

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, October 23, 2019 – 7:30 PM
Van Buren Township Hall
46425 Tyler Road

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of September 25, 2019.

CORRESPONDENCE:

PUBLIC HEARING:

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

TITLE: THE APPLICANT, SCOTT JONES, IS REQUESTING AN AMENDMENT TO THE TOWNSHIP'S FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FROM MEDIUM DENSITY SINGLE FAMILY A TO 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.

ACTION ITEMS:

- A. Planning Commission Opens Public Hearing
- B. Presentation by the applicant
- C. Presentation by the Township Staff and Consultants
- D. Public Comment
- E. Planning Commission closes Public Hearing.

ITEM #2: CASE 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).

ACTION ITEMS:

- A. Planning Commission Opens Public Hearing
- B. Presentation by the applicant
- C. Presentation by the Township Staff and Consultants
- D. Public Comment
- E. Planning Commission closes Public Hearing.

NEW BUSINESS:

ITEM #1: CASE 19-020 –MASTER PLAN AMENDMENT TO 41620 E. HURON RIVER DRIVE FUTURE LAND USE.

TITLE: THE APPLICANT, SCOTT JONES, IS REQUESTING AN AMENDMENT TO THE TOWNSHIP'S FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FROM MEDIUM DENSITY SINGLE FAMILY A TO 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.

ACTION ITEMS:

- A. Presentation by the applicant
- B. Presentation by the Township Staff and Consultants
- C. Planning Commission Discussion
- D. Planning Commission considers recommendation to Township Board.

ITEM #2: CASE 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).

ACTION ITEMS:

- A. Presentation by the applicant
- B. Presentation by the Township Staff and Consultants
- C. Planning Commission Discussion
- D. Planning Commission considers recommendation to Township Board.

ITEM #3: CASE 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.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the architectural approval.

ITEM #4: **CASE 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.**

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- E. Planning Commission discussion.
- F. Planning Commission considers action on the architectural approval.

ITEM #5: **CASE 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 EAST SIDE OF HAGGERTY ROAD, JUST SOUTH OF ECORSE ROAD.**

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers approval of the preliminary site plan

GENERAL DISCUSSION:

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
September 25, 2019
MINUTES - DRAFT**

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

ROLL CALL:

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

Excused: Boynton and Kelley.

Staff: Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan.

Audience: Seven (7).

APPROVAL OF AGENDA:

Motion Jahr, Franzoi second to approve the agenda of September 25, 2019 as presented. Motion Carried.

APPROVAL OF MINUTES:

Motion Jahr, Budd second to approve the regular meeting minutes of August 28, 2019 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1 CASE 19-028 – REZONING

TITLE: THE APPLICANTS, JODY IHLENFELDT AND GUY MENYHERT, ARE REQUESTING TO REZONE THEIR PROPERTIES LOCATED AT 791 SAVAGE ROAD AND 13720 MARTINSVILLE ROAD, RESPECTIVELY, FROM M-1, LIGHT INDUSTRIAL TO R-1B, SINGLE FAMILY RESIDENTIAL.

LOCATION: SUBJECT PROPERTIES ARE LOCATED AT 791 SAVAGE ROAD (PARCEL ID#: 83-105-99-0054-000) AND 13720 MARTINSVILLE ROAD (PARCEL ID#: 83-105-99-0008-000).

Motion Atchinson, Jahr second to open the public hearing. Motion Carried.

Applicant, Jody Ihlenfeldt (791 Savage Road), the property belonged to her grandmother and has been in the family since WWII. The property was rezoned to commercial in the 1980's, she would like the zoning returned to residential for continued use by the family. Applicant, Cindy Menyher (13720 Martinsville Road), has lived at the property for 30 years and plans to stay in the Township, however in the event she needs to sell down the road, would like to property rezoned to residential.

Vidya Krishnan of McKenna Associates presented her review letter dated 9-18-19 recommending the Planning Commission recommend approval of the requested amendment to the Zoning Ordinance to rezone the subject parcels from M-1 to R-1B designation, to the Township Board of Trustees.

No questions or comments from the Commission or the audience.

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

ITEM # 2 CASE 19-029 – REZONING

TITLE: THE APPLICANT, JUDY PENDERGRASS ON BEHALF OF DTE ASSOC IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 8001 HAGGERTY ROAD, FROM C-1, GENERAL BUSINESS TO M-1, LIGHT INDUSTRIAL.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 8001 HAGGERTY ROAD (PARCEL ID#: 83-046-99-0001-702).

Motion Atchinson, Jahr second to open the public hearing. Motion Carried.

Steve Gedert, Architect for DTE ASOC, gave the presentation. DTE would like the entire parcel to have the same zoning to be consistent with the Master Plan. The parcel is narrow, about 80 feet wide and DTE is not planning to develop it right now, maybe a possible driveway location in the future.

Vidya Krishnan of McKenna Associates presented her review letter dated 9-18-19 recommending the Planning Commission recommend approval to the requested amendment to the Zoning Ordinance to rezone the subject property from C-1 to M-1 designation, to the Township Board of Trustees.

No questions or comments from the Commission or the audience.

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

NEW BUSINESS:

ITEM # 1 CASE 19-028 – REZONING

TITLE: THE APPLICANTS, JODY IHLENFELDT AND GUY MENYHERT, ARE REQUESTING TO REZONE THEIR PROPERTIES LOCATED AT 791 SAVAGE ROAD AND 13720 MARTINSVILLE ROAD, RESPECTIVELY, FROM M-1, LIGHT INDUSTRIAL TO R-1B, SINGLE FAMILY RESIDENTIAL.

LOCATION: SUBJECT PROPERTIES ARE LOCATED AT 791 SAVAGE ROAD (PARCEL ID#: 83-105-99-0054-000) AND 13720 MARTINSVILLE ROAD (PARCEL ID#: 83-105-99-0008-000).

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

Motion Atchinson, Jahr second to recommend to the Township Board of Trustees approval of applicants Jody Ihlenfeldt and Guy Menyhert's request to rezone 791 Savage Road and 13720 Martinsville Road from M-1, light industrial to R-1B, single family residential, noting the recommendation in the McKenna Associates review letter dated 7-18-19.

Roll Call:

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

Nays: None.

Absent: Boynton and Kelley.

Motion Carried. (Letter attached)

ITEM # 2 CASE 19-029 – REZONING

TITLE: THE APPLICANT, JUDY PENDERGRASS ON BEHALF OF DTE ASOC IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 8001 HAGGERTY ROAD, FROM C-1, GENERAL BUSINESS TO M-1, LIGHT INDUSTRIAL.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 8001 HAGGERTY ROAD (PARCEL ID#: 83-046-99-0001-702).

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

Motion Atchinson, Franzoi second to recommend to the Township Board of Trustees approval of applicant Judy Pendergrass' (DTE ASOC) request to rezone 8001 Haggerty Road from C-1, general business, to M-1, light industrial, noting the recommendation in the McKenna Associates review letter dated 9-18-19.

Roll Call:

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

Nays: None.

Absent: Boynton and Kelley.

Motion Carried. (Letter attached)

ITEM # 3 CASE 19-020 – REQUEST FOR SCHEDULING OF PUBLIC HEARING FOR MASTER PLAN AMENDMENT OF 41620 E. HURON RIVER DRIVE FUTURE LAND USE.

TITLE: THE APPLICANT, SCOTT JONES, IS REQUESTING AN AMENDMENT TO THE TOWNSHIP'S FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FROM MEDIUM DENSITY SINGLE FAMILY TO 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.

Vidya Krishnan of McKenna Associates informed Commission members that the 42-day comment period is almost complete and no written comments have been received at this time. The request is to set the public hearing for October 23, 2019.

Motion Atchinson, Franzoi second to set the public hearing for October 23, 2019 to discuss the amendment to the future land use map. Motion Carried.

GENERAL DISCUSSION:

Resident on Savage Road inquired if it is too late to apply for the special rezoning offer. The resident can still apply for rezoning; however, he will need to check with Township staff to see if there will be a fee as the offer deadline has passed.

ADJOURNMENT:

Motion Atchinson, Budd second to adjourn at 8:03 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR Kevin McNamara	CLERK Leon Wright	TREASURER Sharry A. Budd	
TRUSTEE Sherry A. Frazier	TRUSTEE Kevin Martin	TRUSTEE Reggie Miller	TRUSTEE Paul D. White

June 7, 2019

Scott Jones
11696 Juniper Dr
Van Buren Township, MI 48111

RE: Case 19-020 Master Plan Amendment 41620 E. Huron River Drive

Mr. Jones,

The following is a projected timeline for the amendment to the Township's Future Land Use Map if everything is approved in a timely manner by the required boards and commissions:

June 12, 2019:	Introduction to the Planning Commission. Planning Commission considers submitting notice of intent to plan.
June 17, 2019:	Notice of Intent to Plan Sent Out
July 10, 2019:	Planning Commission acts to submit the proposed plan amendments to the Township Board.
August 5, 2019:	Township Board work study.
August 6, 2019:	Township Board approves plan distribution.
August 9, 2019:	Notices for 42-day comment period sent out.
September 25, 2019:	Planning Commission moves to decide to hold a public hearing.
October 23, 2019:	Planning Commission holds public hearing. Votes to adopt Master Plan amendment.
November 4, 2019:	Township Board Workstudy
November 5, 2019:	Township Board decision.
November 8, 2019:	Notice of adoptions sent out.
December 11, 2019:	Public Hearing for Rezoning of property. Recommendation made by the Planning Commission.
January 6, 2020:	Township Board Workstudy
January 7, 2020:	Township Board 1 st reading of Ordinance amendment
January 21, 2020:	Township Board 2 nd reading.

If you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **Wednesday, October 23rd, 2019 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan regarding the following items:

1. Proposed amendments to the Township's Future Land Use Map in the Township's Master Plan to change the future land use designation of the property located at 41620 E. Huron River Drive as RM, Multiple Family Residential with a note which states, "Land uses should be limited for parcel 83-089-99-0010-702 to single family detached dwellings at a maximum density of 6-7 single family dwelling units per acre.

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or via e-mail at mbest@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date. All materials related to these public hearing requests are available for public inspection at the Van Buren Township hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact Van Buren Township hall at 734-699-8913 at least seven (7) days in advance of the meeting if you need assistance.

Posted: September 27th, 2019
Published: October 3rd, 2019



Memo

TO: Planning Commission
FROM: Ron Akers, AICP
Director of Planning and Economic Development
RE: 19-020 – 41620 E. Huron River Drive Master Plan Amendment
DATE: June 7, 2019

The Township has recently received a rezoning application for 41620 E. Huron River Drive to rezone the property from R1-C, Single Family Residential to RM, Multiple Family residential. The applicant has plans to construct single family detached condominiums on the property and is seeking the rezoning to be able to construct these homes at a higher density than is allowed under the R1-C zoning district. For reference the R1-C zoning district allows for the construction of single family homes at ~5 dwelling units per acre. The applicant is looking for a density of ~6 dwelling units per acre. The property is approximately 13.6 acres in size and is depicted in the image below:



The property has a future land use designation for Medium Density Single Family A (10,000 square feet) and due to this the property cannot be rezoned as it stands today as this future land use designation directly corresponds to the R1-B, single family residential zoning district. Due to this I have added this item to the Planning Commission agenda to consider whether or not we should amend the Township's future land use map to allow for the higher density housing. As part of this memo I would like to discuss the process for potentially doing this request and some rationale which may assist the Planning Commission with their decision.

Potential Changes Required

In order to accommodate the potential development, the Township and the applicant will need to make some changes to the future land use map and Zoning Ordinance. First, the future land use map will need to be amended to change the designation to multiple family. I would recommend to the Planning Commission that the change to the future land use map comes with a note which specifies that the change is to allow the construction of single family detached condominiums at a density of 6-7 dwelling units per acre. This would achieve allowing the required density for the development and protect against any other potential uses allowed in the RM district which may not fit in this area (i.e. apartment complexes, etc.).

The second item which would need to be completed is a text amendment to the Zoning Ordinance. The Township's RM district does not permit for single family dwellings. We would need to initiate a text amendment to add this as a permitted use in the RM district. This change would not just benefit the applicant, but would also make some homes in the Township legal conforming. Additionally, it is common in other communities Zoning Ordinances to allow single family residential in a multiple family district. This should be a benefit regardless of the applicant's request.

The third item which would need to be completed would be to have the property rezoned to RM. Staff has recommended to the applicant that we seek a conditional rezoning for the property that limits the development to single family detached condominiums. This method will ensure that the zoning change would be compliant with the future land use map notes which specify that the change is limited to single family detached condominiums.

Potential Rationale for a Future Land Use Map Change

It is not uncommon to see residential development at the 6-8 dwelling unit per acre density on Belleville Lake. There are other developments on the south side of Belleville Lake which have developed at this density. These developments are the subdivisions around Ormund Drive, the Cove Condominiums, and also some areas in the City of Belleville. In addition, we have seen increased demand in residential development through the construction of single-family homes in existing subdivisions. Lastly, Township staff has held discussions with several private residential developers in the past year to discuss barriers to new subdivision and land development. The common conversation topic that has come up was with regards to the cost

of land development. The cost of land development has increased to the point where home builders need higher density in order to earn the necessary returns to initiate the residential development.

The applicant will be present at the meeting to give an overview and presentation of their proposal. If the Planning Commission chooses to move forward we will initiate the Master Plan process by sending out the notice of intent to plan and initiating the text amendment of the Zoning Ordinance. I look forward to the Planning Commission's discussion on this matter.

PLANNING & ZONING APPLICATION

Case number 19-016

Date Submitted 4-2-19

APPLICANT INFORMATION

Applicant	Ashley Crossroads South, LLC	Phone	734-394-1900
Address	2575 S. Haggerty Road, Suite 500	Fax	734-394-1925
City, State	Canton, Michigan	Zip	48188
E:mail	adresselhouse@ashleycapital.com	Cell Phone Number	248-292-1334
Property Owner	International Transmission Company	Phone	248-946-3000
	(if different than applicant)		
Address	27175 Energy Way	Fax	
City, State	Novi, Michigan	Zip	48377
Billing Contact	Allen Dresselhouse	Phone	734-394-1900
Address	2575 S. Haggerty Road, Suite 500	Fax	734-394-1925
City, State	Canton, Michigan	Zip	48188

SITE/ PROJECT INFORMATION

Name of Project ITC Corridor - Proposed Improvements
Parcel Id No. V125-83- 83041990001002 Project Address 41775 Ecorse Rd

Attach Legal Description of Property

Property Location: On the South Side of Ecorse Road Road; Between Morton Taylor Road Road and Haggerty Road.
Size of Lot Width 805' Depth 250'
Acreage of Site 4.262 acre Total Acres of Site to Review 4.262 acre Current Zoning of Site RM
Project Description: Requesting site improvements to accommodate approx. 86 truck trailer staging slips

Is a re-zoning of this parcel being requested? YES YES (if yes complete next line) NO
Current Zoning of Site RM Requested Zoning M-1

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? NO YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____

Is there an official Woodland within parcel? _____ Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Allen Dresselhouse, Vice President

Print Property Owner's Name
Allen P. Dresselhouse
Signature of Property Owner

4/1/19
Date

STATE OF MICHIGAN
COUNTY OF WAYNE

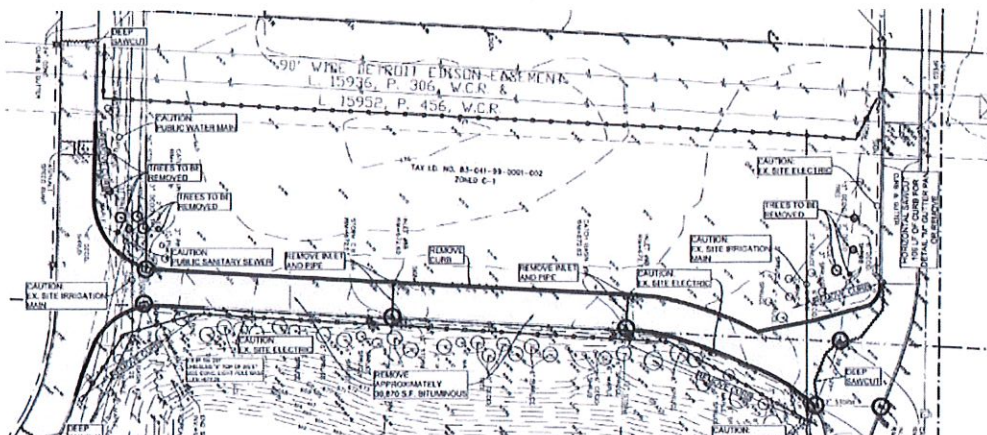
The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 1st day of April 2019
Tammy L. Harper Notary Public

TAMMY L. HARPER
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Oct 15, 2020
ACTING IN COUNTY OF Wayne

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing on **Wednesday, October 23, 2019 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following requests.

1. **Case 19-016:** A request by Ashley Crossroads South LLC, to rezone the property shown on the attached map (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. The parcel is a narrow band of land which is part of the ITC corridor, which runs through the Ashley Crossroads South development.



Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at mbest@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: September 27th, 2019
Published: October 3rd, 2019
Mailed: October 3rd, 2019

PARKING AREA LEASE

This Parking Area Lease (the "Lease") is made on this 23rd day of December, 2013 by and between Landlord and Tenant with respect to the Property described below.

Landlord: International Transmission Company, a Michigan corporation, of 27175 Energy Way, Novi, Michigan 48377 ("ITC").

Tenant: Ashley Crossroads South, LLC, a Michigan limited liability company, of 9810 South Dorchester, Chicago, Illinois 60628

Property: An approximately 2.35 acre portion (the "Property") of ITC's parcel legally described as: Part of the NE 1/4 of Section 11, Van Buren Township, Wayne County, Michigan, beginning at an iron that is distant N89°21'00"E, 597.72 feet along the north line of Section 11 (Ecorse Road), and S01°24'00"E, 594.75 feet from the N 1/4 Corner of said Section 11; thence S01°24'00"E, 250.25 feet to an iron; thence S88°49'35"E, 805.64 feet to an iron; thence N01°08'25"W, 250.20 feet to an iron; thence N88°49'35"W, 806.78 feet to the Point of Beginning. Containing 4.262 acres of land (the "Parent Parcel").

The Property and the Parent Parcel are shown on the attached Exhibit A.

Lease No.: LWA0122645

RECITALS

WHEREAS, ITC owns the Property located in Van Buren Township, Wayne County, Michigan; and

WHEREAS, Tenant owns a distribution center adjacent to the Property; and

WHEREAS, Tenant has requested to lease the Property from ITC for use as a parking lot for semi-tractor/trailers; and

WHEREAS, ITC has agreed to lease the Property to Tenant;

NOW THEREFORE, for and in consideration of the covenants, agreements and undertakings of the Tenant herein, ITC agrees to lease to Tenant the Property under the following terms and conditions:

LEASE TERMS AND CONDITIONS

1. **TERM.** The Lease is effective as of January 1, 2014 and shall continue through December 31, 2018 (the "Initial Term"). The Lease shall automatically renew for two (2) successive five (5) year terms on January 1, 2019 and on January 1, 2024. The Lease shall be in effect unless earlier terminated as provided herein.

2. **RENT.**

(a) Rent (the "Rent") for the Initial Term is \$38,775.00 and is payable as follows:

- i. \$7,755.00 is payable to the Landlord upon execution of the Lease. This will cover Rent through December 31, 2014.
 - ii. The remaining Rent of \$31,020.00 for the Initial Term is payable, in advance, in equal annual installments of \$7,755.00 on or before January 1 of each remaining year thereafter of the Initial Term.
 - (b) Rent for the two (2) successive five (5) year terms beyond the Initial Term is payable in advance in equal annual installments on or before January 1 of each year for each subsequent five (5) year term.
 - i. Beginning January 1, 2019 – December 31, 2023, the Rent shall increase to \$43,645.00 payable in equal annual installments of \$8,729.00 on or before January 1 of each year thereafter.
 - ii. Beginning January 1, 2024 – December 31, 2028, the Rent shall increase to \$50,190.00 payable in equal annual installments of \$10,038.00 on or before January 1 of each year thereafter.
 - (c) Rent should be sent to INTERNATIONAL TRANSMISSION COMPANY, PO BOX 673963, DETROIT, MI 48267-3963.
3. **PROPERTY TAX INCREASE.** Tenant shall reimburse Landlord for any increase in property taxes levied against the Property as a result of the improvements placed on the Property by Tenant or of Tenant's use of the Property.
4. **TERMINATION.** Either Landlord or Tenant may terminate the Lease at any time by giving the other party ninety (90) days written notice of termination; provided, however, that if Tenant fails to pay an annual installment of the Rent due by January 1 or if Tenant violates any provision of this Lease, ITC may terminate the Lease immediately and without prior notice. Notice of termination shall be given to the address indicated above or such other address as ITC or Tenant hereafter specifies in writing to the other. Notice of termination will be effective upon personal delivery or mailing by first-class mail. Upon termination of the Lease, Tenant shall yield and deliver possession of the Property to ITC and ITC may remove any fences, buildings or other structures and personal property which ITC has permitted Tenant to place on the Property.
- In the event Tenant terminates the Lease or in the event ITC terminates the Lease resulting from Tenant's violation of any provision of this Lease, no refund of Rent paid in advance through the end of that year or term shall be owed to Tenant. If ITC terminates the Lease for any reason other than for Tenant's violation of a provision of the Lease, then ITC shall refund to Tenant, on a prorated basis, the Rent paid in advance for the remainder of that year. Additionally, if the Lease is terminated prior to the end of a five (5) year term, Tenant shall not be required to pay the annual installment(s) for the remaining years of the five (5) year term, if any. This section shall not be construed to release Tenant from the obligation to pay the annual installment of Rent for the year in which the termination occurs.
5. **ITC'S USE.** ITC shall have the right at any time to use and possess the Property for any purpose, including, but not limited to, the right to inspect, maintain, construct, reconstruct, replace, repair, upgrade, modify and operate existing electric transmission facilities and lines, consisting of (but not limited to) poles, towers, crossarms, insulators, wires, guy wires, anchors and other necessary fixtures, structures, cables, including fiber optic cables related to telecommunication lines, and

equipment for transmitting electricity and communications; and to cut, trim, remove, destroy or otherwise control trees and brush and any other vegetation now or hereafter growing on the Property, including by chemical spraying, and to construct new facilities or to allow third parties to construct new facilities on the Property, without abatement of the Rent. Tenant's use of the Property shall at all times be subordinate to ITC's use, and ITC may at any time suspend this Lease and temporarily evict Tenant or limit Tenant's use of the Property without liability to ITC, provided however, that ITC shall use its best efforts to provide Tenant with reasonable advance notice. Tenant assumes the risk of damage to Tenant's property or improvements on the Property resulting from ITC's use of the Property and waives all claims against ITC for any such damage. ITC shall have the right to permit third parties to install facilities in the subsurface of the Property and/or to attach equipment to towers now located on the Property; provided that no such use by any third party shall unreasonably interfere with Tenant's use of the Property pursuant to this Lease.

6. TENANT USE.

- (a) Tenant accepts the Lease with the Property in its present condition "AS IS" and from time to time hereafter and waives any and all claims Tenant may have at any time against ITC related to the condition of the Property.
- (b) Tenant may use the Property solely for the construction of a parking lot to park semi-tractor trailers. Tenant must comply with all applicable governmental laws and rules in using the Property.
- (c) Tenant shall place protective guard posts or barriers around all unprotected sides of any utility poles, towers or facilities located within twenty (20) feet of the Property.
- (d) Before Tenant performs any work on the Property, other than routine maintenance of the surface of the property, Tenant must submit detailed plans to ITC for review and approval which shall not be unreasonably withheld.
- (e) Construction personnel and equipment shall at all times maintain a minimum of twenty (20) foot radial distance from all electrical conductors on the Property.
- (f) No dump truck may lift its bed under any electrical conductor on the Property.
- (g) All construction activities must maintain a minimum distance of twenty (20) feet (edge to edge) from any electric transmission structure foundation.
- (h) No digging or trenching may occur within twenty (20) feet of any electric transmission structure without Grantor's prior written consent.
- (i) The grade of the Property may not be permanently changed without ITC's prior written consent.
- (j) The Utility Communications System (MISS DIG), (800) 482-7171, must be contacted prior to performing any excavation in the Property.
- (k) Any cranes, derricks or other overhead equipment operated on the Property shall operate in accordance with the National Electric Safety Code (NESC) and Occupational Safety and Health Administration rules respecting the operation of such equipment.

- (l) Tenant shall not store, use or maintain on the Property any material that is or may become hazardous to human health or the environment, or the storage, treatment, or disposal of which is regulated by governmental authority.
- (m) Tenant must notify ITC if Tenant discovers any hazardous substance or an object that may contain a hazardous substance on the Property.
- (n) Tenant must keep the Property in its present good or better condition. At the end of the Lease or any extensions thereof, Tenant must return the Property to ITC in a similar condition as received, reasonable wear and tear, damage by fire or the elements or any causes beyond its reasonable control excepted.
- (o) No forest products may be cut or removed from the Property by Tenant without ITC's prior written consent.
- (p) Tenant may post signs and install fencing along the perimeter of the Property, provided that ITC shall have access to the Property at all times without liability to the Tenant for any damage which may result from its activities, including the possible temporary interruption or loss of parking spaces. Tenant shall obtain written approval from ITC for all proposed improvements to the Property.

7. INDEMNIFICATION.

- (a) It is expressly understood by Tenant that the electric transmission lines located on the Property are energized at high voltage, the voltage may be increased, additional lines may be installed which will be energized at high voltage, any contact with said lines must be avoided and in view of the above, any use of the Property by Tenant, its guests, invitees, employees, agents or other affiliates shall be at its and their sole risk.
- (b) Tenant will indemnify and hold harmless ITC, its officers, agents and employees from and against any actions, claims, demands, judgments and losses for any type of injury to or death of any person or persons and loss or damage to the property of any person or persons whomsoever, including the parties hereto and their agents, contractors, subcontractors, employees, and invitees, arising out of Tenant's use of the Property.
- (c) Tenant will indemnify and hold harmless ITC, its officers, agents and employees for any environmental claims brought by Federal, State or municipal environmental agencies, and any third-party environmental claims, and any resulting losses, liabilities, damages, payments, actions, recoveries, settlements, judgments, orders, costs, fees and fines arising directly or indirectly out of the use of the Property by Tenant.
- (d) If any claim covered by Tenant's indemnity is brought against ITC, Tenant will defend the claim at Tenant's expense. Tenant will also pay any costs, reasonable attorney fees, or judgments that ITC incurs or is subject to in the claim.
- (e) The terms of this indemnity will survive the termination of this Lease.

8. INSURANCE. While this Lease is in effect, Tenant shall maintain the following insurance with one or more insurance carriers:

- (a) Comprehensive General Liability Insurance with a minimum limit per occurrence of \$5,000,000, which policy shall either include a Cross Liability Endorsement or not preclude recovery by a named insured as a result of negligence of any other named insured under said policy.
- (b) Workers Compensation Insurance at State of Michigan statutory limits with employer's liability of \$100,000 each accident, \$100,000 per employee for disease.
- (c) Business Auto Insurance with a \$5,000,000 combined single limit for all owned and non-owned vehicles.

Said policies shall be written by an insurance company or companies authorized to do business in the State of Michigan and shall name ITC as an additional insured. Tenant shall provide evidence of such coverage to ITC.

Tenant shall not cancel the policy or policies nor make changes to the policy or policies that change, restrict or reduce the insurance coverages described above. Additionally, Tenant shall not change the name of the insured on such policy or policies without first giving ITC 10 days' written notice, as evidenced by receipt of a registered letter.

Within six (6) months of the beginning of any five (5) year term, ITC may request in writing and Grantee shall agree to institute new insurance amounts based on current market conditions.

- 9. **ASSIGNMENT; SUBLEASE.** Tenant may not assign or transfer this Lease or sublet any portion of the Property without ITC's prior written consent which shall not be unreasonably withheld.
- 10. **ENCUMBRANCES; LIENS.** Tenant shall have the right to encumber its leasehold estate in the Property and its interest in the improvements and personal property thereon by one or more mortgages, deeds of trust or security instruments (a "Leasehold Mortgage") to a lienholder as security for the payment of its indebtedness and performance of its obligations under such Leasehold Mortgage; provided that no more than one lienholder shall have a Leasehold Mortgage on the Property at any one time. The lien of a Leasehold Mortgage shall be subordinate to any "ITC's lien" now or hereafter existing regarding the Property. Any lienholder shall have the right to cure any default by Tenant under this Lease. Tenant hereby authorizes ITC to accept such performance by a lienholder on Tenant's behalf.

Notwithstanding the foregoing, Tenant shall not have the power to incur any encumbrance that will constitute a lien or encumbrance on the fee of the Property. Tenant shall pay for expenses incurred by it for the services of mechanics or for the cost of goods or materials delivered by material men and shall save and hold Landlord harmless from any claims by such mechanics or material men for labor or services performed or for goods delivered at Tenant's request.

11. MISCELLANEOUS.

- (a) This Lease is given subject to any existing leases, licenses, easements and other interests in the Property, whether or not of record. Tenant is responsible to give required notices, to secure necessary consents and permits, and to comply with other requirements of any such existing leases, licenses, easements, and other instruments.
- (b) This Lease contains the entire agreement between ITC and Tenant.

- (c) This Lease can be modified only by a written agreement signed by both ITC and Tenant.
- (d) This Lease may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, but all such counterparts shall together constitute but one and the same Lease.
- (e) ITC and Tenant shall execute a memorandum of this Lease, in the form attached hereto as Exhibit B, to be recorded at Tenant's expense with the Wayne County Register of Deeds, for public record notice purposes.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed by their duly authorized representatives as of the date and year first written above.

ITC:

International Transmission Company, a Michigan corporation

By: _____

Christine Mason Soneral

Its: Vice President and General Counsel – Utility Operations

TENANT:

Ashley Crossroads South, LLC, a Michigan limited liability company

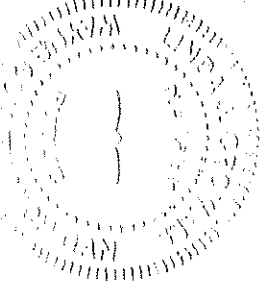
By: _____

Kevin S. Hegg, Vice President of Ashley

Capital, LLC

Its: Authorized Agent

Acknowledged before me in Oakland County, Michigan, this 04 day of February, ²⁰¹⁴2013,
by Christine Mason Soneral, Vice President and General Counsel-Utility Operations, of International
Transmission Company, a Michigan corporation, on behalf of the corporation.



LINDA J. CROWELL
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Feb 23, 2020
ACTING IN COUNTY OF Oakland

Linda J. Crowell
Linda J. Crowell, Notary Public
Wayne County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 2/23/2020

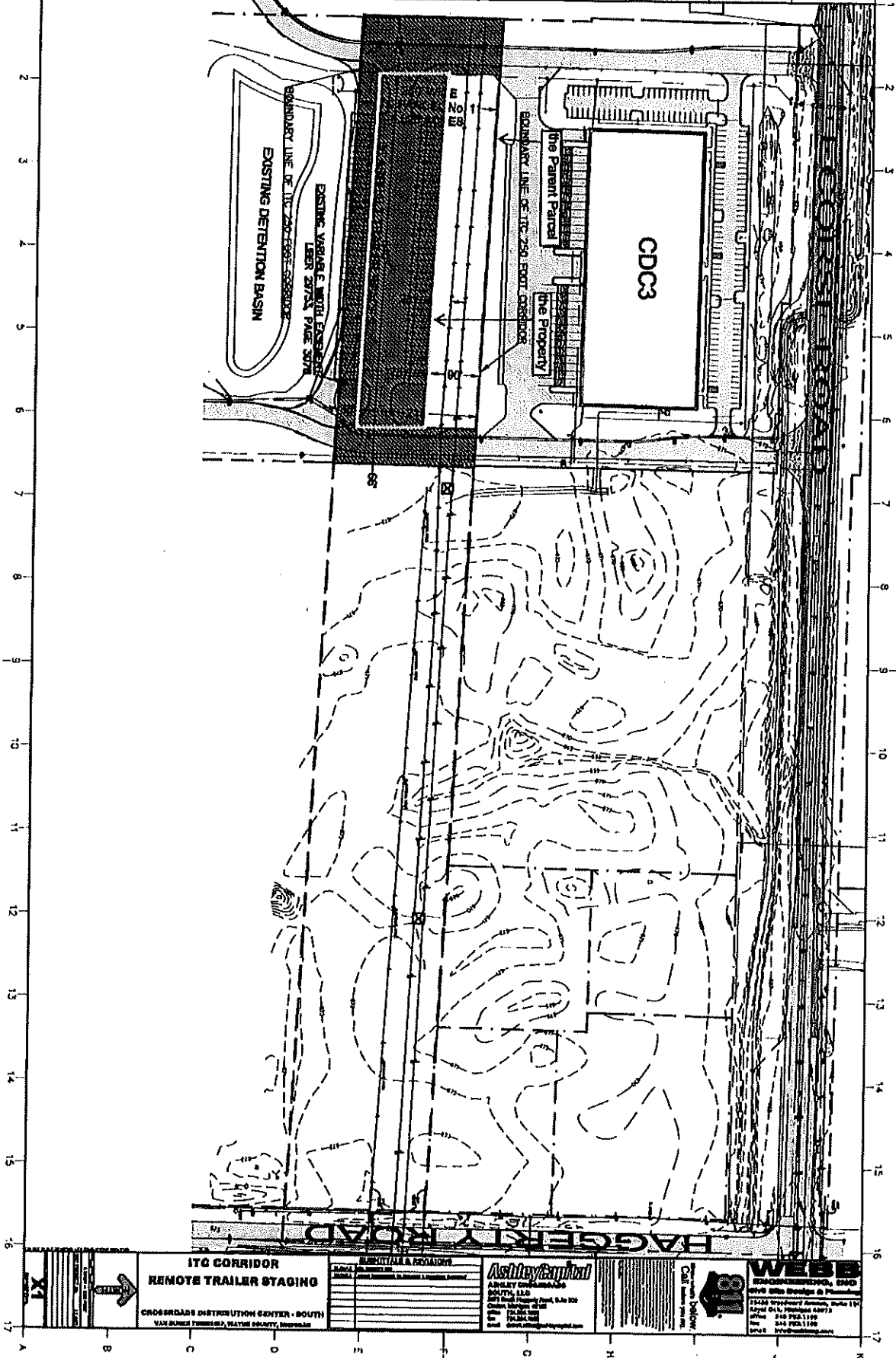
Acknowledged before me in Wayne County, State of Michigan, on this 29th day of
January, 2014 by Kevin S. Hegg, member of Ashley Crossroads South, LLC, a
Michigan limited liability company, on behalf of the limited liability company.

Tammy L. Harper
Tammy L. Harper, Notary Public
Wayne County, Michigan
Acting in Wayne County, Michigan
My Commission Expires October 15, 2020



Prepared by:
Amy Monopoli (P74685)
ITC Holdings Corp.
27175 Energy Way
Novi, MI 48377

When recorded return to:
Elaine Clifford
ITC Holdings Corp.
27175 Energy Way
Novi, MI 48377



ITG CORRIDOR
REMOTE TRAILER STAGING
 CROSSROADS DISTRIBUTION CENTER - SOUTH
 11400 BAKER STREET, WAYNE COUNTY, INDIANA

PROPERTY & EXISTING
 11400 BAKER STREET, WAYNE COUNTY, INDIANA
 11400 BAKER STREET, WAYNE COUNTY, INDIANA
 11400 BAKER STREET, WAYNE COUNTY, INDIANA

Ashley Capital
 11400 BAKER STREET, WAYNE COUNTY, INDIANA
 11400 BAKER STREET, WAYNE COUNTY, INDIANA
 11400 BAKER STREET, WAYNE COUNTY, INDIANA

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 11400 BAKER STREET, WAYNE COUNTY, INDIANA
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 11400 BAKER STREET, WAYNE COUNTY, INDIANA

EXHIBIT B

FORM OF MEMORANDUM OF LEASE

MEMORANDUM OF LEASE

This Memorandum of Lease, is dated as of _____, 2013 and is by and between INTERNATIONAL TRANSMISSION COMPANY, a Michigan corporation, of 27175 Energy Way, Novi, Michigan 48377 ("ITC") and Ashley Crossroads, LLC a Michigan limited liability company, of 9810 South Dorchester, Chicago, Illinois 60628 ("Tenant").

ITC has leased to Tenant certain land in Van Buren Township, Wayne County, Michigan, which is a portion of the parcel described on the attached Exhibit A (the "Parent Parcel") pursuant to the terms of a Parking Lease (the "Lease") dated _____, 2013.

The Lease is effective as of January 1, 2014 and shall continue through December 31, 2018 (the "Initial Term"). The Lease shall automatically renew for two (2) successive five (5) year terms on January 1, 2019 and January 1, 2024 respectively. The Lease shall be in effect unless earlier terminated as provided herein. The Lease prohibits Tenant from assigning its interest in the Lease without ITC's prior written consent. However, Tenant shall have the right to encumber its leasehold estate in the Property and its interest in the improvements and personal property thereon by one or more mortgages, deeds of trust or security instruments (a "Leasehold Mortgage") to a lienholder as security for the payment of its indebtedness and performance of its obligations under such Leasehold Mortgage; provided that no more than one lienholder shall have a Leasehold Mortgage on the Property at any one time. The lien of a Leasehold Mortgage shall be subordinate to any "landlord's lien" now or hereafter existing regarding the Property. The Lease prohibits subletting any part of the Property without ITC's prior written consent.

This Memorandum of Lease is given to be record notice of Tenant's interest in the Property.

ITC:

International Transmission Company, a Michigan corporation

By: _____

Christine Mason Soneral

Its: Vice President and General Counsel - Utility Operations

TENANT:

Ashley Crossroads South, LLC, a Michigan limited liability company

By: _____

Name: Kevin S. Hegg, Vice President, Ashley Capital, LLC

Its: Authorized Agent



VIA FIRST CLASS MAIL

June 11, 2019

Ron Akers
Charter Township of Van Buren
Director of Planning & Economic Development
46425 Tyler Road
Van Buren Two., MI 48111

Re: Ashley Crossroads South, LLC leasing rights

Dear Mr. Akers,

International Transmission Company, d/b/a ITC*Transmission* ("ITC"), granted a lease to Ashley Crossroads South, LLC ("Ashley") on December 23, 2013 for a portion of ITC's property, Tax ID No. 83-041-99-0001-002, located in Section 11, Town 3 South, Range 8 East, Belleville, Michigan. ITC acknowledges that Ashley intends to use the premises it leased from ITC as a parking lot.

ITC does not object to Ashley's request to rezone the property to facilitate the use of the property as a parking lot, so long as no additional taxes or fees are imposed on ITC for such zoning change.

INTERNATIONAL TRANSMISSION COMPANY,
d/b/a ITC*Transmission*, a Michigan corporation

By: ITC Holdings Corp., a Michigan corporation
Its: Sole Owner

By: 
Steven Cooper, Real Estate Manager



MCKENNA

October 9, 2019

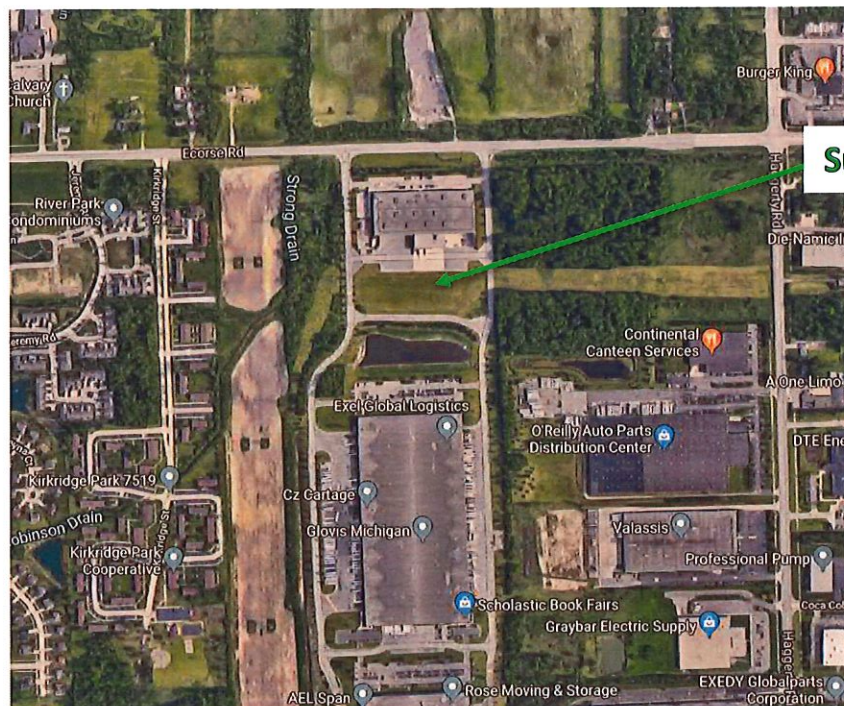
Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

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

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

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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).

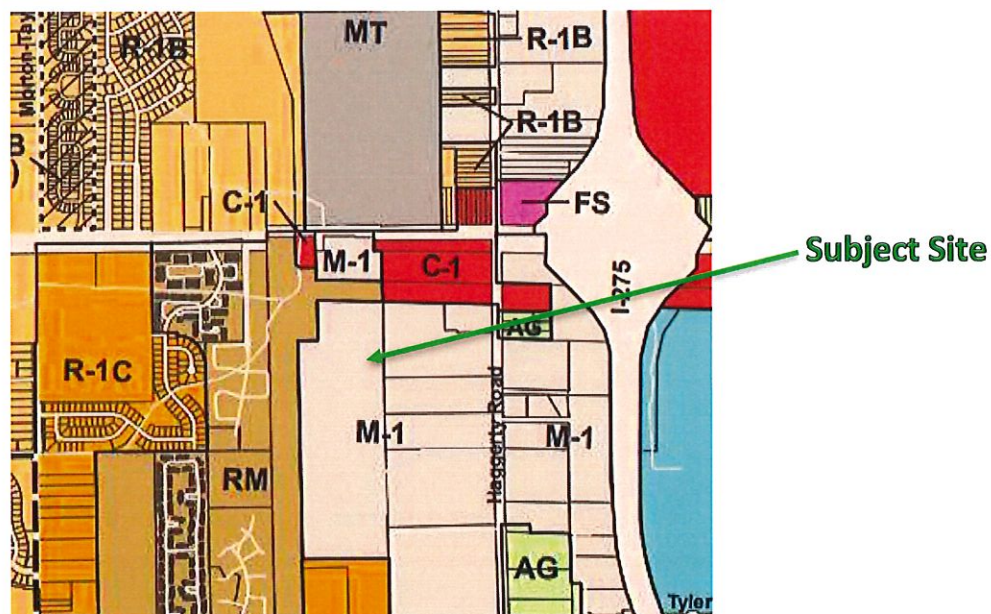
DESCRIPTION

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

PLANNING & ZONING APPLICATION

Case number 19-033

Date Submitted 9-23-19

APPLICANT INFORMATION

Applicant Infinity Homes + CO., LLC Phone 248-449-8084
Address 42400 Grand River Ave #112 Fax 248-449-8136
City, State Novi, MI Zip 48375
E:mail LThomas@infinityhomescope.com Cell Phone Number N/A
Property Owner _____ Phone _____
(if different than applicant)
Address _____ Fax _____
City, State _____ Zip _____
Billing Contact _____ Phone _____
Address _____ Fax _____
City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project Townsend Park
Parcel Id No. V125-83- All attached list Project Address See attached list
Attach Legal Description of Property
Property Location: On the North Side of E. Corse Road; Between Morton Taylor Road
and Haggerty Rd. Road. Size of Lot Width _____ Depth _____
Acreage of Site _____ Total Acres of Site to Review _____ Current Zoning of Site R1B
Project Description: New Single Family Homes

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) (NO)
Current Zoning of Site R1B Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) (NO)
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? NO Woodland acreage N/A
List total number of regulated trees outside the Woodland area? NO Total number of trees N/A
Detailed description for cutting trees N/A

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Rino Soave

Print Property Owners Name

Signature of Property Owner

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 18 day of September 2019
Julieann Elliott Notary Public, Wayne County, Michigan

My Commission expires JUNE 23



Legal Description

Units 71, 76, 80, 84, 88, 89, 90, 91, 101, 102, 107, 109, 121, 137, 138, 142, 143, 144, 148, 154 and 155 in Townsend Park, formerly known as Victoria Estates Condominium, a Condominium according to the Master Deed thereof recorded in Liber 45720, page 146, Wayne County Records, and designated as Wayne County Condominium Subdivision Plan No. 935 and any amendments thereto, together with an undivided interest in the common elements of said Master Deed, and any amendments thereto, as described in Act 59 of the Public Acts of 1978, as amended.

Parcel ID Numbers.:

Address in Belleville, MI 48111

83-007-05-0071-000, as to Unit 71	7071	Chandler Dr.
83-007-05-0076-000, as to Unit 76	7121	Chandler Dr.
83-007-05-0080-000, as to Unit 80	7244	Castell Blvd.
83-007-05-0084-000, as to Unit 84	7209	Castell Blvd.
83-007-05-0088-000, as to Unit 88	7230	Chandler Dr.
83-007-05-0089-000, as to Unit 89	7220	Chandler Dr.
83-007-05-0090-000, as to Unit 90	7210	Chandler Dr.
83-007-05-0091-000, as to Unit 91	7200	Chandler Dr.
83-007-05-0101-000, as to Unit 101	7100	Chandler Dr.
83-007-05-0102-000, as to Unit 102	7090	Chandler Dr.
83-007-05-0107-000, as to Unit 107	7040	Chandler Dr.
83-007-05-0109-000, as to Unit 109	7020	Chandler Dr.
83-007-05-0121-000, as to Unit 121	43261	Ladonna Lane
83-007-05-0137-000, as to Unit 137	6841	Chandler Dr.
83-007-05-0138-000, as to Unit 138	6851	Chandler Dr.
83-007-05-0142-000, as to Unit 142	6891	Chandler Dr.
83-007-05-0143-000, as to Unit 143	6901	Chandler Dr.
83-007-05-0144-000, as to Unit 144	6911	Chandler Dr.
83-007-05-0148-000, as to Unit 148	7185	Castell Blvd.
83-007-05-0154-000, as to Unit 154	7245	Castell Blvd.
83-007-05-0155-000, as to Unit 155	7255	Castell Blvd.

Unit 71:
7071 Chandler Drive
83-007-05-0071-000

Lot size:
50' x 110'

Unit 76:
7121 Chandler Drive
83-007-05-0076-000

Lot size:
50' x 110'

Unit 80:
7244 Castell Boulevard
83-007-05-0080-000

Lot size:
50' x 110'

Unit 84:
7209 Castell Boulevard
83-007-05-0084-000

Lot size:
50' x 110'

Unit 88:
7230 Chandler Drive
83-007-05-0088-000

Lot size:
66.18' x 110'

Unit 89:
7220 Chandler Drive
83-007-05-0089-000

Lot size:
50' x 110'

Unit 90:
7210 Chandler Drive
83-007-05-0090-000

Lot size:
47.13' x 110.62'

Unit 91:
7200 Chandler Drive
83-007-05-0091-000

Lot size:
43.32' x 111.08'

Unit 101:
7100 Chandler Drive
83-007-05-0101-000

Lot size:
50' x 110'

Unit 102:
7090 Chandler Drive
83-007-05-0102-000

Lot size:
50' x 110'

Unit 107:
7040 Chandler Drive
83-007-05-0107-000

Lot size:
50' x 110'

Unit 109:
7020 Chandler Drive
83-007-05-0109-000

Lot size:
52.50' x 110'

Unit 121:
43261 Ladonna Lane
83-007-05-0121-000

Lot size:
43.32' x 109.79'

Unit 137:
6841 Chandler Drive
83-007-05-0137-000

Lot size:
70' x 130'

Unit 138:
6851 Chandler Drive
83-007-05-0138-000

Lot size:
70' x 130'

Unit 142:
6891 Chandler Drive
83-007-05-0142-000

Lot size:
70' x 130'

Unit 143:
6901 Chandler Drive
83-007-05-0143-000

Lot size:
70' x 130'

Unit 144:
6911 Chandler Drive
83-007-05-0144-000

Lot size:
70' x 130'

Unit 148:
1785 Castell Boulevard
83-007-05-0148-000

Lot size:
60.95' x 102.81'

Unit 154:
7245 Castell Boulevard
83-007-05-0154-000

Lot size:
70' x 130'

Unit 155:
7255 Castell Boulevard
83-007-05-0155-000

Lot size:
70' x 130'



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.

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.

PLANNING & ZONING APPLICATION

Case number 19-034

Date Submitted 9-23-19

APPLICANT INFORMATION

Applicant Infinity Homes + Co. LLC Phone 248-449-8084
Address 42400 Grand River Ave #112 Fax 248-449-8136
City, State Novi, MI Zip 48375
E:mail LThomas@infinityhomescorp.com Cell Phone Number N/A
Property Owner _____ Phone _____
(if different than applicant)
Address _____ Fax _____
City, State _____ Zip _____
Billing Contact _____ Phone _____
Address _____ Fax _____
City, State _____ Zip _____

SITE/ PROJECT INFORMATION

Name of Project Country Walk
Parcel Id No. V125-83- Project Address _____
Attach Legal Description of Property
Property Location: On the North Side of Savage Road; Between Martinsville Road
and Haggerty Road. Size of Lot Width _____ Depth _____
Acreage of Site _____ Total Acres of Site to Review _____ Current Zoning of Site R1B
Project Description: Residential Single family Homes

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO
Current Zoning of Site R1B Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? NO Woodland acreage N/A
List total number of regulated trees outside the Woodland area? N/A Total number of trees N/A
Detailed description for cutting trees N/A

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Rino Soave

Print Property Owners Name

Signature of Property Owner

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are true and correct.

Subscribed and sworn before me this 18 day of September 2019

Julieann Elliott Notary Public, Wayne County, Michigan My Commission expires June 23

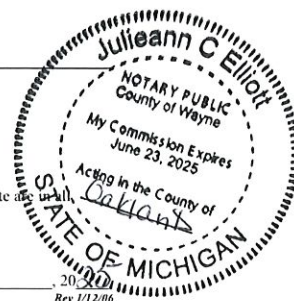


Exhibit A
LEGAL DESSCRIPTION

Units 52, 59, 60 and 77 IN COUNTRY WALK III CONDOMINIUM, according to the Master Deed recorded in Liber 42532, page 1, as amended, and designated as Wayne County Condominium Subdivision Plan No. 842, together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended,
and

Units 3, 4, 5, 6, 21, 23, 26, 28, 38, 39, 40, 41, 42, 46, 47, 48, 49, 52, 53, 54, 67, 76, 78, 80, 92, 97, 98, 99, 108, 116, 117, 119, 120, 122 and 124 in COUNTRY WALK IV CONDOMINIUM, a Condominium according to the Master Deed recorded in Liber 45621, page 175, as amended, and designated as Wayne County Condominium Subdivision Plan No. 932, together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

Tax Item Numbers:

Addresses in Belleville, Michigan 48111:

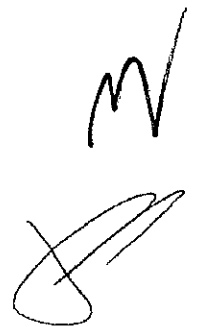
Country Walk III:

83-091-04-0052-000, as to Unit 52	42600 N Cumberland Court
83-091-04-0059-000, as to Unit 59	42780 N Cumberland Court
83-091-04-0060-000, as to Unit 60	42802 N Cumberland Court
83-091-04-0077-000, as to Unit 77	43144 N Cumberland Court

Country Walk IV:

83-102-05-0003-000, as to Unit 3	42686 Mansfield Ct
83-102-05-0004-000, as to Unit 4	42718 Mansfield Ct
83-102-05-0005-000, as to Unit 5	42730 Mansfield Ct
83-102-05-0006-000, as to Unit 6	42762 Mansfield Ct
83-102-05-0021-000, as to Unit 21	42919 Colonial Road
83-102-05-0023-000, as to Unit 23	42863 Colonial Road
83-102-05-0026-000, as to Unit 26	42773 Colonial Road
83-102-05-0028-000, as to Unit 28	42739 Colonial Road
83-102-05-0038-000, as to Unit 38	42451 Colonial Road
83-102-05-0039-000, as to Unit 39	42437 Colonial Road
83-102-05-0040-000, as to Unit 40	42413 Colonial Road
83-102-05-0041-000, as to Unit 41	13763 Chester Ct
83-102-05-0042-000, as to Unit 42	13735 Chester Ct
83-102-05-0046-000, as to Unit 46	13623 Chester Ct
83-102-05-0047-000, as to Unit 47	13595 Chester Ct
83-102-05-0048-000, as to Unit 48	13567 Chester Ct
83-102-05-0049-000, as to Unit 49	13529 Chester Ct
83-102-05-0052-000, as to Unit 52	13590 Chester Ct
83-102-05-0053-000, as to Unit 53	13628 Chester Ct
83-102-05-0054-000, as to Unit 54	13652 Chester Ct
83-102-05-0067-000, as to Unit 67	42872 Colonial Road
83-102-05-0076-000, as to Unit 76	42898 Colonial Ct
83-102-05-0078-000, as to Unit 78	13655 Cambridge Ct
83-102-05-0080-000, as to Unit 80	13601 Cambridge Ct
83-102-05-0092-000, as to Unit 92	13375 Stamford Road

83-102-05-0097-000, as to Unit 97 13248 Stamford Road
83-102-05-0098-000, as to Unit 98 13274 Stamford Road
83-102-05-0099-000, as to Unit 99 13296 Stamford Road
83-102-05-0108-000, as to Unit 108 13524 Stamford Road
83-102-05-0116-000, as to Unit 116 13755 Stamford Road
83-102-05-0117-000, as to Unit 117 13727 Stamford Road
83-102-05-0119-000, as to Unit 119 13661 Stamford Road
83-102-05-0120-000, as to Unit 120 13635 Stamford Road
83-102-05-0122-000, as to Unit 122 13579 Stamford Road
83-102-05-0124-000, as to Unit 124 13523 Stamford Road

A handwritten signature in black ink, consisting of a stylized 'M' or 'W' shape with a long horizontal stroke extending to the right, and a large, loopy flourish below it.



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.

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.

PLANNING & ZONING APPLICATION

Case number 19-030

Date Submitted 08/07/2019
SUBMITTED FOR SITE PLAN APPROVAL

APPLICANT INFORMATION

Applicant Judy Pendergrass Phone 313.235.8564
Address One Energy Plaza, 1055 WCB Fax _____
City, State Detroit, MI Zip 48226
E:mail judy.pendergrass@dteenergy.com Cell Phone Number 313.347.3242
Property Owner DTE Electric Phone 855.383.4249
(if different than applicant)
Address One Energy Plaza Fax _____
City, State Detroit, MI Zip 48226
Billing Contact _____ Phone _____
Address _____ Fax _____
City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project DTE ASOC
Parcel Id No. V125-83- 046-99-0004-00 Project Address 8001 Haggerty Rd
Attach Legal Description of Property
Property Location: On the South Side of Ecorse Road; Between Haggerty Road
and I-275 Metro Trail Road. Size of Lot Width 1260' Depth 416'
Acreage of Site 6.534 Total Acres of Site to Review 6.534 Current Zoning of Site M1, C1
Project Description: DTE Energy is proposing to construct an Alternate System Operation Center (ASOC)
to be located in Van Buren Township, MI. The proposed building will function as a "back-up" facility for
the DTE Downtown Campus Electrical Systems Operation Center (ESOC).
Is a re-zoning of this parcel being requested? Yes YES (if yes complete next line) NO
Current Zoning of Site M1, C1 Requested Zoning M1

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? Yes Woodland acreage 3.352
List total number of regulated trees outside the Woodland area? 318 Total number of trees 724
Detailed description for cutting trees The trees will be cut during the winter months. Trees will to be
removed will be clearly marked on the plans and in the field.
Snow fence will delineate the construction/demolition area.

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Judy Pendergrass

Print Property Owners Name

Judy Pendergrass

Signature of Property Owner

ANA GRACIELA SHAFFER

Notary Public, Macomb County, MI

Acting in the County of Wayne
My Commission Expires: April 03, 2021

8-16-2019

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 16 day of August 20 19

Ana Graciela Shaffer Notary Public, Wayne County, Michigan My Commission expires April 03 2021

Rev 1/12/06

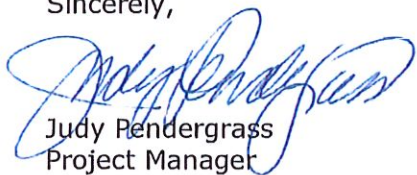


August 14, 2019

To whom it may concern'

As property owner and applicant DTE hereby authorizes Neumann Smith Architecture to submit planning and zoning applications on behalf of DTE Electric for approval by Van Buren Township for the construction of DTE's Alternate System Operations Center (ASOC). The ASOC will be a back-up facility in the event the primary Electrical System Operations Center (ESOC) is inaccessible /inoperable. The construction of this facility is a requirement set forth by the North American Electric Reliability Corporation.

Sincerely,



Judy Pendergrass
Project Manager
DTE Energy
Major Enterprise Projects
One Energy Plaza, 1055WCB
Detroit, Michigan 48226



August 14, 2019

To whom it may concern'

As property owner and applicant DTE hereby authorizes Neumann Smith Architecture to submit planning and zoning applications on behalf of DTE Electric for approval by Van Buren Township for the construction of DTE's Alternate System Operations Center (ASOC). The ASOC will be a back-up facility in the event the primary Electrical System Operations Center (ESOC) is inaccessible /inoperable. The construction of this facility is a requirement set forth by the North American Electric Reliability Corporation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Judy Pendergrass".

Judy Pendergrass
Project Manager
DTE Energy
Major Enterprise Projects
One Energy Plaza, 1055WCB
Detroit, Michigan 48226



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 compliant.
- 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.



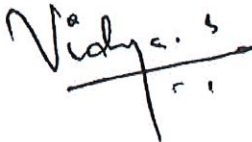
- 11. Architecture and Building Details.** The applicant has submitted elevations of the proposed building. The structure is to be constructed of a foundation of decorative concrete block, with the walls made of precast smooth and textured concrete panels. The south façade is shown with a row of windows 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





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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October 16, 2019

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.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.



Paul J. Kammer, PE


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



Stephen C. Clayton, PE

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.