

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
June 24,2020
MINUTES**

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

ROLL CALL:

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

(Boynton arrived shortly after roll call)

Excused: none

Staff: Director Best, Director Power, Executive Assistant Renaud and Secretary Dohring.

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

Applicant(s) in Attendance: Derrick Matter of Camping World with Paul Tulikangas of Nowak & Fraus Engineers, Craig Atchinson of Atchinson Ford,

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Franzoi, Kelley second to approve the agenda of June 10, 2020 as presented. Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Jahr second to approve the regular meeting minutes of June 10, 2020 as presented.

PUBLIC HEARING:

ITEM #1: CASE 19-038 – PUBLIC HEARING FOR PROPOSED IMPROVEMENTS AT CAMPING WORLD

TITLE: THE APPLICANT, DERRICK MATTER / CAMPING WORLD IS REQUESTING TO DEMOLISH THE EAST WING OF THEIR EXISTING BUILDING AND CREATE NEW R.V. PARKING AND STORAGE ON THE SITE.

LOCATION: The site is located at 43646 North Interstate Service Drive (tax parcel number 83 060 01 0001 001), on the north side I- 94 North Service Drive, between Dewitt and Morton Taylor Roads.

Motion Jahr, Kelley second to open the public hearing.

ROLL CALL:

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

Nays: None.

Absent: Boynton.

Motion Carried.

Paul Tulikangas for Camping World stated that it is basically a demolition of a portion of the existing building, spruce things up, re-stripe and repave the parking lot, and separate the new RV parking and the customer parking.

No comments from Commissioners or Audience

Motion Atchinson, Jahr second to close the public hearing

ROLL CALL:

Yeas: Franzoi, Jahr, Kelley, Atchinson, Budd, Thompson

Nays: None

Absent: Boynton

Motion Carried

ITEM #2: ZONING ORDINANCE AMENDMENTS: C, LOCAL BUSINESS DISTRICT AMENDMENTS.

TITLE: PROPOSED AMENDMENTS TO ADD CLARIFICATIONS IN ORDER TO DISTINGUISH COMMERCIAL AND RESIDENTIAL / NON-COMMERCIAL LAND USES IN THE C, LOCAL BUSINESS DISTRICT WITH RESPECT TO MAXIMUM BUILDING SIZE, AND CLARIFY RESTRICTIONS ON DWELLINGS IN NON-RESIDENTIAL ZONING DISTRICT

Boynton motion, Kelley second to open the public hearing

ROLL CALL:

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

Nays: None

Absent: None

Motion Carried

Public Comment: Resident, 9405 Madison Drive, expressed concerns that amending Section 3.105 of the Zoning Ordinance C, Local Business District, for clarification is done to benefit one parcel in the Township. The resident cited that the issue of size restrictions for parcels zoned C, Local Business District was raised before and during the January 8, 2020 meeting. The resident cited that the statement of purpose of the C, Local Business District is intended to permit retail business and service uses that are needed to serve nearby residential areas. The resident referenced eight (8) parcels under the subject zoning, three (3) of which are not developed, and described that only one parcel would benefit from the proposed amendment. The resident expressed that the size limitation is not an overlooked item nor should it be a conflict that needs clarification in the Zoning Ordinance. The resident expressed that these sections were available to the drafters of the full Zoning Ordinance when it was adopted in 2017 and amended in 2019. The size limits applied regardless of the type of use. The resident implored the Planning Commission members to

visit Westridge Estates of Canton before making a recommendation to the Township Board.

Boynton motion, Atchinson second to close the public hearing

ROLL CALL:

Yeas: Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd, Thompson

Nays: None

Absent: None

Motion Carried

NEW BUSINESS:

ITEM #1: CASE 19-038 – CAMPING WORLD SPECIAL LAND USE APPROVAL.

TITLE: THE APPLICANT, DERRICK MATTER / CAMPING WORLD IS SEEKING A SPECIAL LAND USE PERMIT TO DEMOLISH THE EAST WING OF THEIR EXISTING BUILDING AND CREATE NEW R.V. PARKING AND STORAGE ON THE SITE.

LOCATION: The site is located at 43646 North Interstate Service Drive (tax parcel number 83 060 01 0001 001), on the north side I- 94 North Service Drive, between Dewitt and Morton Taylor Roads.

Paul Tulikangas of Nowak & Fraus Engineers stated they gave their overview of the project at the beginning of the meeting, but both he and Derek Matter were in attendance to answer any questions any one may have.

Vidya Krishnan of McKenna Associates presented her special land Use Review letter dated 6.18.2020 recommending the Planning Commission recommend special land use approval to the Township Board, subject to the following conditions:

1. Submission of a floor plan to verify provision of a permanent, enclosed office for records and supervision.
2. That all of the conditions of the site plan approval are met.

Commissioners requested applicant to address if there would be office space in the building. Mr. Matter replied yes there would be. Commissioners asked if the area in the front of the building would be used for new inventory only, because currently there is new and used RV's. Mr. Matter responded that the front would be used for new RV's only.

No comments from the Public.

Motion Kelley, Atchinson second to recommend the Township Board grant special land use approval to the applicant, Camping World, to demolish the east wing of their existing building and create new R.V. parking and storage on their site, located at 43646 North Interstate Service

Drive parcel ID number 83-060-01-0001-001, on the north side I-94 North Service Dr. between DeWitt and Morton Taylor Rds., subject to the recommendations in the McKenna Associates review letter dated 6-18-2020.

1. Submission of a floor plan to verify provision of a permanent, enclosed office for records and supervision.
2. That all of the conditions of the site plan approval are met.

Roll Call:

Yeas: Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd, Thompson,

Nays: None.

Absent: None.

Motion Carried. (letters attached)

ITEM #2: CASE 19-038 CAMPING WORLD PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, DERRICK MATTER / CAMPING WORLD IS SEEKING PRELIMINARY SITE PLAN APPROVAL TO DEMOLISH THE EAST WING OF THEIR EXISTING BUILDING AND CREATE NEW R.V. PARKING AND STORAGE ON THE SITE.

LOCATION: The site is located at 43646 North Interstate Service Drive (tax parcel number 83 060 01 0001 001), on the north side I- 94 North Service Drive, between Dewitt and Morton Taylor Roads.

No additional comments given by the applicant or their engineer.

Director Power stated he had no additional detailed overview, and clarified that new vehicle location was also covered in site plan review.

Vidya Krishnan of McKenna Associates presented her Site Plan Review #3 letter dated June 18, 2020, recommending preliminary approval of the site plan, subject to the following conditions:

1. Review and approval of circulation plan proposed for emergency access by the Fire Department and Township Engineer.
2. Installation of concrete curbing around all paved/parking areas, unless the applicant demonstrates through engineering that the alternative design substantially improves the water quality of the site.
3. Submission of planter details and a colored rendering of the proposed landscape island with pavers and amenities.
4. Review and approval of proposed storm water detention system by the Township Engineer and Wayne County.
5. Consideration of façade enhancements including change of colors, addition of bands, cornice etc., to improve the building's appearance.
6. Provision of fencing compliant with Section 7.205 (B) of the Zoning Ordinance.
7. Submission of area, height, lighting and other details for existing and proposed on-site signage.
8. Details on screening fabric around propane tank.

9. Special land use approval by Township Board of Trustees.

Paul Kammer with Fishbeck Engineers gave his overview of the preliminary site plan for Camping World referencing the review letter dated April 13, 2020. He mentioned that even though a revised site plan was presented May 29, 2020, the changes didn't impact the Engineering Feasibility, and that he and Direct Power were comfortable with leaving the April 13, 2020 engineering letter's recommendations to address each preliminary site plans submitted March 31, 2020 and May 29, 2020. Mr. Kammer recommended the Planning Commission grant Camping World preliminary site plan approval for engineering feasibility, subject to the comments in the letter and in accordance with Van Buren Township's Engineering Standards manual. Mr. Kammer reiterated that approval from Wayne County must be obtained prior to the final site plan approval.

Paul Tulikangas responded that they were able to reach someone at Wayne County and track down the review that was issued in February. He stated that there were a few minor changes that will be able to be addressed prior to final site plan.

Commissioners asked how the water quality would be improved or not because of the curbing. Mr. Kammer responded the current or existing layout has the water draining interior, from the edges into the catch basins in the parking lot. The curb and gutters should not impact the water quality, it is more to protect the landscaping, however the areas being discussed are more for the RV parking, not public. Ms. Krishnan also stated the curb and gutter requirements are to protect landscaping and give areas a more finished appearance. Also, in winter, with snow, to designate where pavement ends. The curb and gutter requirements have never been waived, the only option in the ordinance for waiver is if the water quality is substantially improved, and since the township engineer stated it doesn't improve the water quality, it doesn't meet the requirements under the ordinance to be waived. Director Power commented that curb and gutter is generally designed to convey water quickly off a site. Water quality comes into play when you have bio retention where water can filter thru a designed landscape basin.

Commissioners asked if applicant was interested in pursuing a water quality enhancement report. Mr. Tulikangas responded that the reason they originally discussed forgoing the perimeter 6" curbing was because of additional cost, and maintaining grading and the drainage flow.

Commissioners asked Applicant if they had any comments on the open questions in the review letter from McKenna regarding sod enhancement, façade, or fencing. Mr. Tulikangas stated that the façade enhancement was not in the current proposal for site plan approval. The commission state these improvements were not necessarily engineering questions and could be left in the preliminary letter and be answered before final. Mr. Tulikangas did state that there was some gray area in the ordinance regarding a chain link fence, but they would be willing to do a decorative fence if that was the requirement. Mr. Matter stated they would not be opposed to providing an ornamental fence in the front yard. As far as the façade, he would discuss with the architect a solution that would satisfy the Commission and not go over budget. Commission

suggested discussing with staff inexpensive ways, like color to improve the façade. Ms. Krishnan said they would be happy to work with the applicant to suggest a way to improve the façade and keep the cost down.

No comments from the audience.

Motion Kelley, Boynton support to grant preliminary site plan approval to Camping World for the site located at 43646 North Interstate Service Drive based on the analysis and subject to the conditions detailed McKenna letter dated June 18, 2020, the Fishbeck letter dated April 13, 2020 and the Van Buren Township Fire Dept letter dated February 5, 2020.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried. (letters attached)

ITEM #3: ZONING ORDINANCE AMENDMENTS: C, LOCAL BUSINESS DISTRICT AMENDMENTS

DESCRIPTION: PROPOSED AMENDMENT TO ADD CLARIFICATIONS IN ORDER TO DISTINGUISH COMMERCIAL AND RESIDENTIAL/NON-COMMERCIAL LAND USES IN THE C, LOCAL BUSINESS DISTRICT WITH RESPECT TO MAXIMUM BUILDING SIZE, AND CLARIFY RESTRICTIONS ON DWELLINGS IN NON-RESIDENTIAL ZONING DISTRICTS

Director Power gave an overview of the multiple discussions at various planning commission meetings on this amendment. Director Power reiterated there are few references to building size in the ordinance as well as dwellings in the non-residential zoning district, therefore the need for clarification and formalization with text amendments.

Vidya Krishnan of McKenna Associates commented that when a zoning district is formulated, a statement of intent or purposes, in the case of the C district, a local business district, it is intended to facilitate the businesses that serve a local area, but over time those uses change, and new uses are discovered. At the time C was written, senior housing was not a category or use by itself. Senior housing, assisted living, and memory care are relatively new as planning goes. The amendment that is being proposed, while on the surface might appear that it was intended to address a specific project, that was not the intent. The amendment is intended to address a clarification that was brought to light when a project came about. This clarification is needed to be made whether the specific project is there on the horizon or not.

No additional comments or questions from the commission or audience.

Motion Atchinson, Kelley second to recommend to the board the proposed amendment to add clarifications in order to distinguish commercial and residential/non-commercial land use in the C, local business district with respect to maximum building size and to clarify restrictions

on dwellings in non-residential zones.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

ITEM #4: CASE 20-015 – TEMPORARY LAND USE APPROVAL

TITLE: THE APPLICANT, ATCHINSON FORD, IS REQUESTING A RENEWAL OF THEIR TEMPORARY LAND USE PERMIT TO PARK LEASE TURN IN VEHICLES AND NEW VEHICLE INVENTORY.

LOCATION: The property is located at 8705 Belleville Road, Van Buren Township, MI 48111 which is on the east side of Belleville Road, north of Tyler Road.

Commissioner Atchinson requested the commission to recuse her from this item, due to her relationship with the applicant.

Motion Boynton, Kelley second to grant Commissioner Atchinson permission to be recused from item #4.

Roll Call:

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

Nays: None.

Absent: None.

Motion carried.

Craig Atchinson of Atchinson Ford, thanked the commission for being on the agenda, It is business as usual and stated there are some improvements being done to the lot, they are in the process of getting bids to replace the fencing.

Director Best presented the staff review letter dated June 17, 2020 and the approval letter from the Fire Marshall dated April 23, 2018, recommending approval of the application subject to the following six (6) conditions:

1. The applicant shall maintain setbacks which are consistent with the landscape buffering standards in the Township Zoning Ordinance. These are as follows.
 - a. Front (East side adjacent to Belleville Rd) 10' from property boundary.
 - b. Side (North side adjacent to Belleville Manor) 20' from property boundary
 - c. Side (South side adjacent to Armstrong's Funland) 10' from property boundary.
 - d. Rear (East side adjacent to Belleville Manor Park) 20' from property boundary.
2. Vehicles parked immediately adjacent to Belleville Rd. shall be parked with the front end facing away from Belleville Road and adjacent properties to avoid headlight glare.

3. The site shall be maintained in a clean manner and trash will be disposed of properly.
4. The hours of operation for the temporary vehicle parking area shall mirror the hours of operation for the Atchinson Ford Dealership.
5. That any exterior lighting or signs be reviewed and approved by the Director of planning and Economic Development for consistency with Zoning Ordinance, prior to their installation.
6. That the temporary land use permit is valid for a period of one year ending June 26, 2021.

No questions or comments from the commission.

Motion Boynton, Jahr second to approve the applicant, Atchinson Ford, the renewal of their temporary land use permit to park lease turn in vehicles and new vehicle inventory. Located at 8705 Belleville Road, Van Buren Township, east side of Belleville Rd, north side of Tyler Road.

Roll Call:

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

Nays: None.

Absent: None.

Motion carried.

Item #5 ADAPTIVE OUTDOOR RETAIL AND DINING-RELAXATION OF CERTAIN REGULATIONS

Director Power presented the unique situation some businesses are in as they struggle to reopen due to the pandemic shutdown caused by Covid-19. Director Power stated that many communities are trying to be flexible with regard to moving retail and dining space outdoors, and to the extent we can in Van Buren Township, do the same thing. In normal times, if a business wanted to bring outdoor dining or retail, we would find suitable zoning district, and bring that use to the Planning Commission for review. Director Power requested that the commission recommend to the township board to temporarily relax the commission review requirements for a temporary land use permit for outdoor dining and retail thru October 31,2020, and allow an administrative review instead.

Director Best added that because of Covid 19, many businesses, especially restaurants are hurting at the 50% capacity restriction, and would like to give them an additional option for revenue, quickly, while still maintaining all of the outdoor rules. The Planning Commission would be updated on all applicants and its designed to be temporary, all permits would expire on October 31,2020.

Commissioners commented that they want to do all they can to help these businesses.

Commissioners recommended that the Township be proactive and reach out to the businesses that this could affect, if possible, due to the short season for outdoor activities.

Director Best responded that the DDA and Director Power have started reaching out to Businesses, along with the Chamber.

Commissioners asked if the relaxation would be for all temporary land use permits, or how are

They designated.

Director Power responded it would be for outdoor dining and retail land uses proposed by Businesses that need to make whole their typical occupancy by moving their activities outdoors.

Motion Boynton, Atchinson second to recommend the Township Board temporarily relax the requirements of the Planning Commission review for temporary land use, specifically for businesses to use outdoor dining and retail space due to Covid-19, thru October 31,2020.

Motion Boynton, Atchinson second to amend the following verbiage to the above Motion- In turn, the township Planning and Economic Director will review site plans and applications for these adaptive temporary outdoor dining and retail operations with input as necessary from the Department of Public Safety, DDA, and Department of Public Services.

Roll Call:

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

Nays: None.

Absent: None.

Motion carried.

GENERAL DISCUSSION

Director Power stated the meetings thru July will continue to be done remotely.

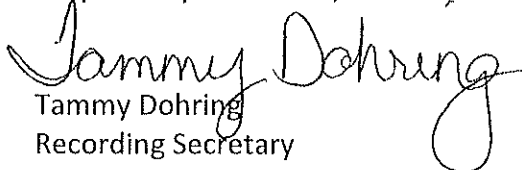
Director Best responded to comment on the chat from an attendee asking who is responsible for taking care of the property on the former Harbor Club/ Harbor Hills Golf Course.

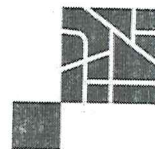
Director Best stated the township has contacted the Habitat Company who owns Harbor Club. They are aware of the requirements for cutting grass within 150' feet of structures on their property, however if they are not operating a golf course and they have the intent that parcel be vacant, they are separate parcels, the grass can stay high. The habitat company has come to the Township with other uses for the property besides the golf course, they are trying to use the property in a way that will benefit both their residents and the rest of the community. Once they have something concrete, they will bring it to the Planning Commission. They are aware they have to cut the grass 150' from the structures on their parcel.

ADJOURNMENT:

Motion Boynton, Jahr second to adjourn at 9:35 p.m. Motion Carried.

Respectfully submitted,


Tammy Dohring
Recording Secretary



June 18, 2020

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

**Subject: VBT-19-038 Camping World/ 43646 I-94 N. Service Drive; Special Land Use Review #2;
Revised Site Plans Dated May 29, 2020.**

Dear Commissioners:

The applicant, Camping World, proposes to demolish portion of an existing building (east wing -15,633 sq. ft.), retain 28,139 sq. ft. of the existing building and create new R.V. parking and storage area on site. The site is located on the north side I- 94 North Service Drive, between Dewitt and Morton Taylor Roads and has a development area of 8.794 acres. The site is zoned C-2 (Extensive Highway Business District). Section 3.112 of the Zoning Ordinance permits Outdoor Vehicle Sales and Vehicle Service (minor) as special land use in the C-2 District.

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.**

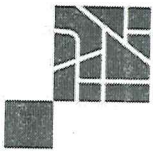
Camping World is an existing business at the site and has been there for a long time. The site plan at this time involves site improvements and changes to improve the viability of the business. Therefore, we find that the use will continue to promote the use of land in a socially and economically desirable 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.**

Camping World currently exists 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.**

There is an existing commercial strip with multiple uses (auto glass repair, marine supply store, auto appliance repair store) to the east of the subject site and vacant parcels to the north and west of the



subject site. A similar business, National RV Detroit is located further west. 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 patterns, which are likely to enhance public health, safety, and welfare.

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. As noted previously, the site is located in a corridor with similar higher intensity commercial uses.

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

No trees are proposed to be removed as part of the site improvement plan. Further, the addition of trees and shrubs for landscaping on site help meet this standard.

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.**

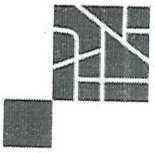
Camping World is within the provisions of uses requiring special approval, and is in harmony with the purposes and conforms to the applicable regulations of the C-2 zoning district and meets applicable site design standard for special approval uses.

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 outdoor vehicle sales use and minor vehicle repair 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 Outdoor Vehicle Storage [Section 5.133]: Outdoor Vehicle Sales are permitted as a Special Land Use in the C-2 District, and is subject to the following use specific standards:

1. **All vehicles in an outdoor sales lot shall be operable.** The applicant has verified that all vehicles in the outdoor sales lot will be operable. Inoperable vehicles shall be housed within the service garage indoors while they await maintenance/ repair.
2. **The use shall meet all applicable requirements of Section 9.104 in regards to lot surfacing, drainage, protective curbing and adequate means of ingress and egress.** The comments regarding Section 9.104 which deal with parking and vehicle circulation are addressed in the supplemental site plan review letter and is subject to review and approval by the Township Engineer.



3. **Access to the outdoor sales area shall be at least one hundred (100) feet from the intersection of any two (2) streets.** This standard has been met. Access to outdoor sales area is more than 100' from the intersection of I-94 North Service Drive and Morton Taylor Road and well over 838' from the intersection of I-94 North Service Drive and Belleville Road.
4. **No major repair or major refinishing shall be done on the lot.** The applicant has included a note of clarification on the site plan that no major repair or refinishing will be done on the lot.
5. **No used auto parts may be displayed or sold on the lot.** The applicant has added a note on the site plan to state that no auto parts will be displayed or sold on the lot.
6. **Motor homes, mobile homes, or other large vehicles shall not be displayed in the front yard unless the vehicle is new.** The applicant added a note of clarification that RV's will not be displayed in the front yard.
7. **All lighting shall meet the requirements of Section 8.105 and shall be shielded from adjacent residentially used or zoned districts.** This standard has been met. The site does not abut any residentially used or zoned parcel.
8. **An obscuring opaque wall or fence, of one (1) color only, five (5) feet in height and of fire-resistant construction must be provided on lot lines which abut districts which are zoned for residential use. The actual type of wall or fence shall be determined by the Planning Commission.** This standard has been met. The subject site does not abut any parcel that is zoned for residential uses.
9. **A permanent, enclosed office building for records and supervision for a use permitted in this Section shall be provided on the same site.** This standard can be met provided a floor plan of the proposed on-site building is submitted demonstrating compliance. The applicant has stated:

"We will request a floor plan drawing or other verification from the Owner/Architect to verify a permanent, enclosed office is included in the existing building."

Specific Approval Criteria for Vehicle Service (minor) [Section 5.141]: Vehicle service (minor) is permitted as a Special Land Use in the C-2 District, and is subject to the following use specific standards:

1. **Service stations and commercial garages, where permitted, shall be located at least five hundred (500) feet from any entrance or exit to a lot on which public, parochial or private school or a playground, playfield or park is located.** This standard has been met. The nearest public, parochial or private school or a playground, playfield or park is Tyler Elementary School, approximately 1.25 miles northeast of the subject site.
2. **The minimum frontage on any one (1) public street shall be at least one hundred fifty (150) feet.** The standard has been met. The subject site has 783' of frontage onto I-94 North Service Drive.

Recommendation



While the proposed uses meet the general standards for consideration of special land use approval, there still remains one detail that must be added to the plans/addressed, to ensure compliance with the specific standards related to outdoor vehicle storage. Therefore, we recommend that the special land use be approved with the following conditions:

1. Submission of a floor plan to verify provision of a permanent, enclosed office for records and supervision.
2. That all of the conditions of 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



June 18, 2020

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

Subject: VBT-19-038 Camping World/ 43646 I-94 N. Service Drive; Site Plan Review #3; Revised Site Plans Dated May 29, 2020.

Dear Commissioners:

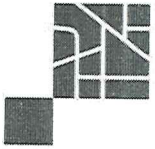
The applicant, Camping World, proposes to demolish portion of an existing building (east wing -15,633 sq. ft.), retain 28,139 sq. ft. of the existing building and create new R.V. parking and storage area on site. The site is located on the north side I-94 North Service Drive, between Dewitt and Morton Taylor Roads and has a new development area of 8.794 acres. We have reviewed the site plan 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):

COMMENTS

1. **Zoning and Use.** The site is zoned C-2 (Extensive Highway Business District). Section 3.112 of the Zoning Ordinance permits Outdoor Vehicle Sales and Vehicle Service (minor) as special land uses in the C-2 District. Our comments on the special land use are noted in a letter under separate cover.
2. **Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. All of the site plan related details have been noted on the plans.
3. **Lot.** The parcel has a total area of 8.794 acres. The legal description is included with the tax parcel ID number.
4. **Dimensional Requirements.** There is no required minimum lot size in the C-2 District.

The minimum required front, rear, and side yard setbacks per Section 4.102 of the Zoning Ordinance are 35 feet, 20 feet, and 25 feet, respectively. The proposed building complies with the minimum setbacks for the C-2 District. Section 4.103 (N) of the Zoning Ordinance states "Off-street parking shall be permitted to occupy a portion of the required front yard setback provided that there shall be maintained a minimum unobstructed and landscaped setback of ten (10) feet between the nearest point of the off-street parking area, exclusive of access driveways and the nearest right-of-way line." The parking lot setback has been provided and is compliant.

Maximum permitted building height in the C-2 District is 4 stories and 40 feet. The existing has a height of 22' and is within the maximum permissible limit.



5. Access and Circulation.

- a. **Location of Curb Cuts.** The site can be accessed by an existing curb cut off North Service Drive measuring 43.9', which is proposed to be retained. The width is adequate for accommodating RV's entering and exiting the site. Ingress/Egress lanes have been striped and have directional arrow markings shown on the revised plans.

The applicant has noted that the Emergency Vehicle Access Plan (Sheet C1A) has been revised to reflect changes to the proposed parking layout, curb island modifications, etc. The circulation plan proposed for emergency access is subject to review and approval by the Fire Department and Township Engineer.

- b. **Cross Access.** The site plan does not propose any cross access with the adjacent properties. It is the Township's policy to require cross access wherever feasible. The site abuts a large vacant parcel to the west and north, and an existing commercial use parcel to the east. Per the applicant *"Cross-access with neighboring properties is not being proposed due to numerous feasibility issues, including the proposed RV inventory storage areas located on the east & west sides of the site, which are intended to be secured areas."*

We acknowledge the facility will be gated for security purposes in which case cross access would not be feasible.

- c. **Sidewalks.** The site has an existing sidewalk along its Service Drive frontage which has been shown and labeled on the plans. In addition, the plan proposes a new perpendicular sidewalk constructed of pavers to connect the sidewalk along the Service Drive to the sidewalk in front of the building. A crosswalk has been proposed near the access drive that connects two landscape islands. A crosswalk has now also been provided at the north end of the paver walkway to the front of the building.

6. Parking and Loading.

- a. **Space Dimensions.** Customer parking spaces on the site are dimensioned at 9.5 feet wide by 20 feet long and are double striped. The site plan includes nine (9) 12' x 60' RV customer parking spaces in front of the building which are also double striped. The area on the east and west sides of the building are designated for RV parking and storage. A proposed approximate layout for the RV storage areas is also depicted on Sheet C1 along with an emergency vehicle maneuvering diagram depicted on Sheet C1A. All RV inventory striping has been revised to show double-striping per Township standards.
- b. **Number of Parking Spaces.** The parking requirement is one (1) space per two hundred (200) square feet of gross floor space of interior sales room and two (2) per auto service stall in the service room. With 14,070 sq. ft. of gross floor area and 5 service stalls, 80 parking spaces are required. The site plan proposes a total 82 parking spaces.



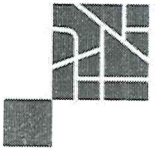
- c. **Barrier Free Spaces.** The plan includes a total of four (4) barrier free spaces, which meets the requirement for parking lots containing 76-100 parking spaces. The proposed dimensions are ADA compliant.
- d. **Loading.** As the commercial building is between 20,001 sq. ft. and 50,000 sq. ft., two (2) usable loading spaces measuring 10' x 50' are required. Two loading areas have been dimensioned on the north side of the building (one "recessed" area and one "at grade" area).
- e. **Other.** The paving plan proposes perimeter curbing at all pavement edges and landscape islands within the proposed customer parking areas. The applicant noted on their response letter that a waiver is requested to forgo the requirements for new perimeter curb installations within the proposed RV parking and inventory areas, except where indicated on the revised drawings. Section 9.104 of the Ordinance requires concrete curbs to be provided and maintained around all parking areas, including where parking spaces abut landscaping, property lines or required setback areas. The applicant has stated:

"Proposed curbing remains from previous drawings. We feel it will be difficult and unnecessary from a grading/engineering perspective to install perimeter curbing around the entire parking lot. We request that the site plan approval process move forward, and this item can be discussed further during the engineering review process."

The Planning Commission has the discretion to approve an alternative design when opportunity exists to *substantially improve the water quality of the site*. Unless the applicant can demonstrate through engineering that this standard shall be met or a plan to substantially improve the water quality of the site is proposed, we do not recommend waiver of the curb requirement.

- 7. **Landscaping and Screening.** The site is located in the Extensive Highway Business (C-2) 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 783' on N. Interstate 94 Service Drive, which requires a total of 20 deciduous trees + 8 ornamental trees + 157 shrubs. The landscape plan proposes that 10 existing deciduous trees + 4 new deciduous trees + 8 ornamental trees + 232 shrubs will be provided along the road frontage on the Service Drive. The applicant has proposed to substitute the 75 extra shrubs for the deficient 6 deciduous trees due to the location of an existing watermain within the front greenbelt, and overhead electric lines.

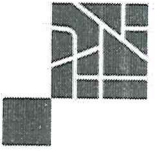
Section 10.106 of the Zoning Ordinance allows the Planning Commission to modify or adjust the requirements, provided that any such adjustment is keeping with the intent of the Article. We have reviewed the utility plan and, in our determination, the request is reasonable.
 - b. **Parking Lot Landscaping.** 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



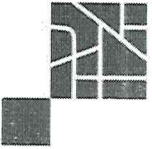
at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. A required landscape area is shown and exceeds the minimum requirement. The frontage is shown with a row of 36" tall boxwood shrubs to meet the screening requirement.

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 258,239 sq. ft. of total payment area, a total of 12,912 sq. ft. of interior parking lot landscaping is required. The landscape plan provides for 14,857 sq. ft., exceeding the minimum required. The applicant has proposed an island at the west end of the 9 customer RV parking spaces and at south end of the row of parking spaces at the east side of the main entrance. One (1) deciduous tree is required to be planted for each three hundred (300) square feet of interior landscaping. Based on the plan, 43 interior landscape trees are required and 11 new trees are proposed with 32 existing trees added to meet Ordinance standards.

- c. **Loading Area Landscaping.** The existing trees that have been detailed on the Landscape Plan provide screening of the loading areas, compliant with Section 10.103 (C) of the Zoning Ordinance.
- d. **Display Area Buffering.** Section 10.103 (D) requires buffering of display areas at the discretion of the Planning Commission. While existing trees on the site provide some screening, the applicant has proposed new tree plantings to ensure the display area is properly screened.
- e. **Greenbelt Buffering.** Per Section 10.103 (E), a 10-foot-wide buffer with one (1) tree per thirty (30) linear feet is required between the building and the commercially zoned parcels to the north, east, and south. The plan indicates a greenbelt buffer, around the site, compliant with the 10-foot-wide buffer required. The greenbelt areas have existing trees which are proposed to be preserved and meet the tree count requirement.
- f. **Extensive Highway Business (C-2) District Landscaping.** Section 10.103 (F) (3) provides landscaping standards for the Extensive Highway 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 28,139 square foot building proposal, 1,126 sq. ft. of open space is required to meet this open space landscaping requirement. The brick paver walkway area measuring 1,773 sq. ft is designated to meet this standard. The plan proposes the addition of benches and concrete precast planters in this area as amenities. Detail of a bench and trash container have been provided. Cut sheet detail of proposed planters and a colored rendering of the area is recommended to ensure that it meets the intent of the ordinance.
- g. **Detention Pond Landscaping.** The site plan notes the provision of an underground detention system. As such, no landscape requirements are necessary. The proposed drainage system is subject to review and approval by the Township Engineer and Wayne County and the applicant has acknowledged these approvals are required for the proposed storm water detention system.



8. **Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees 5" caliper or larger. Per the applicant, the proposal does not involve the removal of any trees on-site. Therefore, a tree removal permit is not required.
9. **Stormwater Pond.** As noted previously, stormwater detention requirements are proposed to be met via installation of an underground detention system." The detention system is subject to review and approval by the Township Engineer and Wayne County.
10. **Lighting.** It appears from the lighting schedule that a total of 38 fixtures are proposed which include wall and pole mounted lights. Per Section 8.105 (C), maximum permitted pole height is 25'. The revised photometric plan shows the 25-foot maximum height requirement being met. Detail of the pole material, color and fixture detail have also been provided and meet ordinance requirements.
11. **Architecture and Building Details.** The applicant has submitted elevations for all facades of the building. The structure is constructed of concrete masonry units which are to be patched, repaired and painted. The building was constructed a long time ago and is in need of some enhancement. We continue to recommend that the applicant consider some façade enhancements for the south façade facing the Service Drive to improve the building's appearance. Material samples and colors must be presented at the Planning Commission meeting for review. We recommend the submission of a colored rendering of the proposed building.
12. **Dumpster.** The site plan notes that the existing dumpster enclosure on the northeast side of the building will be "repaired". The enclosure is to be constructed of masonry units and provided with steel reinforced wooden gates. Typical details have been noted.
13. **Fencing.** The site plan notes a 6' tall chain link black vinyl fence within the rear and side yards. The previously proposed 6' tall fence in the front yard has been reduced in height to 2.5' but remains as chain-link. It's been communicated to the applicant that chain-link fencing is not permitted in the front yard. The applicant has indicated their willingness to comply. A revised plan must clearly include a decorative/ornamental fence in the front yard, details of which must also be provided.
14. **Signs.** The site currently has a monument/pole sign along its I-94 NSD frontage and has been labeled on the site plan. The wall sign stating "CAMPING WORLD" is noted on the elevations sheet. Details of the signage including but not limited to height, size, design, lighting etc. must be provided to determine compliance with Ordinance standards.
15. **Other.** The site plan includes a large propane tank in the front parking lot area. The tank is to be placed on a concrete pad with "screening fabric in chain link fence" around it. Provide details on what exactly the screening fabric is and its durability.
16. **Special Land Use Requirements.** Section 5.133 (A) through (I) includes requirements for outdoor vehicle sales. Section 5.141 (A) and (B) set forth conditions for vehicle service use. These criteria are reviewed in our special land use letter under separate cover.



RECOMMENDATION

The applicant has revised the plan and satisfied most of our Staff Review comments. While there are a few items that remain, these items can be easily modified or corrected. Therefore, we recommend preliminary approval of the site plan, subject to the following conditions:

1. Review and approval of circulation plan proposed for emergency access by the Fire Department and Township Engineer.
2. Installation of concrete curbing around all paved/parking areas, unless the applicant demonstrates through engineering that the alternative design substantially improves the water quality of the site.
3. Submission of planter details and a colored rendering of the proposed landscape island with pavers and amenities.
4. Review and approval of proposed storm water detention system by the Township Engineer and Wayne County.
5. Consideration of façade enhancements including change of colors, addition of bands, cornice etc., to improve the building's appearance.
6. Provision of fencing compliant with Section 7.205 (B) of the Zoning Ordinance.
7. Submission of area, height, lighting and other details for existing and proposed on-site signage.
8. Details on screening fabric around propane tank.
9. Special land use approval by Township Board of Trustees.

Respectfully,
McKENNA

Vidya Krishnan
Principal Planner

Hunter Whitehill
Associate Planner

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

April 13, 2020

Fishbeck Project No. 191629

Township Project No. 19-038

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

Camping World
43646 North I-94 Service Drive
Preliminary Site Plan – Engineering Feasibility Review

Dear Carol Thompson:

At the request of Van Buren Township (Township), Fishbeck has reviewed the revised Site Plan dated March 31, 2020, submitted to the Township for the Preliminary Plan review for the proposed Camping World project, which is located at 73646 North Interstate Highway 94 Service Drive. Please note, the previous site plan was recommended for Preliminary Site Plan approval in our letter dated February 13, 2020. At this time, Fishbeck examines and reviews the feasibility of the engineering aspects of the site design but will not conduct a full engineering review until the engineering submittal.

This project entails an interior remodel and reconstruction of the existing Camping World building and site. The proposed construction includes: demolition of a portion of the existing 43,772 square-foot building (the remaining building will be 28,139 square-feet); reconstruction of the surrounding concrete pavement; modification to the existing concrete walkway; construction of additional building and parking lot lights; construction of two asphalt RV parking lots; construction of a propane station; reconstruction of the existing storm sewer system including a proposed underground storage facility and pump station; construction of a sanitary sewer service lead; and other various landscaping and site plan improvements. We have attached a summary of our review comments below:

General

The following items are general requirements established as part of the *Engineering Standards Manual, Charter Township of Van Buren (April 2014)*. The applicant must include the following items as part of the construction plans.

1. On the existing site plan/topographic survey sheet (T1), indicate the existing overland flow route, with flow arrows, indicating how the existing site drains. The route should indicate any incoming drainage from adjacent properties and how those flows handled. At no time, may the natural flow of the land be cut-off by the proposed work.
2. 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.
3. The square footage of proposed commercial/industrial buildings must be provided on the plan view.

Water Main Service

Existing: The Township's Geographic Information System (GIS) records indicate a publicly owned 12-inch ductile iron water main running east-west along the north side of I-94 Service Road and an 8-inch ductile iron water main connecting to a fire hydrant on the north side of the existing building. Per discussions with applicant and Township, this 8-inch water main is privately owned.

Proposed: The applicant's plan indicates a proposed relocation of the existing fire hydrant at the west end of the property by I-94 Service Road. The plans also indicate a proposed 0.75-inch, copper water service from the building to the RV parking lot station. The applicant has indicated that the building does not have a fire suppression system. The plans do not indicate any other modifications to the water main.

Comments:

1. Applicant must indicate where the shutoff valves are for the Contractor and Township to know which valves need to be isolated for shutdown.

Sanitary Sewer

Existing: The Township's GIS records indicate there is an 8-inch clay sanitary sewer line that runs north-south along the west property line into the 10-inch public sanitary sewer running east-west along I-94 Service Road. Per discussions with applicant and Township, the Township 8-inch clay sanitary sewer line may have been built with the intention of being privately owned; however, there are no known easements and the line is privately owned. The plans indicate an existing private 8-inch sanitary sewer service lead connecting into this line.

Proposed: The applicant is proposing to install an additional 4-inch sanitary sewer lead from the RV parking lot with a point of connection to the existing 8-inch public sanitary sewer pipe running along the west property line.

Storm Sewer

Existing: The Township's GIS records indicate that the storm runoff from the existing site is collected through a system of roof drains, catch basins, and an existing storm sewer pipe network which outlets into an open roadside ditch along the north side of I-94 Service Road.

Proposed: The applicant is proposing to modify the existing stormwater system by constructing several additional catch basins and 12-inch private concrete pipes. The proposed additional inlets will capture storm water runoff from the proposed RV parking lots through a system of existing storm sewers into a proposed underground detention facility. The underground system is proposed to outflow through a flow restrictor, into a proposed pump station, and discharge into the existing stormwater open channel on the north side of I-94 Service Road.

Comments:

1. The applicant has provided information that the plans have been submitted to Wayne County Department of Public Services for storm water management review on 11/11/19, and just recently received confirmation from the permit office that the review is in the process of being completed. Approval from Wayne County must be obtained prior to the Engineering and Final Site Plan approval.
2. At this time, Fishbeck has only reviewed the storm water management system for feasibility and will complete a full review upon approval from Wayne County and submittal of Engineering Plans. The applicant must follow the guidelines indicated in the Engineering Standards Manual including but not limited to: profiles of all storm sewers will be required, all tributary area computations (A) and composite C values for each entry point into the system must be indicated, and any offsite drainage that enters the site must be accounted for.
3. The minimum size for storm sewer is 12 inches in diameter and all catch basins and manhole sizes must be verified for the pipe sizes and entry/exit angles.

Paving and Grading

1. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans that indicate detailed ramp grades for Americans with Disabilities Act 2010 (ADA) ramp areas. Flow arrows on the grading plans shall indicate general slopes of the area, verifying that minimum and maximum slopes/grades are met.
2. The plans note a request for a waiver by the planning commission for the requirements of installing a perimeter curb throughout the entire RV inventory parking areas. Grading plans indicate runoff flowing from the outer edges of the parking lot to be captured by storm drain inlets within the interior of the parking areas.
3. On the east side of the parking lot, in the emergency vehicle access plan, there is a fire pumper truck path that indicates the use of a non-paved area to complete a turn. There is also an existing fence gate at this turning point, which if left in place, will be in the path of the fire truck. This area will need to be reworked to allow for the proper turning movement and on a suitable paved or reinforced using a gravel or paver section that satisfies the Township Fire Department.
4. A fence boundary around the proposed parking lot is indicated.
5. The plans indicate the reconstruction of the sidewalk ramp on the east side of the driveway, which appears to be in the Wayne County right-of-way (ROW). Please be aware that this work within the ROW will also need to be included in the Wayne County Permitting process.

Soil Erosion and Sedimentation Control (SESC)

1. The SESC plan provided 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 permit must be acquired from the Wayne County SESC County Enforcing Agency (CEA).
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>.
2. The applicant has indicated that upon Preliminary Site Plan approval, the SESC Plans will be submitted to Wayne County for approval.

Recommendation

We are recommending the Planning Commission grant the Camping World Preliminary Site Plan approval for engineering feasibility, subject to the comments listed above and in accordance with the Township's Engineering Standards manual. If you have any questions regarding this project, please contact me at 248.324.2137 or 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

Andrew R. Lenaghan
Fire Inspector
Van Buren Fire Department
46425 Tyler Rd
Van Buren Twp, MI 48111
O: 734-699-8900 ext. 9426



February 5, 2020

Department Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Camping World
43646 I-94 Service Dr, Van Buren Township MI.

19-038

To whom it may concern:

I have reviewed a plan set sent to me on 2/4/2020. All items listed below have been addressed within the site plan.

Project Overview:

The proposal is to demo the east end of the building and reconstruct the parking lots. The plan set was reviewed for Fire and Life Safety using the township adopted fire code NFPA 1 and NFPA 101 2018 editions.

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

- ~~1. Plan does not reference the proper fire code adopted by Van Buren Township. NFPA 2018 1 and 101 editions are the official fire code for Van Buren Township, not the 2015 Michigan Fire Code~~
- ~~2. A Knox Box will need to be ordered and installed by owner where fire department indicates. www.knoxbox.com. This request was put on the previous work done at the store and has not been completed. Any approval of submitted plans will have to have this item addressed first.~~

~~NFPA 1 16.3.4.3~~
- ~~3. Monitored fire alarm system for occupancy.~~

~~NFPA 1 AHJ~~

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.

- ~~4. Wall finishes need to meet the requirements of NFPA~~
 - ~~5. Is the hydrant to the rear of existing building operational? If so, records of required yearly maintenance should be kept on site for review during inspections.~~
 - ~~6. Fire lanes are a required 20ft wide. Gates shown on plans are only 16ft. FD Knox locks are required for access on all gates.~~
 - ~~7. Outdoor storage on plans show parking too close to gates for entry.~~
 - ~~8. Travel paths for deliveries and fire apparatus, should be shown on future plans.~~
 - ~~9. Emergency lighting inside store needs to meet **NFPA 101 2018 Section 7.8 Illumination of Means of Egress.**~~
 - ~~10. **Emergency Responder Radio Coverage System is required unless it can be proven after building is constructed, and occupied that coverage is sufficient. This will be verified by AHJ prior to final C/O.**~~
-
- ~~NFPA 72 24.5.2.2.3~~
- ~~11. Wall finishes need to meet the requirements of NFPA~~

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

If you have any questions about this plan review report, please feel free to contact me

Respectfully submitted,

Andrew R. Lenaghan
Fire Inspector
Van Buren Fire Department