. Religious institutions are permitted as a special land use in the district per Section 3.109 (c) of the Zoning Ordinance. The site is surrounded by similar AG zoning.
- 2. Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. As previously required, the following items must be noted on the site plan:
 - Location and height of all structures located within 100 feet of the subject site's property lines.
 - Notation of zoning designation for the property to the south.
 - Notation of any required Township, County, or State permits.
 - Designation of fire lanes.
 - Clarify size and use of shed shown on site.
- 3. Lot.** The parcel has a total area of 8.72 acres. The legal description is included with the tax parcel Id number.
- 4. Dimensional Requirements.** The minimum required lot width for the parcel is 150 feet. With a width of 125 feet, the subject site is an existing non-conforming lot.

The minimum required front, rear, and side yard setbacks per Section 4.102 of the Zoning Ordinance are 50 feet, 35 feet, and 10 feet (25 feet total of 2), respectively. The existing church and the proposed addition comply with all of the required setbacks.

Maximum permitted building height is 2 stories and 30 feet. The elevations proposed indicate a maximum building height of 21.25 feet to the mid-point of the gable roof and 28.1 feet to the top of the roof peak, which are within the maximum allowable height.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

5. Access and Circulation.

- a. **Location of Curb Cuts.** The subject site has 2 existing access drives off Savage Road that are proposed to be retained. The east access is to be widened to 24 feet, and intended for two-way movement of vehicles. The pavement must be striped to show two-way pattern. The west access drive is proposed to remain at 11.5 feet wide and is less than the minimum for a one-way access drive. This is an existing non-conformity. The site plan proposes signage indicating “emergency vehicles only” along the west drive to be placed at the southwest corner of the building, and on the north side of the site. The locations of the pole mounted signage must be shown. The circulation plan proposed for emergency access is subject to review and approval by the Fire Department and Township Engineer.
- b. **Cross Access.** The site plan does not propose any cross access with the adjacent property to either side. While it is the Township’s policy to require cross access wherever feasible, in this case the abutting properties are all residential-zoned or -used parcels, and cross access to direct traffic through those sites is not desirable.
- c. **Sidewalks.** The site plan indicates a new 5’ wide concrete sidewalk along the site’s Savage Road frontage. The plan also proposes a 5’ wide concrete sidewalk on the east side of the building providing access from the parking area to the existing sanctuary building. The plan indicates a small 5’ stretch of concrete sidewalk on the west side of the building intended to provide access to the HVAC unit and an existing electrical service box. The plan previously proposed separating the handicap access spaces on the south side of the building from the main entrance by a 5’ landscape bed. We had recommended that the applicant provide a crossing from the handicap spaces to line up with the portico, to prevent wheelchairs having to move into the east or west access drives. The revised plan eliminates the entire landscape area in favor of a wide crosshatched area. This is not a safe design. As proposed, there is nothing preventing vehicles from pulling forward to encroach into the drop-off aisle under the portico. The landscape area previously shown must be included with a gap aligning with the portico to allow for safe access, as previously recommended

6. Parking and Loading.

- a. **Space Dimensions.** All of the parking spaces on the site are dimensioned at 9.5 feet wide by 20 feet long and comply with Zoning Ordinance standards. The plan includes a detail which notes that all spaces will be double striped; however, we continue to recommend that all sheets illustrate the double striping for consistency.
- b. **Number of Parking Spaces.** The parking requirement is one (1) space per three (3) seats or six (6) feet of linear seating in the main assembly area, plus one (1) space per two (2) employees. Per the site plan, the seating capacity of the main assembly is 362 seats, with 2 additional employees, resulting in a total parking requirement of 121 spaces + 1 space = 122 spaces. The site plan notes the provision of 124 spaces, including 5 handicap accessible spaces, and meets the need.
- c. **Barrier Free Spaces.** The plan indicates a total of five (5) barrier free spaces, which is sufficient for a parking lot with up to 150 spaces



- d. **Loading.** The site plan includes one (1) 10' x 50' loading spaces in the middle of a drive aisle on the south side of the site. The plan notes that the space will be used when the weekly services are not in session. This is acceptable.

7. Landscaping and Screening. The site is located in the Township's Agricultural and Estates (AG) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. Our comments on individual landscaping requirements are reflected in the following comments:

- a. **Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. Based on the frontage of the site on Savage Road, a total of 3 deciduous trees + 1 ornamental trees + 18 shrubs are required. The landscape plan notes the provision of 3 deciduous tree, 1 ornamental tree, and 24 shrubs.
- b. **Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way. The parking lot area on the site is setback more than 340 feet from Savage Road right-of-way. The plan indicates an existing row of Pine trees would likely screen the portion of the parking lot that would be visible from Savage Road. The landscape plan proposes six (6) additional Pine trees planted into the gaps of the existing row of trees, to create an opaque screen.

Interior parking lot landscaping. Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. The plan includes landscape islands located at the end of each row of parking, resulting in a total of 12 landscape islands. All of the proposed islands are to be planted with two (2) deciduous trees each and flowering shrubs.

- c. **Loading Area Landscaping.** None required.
- d. **Display Area Buffering.** This requirement is not applicable.
- e. **Greenbelt Buffering.** Per section 10.103, sub-section (E), unless the lot is used for agricultural use it must have 1 tree per 30 linear feet located in a 10-foot wide buffer. The south side of the parcel is covered by wetlands; however the required buffer must be provided along the east and west property lines abutting the area of development. The plan proposes a 5' wide greenbelt along both property lines, planted with juniper (east) and Arborvitae (west) property lines. The proposed Arborvitae and Juniper species do not qualify as trees. Section 10.106 of the Zoning Ordinance allows the Planning Commission to approve modifications to the landscape requirements; while this might be necessary for the 10-foot wide buffer based on the narrowness of the lot and limited area to locate a conforming number of parking spaces, we continue to recommend evergreen trees within these greenbelt areas.
- f. **Open Space Landscaping.** The Zoning Ordinance requires 1 tree/3,000 square feet of open space area not occupied by buildings or parking. Based upon prior discussion with the applicant, a significant portion on the south side of the site is wooded and to remain untouched. Information must be presented with a rough estimate of the trees in this area, which will likely meet the ordinance standard.



- g. Detention Pond Landscaping.** The site and landscape plans include a proposal to relocate a drainage ditch along the south property line and create a 40' x 200' bioswale. The proposed drainage system is subject to review and approval by the Township Engineer and Wayne County. Any planting around the drainage areas are under Wayne County's jurisdiction. A planting plan for this area must be provided and approved by the County.
- h. Other Requirements** The site plan and landscape plan do not match on the southeast corner of the site. The site plan shows it as a crosshatch area while the landscape plan notes it as an island with 3 evergreen trees. Additionally, the site plan shows a 5' sidewalk on the west side of the building, while the landscape plan labels the area as grass. The revised plan proposes landscaping at the base of a new monument sign along Savage Road. While the site plan accurately notes that a new sign will be built in conformance to the Ordinance required setback, the landscape plan appears to reference the existing nonconforming sign. The plans must be revised for consistency.

The landscape plan must also include proposed method of irrigation for the plantings. Section 10.105(C) requires automatic irrigation system for all landscape areas. We continue to recommend that the Bradford Pear species be replaced with a more durable species. Bradford Pears have a short lifespan and weak limbs, which makes the species susceptible to damage during storms.

- 8. Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger. The applicant had previously submitted a tree list which noted a total of 29 trees on site meeting these criteria. We had asked for clarification if any of these trees were proposed for removal; however, the revised submission does not address this issue. The applicant must provide a tree summary which lists all the trees on the site only within the area of disturbance i.e., to the limits of the grading plan on the south side, those to be preserved, those to be removed and identify them on the survey. If any regulated trees are to be removed, replacement must be provided as set forth in Section 8.106(J) of the Zoning Ordinance. Required landscaping cannot be counted towards tree replacement.
- 9. Stormwater Pond.** The site plan indicates a bioswale on the south side of the property along with a relocated drainage ditch. Storm water detention calculations are subject to review and approval by the Township Engineer and Wayne County.
- 10. Lighting.** The site plan proposes 20' high single head light poles within the parking lot islands and along the periphery of the parking lot. The plan submitted includes a photometric plan with light fixture details and illumination intensities. Lighting must be contained on the site, and light trespass onto adjacent properties must not exceed the levels in Section 8.105(B) (3). The plan appears to comply. However, the photometric plan is limited to the parking lot area only. Clarify source of illumination for the main drive aisle, entrance off Savage and along the west access drive. Further, clarify location of any wall mounted light fixtures on the building. The plan includes 2 fixtures types – a pole mounted fixture and a decorative fixture. Clarify location of the decorative fixture.
- 11. Architecture and Building Details.** The applicant has submitted elevations of the proposed addition and existing building. The existing portion of the building is to be retained as is. The proposed addition is designed with a 42" masonry base and cement board siding and provided with an asphalt shingle roof. The applicant must clarify if the masonry is brick or block. The east elevation is to be provided with a horizontal row of windows across most the façade, while the south side serving as the main entrance is to be provided with a covered portico supported by limestone columns. Proposed building colors must be noted. The site



plan indicates the HVAC system on the west side of the building. The applicant must include details with any screening. Building material samples and colors must be presented at the Planning Commission meeting for review.

- 12. Dumpster.** The site plan indicates a new 10' x 10' dumpster enclosure on the southeast corner of the parking lot. Typical enclosure details indicate the structure will be constructed of split face block, provided with cedar gates to be reinforced with steel, and have bollards outside to protect the gates. Landscaping in the form of 3 evergreen trees is proposed to the east of the dumpster. The south side does not require screening as it abuts the bioswale and extensive wooded land owned by the applicant.
- 13. Signs.** The site has an existing non-conforming sign along the site's Savage Road frontage, located within 25 feet of the property line. The revised plan proposes its removal and replacement with a new 6' tall, 24-square foot sign, at the 30 foot setback line as permitted. The Zoning Ordinance allows for a single monument sign with a maximum height of 6' and area of 40 square feet placed at a minimum setback of 30 feet.

RECOMMENDATION

The site plan includes most of the required details required by the Zoning Ordinance. Any items that are either missing or require additional information can be included at final site plan review. Therefore, we recommend that the Planning Commission approve the preliminary site plan, subject to the following items being satisfactorily addressed prior to final site plan review:

1. Provide all required information under section 12.203 of the Zoning Ordinance, as noted in Comment 2, above.
2. Stripe pavement for the east access drive to shown two-way movement of vehicles and location of "emergency vehicles only" signage for the west access drive, as noted in Comment 5.a, above.
3. Revise sidewalk design on the north side of the handicap access spaces as recommended in Comment 5.c, above.
4. Illustrate the double striping proposed for the parking spaces, as noted in Comment 6.a, above.
5. Revised landscape plan to note greenbelt width along east and west property lines and substitute proposed evergreen shrubs with trees species, as noted in Comment 7.g, above.
6. Provide information regarding existing tree cover in south side of parcel to indicate compliance with open space landscaping requirements, as noted in Comment 7.f, above.
7. Provide landscaping around bioswale as required by Wayne County, as noted in Comment 7.g, above.
8. Revise landscape plan and site plan for consistency and to correct multiple errors, as noted in Comment 7.h, above.
9. Revise landscape plan to note proposed method of irrigation, as noted in Comment 7.h, above.
10. Replace proposed Bradford Pear tree species, with an alternate durable species, as noted in Comment 7.h, above.
11. Provide tree summary and replacement calculations if required, as noted in Comment 8, above.
12. Provide illumination plan for access drives and entrance to the site off Savage Road. Also include information regarding proposed decorative and any wall mounted fixtures, as noted in Comment 9, above.



13. Identify masonry material, proposed building colors and HVAC screening, as noted in Comment 11, above.

14. Planning Commission and Township Board of Trustees Approval of the proposed special land use.

Respectfully submitted,

McKENNA

A handwritten signature in black ink, appearing to read "Vidya Krishnan", with a horizontal line drawn across the middle of the signature.

Vidya Krishnan
Principal Planner

c: Ron Akers, Van Buren Township Director of Planning & Economic Development
Matt Best, Van Buren Township Director of Public Services
David Potter, FTCH, Township Engineers
David McNally, Van Buren Township Fire Marshal



June 7, 2019
FTCH Project Number 190545
VBT Project Number 19-013

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

Re: River of Life Sanctuary Addition
870 Savage Road
Preliminary Engineering Plan Review

Dear Ms. Thompson:

At the request of Van Buren Township (VBT), Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has reviewed the Site Plan dated March 1, 2019, submitted to VBT for Preliminary Site Plan approval for the proposed River of Life Sanctuary Addition Project, which is located at 870 Savage Road. For clarification, the revised plan set has the same date as the plans previously submitted for review. The previous plans had been reviewed for feasibility. The FTCH review letter dated April 12, 2019, stated no objection to moving forward with the submittal process.

This proposed project includes the addition of a sanctuary building and parking lot at the River of Life Assembly of God. The existing site includes one sanctuary building with two asphalt driveways connecting to Savage Road and a parking lot on the south side of the building. The proposed improvements include: removal of the existing parking lot; construction of a new 8,163-square-foot sanctuary structure; construction of a 130-space bituminous pavement parking lot; construction of parking lot lighting; construction of underground water utilities; relocation of an onsite drainage ditch; and other various landscaping and site plan improvements. Our review comments are as follows:

General

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

1. Plans must indicate relocating and/or addressing the overhead utilities that run through the proposed building footprint. The applicant must supply any and all easement information to VBT for review. Plans must show the location of any proposed relocated overhead utility poles.
2. Soil borings and the groundwater level in these soil borings will need to be provided prior to engineering plan approval.
3. An overall drainage area map should be provided indicating all areas tributary to the existing drain and the proposed stormwater system (i.e. pre- and post-construction overland flow route).
4. Provide a list of private utility contacts with facilities within the project limits.
5. Plans must include the applicable Standard Detail Drawings (SDD) as found in Appendix A of the VBT *Engineering Standards Manual*. The applicant can request full size (24- x 36-inch) Standard Detail sheets from VBT, as needed.
6. Plans must show the 100-year flood elevation when within the site. The plans must either include the topographic survey plan sheets dated November 15, 2013 (Sheet 1 - 3) or include the flood note from the topographic survey plan on the plan sheets.

7. All existing and proposed easements must be shown on the plans.
8. An undisturbed, vegetative buffer strip of at least 25 feet (ft) shall be retained around wetlands and other sensitive areas.
9. The title sheet must include drawing revision dates with any update. This allows VBT to follow/track plan changes.
10. A MISS DIG note must be provided on each sheet.
11. A legend must be shown identifying the line styles and symbology used.
12. The applicant should be aware that more detailed plans will be required when submitting for Engineering and Final Site Plan approval. These details include, but are not limited to, the following: quantity lists; pavement grades, elevations, and dimensions; driveway radii; length, type, class, size, invert elevations, and slopes of the proposed pipes/trench drains/culverts; finish grades of all fire hydrants and valve-well rims; storm drainage area maps; bioswale grades, elevations, and inlet/outlet details; proposed elevations for pavement, sidewalks, tops of curbs, and parking islands; typical sidewalk detail; limits of pavement and sidewalk construction; culvert invert elevations; and pavement markings/signage for one-way entrance/exit.

Water Main Service

Existing: VBT's Geographic Information System (GIS) records indicate a public 16-inch (in) water main runs east-west on the south side of Savage Road. There is one existing hydrant along Savage Road at the property just west of the project. The plans indicate an existing 1-in water service line to the existing building.

Proposed: The applicant is not proposing any additional domestic water services to the proposed building. The plans propose one 8-inch water main servicing a fire hydrant and one 4-inch fire service line to the proposed building fire suppression system.

Comments:

1. All hydrant leads must be valved.
2. All new water main must be in a dedicated 12-ft easement. Water main must be 6-ft off property line to include entire easement onsite.
3. Applicant must verify that the existing 16-in water main has a permanent easement dedicated to VBT. If not, a 12-ft easement will be required as part of this project. Applicant shall keep any new frontage signage and landscaping outside of the existing/proposed 12-ft water main easement.
4. A gate valve and well will be required at the 8-in water main connection along Savage Road. Final gate valve locations must be approved by the VBT Water and Sewer Department. The proposed 4-in water service line connection also requires a valve, but can be within a valve box.
5. Applicant must verify demand pressure requirements for building service and fire flow.

Sanitary Sewer

Existing: The VBT GIS records indicate there is an existing public 15-in sanitary sewer running east-west along the south side of Savage Road. There are no sanitary sewer service leads in VBT's records or shown on the plans.

Proposed: The applicant is not proposing any improvements to the existing sanitary sewer system.

Comments:

1. Any proposed sanitary sewer service locations must be indicated in plan view.
2. Basis of design flow computations for sanitary sewers must be submitted, indicating the existing service lead has capacity for the updated building use.

3. If a new lead is necessary, a cleanout shall be provided within 5 ft of foundation walls, at all bends and at intervals no greater than 100 ft. A minimum of one cleanout external to the building shall be required on all proposed sanitary leads.

Storm Sewer

Existing: The proposed project area is developed close to Savage Road, including a building and a parking lot, and largely undeveloped at the back of the property, including grass, dirt, trees, and wetland. Site Plan topography indicates the existing developed portion drains into the roadside ditches along Savage Road, and over half of the remaining existing site runoff flows into a drain that runs east-west through the property. At the time of this review, it is unknown if the drain along the southern half of the property is a county drain. Site runoff from the southern portion of the property appears to drain into onsite wetlands and offsite onto the adjacent properties to the east and south.

Proposed: The applicant is proposing to capture stormwater runoff from the additional building and parking lot improvements via roof drain leads and parking lot trench drains into an onsite bioswale which will flow into a relocated onsite drainage ditch.

Comments:

1. Applicant must verify the regulating authority for the drainage ditch on the property. Preliminary investigations by FTCH did not indicate the ditch was a county drain. Based on a phone conversation with the project engineer, Gary Lamarand, on June 6, 2019, the developer has consulted with Wayne County regarding the project and they do not recognize the ditch as a county drain. The drainage ditch does appear to be an established waterway and would fall under the jurisdiction of the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Applicant is advised to discuss with EGLE for assistance in applying for a joint permit application. Discussions with the regulating authority should begin now, as to not delay the approval process.
2. The plans show the proposed drainage ditch being constructed east-west across the property whereas the existing drainage ditch is shown at an angle according to the submitted topographic survey dated November 15, 2013. Applicant must include ditch grades and tie-in details to the adjacent property ditches to account for the shift in the drainage ditch alignment. At no time may the proposed development and grading prohibit upstream flow from continuing through the property.
3. Plans indicate 30-ft 18-in reinforced concrete pipes on the west and east sides of the proposed relocated drainage ditch. From the description of the stormwater system on Sheet S-3, the pipes are intended as culverts for access roads. These pipes are not shown on Sheet S-1. Plans must indicate how these pipes were sized and how they connect to the existing ditches both upstream and downstream of the site.
4. An underground or sheet flow drainage system will be required. The proposed trench drain system shown has the potential for many issues such as maintenance, freeze/thaw drainage issues, Americans with Disabilities Act 2010 (ADA) compliance issues, etc.
5. Preliminary stormwater detention storage calculations must be provided to verify stormwater storage facility sizing. Sites with drainage areas greater than 5 acres must have a detention system designed for the 100-year storm event.
6. The permanent water elevation within existing ditches and drains should be field measured and indicated on the plans.
7. Applicant must submit and obtain stormwater and right-of-way (ROW) approval from Wayne County prior to VBT granting final site plan approval. It is recommended that the applicant submit early in the process and/or have an in-person meeting with Wayne County to avoid resubmittals due to county regulations and changes.
8. Applicant must include culvert inverts and slope details.

Soil Erosion and Sedimentation Control (SESC)

1. An SESC Plan shall be provided in accordance with the VBT *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency (CEA).
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>

Recommendation

At this time, we are recommending the Planning Commission grant the River of Life Sanctuary Addition Project Preliminary Site Plan approval. Further research and coordination with governing authorities must be conducted regarding the onsite drain and overall onsite stormwater management prior to submitting Engineering Plans.

If you have any questions regarding this project, please contact me at 248.324.4791 or dpotter@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.



David L. Potter, PE, CSI-CCCA



Paul J. Kammer, PE

nac

By email

cc: Mr. Ron Akers – Director Planning and Economic Development
Mr. Matthew Best – Deputy Director Planning and Economic Development
Mr. James Taylor – Director of Public Works

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

Van Buren Fire Department
46425 Tyler Rd
Van Buren Twp, MI 48111



May 29th, 2019

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

Re: River of Life/Assembly of God addition
870 Savage Rd, Van Buren Township

To Whom it may concern:

I have reviewed the revised set of plans drawn by Jack Edward Durbin Engineer of Gary Lamar and Engineer/Designer/Builder/Leed-AP at 11717 Pardee Road, Taylor MI 48180 with the original date 1-20-19 on them. These were received May 28th for the above referenced project. All 2018 NFPA guidelines adopted by the Township of Van Buren were used in referencing this project.

Project Overview:

The submitted site plans are for an addition to an existing building. NFPA 1 and 101 2018 are the adopted fire code of Van Buren Township and were used in this review.

Emergency Responder Radio Coverage System:

1. A signal strength test must be completed prior to final C/O to determine if such system will be required.
2. If a system is not already put in place for the building, a test will be required of each leased suite; after the tenant has occupied the space, and prior to a final C/O for that occupant.
3. I have attached with the site plan review an information sheet which explains the fire code, and requirements of system.
4. ~~Hydrant needs to be moved to the West side of the building and on the island where the handicap parking is located, or move the FDC to the East side of the East drive next to the proposed location of the new hydrant.~~

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.

- ~~5. Drive widths shall not be decreased any more than already discussed and shown on submitted plans. The 11'6" drive to the West was granted because of the proposed 24ft wide drive on the East side.~~
- ~~6. Building was proposed to have the addition sprinkled only with a code compliant fire wall separation with the already built section. New Porch along existing sanctuary will need to be sprinkled.~~
7. The door leading from existing sanctuary swings in wrong direction.
8. Additional door needed for existing sanctuary or occupancy limit placed on room.
9. Doors in lobby leading to Portico need to swing in direction of egress.

Plans are approved with exceptions, as long as above items are addressed with AHJ

The fire department requires involvement in the continuing plan review, inspection, and Certificate of Occupancy process and will require various inspections during the construction phases and immediately prior to opening to verify compliance with the appropriate codes. One set of as built construction drawings, schedules, and details, as it relates to construction, fire protection and response, will be required, as well as a **digital cad layout** of the building by this department prior to our final C of O inspection.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes, and all others required for occupancy listed.

Respectfully submitted,

David McNally- Fire Marshal
Van Buren Fire Department



Memo

TO: Van Buren Township Planning Commission
FROM: Ron Akers, AICP - Director of Planning and Economic Development
RE: Review of Temporary Land Use Request #TLU19-025 – AD Transport Vehicle Parking
5905 Belleville Road

DATE: July 2, 2019

5905 Inc. (AD Transport) is requesting a Temporary Land Use permit for the temporary parking and storage of new cars and trucks at 5905 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 an existing gravel parking area that encompasses nearly the entire width of the site. The current use of the area is for trailer and semi truck parking and staging. The site has access from Belleville Road and Yost Road, and both handle regular volumes of semi truck traffic. The location of the parking areas are not near any residential property. 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 site is in an existing industrial area and is surrounded on three sides by existing industrial operations and to the south by the railroad tracks. Based on this staff does not anticipate any issues with adjacent industrial areas.

Regarding the parking of the vehicles along Belleville Road, we will be recommending a condition 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.

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 parking from the vehicles are at least 150' from Belleville Road. The applicant owns most of the property adjacent to Yost Road as well. As there is an existing parking area staff does not have any issues with the current layout.

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.

9. Hours of operation

It is likely that the hours of operation will vary based on activity levels, however as the site is not close to any residential areas it is unlikely that an extended operation will have a significant negative impact on the adjacent areas.

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.

13. Fire lanes, fire protection, and security

The Fire Marshal has reviewed this site and has identified no issues. 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 should 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

Based on the review criteria mentioned above staff is recommending approval of the temporary land use for 5905 Inc to conduct the temporary land use of parking vehicles at this property at 5905 Belleville Road. The recommendation is based on this review dated July 2, 2019 and subject to the following conditions:

1. 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 avoid headlight glare.
2. The site shall be maintained in a clean manner and trash will be properly disposed of.
3. 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.
4. That the temporary land use permit is valid for a period of one year ending July 10, 2020.