

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
January 23, 2019  
MINUTES**

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

**ROLL CALL:**

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

**Excused:** None.

**Staff:** Director Akers and Secretary Harman.

**Planning Representatives:** McKenna Associate, Patrick Sloan and Fishbeck Associate, Paul Kammer.

**Audience:** Sixteen (16).

**APPROVAL OF AGENDA:**

**Motion Kelley, Jahr second to approve the agenda of January 23, 2019 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Atchinson, Franzoi second to approve the regular meeting minutes of January 9, 2019 as presented. Motion Carried.**

**NEW BUSINESS:**

**ITEM # 1                    18-039 – THE REAL MCCOY BBQ – TEMPORARY LAND USE**

**TITLE:                    THE APPLICANT, THE REAL MCCOY SOUTHERN BBQ, IS REQUESTING TEMPORARY LAND USE APPROVAL TO OPERATE AN OUTDOOR CARRYOUT RESTAURANT AT 39431 E. HURON RIVER DRIVE, VAN BUREN TOWNSHIP, MI 48111.**

**LOCATION:                39431 E. HURON RIVER DRIVE. THIS PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF HANNAN ROAD AND HURON RIVER DRIVE.**

Owner and applicant, Mr. Langford, gave the presentation. Mr. Langford seeks temporary land use approval to utilize a trailer to operate an outdoor carryout service for The Real McCoy Southern BBQ restaurant from January 24, 2019 through May 15, 2019. The building located on the site will be open for water and restroom use.

Director Akers presented his review letter dated 1-9-19 recommending the Planning Commission approve the temporary land use request for the Real McCoy Southern BBQ to operate a BBQ trailer at 39431 E. Huron River Drive, from January 24, 2019 through May 15, 2019 with the following condition:

1. The applicant submit a copy of an active permit from the Wayne County Health Department.

Director Akers presented the Fire Department review letter dated 12-18-18, approving the plan as submitted.

Commissioner inquired if the applicant will be disposing sanitizer water in the store. Yes, the applicant will be disposing of it in the store.

**Motion Kelley, Jahr second to grant temporary land use approval to The Real McCoy Southern BBQ to operate an outdoor carryout restaurant at 39431 E. Huron Rive Drive from January 24, 2019 through May 15, 2019, subject to the analysis and conditions in the staff review letter dated 1-9-19 and Fire Department review letter dated 12-18-18. Motion Carried. (Letters attached)**

**ITEM # 2                      19-001 – PROJECT SYCAMORE – REVIEW AND COMMENT ON PROPOSED VARIANCE IN ASSOCIATION WITH SITE PLAN**

**TITLE:                      THE APPLICANT, JULIAN BEGLIN, IS REQUESTING REVIEW AND COMMENT ON A PROPOSED WALL HEIGHT VARIANCE IN ASSOCIATION WITH A PROPOSED SITE PLAN FOR IMPROVEMENTS ON AN EXISTING INDUSTRIAL SITE.**

**LOCATION:                      9000 HAGGERTY ROAD. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF HAGGERTY ROAD AND TYLER ROAD.**

Julian Beglin of HF Lenz Company gave the presentation. The applicant's primary reason for the variance request is to provide perimeter security to protect assets and data processing in the main building. Mr. Beglin displayed the layout of the site with the location of the wall. The applicant is requesting the wall be 14 feet in height to cover 13.6-foot vehicles coming in, the wall blocks are textured precast and weigh in excess of 1,000 pounds each. The applicant displayed color renderings of several different viewpoints from Haggerty Road to show how the wall will look from the almost 300-foot setback. There is also a landscape plan for the site.

Commissioners comments included: what if someone coming to work on the site happens to slide into the wall with their vehicle, has the applicant taken the time to investigate the ground in regards to settling over time and inquired why would the applicant like to add the wall now. There is a 10-foot section of unimproved area along the wall, which could intercept a vehicle. A geotechnical investigation of soil borings provided sampling results and composite strength showing high soil density, the applicant will prepare the surface and modify before putting the wall in place. The building has grown into a remote data processing location with higher security required by the FDIC.

The Planning Commissions comments will be forwarded to the Board of Zoning Appeals for the appeal meeting on February 12, 2019.

**ITEM # 3                      18-035 – COSTCO DRY DEPOT EXPANSION – FINAL SITE PLAN APPROVAL**

**TITLE:                      THE APPLICANT, MG2, IS REQUESTING FINAL SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A 43,260 SQ FT ADDITION AND RELATED PARKING AREAS TO THE COSTCO DISTRIBUTION CENTER.**

**LOCATION:                      5860 BELLEVILLE ROAD. THIS PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN MICHIGAN AVENUE AND VAN BORN ROAD.**

Brad Fishman and Ryan Hartsuff gave the presentation for the applicant. The applicant is requesting final site plan approval to construct an addition to the existing Costo Distribution Center, which was designed to have both a wet depot and dry depot. The addition of 43,260 is slightly larger than originally requested to accommodate an added break room and restroom for employees. Wayne County permitted the Costo Distribution Center as a full build out during the first phase, the applicant has gone back to Wayne County and they have no further requirements for the site. There will be water and sanitary sewer service with the break room and restroom, the 12-inch water main will be extended to the property and will be tied in at the west property line. The applicant is able to accommodate all comments from the planning engineers with the final set of plans.

Patrick Sloan of McKenna Associates presented his review letter dated 1-18-19 recommending preliminary site plan approval subject to the following items being satisfactorily addressed for administrative review:

1. That the discrepancy of the current number of dock doors be corrected on the plans.
2. That the plans clarify the use of 14 new dock areas marked as "future" doors.
3. That the paved surface maintenance agreement language from the Zoning Ordinance be noted on the plans.
4. That the tax parcel ID number be noted on the site plan.
5. That the discrepancy of the parking count in the parking data and project use statement notes be corrected.
6. That the discrepancy of the existing truck parking spaces and proposed truck parking spaces be corrected on the plans.

Paul Kammer of Fishbeck Associates presented his review letter dated 1-18-19 recommending the Planning Commission grant the Costco Dry Depot addition final site plan approval, subject to the review comments noted in the letter.

Director Akers presented the Fire Department review letter dated 12-3-18 recommending final site plan approval.

No comments from the Commission or the audience.

**Motion Kelley, Boynton second to grant MG2 final site plan approval to construct a 43,260 square foot addition and related parking areas to the Costco Distribution Center located at 5860 Belleville Road, subject to the conditions and based on the analysis of the Fishbeck review letter dated 1-18-19, McKenna review letter dated 1-18-19 and Fire Department review letter dated 12-3-18. Motion Carried. (Letters attached)**

**ITEM # 4                      18-036 – U.S. SIGNAL – PRELIMINARY SITE PLAN APPROVAL**

**TITLE:                      THE APPLICANT, US SIGNAL PROPERTIES, IS REQUESTING PRELIMINARY 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.**

Mike Knolls gave the presentation for the applicant. The applicant is requesting to construct a 100,000 square foot data center in 4 phases, this being the first phase at 25,000 square feet that will be utilized for storage of data servers. The applicant has applied to Wayne County, received review and is awaiting approval, has application in to MDEQ for water/sewer permits and is willing to meet all conditions presented by the planners and engineers.

Patrick Sloan of McKenna Associates presented his review letter dated 1-18-19 recommending the Planning Commission approve the preliminary site plan, subject to the following conditions:

1. The applicant must provide additional information regarding potential timeline for construction of the phases pursuant to the Zoning Ordinance.
2. The labels on the architectural drawings must correctly classify the use.
3. The correct setbacks of the OT district must be labeled and on the plans.
4. To meet the front yard setback of 75 feet from the right-of-way of Haggerty Road, the applicants must: move the building and parking lot eastward, which may also include moving 9 spaces facing Haggerty Road to the east side of the parking lot; or apply for a variance from the front yard setback requirement if the building and parking lot cannot feasibly be moved eastward.
5. The applicant must state the peak ingress period from Haggerty.
6. The applicant must clarify if the intent is to place large rocks along the two sides of the access drive.
7. In future phases, the driveway around the building must be upgraded to asphalt or concrete.
8. Any sidewalk located on the applicant's property outside the right-of-way must have a recorded access easement.
9. Construction of a crosswalk on the north side of Tyler Road to connect Haggerty Road is recommended.
10. The site plan parking calculations must include the 3 spaces on the north side of the building.
11. Pursuant to Section 9.101(J) and Section 9.101(H) of the Zoning Ordinance, we recommend that the applicant demonstrate the future levels of traffic for employees, customers, and other site users.
12. The irrigated areas must be clarified and must meet the requirements of the Zoning Ordinance.
13. The Viburnum shrubs around the mechanical equipment must be replaced with upright evergreens to meet the requirement of the Zoning Ordinance.
14. The landscaping plan should be labeled with an indication of which plans are for which requirements.
15. A photometric plan must be submitted in compliance with Section 8.105 of the Zoning Ordinance.
16. The architectural drawings must meet the requirements of Section 3.114 of the Zoning Ordinance.
17. The "wing wall" must either be replaced with evergreen screening, or be revised to comply with Section 7.205 of the Zoning Ordinance.
18. The applicant must clarify the dumpster enclosure materials and include the required bollards.
19. That the proposed fence height of 8 feet be approved by the Planning Commission if the Planning Commission determines that it meets the standards of Section 7.205 (B)(4).

20. If Section 7.205 of the Zoning Ordinance is not amended to allow fences in the front yard in the OT district, the applicant must apply for a variance for the proposed fence in the front yard.

Paul Kammer of Fishbeck Associates presented his review letter dated 1-18-19 recommending the Planning Commission grant US Signal Communications Data Center preliminary site plan approval, subject to the comments in the letter.

Director Akers presented the Fire Department review letter dated 1-14-19 recommending approval.

Commissioners inquired with there being no wall or monument signs, will there be an address. Yes, the address location will be addressed at final site plan review.

**Motion Boynton, Jahr second to grant US Signal Properties preliminary site plan approval to construct a 25,000 square foot data processing building at 9275 Haggerty Road, located on the northeast corner of Tyler and Haggerty roads, subject to recommendations in the McKenna review letter dated 1-18-19, Fishbeck review letter dated 1-18-19 and Fire Department review letter dated 1-14-19. Motion Carried. (Letters attached)**

#### **GENERAL DISCUSSION:**

#### **ITEM # 1                      ZONING ORDINANCE AMENDMENT REGARDING FENCES**

Patrick Sloan of McKenna Associates presented proposed amendments to Section 7.205 (fences, walls, and other protective barriers) of the Zoning Ordinance.

Commissioners discussed adding MT to section (2)(b)(i), adding language to reconsider allowing for certain permitted uses within the OT district, recognizing that they have different security requirements, allowing the front yard fences in the OT district to come up to 8 feet with approval and adding language for energized barriers. Mr. Sloan will make the language more interactive and come up with examples.

Director Akers has the public hearing scheduled for February 13, 2019.

#### **ADJOURNMENT:**

**Motion Boynton, Franzoi second to adjourn at 9:00 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



# Memo

**TO:** Planning Commission

**FROM:** Grace Stamper  
Planning and Economic Development Intern

**RE:** Review of Temporary Land Use Request # TLU18-039- The Real McCoy Southern BBQ  
Agenda Item for January 23, 2019

**DATE:** January 9, 2018

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The Real McCoy Southern BBQ is requesting a temporary land use permit for a BBQ trailer that would operate from January 24, 2019 through May 15, 2019. Per article 7, section 7.120 of the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval.

I have reviewed the application and the requirements of article 7, section 7.120 of the ordinance for temporary land use approval and have the following comments:

**1. Adequacy of parking and access:** The grilling area of the proposed BBQ trailer does not take up any parking spaces and leaves a space of 40 feet between the grill and the building. It also does not block any entrances or exits to the property.

**2. Adequate drainage:** The proposed BBQ trailer will be placed on the existing parking lot. It will not cause drainage issues because it does not change the amount of impervious lot surface or the amount of water directed into the storm system.

**3. Compatibility with surrounding land uses:** The site is zoned C-1, General Business. Carry out restaurants are a permitted use in the C-1 district. The neighboring properties are zoned R-1 B, single family residential. Multiple nearby residential property owners have indicated that they are not concerned about potential smoke or odor, and wind generally blows west to east (towards an open field in this case), so the proposed BBQ trailer is compatible with surrounding land uses.

**4. Size, height, and type of construction of proposed buildings and structures in relation to surrounding site:** There is no building to be constructed. The proposed use is a portable BBQ trailer.

**5. Sufficient setback from road right-of-ways and lot lines:** The proposed location of the BBQ trailer is in an already existing parking lot outside the road right-of-way.

**6. Adequate utilities:** The proposed BBQ trailer uses a grill, which does not require any utilities.

**7. Trash disposal and site clean up:** A dumpster will be located on the site to dispose of any trash.

**8. Sanitary facilities:** There are bathrooms on the site.

**9. Hours of operation:** The proposed BBQ trailer will operate during normal business hours of 10am-6pm.

**10. Outdoor lighting and signs:** There are no proposed outdoor lighting or signs on the site.

**11. Other licenses or permits required:** The proposed BBQ trailer requires an active permit from the Wayne County Health Department. The applicant must produce a copy of this permit.

**12. Potential noise, odors, dust, and glare:** The applicant has shown that multiple occupants of neighboring residential property approve of the proposed BBQ trailer and are not concerned with any potential smoke or odor. There is not expected to be excessive noise, dust, or glare associated with the site.

**13. Fire lanes, fire protection, and security:** The Fire Marshall has reviewed the application and approved it for fire lanes, fire protection, and security requirements.

**14. Off-site impacts of traffic volume:** The proposed BBQ trailer will operate entirely on private property out of the right of way and customers have a parking lot to park in, so it is not expected to impact off-site traffic volume.

**15. Necessity of a performance guarantee or insurance to ensure proper termination and removal of the use, clean up or compensation for impacts of the temporary use:** There is no need for a performance guarantee or insurance as this is simply a BBQ trailer in a parking lot.

**16. Other concerns which may impact the public health, safety, or general welfare:** There are no other concerns which may impact the public health, safety, or general welfare.

## **Recommendation**

I recommend that the Planning Commission approve the temporary land use request for case # 18-039, the Real McCoy Southern BBQ, to operate a BBQ trailer at 39431 W. Huron River Drive from January 24, 2019 through May 15, 2019 with the following condition:

1. The applicant's submittal of a copy of an active permit from the Wayne County Health Department.





**MCKENNA**

January 18, 2019

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

**Subject: VBT-18-035; Costco Dry Depot Addition; 5860 Belleville Road; Final Site Plan Review #2  
Revised Site Plans Dated December 17, 2018.**

Dear Commissioners:

The applicant, MG2 on behalf of Costco Wholesale Co., proposes to construct 43,372-square foot addition to the west side of the existing warehouse/depot facility located on the west side of Belleville Road, just north of the railroad tracks, south of Michigan Avenue. The parcel is 71.84 acres. The project area for the current development is approximately 7.5 acres, and our review is mostly directed at this area. We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

## **COMMENTS**

- 1. Zoning and Use.** The site is zoned M-2, General Industrial. The original Costco plan was approved by Van Buren Township in 2014, and areas of future expansion were noted on the east and west sides of the building. At this time, the applicant proposes to construct the planned expansion on the west side of the building.


At the time of site plan approval in 2014, the proposed addition was shown as a “future addition” with an area of 40,171 square feet. At this time, the addition is 43,372 square feet, which is a very minor difference based on the scale of the building. The proposed use of the addition is dry storage for the existing truck terminal use, which is a permitted use in M-2. According to the Zoning Ordinance, a truck terminal is *“any premises which is the origin and/or destination point of goods being transported for storing, transferring, loading and unloading and which is designed to accommodate the simultaneous loading or unloading of more than one (1) truck per four thousand (4,000) square feet of gross floor area.”* According to the Truck Door Data table on the site plan, the existing building has 212 overhead dock doors, with an additional 12 dock doors to be added with the current proposal for a total of 224 dock doors. However, counting the doors on the plan, the existing building has 208 overhead doors, so this discrepancy must be corrected. Also, the proposal shows 14 additional docks to be constructed at this time on the proposed addition, but not to be provided with doors. These are labeled “future” dock doors. The applicant must clarify when these docks will be converted into doors and the reason for the proposed design. These docks will service an area of 379,082 square feet, resulting in a ratio of 1,692 sq. ft. of gross floor area per door (or 9,976 square feet per door if the 14 additional doors are included), thus complying with the definition regardless of when the “future” dock doors are installed.

The total building square footage is 394,484 square feet which includes the existing dry depot, existing wet depot, proposed dry depot addition, existing guardroom, existing office, and pump room. The future wet addition on the east side of the building would add 53,611 square feet of space if it is eventually proposed as noted on the plans.

**HEADQUARTERS**  
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**MCKA.COM**

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2. **Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. All of the required information has been provided, except that a notation of paved surface maintenance must be included pursuant to the Zoning Ordinance.
  3. **Lot.** A legal description for the parcel has been noted on the site plan; however, the tax ID number must also be included on the site plan.
  4. **Dimensional Requirements.** The existing building and proposed addition comply with the minimum required setbacks in the front yard (60 feet), side yard (50 feet), and rear yard (50 feet). The proposed addition appears to comply although a close-up of the proposed addition area, drawn on a measurable scale with the setback noted has not been provided. Although the footprint of the proposed addition appears very similar to the footprint of the addition shown on the original plans approved in 2014, the addition at this time is 3,201 square feet larger. Per the floor plan, a 2,700 square foot extra addition on the northwest corner previously shown as docking spaces is to be included as “breakroom and restrooms.”

Maximum permitted building height is 4 stories/ 40 feet, with a height increase allowed to a maximum of 5 stories/60 feet, provided the setbacks area increased 1 foot for every foot in height increase above 40 feet. The proposed addition matches the existing building height and is within the 40 foot height permitted.

## 5. Access and Circulation.

- a) **Location of Curb Cuts.** The site has access off Belleville Road which is to remain unchanged. The construction of the proposed addition does not appear to alter any of the existing circulation drives on the site.
- b) **Cross Access.** Cross access easement agreements between Bayloff Industries to the east of the subject site and Costco were required to be submitted for recording as part of the original site plan approval for the site. No changes are proposed at this time.
- c) **Sidewalks.** The subject site has a 5-foot wide concrete sidewalk along its entire frontage on Belleville Road. No new sidewalks or pedestrian connections are required at this time.
- d) **Truck Circulation.** A truck circulation diagram for the new truck parking area has been provided and is adequate.

## 6. Parking and Loading.

- a) **Number of Parking Spaces.** Parking requirements for the subject site are based on current ordinance standards for *Distribution Center and Similar Facility*. Parking required is five (5) plus one (1) per 1,500 square feet of gross floor area plus one (1) space per 350 square feet of usable square feet of office, plus one (1) per truck or company vehicle operating from the site. Based on this standard, the site requires a total of 5 spaces + 253 spaces (379,082 sq. ft./1,500) + 28 spaces (80% of 11,070 sq. ft. of office + 1,110 sq. ft. guard house) = **286 parking spaces**. The site currently includes a total of **376 parking spaces**, which were approved as part of the original site plan. No additional spaces are proposed at this time.



The use statement previously noted on the site plan and included on the current plan notes that parking is based on the number of spaces estimated to be needed in the future, when the site has 350 employees. While Section 9.101(l) of the Zoning Ordinance allows the maximum number of parking spaces to be 20% greater than the minimum number of parking spaces required, Section 9.101(l) permits the Planning Commission to increase the maximum number of parking spaces based on the nature of the use and future employment. In 2014, the Planning Commission approved the site plan submitted by the applicant based on these standards, and the parking available at this time is adequate. We recommend that parking calculations based on the above standard be included on the site plan. Further the parking data notes the provision of 376 spaces, while the project use statement notes it as 377. This is a minor discrepancy, but should be corrected.

While the total number of trucks operated has not been noted on the plan, the building includes a total of 224 dock doors (however, counting the doors on the plan, the existing building has 208 overhead doors, so this discrepancy must be corrected). Each dock area is a designated truck shipping/receiving door. In addition, according to the Parking Data table on the site plan, the site has a total of 280 existing truck parking spaces, with 196 new truck parking stalls proposed on the southwest corner of the site, for a grand total of 476 truck parking spaces. However, on the plans we count 444 existing truck parking spaces with 133 new truck parking stalls proposed, for a grand total of 574 truck parking spaces. This discrepancy must be corrected on the plans. This is a minor revision, as there are no limits on truck parking.

- b) **Space Dimensions.** Existing parking spaces are not being altered and were approved with the original site plan. The proposed truck parking spaces are shown to be 55 feet deep with a 90-foot wide aisle within the new truck parking area on the southwest corner must be noted.
  - c) **Barrier Free Spaces.** The employee parking includes ten (10) existing handicap accessible spaces, which are not being altered. Ten (10) spaces are sufficient for a parking area under 400 spaces.
  - d) **Loading.** Required loading space is accommodated in the truck docking areas.
- 7. **Landscaping and Screening.** The applicant has submitted copy of the approved landscape plan from 2014. All of the landscaping approved under the Zoning Ordinance in 2014 was installed, which was based on the proposed and future development at that time. Therefore, the landscaping on the approved site plan is still in effect, and no additional landscaping is required at this time.
  - 8. **Tree Removal Permit.** The proposal does not involve the removal of any trees. This process was addressed when the site plan was originally approved, so the proposed development is located in an area already cleared and graded.
  - 9. **Stormwater Pond.** The site plan indicates an existing detention pond on the south and southeast corners of the site. Storm water detention calculations are subject to review and approval by the Township Engineer.
  - 10. **Lighting.** The plan submitted includes a site lighting plan for the new addition and new parking area. The plan proposes the installation of wall mounted fixtures on the new addition and pole mounted fixtures along the south side of the new parking area. All of the fixtures are downward directed and appear to meet the shielding requirements of Section 8.105 of the Zoning Ordinance. The poles proposed are 35 feet high from grade to top of fixture and are within the Zoning Ordinance limits. The taller poles are near a railroad right-of-way to the south and we do not anticipate any adverse impacts.



The photometric plan has been adjusted to comply with the illumination standards required and limited per Section 8.105(B)(3) along the west property line.

**11. Architecture and Building Details.** The applicant has submitted detailed elevations for the proposed addition which is designed to match the existing structure in terms of color and materials. The materials are vertical metal panels and concrete wall panels designed to match the existing building. Roof top mechanical units are existing and no new ones are proposed at this time; therefore, no additional impact is anticipated.

**12. Dumpster.** The site plan notes that no new dumpsters or trash compactors are proposed at this time.

**13. Signs.** The site plan notes that no new signage is proposed at this time.

### RECOMMENDATION

The proposed project involves the construction of a phase on an existing site that was envisioned in 2014 and shown as a future expansion on the previously approved plans. Many of the required site improvements were incorporated and implemented as part of the original site plan approval. (e.g., landscaping, future employee parking). Therefore, the proposed building and parking lot additions are proposed for final site plan approval without the added step of preliminary site plan approval. The major site plan items have been addressed, and the remaining items are relatively minor, but must be on the approved set of plans. Therefore, we recommend approval of the site plan, subject to the following items being satisfactorily addressed for administrative approval:

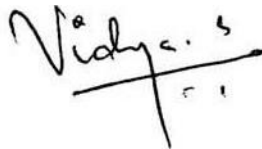
1. That the discrepancy of the current number of dock doors be corrected on the plans.
2. That the plans clarify the use of 14 new dock areas marked as "future" doors.
3. That the paved surface maintenance agreement language from the Zoning Ordinance be noted on the plans.
4. That the tax parcel ID number be noted on the site plan.
5. That the discrepancy of the parking count in the parking data and project use statement notes be corrected.
6. That the discrepancy of the existing truck parking spaces and proposed truck parking spaces be corrected on the plans.

Respectfully submitted,

**McKENNA**



Patrick J. Sloan, AICP  
Senior Principal Planner



Vidya Krishnan  
Senior 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





January 18, 2019  
FTCH Project Number 181733  
VBT Project Number 18-035

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

Re: Costco Dry Depot Addition  
5860 Belleville Road  
Engineering Plan Review and Final Site Plan Review

Dear Ms. Thompson:

At the request of Van Buren Township (VBT), Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has reviewed the Engineering Plans dated December 17, 2018 sent by Ron Akers on January 9, 2019, for the proposed Costco Dry Depot Addition project. FTCH has reviewed the package for conformity to current VBT standards.

The project includes additions which have been designed for and previously approved: construction of a 40,560 square-foot building addition to the west end of the existing Costco facility at 5860 Belleville Road; construction of a parking lot adding 206 and demolishing 16 existing truck parking stalls; storm drain inlets and pipelines; and installation of parking lot light poles and wall mounted light fixtures. The project is also proposing an additional 2,700 square-foot of office space, a sanitary sewer service lead, and a water service lead which were not accounted for in the original design.

We have received Engineering Plans as well as previously approved As-Builts and Issued for Construction Plans which indicate the proposed project was included as future improvements to the Costco Depot at Belleville Road and Yost Road Project constructed in 2015. These improvements have been built under 2014 VBT Engineering Standards, which are still current. The information received appears to indicate the original storm, sanitary sewer, and water calculations were sized to take into account the current project with the exception of the 2,700 square-foot office building. Wayne County has reviewed the plans and concurs the Dry Dock Building Addition was reflected on the original approved plans; therefore, a Wayne County construction permit is not required for this project (Wayne County E-mail dated November 30, 2018, attached).

FTCH has called and discussed our comments with Dan Free of V3 Companies, the engineers for the developer, on January 11, 2019 with the understanding that V3 Companies will address the comments in the Final Site Plan to be submitted to the Planning Commission for Final Site Plan approval. 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)*.

1. All elevations must be on NGVD 29 datum or include a conversion factor to the NGVD 29 datum.
2. Soil borings indicating the groundwater level must be provided prior to engineering plan approval.  
Previously submitted soil borings are acceptable.



3. An overall drainage area map must be provided indicating all areas tributary to the proposed storm water system. Each area shall include the area "A" and weighted "C" values contributing to that individual system inlet. Reference to a previously submitted drainage area map is acceptable.
4. Plans must include the required notes:
  - a. All construction shall conform to the current standards, specifications and general conditions of VBT.
  - b. The developer is responsible for resolving any drainage problems on adjacent properties which are the result of the developer's actions.
5. A quantity list itemizing all proposed public sanitary sewer, storm sewer, and water main construction must appear on each sheet indicating such construction. A quantity list indicating the total quantities of construction for the entire project must also be provided.

### **Water Main Service**

**Existing:** Geographic Information Systems (GIS) indicates a 10-inch water main loops around the existing and future Costco building development and connects to the 12-inch water main runs east-west on the north side of the Costco property, which connects to an existing 12-inch water main running north-south along the west side of Belleville Road. There are six existing hydrants along the 12-inch water main on the north side of the property and twelve fire hydrants located around the Costco building.

**Proposed:** The applicant's plan indicates a proposed 3-inch water service lead connection to the existing 12-inch water main which runs east-west on the north side of the Costco property. The service lead runs south to connect to the proposed office building. A separate 10-inch fire water lead is shown connecting to the 10-inch fire water loop around the building near the northwest corner of the proposed building addition and servicing the addition.

### **Comments:**

1. Applicant must verify the demand pressure requirements for building service and fire flow include the additional 2,700 square-foot office building.
2. The following note must be included on the plan view for the water main connection: "Connection to the existing water main shall not occur until all required hydrostatic and bacteriological testing has been successfully completed and accepted by the township engineer."
3. Final gate valve locations must be approved by the VBT Water and Sewer Department.

### **Sanitary Sewer**

**Existing:** VBT GIS records indicate there is an existing 8-inch gravity-fed privately-owned RCP sanitary sewer service lead from the existing Costco building which runs north and feeds into the existing 21-inch gravity-fed RCP sanitary sewer main running east-west along the north side of the Costco property. This existing sanitary sewer line flows easterly into a 21-inch RCP gravity-fed sanitary sewer main running north-south along the east side of Belleville Road.

**Proposed:** The applicant's plan indicates a 6-inch PVC sanitary sewer lead from the building addition flowing north and connecting to the existing sanitary sewer manhole, which then flows east along the existing 21-inch sanitary sewer.



**Comments:**

1. Applicant must verify the Basis of design flow computations for sanitary sewers include the additional 2,700 square-foot office building.
2. The following note must be included on the plan view for the sewer main connection: "A temporary brick bulkhead shall be placed in the first manhole upstream of the connection to the existing sewer. The bulkhead shall be removed after successful testing."
3. Utility crossing No. 2 (CO2) must cross the storm drain utility with a minimum of 18-inches measured from outside of pipe to outside of pipe.
4. Insulation must be provided for any portion of the lead that cannot be placed at a depth sufficient to prevent freezing, including that portion of the sewer lead from the building to the proposed manhole. The vertical separation details on sheet C6.0 must be updated to clarify pipe cover and insulation.
5. Cleanouts must be provided along service leads at intervals no greater than 100 feet.
6. The sewer lead must tap into the existing sanitary sewer line via a wye branch downstream of the existing manhole (MH No. 57).

**Storm Sewer**

**Existing:** VBT GIS records and Costco As-Built indicate the west half of the existing property drains into the west onsite forebay and the east half drains into the east onsite forebay. Both forebays flow into an onsite drainage basin which then drains via overflow structure and storm drain pipes into an existing lift station near the north side of the property. The lift station pumps the runoff into an existing drainage ditch that runs along the north side of the property. The nearest county drain is the McLinty Drain south of the property.

**Proposed:** The applicant's plan indicates rerouting the existing roof drain around the proposed building and nine drain inlets for the proposed parking lot expansion south of the proposed building, which connects into the existing manhole feeding into the south drainage basin. These improvements were part of the original storm water design.

**Comments:**

1. Applicant must verify the existing storm water detention basin is sized for a 100-year storm event for the current phase of work.
2. Basis of design flow computations for storm sewers must be included. Based on the current information we received, we concur with Wayne County that the original design has been followed.

**Paving and Grading**

Grading plans need to indicate proposed flow arrows to clearly specify the drainage patterns in proposed pavement areas, along proposed gutter lines, and across proposed Americans with Disabilities Act 2010 (ADA) ramp areas.

**Recommendation**

We are recommending the Planning Commission grant the Costco Dry Depot Addition Engineering Plan and Final Site Plan approval, subject to the review comments noted above, and in accordance with VBT's *Engineering Standards Manual*. All comments must be addressed and resubmitted as an Issued for Construction set of plans.

If you have any questions regarding this project, please contact me at 248.324.4791 or [dpotter@ftch.com](mailto:dpotter@ftch.com).

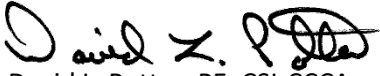
Ms. Carol Thompson, Chairperson

Page 4

January 18, 2019

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.



David L. Potter, PE, CSI-CCCA

ag2



Paul J. Kammer, PE

Attachments

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

Attachment: WC Email





January 18, 2019  
FTCH 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  
Preliminary Plan Review

Dear Ms. Thompson:

At the request of Van Buren Township (VBT), Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has reviewed the Preliminary Site Plan dated December 20, 2018, submitted to VBT for preliminary review for the proposed US Signal Communications Data Center project, which is located at 9275 Haggerty Road.

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 3-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 water; and other various landscaping and site plan improvements.

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. Soil boring locations are indicated on the plans. The groundwater level in these soil borings will need to be provided prior to engineering plan approval.
2. Project phase descriptions must be included on title sheet.
3. The following note must be included on the plan view for the sewer stub for future connection: "To facilitate future connection only. No sanitary service leads shall be constructed until terminus manhole is constructed."

### 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 two side by side water main connections to the existing 12-inch water main running along Ricardo Drive. One connection is an unidentified water service lead to the proposed property, while the other is an 8-inch fire service line to service the building and three proposed fire hydrants. A future 8-inch water main loop around the building is indicated on the plans connecting at Ricardo Drive to accommodate additional hydrants for the future phases of building expansion.

**Comments:**

1. Final gate valve locations must be approved by the VBT Water and Sewer Department.
2. Applicant must verify demand pressure requirements for building service and fire flow.
3. Applicant must indicate and label all existing and proposed easements.
4. The applicant must verify and receive approval from Wayne County that the proposed water main is acceptable within the buffer zone of the detention basin.
5. Applicant must verify the length of the proposed water main does not exceed the maximum acceptable length of a dead-end 8-inch water main, 450 feet.
6. Hydrants located in parking areas shall be placed at least five feet behind curb and gutter or protected by 6-inch diameter, concrete filled, steel pipe bollards – painted with high visibility protective paint.

**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. Applicant must verify the invert elevations on the proposed building sewer lead and existing water lines will cross in compliance with VBT standards. Must indicate 42-inch Great Lakes Water Authority (GLWA) water main in profile view. Applicant must also reach out to GLWA for discussions about the jack and bore under the existing utility line.
2. Sanitary Sewer clean out No. 1 must include a detail to account for the elevation drop.
3. The 15-inch sanitary sewer stub out for future connection must be a minimum of 20 feet in length.
4. The temporary bulk head at the end of the 15-inch sanitary sewer stub must be a PVC cap.

**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.

Ms. Carol Thompson, Chairperson  
 Mr. James Taylor, Director of Public Works  
 Page 3  
 January 18, 2019

**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.

**Comments:**

1. Applicant must submit and obtain storm water and right-of-way (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. The storm water detention basin must be sized for a 100-year storm event for developments larger than 5 acres. From the discussions at the preliminary plan meeting, the applicant's engineer stated that the county is requiring only a 10-year storm event due to the phasing of the project and the Bio-Swale implementation. An approval letter from Wayne County must be submitted stating this.
3. The storm water management plan must include overflow structure details in detention basin outlet structure detail. Wayne County Department of Public Services (WCDPS) requirements for construction must be followed within the ROW.
4. Basis of design flow computations for storm sewers must be submitted for both phase and total development. Calculations for total development must include all development phases, present and future, and existing and future offsite areas tributary to the system.

**Paving and Grading**

1. Parking lot must be hatched with proposed material.
2. Grading plans need to indicate proposed flow arrows to clearly indicate the overland flow route, for current phase and future phases.

**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>

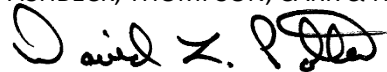
**Recommendation**

We are recommending the Planning Commission grant US Signal Communications Data Center Preliminary Site Plan approval, subject to the comments listed above.

If you have any questions regarding this project, please contact me at 248.324.4791 or [dpotter@ftch.com](mailto:dpotter@ftch.com).

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.



David L. Potter, PE, CSI-CCCA  
 ag2



Paul J. Kammer, PE

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  
Belleville, MI 48111



December 18, 2018

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

Re: Real McCoy BBQ  
39431 E Huron River Dr  
Van Buren Twp, Mi. 48111  
TLU-18-039

To whom it may concern:

I have reviewed a site plan dated December 3<sup>rd</sup> 2018 and received via email on 12-16-2018 for the above referenced project.

**Project Overview:**

The site plan is for a temporary land use. The grills are listed as 40ft. from the building on the plan provided. They do not pose an obstruction for vehicles to pull in to the parking lot. From a fire department standpoint. It is far enough away from the building but required fuel sources for the grills should remain away from the building as well. A fire extinguisher shall be present and visible near the grills.

**I can approve their plan as submitted.**

If you have any questions about this plan review report, please feel free to contact me at (734)699-8900 ext9416.

Respectfully submitted,

David C McNally  
Fire Marshal

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

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

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



December 3, 2018

Department Building and Planning  
46425 Tyler Road  
Van Buren Twp, MI 48111

Re: Costco

To: Ron Akers

I have reviewed the final site plans submitted for the addition to the dry dock side of the building.

**Project Overview:**

The proposal is to build an addition to the West end of the facility.

Again, please note that **all** applicable **NFPA** codes and standards apply as adopted by the Township of Van Buren. Please address the following items and return, before I can approve submitted site plans.

1. Two-Way Radio Communication Enhancement Systems are required for all new and existing construction, unless after finished construction the occupant can prove through a signal test with the AHJ that it is not needed. NFPA 1 2012 11.10.1 In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. I have attached the requirements for the above required equipment regulated by the State of Michigan.

**NFPA 72.24.5.2.2.3**

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

**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.

Respectfully submitted,

David C McNally  
Fire Marshal  
Van Buren Fire Department



**MCKENNA**

January 18, 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; Preliminary Site Plan Review #2  
Revised Site Plans Dated November 30, 2018; Recd. by Township 1/2/2019.**

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. We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

## **COMMENTS**

- 1. Zoning and Use.** The site was recently rezoned from C-1, General Business District to OT, Office Technology District at the request of the applicant. 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.

High tech, data processing and computer centers are permitted by right in the OT District per Section 3.114(B) of the Zoning Ordinance. A detailed use statement has been added to the site plan with a note that approval is being sought for all 4 phases at this time. Section 12.207 of the Zoning Ordinance states that site plans expire after one (1) year unless construction has been commenced. Although the Planning Commission can approve a phased site plan, the applicant must provide additional information regarding potential timeline for construction of the phases. 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. For a phased project, we recommend that a Development Agreement be prepared that includes provisions for phasing and expirations.

The architectural drawing sheets CS through A6.2 identify the site as "Haggerty Road Storage Building" and the floor plan note the floor area as "commercial warehouse." The facility is a data processing center and, per our understanding, the floor area would be mostly used for data servers, networking gear, and cloud computing electronic equipment. This use would not be classified as a "warehouse," so the labels and notes on the architectural drawings and floor plans must be corrected.

- 2. Required Information.** The site plan at this time includes all of the site plan information required per Section 12.203 of the Zoning Ordinance, except that a note is required stating that debris pick-up will occur weekly or as required.
- 3. Lot.** The parcel has a total area of 7.91 acres. The legal description is included with the tax parcel Id number.

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
**MCKA.COM**

**Communities for real life.**



**4. Dimensional Requirements.** In the OT district, the minimum setbacks for buildings are the same as the minimum setbacks of parking lots. The minimum required front yard setback per Section 4.102 of the Zoning Ordinance is 75 feet from a major thoroughfare (Haggerty Road to the west and Tyler Road to the south) property line and 50 feet from an internal street (Ricardo Drive). The minimum rear yard setback to the east is 30 feet. However, the labels on the site plan sheet 3 incorrectly note the required “building setbacks” as 50 feet and 40 feet on the west and north sides, respectively. All of the required setbacks are met except for the required 75-foot parking lot setback from the right-of-way of Haggerty Road. In our previous letter, we incorrectly stated that all of setbacks were met because of the front yard setback from Haggerty Road being shown at 50 feet instead of 75 feet. Therefore, the western portion of the parking lot, including 9 spaces facing Haggerty Road, are located in the required front yard setback. Although the site plan states that the Zoning Ordinance permits parking in the front yard area provided there is sufficient landscape screening, this provision only applies to the commercial districts and not the OT district. As a result, we recommend that the applicant consider the following options:

- Move the building and parking lot eastward, which may also including moving the 9 spaces facing Haggerty Road to the east side of the parking lot; or
- Apply for a variance from the front yard setback requirement if the building and parking lot cannot feasibly be moved eastward.

The maximum permitted building height is 3 stories and 45 feet, with a height increase allowed to a maximum of 5 stories/60 feet, provided the setbacks area increased 1 foot for every foot in height increase above 45 feet. Per the elevations submitted, proposed building height is 25 feet, 6 inches, which is within the maximum permitted height. There are no lot coverage limitations in the OT district.

#### **5. Access and Circulation.**


- a. Location of Curb Cuts.** The site plan proposes the reuse of an existing curb cut off Haggerty Road for vehicular traffic and the creation of a new access drive onto Ricardo Drive to the north for truck traffic. The access drive off Haggerty Road has a width of 29 feet designed for two-way movement of vehicles. The access drive is gated and controlled by an electronic keypad which will allow access for employees. The gate has been moved further east to allow for stacking of about cars in the driveway. There is a possibility of vehicles stacking onto Haggerty Road during morning office hours, so we recommend that the applicant state the peak ingress period.

The site plan provides for Fire Department access on the south side of the building through a grass paver driveway connecting from the south edge of the front parking lot via a mountable curb. The plan notes that the edge of the paver driveway will be lined with “boulders” to make the drive visible. The applicant must clarify if the intent is to place large rocks along the two sides of the access drive. The north side of the building provides circulation to the east side, via a crushed stone driveway that is similarly separated from the asphalt pavement by a mountable curb. The circulation plan proposed for emergency access is submit to review and approval by the Fire Department and Township Engineer. Section 9.104(A) of the Zoning Ordinance requires all parking areas, including parking spaces and maneuvering lanes, to be asphalt or concrete. Therefore, in future phases, this driveway must be upgraded to asphalt or concrete. A hard surfaced driveway will also allow traffic to flow between both on-site parking lots without using Haggerty Road or Ricardo Drive.

- b. Cross Access.** The site plan does not propose any cross access with the adjacent property to the east. While it is the Township’s policy to require cross access wherever feasible, in this case the







properties have access onto Ricardo Drive, an internal street allowing for flow of traffic off the major thoroughfares.

- c. Sidewalks.** The site plan includes new 5-foot wide concrete sidewalks along the frontages of Tyler Road, Haggerty Road, and Ricardo Drive. Ramp locations are also shown. Haggerty Road north of Tyler Road has a continuous sidewalk on its west side; while south of Tyler Road the sidewalk is located on the east side. The sidewalk has variable placement along the various frontages based upon the applicant's dedication of right-of-way to Wayne County and is subject to review by the Township Engineer. Any sidewalk located on the applicant's property outside of the right-of-way must have a recorded access easement.


A crosswalk is proposed on the east side of Haggerty Road, which will connect to Tyler Road. We also recommend that a crosswalk be constructed on the north side of Tyler Road to connect to Haggerty Road.

The site plan also proposes an 8-foot wide concrete sidewalk along the building's frontage on the west side, which wraps around the south side of the building and narrows to a width of 5 feet to allow for access to 2 pedestrian doors on that side.

## **6. Parking and Loading.**

- a. Space Dimensions.** Section 9.104 of the Zoning Ordinance requires parking spaces to be 9.5 feet wide and 20 feet long; however, spaces may be shortened to 18 feet long if they abut a sidewalk or landscape area, provided the sidewalk is at least 8 feet wide or there is an additional 2 feet of greenbelt provided to account for vehicle overhang. All of the parking spaces on the site are dimensioned at 9.5 feet wide by 18 feet long, and overhang either an 8-foot wide sidewalk or an open greenbelt area; therefore, the parking spaces meet the Zoning Ordinance requirements. All aisles are 24 feet wide. The site provides adequate turnaround space for vehicles at the ends of the row of spaces.
- b. Number of Parking Spaces.** The applicant has submitted a floor plan identifying most of the floor area as "warehouse" space with only 1,684 square feet of office area. The warehouse area referenced is the data server and electronic equipment storage area. Therefore, based upon the parking standard of 1 space per 350 square feet of office floor area and 1 space per 1,750 square feet of warehouse space area, the site requires a total of 18 spaces for phase 1. The site plan notes the total number of spaces provided as 25 spaces, although 28 spaces are shown on the plan. The 3 spaces on the north side of the building appear to have been excluded from the count. While the spaces provided are adequate for Phase 1, the applicant must clarify how and where spaces will be provided for the remaining 3 phases. Section 9.101(J) of the Zoning Ordinance allows the Planning Commission to reduce the minimum number of required parking spaces based on future employment and/or level of future customer traffic. Also, Section 9.101(H) allows parking spaces to be deferred whereby an area of the site is reserved for future parking and a parking lot is constructed in the future if necessary based on employment and/or customer traffic. Therefore, we recommend that the applicant demonstrate the future levels of traffic for employees, customers, and other site users.
- c. Barrier Free Spaces.** Two (2) barrier free spaces are provided, which is sufficient for a parking lot with up to 50 spaces.



- 
- d. **Loading.** Two loading spaces (16 ft. x 50 ft.) is shown on the north side of the building, which meets the Zoning Ordinance requirement.

**7. Landscaping and Screening.** The site is located in the Township's office-technology/high tech use corridor. All sites are strongly encouraged to exceed 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) of the Zoning Ordinance requires lot frontage to be screened from view from the right-of-way with a continuous landscape screen comprising of 1 deciduous tree per 40 lineal feet + 1 ornamental tree per 100 lineal feet + 8 shrubs per 40 linear feet. Based on the frontages of the site, the following frontage landscaping is required:

- Along Haggerty Road, 13 deciduous trees + 6 ornamental trees + 104 shrubs are required.
- Along Tyler Road, 16 deciduous trees + 7 ornamental trees + 129 shrubs are required.
- Along Ricardo Dr., 7 deciduous trees + 3 ornamental trees + 25 shrubs are required.

The landscape plan notes compliance with all the required plantings along Haggerty Road, Tyler Road, and Ricardo Drive.

- b. **Parking Lot Landscaping.** Section 10.103 (B)(1) requires all parking lots to be landscape and screened from adjoining public or private rights-of-way. The Zoning Ordinance recommends a combination of landscaping, berm and screen wall to achieve this goal. The site plan proposes a berm along the west side of the site to screen parking from Haggerty Road. Details of the proposed berm have been included and indicate a 1:4 slope with a flat top-of-berm width of 2 feet, for plantings. This berm design complies with Section 10.103(H)(1) of the Zoning Ordinance.

**Interior parking lot landscaping.** Section 10.103 (B)(2) requires the provision of landscaping within islands in a parking lot. The proposed plan has 2 rows of parking which are bordered by landscape areas. As such, there are no "islands" within the parking lot and this requirement is not applicable. Although the interior parking lot area is required to be 5% of the paved surface area, there is sufficient area around the perimeter of the parking to meet this requirement. Per calculations, 5% of paved area is 567 square feet and two (2) additional trees have been provided at the required rate of 1 tree per 300 square feet of interior parking area.

- c. **Loading Area Landscaping.** Section 10.103(C) of the Zoning Ordinance requires screening of a loading area from the adjacent rights-of-way. The loading area is located on the north side of the building and screened from view of Haggerty Road by the proposed greenbelt with plantings along the frontage and by the landscaping around the detention pond. As recommended, evergreen trees have been relocated along Ricardo Drive frontage to provide additional screening to this area.
- d. **Display Area Buffering.** This requirement is not applicable.
- e. **Greenbelt Buffering.** Section 10.103(E) of the Zoning Ordinance requires a 20-foot wide greenbelt buffer planted with one (1) tree per 20 lineal feet along the east property line abutting another M-1 parcel. This requirement applies only along the eastern lot line. The landscape plan shows the required greenbelt planted with 28 trees.



- f. **Specific Landscaping Requirements for Zoning Districts.** Section 10.103(F)(4) of the Zoning Ordinance requires landscaping specific to the OT district. Foundation plantings shall comprise of 1 ornamental tree per 100 linear foot of building + 1 deciduous or evergreen tree per 40 linear foot of building + 10 shrubs per 100 linear foot of building + 20% of the required frontage landscape area including perennial beds. Along the Haggerty Road side, 7 deciduous or evergreen trees, 3 ornamental trees, and 25 shrubs are required. Along the Tyler Road and Ricardo Drive sides, 3 deciduous or evergreen trees, 1 ornamental tree, and 10 shrubs are required along each side. The required trees and shrubs are on the plans at this time. Some of the shrubs have also been redistributed to the north and south sides of the building. The perennial beds are also located along the west side of the building. Some of these perennials have been redistributed to the north and south sides of the building as recommended.

Based on the applicant's calculations, the site requires a total of 105 trees and 388 shrubs, which have been provided. The plant list has been adjusted to accurately reflect the numbers proposed.

- g. **Open Space Landscaping.** The Ordinance requires 1 tree per 3,000 square feet of open space area not occupied by buildings or parking. Per the applicant, when all 4 phases are built out, the site will have 79,661 square feet of open space, resulting in the need for 27 trees, which have been provided. The areas labeled as phases 2, 3, and 4 are to be seeded and maintained during the interim phase until complete build-out.
- h. **Detention Pond Landscaping.** The landscape plan includes proposed plantings around the detention pond. It is our understanding that planting around the pond are under Wayne County's jurisdiction. The planting plan must be approved by the County.
- i. **Other Requirements.** The landscape plan notes that all landscape islands and plant beds adjacent to the building shall be irrigated. The plan also notes that sod in the front yard adjacent to the parking lot shall be irrigated. There are extensive notes on irrigation system; however it is still unclear where the limits of automatic irrigation system are. It appears that only the areas abutting the building itself and the front yard extending from parking lot to Haggerty Road right-of-way are to be irrigated. All other areas on the site including the greenbelts along Tyler, Ricardo Drive and east property line are not to be provided with irrigation. The applicant must clarify whether this is accurate.

Section 10.103(J) requires screening of mechanical equipment. The revised plan indicates screening around the generators in the form of a row of Viburnum bushes. Proposed height of the shrub is 36". Per the detail sheet provided the height of the generator is 12 feet high. Therefore, we recommend replacing the Viburnum shrubs with upright Juniper or Arborvitae shrubs, which are common evergreen shrubs used to screen mechanical equipment.

The plant schedule on sheet L2 has been revised to differentiate the plantings; however, we continue to recommend labeling the plan with an indication of which plants are for which requirements (e.g., frontage landscaping, parking lot landscaping, loading area landscaping, greenbelt landscaping, OT landscaping, etc.).

8. **Tree Removal Permit.** Section 8.106 of the Zoning Ordinance requires a tree removal permit if the applicant proposes to remove any trees of 5" caliper or larger. Sheet 2 includes a list of 89 trees on this site that appear to qualify: 37 Yellow Birch and 52 Black Walnut. The revised plan includes tree



replacement calculations which note the provision of 89 4'-6' tall Norway and White Spruce Trees as replacement trees. The trees are to be placed along the inside perimeter of the greenbelt along all property lines, with the exception of the detention pond area. The proposed replacement tree size meets the 1:1 ratio replacement allowed per the Zoning Ordinance.

9. **Stormwater Pond.** The site plan indicates an existing detention pond on the northwest corner of the site. Storm water detention calculations are subject to review and approval by the Township Engineer.
10. **Lighting.** The plan submitted includes a site lighting plan. The plan proposes the installation of wall mounted fixtures on the north, south, and west facades of the building, and two (2) pole mounted fixtures – one each at the entrance off Haggerty and in the loading area off Ricardo Drive. Typical fixture details have been noted and meet the Zoning Ordinance standards. The poles are black in color and proposed at approximately 22 feet height from grade to top of fixture and are within Zoning Ordinance limits. A previously submitted photometric plan indicated compliance with maximum illumination levels established in Section 8.105, but has not been provided with this plan set and must be included.
11. **Architecture and Building Details.** The applicant has submitted detailed elevations for the building which indicate that the structure is to be constructed of precast concrete panels in 3 color tones arranged in a 'wave' pattern on the west and south facades. The office area facing Haggerty Road is to be constructed of precast concrete panels and smaller size metal wall panels. The north and east facades are large precast panels with a single accent band through the middle. While we understand and acknowledge the industrial-technology use of the building results in a simple façade, we believe additional detailing can be provided for the office area to enhance the appearance of the building from Haggerty Road and soften its appearance. Section 3.114 of the Zoning Ordinance includes architectural standards of the OT district. As proposed, the structure appears like an industrial warehouse rather than a technology building. We suggest the incorporation of larger glass panels windows that extend up to the horizontal accent band. We recommend the submission of a colored rendering of the proposed structure will provide a much better visual of the building. Finally, there is a large "wing wall" proposed on the north side of the building to screen the generator and loading dock. We recommend that this wall be replaced with evergreen screening, which will look nicer, or that the wall be revised to comply with Section 7.205 of the Zoning Ordinance (e.g., 8 feet maximum height and composed of brick or other decorative material).
12. **Dumpster.** The site plan indicates a new dumpster enclosure on the north side of the building. Typical enclosure details indicate the structure will be constructed of brick "to match building" and provided with steel reinforced wooden gates. The building is to be constructed of precast concrete panels and no brick. Therefore, the applicant must clarify the enclosure materials. The applicant notes that bollards are provided; however, they are not shown on the plan or detail sheet. Bollards must be provided outside to protect the gates. Just south of the dumpster the plan proposes a large 20 ft. x 34 ft. generator. There is also a generator proposed south of the building. Details of the generator indicate a large rectangular green unit. As noted previously under landscaping, the screening proposed is inadequate. The 36" deciduous shrubs to be installed around the unit will not provide effective screening and should be replaced with a taller evergreen species.
13. **Signs.** The site plan notes that there will be no monument signs at the site for security purposes. The elevations do not indicate any wall signs either. Signs may be approved administratively and they must meet the requirements of the Zoning Ordinance.



- 14. Fencing.** The site plan notes the installation of an 8-foot high “invincible fence” one (1) foot inside the property line along the site’s entire perimeter. Per detail on Sheet 15, the fence is constructed of steel and provided with blunt curved tips on top to provide security but prevent injury. Per Section 7.205(B)(1)(a) of the Zoning Ordinance, maximum permitted fence height is 6 feet; however, Section 7.205(B)(4) allows the Planning Commission to permit a height of 8 feet in nonresidential zoning districts, provided the fence is required for security.


Section 7.205(B)(1)(b) prohibits fences in a front yard in zoning districts other than AP, M-1, or M-2. While Section 7.205(B)(3) allows exceptions in residential districts, there do not appear to be exceptions in the commercial and OT districts. The applicant has sought an amendment to the Zoning Ordinance to allow for fences in the front yard in the OT district, and the Planning Commission will consider an amendment soon. Should the amendment not be adopted, the applicant intends to apply for a variance for the same.

## **RECOMMENDATION**

The site plan includes most of the required details required by the Zoning Ordinance. Any items that are either missing or require revisions can be included prior to final site plan review, as they are either minor or can be addressed prior to final site plan review without significantly altering the site layout. Therefore, we recommend that the Planning Commission approve the preliminary site plan, subject to the following conditions:

1. The applicant must provide additional information regarding potential timeline for construction of the phases pursuant to the Zoning Ordinance.
2. This labels on the architectural drawings must correctly classify the use.
3. The correct setbacks of the OT district must be labeled on the plans.
4. To meet the front yard setback of 75 feet from the right-of-way of Haggerty Road, the applicants must:
  - Move the building and parking lot eastward, which may also including moving the 9 spaces facing Haggerty Road to the east side of the parking lot; or
  - Apply for a variance from the front yard setback requirement if the building and parking lot cannot feasibly be moved eastward.
5. The applicant must state the peak ingress period from Haggerty Road.
6. The applicant must clarify if the intent is to place large rocks along the two sides of the access drive.
7. In future phases, the driveway around the building must be upgraded to asphalt or concrete.
8. Any sidewalk located on the applicant’s property outside of the right-of-way must have a recorded access easement.
9. Construct of a crosswalk on the north side of Tyler Road to connect to Haggerty Road is recommended.
10. The site plan parking calculations must include the 3 spaces on the north side of the building.
11. Pursuant to Section 9.101(J) and Section 9.101(H) of the Zoning Ordinance, we recommend that the applicant demonstrate the future levels of traffic for employees, customers, and other site users.
12. The irrigated areas must be clarified and must meet the requirements of the Zoning Ordinance.
13. The Viburnum shrubs around the mechanical equipment must be replaced with upright evergreens to meet the requirement of the Zoning Ordinance.
14. The landscaping plan should be labeled with an indication of which plants are for which requirements (e.g., frontage landscaping, parking lot landscaping, loading area landscaping, greenbelt landscaping, OT landscaping, etc.).
15. A photometric plan must be submitted in compliance with Section 8.105 of the Zoning Ordinance.
16. The architectural drawings must meet the requirements of Section 3.114 of the Zoning Ordinance.



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17. The “wing wall” must either be replaced with evergreen screening, which will look nicer, or revised to comply with Section 7.205 of the Zoning Ordinance (e.g., 8 feet maximum height and composed of brick or other decorative material). Alternatively, the applicant could apply for a variance.
  18. The applicant must clarify the dumpster enclosure materials and include the required bollards.
  19. That the proposed fence height of 8 height be approved by the Planning Commission if the Planning Commission determines that it meets the standards of Section 7.205(B)(4).
  20. If Section 7.205 of the Zoning Ordinance is not amended to allow fences in the front yard in the OT district, the applicant must apply for a variance for the proposed fence in the front yard.

Respectfully submitted,

**McKENNA**



Patrick J. Sloan, AICP  
Senior Principal Planner



Vidya Krishnan  
Senior 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



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

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



January 14, 2019

Department Building and Planning  
46425 Tyler Road  
Belleville, MI 48111

Re: US Signal Sit plan

To: Ron Akers

I have looked at the second site plan submitted and the comments in the email for the proposed project at Haggerty and Tyler road on the North East Corner.

**Project Overview:**

The proposal is to build unknown vehicle testing facility. The plan set was reviewed for Fire and Life Safety using the township adopted fire code NFPA 1 and NFPA 101 2012 editions.

Again, please note that **all** applicable **NFPA** codes and standards apply as adopted by the Township of Van Buren. Please address the following items and return, before I can approve submitted site plans.

1. ~~Van Buren Fire Department apparatus require a 65ft outside wheel turning radius. Turning radius of a fire department access road shall be as approved by the AHJ.~~  
**NFPA 1 18.2.3.4.3.1**
2. ~~Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 ft. from fire department access roads as measured by an approved route around the exterior of the building or facility.~~  
**NFPA 1 18.2.3.2.2**
3. ~~Dead end fire department access roads in excess of 150ft. in length shall be provided with approved provisions for fire apparatus to turn around. Loop access between parking lots is requested to accommodate requirements and provide access to current and future buildings proposed.~~  
**NFPA 1 18.2.3.4.4**

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

4. ~~Fire department access roads shall have an unobstructed width of not less than 20ft.~~

**18.2.3.4.1.1**

5. ~~A gate with Knox lock is acceptable if the tenant wished to secure 360 access.~~

6. ~~Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.~~

7. ~~Where required by the AHJ, approved signs, approved roadway surface markings, or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof or both.~~

**18.2.3.5.1**

8. Two-Way Radio Communication Enhancement Systems are required for all new construction, unless after finished construction the occupant can prove through a signal test with the AHJ that it is not needed. NFPA 1 2012 11.10.1 In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. I have attached the requirements for the above required equipment regulated by the State of Michigan.

**NFPA 72.24.5.2.2.3**

9. **Hydrant (FU) (H4) shall be installed when phase two is built, (H7) when phase three is built and the remaining hydrants (H5 and H6) when Phase four is completed**

Hope this helps, I would require a paved surface as our tower truck that would be responding to this location weighs 68,000 lbs.

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

Respectfully submitted,

David C McNally  
Fire Marshal  
Van Buren Fire Department