

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, July 24, 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 July 10, 2019.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1: ZONING ORDINANCE TEXT AMENDMENT

TITLE: PROPOSED AMENDMENT TO ADD PROVISIONS ALLOWING FOR SENIOR HOUSING DEVELOPMENTS IN THE TOWNSHIP AND SPECIFIC REGULATIONS GOVERNING THEM UNDER A NEW SECTION 5.143.

ACTION ITEMS:

- A. Planning Commission Opens Public Hearing
- B. Public Comment.
- C. Planning Commission Closes Public Hearing.

NEW BUSINESS:

ITEM #1: ZONING ORDINANCE TEXT AMENDMENT

TITLE: PROPOSED AMENDMENT TO ADD PROVISIONS ALLOWING FOR SENIOR HOUSING DEVELOPMENTS IN THE TOWNSHIP AND SPECIFIC REGULATIONS GOVERNING THEM UNDER A NEW SECTION 5.143.

ACTION ITEMS:

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

ITEM #2: DISCUSSION ON LAKEFRONT LOT SETBACKS

TITLE: DICUSS POTENTIAL ZONING TEXT AMENDMENT WITH REGARD TO SETBACKS FOR SINGLE FAMILY DWELLING ON NON-CONFORMIGN LOTS WITH LAKE FRONTAGE.

ACTION ITEMS:

- A. Presentation by Township Staff.
- B. Planning Commission Discussion and

GENERAL DISCUSSION:

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
July 10, 2019
MINUTES - DRAFT**

Vice-Chairperson Boynton called the meeting to order at 7:32 p.m.

ROLL CALL:

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

Excused: Thompson.

Staff: Director Akers and Secretary Harman.

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

Audience: Twenty-five (25).

APPROVAL OF AGENDA:

Motion Franzoi, Jahr second to approve the agenda of July 10, 2019 as presented. Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Kelley second to approve the regular meeting minutes of June 26, 2019 as presented.

Motion Carried.

PUBLIC HEARING:

ITEM # 1 19-013 – RIVER OF LIFE ASSEMBLY OF GOD ADDITION – SPECIAL LAND USE.

TITLE: **THE APPLICANT, RIVER OF LIFE ASSEMBLY OF GOD, IS REQUESTING A SPECIAL LAND USE PERMIT TO CONSTRUCT A SANCTUARY ADDITION. THE PROPOSED SANCTUARY ADDITION IS 8,163 SQUARE FEET OF SPACE AND WILL BE AN ADDITION TO THE EXISTING CHURCH.**

LOCATION: **THE SUBJECT PROPERTY IS LOCATED AT RIVER OF LIFE ASSEMBLY OF GOD, WHICH IS LOCATED ON THE SOUTH SIDE OF SAVAGE ROAD, BETWEEN SHELDON AND MARTINSVILLE ROADS AT PARCEL ID# V125-83-105-99-0065-001 OTHERWISE KNOWN AS 870 SAVAGE ROAD (APPROXIMATELY 8.72 ACRES).**

Motion Kelley, Franzoi second to open the public hearing. Motion Carried.

Gary Lamarand the design engineer for River of Life Assembly of God gave the presentation.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 6-4-19 recommending the Planning Commission recommend special approval to the Township Board, subject to the following conditions:

1. Approval of utility upgrades by the Township Engineer and stormwater drainage plan approval by the Township Engineer and Wayne County.
2. Changes to the landscape plan with the appropriate species, screening and tree replacement, if required.
3. That all of the conditions of preliminary site plan approval are met.

4. Final Site plan approval.

Commissioners inquired if there were currently drainage problems, if the bioswale is designed for the additional parking and whether or not the drain belongs to Wayne County. There are some standing water drain issues downstream, the bioswale is designed to maintain drainage on the site and will help to decrease any potential issues and the ditch in the backyard is not a County drain however, does drain into a County drain.

Resident on Savage read aloud a letter she wrote with questions and concerns regarding drainage, movement of the drain location, current flooding on her property, parking and lighting at the property. A copy of the letter was provided to Commission members. Three (3) more residents who live on Savage Road expressed their concerns regarding stormwater drainage from the property, changes in the drain system and the impact of the changes to neighboring property owners. Commissioner Budd read a letter that was emailed to the Planning Department from a resident on Savage Road who does not believe the addition is in the best interest of the neighborhood.

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

NEW BUSINESS:

ITEM # 1 19-013 – RIVER OF LIFE ASSEMBLY OF GOD ADDITION – SPECIAL LAND USE.

TITLE: THE APPLICANT, RIVER OF LIFE ASSEMBLY OF GOD, IS REQUESTING A SPECIAL LAND USE PERMIT TO CONSTRUCT A SANCTUARY ADDITION. THE PROPOSED SANCTUARY ADDITION IS 8,163 SQUARE FEET OF SPACE AND WILL BE AN ADDITION TO THE EXISTING CHURCH.

LOCATION: THE SUBJECT PROPERTY IS LOCATED AT RIVER OF LIFE ASSEMBLY OF GOD, WHICH IS LOCATED ON THE SOUTH SIDE OF SAVAGE ROAD, BETWEEN SHELDON AND MARTINSVILLE ROADS AT PARCEL ID# V125-83-105-99-0065-001 OTHERWISE KNOWN AS 870 SAVAGE ROAD (APPROXIMATELY 8.72 ACRES).

Applicant

Director Akers

Commissioners discussed

Audience comments

Motion Jahr, Franzoi second to recommend special land use approval to the Township Board for the applicant, River of Life Assembly of God, to construct a sanctuary addition, the proposed sanctuary addition is 8,163 square feet of space and will be an addition to the existing church, located at 870 Savage Road and subject to the conditions in the McKenna Associates review letter dated 6-4-19:

5. Approval of utility upgrades by the Township Engineer and stormwater drainage plan approval by the Township Engineer and Wayne County.
6. Changes to the landscape plan with the appropriate species, screening and tree replacement, if required.
7. That all of the conditions of preliminary site plan approval are met.
8. Final Site plan approval.

Roll Call:

Yeas: Budd, Atchinson, Kelley, Jahr, Franzoi and Boynton.

Nays: None.

Absent: Thompson.

Motion Carried. (Letter attached)

ITEM # 2 **19-013 – RIVER OF LIFE ASSEMBLY OF GOD ADDITION – PRELIMINARY SITE PLAN APPROVAL.**

TITLE: **THE APPLICANT, RIVER OF LIFE ASSEMBLY OF GOD, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A SANCTUARY ADDITION. THE PROPOSED SANCTUARY ADDITION IS 8,163 SQUARE FEET OF SPACE AND WILL BE AN ADDITION TO THE EXISTING CHURCH.**

LOCATION: **THE SUBJECT PROPERTY IS LOCATED AT RIVER OF LIFE ASSEMBLY OF GOD, WHICH IS LOCATED ON THE SOUTH SIDE OF SAVAGE ROAD, BETWEEN SHELDON AND MARTINSVILLE ROADS AT PARCEL ID# V125-83-105-99-0065-001 OTHERWISE KNOWN AS 870 SAVAGE ROAD (APPROXIMATELY 8.72 ACRES).**

Gary Lamarand, design engineer for River of Life Assembly of God gave the presentation. Mr. Lamarand displayed a color rendering of the church with the proposed sanctuary addition. No further comment from the applicant.

Director Akers presented the Fire Department review letter dated 5-29-19 recommending preliminary site plan approval subject to the conditions in the review letter being addressed with the authority having jurisdiction.

Vidya Krishnan of McKenna Associates presented her staff review letter dated 6-4-19 recommending the Planning Commission approve the preliminary site, subject to the following items being satisfactorily addressed prior to the final site plan review:

1. Provide all required information under section 12.203 of the Zoning Ordinance.
2. Strip pavement for the east access drive to show two-way movement of vehicles and location of “emergency vehicles only” signage for the west access drive.
3. Revise sidewalk design on the north side of the handicap access spaces.
4. Illustrate the double striping proposed for the parking spaces.
5. Revised landscape plan to note greenbelt width along east and west property lines and substitute proposed evergreen shrubs with tree species.

6. Provide information regarding existing tree cover in south side of parcel to indicate compliance with open space landscaping requirements.
7. Provide landscaping around bioswale as required by Wayne County.
8. Revise landscape plan and site plan for consistency and to correct multiple errors.
9. Revise landscape plan to note proposed method of irrigation.
10. Replace proposed Bradford Pear tree species, with an alternate durable species.
11. Provide tree summary and replacement calculations if required.
12. Provide illumination plan for access drives and entrances to the site off Savage Road. Also include information regarding proposed decorative and any wall mounted fixtures.
13. Identify masonry material, proposed building colors and HVAC screening.
14. Planning Commission and Township Board of Trustees approval of the proposed special land use.

Paul Kammer of Fishbeck Associates presented his preliminary site plan review letter dated 6-7-19 recommending the Planning Commission grant the River of Life Sanctuary Addition Project preliminary site plan approval. Further research and coordination with governing authorities must be conducted regarding the onsite drain and overall onsite stormwater management prior to submitting engineering plans.

Director Akers explained the approval process for preliminary and final site plan approval to the audience to provide them with a better understanding of the process.

No comment from the Commission or the audience.

Motion Kelley, Jahr second to grant River of Life Assembly of God preliminary site plan approval to construct a sanctuary addition at 870 Savage Road, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 6-4-19, Fishbeck Associates review letter dated 6-7-19 and Fire Department review letter dated 5-29-19. Motion Carried. (Letters attached)

ITEM # 3 19-020 – 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 TO A MULTIPLE FAMILY RESIDENTIAL TO CONSTRUCT DETACHED CONDOMINIUMS ON THE PROPERTY.

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

Applicant, Scott Jones gave the presentation. Mr. Jones is requesting the amendment to allow for an increase in density to for the construction of seventy (70) detached condominiums. Mr. Jones informed the Commission that he has started work on a design concept and engineering.

Director Akers presented his letter dated 7-2-19 and discussed the next step in the process of amending the future land use plan, to prepare the revision to the future land use plan and move to submit those amendments to the Township Board. The Township Board will make a decision to approve the distribution of the plan amendment to the adjacent communities as required by the Planning Enabling Act. McKenna Associates provided a revised future land use map depicting the property at 41620 E. Huron River Drive as RM (Multiple Family Residential).

Commissioners discussed looking at different types of zoning that better suit the needs of the development and the desire to see a site plan for the development. Director Akers informed the Commission that RM (Multiple Family Residential) zoning would need to be revised to allow for detached condominiums and there are a series of steps that will occur in the rezoning process and as part of the Zoning Ordinance update. The applicant will have preliminary drawings prior to the public hearing in September.

No comments from the audience.

Motion Kelley, Jahr second to recommend the Township Board approve the amendment to the future land use map and distribution of the plan to utilities and adjacent communities for their forty-two (42) day comment and review period, per the Planning Enabling Act.

Roll Call:

Yeas: Budd, Atchinson, Kelley, Jahr, Franzoi and Boynton.

Nays: None.

Absent: Thompson.

Motion Carried.

ITEM # 4 19-025 – TEMPORARY LAND USE APPROVAL.

TITLE: THE APPLICANT, 5905 INC., IS REQUESTING A TEMPORARY LAND USE PERMIT TO PARK CARS AND TRUCKS.

LOCATION: THE PROPERTY IS LOCATED AT 5905 BELLEVILLE ROAD, VAN BUREN TOWNSHIP, MI 48111, WHICH IS ON THE EAST SIDE OF BELLEVILLE ROAD, NORTH OF VAN BORN ROAD.

Gary Percy, owner of 5905 Inc., gave the presentation. Mr. Percy is requesting a temporary land use permit to park new vehicles that are in transit to their final destinations.

Director Akers presented his staff review letter dated 7-2-19 recommending approval of the temporary land use permit for 5905 Inc. to conduct the temporary land use of parking vehicles at 5905 Belleville Road, subject to the following conditions:

1. Vehicles parked immediately adjacent to Belleville Road shall be parked with the front of the vehicle facing away from Belleville Road and adjacent properties in order to avoid headlight glare.
2. The site shall be maintained in a clean manner and trash will be properly disposed of.

3. That any exterior lighting or signs be reviewed and approved by the Director of Planning & Economic Development for consistency with the Zoning Ordinance, prior to their installation.
4. That the temporary land use permit is valid for a period of one year ending July 10, 2020.

No comments from the Commission or the audience.

Motion Kelley, Franzoi second to grant 5905 Inc. a temporary land use permit to park cars and trucks at 5905 Belleville Road, based on the analysis and subject to the conditions in the staff review letter dated 7-2-19. Motion Carried. (Letter attached)

GENERAL DISCUSSION:

Director Best and Commission members commended Director Akers for a job well done and thanked him for his four (4) years of service and dedication to Van Buren Township. Director Akers accepted a position with the City of Ypsilanti as their Director of Public Works.

ADJOURNMENT:

Motion Boynton, Franzoi second to adjourn at 8:18 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



July 18, 2019

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

SUBJECT: SENIOR HOUSING ORDINANCE AMENDMENT

Dear Commissioners:

In response to the Planning Commission and community feedback on the need for housing for seniors, we presented information about senior housing demands and regulations from some comparable communities at past Planning Commission meetings. At the June 26, 2019 meeting we presented a draft text amendment for consideration, which would allow senior housing as a special land use (§12.30x) that also must complete the site plan review process (§12.20x). Article 2, §2.102 already contains specific definitions for different 'senior' housing types.

Based on Planning Commission feedback, we have revised the title of the regulations to "Senior" rather than "Elderly", a term currently used in the Zoning Ordinance. We propose Senior Housing regulations under a new **§5.143 Senior Housing** in Article 5, Development Standards for Specific uses.

The Township directed that senior housing was appropriate as a special land use in RM - Multiple Dwelling Residential Districts, RMH - Mobile Home Park Districts, C - Local Business Districts, C-1 - General Business Districts, C-2 - Extensive Highway Business Districts, and M-U Mixed-Use Districts.

OTHER ZONING ORDINANCE CHANGES

In addition to the attached proposed text amendment, certain additional changes need to be made to the Zoning Ordinance as follows:

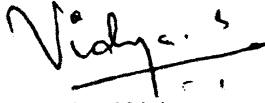
1. §5.120 references nursing homes in the same line as hospitals, the Table of contents on page 2 and the table on page 3-5, state the same. We recommend removing those references to nursing homes to avoid conflicting standards.
2. Addition of senior housing (independent and dependent living) as special land uses in the RM, RMH, C, C-1, C-2, and M-U zoning districts under residential uses on page 3-3.
3. Substitution of the word "elderly" with "senior", in Section 2.102. Definition; specific terms, definitions on page 2-9.
4. Substitution of the word "elderly" with "senior", in Sections 9.101 and Section 9.102. Off-Street parking requirements and related table.

We believe the above draft ordinance and associated changes provide Van Buren Township with a solid foundation for reviewing and activating high-quality senior housing developments while preserving the Township's broader vision, based on our experiences in other developing communities.

The item is on the Planning Commission's agenda for a public hearing and recommendation to Township Board of Trustees. We will be present at the public hearing to answer any questions and concerns.

Respectfully submitted,

McKENNA

A handwritten signature in black ink, appearing to read "Vidya", with a horizontal line drawn through the middle of the signature.

Vidya Krishnan
Principal Planner

Cc: Matt Best, Director of Public Services

Section 5.143 Senior Housing

- (A) Purpose and Intent.** The purpose and intent of these regulations is to permit senior housing development in the Township upon determining that the location, size, design, and operating characteristics of the use is compatible with the surrounding neighborhood. In making this determination, the Planning Commission shall consider the scale, coverage, and density of development; the availability of utilities and services; the generation of traffic and capacity of surrounding roads; and other relevant impacts.
- (B) Zoning District Regulations.** In pursuit of the above purpose and intent, senior housing developments shall be permitted in RM, RMH, C, C-1, C-2, and M-U zoning districts subject to special land use and site plan approval.
- (C) Minimum Site Area.** The minimum senior housing site area shall contain 5,500 square feet per independent living unit, 2,000 square feet per dependent living bed, or the total area required for each type.
- (D) Required Minimum Usable Floor Area in Square Feet Per Dwelling Unit.**
- (1.) Independent Living Units: Efficiency/studio and one-bedroom dwelling units: 650 square feet; Two-bedroom dwelling units: 850 square feet.
 - (2.) State of Michigan licensing requirements regulate Assisted Living Unit size.
 - (3.) No living unit within a senior housing development may contain more than two (2) bedrooms.
- (E) Required Frontage on Major Road.** The proposed site must have at least one (1) property line abutting an existing or planned major thoroughfare with a right-of-way width of 120' feet or more as described in the Wayne County Master Thoroughfare Plan. All vehicular ingress and egress shall be directly from the major thoroughfare.
- (F) Maximum Building Height.** The maximum building height in a senior housing development shall not exceed forty (40') feet.
- (G) Setbacks.** The minimum setbacks for senior housing shall be:
- (1.) Front yard setback: Fifty (50') feet.
 - (2.) Side yard setback: Fifty (50') feet.
 - (3.) Rear yard setback: Fifty (50') feet.
- (H) Open Space.** A minimum of twenty-five (25%) percent of the site, exclusive of existing or planned public road right-of-way, must be maintained as landscaped open space. Courtyards larger than 2,400 square feet may be counted as required open space. Recreation facilities, active and/or passive, including paved walkways and covered sitting areas shall be provided in a manner that meets the needs of the resident population.
- (I) Building Facade and Length.** Senior housing buildings must present a residential architectural image in terms of building facades, the composition and use of exterior wall surface materials, and building length. Any building façade longer than 100 feet must provide for variations in the outside wall and roof line according to the following standards:

(1.) Type and maximum percentage of durable exterior materials:

- (a.) Masonry 4-inch brick veneer - 100%
- (b.) Stone (natural or synthetic) - 100%
- (c.) Metal panelized veneer - 25%
- (d.) EIFS (synthetic stucco) - 25%
- (e.) Cement fiber siding - 25%

(2.) Exterior wall façades must not maintain the same surface material for more than sixty (60') feet without an offset or transition in surface materials. The offset and transition must include one or a combination of the following options:

- (a.) Change to another allowed exterior surface material.
- (b.) Offset in the building elevation of a minimum of three (3') feet in depth. If the building exceeds 300' feet in length, it must have a horizontal building face offset at least 30' feet deep.
- (c.) Exterior Chimneys.
- (d.) Bay windows.
- (e.) Architectural Quoins.

(3.) Roof lines shall vary using gable roof offsets at the eave line, in the roof slope, and/or tympanum set into the roof line at the eaves.

(4.) Building façades must not exceed 600' feet.

(5.) Buildings located within the Belleville Road Overlay District (BROD) shall comply with the architectural standards set forth in Section 6.309.

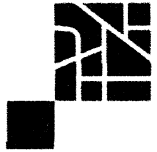
(J) Accessory structures and uses. The accessory structure and use standards in Article 7, Chapter 2 shall apply to all senior housing developments. Accessory uses are limited to those that are customary and incidental for servicing the development's residents and employees.

(K) Parking. The parking, loading, and access management standards in Article 9 shall apply to all senior housing developments. §9.102(A) contains the minimum number of parking spaces for each senior housing type.

(L) Landscaping. The landscaping and screening standards in Article 10 shall apply to all senior housing developments. In situations where the standards are applied by zoning district or use, the following specific requirements control:

- (1.) Greenbelt buffers between senior housing developments and all adjacent uses must be 20' wide as referenced in §10.103(E)'s table footnote "b".
- (2.) Specific additional landscaping requirements for senior housing developments are the same as §10.103(F)(1) except that if the development contains dependent living beds then every three (3) beds has the same additional landscaping amount as one (1) unit.

(M) Signs. The sign standards in Article 11 shall apply to all senior housing developments. Specific sign standards for senior housing developments are the same as residential developments in §11.108(A).



MCKENNA

July 18, 2019

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

Subject: Lakefront Lot Setbacks

Dear Commissioners:

At the June 26, 2017 Planning Commission meeting, Township Staff presented information and analysis re: lakefront lots. The minimum lot width for any zoning district in the Township is 70 feet. There are some legally nonconforming lots which are narrower than this. Section 5.114 of the Zoning Ordinance requires a minimum 24 foot width across the front and rear elevations of a home, and Section 4.102 requires the side yard setbacks to total at least 25 feet. For lots that are 50 feet wide or narrower, these requirements do not leave a viable building envelope.

The Board of Zoning Appeals had asked staff to look into the concentration of narrow lots in the Township, particularly on the lakefront, and whether the setback requirements should be amended for these lots. Staff presented a couple of options: creating a separate district with smaller setback requirements for these lots or by instituting a sliding scale of setback requirement. In my experience as a planner for another lakeside community, a similar challenge was successfully addressed by creating an overlay district for lakeside lots and subjecting lots with nonconforming widths to a percentage rule which allowed for reasonable setbacks without rendering the lot unbuildable or in the need of a variance.

A review of the Zoning Map indicates that the single family residential zoning around the Lake comprises of R-1B and R-1C parcels. We recommend an amendment as follows:

Section 3.106 R-1A, R-2A, R-1B and R-1C Single-Family Residential Districts, Sub-section (D) Dimensional Regulations, add footnote (X) in parentheses next to minimum setbacks for R-1B and R-1C as follows

(X) Lakefront lot setbacks. The structures on the parcel shall comply with the required front and rear yard setbacks for the underlying zoning district. **Where the lot does not comply with the minimum required lot width, the narrowest side yard shall not be less than five feet or 15 percent of the lot width, whichever is greater, and the sum of the two side yards shall not be less than 30 percent of the lot width.**

The footnote must also be added to Section 4.102 Schedule of Regulations. The above regulation will allow for the construction of a reasonable size dwelling while providing adequate room in the side yards for maintenance and access in the event of an emergency. On a 50 foot wide lot, the required side yard setbacks would be 15% of 50 = 7.5 feet. A combined side yard of 15 feet would still allow a buildable width of 35 feet. We will be present at the Planning Commission and look forward to discussing and reviewing the proposed amendment with you.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

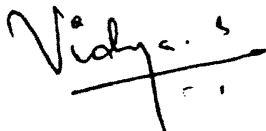
O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

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Respectfully submitted,

McKENNA

A handwritten signature in black ink, appearing to read "Vidya Krishnan", with a horizontal line drawn across the middle of the signature.

Vidya Krishnan
Principal Planner

c: Matt Best, Van Buren Township Director of Public Services

