

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
November 13, 2019
MINUTES**

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

ROLL CALL:

Present: Kelley, Atchinson, Budd, Boynton and Thompson.

Excused: Franzoi and Jahr.

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

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

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Kelley, Atchinson second to approve the agenda of November 13, 2019 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Budd second to approve the regular meeting minutes of October 23, 2019 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1 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 R1-B, SINGLE 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 Atchinson, Kelley 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 is to develop additional trailer storage lots in the ITC Corridor. The applicant has received approval from ITC.

No comments from the Commission or the audience.

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

NEW BUSINESS:

ITEM # 1 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 R1-B, SINGLE 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).

No further comments from the applicant.

Vidya Krishnan of McKenna Associates presented her review letter dated 10-9-19 recommending the Planning Commission recommend approval of the requested amendment to the Zoning Map to rezone the subject property from R1-B, single family residential to M-1, light industrial, to the Township Board of Trustees.

No comments from the Commission or the audience.

Motion Kelley, Atchinson second to recommend to the Township Board of Trustees, the request from Ashley Crossroads South, LLC., to rezone parcel number V-125-83-041-99-0001-002 from R1-B, single family residential to M-1, Light industrial based on the analysis and subject to the findings in the McKenna Associates review letter dated 10-9-19.

Roll Call:

Yeas: Atchinson, Budd, Kelley, Boynton and Thompson.

Nays: None.

Absent: Franzoi and Jahr.

Motion Carried. (Letter Attached)

ITEM # 2 19-031 – 45101 INC./A.D. TRANSPORT ADDITION – SITE PLAN.

TITLE: THE APPLICANT, GARY PERCY FOR A.D. TRANSPORT, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO DEMOLISH MOST OF AN EXISTING BUILDING AND CONSTRUCT AN 11,000 SQUARE FOOT ADDITION TO FUNCTION AS A WAREHOUSE AT THE SITE LOCATED AT 45101 YOST ROAD, VAN BUREN TOWNSHIP, MI 48111.

LOCATION: PARCEL NUMBERS V-125-83-010-99-0006-000 AND V-125-83-010-99-0002-000; ADDRESS 45101 YOST ROAD. THE DEVELOPMENT IS LOCATED ON THE SOUTH SIDE OF YOST ROAD, EAST OF BELLEVILLE ROAD.

Applicant, Gary Percy gave the presentation. The applicant is requesting approval to demolish part of an existing non-functional building in order to update it by adding an 11,000 square foot addition to make the building usable.

Vidya Krishnan of McKenna Associates presented her review letter dated 11-4-19 recommending the Planning Commission grant preliminary and final site plan approval for the A.D. Transport facility, subject to the following conditions being addressed and administratively reviewed for compliance:

1. Combination of the two parcels into one tax parcel ID.
2. Double striping of all parking spaces as required by Ordinance.
3. Proposed light fixtures, if any, being downward directed and shielded.
4. Applicant's acknowledgement that should the abandonment of Yost Road fail to materialize, in the future the applicant may be required to comply with sidewalk, greenbelt and buffering requirements of the Ordinance.
5. Installation of any signage, if proposed, with prior review and approval by the Township.

Paul Kammer of Fishbeck Associates presented his review letter dated 10-28-19 recommending the Planning Commission grant A.D. Transport engineering plan and final site plan approval, subject to the comments in the review letter. All comments must be addressed and plans resubmitted to staff in an Issued for Construction set.

Commissioner Boynton presented the Fire Department review letter dated 9-23-19 recommending approval subject to three (3) conditions.

Commissioners discussed the abandonment of Yost Road, what determines a road to be abandoned, the address being located on Belleville Road if the road is abandoned, how much property Mr. Percy owns on Yost Road and the location, the possibility of adding a gate if the fence is opened for vehicles needing to turn around and the intended building height.

No comments from the audience.

Motion Kelley, Boynton second to grant the applicant, A.D. Transport, preliminary and final site plan approval to demolish most of an existing building and construct an 11,000 square foot addition to function as a warehouse at the site located at 45101 Yost Road, based on the analysis in the McKenna Associates review letter dated 11-4-19, Fishbeck Associates review letter dated 10-28-19, Fire Department review letter dated 9-23-19 with the addition of the address being located on Belleville Road. Motion Carried. (Letters Attached)

GENERAL DISCUSSION:

Commissioners thanked staff for providing a planning training session with Vidya Krishnan of McKenna Associates and discussed concerns with big truck traffic on Belleville Road going to and from the Costo distribution center. Director Best informed the Commission that truck traffic has been an ongoing issue for ordinance officers; he will follow up with ordinance and have discussion with Costco management.

ADJOURNMENT:

Motion Boynton, Kelley second to adjourn at 8:09 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



MCKENNA

November 4, 2019

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

**Subject: VBT-19-031; A.D. Transport / 45101 Yost Road; Site Plan Review #2
Revised Site Plans Dated July 23, 2019; Recd. by Township 10/14/2019.**

Dear Commissioners:

The applicant, 45101, Inc., proposes to make an addition to an existing industrial facility. The applicant is proposing to retain the existing 336 sq. ft. of office space and to demolish the remaining 1,900 sq. ft. portion of the existing building. The applicant is proposing to make a 11,590 sq. ft. building addition just south of the existing office space. The site is located on the south side of Yost Road, between Belleville Road and Sheldon Road, and area of the site is 4.9 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 zoned M-1 (Light Industrial District). Section 3.115 (B) of the Zoning Ordinance permits warehousing by right in the M-1 District. The site is surrounded by M-2 (General Industrial) zoning to the east and west, M-1 to the south.
- 2. Required Information.** The relevant site information per Section 12.203 of the Zoning Ordinance has been noted on the revised site plan.
- 3. Lot.** The parcel has a total area of 4.9 acres. The legal description is included with the tax parcel ID number. The subject site includes two (2) parcels, both of which must be combined. A notation to this effect has been included on the site plan.
- 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.

Per Section 4.102 of the Zoning Ordinance, the maximum permitted building height in the M-1 District is 2.5 stories and 30 feet. The original site plan proposed elevations indicated a maximum building height of 23 feet and 4 inches. However, the new site plan submission does not provide a building height. We assume it will remain as previously proposed, but must be confirmed.

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5. Access and Circulation.

- a. **Location of Curb Cuts.** Currently, there is an existing approximately 25 foot wide gravel access drive to the site from Yost Road. Yost Road is unimproved along the site's frontage and the applicant is in the process of seeking its vacation. The site plan includes notation of limits of asphalt around the proposed building and concrete aprons abutting the doors on the side. The circulation around the building has been reviewed and approved by the Fire Department.
- b. **Cross Access.** No cross access is proposed.
- c. **Sidewalks.** The site has frontage on Yost Road. However, as previously noted Yost Road is unimproved and in the process of being vacated, and a sidewalk would serve no purpose. The proposed use of the building is a warehouse. Pedestrian access from the parking area to the office area is via concrete aprons on the sides of the building. The proposed barrier free space is located immediately adjacent to the main office entrance to facilitate barrier free access.

6. Parking and Loading.

- a. **Space Dimensions.** Parking spaces on the site are dimensioned at 9.5 feet wide by 20 feet long. The Ordinance requires all spaces to be double striped. The proposed barrier free accessible space is ADA compliant.
- b. **Number of Parking Spaces.** The parking requirement is Five (5) spaces plus one (1) space per 1,750 square feet of gross floor area plus one (1) space per 350 useable square feet of office. For the proposed 11,590 sq. ft. building 13 parking spaces are required. The site plan proposes 13 new parking spaces, and is deemed compliant.
- c. **Barrier Free Spaces.** The plan indicates a total of one (1) barrier free space, which is sufficient for a parking lot between 1-25 spaces.
- d. **Loading.** Any building involving the receipt or distribution of materials or merchandise, there shall be provided and maintained on the lot, adequate space for loading and unloading. It appears that loading activities at the site will take place indoors as the building elevations detail multiple garage doors.

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 currently has a frontage of 301' on Yost Road – a 25' wide access drive. However, the proposed vacation of Yost Road will result in the right-of-way being part of the subject site and not frontage. The applicant expressed concern about the installation of trees and shrubs which may be shortly removed. Therefore, the plan proposes the installation of sod to create a lawn area along the frontage of the building. In the event, the street vacation is not



successful, the applicant may be required to install greenbelt landscaping in conformance to the Ordinance.

- 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 is proposed to be located at the southern end of the building. As the paved ground surface area is completely screened from the public right-of-way by the proposed building, parking lot landscaping from Yost serves no purpose. However, the handicap parking space is located on the northern side of the building. Therefore, it may be appropriate to locate the landscaping adjacent to the right-of-way in a manner than screens the barrier-free parking space.

Interior parking lot landscaping. Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. The site is entirely paved with asphalt or gravel surface, with the exception of the site's frontage. Creation of any kind of landscape area will require removal of existing paved areas which facilitate circulation.

- c. Loading Area Landscaping.** As no loading zone is currently proposed this standard is not applicable. It appears that loading activities at the site will take place indoors as the building elevations detail multiple garage doors.
- d. Display Area Buffering.** This requirement is not applicable.
- e. Greenbelt Buffering.** Per section 10.103 (E), a 20-foot-wide buffer with one (1) tree per twenty (20) linear feet (minimum of 50% evergreen trees) is required between the subject site and the neighboring M-2 zoning districts to the east and west. However, the Zoning Ordinance allows the Planning Commission to review and approve an opaque 6' tall masonry wall or opaque fence in lieu of the buffer. In case of the subject site, the applicant is the owner of the sites to the east and west. The property to the east is separated by "jersey walls" (a concrete barrier), while the property to the west is a continuation of the previously approved temporary use permit for vehicle storage. A greenbelt buffer in the middle of a contiguous use serves no purpose. Therefore, buffering is not required at this time, but may be required in the future if the uses of the parcels change.
- f. Open Space Landscaping.** The Zoning Ordinance requires 1 tree/3,000 square feet of open space area not occupied by buildings or parking. However, as the nature of the use currently requires most of the site being dedicated to vehicle and equipment storage, enforcing this standard would not allow the existing use of the property to continue. Therefore, we find this standard not applicable.
- g. Detention Pond Landscaping.** A detention pond is not proposed on the site plan. Therefore, this standard is not applicable.
- 8. Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger. The applicant has not noted any intention of removing trees from the subject site.
- 9. Stormwater Pond.** The site plan does not propose a detention basin. The stormwater management plan is subject to review and approval by the Township Engineer.



10. Lighting. The site plan and elevations do not indicate any proposed lighting for the site. If lighting is being requested it must meet the requirements of Section 8.105 of the Zoning Ordinance. Fixtures must be downward directed and shielded.

11. Architecture and Building Details. The applicant has submitted elevations of the proposed building. The structure is to be constructed of what appears to be galvanized steel siding. No windows are proposed on the new building but there are multiple windows on the existing office space that is to remain. Building material samples and colors must be presented at the Planning Commission meeting for review.

12. Dumpster. The site plan does not propose any dumpster enclosure. Per Google Maps 2019 imagery, it appears there is currently a dumpster to the south of the existing building. It appears that this dumpster is to be removed since the area is showing with parking spaces. The site plan shows 3 existing large trailer units along the east side property line currently used for trash, steel and aluminum recycling. No changes are proposed.

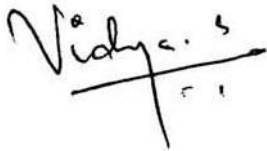
13. Signs. No signage is proposed at this time. Any sign in the future must be submitted for review and approval prior to installation.

RECOMMENDATION

The proposed addition is limited in scope and located in an area accessible only to the applicant's business. The ongoing vacation of Yost Road results in the elimination of some of the site plan requirements that are typically required for frontage onto public rights-of-way. Per the Engineer, the proposal is not resulting in net increase in the impervious surface area and does not involve significant engineering concerns; therefore, we recommend that the Planning Commission grant preliminary and final site plan for the A.D. Transport facility, subject to the following conditions being addressed and administratively reviewed for compliance:

1. Combination of the two parcels into one tax parcel ID.
2. Double striping of all parking spaces as required by Ordinance.
3. Proposed light fixtures, if any, being downward directed and shielded.
4. Applicant's acknowledgement that should the abandonment of Yost Road fail to materialize, in the future the applicant may be required to comply with sidewalk, greenbelt and buffering requirements of the Ordinance.
5. Installation of any signage, if proposed, with prior review and approval by Township.

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





MCKENNA

October 9, 2019

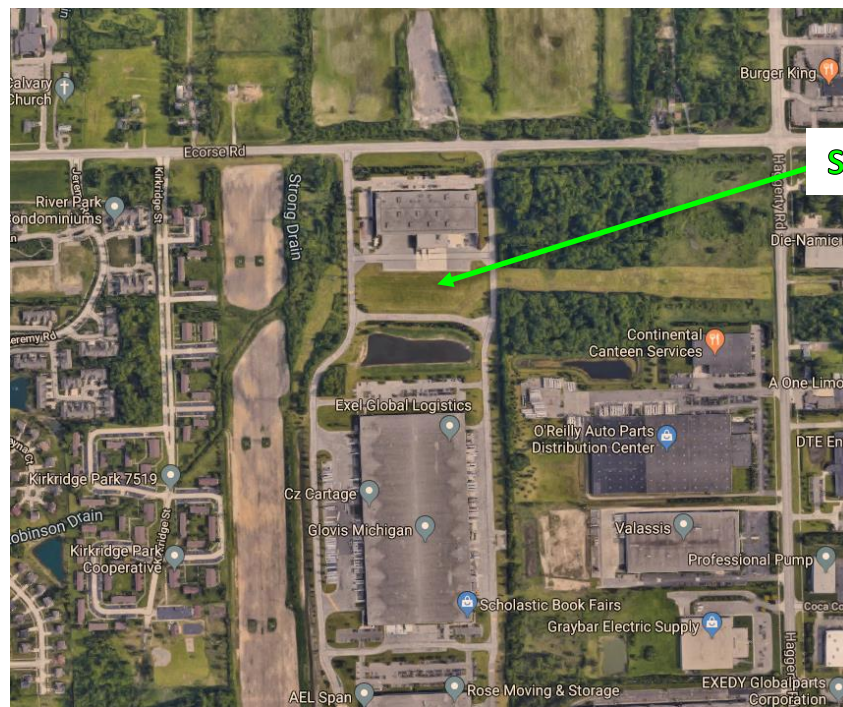
Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

Subject: VBT-19-016 RZ; Review of Ashley Crossroads South LLC Application to Amend the Charter Township of Van Buren Zoning Map

Dear Commissioners:

We have reviewed the application by Ashley Crossroads South LLC ("applicant") to rezone the following parcel illustrated on the map below from RM (Multiple Family Residential) to M-1 (Light Industrial). The site is located along Ecorse Road between Kirkridge Street and Haggerty Road and has a tax parcel identification number: V-125-83-041-99-0001-002 and a total area of 4.262 acres.

Figure 1. Subject Site Location



Source: Google

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The Master Plan was originally adopted in 1989 and amended in 1999 (Single Family Residential Plan), 2000 (Ecorse-Haggerty Corridor Plan), 2001 (Grace Lake Area Plan), 2007 (South Side Master Plan), and 2010 (Belleville Road District Plan). The Master Plan is currently under review for a complete revision. Our comments on and analysis of this request follows.

Planning and zoning law provides that government has a legitimate interest in maintaining compatibility of surrounding areas, protecting and preserving natural resources, and ensuring adequate infrastructure such as roads, water supply and sanitary sewage disposal. Adoption of a master plan and imposition of zoning restrictions to accomplish those interests, as well as to avoid overcrowding, preserve open space, and protect the aesthetics of an area of land are consistent with the Michigan Planning Enabling Act (P.A. 33 of 2008) and Michigan Zoning Enabling Act (P.A. 110 of 2006).

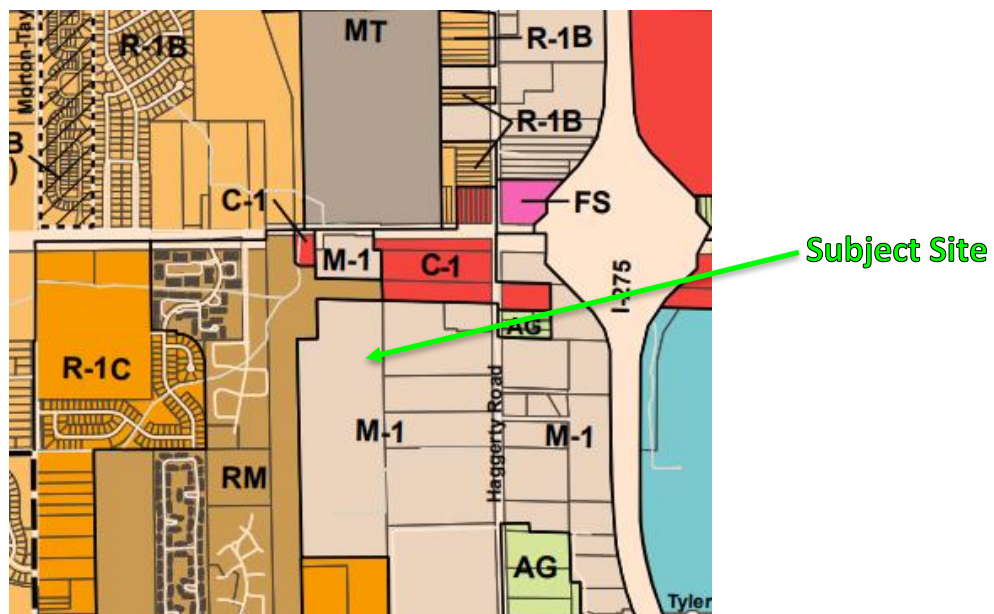
DESCRIPTION

The table below summarizes the existing land use, zoning, and master plan designations in and around the subject site, according to the Master Plans and Zoning Ordinance.

	Existing Land Use	Zoning	Future Land Use Classification
Subject Site	Vacant lot	RM (Multiple Family Residential)	Industrial Trucking
North	Industrial use	M-1 (Light Industrial)	Office/Light Industrial
South	Industrial use	M-1 (Light Industrial)	Industrial Trucking
East	Vacant lot	C-1 (General Business)	Office/Light Industrial
West	ITC corridor	RM (Multiple Family Residential)	Multiple Family Residential

Specifically, the zoning of the subject site and surrounding areas are in the following figure:

Figure 2. Zoning of Subject Site and Surrounding Area



Source: Charter Township of Van Buren Zoning Map



REZONING STANDARDS

Article 12, Chapter 5 of the Zoning Ordinance includes the procedures and standards for reviewing Zoning Ordinance amendment applications. Section 12.504(A) through (L) includes specific standards of review for the Planning Commission and Township Board of Trustees to consider prior to taking action on an amendment application. These standards are as follows:

(A) *Consistency with the goals, policies, and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.*

The Michigan Zoning Enabling Act requires a zoning ordinance to be based upon the Master Plan. Although the Master Plan was originally adopted in 1989, it has been amended in 1999 (Single Family Residential Plan), 2000 (Ecorse-Haggerty Corridor Plan), 2001 (Grace Lake Area Plan), 2007 (South Side Master Plan), and 2010 (Belleville Road District Plan).

The Master Plan designates the subject site and the abutting parcel to the south as industrial trucking. The proposed M-1 designation is consistent with that vision in the Master Plan, more so than the current residential zoning of the property. As the proposal is to rezone this site and use it for truck trailer parking in conjunction with the light industrial use to the north, and the Future Land Use Map dedicates this parcel as Industrial Trucking, we find the proposed rezoning is consistent with the Master Plan.

(B) *Consistency with the basic intent and purpose of this Zoning Ordinance.*

The Purpose and intent of Section 1.102 of the Zoning Ordinance includes imposing regulations and restrictions governing the location and construction of structures and buildings to be used for business, industry, residence, social purposes, and other specified purposes. To that end, there are provisions for zoning districts, setbacks, building height, land use, parking and loading, access management, landscaping and screening, and environmental performance.

It is intended that the M-1 zoning district shall act as a transition between heavy industrial uses and non-industrial uses. As there is an ITC corridor to the west, which although zoned residential cannot be built upon, and a multitude of industrial uses to the east and south, the proposed rezoning of the site to M-1 and its limited use for truck/trailer parking only, will act as a transition between the residential uses to the west and the heavier industrial uses to the east and be a continuation of an existing industrial use from north to south.

(C) *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*

The site's frontage along Ecorse Road has one (1) lane in each direction. A recently approved plan for Crossroads North includes improvements to the Ecorse Road frontage, based on a detailed traffic study required by Wayne County. The subject site is to be used for parking of trucks/trailers that are using the industrial site to the north and south. It's not anticipated that the proposed use will generate a significant volume of additional traffic. However, this matter will be reviewed at the time of site plan approval.

(D) *The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.*

The proposed use of the site does not involve the construction of any building. While we are not aware of any constraints on the water and sewer systems that would prevent service to the subject site, we will defer to the Van Buren Township Department of Public Services.



(E) *That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.*

We are not aware of any errors in the Zoning Ordinance or Zoning Map, so a rezoning cannot be granted on the grounds that there is an error to correct. Over the last few years, Van Buren Township has experienced a high demand for new industrial development and expansions of existing industrial land uses. There is a definite market trend showing the demand for more industrial uses. The Township Master Plan is currently being reviewed and will involve an inventory of land planned for various uses, potential demand for such land and identification of areas of the Township suitable for future industrial development, if any.

(F) *That the amendment will not be expected to result in exclusionary zoning.*

In general, exclusionary zoning is a prohibition of a land use when there is a demonstrated need for the use in the community. Although zoned RM, as part of the ITC corridor, the site can likely never be built upon. If the site is rezoned from RM to M-1, there are many available areas of the township where uses in the RM district can be established. Conversely, if the site is not rezoned from RM, there are some areas of the Township that are currently zoned M-1 that can be developed for industrial uses.

(G) *If a rezoning is requested, compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.*

Currently, the majority of the site is a flat vacant grassy lot. According to the Michigan Department of Environmental Quality (MDEQ) Wetlands Map Viewer, there are no wetland areas (hydric soils) in any portion of the site. According to FEMA, there are no floodplains on the site. Therefore, we are not aware of any major physical, geological, hydrological, or other environmental constraints that would prevent the site from being developed for a permitted use in the M-1 zoning district. However, at the time of site plan review, more detailed site information will be required.

(H) *If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*

The permitted uses and special land uses of the M-1 zoning district are listed in the following table:

PERMITTED USES	SPECIAL LAND USES
<ul style="list-style-type: none">• Wholesale Sales• Warehousing (excluding Distribution Centers)• Manufacturing and Processing (Light)• Laboratories, Minor• Laboratories, Major• Retail Dry Cleaning Plants and Laundries• Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations and including storage yards, when necessary to serve the immediate vicinity.• High Tech, Data Processing, and Computer Centers• Accessory Outdoor Industrial Storage• Accessory structures and uses customarily incidental to the above permitted uses• Indoor Recreation	<ul style="list-style-type: none">• Automobile Wash Establishment, Automatic• Drive-In Theaters• Private Clubs• Recreational Vehicle Storage Yards• Regulated Uses (Tattoo establishments, pawnshops, pool and billiard halls, and massage parlors)• Outdoor Storage of Building or Contracting Equipment and Supplies• Instructional Services, Outdoor• Truck Repair and Maintenance Facility, Minor• Accessory Caretaker Dwelling



The area of focus for this standard is the impact that the proposed M-1 zoning district will have on the abutting properties. As noted previously, all the uses to the north, south, and east are non-residential. However, there is an existing apartment complex use located to the west of the subject property.

The M-1 District is intended to be located so that uses will be developed without creating negative impacts on adjacent uses from characteristics and conditions such as heavy truck traffic, excessive noise, glare, air pollution, waste water pollution or emissions, which are commonly found in a traditional industrial district. The proposed M-1 district is also likely to have lower negative impacts on abutting properties when compared to more intense Industrial districts such as the M-2 (General Industrial District) uses. The Zoning Ordinance has provisions for inclusion of greenbelts along property lines of non-residential uses and residential uses. In addition, aspects of landscaping, lighting, traffic and hours of operation will be reviewed at the time of any site plan application.

- (I) *If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.***

The Purpose and intent of Section 1.102 of the Zoning Ordinance includes imposing regulations and restrictions governing the location and construction of structures and buildings to be used for business, industry, residence, social purposes, and other specified purposes. To that end, there are provisions for zoning districts, setbacks, building height, land use, parking and loading, access management, landscaping and screening, and environmental performance.

As the site is located in an area of industrial buildings and uses, we do not believe developing the site for associated truck parking would undermine the intent of the Zoning ordinance. The applicant has provided a preliminary layout plan with their rezoning application, which proposes the use of the area of truck/trailer parking to support the existing industrial use to the north. Any required setbacks to the parking area or requirement for buffers will be reviewed at the time of application for site plan approval.

- (J) *If a rezoning is requested, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.***

Based on the location of the parcel sandwiched between two M-1 zoned parcels, the proposed M-1 zoning would be most appropriate to create a contiguous zoning district.

- (K) *If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.***

Because the specific use is industrial in nature it would not be appropriate to add an industrial use to the RM (Multiple Family Residential) district. Therefore, rezoning the land to M-1 is more appropriate than amending the list of permitted or special land uses in the current RM zoning district.

- (L) *If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.***

As there are many industrial uses surrounding the subject site approving the requested rezoning will not create and isolated or incompatible zone.



RECOMMENDATION

At this time, the application to rezone the subject site from RM to M-1 meets the following standards of Section 12.504(A) through (L) of the Zoning Ordinances:

1. Section 12.504(A). The proposed rezoning is consistent with the goals, policies, and objectives of the Master Plan and its subsequent amendments. The proposed M-1 zoning designation is consistent with the industrial trucking designation envisioned in the Master Plan for the site and abutting properties.
2. Section 12.504(B). The proposed rezoning is consistent with the intent to the zoning ordinance and the existing development pattern of the area.
3. Section 12.504 (C). The site has frontage onto a major thoroughfare, which is slated for additional improvements. We anticipate the improved roadway capable of handling any traffic generated from the site. If necessary, additional improvements can be required at the time of site plan approval.
4. Section 12.504 (D). We are not aware of any constraints in the ability of public services to serve this site.
5. Section 12.504(E). Van Buren Township has experienced a high demand for additional industrial development and expansions of existing industrial land uses. The proposed use of truck parking is to serve existing industrial use to the north.
6. Section 12.504 (F). The proposed rezoning is not causing any exclusionary zoning.
7. Section 12.504 (G). The proposed rezoning is not affected by any known environmental constraints on the property at this time.
8. Section 12.504 (H). The uses permitted by right and special land use in the proposed M-1 zoning district is likely to be more consistent than developing it under the current RM zoning designation.
9. Section 12.054(I). If rezoned, the site will be required to be developed in conformance to required standards for the M-1 district. Further, a lease agreement from ITC restricts the use of the parcel strictly for truck parking use only.
10. Section 12.054(J). Given the possible options, we believe the M-1 designation is the most appropriate when considering the other industrial district designations.
11. Section 12.504 (K). Amending the existing RM district to allow for outdoor storage which is an industrial based use would be inappropriate.
12. Section 12.054(L). The proposed M-1 zoning of the site will be compatible with the uses currently existing around it. Compliance with any zoning ordinance standards requiring greenbelts, buffering and landscaping will help screen the outdoor storage from the neighboring properties.

Therefore, we recommend that the Planning Commission recommend approval of the requested amendment to the Zoning Map to rezone the subject property from RM to M-1 designation, to the Township Board of Trustees.

Respectfully Submitted,

McKENNA

Vidya Krishnan
Principal Planner



October 28, 2019
Fishbeck Project Number: 191330
VBT Project Number: 19-031

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

Re: AD Transport
Parcel ID Nos. 83 010 99 0002 000 and 83 010 99 0006 000
Engineering Plan & Final Site Plan Review

Dear Ms. Thompson:

At the request of VBT, Fishbeck, Inc. has reviewed the Engineering Site Plan dated October 4, 2019, submitted to VBT for Engineering and Final Site Plan review for the proposed AD Transport project. The project is located at 45101 Yost Road, located about a quarter mile east of Belleville Road.

This project entails construction of a new AD Transport building at parcels No. 83 010 99 0002 000 and No. 83 010 99 0006 000. The existing site is an industrial zoned storage lot. The proposed construction includes: demolition of a portion of the existing building, construction of a new 11,590 square foot AD Transport building; construction of a concrete pad on the east and west sides of the proposed building; construction of a 13-space HMA parking lot; construction of a storm sewer pipe; and other various 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. Legal description of property must include source of description.
2. Plans must include the required note:
 - a. The developer is responsible for resolving any drainage problems on adjacent properties which are the result of the developer's actions.
3. The plans indicate two separate parcels making up the proposed property and includes a note that parcel combination is required. The applicant must record the parcel merger prior to construction.
4. Trench backfill under parking areas shall be granular material MDOT class II placed in layers and thoroughly compacted.
5. Applicant to clarify the note on the plans: "outlet roof sumps to ditch".

Water Main Service

Existing: VBT's GIS records a 12-inch water main that runs north-south along the west side of Belleville Road that ends in a fire hydrant approximately 150 feet south of Yost Road. There is one existing fire hydrant on the south side of the railroad tracks. The applicant's plans indicate an existing 8-inch water main running east-west along Yost Road, which belongs to Canton Township. The water service is from the Canton water main.

Proposed: The applicant's plan does not indicate a proposed water main or water main connection. The applicant has verified with the Fire Marshall that fire suppression is not needed due to the size of the building.

Sanitary Sewer

Existing: VBT's GIS records indicate there is an existing 21-inch sanitary sewer gravity-fed main running north-south along the west side of Belleville Road. The sanitary manhole is 1,700 feet west of the property.

Proposed: The plans indicate an existing sanitary septic system on the north side of the building near the road, which will remain in service.

Storm Sewer

Existing: VBT's GIS records indicate the existing project site does not have any on-site storm drain system. The McKinstry Drain runs east-west south of the railroad tracks. The proposed plans indicate an existing 36-inch storm drain pipe draining south along the west side of the property line and discharging into the railroad drainage swale.

Proposed: The applicant is proposing to construct an inlet near the south side of the building and connecting to the existing storm drain line via a proposed manhole with 183 LF of 12-inch RCP C76 CL-IV pipe. The proposed building footprint and proposed asphalt do not appear to increase the impervious area of the project site.

Comments:

1. Any roof drain leads connecting to the proposed storm drain system must be included on the plans.
2. Parking lot and/or site drainage from commercial and industrial sites will not be permitted onto the ROW without approval of the township Engineer.
3. The discharge of storm water onto private property is not permitted unless an easement to do so is received from the effected property owners.
4. The existing catch basin manhole must be sufficiently sized to receive the proposed 12-inch storm line as shown on the plans and still maintain the structural integrity of the manhole wall around the pipes.

Paving and Grading

1. Applicant to indicate limits of paving on the plans.
2. Provide an ADA pathway from the barrier free parking space to the building. Plans must indicate grades to show this path. Current configuration does not allow for maneuvering around a parked vehicle.

SESC

1. Plans must show SESC measures for areas of concentrated runoff 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.

Ms. Carol Thompson, Chairperson
Mr. James Taylor, Director of Water and Sewer
Page 3
October 28, 2019

Recommendation

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

If you have any questions regarding this project, please contact me at 248-324-2137 or pjkammer@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.



Paul J. Kammer, PE



Stephen C. Clayton

ag2

By email

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

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

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



9-23-2019

Department Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: AD Transport
45101 Yost Rd, Van Buren Township MI.

To whom it may concern:

I have reviewed a pdf site plan by Alpine Engineering, Inc.

Project Overview:

The proposal is to demolish an existing building keeping one office, 336 S.F. and adding a proposed addition of 11,875 S.F. structure classified as a warehouse. NFPA 1 and 101, 2018 editions that have been adopted by Van Buren Township were used in the review of this project.

1. A Knox-Box will need to be ordered and installed by owner where fire department indicates prior to occupancy. www.knoxbox.com

NFPA 1 16.3.4.3

2. Address for the building shall be at least 6 inches in size and visible from Yost road.

AHJ

3. **Emergency Responder Radio Coverage System is required unless it can be proven after building is constructed, and occupied that coverage is sufficient.**

This will be verified by AHJ prior to final C/O.

NFPA72 24.5.2.2.3

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.

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