

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM  
July 22, 2020  
MINUTES**

**Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.**

Chairperson Thompson called the meeting to order at 7:33 p.m.

**ROLL CALL:**

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

**Excused:** None.

**Staff:** Director Power, Director Best, Fire Marshal McNally and Secretary Harman.

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

**Applicant(s) in Attendance:** Bill Thompson of Lehner Associates, Inc., Nasser Choucrair of NC Designers, Inc. and Carolyn Waters of Waters Kitchen.

**Audience:** Five (5).

**APPROVAL OF AGENDA:**

Motion Boynton, Kelley second to approve the agenda of July 22, 2020 as amended changing the title for Old Business Item #1 to Hampton Manor special land use approval. Motion Carried.

**Roll Call:**

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

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Boynton, Franzoi second to approve the regular meeting minutes of July 8, 2020 as presented.

**Roll Call:**

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

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**PUBLIC HEARING:**

**ITEM #1: 20-005 – PUBLIC HEARING FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE THRU.**

**TITLE: A REQUEST BY NC DESIGNERS ON BEHALF OF OWNERS REAL ESTATE LLC/BELLEVILLE OIL COMPANY, INC. FOR A SPECIAL LAND USE PERMIT TO DEMOLISH BUILDINGS ON AN EXISTING GASOLINE STATION SITE AND TO**

**CONSTRUCT A NEW CONVENIENCE STORE WITH RETAIL AND FOOD SERVICE, INCLUDING A DRIVE-THRU LANE AND ONE (1) DRIVE-THRU WINDOW, GASOLINE PUMPS AND RELATED SITE IMPROVEMENTS.**

**LOCATION: THE +/- 1.06 ACRE SITE, ZONED C-1, GENERAL BUSINESS DISTRICT, IS LOCATED AT 11250 HAGGERTY ROAD (TAX PARCEL NUMBER 83-051-99-0003-002), AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.**

**Motion Boynton, Kelley second to open the public hearing.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried.**

Chairperson Thompson welcomed comments from the audience and the Commission. No questions or comments from the Commission or the audience.

**Motion Boynton, Atchinson second to close the public hearing.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**OLD BUSINESS:**

**ITEM #1: 19-037 – HAMPTON MANOR – SPECIAL LAND USE APPROVAL FOR PROPOSED SENIOR HOUSING FACILITY.**

**TITLE: THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.**

**LOCATION: THE PROPERTY LOCATED ON THE SOUTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROAD AND IS ZONED C (LOCAL BUSINESS) DISTRICT. THE PARCEL IS 7.11 ACRES IN SIZE AND INCLUDES 6 TAX PARCEL ID'S.**

Bill Thompson of Lehner Associates, Inc. gave the presentation. Mr. Lehner displayed a PowerPoint presentation showing an aerial view of the property, the access on Morton Taylor and Tyler Roads, the location of the detention pond, a landscape rendition, the floor plan of the building, photos of the dining room and recreation areas, four (4) different outdoor courts and a

color rendering of the exterior façade of the building. Also included were two (2) examples of the applicant's existing facilities located in Bay City and Shelby Township.

Director Power noted that senior housing is permitted as a special land use in the C (local business) district. The applicant has made some changes in response to the 1-8-20 public hearing, obtained a traffic impact study and submitted revised plans.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 3-24-20, recommending the Planning Commission recommend special land use approval to the Township Board, subject to the following conditions:

1. Approval of utility plan and storm water detention plan by Township Engineer and Wayne County.
2. That all of the conditions of preliminary site plan approval are met.
3. Final site plan approval.

Resident inquired if drainage from the building will drain into the McClaughery Drain. Chair Thompson advised that the engineering review will be discussed during the preliminary site plan review and the resident's question will be addressed.

No questions or comments from the Commission.

**Motion Boynton, Atchinson to recommend to the Township Board of Trustees approval of Van Buren Investors Land Holdings, LLC request for special land use approval for the construction of a proposed senior housing facility called Hampton Manor with assisted living and memory care units, located on a 7.11 acre parcel on the south side of Tyler Road, between Morton Taylor and Haggerty Road, zoned C (local business) district, subject to the recommendations in the McKenna Associates review letter dated 3-24-20 and staff letter dated 7-16-20.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried. (Letters Attached)**

**ITEM #2: 19-037 – HAMPTON MANOR SENIOR HOUSING – PRELIMINARY SITE PLAN APPROVAL.**

**TITLE: THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.**

**LOCATION: THE PROPERTY LOCATED ON THE SOUTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROAD AND IS ZONED C (LOCAL BUSINESS) DISTRICT. THE PARCEL IS 7.11 ACRES IN SIZE AND INCLUDES 6 TAX PARCEL ID'S.**

Bill Thompson of Lehner Associates, Inc. had no further comments to add for preliminary site plan approval.

Vidya Krishan of McKenna Associates presented her preliminary site plan review letter dated 3-24-20, noting the C district text amendment must be approved prior to granting of preliminary site plan approval by the Planning Commission, which will be subject to the following conditions:

1. Review and approval of proposed storm water detention plan by the Township Engineer and Wayne County.
2. Approval of detention pond landscaping by Wayne County.
3. Deletion of off-site trees from tree counts.
4. Clarification regarding the second generator panel and relocation/addition of screening if deemed essential.
5. Special land use approval by Township Board of Trustees.

Paul Kammer of Fishbeck Associates presented his review letter dated 7-16-20 recommending the Planning Commission grant the Hampton Manor Senior Housing project preliminary site plan approval for engineering feasibility, subject to the comments listed in the review letter and in accordance with Van Buren Township's Engineering Standards manual.

Commissioners discussed detention pond landscaping and whether it is necessary to have a fence around the detention pond and the possibility of decorative fencing. Vidya Krishnan will look into it further to see if a fence is required.

Two (2) residents expressed concern with the detention pond on the property causing additional flooding on their properties due to the McClaughery drain being plugged. Both residents have significant flooding after rainfall and are concerned that additional water being added to the drain could cause further flooding with water potentially coming into their homes unless the drain is cleaned out.

Director Best informed the Commission and the audience that the resident's properties do take on a lot of standing water, a study was done to find out the cause of the issue, a copy of the study can be made available. The drain has not been maintained by Wayne County, the water backs up in Romulus and works its way back to Van Buren. There was a petition 5-6 years ago to have the McClaughery drain cleared out, it was found not necessary at the time. A petition is needed by the residents with at least ten (10) signers, staff would be happy to assist the residents with how to start the petition. Commissions would like a copy of the study and hope with the help staff, the residents will get a resolution to the drainage problem.

Mr. Lehner informed that the water held in the detention pond is released at a rate that is no greater than what it is now. In regards to McKenna Associates Item #4, the backup generator backs up the pump at the detention pond.

Commissioners asked that the building materials be dropped off at the Township to have samples available.



**Motion Boynton, Jahr second to grant Van Buren Investors Land Holdings LLC preliminary site plan approval for the construction of a proposed senior housing facility called Hampton Manor with assisted living and memory care units, located on the south side of Tyler Road, between Morton Taylor and Haggerty Road, a 7.11 acre parcel zoned C (local business) district, subject to the recommendations in the McKenna Associates review letter dated 3-24-20, Fishbeck Associates review letter dated 7-16-20, Van Buren Fire Marshal's review letter dated 7-15-20 and with attention to the detention pond fencing question.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried. (Letters Attached)**

**NEW BUSINESS:**

**ITEM #1: 20-005 – SPECIAL LAND USE PERMIT REQUEST FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE-THRU.**

**TITLE: A REQUEST BY NC DESIGNERS ON BEHALF OF OWNERS REAL ESTATE LLC/BELLEVILLE OIL COMPANY, INC. FOR A SPECIAL LAND USE PERMIT TO DEMOLISH BUILDINGS ON AN EXISTING GASOLINE STATION SITE AND TO CONSTRUCT A NEW CONVENIENCE STORE WITH RETAIL AND FOOD SERVICE, INCLUDING A DRIVE-THRU LANE AND ONE (1) DRIVE-THRU WINDOW, GASOLINE PUMPS AND RELATED SITE IMPROVEMENTS.**

**LOCATION: THE +/- 1.06 ACRE SITE, ZONED C-1, GENERAL BUSINESS DISTRICT, IS LOCATED AT 11250 HAGGERTY ROAD (TAX PARCEL NUMBER 83-051-99-0003-002), AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.**

Nasser Choucair of NC Designers, Inc. gave the presentation. The applicant is requesting a special land use permit to demolish the existing gas station at the location and proposing to build a new 3,400 square foot building with a drive-thru. Mr. Nasser has been working with the Township on truck turn radius, landscape and drive approaches.

Director Power informed the commission and the audience that this is a redevelopment of an existing gas station. This will include the removal of all existing structures, reduction of the number of gas pumps from 12 to 10, expansion of the convenience store with improved building design features and the addition of a drive-thru.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 7-15-20, recommending the Planning Commission recommend approval of the proposed special land use for the drive-thru to the Township Board of Trustees, subject to the following conditions:

1. Shifting the access drive off Haggerty Road 10 feet to the north to comply with the 100 feet distance requirement from the intersection.

2. Compliance of proposed illumination levels to standards of Section 8.105 (B) (2) of the Zoning Ordinance.
3. That all of the conditions of preliminary site plan approval are met.

Commissioner inquired if the existing billboard will be kept or removed. The applicant would like to keep the billboard sign. Preliminary site plan approval will address whether the sign is conforming or non-conforming.

No comments from the audience.

**Motion Boynton, Jahr second to recommend to the Township Board of Trustees approval of NC Designers, Inc. request for special land use permit to demolish buildings on an existing gasoline station site and to construct a new convenience store with retail and food service, including a drive-thru lane and one (1) drive-thru window, gasoline pumps and related site improvements, located at 11250 Haggerty Road at the northwest corner of the intersection of the I-94 north service drive and Haggerty Road, subject to the recommendations in the McKenna Associates review letter dated 7-15-20 and Director Powers staff review letter dated 7-16-20.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried. (Letter attached)**

**ITEM #2: 20-017 – TEMPORARY LAND USE APPROVAL – WATERS KITCHEN**

**TITLE: CAROLYN GREGORY OF WATERS KITCHEN IS REQUESTING A TEMPORARY LAND USE PERMIT FOR THE OUTDOOR SERVICE OF CATFISH, RIBS, WINGS AND OTHER FOOD USING A FOOD TRAILER.**

**LOCATION: THE +/- 1.06 ACRE SITE, ZONED C-1, GENERAL BUSINESS DISTRICT, IS LOCATED AT 11250 HAGGERTY ROAD (TAX PARCEL NUMBER 83-051-99-0003-002), AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.**

Carolyn Waters, owner of Waters Kitchen gave the presentation. Ms. Gregory is the sole owner of Waters Kitchen and has 20 years in the profession.

Director Power presented his staff review letter dated 7-16-20 recommending approval of the application subject to the three (3) following conditions:

1. The applicant must provide a copy of any required active permits or licenses from the Wayne County Department of Health, Human and Veterans Services.
2. Fire Marshal review, approval, and inspection must be completed in coordination with the building official prior to the beginning of use.
3. The use may proceed for a period of one (1) year, to terminate on July 22, 2021 unless the use is extended by the Planning Commission.

Commissioners inquired whether or not the Township needs to be listed as additionally insured on the liability insurance policy, if there will be outside seating at the food trailer and if the food trailer will remain on site overnight. Director Power will look into whether or not the Township needs to be listed as additionally insured. There will be no outdoor seating at the food trailer, all orders are to-go and Ms. Gregory takes the food trailer home every night for cleaning.

No comments from the audience.

**Motion Atchinson, Budd second to grant Carolyn Gregory of Waters Kitchen a temporary land use permit for the outdoor service of catfish, ribs, wings and other food using a food trailer, located at 10010 Belleville Road (Menard's) on the west side of Belleville Road between Tyler Road and the North I-94 Service Drive, subject to the recommendations in the staff review letter dated 7-16-20 and Director Power to look into whether the Township should be listed as additionally insured on the liability insurance policy.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried. (Letter attached)**

**GENERAL DISCUSSION:**

Director Power informed that the next Planning Commission meeting is August 12, 2020 and there will be no public hearings.

**ADJOURNMENT:**

**Motion Boynton, Atchinson second to adjourn the meeting at 9:34 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



## Memo

**TO: Van Buren Township Planning Commission**  
**FROM: Dan Power – Director of Planning and Economic Development**  
**RE: VBT 19-037 – Hampton Manor Senior Housing Project: Special Land Use and Preliminary Site Plan Review**  
**DATE: July 16, 2020**

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Van Buren Investors Land Holdings LLC requests to construct a senior housing development with assisted living and memory care units, called Hampton manor. The proposed 62,516 square foot building is to be located on a roughly 7.11-acre site near the southeast corner of Morton Taylor and Tyler Roads. Senior housing developments are a Special Land Use in the C (Local Business) District, and the proposed Special Land Use required a public hearing. The public hearing was held in accordance with Section 12.03 (Permitted Uses with Special Approval) of the Zoning Ordinance on January 8, 2020. Minutes from this hearing are included in the Planning Commission's packet. The action on the special land use request and preliminary site plan request were deferred at the meeting on January 8, 2020 and the following actions were undertaken:

- **Responses to public hearing comments.** The applicant was requested to provide answers to applicable questions or concerns stated at the January 8, 2020 public hearing. Letters with a list of these answers, along with letters with responses to review comments from staff, are attached with the Planning Commission's packet as noted on the table of contents.
- **Traffic Impact Study (TIS).** The applicant was requested to provide a TIS. This study, dated February 14, 2020, is included in the Planning Commission's packet.
- **New plans** and architectural drawings dated July 6, 2020 were provided and are included in the Planning Commission's packet.
- **Review comments** from the Township Principal Planner, Township Engineer, and Township Fire Department were also provided.

Related to this request, the Township Board of Trustees made a first affirmative reading on a Zoning Ordinance text amendment which clarified building size limits in the C – Local Business zoning district on July 7, 2020.

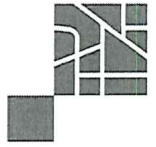
Based on the information provided, staff recommends conditional approval for both the recommendation on a special land use permit, to be forwarded to the Township Board of Trustees, and on the preliminary site plan. Please contact staff with further questions regarding these materials. I otherwise look forward to discussing this project with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power", with a stylized, cursive script.

Dan Power, AICP  
Planning and Economic Development Director  
Public Services Department  
Charter Township of Van Buren

CC: Matthew Best, M.S. - Public Services Director, Van Buren Charter Township  
Vidya Krishnan - Van Buren Charter Township Principal Planner / Planning Consultant - McKenna Associates  
Paul Kammer - Van Buren Township Engineer / Engineering Consultant - Fishbeck  
Andy Lenaghan - Fire Inspector, Van Buren Charter Township  
Shahid Imran and Zohaib Syed - Project representatives, Build Senior Living / Van Buren Investors Land Holdings LLC  
Bill Thompson, P.E. - Lehner Associates, Inc.



March 24, 2020

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

**Subject: VBT-19-037 Hampton Manor/43250 Tyler Road; Special Land Use Review #2; Revised Site Plans Dated February 3, 2020.**

Dear Commissioners:

The applicant, Van Buren Investors Land Holdings, LLC, proposes to construct a Senior Housing development named Hampton Manor. The proposed 62,516 square foot building will comprise of 56 assisted living units and 24 memory care units. The site is located on the southeast corner of Tyler Road and Morton Taylor Road intersection and has a total site area of 7.11 acres.

The applicant appeared before the Planning Commission for a public hearing on January 8, 2020 and received numerous comments and questions from the public. The applicant was subsequently given an itemized list of the questions asked/concerns expressed, by the Township Administrative Staff. The applicant has provided a response to all of the questions asked in a letter dated 2/5/2020 and made revisions to the site plan. We have reviewed the special land use request based on Zoning Ordinance standards and sound planning and design principles, the public hearing comments and the applicant's response. Our comments are as follows (items requiring changes or additional information are underlined):

### **Special Land Use Review Comments**

Section 12.306 of the Zoning Ordinance sets forth criteria for the Planning Commission to consider when reviewing special land use proposals. Following is our review of each criterion:

- 1. Will promote the use of land in a socially and economically desirable manner for those persons who will use the proposed land use or activity; for those landowners and residents who are adjacent; and for the Township as a whole.**

The need for Senior Housing in Van Buren has been discussed at several board meetings at the Township previously. As a result, the Township recently adopted a new senior housing ordinance to allow for the construction of such facilities which would provide an opportunity for residents to 'age in place'. The subject site is located at a major street corner and the Township has also been dealing with code enforcement issues on the property. The proposed use will promote the use of the land in a socially and economically desirable manner by cleaning up of the entire site and providing for much required housing in the Township. Any impacts resulting from the proposed development on the adjacent properties will be mitigated through setbacks, landscaping and screening, which are reviewed in our site plan review letter under separate cover.

- 2. Is necessary for the public convenience at that location.**

The subject site is zoned C, local commercial district and abuts single family residential use on all sides. The proposed use is a low intensity residential use and a reasonable use for the site, considering the uses that could be allowable. Frontage onto two major thoroughfares makes it a convenient location for



access. The applicant clarified that the proposed facility is not a group home, similar to some in the vicinity. Group homes are regulated only by the State and the local municipality does not have jurisdiction to address any issues/concerns related to them directly.

**3. Is compatible with adjacent uses of land.**

Although the proposed senior housing development is adjacent to single-family residential dwellings, the area along Tyler Road between Belleville Road and Haggerty Road contains many subdivisions and planned residential developments and the proposed senior housing development is consistent with this land use development pattern.

**4. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.**

The proposed development is designed to comply with the site design requirements for senior housing set forth in the Zoning Ordinance. Therefore, we do not anticipate any adverse impacts on public health, safety, and welfare. In response to traffic concerns raised at the public hearing the applicant has submitted a traffic study conducted by Traffic Engineering Consultants Inc., dated 2/14/2020. The study provides a detailed analysis of the turn movements, timing and crash information for the abutting Tyler Road – Morton Taylor intersection. Based on the findings of the study, the intersection functions at an LOS (Level of Service) of A for the most part, with B and C levels for some times and turn movements, which is considered acceptable. Per the study findings no improvements to the intersection are warranted at this time. Further, the intersection is under Wayne County jurisdiction and based on the study data, the County is not likely to signalize the intersection at this time.

**5. Can be adequately served by public services and facilities without diminishing or adversely effecting public services and facilities to existing land uses in the area.**

The proposed senior housing facility can be adequately served by public services and facilities without diminishing or adversely effecting public services and facilities to existing land uses in the area. The applicant is working with the Township Engineer to meet all utility requirements.

**6. Will not cause injury to other property in the neighborhood in which it is to be located.**

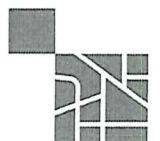
The proposed senior housing facility is not anticipated to cause injury to other property in the neighborhood in which it is to be located.

**7. Will consider the natural environment and help conserve natural resources and energy.**

The subject site has significant tree cover of which 38 trees are proposed for preservation and 207 trees are to be removed. The trees to be removed are located within areas of driveway and building footprint. The applicant is providing replacement for all regulated trees to be removed, Tree replacement shall be in addition to required landscaping. Based on the proposed site design, landscaping and screening, this standard is met.

**8. Is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located and meets applicable site design standard for special approval uses.**

The proposed Senior Housing Facility is within the provisions of uses requiring special approval, and is in harmony with the purposes and conforms to the applicable regulations of the Local Business zoning district and meets applicable site design standard for special approval uses.

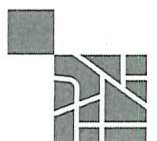


9. **Is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.**

The Senior Housing Facility is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.

**Specific Approval Criteria for Senior Housing [Section 5.143]:** In pursuit of the above purpose and intent, elderly housing developments are permitted in RM, RMH, C, C-1, C-2, and M-U zoning districts subject to special use and site plan approval. The subject site is zoned C (Local Business) District and the proposed senior housing development is subject to the following use specific standards:

1. **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.** This standard has been met. With 84 dependent living beds proposed, a total site area of 168,000 sq. ft. is required and 309,711 sq. ft. is provided at the subject site.
2. **The required minimum usable floor area for assisted living units must comply with State of Michigan licensing requirements.** This standard has been met. The floor plan on sheet A1 note the floor area of the 2-bed units as 537 square feet, one-bed units as 433 square feet and the studio units between 301 – 346 square feet. The proposed unit sizes comply with and exceed State of Michigan minimum requirements.
3. **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 must be directly from the major thoroughfare.** This standard has been met. The proposed senior housing Facility has frontage along Tyler and Morton-Taylor Roads. Both roads are designated as major thoroughfares with a 120' r-o-w width.
4. **The maximum building height for a senior housing development shall not exceed forty (40') feet.** This standard has been met. The proposed building is a single story structure with a maximum height of 17'.
5. **The minimum setbacks for senior housing are 50' each for the front rear and side yards.** This standard has been met. The proposed senior housing facility meets all of the required setbacks.
6. **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.** This standard has been met. The landscape plan proposed greenbelts along the perimeter of the site. In addition, the site plan proposes four (4) interior courtyard areas and a public plaza area at the street corner. As an assisted living facility the courtyards are for use by residents only and are to be provided with benches, wicker chairs, meandering walks and a putting green area and occupy a total space of 14,000+ square feet. The open space areas provided meet the Ordinance requirements.



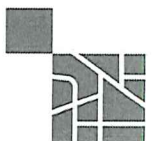


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7. **Senior housing buildings must present a residential architectural image in terms of building facades, the composition and use of exterior wall surface materials, and building length. Any building façade longer than 100 feet must provide for variations in the outside wall and roof line. Exterior building materials must be high quality and comply with Ordinance requirements.** This standard has been met. The proposed percentage of building materials is in compliance with ordinance limits. The roof lines have variation and adequate openings are proposed on all facades. Per previous recommendations, additional changes have been included to enhance the façade. Our comments on the proposed architecture are included in our site plan review letter under separate cover.
  8. **Accessory uses are limited to those that are customary or incidental for the servicing of the developments' residents and employees.** This standard has been met. The plan does not propose any additional accessory uses for use by non-residents.
  9. **The senior housing development shall comply with the parking requirements of the Ordinance.** This standard has been met. The site plan provides for the required number of parking spaces.
  10. **The senior housing development shall comply with the landscaping and screening standard set forth in the ordinance.** This standard has been met. The applicant has submitted a detailed landscape plan that indicates compliance with the landscaping requirements set forth in Article 10 of the Zoning Ordinance.
  11. **The senior housing development shall comply with the sign regulations of the Ordinance.** This standard has been met. While the Ordinance states that the signage allowable is the same as for residential developments, the intent was to allow for the sign to be placed along the street frontage similar to the underlying zoning district to allow for visibility. The proposed monument signs are compliant with the sign area and placement standards for the underlying C district.

## Recommendation

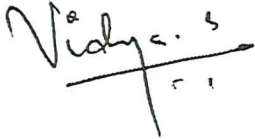
The applicant has attempted to address all of the concerns previously raised. As discussed above, we find that the proposed senior housing development meets the criteria for special land use approval, subject to conditions. Therefore, we recommend that the Planning Commission recommend special approval to the Township Board, subject to the following conditions:

1. Approval of utility plan and storm water detention plan by Township Engineer and Wayne County.
2. That all of the conditions of preliminary site plan approval are met.
3. Final site plan approval.



Respectfully submitted,

McKENNA

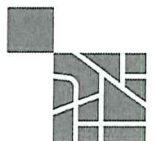


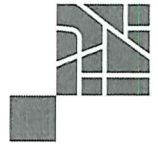
Vidya Krishnan  
Principal Planner



Hunter Whitehill  
Assistant Planner

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





March 24, 2020

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

**Subject:** VBT-19-037 Hampton Manor/43250 Tyler Road; Site Plan Review #3; Revised Site Plans Dated February 3, 2020, Additional Information dated 2/5/2020; Traffic study dated 2/14/2020.

Dear Commissioners:

The applicant, Van Buren Investors Land Holdings, LLC, proposes to construct a Senior Housing development called Hampton Manor. The proposed 62,516 square foot building will comprise of 56 assisted living units and 24 memory care units. The site is located on the southeast corner of Tyler Road and Morton Taylor Road intersection and has a total site area of 7.11 acres. We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

## COMMENTS

1. **Zoning and Use.** The site is currently zoned C (Local Business District). Section 3.110 of the Zoning Ordinance permits senior housing as a special land Use in the C Local Business District.
2. **Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. All site plan related details have been noted on the plans.
3. **Lot.** The parcel has a total area of 7.11 acres. The legal description is included with the tax parcel ID number.
4. **Dimensional Requirements.** There is no required minimum lot width in the C Local Business District. The minimum required front, rear, and side yard setbacks for senior housing per Section 5.143 of the Zoning Ordinance are 50 feet each. The proposed building exceeds all of the required setbacks.

Maximum permitted building height for senior housing per Section 5.143 (F) is 40 feet. The elevations proposed building height of 17 feet, in compliance with the Zoning Ordinance.

Per Section 3.105(b) (2) (b), the C district has a maximum limit of 30,000 square feet on building size. The proposed structure exceeds that limit. The intent behind this limitation in the C district was to restrict the traffic generated from any single commercial use. This standard was not intended for residential type uses in the commercial district. At the time of adoption of the Senior Housing ordinance it was the intent that the size of the development would be dictated by required setbacks, greenbelts, parking, stormwater detention and other site design standards in the Ordinance that must be met. However, the clarification needs to be added to the C district regulations to avoid an appearance of conflict. The Planning



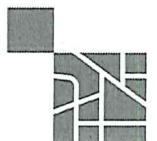
Commission is currently in the process of considering this and other clarifications to the C district in the form of a zoning text amendment.

## 5. Access and Circulation.

- a. **Location of Curb Cuts.** The site plan includes two proposed curb cuts – one each onto Tyler and Morton Taylor Roads. The access drives are approximately midway along the site's frontage. Both access drives have a proposed width of 30 feet with a lane each for ingress and egress, which are to be striped on the pavement. The plan proposes a circulation pattern that is two-way to the west, north, and east sides of the building and one-way around the south side of the building. All of the two-way drive aisles are 24' and the one-way drive aisle is 23'. The site plan proposes painted arrows on the pavement and directional pole mounted signage, to direct traffic appropriately.
- b. **Cross Access.** The site plan does not propose any cross access points. Since the abutting parcels to the east and south are zoned single family residential, this is acceptable.
- c. **Sidewalks.** The applicant is proposing to construct a new 5' concrete sidewalk along the site's Morton Taylor and Tyler Road frontages, as well as a 5'-8' sidewalk around the perimeter of the proposed building. The plan provides for sidewalk and crosswalk connection from the public sidewalks to the interior site sidewalk.
- d. **Traffic Study.** In response to several comments received at the public hearing regarding traffic issues at the intersection of Morton Taylor and Tyler Roads, and the impact of the proposed development, the applicant has submitted a traffic study conducted by Traffic Engineering Consultants, Inc dated 2/14/2020. The study includes an analysis of the LOS (level of service) at the intersection and also an analysis of crash test data. Per the study findings, the intersection functions mostly at LOS A and B with a level C for some turn movements. The existing and anticipated LOS is considered acceptable. The study does not recommend any signalization at the intersection at this time. Both roadways are under Wayne County jurisdiction, which does not have any plans at this time for changes to the intersection.

## 6. Parking and Loading.

- a. **Space Dimensions.** Parking spaces on the site are dimensioned at 9.5 feet wide by 20 feet long and will be double striped, compliant with township standards. The proposed barrier free accessible spaces are ADA compliant.
- b. **Number of Parking Spaces.** The parking requirement is one (1) space for every four (4) residents plus one (1) for each employee in the largest shift. With 84 anticipated residents and 15 employees, 36 parking spaces are required. The site plan proposes 50 parking spaces, with 6 spaces being barrier-free accessible.
- c. **Barrier Free Spaces.** The plan indicates a total of six (6) barrier free spaces, which exceeds ADA standards for a parking lot with 50 spaces.
- d. **Loading.** The site plan includes one (1) 10' x 50' loading spaces on the east side of the



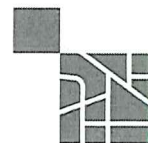
building. As the proposed building is greater than 50,000 sq. ft. two (2) 10' x 50' loading spaces are required. However, the applicant has noted "Once building is operational deliveries will be from one vendor 2-3 times a week which does not necessitate two loading zones." This is an acceptable option that can be approved by the Planning Commission.

- 7. Landscaping and Screening.** The site is located in the Local Business (C) 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 458' on Tyler Road, which requires a total of 11 deciduous trees + 5 ornamental trees + 92 shrubs. The landscape plan proposes 12 deciduous trees + 5 ornamental trees + 100 shrubs along the road frontage on Tyler, compliant with the ordinance requirements. The site has a frontage of 465' on Morton Taylor Road, which requires a total of 12 deciduous trees + 5 ornamental trees + 93 shrubs. The landscape plan proposes 12 deciduous trees + 5 ornamental trees + 100 shrubs along the road frontage on Tyler, compliant with the ordinance requirements.
- 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. Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. The landscape plan proposes a 25' wide landscape greenbelt along both street frontages to be planted with trees and shrubs to create an opaque screen.

**Interior parking lot landscaping.** Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. Interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. With 117,538 sq. ft. of total payment area, a total of 5,877 sq. ft. of interior parking lot landscaping is required. 17,631 sq. ft. of interior parking lot landscaping has been provided. The ordinance requires one (1) deciduous tree to be planted for each three hundred (300) square feet of interior landscaping. Based on the calculations a total of 59 interior landscape trees are required and have been provided.

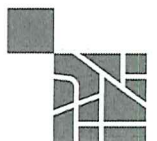
- c. Loading Area Landscaping.** The loading area is located to the east of the proposed building. Section 10.103 (C) of the Zoning Ordinance requires an opaque wall or a greenbelt for required screening. The site plan proposes a staggered double row of evergreen trees/shrubs in this area and spacing of trees/shrubs has been provided to ensure the creation of an effective screen.
- d. Display Area Buffering.** This requirement is not applicable.
- e. Greenbelt Buffering.** Per section 10.103 (E), a 20-foot-wide buffer with one (1) tree per twenty (20) linear feet is required between the building and the R-1C zoned parcels to





the east and south. A 20-foot-wide buffer has been provided around the proposed development. With 612' along the east property line, a total of 31 trees are required and have been provided. With 607' along the south property line, a total of 30 trees are required, and a total of 31 trees are proposed on the revised plan. The south property line also has existing vegetation cover which is proposed to be retained to provide additional screening.

- f. **Local Business (C) District Landscaping District.** Section 10.103 (F) (3) of the Zoning Ordinance provides landscaping standards for the Local Business District and requires contiguous outdoor space, independent of sidewalks, pedestrian circulation areas and required landscaping, in an amount not less than one (1) square foot for each twenty-five (25) square feet of principal building. With the 62,516 square foot building proposal, 2,501 sq. ft. is required to meet this open space landscaping requirement. The site plan includes six proposed courtyards with a total area of 22,770 sq. ft. of open space area and meets the Ordinance requirement.
- g. **Detention Pond Landscaping.** The site plan includes a proposal to incorporate a detention pond into the development. 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 provided and approved by the County.
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 249 trees on site, of which 246 are on-site and 3 are off-site. While one of the off-site trees is located along the east property line, the other 2 off-site trees are located well within the adjacent residential property to the southwest of the site. The plan notes that all 3 off-site trees are to be saved; however, the applicant has no authority to remove the trees located on the neighbor's property. The reference to these trees should be removed from the site's tree list. Per the tree survey and landscape plans, a total 207 trees proposed for removal (83%). Of these only 97 trees count as regulated trees per the Ordinance and require replacement, which is being provided through 98 trees.
9. **Stormwater Pond.** As previously noted, the site plan indicates a large storm water detention pond on the south side of the site. Storm water detention calculations are subject to review and approval by the Township Engineer and Wayne County.
10. **Lighting.** The submission includes a detailed photometric plan with a lighting schedule that notes a total of 42 proposed fixtures, including wall and pole mounted lights. The plan proposes the installation of 16' tall black metal light poles along the perimeter access drive. In addition wall mounted fixtures are proposed on all 4 facades. Manufacturer's cut sheet detail for proposed fixtures have been provided and indicate downward directed and shielded fixtures. The photometric plan indicates zero light intensity along the property lines, especially abutting the single family residential use to the south and east.



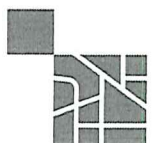
- 11. Architecture and Building Details.** The applicant has submitted detailed elevations of the proposed building. The structure is to be constructed of a foundation of face brick with limestone sills. The walls have alternating cultured stone veneer, composite siding and face brick to provide variation to the façade and break up the expanse of the wall. Per our recommendation, details have been added to the gable areas of the asphalt shingles roof, and additional dormers have been added. The main entry to the building on the north side is enhanced by a covered porch with pillars and a raised roof feature. All of the facades include window and door openings. A colored rendering has been submitted which shows a proposed color palette of red brick, grey stone veneer, grey and earth tone composite siding. Building material samples and colors must be presented at the Planning Commission meeting for review.
- 12. Dumpster.** The site plan proposes a 6' tall 10' x 12' dumpster enclosure on the southeast corner of the site approximately 25' from the east property line. Typical enclosure details have been noted and meet ordinance requirements. The enclosure is to be constructed of stone veneer to match the principal structure.
- 13. Signs.** A site plan indicates a monument sign along each of the street frontages, located outside the clear vision triangle area with a setback of 10 feet. The proposed signs have a 2' monument base to be constructed of brick veneer to match the building. The sign face is approximately 14 square feet, to be constructed of brushed aluminum lettering with cultured stone veneer support pillars on either side. The proposed signage meets the sign requirements for the C District.
- 14. Other.** In response to questions raised at the public hearing regarding proposed generator locations to service the site, the revised plan includes a generator and transformer cabinet in the northeast corner of the building, and a generator and control panel on the north side of the detention pond. While the main generator panel area is well screened on the landscape plan, the generator near the detention pond is not shown on the landscape plan. Clarify the need for the second generator panel. If required for functionality of the site, we recommend that the generator be relocated, closer to the building and away from the south lot line.

Questions were also raised regarding maintenance of site and clean-up of litter. The applicant has clarified that the site will be kept clean and free of litter in a well maintained manner.

## RECOMMENDATION

The site plan includes most of the details required by the Zoning Ordinance. In addition, information requested at the special land use hearing has also been submitted. The few remaining items can be included at final site plan review. In order to maintain clarity in the approval process, the C District text amendment must be approved prior to granting of preliminary site plan approval by the Planning Commission, which will be subject to the following conditions:

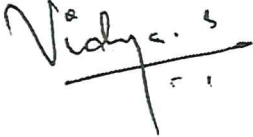
1. Review and approval of proposed storm water detention plan by the Township Engineer and Wayne County.
2. Approval of detention pond landscaping by Wayne County.
3. Deletion of off-site trees from tree counts.



4. Clarification regarding need for second generator panel and relocation/addition of screening if deemed essential.
5. Special land use approval by Township Board of Trustees.

Respectfully submitted,

McKENNA

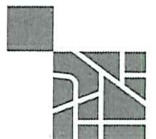


Vidya Krishnan  
Principal Planner



Hunter Whitehill  
Assistant Planner

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





July 16, 2020  
Fishbeck Project No. 191597  
Township Project No. 19-037

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

**Hampton Manor Senior Housing  
43250 Tyler Road  
Preliminary Site Plan Review**

Dear Carol Thompson:

At the request of Van Buren Township (Township), Fishbeck has reviewed the revised Site Plan dated July 2, 2020, submitted to the Township for Preliminary Site Plan review for the proposed Hampton Manor Senior Housing project, which is located at 43250 Tyler 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. Please note, the previous site plan was recommended for Preliminary Site Plan approval for engineering feasibility in our letter dated December 23, 2020.

This project entails construction of a new 80-unit Senior Assisted Living Community at the southeast corner of Morton-Taylor Road and Tyler Road. The existing site includes a residential building and six (6) parcels. The proposed construction includes: a 13,251 square foot memory care building attached to a 49,265 square foot assisted living building; removal of existing site features including several trees, the existing buildings and foundations, the existing pavement, the existing drainage basin, and the existing fence; construction of concrete sidewalk and pavement; construction of a 50-space bituminous pavement parking lot; construction of an 18-inch storm sewer pipe network including a detention basin with a lift station; construction of an 8-inch looped water main system; construction of a sanitary sewer service lead; and other various landscaping and site plan improvements.

This letter is in response to the most recent revised Preliminary Plans dated July 2, 2020 and the developer response letter dated July 6, 2020. Responses from the Applicant and additional action items will be listed as:

- (R) Applicant Response
- (C) *Additional Comment*

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. The applicant has also acknowledged several of these comments in a response letter dated July 6, 2020 and intends to address these comments as part of the Engineering Plan submittal.

1. The existing sanitary sewer system (septic tank or sanitary service) for the building and any proposed demolition of the system must be shown on the plans.
  - **There is no evidence a septic system is located onsite. Wayne County Environmental Health Department has been contacted but have no records on file. The current property owner says there is no septic system. The Township was contacted in November of 2019 and they have no lead information for the site and recommend having it traced. A complete Demolition Plan will be part of the engineering plans.**
  - *Understood.*
2. General note No. 13 states that all areas not built or paved will be irrigated. Irrigation plans must be included with the submittal of the Engineering Plans.
  - **An irrigation plan will be provided with engineering plan submittal.**
  - *Understood.*
3. Plans must indicate relocating and/or addressing the existing overhead utility poles. Plans must indicate location of proposed relocated overhead utility poles if within the project area.
  - **We have started the process with DTE Energy to get the existing onsite overhead utilities relocated and removed. We will update the engineering plans as necessary as the project proceeds.**
  - *Understood.*
4. Soil boring information, including the ground water elevations, must be provided.
  - **Soil boring information will be provided during the engineering review process.**
  - *Understood, however it should be noted that significant changes to the storm water detention pond sizing could be required due to the water table elevation. Per the Van Buren Township Engineering Standards Manual, water stored below the ground water table in the detention basin does not count towards the detention volume requirement.*
5. A quantity list itemizing all proposed public sanitary sewer, storm sewer, and water main construction must appear on each sheet indicating such construction. A quantity list indicating the total quantities of construction for the entire project must also be provided.
  - **A quantity list itemizing all proposed public sanitary sewer, storm sewer, and water main construction will appear on each sheet of the engineering plans indicating such construction. A quantity list indicating the total quantities and estimated construction cost for the entire project will be included as part of the engineering review submittal.**
  - *Understood.*
6. Plans must include the applicable Standard Detail Drawings (SDD) as found in Appendix A of the Township Engineering Standards Manual. The Township can provide full size sheets of multiple details upon request.
  - **The Township Standard Detail Sheets for construction will be made an integral part of the engineering plans.**
  - *Understood.*

## Water Main Service

**Existing:** The Township's Geographic Information System (GIS) records indicate a publicly owned 12-inch cast iron water main running north-south along the west side of Morton-Taylor Road and a 12-inch asbestos cement water main that runs east-west along the north side of Tyler Road. There is one existing fire hydrant on the north side of Tyler Road and two existing fire hydrants on the west side of Morton-Taylor Road near the proposed development.

**Proposed:** The applicant's plan indicates a proposed public 8-inch water main loop around the proposed building with three 6-inch fire hydrant leads, a 6-inch fire service lead, and a 2-inch domestic service lead. The plans indicate a 12-foot wide public water main easement with two connections to the existing 12-inch cast iron public water main running north-south along Morton Taylor Road.

**Comments:**

1. Wayne County will need to review and approve the method of installing the pipe across Morton-Taylor Road and potential impacts to Morton-Taylor Road.
  - **Wayne County Department of Public Services shall be provided with a full set of engineering plans for approval of any work within their jurisdiction.**
  - *Understood.*
2. Applicant must verify demand pressure requirements for building service and fire flow.
  - **The applicant will provide the demand pressure requirements for building service and fire flows during the engineering review process.**
  - *Understood.*
3. The applicant must verify with the Township the connection type and discuss shut down and isolation procedures necessary to make the connections to the existing main.
  - **The Township shall be consulted regarding the connection type and shut down/isolation procedures for the tap to the existing water main during the engineering review process.**
  - *Understood.*

## Sanitary Sewer

**Existing:** The Township's GIS records indicate there is an existing publicly owned RCP 15-inch gravity-fed sanitary sewer running east-west along the south side of Tyler Road and a publicly owned RCP 18-inch gravity-fed sanitary sewer running north-south along the east side of Morton-Taylor Road.

**Proposed:** The applicant is proposing to install an 8-inch sanitary sewer lead north from the proposed structure with a grease interceptor into the existing 15-inch sanitary sewer running east-west along the south side of Tyler Road via a wye connection.

**Comments:**

1. Approval from waste water treatment system owner (South Huron Valley Utility Authority (SHVUA)) and Michigan Department of Environment, Great Lakes, and Energy (EGLE) will be required.
  - **If necessary, approval from wastewater treatment system owner SHVUA and EGLE will be applied for during the engineering process.**
  - *Understood.*
2. Basis of design flow computations for sanitary sewers must be included with the submittal of the Engineering Plans.
  - **The sanitary sewer basis of design will be included as part of the engineering review submittal.**
  - *Understood.*

## Storm Sewer

**Existing:** The Township's GIS records indicate there are open roadside ditches along the proposed development and driveway culverts conveying stormwater runoff north and east from the property. The applicant's plans indicate an existing depression near the southeast corner of Morton-Taylor Road and Tyler Road. Applicant has supplied information that this standing water flows across Morton-Taylor Road to the west through a culvert.



**Proposed:** The applicant is proposing to capture storm water runoff from the site via roof drain leads and storm drain inlets through a system of storm sewers into an onsite detention basin. The detention basin is proposed to outflow through a restrictor stand pipe into a proposed pump station, which is shown to discharge into a proposed manhole on top of the existing 15-inch storm sewer pipe running north-south along the west side of Morton-Taylor Road. The plans also indicate the relocation of the roadside ditch along the north and west sides of the property, which includes multiple proposed 12-inch driveway culverts. The plans do not indicate the proposed pipe materials for any piping.

**Comments:**

1. Applicant has provided information that the plans have been submitted to Wayne County Department of Public Services for storm water management and soil erosion control review, and that the County has acknowledged receipt of those plans on November 13, 2019. Approval from Wayne County must be obtained prior to the Engineering and Final Site Plan approval.
  - **Review plans were received on December 29, 2019 and revisions are included in this plan submittal.**
  - *Please provide all review documentation from Wayne County regarding the storm water detention system. There are still concerns with the ultimate overflow from the site in the event of a pump failure or outlet clog, that will need to be discussed further.*
2. Plans indicate the ditch being rerouted along the north and west sides of the property. Applicant has provided information that this storm water proceeds to flow through a culvert to the west side of Morton Taylor Road, which flows across Tyler Road to the north where it discharges into the existing open drain. This information will be verified during the engineering review process.
  - **Some clean-out of the existing system may be required to provide positive drainage. This information will be verified during the engineering review process.**
  - *Understood.*
3. Applicant to verify manhole sizes for all structures. Based on sizes and angles, some structures may need to be very large.
  - **All storm structures shall be appropriately sized and labeled on the engineering plans.**
  - *Understood.*

## Paving and Grading

1. Flow arrows on the grading plans shall indicate general slopes of the area, verifying that minimum and maximum slopes/grades are met. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans that show detailed ramp grades for Americans with Disabilities Act 2010 (ADA) ramp areas.
  - **A detailed paving and grading plan, including pavement flow arrows with slopes and ADA compliance will be provided during the engineering review process.**
  - *Understood.*
2. More information is needed for the driveway pavement section. Commercial driveways must be a minimum 8-inch concrete. Asphalt drives for other than single-family residential must be approved by the Township Engineer. Please provide additional information on cross section, limits, etc.

## Soil Erosion and Sedimentation Control (SESC)

1. We understand that the developer has submitted the SESC plan to Wayne County on November 6, 2019, and that a copy of approval/permit will be provided during the engineering process. The provided permit must be in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards.
  - **A Soil Erosion and Sedimentation Plan has been prepared in accordance with the standards of all governing agencies and submitted to Wayne County Department of Public Services – Land Resource Division, Soil Erosion on November 6, 2019 for review/approval. A permit was received on November 21, 2019 and copy is enclosed for your records.**
  - *Confirmed.*

## Recommendation

We are recommending the Planning Commission grant the Hampton Manor Senior Housing Project 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 [pkammer@fishbeck.com](mailto:pkammer@fishbeck.com).

Sincerely,



**Paul J. Kammer, PE**  
Senior Civil Engineer



**Stephen C. Clayton, PE**  
Civil Engineer

By email

Copy: Matthew Best – Township  
Dan Power – Township  
Vidya Krishnan– McKenna  
Dave Potter – Fishbeck

David C. McNally II  
Fire Marshal  
O: 734-699-8900 ext9416

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



July 15, 2020

Building and Planning  
46425 Tyler Road  
Belleville, MI 48111

Re: Hampton Manor of Van Buren Township  
Final site plan review

All Fire Department concerns identified in the first and second review have been addressed in their attached letter and on sheet 01 of submitted plans dated 11-06-19 which were received by on July 8<sup>th</sup> 2020.

I

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes. Van Buren Fire Department reserves the right to request changes if a life safety issues are found during final walk through.

Respectfully Submitted,

David C McNally- Fire Marshal

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





## Memo

**TO: Van Buren Township Planning Commission**  
**FROM: Dan Power – Director of Planning and Economic Development**  
**RE: VBT 20-005 – Mobil Gas Station Redevelopment Special Land Use  
and Preliminary Site Plan review**  
**DATE: July 16, 2020**

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NC Designers on behalf of owner IS Real Estate LLC / Belleville Oil Company, Inc. has applied to demolish buildings and structures and to construct a new +/- 3,395-sq. ft. convenience store with retail and food service, including a drive-thru lane and one (1) drive-thru window, a 3,213-sq. ft. canopy with ten (10) gasoline pumps, and related site improvements at a +/- 1.06-acre gasoline station site located at 11250 Haggerty Road (tax parcel number 83 051 99 0003 002), at the northwest corner of the intersection of the I-94 North Service Drive and Haggerty Road. The site is zoned C-1 – General Business District. Drive-thru facilities as accessory to a permitted principal use require a special land use permit in the C-1 zoning district.

The proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 of the Zoning Ordinance (Administrative Procedures - Special Land Use Review). A public hearing notice has been posted to the Belleville Area Independent and was mailed to neighboring property owners within 300' of the site on 11250 Haggerty Road on July 1, 2020. A copy of the notice is attached.

The applicant has submitted a set of civil and architectural plans dated May 12, 2020 for review.

At this time, staff has reviewed the project and considered broadly that this redevelopment would be complimentary to, and would not adversely impact, its surroundings and would be a well-suited special land use at the proposed location. Specific findings on the special land use aspect of the request appear in the Township Planning Consultant's letter dated July 15, 2020, which is included in the Planning Commission's packet. For these reasons, a positive recommendation to the Township Board for the special land use request is recommended by staff.

While the special land use aspect of the request is ready for the Planning Commission's review, a number of zoning, engineering and fire design detail deficiencies remain on the proposed preliminary site plan. For these reasons, staff recommends that the Planning Commission may recommend special land use review but postpone action on the preliminary site plan until a later meeting date.

I look forward to our discussion. Thank you for the opportunity to take part in this review.

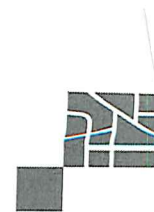
Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power". The signature is fluid and cursive, with the first name "Dan" and last name "Power" clearly distinguishable.

Dan Power, AICP  
Planning and Economic Development Director  
Public Services Department  
Charter Township of Van Buren

CC: Nasser Choucair, NC Designers, Inc.  
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township  
Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant –  
McKenna Associates  
Paul Kammer – Van Buren Township Engineer / Engineering Consultant – Fishbeck  
Andy Lenaghan – Fire Inspector, Van Buren Charter Township





July 15, 2020

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

**Subject: VBT-20-005 Mobil Gas Station/ 11250 Haggerty Road; Special Land Use Review #1;  
Revised Site Plans Dated May 12, 2020.**

Dear Commissioners:

The applicant proposes to construct a new gas station with a drive-thru restaurant on a site with an existing gas station and convenience store which are to be demolished. The site is located at the northwest corner of I-94 N. Service Drive and Haggerty Road, is zoned C-1 (General Business) District and has a total area of 0.9 acres.

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

### **Special Land Use Review Comments**

Section 12.306 of the Zoning Ordinance sets forth criteria for the Planning Commission to consider when reviewing special land use proposals. Following is our review of each criterion:

- 1. Will promote the use of land in a socially and economically desirable manner for those persons who will use the proposed land use or activity; for those landowners and residents who are adjacent; and for the Township as a whole.**

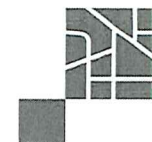
This site use to have an operating gas station and convenience store. The site plan at this time involves major site improvements and changes to improve the viability of the business. Therefore, we find that the use will continue to promote the use of land in a socially and economically desirable manner. Any impacts resulting from the site improvements on the adjacent properties will be mitigated through setbacks, landscaping and screening, which are reviewed in our site plan review letter under separate cover.

- 2. Is necessary for the public convenience at that location.**

A gas station previously existed at the site and its proximity to I-94 and location on the service drive makes access to it convenient for the public.

- 3. Is compatible with adjacent uses of land.**

The sites to the north, south, and west are currently vacant. A similar business, BP gas station is located just across the street to the east. Therefore, the use is compatible with adjacent uses of land.



4. **Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.**

The proposed site changes involve improvements to site landscaping and circulation, which are likely to enhance public health, safety, and welfare. The plan has been changed based on staff discussions to provide for optimal circulation on the existing site.

5. **Can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area.**

We do not anticipate that the proposed site improvements will affect the site's current public service capacity. The applicant is working with the Township Engineer to meet all utility requirements.

6. **Will not cause injury to other property in the neighborhood in which it is to be located.**

The proposed site improvements will not cause injury to other property in the neighborhood in which it is to be located.

7. **Will consider the natural environment and help conserve natural resources and energy.**

Four trees are proposed to be removed but many more are proposed to be planted. Our comments on landscaping are noted in our site plan review letter under separate cover.

8. **Is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located and meets applicable site design standard for special approval uses.**

Mobil gas station is within the provisions of uses requiring special approval, and is in harmony with the purposes and conforms to the applicable regulations of the C-1 zoning district and meets applicable site design standard for special approval uses.

9. **Is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.**

The proposed gas station and drive-thru use is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.

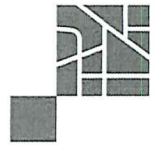
**Specific Approval Criteria for Drive-Thru [Section 5.136]:** Drive-Thru's are permitted as a Special Land Use in the C-1 District, and are subject to the following specific use standards:

1. **The entrance to or exit from any such use shall be located at least one hundred (100) feet from the intersection of any two (2) streets.**

The site plan does not note the distance of the two access drives from Haggerty Road – I-94 NSD intersection. Based on our scaling of the plans, the access drive off the Service Drive complies; however the access drive off Haggerty Road appears to be located only 90 feet away. While this is an existing non-conformity, the applicant is re-doing the entire site. The access drive must be shifted to the north to comply.

2. **All such uses shall have direct ingress and egress through a paved major thoroughfare.**

The drive-thru does have direct ingress and egress through a paved major thoroughfare, which is Haggerty Road.



3. All lighting or illuminated display shall not reflect onto any adjacent residential zoning district and shall meet the requirements of Section 8.105.

There are no abutting residential districts; therefore light spillage onto residential districts is not an issue of concern. However, there are several instances where the proposed illumination levels exceed the standards established in Section 8.105 (B) (2) of the Zoning Ordinance. This issue is addressed in detail in our site plan review letter under separate cover.

4. The approving authority shall consider the proximity of the on-site use to existing places of congregation of children (e.g. schools) regarding traffic safety and sanitation.

No schools or other places with congregation of children exist within 1000' of the site. Therefore, this standard is met.

### Recommendation

The proposed drive-thru use meets the general standards for consideration of special land use approval. However; some requirements related to the specific standards related to drive-thru's remains to be addressed. There specific design related items can be addressed on the site plan. Therefore, we recommend that the Planning Commission recommend approval of the proposed special land use for the drive-thru to the Township Board of Trustees, subject to the following conditions:

1. Shifting the access drive off Haggerty Road 10 feet to the north to comply with the 100 feet distance requirement from the intersection.
2. Compliance of proposed illumination levels to standards of Section 8.105 (B) (2) of the Zoning Ordinance.
3. That all of the conditions of preliminary site plan approval are met.

Respectfully,  
McKENNA

Vidya Krishnan  
Principal Planner

Hunter Whitehill  
Associate Planner

c: Matt Best, Van Buren Township Director of Public Services  
Dan Power, Van Buren Township Director of Planning and Economic Development  
David Potter, FTCH, Township Engineers  
David McNally, Van Buren Township Fire Marshal