

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

Chairperson Thompson called the meeting to order at 7:30 p.m.

**ROLL CALL:**

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

**Excused:** Kelley.

**Staff:** Director Best, Executive Assistant Renaud and Secretary Harman.

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

**Audience:** Fourteen (14).

**APPROVAL OF AGENDA:**

Motion Franzoi, Jahr second to approve the agenda of October 23, 2019 as presented. Motion Carried.

**APPROVAL OF MINUTES:**

Motion Jahr, Budd second to approve the regular meeting minutes of September 25, 2019 as presented. Motion Carried.

**PUBLIC HEARING:**

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

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

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

**Motion Atchinson, Franzoi second to open the public hearing. Motion Carried.**

Applicant, Scott Jones gave the presentation. Mr. Jones is requesting to change the future land use designation to RM, multiple family residential, to construct seventy (70) detached condominiums. Mr. Jones displayed renderings of the proposed lots and condominiums and was available to answer questions.

Resident expressed traffic safety concerns, roadway backups to I-94 and boat traffic on the lake.

Vidya Krishnan of McKenna Associates gave an overview of the applicant's master plan amendment request, referencing Director Akers 6-7-19 letter with the projected timeline required for Board and Commission approvals. If the Commission votes to adopt the Master Plan amendment, it will be a

recommendation to the Board of Trustees. The applicant will still go through site plan approvals and will need to request approval for detached units. A traffic study is part of the site plan review and there will be several more opportunities for public comment.

Director Best presented a written comment submitted to staff. Resident is not opposed to changes, but is opposed to the change in rezoning. Resident put in time on the Lakeshore Ordinance Committee, is concerned with the dock and lake ordinance and does not want a modification. Applicant commented that twenty-seven (27) lots are lakefront and there is no plan for docking.

Resident expressed support of the development, feels it will enhance the Township.

**Motion Boynton, Franzoi second to close the public hearing. Motion Carried.**

**ITEM # 2                      19-016 – REZONING**

**TITLE:                      THE APPLICANT, ASHLEY CROSSROADS SOUTH LLC., IS REQUESTING TO REZONE A NARROW PARCEL, WHICH IS PART OF THE ITC CORRIDOR (PARCEL ID# V-125-83-041-99-0001-002) FROM RM (MULTIPLE FAMILY RESIDENTIAL) TO M-1 (LIGHT INDUSTRIAL).**

**LOCATION:                THE PARCEL IS A NARROW BAND OF LAND WHICH IS PART OF THE ITC CORRIDOR, WHICH RUNS THROUGH THE ASHLEY CROSSROADS SOUTH DEVELOPMENT (V-125-83-041-99-0001-002).**

**Motion Boynton, Atchinson second to open the public hearing. Motion Carried.**

Allen Dresslehouse of Ashley Capital gave the presentation. Ashley Capital Crossroads North and Crossroads South have a long-term lease with ITC. The request to rezone the parcel that runs through Ashley Capital South to M-1, light industrial, is to develop additional trailer storage lots in the ITC Corridor. The applicant has already received approval from ITC.

Vidya Krishnan of McKenna Associates apologized and informed the applicant, Commission and audience that the public hearing notice had the incorrect zoning change information. The public hearing notice will need to be republished and placed on next month's agenda.

**Motion Atchinson, Franzoi second to close the public hearing. Motion Carried.**

**Motion Jahr, Boynton second to table New Business Item #2 to the next Planning Commission meeting agenda. Motion Carried.**

**NEW BUSINESS:**

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

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

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

No further comments from the applicant, Commission or the audience.

Motion Boynton, Atchinson second to recommend to the Township Board of Trustees an amendment to the Township's Future Land Use Map to change the Future Land Use Designation from medium density single family to a multiple family residential to construct detached condominiums on the property located at 41620 E. Huron River Drive, pursuant to the application by Scott Jones.

**Roll Call:**

**Yeas:** Boynton, Atchinson, Budd, Jahr, Franzoi and Thompson.

**Nays:** None.

**Absent:** Kelley.

**Motion Carried.**

**ITEM # 3                      19-033 INFINITY HOMES TOWNSEND PARK – SITE PLAN AMENDMENT.**

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

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

Liz Thomas, Executive Assistant of Infinity Homes gave the presentation.

Vidya Krishnan presented her staff review letter dated 10-10-19 recommending the Planning Commission approve an amendment to the site plan for the Townsend Park development in order to allow Infinity Homes to add the proposed Townsend Model to the list of approved home styles and elevations. The approval based upon the staff review letter dated 10-10-19 and conditioned upon the following:

1. Township Planning Staff shall review each application for a new single family home in order to determine that the new home meets the required setbacks and that the elevation meets the Township's "substantially different" architectural design standards set forth in the Zoning Ordinance.

2. The Planning Commission recommends that the applicant make efforts to obtain architectural approval from the Home Owners Association of Townsend Park if there is one.

Commissioners inquired if there is an active Homeowners' Association in the Townsend Park development, if stop signs have been put up for traffic safety and whether Homeowners' Association approval is required or recommended. There is an active Homeowners Association for the Townsend Park development, the applicant will look into the placement of stop signs and the Homeowners Association approval is a recommendation. Commissioner informed the applicant of comments from new residents to the development, in which the Homeowners Association information was misleading. No comments from the audience.

**Motion Jahr, Atchinson second to approve the amended site plan for the Townsend Park subdivision, subject to the staff review letter dated 10-10-19 and conditioned upon the following:**

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

**Motion Carried. (Letter Attached)**

**ITEM # 4                      19-034 INFINITY HOMES COUNTRY WALK – SITE PLAN AMENDMENT.**

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

**LOCATION:                THE UNFINISHED COUNTRY WALK SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF MARTINSVILLE ROAD, NORTH OF SAVAGE ROAD.**

Liz Thomas, Executive Assistant of Infinity Homes gave the presentation. The applicant has two floor plans for three models (Townsend, Larch and Larch II) in which they have decided to build 3-car garages. The applicant must have Planning Commission approval to amend the site plan in order to add the 3-car garage option to the architectural elevations.

Vidya Krishnan presented her staff review letter dated 10-10-19 recommending the Planning Commission approve an amendment to the site plan for the Country Walk development in order to allow Infinity Homes to add the proposed Townsend, Larch and Larch II models with front and side-entry garage variations to the list of approved home styles and elevations. The approval based upon the staff review letter dated 10-10-19 and conditioned upon the following:

1. Township Planning Staff shall review each application for a new single family home in order to determine that the new home meets the required setbacks and that the elevation meets the Township's "substantially different" architectural design standards set forth in the Zoning Ordinance.

2. The Planning Commission recommends that the applicant make efforts to obtain architectural approval from the Home Owners Association of Country Walk if there is one.

Director Best informed the Commission that there are already other homes in the development with 3-car garages. No comments from the Commission or the audience.

**Motion Jahr, Budd second to approve the site plan amendment for the Country Walk development to allow Infinity Homes to add the proposed Townsend, Larch and Larch II models with front and side-entry garage variations, subject to the staff review letter dated 10-10-19 and conditioned up on the following:**

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

**Motion Carried. (Letter Attached)**

**ITEM # 5                      19-030 DTE ASOC – PRELIMINARY SITE PLAN APPROVAL**

**TITLE:                      THE APPLICANT, JUDY PENDERGRASS ON BEHALF OF DTE ENERGY, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO BUILD A 35,700 SQUARE FOOT BUILDING TO FUNCTION AS A BACK-UP FACILITY AT THE DTE SITE LOCATED AT 8001 HAGGERTY ROAD, VAN BUREN TOWNSHIP, MI 48111.**

**LOCATION:                      PARCEL NUMBER V-125-83-046-99-0011-704; ADDRESS: 8001 HAGGERTY ROAD. THE DEVELOPMENT IS LOCATED ON THE EASE SIDE OF HAGGERTY ROAD, JUST SOUTH OF ECORSE ROAD.**

Steve Gedert, Architect for DTE ASOC, gave the presentation. DTE is proposing to build an ASOC (Alternate System Operation Center) control and monitoring facility which is a high security facility that is used to provide backup if the primary facility goes down. The facility is designed to be quiet and unassuming with little visual appearance, color renderings were displayed.

Vidya Krishnan of McKenna Associates presented her review letter dated 10-16-19 recommending the Planning Commission approve the preliminary site plan for the DTE ASOC facility subject to the following conditions:

1. Notation of any required Township, County or State permits.
2. Calculations to indicate compliance with interior parking lot landscaping.
3. Approval of proposed 8-foot tall fence/wall with spike design.
4. Written agreement with neighboring properties to the west, regarding installation of landscape trees.
5. Review and approval of proposed storm water detention by the Township Engineer and Wayne County. Any planting around the drainage areas are under Wayne County's jurisdiction. The planting plan for this area must be approved by the County.

6. Revision of landscape plan plant sizes to conform to minimum standards established in the Ordinance per Section 10.104 (b).
7. Correction of discrepancies in number of trees required and proposed. Differentiation of required and replacement trees.
8. Correction to number of fixtures proposed and submission of manufacturer's cut sheet details for proposed fixtures.

Paul Kammer of Fishbeck Associates presented his review letter dated 10-16-19 recommending the Planning Commission grant the DTE ASOC building preliminary site plan approval for engineering feasibility, subject to the comments in the letter and in accordance with Van Buren Township's Engineering Standards manual.

Commissioner Boynton presented the Fire Marshal's review letter dated 10-9-19 approving the plans as submitted.

Commissioners inquired whether it is new in the industry to have the backup building and how old the detention pond is. The applicant informed the Commission that the detention pond is 20-25 years old and the backup buildings do exist around the country, this brings the facility up to the 21<sup>st</sup> century level. Commissioners commented the building elevations look very nice and they like the fencing on the side of the building.

**Motion Jahr, Franzoi second to grant preliminary site plan approval to build a 35,700 square foot building to function as a back-up facility at the DTE site located at 8001 Haggerty Road, parcel number V-125-83-046-99-0011-704, subject to the eight conditions in the McKenna Associates review letter dated 10-16-19, comments in the Fishbeck Associates review letter dated 10-16-19 and Fire Department review letter dated 10-9-19. Motion Carried. (Letters Attached)**

#### **GENERAL DISCUSSION:**

#### **ADJOURNMENT:**

**Motion Boynton, Atchinson second to adjourn at 8:39 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



October 16, 2019  
FTCH Project Number 191245  
VBT Project Number 19-030

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

Re: DTE Alternate Systems Operations Center (ASOC) Building  
8001 Haggerty Road  
Preliminary Site Plan – Engineering Feasibility Review

Dear Ms. Thompson:

At the request of Van Buren Township (VBT), Fishbeck, Thompson, Carr & Huber, Inc. (Fishbeck) has reviewed the Preliminary Site Plan dated October 1, 2019, submitted to VBT for Preliminary Plan review for the proposed DTE ASOC Building Project, which is located at 8001 Haggerty Road. At this time, Fishbeck examines and reviews the feasibility of the engineering aspects of the site design, but will not conduct a full engineering review until the engineering submittal.

This project entails construction of a new ASOC building for DTE at parcel No. 83-076-99-0004-702. The existing site is empty and lies just north of an existing DTE site at 8001 Haggerty Road. The proposed construction includes: removal of several trees; disturbance/removal of 33,232 square feet of wetland; removal of an existing building and foundation; removal of existing pavement; removal of existing fence; removal of existing utility structure/pole; dredging existing detention pond per grading utility plans; construction of new 35,700 square foot ASOC building; construction of concrete sidewalk and pavement; construction of a 98-space bituminous pavement parking lot; construction of new turf; construction of concrete curb; construction of security measures including security fencing and screen wall; construction of a storm sewer pipe network and detention pond; 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. Applicant must clarify the match line labels and locations.
2. A note must be added to the plans that the site is not within the 100-year flood elevation.
3. The landscape plans must ensure that no trees are planted within the water utility easement or the sanitary sewer utility easement.
4. A note indicating that the proposed building will not have a basement should be provided if the building will not have a basement.
5. Applicant to verify with EGLE which permits will be required for impacts to wetlands or floodplains.

### Water Main Service

**Existing:** VBT's Geographic Information System (GIS) records indicate a publicly owned 8-inch water main runs in a loop around the existing property at 8001 Haggerty Road connecting to the 12-inch water main that runs

north-south on the east side Haggerty Road. There is one existing fire hydrant near the existing building at the proposed property and several fire hydrants around the existing building at 8001 Haggerty Road.

**Proposed:** The applicant's proposed plan indicates two water main connections to the existing unmarked water main running along the adjacent property to make a water main loop around the proposed building. The two connection types are not specified on the plans. The 974-foot, 8-inch water main loop runs along the west, north and east sides of the building and connects back into the existing unmarked water main. A fire hydrant is also proposed on the west side of the building. A fire service connection is also in proposed on the south side of the building.

**Comments:**

1. Applicant must verify the type of water main connection and indicate how valve shutoff will be done as to not disrupt existing service, if applicable.
2. Final gate valve locations must be approved by the VBT Water and Sewer Department.
3. Applicant must verify demand pressure requirements for building service and fire flow.
4. Applicant must indicate and label all existing and proposed easements.
5. Hydrants must be placed so that no part of any building or structure shall be more than 250 feet from a hydrant.
6. Applicant to show the size of the existing water main loop around the existing building at 8001 Haggerty Road on the plans.

**Sanitary Sewer**

**Existing:** VBT's GIS records indicate there is an existing publicly owned RCP 18-inch gravity-fed sanitary sewer running north-south along the west side of Haggerty Road. Records also show an existing sanitary sewer manhole on the west side of Haggerty near the intersection of the existing driveway to the property. The existing development at 8001 Haggerty Road feeds into a 10-inch RCP gravity-fed sanitary sewer and flows into the sanitary sewer along the west side of Haggerty Road (to be confirmed).

**Proposed:** The applicant is proposing two private 8-inch sanitary leads connecting together at a "Y" and running into a public manhole. From that manhole, a proposed 10-inch sanitary sewer pipe goes through two more proposed manholes and connects via a proposed manhole to the existing public 24-inch sanitary sewer pipe running north-south on the west side of Haggerty Road.

**Comments:**

1. After discussions within the Township Water and Sewer Department, the sanitary sewer leading from the ASOC building, through the property and into the Township manhole will not be a public sewer, thus no easement is necessary. Township responsibility of the system begins at the proposed manhole.
2. Approval from waste water treatment system owner (Rouge Valley Sewage Disposal System (RVSDS) – Wayne County) prior to submission to Michigan Department of Environment, Great Lakes, and Energy (EGLE) will be required.
3. Applicant must label and show the extent of the replacement of the 24-inch sanitary sewer line running north-south along the west side of Haggerty Road.
4. External drop connections are required where the invert of the outlet pipe is two feet or more below the invert of the inlet pipe. Internal drop connections will not be allowed.



## Storm Sewer

**Existing:** VBT's GIS records indicate the existing property at 8001 Haggerty Road drains via roof drain leads, storm drain inlets, and a storm pipe system into an onsite storm drain system and detention basins, which outlet into the county storm drain system. The storm runoff on the east side of the property collects into an apparent retention basin. An open drain runs along the north side of the property along the property driveway and into the county owned Smock and Spear Drain which drains south along Haggerty Road.

**Proposed:** The applicant is proposing one 10-inch roof and three proposed catch basins with 12-inch storm sewer pipes drain running to a proposed manhole. From this manhole, an 18-inch storm sewer pipe runs into the proposed on-site stormwater detention pond.

### Comments:

1. Applicant must submit for stormwater approval from Wayne County prior to VBT accepting submission for Engineering and Final Site Plan approval. The Township will request to see that Wayne County has reviewed and commented on the stormwater system prior to reviewing the system itself.
2. Applicant must provide more existing information on drainage throughout the 8001 Haggerty Road property.
3. Calculations for the design of the storm sewer system must be provided including all tributary areas from the developed and undeveloped properties in accordance with the VBT Design Standard Manual. The allowable discharge must be 0.10 cubic foot per second (cfs)/acre.
4. Plans appear to show no storm drain facilities or underdrains on the north side of the building. Applicant must verify how runoff will be managed in this area.
5. Plans must show how the outflow from the proposed detention basin is intended to be discharged into the County's storm drain system.
6. Existing and proposed drainage ditches must be clearly labeled on plans.
7. The invert elevations from MH 11 to CB 13 show stormwater flowing the wrong direction.

## Paving and Grading

1. Grading plans need to indicate proposed flow arrows to clearly indicate the overland flow route and drainage patterns in proposed pavement areas, along proposed gutter lines, and across proposed Americans with Disabilities Act 2010 (ADA) ramp areas.
2. The proposed parking lot and parking spaces must be designed in accordance to the Van Buren Township Engineering Standards Manual.

## 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>

Ms. Carol Thompson, Chairperson

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## Recommendation

At this time, we are recommending the Planning Commission grant the DTE ASOC Building Preliminary Site Plan approval for engineering feasibility, subject to the comments listed above and in accordance with VBT's Engineering Standards manual. If you have any questions regarding this project, please contact me at 248.324.2137 or [pjkammer@ftch.com](mailto:pjkammer@ftch.com).

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.



Paul J. Kammer, PE

ag2

By email



Stephen C. Clayton, PE

cc: Mrs. Vidya Krishnan – Interim Director Planning  
Mr. Matthew Best – Deputy Director Planning and Economic Development  
Mr. James Taylor – Director of Public Works



# Memo

**DATE:** October 10, 2019  
**TO:** Planning Commission  
**FROM:** Vidya Krishnan – Interim Director of Planning  
**RE:** SPR 19-033 Site Plan Amendment for Infinity Homes regarding Architectural Elevations in the Townsend Park Subdivision.

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

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

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

## Comments

### 1. Site Plan

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

The applicant is seeking approval for a single new elevation at this time called "the Townsend". The submitted plans do not include overall dimensions for the floor plan. These will need to be verified prior to final approval that the width and depth of the floor plans will fit within the required setbacks of the subdivision. Staff will review each individual permit application for compliance with the Township's Zoning code.

### 2. Floor Area

The PRD Agreement requires a minimum square footage of 1700 square feet. The proposed model has a floor area of 2,200 square feet and complies.

### **3. Façade Elevations**

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

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

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

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

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

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

The Planning Commission had previously approved nine (9) different home models with at least three (3) elevation variations with each home model. In total there are approximately thirty (30) unique elevations which were approved. The proposed Townsend model with 3 different elevations and possibility of front and side entry garage adds to the variety. As with all single family elevation approvals, staff will review each building permit application for compliance with the architecturally different standard as the building permits are submitted.

### **4. Building Materials**

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

## **5. Side Entry Garages**

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

## **6. Other Considerations**

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

## **Recommendation**

Based on the comments listed above and the additional requested documents, staff recommends that the Planning Commission approve an amendment to the site plan for the Townsend Park development in order to allow Infinity Homes to add the proposed Townsend Model to the list of approved home styles and elevations. This approval should be based upon the staff review letter dated October 10, 2019 and conditioned upon the following:

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



**MCKENNA**

October 16, 2019

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

**Subject: VBT-19-030; DTE ASOC / 8001 Haggerty Road; Site Plan Review #2  
Revised Site Plans Dated October 7, 2019; Recd. by Township 10/7/2019.**

Dear Commissioners:


The applicant, DTE, proposes to construct an Alternate System Operation Center (ASOC). The proposed 35,700 square foot building will function as a “back-up” facility for the DTE Downtown Campus Electrical Systems Operation Center (ESOC). The site is located on the south side of Ecorse Road, between Haggerty and I-275 Metro Trail, and area of the site with the new development is 6.534 acres. 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 currently split-zoned C-1 (General Business District) along the narrow frontage on Haggerty Road and M-1 (Light Industrial District) for the remaining parcel. The applicant has applied for a rezoning of the entire parcel to M-1. The rezoning received a recommendation for approval at the Planning Commission’s September 25, 2019 meeting and is currently under consideration by the Township Board. The construction of this facility is a requirement set forth by the North American Electric Reliability Corporation. Section 3.115 (B) of the Zoning Ordinance permits public utility buildings by right in the M-1 District. The site is surrounded by similar M-1 zoning to the north and south, C-1 along a portion of the property to the north, as well as an AG District to the west, that is currently occupied by single family dwellings.
- 2. Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. The following items must be included on the site plan:
  - Notation of any required Township, County, or State permits.
- 3. Lot.** The parcel has a total area of 6.534 acres. The legal description is included with the tax parcel Id number. The applicant applied for and received approval for a lot combination of all of the parcels owned by DTE.
- 4. Dimensional Requirements.** There is no required minimum lot width in the M-1 Light Industrial District.

The minimum required front, rear, and side yard setbacks per Section 4.102 of the Zoning Ordinance are 50 feet, 40 feet, and 40 feet (80 feet total of 2), respectively. The proposed building complies with the minimum setbacks for the M-1 Light Industrial District.

Maximum permitted building height in the M-1 District is 2.5 stories and 30 feet. The elevations proposed indicate a maximum building height of 35 feet to the precast at the high bay. Buildings of greater than the



maximum height allowed in Section 4.102 may be allowed in the M-1 district provided front, side and rear yards are increased by one (1) foot for each additional foot of building height that exceeds the maximum height allowed. The front, side and rear yard setbacks all exceed the minimum setback requirements by more than 5 feet, making the proposed building elevation compliant with the M-1 District maximum building height.

The plan also includes a 560 square foot “pump house” structure with a maximum height of 14’ on the northeast corner of the equipment yard.

## 5. Access and Circulation.

- a. **Location of Curb Cuts.** The main DTE site to the south has two (2) access drives off Haggerty Road. The north access drive provides access to the subject site and proposed development. The access drives are to remain unchanged and are to be striped showing two-way traffic circulation in and out of the site. The access drives into the parking lot for the new facility are shown with variable width of 23’ and 26’ on sheets -004 and 141, respectively. The width of the pavement and driveway must be consistent on all sheets and the pavement striping must be shown on all sheets. The parking lot on the south side of the new building has 24’ wide aisles and provides for ample circulation. Per discussions with the fire department, the plan proposes a 20’ wide paved pathway on the west side of the building which provides coverage to the north side of the building, and an 8’ wide paved pathway on the east side of the building.
- b. **Cross Access.** The newly proposed site will have cross access with the existing DTE facility located at 8001 Haggerty. Due to the secure nature of the facility, additional cross access is not recommended or required.
- c. **Sidewalks.** A 5’ concrete sidewalk is proposed along the site’s Haggerty Road C-1 frontage (to be rezoned to M-1). The site plan indicates a new 5’ wide concrete sidewalk along the new access drive and along the north side of the building. The plan also proposes a 7’ 6” wide concrete sidewalk on the south side of the building providing access from the parking lot to the main entrance of the proposed building.

## 6. Parking and Loading.

- a. **Space Dimensions.** Parking spaces on the site are dimensioned at 9.5 feet wide by 20 feet long in the middle of the lot, and 9.5’ x 18’ on the north and south end rows, abutting 7’+ sidewalk and a greenbelt, respectively. The Ordinance requires all spaces to be double striped which has been shown on the newly submitted plans. The proposed barrier free accessible spaces are ADA complaint.
- b. **Number of Parking Spaces.** The parking requirement is one (1) space per three hundred (300) square feet of gross floor area. For the proposed 35,700 sq. ft. building 119 parking spaces are required. The site plan proposes 100 new parking spaces. The applicant has provided information that states only a maximum of 71 employees will simultaneously be at the ASOC facility. The plan also notes that the existing WWSC facility has 80 additional parking spaces. Since the entire site has been combined into one entity, the excess parking available on the main site can be counted



towards the parking required for the proposed new building, and is deemed adequate. PC approval of a deviation is not required.

- c. **Barrier Free Spaces.** The plan indicates a total of five (5) barrier free spaces, which is sufficient for a parking lot with up to 100 spaces.
  - d. **Loading.** The site plan includes one (1) 10' x 50' loading spaces on the east side of the building. Per the applicant, most deliveries will be received at the main facility off Haggerty and then conveyed to this site. Regular deliveries are not expected at this building.
- 7. Landscaping and Screening.** The site is located in the Light Industrial (M-1) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. Our comments on individual landscaping requirements are reflected in the following comments:
- a. **Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. The site has a frontage of 82' on Haggerty Road, which requires a total of 2 deciduous trees + 16 shrubs. The updated Landscape Plan has located 2 deciduous trees and 16 shrubs along the frontage of the existing DTE facility.
  - b. **Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way. The parking lot area on the site is setback more than 590 feet from Haggerty Road right-of-way. As the paved ground surface area is completely screened from the public right-of-way by an intervening building or structure, parking lot landscaping from Haggerty serves no purpose. However, the site abuts the on ramp to I-275 to the east. The proposed building is to be placed approximately 207'+ from the east property line and the area is significantly vegetated. Therefore, the existing site features adequately screen the parking lot from I-275.  
  
**Interior parking lot landscaping.** Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. The plan includes landscape islands located at the end of each row of parking. The islands are to be planted with one tulip tree each. Parking lot trees have also been provided at the southern portion of the parking lot near the access drives, satisfying the requirements of parking lot trees. The applicant has indicated a parking lot area of 35,780 sq. ft. but has not provided the area of the landscape islands. Interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas. Include calculations to demonstrate compliance with this standard.
  - c. **Loading Area Landscaping.** The loading area is located to the east of the proposed building. Section 10.103 (C) of the Zoning Ordinance requires an opaque wall or a greenbelt for required screening. The site plan proposes an 8' tall non-climbable "security fence" along the east side of the "equipment yard" area. The fence is designed with closely placed metal posts with pointed top, which creates an opaque look. The 8' height and spiked design of the fence is so subject to review and approval by the Planning Commission.
  - d. **Display Area Buffering.** This requirement is not applicable.





- e. Greenbelt Buffering.** Per section 10.103 (E), a 60-foot-wide buffer with a double staggered row of evergreen trees is required between the building and the AG zoned parcels to the West. However, the Zoning Ordinance allows the Planning Commission to approve a 6' tall masonry wall or opaque fence in lieu of the buffer. The landscape plan includes a 6' tall masonry wall with a 2' tall non-climbable fence along the property line abutting the AG zoned parcels. The fence top includes outwardly curved spikes. As previously noted, the proposed 8' tall wall with spikes on top, are subject to review and approval by the PC. Based on our previous suggestion, the landscape plan indicates a row of 16 8' tall Hemlock trees on the AG zoned parcels to the west of the wall. The intent of the plantings is to soften the appearance of the wall. The applicant must obtain written permission from the property owner(s) for installation of the landscaping.
- f. Open Space Landscaping.** The Zoning Ordinance requires 1 tree/3,000 square feet of open space area not occupied by buildings or parking. Based on the notations landscape plan, a total of 82 trees are required. However, a significant portion of the site is wooded and to remain as is; therefore, we find the site in compliance with this requirement.
- g. Detention Pond Landscaping.** The site plan includes a proposal to enlarge and share the existing detention basin between the WWSC and ASOC facilities. The proposed drainage system is subject to review and approval by the Township Engineer and Wayne County. Any planting around the drainage areas are under Wayne County's jurisdiction. The planting plan for this area must be approved by the County.
- h. Other Requirements.** Some of the proposed trees and plantings do not meet the minimum size requirements established in the Ordinance per Section 10.104 (b).
- 8. Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger. The plan includes a tree list which notes a total of 940 trees on site meeting these criteria. 193 of these trees are proposed for removal. Of these, per the applicant, only 48 trees count as regulated and require replacement, which is being provided through 57 new trees. If any regulated trees are to be removed, replacement must be provided as set forth in Section 8.106(J) of the Zoning Ordinance. Required landscaping cannot be counted towards tree replacement. The landscaping calculations noted on drawing #144 appears to note a total of 105 trees, while the plant list includes only 88 trees. The discrepancy must be corrected and the number of plantings proposed and shown to meet each requirement, must be clearly differentiated on the plan.
- 9. Stormwater Pond.** As previously stated, the existing detention basin to the east of the existing WWSC building will be enlarged and shared between the WWSC and ASOC. Storm water detention calculations are subject to review and approval by the Township Engineer and Wayne County.
- 10. Lighting.** The applicant has submitted a detailed photometric plan which includes a mix of parking lot pole lights, illuminated bollards and wall mounted fixtures. Per the lighting schedule a total of 43 fixtures are proposed; however, the actual photometric plan appears to show fewer fixtures. Clarify. The site plan includes details for a 25' high clear anodized aluminum light pole which is to be installed in the parking lot area and the 17' high light poles to be installed in the equipment yard area. Manufacturer's cut sheet details of proposed fixtures must be noted.



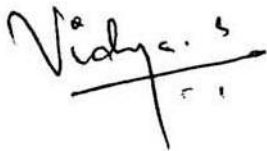
- 11. Architecture and Building Details.** The applicant has submitted elevations of the proposed building. The structure is to be constructed of a foundation of decorative concrete block, with the walls made of precast smooth and textured concrete panels. The south façade is shown with a row of windows for the office spaces on the interior and an insulated metal panel wall system above it. The west facade has a few windows and the other 2 facades are blank. However, line of sight diagrams provided by the applicant show that the proposed building cannot be seen from anywhere except on the site itself.
- 12. Dumpster.** The site plan proposes an 8' tall 16' x 16' dumpster enclosure on the northeast corner of the parking lot. Typical enclosure details indicate the structure will be constructed with cedar gates to be reinforced with galvanized steel, and have bollards outside to protect the gates.
- 13. Signs.** Due to its secure nature, no signage is proposed for the facility.

## RECOMMENDATION

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

1. Notation of any required Township, County and State permits.
2. Calculations to indicate compliance with interior parking lot landscaping.
3. Approval of proposed 8 foot tall fence/wall with spike design.
4. Written agreement with neighboring properties to the west, regarding installation of landscape trees.
5. Review and approval of proposed storm water detention by the Township Engineer and Wayne County. Any planting around the drainage areas are under Wayne County's jurisdiction. The planting plan for this area must be approved by the County.
6. Revision of landscape plan plant sizes to conform to minimum standards established in the Ordinance per Section 10.104 (b).
7. Correction of discrepancies in number of trees required and proposed. Differentiation of required and replacement trees.
8. Correction to number of fixtures proposed and submission of manufacturer's cut sheet details for proposed fixtures.

Respectfully submitted,  
**McKENNA**



Vidya Krishnan  
Principal Planner



Hunter Whitehill  
Assistant Planner

c: Matt Best, Van Buren Township Director of Public Services  
David Potter, FTCH, Township Engineers  
David McNally, Van Buren Township Fire Marshal





# Memo

**DATE:** October 10, 2019  
**TO:** Planning Commission  
**FROM:** Vidya Krishnan – Interim Director of Planning  
**RE:** SPR 19-034 Site Plan Amendment for Infinity Homes regarding Architectural Elevations in Country Walk Subdivision.

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The applicant, Infinity Homes, is requesting architectural approval for additional home plans and façade elevations for residential dwellings in the Country Walk development. There is an existing Planned Residential Development (PRD) Agreement in place for the property which was approved in 2002 and amended in 2005 which had previously expired. There were several homes completed in the development prior to the expiration of the PRD. A Memorandum of Understanding (MOU) between Van Buren Township, the Country Walk Three Homeowners Association, and Blue Country Walk, LLC was executed in July 2015 which outlined the responsibilities of the parties with regards to the completion of the development and required compliance with the PRD agreement.

These plans are subject to the PRD agreement, the MOU, and the standards of the Zoning Ordinance, specifically section 4.54 which addresses specific architectural standards in these types of development.

The following is my review of the architectural plan based on the conditions in the MOU and PRD agreement. I offer the following comments:

## Comments

### 1. Site Plan

The setbacks, as described in the approved site plan for the Country Walk development, depict a front and rear yard setback of 25' and a required side yard setback of 10'. The lots sizes in the development vary in width from 75' to 61' and in depth from 120' to 125'.

The applicant is seeking approval for 3 models: The Townsend, The Larch and The Larch II with options. The submitted plans do not include overall dimensions for the various floor plans. These will need to be verified prior to final approval that the width and depth of the floor plans will fit within the required setbacks of the subdivision. Staff will review each individual permit application for compliance with the Township's Zoning code.

## **2. Floor Area**

The PRD agreement requires that the square footages of homes for the 536 units in the subdivision will average at least 1,750 square feet. According to the provided plans the square footage of the proposed elevations of single family dwellings will range from 2,200 square feet to 2,700 square feet.

## **3. Façade Elevations**

The Zoning Ordinance and the PRD agreement have specific requirements to ensure that the Township's "Substantially Different" architectural design standard is met. Section j(ix) of the PRD agreement specifically requires that the "Substantially Different" requirement be met by varying the following two (2) criteria:

- Roof pitch by varying three or more vertical units in twelve from one another (i.e. 6/12, 9/12, 12/12, etc.)
- Location of major design features relative to main mass by varying the location of at least two major design features that include, but are not limited to dormers, gables, garages (i.e. front-entry versus side-entry), and porches.

The Zoning Ordinance requires that this substantially different requirement be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the property across the street.

The applicant had previously received approval for 39 different combinations of home style and variation in elevations. The proposed 3 models have variations in roof pitch, placement of windows, main entry doors and also offer front and side entry garage options. Side entry garages are one of the major design features that can be varied. The Larch and Larch II are 3 car side entry garage models. When included with the previously approved elevations, the proposed models and variations will meet the substantially different criteria.

## **4. Building Materials**

Section i(1) of the PRD agreement requires that all 416 detached units feature brick to the belt on the front and side elevations and requires that on specific lots brick will be required on the rear elevation as well. Based on the submitted plans all proposed elevations meet the brick to the belt requirement for the front and side elevations.

## **5. Side Entry Garages**

The PRD agreement requires that at least 30% of the single family detached units have side entry garages and specifically indicates which lots are required to have side entry garages. The language in the PRD Amendment states:

"6.1.11. Side entry garages are required on at least 30% of single-family detached units.

The following 125 single-family detached units will have side-entry garages.

1-4, 15, 16, 34, 36, 47-49, 58-60, 66-68, 70, 75, 76, 82, 86, 92, 93, 96-110, 115, 117, 120, 121, 128, 130, 135-137, 149-151, 153, 159, 164, 165, 171, 173, 177, 178, 185-187, 192-195,

198, 200, 204, 213, 218, 225-228, 235, 237, 240, 244, 247-250, 253, 254, 260, 261, 266, 274, 286-288, 294, 295, 297, 303, 305, 308, 311-313, 317-321, 323, 324, 326, 327, 330, 363, 368, 369, 381, 390, 398, 400, 406, 407, 411, 413-416.”

In the Planning Commission approval of elevations in 2017, specific lots were designated as side entry garage only. Conformance to that approval will be ensured at the time of staff review of individual lot plans. Additional lots can be side entry; however, at a minimum the lots above need to be side entry only.

## **Recommendation**

Based on the comments listed above and the additional requested documents, staff recommends that the Planning Commission approve an amendment to the site plan for the Country Walk development in order to allow Infinity Homes to add the proposed Townsend, larch and Larch II Models with front and side entry garage variations to the list of approved home styles and elevations. This approval should be based upon the staff review letter dated October 10, 2019 and conditioned upon the following:

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

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

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



10-09-2019

Department Building and Planning  
46425 Tyler Road  
Belleville, MI 48111

Re: DTE ASOC  
8001 Haggerty Rd, Van Buren Township MI.

To whom it may concern:

I have reviewed the revised set sent to me on 10-08-2019.

**Project Overview:**

The additional proposal is adding a fire pump building to the project.

Again, please note that **all** applicable **NFPA** codes and standards relating to fire pumps apply as adopted by the Township of Van Buren.

**Plans are approved as submitted.**

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

**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.