

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
May 8, 2019
MINUTES

Chairperson Thompson called the meeting to order at 7:29 p.m.

ROLL CALL:

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

Excused: Boynton.

Staff: Secretary Harman.

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

Audience: Six (6).

APPROVAL OF AGENDA:

Motion Kelley, Atchinson second to approve the agenda of May 8, 2019 as presented. Motion Carried.

APPROVAL OF MINUTES:

Motion Jahr, Franzoi second to approve the regular meeting minutes of April 24, 2019 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 18-036 U.S. SIGNAL – FINAL SITE PLAN APPROVAL.

TITLE: THE APPLICANT, U.S. SIGNAL PROPERTIES, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT A 25,000 SQ FT DATA PROCESSING BUILDING.

LOCATION: 9275 HAGGERTY ROAD. THIS SITE IS LOCATED AT THE NORTHEAST CORNER OF TYLER ROAD AND HAGGERTY ROAD.

A representative from U.S. Signal Properties, LLC gave the presentation. The applicant is requesting final site plan approval to construct a 25,000 square foot data processing building; this is the first phase of a 4-phase 100,000 square foot facility. The applicant is working with planning staff and engineers to complete all remaining comments, the water main was addressed in the first phase and the tap configuration was changed, the applicant has received Wayne County approval, storm water and sewer system approval and soil erosion and ground water permits. The applicant has agreed to a Development Agreement to ensure completion of the project in a timely fashion.

Vidya Krishnan of McKenna Associates presented her final site plan review letter dated 5-5-19 recommending the Planning Commission grant final site plan approval to the U.S. Signal Properties project to be located at 9275 Haggerty Road, subject to the following conditions being addressed and submitted for Administrative review and approval:

1. Execution of a Development Agreement in a format deemed acceptable by the Township, setting forth the provisions for phasing and expirations, prior to issuance of a Certificate of Occupancy for the building.

2. Incorporation of crosswalks on the southwest corner of the property to connect to the west side of Haggerty and south side of Tyler Road.
3. Acknowledgement by the applicant that parking is not permitted within the 75' front yard setback area, now or in the future.

David Potter of Fishbeck Associates presented his final site plan review letter dated 5-3-19 recommending the Planning Commission grant U.S. Signal Communications, data center engineering plan and final site plan approval subject to the conditions in the review letter with all comments being addressed and resubmitted in an issued for construction plan set.

The Fire Department review letter dated 4-30-19 recommended final site plan approval.

Commissioners discussed the Development Agreement and inquired if landscaping will be completed in phases. Vidya Krishnan of McKenna Associates is working with planning staff on the Development Agreement and she will bring a draft back to the Planning Commission once it is complete. All landscaping for the development will be completed in Phase 1. The Commissioners agreed that they like the architectural design of the data center.

No comments from the audience.

Motion Kelley, Jahr second to grant final site plan approval to U.S. Signal Properties to construct a 25,000 square foot data processing building located at 9275 Haggerty Road, based on the analysis and subject to the recommendations in the McKenna Associates review letter dated 5-5-19, Fishbeck Associates review letter 5-3-19 and Fire Department review letter dated 4-30-19. Motion Carried. (Letters attached)

GENERAL DISCUSSION:

Commissioners discussed public hearings in which residents speak, making sure residents have the opportunity to be heard and the forwarding of their comments to the Township Board.

ADJOURNMENT:

Motion Budd, Franzoi second to adjourn at 7:50 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

Amy L. Brow
Fire Chief
O: 734-699-8916 C: 734-260-7411

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



April 30, 2019

Department Building and Planning
46425 Tyler
Van Buren Twp. MI 48111

RE: US Signal Site Plan

To: Ron Akers

I have looked at the submitted site plan and the comments for the proposed project at Haggerty and Tyler road on the North East corner:

It appears all requirements set forth by Fire Marshal McInally have been met, minus the below listed item:

FDC will be within 50 feet of a hydrant and have a 4 inch Stortz connection and a 30 degree elbow. FDC sign will be red on white and have required psi.

The submitted site plan does not reflect this change.

If you have any questions, please let me know.

Ryan McCormick
Battalion Chief
Van Buren Fire Dept.

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.



May 3, 2019
Fishbeck Project Number 181702
VBT Project Number 18-036

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

Re: US Signal – Communications Data Center
9275 Haggerty Road
Engineering Plan & Final Site Plan Review

Dear Ms. Thompson:

At the request of Van Buren Township (VBT), Fishbeck, Thompson, Carr & Huber, Inc. (Fishbeck) has reviewed the Engineering Site Plan dated April 30, 2019, submitted to VBT for Engineering Plan and Final Site Plan review for the proposed US Signal Communications Data Center project, which is located at 9275 Haggerty Road. A previous Engineering Plan dated April 9, 2019 was submitted and superseded by the current Engineering Plan set. The Preliminary Plans dated December 20, 2018 were recommended for approval in the Fishbeck Letter dated January 18, 2019 and approved at the January 23, 2019 Planning Commission Meeting.

This proposed project entails: construction of a 25,000 square-foot building; construction of a 22-space bituminous pavement parking lot on the west side of the proposed building and a three-space pavement parking lot on the north side of the building; installation of one drive approach to Haggerty Road and one drive approach to Ricardo Drive; construction of storm sewer improvements including a storm sewer pipe network, three bioretention swales, and a storm water detention basin – which will connect to and discharge into the existing storm drain ditch along Haggerty Road; construction of underground utilities including sanitary sewer and a water main loop; and other various landscaping and site plan improvements.

The plans include four (4) construction phases. The first phase includes the work listed in the previous paragraph, which comprises the majority of final construction work. Phases two, three, and four indicate an additional 25,000 square foot building for each phase, totaling 100,000 square foot by the end of phase four. The developer anticipates the timing of phases two-four will be a phase addition every 24 months. Previously submitted engineering plans indicated portions of the water main being constructed in phases but due to VBT requirements for water main construction the applicant has revised the Engineering Plans to indicate the water main and all appurtenances to be constructed with the first phase.

We have attached a summary of our review comments below:

General

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

1. All utility crossings indicated in the profile view must include the elevations of the top of pipe crossing under and the bottom of pipe crossing over.
2. A note should be added indicating the proposed building will not have a basement (Sect. 2.C.14).

3. Plans must include the applicable Standard Detail Drawings (SDD) as found in Appendix A of the VBT Engineering Standards Manual (Sect. 2.C.4).
4. Sidewalks through commercial drives must be at least 8 inches in thickness (Sect. 7.A. Sidewalk.5) [Callout 1, sht 6].
5. Limits of all phase work must be indicated on the plans, including access road construction [Callout 9, sht 3]. Final Site Plan approval will include the overall layout and schedule of the phasing plan. At the time of each future phase application, these Final Site plans may be used as a basis for approval. Separate permits, such as the soil erosion and sedimentation control (SESC) permit, may be required with each future phase construction.

Water Main Service

Existing: VBT's Geographic Information System (GIS) records indicate an existing 12-inch water main running north-south on the west side of Haggerty Road, another 12-inch water main running east-west on the south side of Ricardo Drive, and a 42-inch water main running north-south on the east side of Haggerty Road and east-west on the north side of Ricardo Drive. There is one existing hydrant along Ricardo Drive and one existing fire hydrant along the west side of Haggerty Road.

Proposed: The applicant's proposed plan indicates three proposed water main connections to the existing 12-inch water main running along Ricardo Drive, two closer to Haggerty Road and one further east. One of the western connections is a 2-inch private copper water service lead to the proposed property. The other two connections are part of a proposed public 8-inch ductile iron water main loop around the proposed building, which will service the building, seven proposed fire hydrants, and all future phased building construction. A 6-inch fire protection service line is proposed to come off the water main loop to service the building.

Comments:

1. Final water main layout and gate valve locations must be approved by the VBT Water and Sewer Department.
2. The current water main and valve configuration needs to be adjusted for the new looped system, eliminating unnecessary bends and fittings, and meeting required valve spacing per VBT Engineering Standards Manual. The applicant has been made aware of the requested adjustments and has confirmed that they will work to reconfigure the water main with the new loop.
3. Verify tee connection spacing for construction of service water main connection next to the existing fire hydrant lead [Callout 4, sht 7].
4. Plans must indicate the finished grades of all valve rims (Sect. 2.C.11).
5. Pipe dimensions and bend locations must match on the plan and profile views [Callout 2, shts 7, 9, and 12].
6. All gate valves except those at hydrants and service leads must be installed in wells (Sect. 3.A.2.d) [Callout 3, sht 7].
7. Applicant must verify demand pressure requirements for building service and fire flow.
8. Applicant to submit and obtain Michigan Department of Environmental Quality (MDEQ) approval for the proposed public water main prior to scheduling the pre-construction meeting.
9. Provide six feet minimum cover below proposed ground surface at water main location (Sect. 3.A.1.j) [Callout 17, sht 9].
10. All public water mains must be located in an easement, including hydrants and extensions. Easement must extend 6 feet beyond hydrant (Sect. 3.A.1.v) [Callout 6, sht 7].
11. Gate valve spacing must be spaced so that in the event of a breakage no more than two hydrants will be out of service (Sect. 3.A.2.a.i.c).

Sanitary Sewer

Existing: VBT's GIS records indicate there is an existing 16-inch sanitary sewer force main running north-south along the east side of Haggerty Road. Records also indicate an existing sanitary sewer manhole in the northwest quadrant of the intersection of Haggerty Road and Tyler Road. The manhole receives flow from a 10-inch Reinforced Concrete Pipe (RCP) gravity-fed sanitary sewer service from the northwest and outlets to an 18-inch RCP gravity-fed sanitary sewer running/flowing south along the west side of Haggerty Road, part of the South Huron Valley Utility Authority (SHVUA) Sanitary sewer system.

Proposed: The applicant is proposing a 15-inch sanitary sewer pipe connecting to a manhole stub out at the intersection of Haggerty Road and Tyler Road and connecting to a 4-foot diameter sanitary sewer manhole with a stub out for future expansion along Haggerty Road north. The plans indicate a 6-inch sanitary sewer lead from just south of the proposed manhole crossing Haggerty Road through 100-feet of jack and bored steel casing to the proposed building. The applicant indicates extending the existing 15-inch PVC sanitary sewer stub and adding a manhole upstream with another extension in order to limit impacts to the Haggerty Road intersection.

Comments:

1. The plans call for jack and bore 12-inch steel casing pipe. Applicant must provide details for any flowable fill, spacers, or end seals used for the pipe.
2. The Sanitary Basis of Design should be based on VBT standards manual and should use the numbers/values indicated in the VBT Water and Sewer Department Schedule of rates (effective January 1, 2018) (Sect. 4.A.3) [Callout 14, sht 8]. The rate schedule is available here: <http://vanburen-mi.org/dpw/> under Public Works Information Links section.
3. The landscape plans must ensure no trees are planted within the water utility easement [Callout 10, sht L1].
4. Applicant must submit and obtain a permit from the MDEQ (EGLE) and SHVUA for the proposed public sanitary sewer prior to scheduling the pre-construction.
5. Wayne County Department of Public Services (DPS) must approve all work within their right-of-way (ROW) and must approve methodology of construction. Applicant must follow all requirements as set forth by Wayne County. Submit approval letter to VBT for their records.

Storm Sewer

Existing: Site Plan topography indicates the proposed project area (mostly dirt and grass) surface flows onto adjacent properties into the existing storm drain ditches along the north, west, and south sides of the property frontage. The existing storm ditches along Haggerty Road drain southerly into the Smock and Spear Drain.

Proposed: The applicant is proposing to capture storm water runoff from the site via roof drain leads, storm drain inlets, and bioretention swales into a proposed onsite detention basin on the northwest corner of the property. The parking lot on the west side of the building is proposed to drain into a pre-treatment facility and into the proposed basin. The plans indicate an outlet control structure and overflow structure from the detention basin to the existing roadside drainage ditches running north-south along the east side of Haggerty Road. The remaining property discharges into on-site bioswales that eventually drain to the detention basin.

Ms. Carol Thompson, Chairperson
 Mr. James Taylor, Director of Water and Sewer
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 May 3, 2019

Comments:

1. Applicant must submit and obtain storm water and ROW approval from Wayne County prior to VBT granting final site plan approval. The storm water permit must include approval of the proposed storm drain pretreatment structure, detention pond(s), bioswales, etc.
2. For developments larger than 5 acres the storm water detention basin must be sized for a 100-year storm event (Sect. 6.A.1.a). The project site is 7.91 acres. From the discussions at the preliminary plan meeting, the applicant's engineer stated the county is requiring only a 10-year storm event due to the Bio-Swale implementation. Each of the three bio-swales is sized for an area less than five acres. An approval letter from Wayne County must be submitted approving this.
3. Profile views must be provided for all storm sewers (Sect. 2.C.9) including the driveway culverts. Plans shall include diameter, length, grade, manhole tie-ins, invert elevations, and material of driveway.
4. A drop of 0.10 foot shall be provided in the downstream sewer invert elevation for directional changes in excess of 30 degrees to compensate for the hydraulic head losses (Sect. 4.A.4.e).
5. Plans must include calculations for the 10-year storm detention basin elevation [Callout 13, sht 10].
6. The roof drain for the northern half of the building roof drains to Area No. 2 instead of the Storm Basin as indicated on the plans. Applicant to verify drainage areas (Callout 11, sht 11).

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>

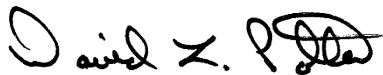
Recommendation

We are recommending the Planning Commission grant US Signal Communications Data Center Engineering Plan and Final Site Plan approval, subject to the comments listed above. All comments must be addressed and resubmitted in an Issued for Construction set.

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

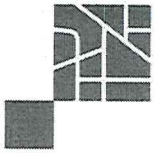


Paul J. Kammer, PE

ag2

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



May 5, 2019

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

Subject: VBT-18-036; U.S Signals Data Center; 9275 Haggerty Road; Final Site Plan Review #4; Revised Site Plans Dated April 30, 2019.

Dear Commissioners:

The applicant, U.S. Signal Properties LLC, proposes to construct a data processing center on a 7.91 acre vacant parcel located at the northeast corner of Haggerty Road and Tyler Road intersection. The applicant received preliminary site plan approval from the Planning Commission on January 23rd, 2019, subject to several conditions:

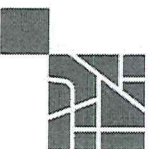
We have reviewed the revised site plan for compliance with the conditions of preliminary site plan approval and offer the following comments (any items that require changes or additional information are underlined):

COMMENTS

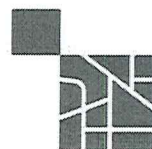
- 1. Provision of additional information regarding potential timeline for construction of the phases pursuant to the Zoning Ordinance.** This condition can be met. The applicant proposes to construct a 25,000 square foot data processing building as Phase 1 with 3 additional phases of 25,000 square feet each for a total of 100,000 square feet of building area. The applicant proposes to construct only Phase 1 immediately. Per the applicant *"the timing of phases 2-4 expansions will be determined by customer demand but the expectation would dictate a phase addition every 24 months"*. This would result in a full build-out in 6-8 years. Under the provisions of Section 12.211 and 12.212 of the Zoning Ordinance, the Planning Commission may require performance guarantees and/or a Development Agreement to ensure completion of project. Since the proposal involves a significantly extended timeline, we recommend the execution of a Development Agreement setting forth the provisions for phasing and expirations, prior to issuance of a Certificate of Occupancy for the building.
- 2. Correction to the use notation labels on the architectural drawings.** This condition has been met. The architectural drawings have been revised to correctly identify the building as a "data center" rather than a storage building.
- 3. Notation of correct OT District setbacks on the site plan sheet 3.** This condition can be met. Sheet 3 has 2 different notes on building setbacks. While both notes correctly state the required setback along Haggerty Road as 75', one of the notes continues to incorrectly state that parking is permitted to occupy a portion of this setback area. This provision only applies to the commercial districts and not the OT district. This appears to be a repeated typographical error, which has still not

been corrected. Irrespective of the error in notation, this final approval is granted with a clear understanding that no such parking shall be allowed in the future.

4. **Relocation of building footprint and 9 parking spaces facing Haggerty Road frontage, to the east to comply with the required 75' front yard setback or apply for a variance from the same.** This condition has been met. The building and parking have been shifted to the east to meet the 75' setback requirement.
5. **Notation of peak ingress period from Haggerty Road.** This condition has been met. The site plan includes detailed notation on peak time traffic and stacking capacity at the main entrance to the site of Haggerty. The plan notes peak hours as 8-9 am, at which time the driveway will allow for stacking of 5 vehicles and possible 2 additional vehicles in the deceleration lane. This should allow for continuous movement of vehicles on Haggerty without any delay. The plan also notes that in the unlikely event any stacking issues arise on Haggerty, traffic would be directed to the entrance off Ricardo Drive and changes made to the parking plan to address it. Any such change to pavement area would require prior Township approval.
6. **Clarify intent regarding placement of large boulders to identify transition from paved area to gravel drive for Fire Department access on south side of building.** This condition has been met. Since receiving preliminary approval, the access drive appears to have been changed to extend the pavement along the south side of the building to the generator pad area. It then transitions to a crushed stone pad drive that connects to the access drive on the north side of the building. The final design of the circulation drive for access is subject to Fire Department and Township Engineer review and approval.
7. **Notation that in future phases the crushed stone/gravel drive will be upgraded to asphalt or concrete.** This condition has been met. The site plan notes that the fire access lane that goes around the perimeter of the site will be paved (we assume with asphalt or concrete as required) as future phases are completed.
8. **Provision of a sidewalk easement for any public sidewalk located on the applicant's property.** This condition has been met. All of the public sidewalks along Haggerty Road, Tyler Road and Ricardo Drive appear to be placed entirely within the public rights-of-way.
9. **Provision of a crosswalk on north side of Tyler Road to connect to the sidewalk on the south side on Haggerty Road.** This condition can be met. At the time of preliminary site plan review and approval, our letter included a recommendation (not suggestion) that a crosswalk be shown as noted above. The Planning Commission approved the plan with that recommendation, and we are not aware that it was removed specifically prior to approval. The plan at the time also included a crosswalk from the east side of Haggerty Road to the north side of Tyler. The revised plan at this time shows both crosswalks with a notation "crosswalk by others to be completed when opposite corner is developed". The corner to the west is already developed and the crosswalks were shown on an approved preliminary plan. We believe it was a condition of approval and must be implemented.



10. **Correction to parking calculations to include the 3 spaces shown on the north side of the building.** This condition has been met. The 3 spaces have been counted in the total of 28 spaces on the site.
11. **Information regarding projected future levels of traffic for employees, customers and site users, pursuant to Section 9.101(J) and Section 9.101(H) of the Zoning Ordinance.** This condition has been met. The revised plan includes detailed notation of hours of operation and anticipated traffic. Based upon the use of the site, the applicant does not anticipate any conflicts with regard to traffic, stacking or parking on the site in the future. Further, each of the future phases of development will require Planning Commission approval and any shortages in parking or traffic concerns can be addressed at such time.
12. **Clarification regarding areas that are to be irrigated, in compliance with Ordinance requirements.** This condition has been met. The landscape plan includes a colored plot plan identifying areas of temporary and permanent irrigation. Per the plan, all areas of the site, with the exception of the areas occupied by the bioswales and footprint of the future 3 phases, will be provided with permanent (automatic) irrigation.
13. **Installation of upright evergreen around the mechanical equipment, instead of Viburnum shrubs, to meet screening requirement.** This condition has been met. The landscape plan proposes 8' tall Emerald Green Arborvitae for screening around the mechanical units. The generator on the north side of the site is well screened; however the generator on the south side has no screening on its south side visible from Tyler Road. It appears no trees are proposed because of the internal access drive and a bioswale. The proposed trees along the south property line should provide for some additional screening. The landscape plan and plant list have been corrected to note the exact number of screening trees proposed.
14. **Clarification on landscape plans regarding proposed plantings for compliance to various ordinance requirements (e.g., frontage landscaping, parking lot landscaping, loading area landscaping, greenbelt landscaping, OT landscaping, etc.).** This condition has been met. The plant list on sheet L2 identifies the various plantings, quantity and the ordinance standard they are required to meet.
15. **Submission of a photometric plan in compliance with Section 8.105 of the Zoning Ordinance.** This condition has been met. While the photometric plan does not include data on actual illumination intensities, the plan indicates that the illumination will be restricted to the entrance and the building, with no spillage outside the property lines. The plan also notes proposed fixture location and manufacturer's details. A previously submitted photometric plan prior to preliminary approval, indicated compliance with maximum illumination levels established in Section 8.105, and will be considered as part of the final site approval package.
16. **Submission of architectural drawings to meet the requirements of Section 3.114 of the Zoning Ordinance.** This condition has been met. The revised set includes architectural drawings of the proposed building and a colored rendering of the front façade. The proposed building is to be constructed in 4 shades of precast concrete panels and metal paneling. The metal paneling is



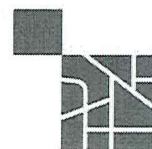
intended to accent the office area of the data center and wraps around to the north side of the building. The office area is also provided with windows and metal framing. The precast concrete panel proposed for the main body of the building is a textured panel with a distinct pattern. The overall architecture is intended to reflect the office-technology use of the building.

17. **Replacement of “wing wall” with evergreen screening, or revisions to comply with Section 7.205 of the Zoning Ordinance (e.g., 8 feet maximum height and composed of brick or other decorative material).** This condition has been met. Since architectural plans have not been submitted, it is unclear if the “wing wall” has been removed from the plan; however, the landscape plan does indicate 8’ tall evergreen to create a visual screen for the generator and dock area.
18. **Provision of dumpster enclosure details including materials and required bollards.** This condition has been met. Sheet 15 includes details of the dumpster to be constructed of material to match the building, which we assume would be precast concrete panels and provided with steel reinforced wooden gates. The detail has been revised to include bollards outside the enclosure to protect the gates.
19. **Planning Commission approval of proposed 8’ fence upon determination that it meets the standards of Section 7.205(B)(4).** This condition has been met. The Township recently adopted a zoning text amendment allowing for specific types of security fencing in various zoning districts. The proposed 8’ fence is permissible at this time.
20. **Approval of amendment to Section 7.205 of the Zoning Ordinance to allow fences in the front yard in the OT district or approval of a variance for the same.** This condition has been met. The Zoning Ordinance was amended to allow for the proposed fencing in the front yard.

RECOMMENDATION

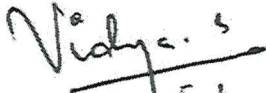
Most of the conditions of preliminary plan approval have been met at this time. Therefore, we recommend that the Planning Commission grant final site plan approval to the U.S. Signals project to be located at 9275 Haggerty Road, subject to the conditions below being addressed and submitted for Administrative review and approval:

1. Execution of a Development Agreement in a format deemed acceptable by the Township, setting forth the provisions for phasing and expirations, prior to issuance of a Certificate of Occupancy for the building.
2. Incorporation of crosswalks on the southwest corner of the property to connect to the west side of Haggerty and south side of Tyler Road.
3. Acknowledgement by the applicant that parking is not permitted within the 75’ front yard setback area, now or in the future.



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

