

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
September 9, 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 7:31 p.m.

ROLL CALL:

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

Excused: None.

Staff: Director Power, Director Best and Secretary Harman.

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

Applicant(s) in Attendance: Beth Ernat of Clover Development and Allen Dresselhouse of Ashley Crossroads Distribution Center South LLC.

Audience: Nine (9).

APPROVAL OF AGENDA:

Motion Boynton, Jahr second to approve the agenda of September 9, 2020 as presented.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

APPROVAL OF MINUTES:

Motion Boynton, Kelley second to approve the regular meeting minutes of August 26, 2020 as presented.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

PUBLIC HEARING:

ITEM #1: 19-040 – CLOVER DEVELOPMENT – PUBLIC HEARING FOR PROPOSED SENIOR HOUSING FACILITY.

TITLE: THE APPLICANT, CLOVER COMMUNITIES OF VAN BUREN LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY WITH 128 INDEPENDENT SENIOR HOUSING UNITS.

LOCATION: THE PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN TYLER ROAD AND ECORSE ROAD AND IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS) DISTRICT. THE PARCEL IS +/- 17.7 ACRES IN AREA INCLUDING +/- 15.8 ACRE DEVELOPMENT SITE AND A +/- 1.9 ACRE OUT PARCEL.

Motion Boynton, Atchinson second to open the public hearing.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

No comments from the audience.

Motion Budd, Franzoi 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: 19-040 – CLOVER COMMUNITIES SPECIAL LAND USE REVIEW.

TITLE: THE APPLICANT, CLOVER COMMUNITIES OF VAN BUREN LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY WITH 128 INDEPENDENT SENIOR HOUSING UNITS.

LOCATION: THE PROPERTY, 8470 BELLEVILLE ROAD ([M 83-036-99-0002-702), IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER AND ROBSON ROADS AND IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS) DISTRICT. THE PARCEL IS +/- 17.7 ACRES IN AREA INCLUDING A +/- 1.9 ACRE OUT PARCEL.

Beth Ernat of Clover Communities gave the presentation providing a PowerPoint display. Clover Communities is requesting special land use approval to construct a 128 unit independent living senior housing facility for ages 55 and older. The BZA approved a variance for the accessory garage structure to exceed the allowable coverage and there will be 40 garages with individual bays. The facility will have 122 parking spaces, bicycle racks, sidewalk connections on Belleville Road and common open space area. The applicant is in the process of updating the unit sizes on the site plan, which will increase the building footprint by 44 feet. The exterior will be brick, concrete fiber siding and board and batten. Ms. Ernat displayed the building elevations, color samples of the red brown brick and flat shutters with raised panels in brown and an aerial view of the location. The name of the facility is Belleville Garden Senior Apartments.

Vidya Krishnan of McKenna Associates inquired if it is 44 square feet or 44 feet that will be added to the building. Ms. Ernat stated that the building will need to be enlarged by 44 linear feet and that she is currently working with the architect on the change. Vidya Krishnan of McKenna Associates informed the applicant that changing the actual building footprint changes the whole review, State law requires it to be very accurate.

Director Power informed that in the zoning ordinance there is an 850 square foot minimum for the units. Some modifications will need to be made to meet this requirement based on the applicant's comments. The Planning Commission's options are to see if there is a creative solution for the applicant to keep the same building footprint and if not, to address special land use at a later date with revised plans to see what the revised building footprint is.

Director Best inquired where the 44 linear foot change will be. Ms. Ernat stated it would not be a 44 foot line, it could be 8 feet north, 18 feet south, etc. Some of the units can be made smaller to make up the difference, however some units are already smaller than what is required by the ordinance. The building calculations will need to be double checked and resubmitted.

Vidya Krishnan informed the Commission that preliminary site plan cannot be granted when moving exterior walls and changing the building footprint. The architect will need to revise the plans for resubmittal and the staff will need to re-notice the public hearing.

Commissioners agreed to table the discussion and postpone action on both special land use and preliminary site plan approval to allow the applicant to make adjustments to the site plan.

Motion Boynton, Atchinson second to postpone any action or discussion of the Clover Communities special land use and preliminary site plan requests to allow the applicant to make adjustments to the site plan.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

ITEM #2: 19-040 – CLOVER COMMUNITIES PRELIMINARY SITE PLAN REVIEW.

TITLE: THE APPLICANT, CLOVER COMMUNITIES OF VAN BUREN LLC, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY WITH 128 INDEPENDENT SENIOR HOUSING UNITS.

LOCATION: THE PROPERTY, 8470 BELLEVILLE ROAD ([M 83-036-99-0002-702), IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER AND ROBSON ROADS AND IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS) DISTRICT. THE PARCEL IS +/- 17.7 ACRES IN AREA INCLUDING A +/- 1.9 ACRE OUT PARCEL.

No additional comments from the applicant.

Motion Boynton, Atchinson second to postpone any action or discussion of the Clover Communities special land use and preliminary site plan requests to allow the applicant to make adjustments to the site plan.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

ITEM #3: RM, MUTIPLE DWELLING RESIDENTIAL DISTRICT.

TITLE: PROPOSED AMENDMENTS THAT WOULD ALLOW SINGLE-FAMILY DETACHED DWELLINGS AT A DENSITY OF 6-7 UNITS PER ACRE AS A PERMITTED USE BY RIGHT IN THE RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AND WOULD CONTEMPLATE DIMENSIONAL REQUIREMENTS FOR THESE DETACHED SINGLE-FAMILY DWELLINGS. THE AMENDMENTS WILL BE TO SECTION 3.107(B) AND 3.107(E) – RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT – PERMITTED USES AND DIMENSION REGULATIONS.

Vidya Krishnan of McKenna Associates gave the presentation. The proposed amendments are to include detached single family dwellings in the RM District, in which there will be two definitions: **RM Single Family Edge Dwelling:** An RM single family building containing not more than one (1) dwelling unit designed for residential use of one (1) family only, located along a property line abutting a major thoroughfare or property zoned AG, R-1A, R-2A, R-1B or R-1 and provided the requirements of Section 5.114 are met.

RM Single Family Interior Dwelling: An RM single family building containing not more than one (1) dwelling unit designed for residential use of one (1) family only, located on the interior of a parcel developed for single family use, abutting an interior street in a development or abutting a property zoned RM-1 or RM-2 and provided the requirements of Section 5.114 are met.

The Edge dwelling lots have a minimum lot area of 7,200 square feet, while the Interior dwelling lots have a minimum lot area of 6,300 square feet. The look of the larger lots on the edges and smaller lots in the interior creates a community look for the neighborhood. The smaller interior lots will have rear yard access through alleyways and garages can be attached or detached. The ordinance amendment corrects a lot of existing non-conformities.

Director Power informed the Commission and the audience that all concerns brought up in previous meetings have been addressed and the public hearing is set for September 23, 2020.

Commissioners commended Vidya Krishnan on an excellent presentation, they like the concept of the less dense edge lots and higher density interior lots. Commissioners would like to see the Lakeshore District (BLA and BLB) added to the edge dwelling definition, expressed concern with the interior dwelling side yard setbacks being too tight and asked for clarification on footnotes Z and AA. Footnote Z requires any vehicular access to the accessory structure to be from the rear via an alleyway for interior dwellings. Footnote AA indicates that accessory structures may be attached or detached for interior dwellings.

Director Power agreed the Commission had good suggestions and informed the Commission they might want to consider if they are potential changes to be made prior to the public hearing.

Commissioners agreed to include BLA and BLB in the definitions for RM Single Family Edge Dwellings and have the side yard setback for interior lots as 5 feet or more, combined not less than 15 feet.

NEW BUSINESS:

ITEM #1: 20-006 – ASHLEY CROSSROADS SOUTH TRAILER PARKING/STORAGE.

TITLE: THE APPLICANT, ASHLEY CROSSROADS DISTRIBUTION CENTER SOUTH LLC, PROPOSES TO CONSTRUCT A TRAILER PARKING LOT WHICH IS ACCESSORY TO AN ADJACENT PRINCIPAL LIGHT INDUSTRIAL USE WHICH HAS FRONTAGE ON ECORSE ROAD.

LOCATION: THE SITE, PARCEL NUMBER 83-041-99-0001-002, IS WITHIN A 4.9 ACRES LOCATED BETWEEN 41775 AND 41873 ECORSE ROAD, AND IS ZONED M-1, LIGHT INDUSTRIAL. THE SITE IS LOCATED ALONG ECORSE ROAD BETWEEN KIRKRIDGE STREET AND HAGGERTY ROAD.

Allen Dresselhouse of Ashley Crossroads Distribution Center South LLC, gave the presentation. The applicant is requesting to construct a trailer parking lot with eighty-six (86) additional spaces. The vacancy rate at the location is near zero, being 100 percent occupied and the additional parking spaces are needed for more staging room.

Vidya Krishnan of McKenna Associates presented her site plan review letter dated 8-25-20, recommending the Planning Commission approve the preliminary site plan for Ashley Crossroads South Trailer Parking, subject to the following conditions:

1. Approval of proposed stormwater detention calculations by Township Engineer and Wayne County.
2. Revisions to the photometric plan to comply with illumination levels and inclusion of light pole detail.

Paul Kammer of Fishbeck Associates presented his site plan review letter dated 8-28-20, recommending Planning Commission grant the Crossroads South Trailer Staging Project preliminary site plan approval for engineering feasibility, subject to the comments referenced in his review letter and in accordance with Wayne County SESC standards. Fire Marshal McInally recommends site plan approval.

Commissioners expressed concern of allowing the applicant to build a parking lot with landscaping on property that they do not own. Director Power informed the Commission that there is a lease agreement in place that clarifies what the applicant is allowed to do with the property. The applicant can bring a copy of the lease agreement back to final site plan review for verification.

No Comments from the audience.

Motion Jahr, Kelley second to grant preliminary site plan approval to Ashley Crossroads Distribution Center South LLC to construct a trailer parking lot which is accessory to an adjacent principal light industrial use which has frontage on Ecorse road, located between 41775 and 41873 Ecorse road, and is zoned M-1, light industrial, subject to the conditions and recommendations in the McKenna review letter dated 8-25-20, Fishbeck Associates review letter dated 8-28-20 and Fire Marshal McNally's recommendation.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried. (Letters Attached)

GENERAL DISCUSSION:

The next Planning Commission meeting will be held on September 23, 2020.

ADJOURNMENT:

Motion Boynton, Kelley second to adjourn the meeting at 9:04 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

August 28, 2020
Fishbeck Project No. 200535
Township Project No. 20-006

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

**Crossroads South Trailer Staging
41873 Ecorse Rd
Preliminary Site Plan Review**

Dear Chairperson Thompson:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Site Plan dated June 16, 2020, submitted to the Township for the Preliminary Site Plan review for the proposed Crossroads South Trailer Staging project located at 41873 Ecorse 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. The applicant has also submitted a response letter dated July 31, 2020, in response to our Staff Review Letter dated March 26, 2020

The proposed project entails construction of a trailer staging area on the north side of the existing Crossroads South Building No. 2 located at 41873 Ecorse Road. The construction will include demolition of the existing road; a proposed parking area consisting of 86 trailer parking spots; modifications to the existing storm drain system; parking lot lighting; and other various landscaping and site plan improvements.

Our review comments are as follows:

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. Soil borings indicating the groundwater level must be provided prior to engineering plan approval. Previously submitted soil borings are acceptable.
2. Any proposed irrigation for the site must be included with the submittal of the Engineering Plans.
3. Plans must include the following required notes:
 - a. All construction shall conform to the current standards, specifications, and general conditions of the Township.
 - b. The applicant is responsible for resolving any drainage problems on adjacent properties which are the result of the applicant's actions.
4. Engineering Plans must include the applicable Standard Detail Drawings as found in Appendix A of the Township *Engineering Standards Manual*. The Township can provide full size sheets of multiple details upon request.
5. USPS approval of the mailbox relocation to be provided prior to Engineering Plan Approval.

Water Main Service

Existing: The Township's Geographic Information System (GIS) records indicate a publicly owned 12-inch ductile iron water main running north-south along the west side of the proposed staging area.

Proposed: The applicant's plan does not indicate a proposed water main or water main connection.

Sanitary Sewer

Existing: The Township's GIS records indicate there is a publicly owned 12-inch PVC truss pipe sanitary sewer that runs north-south along the west side of the proposed staging area.

Proposed: The applicant's plan does not indicate a proposed sanitary sewer service or sanitary sewer connection.

Storm Sewer

Existing: The Township's GIS records indicate there are several curb inlets and storm sewer pipes along the existing roadway/driveway located within the area of the proposed parking lot. Stormwater runoff is collected from the existing Crossroads South property (41873 and 41775 Ecorse Road) and the existing General Electric property (41965 Ecorse Road) and conveyed to the existing on-site stormwater detention basin at the 41873 Ecorse Road property. This basin outlets north through enclosed storm systems and roadside ditches into the Delany Drain.

Proposed: The applicant is proposing to collect stormwater from the parking lot using the existing catch basins along the south edge of the proposed parking lot. There are two (2) additional catch basins proposed at the spring points of the west side driveway curb cut as part of this project.

Comments:

1. The applicant response letter dated July 31, 2020 indicates that the Storm Structure 7a will be replaced with a 7-ft diameter structure with sump in order to accommodate a new 12-inch concrete sewer. This new structure must be indicated on the plans.
2. The applicant has included As-Builts for the "Building No. 2 – FedEx additional Car Parking" showing detention basin calcs and areas. According to the Applicant's response letter dated July 31, the As-Builts include modifications for all possible future areas of impervious pavement. The plans must show that the area in question was included in the impervious area calcs. If they were not included, the plans must indicate the before and after calculations, to verify that the increased runoff does not impact the storm water system. Currently, it is not clear where the new parking lots are taken into account. Include all improvement calculations, even if previously accounted for, with the Engineering Plan submittal.
3. If stormwater runoff calculations for the parking lot areas has changed from the previous Wayne County approval, the applicant must submit for stormwater approval from Wayne County prior to the Township accepting submission for Engineering and Final Site Plan approval or verify with the County that a stormwater permit is not required. The Township will request to see that Wayne County has reviewed and commented on the stormwater system prior to reviewing the system itself. If the parking lot area was indeed included, the previous Wayne County approval should suffice.
4. As part of the Engineering Plan submittal, an overall drainage area map must be provided indicating all areas tributary to the proposed storm water system. Each area shall include the area "A" and weighted "C" values contributing to that individual system inlet. A previously submitted drainage area map is acceptable.

Paving and Grading

1. Existing and proposed contours and slopes must be indicated, indicating the pre and post construction drainage patterns of the site. Indicate how the north side of the parking lot flows and how runoff will be collected.
2. Grading plans must be included, showing flow arrows with general slopes of the area, including the parking lot, verifying that the curb and gutter proposed is the correct application, and to also verify that minimum and maximum slopes/grades allowable by the Township Engineering Standards Manual are met.

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.
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>

Recommendation

We are recommending the Planning Commission grant the Crossroads South Trailer Staging Project 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,



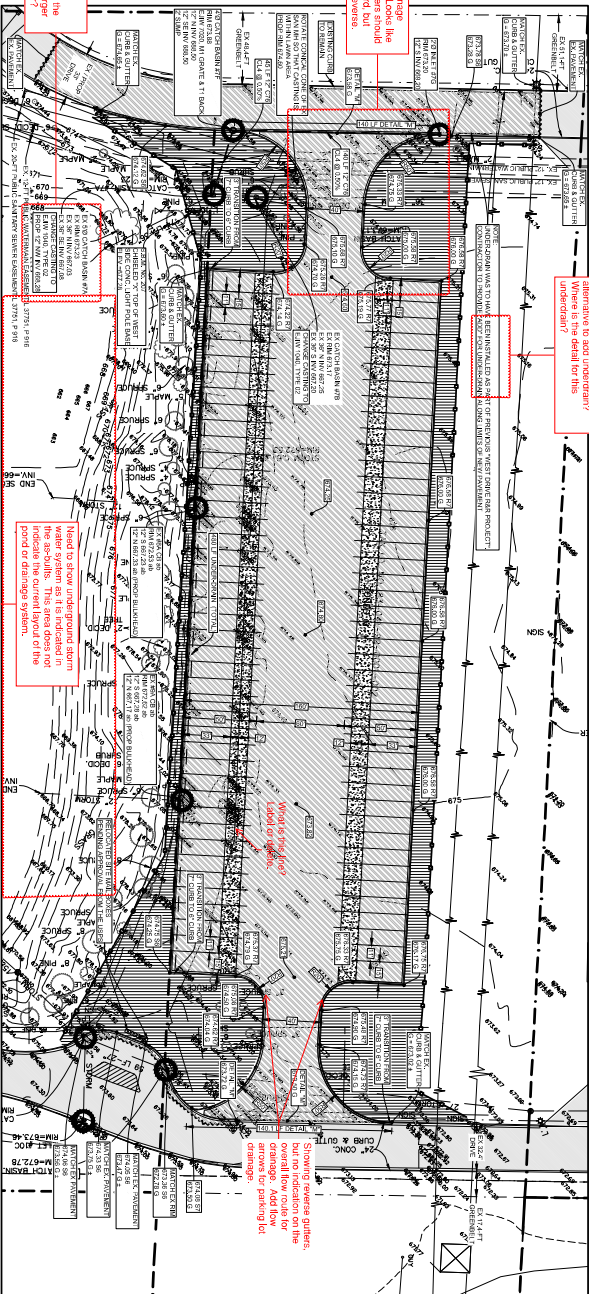
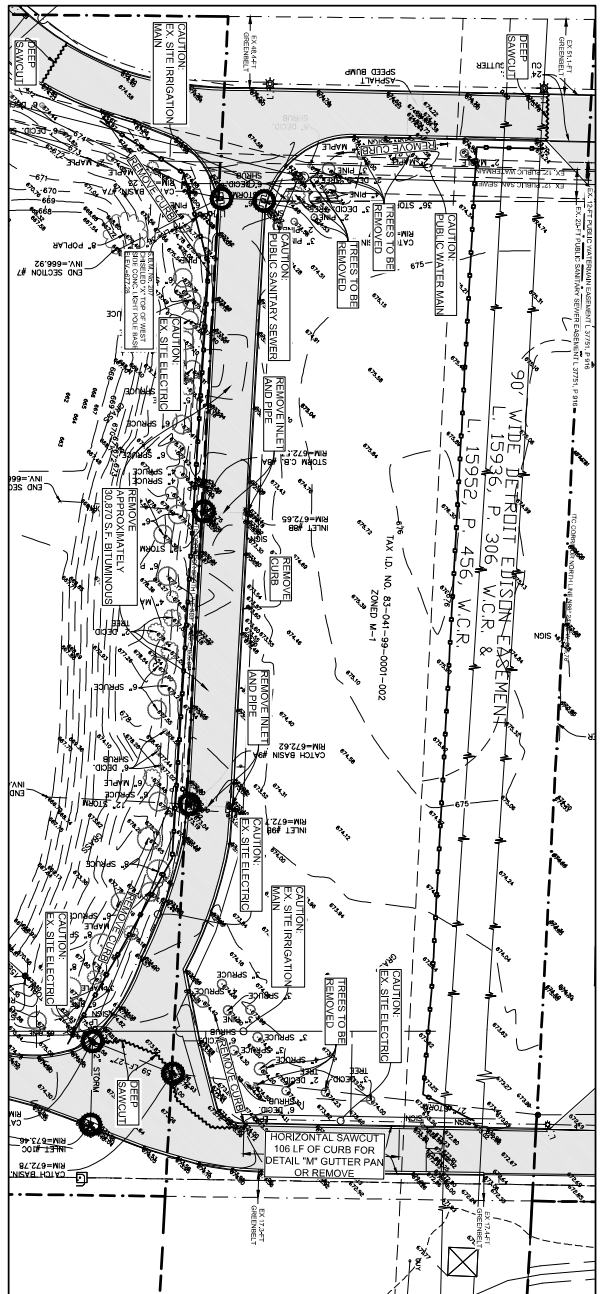
Paul J. Kammer, PE
Senior Civil Engineer



Stephen C. Clayton, PE
Civil Engineer

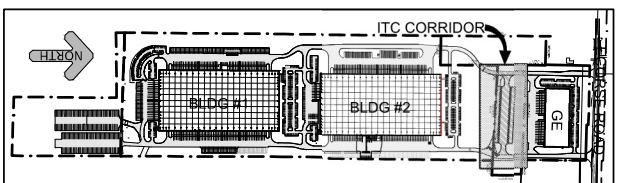
By email

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

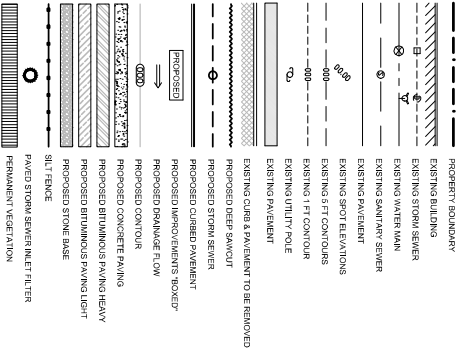


FISHBECK ENGINEERING
FEASIBILITY PRELIMINARY
PLAN REVIEW COMMENTS
8/27/2020

PROPOSED CURB GRADES
TOP OF CURB
ELEVATION
00000.00 X#
00000.00 G
GUTTER
ELEVATION
X = TYPE OF CURB
R = REVERSE CURB
M = MODIFIED CURB
S = STANDARD CURB
FOR BIDGE OR WETLAND, GRADE
STANDARD CURB = GUTTER + 0.08
SEE CURB DETAILS FOR ADDITIONAL DIMENSIONS



LEGEND



GENERAL PLAN ITC CORRIDOR

CROSSROADS DISTRIBUTION CENTER - SOUTH
VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN

SUBMITTALS & REVISIONS	
08/27/20	FOR OWNER'S USE & SET-PLAN SUBMITTAL TO VDOT
08/27/20	FOR OWNER'S USE & SET-PLAN SUBMITTAL TO VDOT
08/27/20	FOR OWNER'S USE & SET-PLAN SUBMITTAL TO VDOT

AshleyCapital
ASHLEY CROSSROADS
SOUTH, LLC
2570 South Haggerty Road, Suite 500
Canton, Michigan 48108
office 734.394.1900
fax 734.394.1925
email crosroads.office@ashleycapital.com

811
Know what's below.
Call before you dig.

Webb Engineering
civil site design
& planning
314 Pauline Boulevard
Ann Arbor, Michigan 48103
office 248.783.1105
fax 248.783.1109
email info@webbeng.com

C2
1" = 40' FEET
DO NOT SCALE DRAWING. USE DIMENSIONS PROVIDED.



MCKENNA

August 25, 2020

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

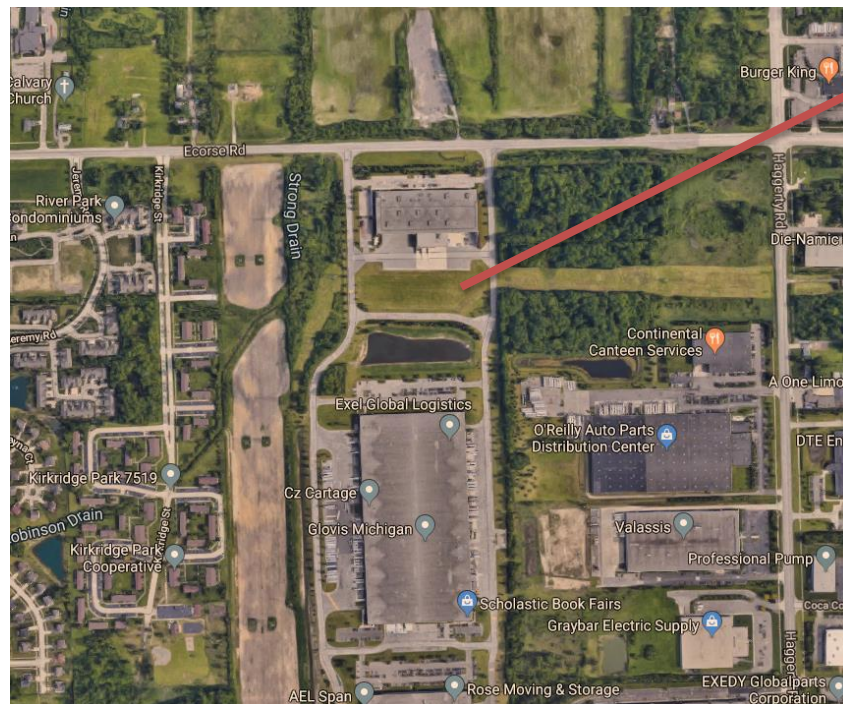
**Subject: VBT-20-006/Ashley Crossroads South Trailer Parking; Site Plan Review #2
Revised Site Plans Dated 6/16/20; Recd. by Township 8/11/2020.**

Dear Commissioners:

The applicant, Ashley Crossroads Distribution Center South LLC ("applicant") proposes to construct a trailer parking lot within a narrow strip of land located between 41775 and 41873 Ecorse Road. The site is located along Ecorse Road between Kirkridge Street and Haggerty Road. 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 part of the larger ITC corridor that runs east-west and was recently rezoned from RM to M-1 (Light Industrial) District. The trailer parking is intended to serve the light industrial building with frontage onto Ecorse Road, Building No.3. Section 3.115 (B) of the Zoning Ordinance permits accessory uses which are incidental to the principal permitted use.




Subject site

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
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- 
2. **Required Information.** All of the information required under Section 12.203 of the Zoning Ordinance have been included on the revised plan set.
3. **Lot.** The parcel has a total area of 4.9 acres. The applicant had previously submitted copy of a long term lease agreement with ITC allowing them to proceed with use of the parcel for trailer parking.
4. **Dimensional Requirements.** The required front, rear and side yard setbacks for the M-1 District are 50 feet, 40 feet, and 40 feet, respectively. Section 5.101 (C) of the Zoning Ordinance specifies that in the case of a site with multiple buildings, the rear or side yard shall be based on the configuration of all buildings on the site having a single common front, side, and rear yard instead of calculating yards for each building individually. Although a separate parcel, as an accessory use to the existing buildings, the parking lot falls within the setback configuration for all buildings.
5. **Access and Circulation.**
- a. **Location of Curb Cuts.** The site has existing access drives on the east and west side of the proposed parking lot which connect the buildings in Crossroads South across the ITC corridor. The access drives are 32 feet wide. The plan proposes the creation of new curb cuts on either ends of the trailer parking area with an access drive width of 40 feet to connect to these drives.
 - b. **Cross Access.** Cross access standards are not applicable to this proposal.
 - c. **Sidewalks.** Sidewalks are not proposed or required.
 - d. **Truck Circulation.** A truck circulation diagram showing adequate turn radii for trucks and trailer in the parking lot has been noted on Sheet C3.
6. **Parking and Loading.**
- a. **Space Dimensions.** The proposed trailer parking spaces are 11' wide x 50' long. The Ordinance specifies double striping for car parking spaces and does not specify double striping for trailer parking. Based upon the existing parking areas in the Ashley Crossroads South Development, the single striping proposed is an existing pattern and acceptable. The trailer parking area is to be fully paved with asphalt concrete "dolly" pads.
 - b. **Number of Parking Spaces.** The proposed use is trailer parking and as such there are no specific parking counts for the "use" itself. The site plan has been revised to note existing parking for Building No. 3. The proposed trailer parking is an accessory to the existing use.
 - c. **Barrier Free Spaces.** The trailer parking area does not require barrier free parking. The existing building No.3 was reviewed and approved previously for barrier parking spaces.
 - d. **Loading.** Loading and unloading will occur at loading docks and grade doors on sides and rears of the buildings. No additional docks or grade level doors are proposed by this site plan.



- 7. Landscaping and Screening.** The site is located in the Light Industrial (M-1) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. Our comments on individual landscaping requirements are reflected in the following comments:

- a. Landscaping Adjacent to the Right-of-Way.** Landscaping Adjacent to Right-of-Way is not applicable.
- b. Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining 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 proposed parking lot adjoins a private right-of-way to the west and east and is screened by a landscape yard greater than five feet is proposed to be planted with shrubs and trees to create a 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 86,612 sq. ft. of total pavement area, 4,330 sq. ft. of interior landscaping shall be provided. The applicant has provided 12,991.8 sq. ft. of interior landscaping. One (1) deciduous tree is required to be planted for each three hundred (300) square feet of interior landscaping. With 12,991.8 sq. ft. of interior landscaping, 43.3 interior parking lot trees are required and have been provided.

- c. Loading Area Landscaping.** Loading Area Landscaping is not applicable.
- d. Display Area Buffering.** This requirement is not applicable.
- e. Greenbelt Buffering.** As the subject parcel abuts RM zoning on the west side, a 60' wide buffer, with a staggered double row of evergreen trees is required. The subject parcel abuts C-1 zoning on the east side which requires a 20' wide buffer with one tree per 20 lineal feet. The site has existing 48.4' wide greenbelt on the west side and a 17.3' wide greenbelt on the east side. These are existing dimensions that cannot be altered due to the location of the existing main access drives that connect Ecorse Road to the south end of the parcel. The applicant's landscape plan proposes several plantings within the east and west side greenbelts in addition to existing vegetation to provide screening. Since there is no development possible to the west and the east is zoned commercial, we find the landscaping proposed meets the intent of the Ordinance.
- f. Open Space Landscaping.** This requirement is not applicable.
- g. Detention Pond Landscaping.** The site plan does not include any new detention pond.

- 8. Tree Removal Permit.** No regulated trees are proposed for removal as part of this project.

- 9. Stormwater Pond.** The proposed trailer parking project does not involve the creation of any new detention pond. Per the applicant, the storm water detention basin was modified as part of the "Building No. 2 – FedEx additional Car parking". This modification included storm water detention for all possible



future areas of impervious pavement. The ability of the existing detention system to handle the additional stormwater run-off is subject to review and approval by the Township Engineer and Wayne County.

- 10. Lighting.** The photometric plan proposes 10 light poles and includes a manufacturer's cut sheet. Section 8.105 of the Zoning Ordinance requires a maximum illumination level for the average of the area of parking areas to be 1.0 footcandle. The applicant has stated there is a 2.3 footcandle average for the parking lot. The intensity must be reduced. The intensity must also drop to 0 footcandles at the east and west property lines.

Per the applicant's response letter the light poles will be 35 foot tall. In industrial districts the Planning Commission may approve lighting fixtures up to a maximum height of thirty-five (35) feet if the proposed lighting over twenty-five (25) feet in height has no adverse impacts on the surrounding land uses and on the natural environment. We do not have an issue with the increased pole height; however, typical details of the light pole with the total height (including base) not exceeding 35 feet must be noted.

- 11. Architecture and Building Details.** As no building is proposed, architectural comments are not applicable.

- 12. Dumpster.** No dumpster is proposed with the parking lot.

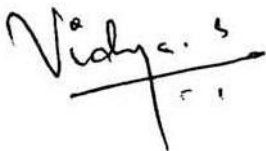
- 13. Signs.** The use is accessory to an existing principal use; therefore, no new signage is proposed at this time.

RECOMMENDATION

The site plan includes most of the details required by the Zoning Ordinance. Any items that are either missing or require additional information can be included at final site plan review. Therefore, we recommend that the Planning Commission approve the preliminary site plan for Ashley Crossroads South Trailer Parking, subject to the following conditions:

1. Approval of proposed stormwater detention calculations by Township Engineer and Wayne County.
2. Revisions to the photometric plan to comply with illumination levels and inclusion of light pole detail.

Respectfully submitted,
McKENNA



Vidya Krishnan
Principal Planner

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

