

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, June 10, 2020 – 7:30 PM  
Van Buren Township Hall  
46425 Tyler Road**

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; Van Buren Township's scheduled regular Planning Commission meetings beginning May 27<sup>th</sup>, 2020 will be conducted remotely in compliance with the State of Michigan Governor's Executive Orders regarding remote public meetings until further notice.

For this agenda:

- Join by weblink: <https://zoom.us/j/96030436811>
- Or dial in by phone: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592
- Webinar ID: 960 3043 681

For instructions on [how to join a Zoom meeting, make a public comment, ADA information, and virtual meeting compliance from the State please click here.](#)

**CALL TO ORDER:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

**MINUTES:**

**ITEM #1:** APPROVAL OF MINUTES FROM THE REGULAR MEETING OF MAY 27, 2020.

**CORRESPONDENCE:**

**PUBLIC HEARING:**

**NEW BUSINESS:**

**ITEM #1:** CASE 20-009 – CLOVER DEVELOPMENT - REVIEW AND COMMENT ON PROPOSED VARIANCES IN ASSOCIATION WITH SITE PLAN.

**TITLE:** THE APPLICANT, BETH ERNAT OF CLOVER DEVELOPMENT, IS REQUESTING REVIEW AND COMMENT ON PROPOSED VARIANCES RELATED TO ARCHITECTURAL DESIGN AND MAXIMUM ACCESSORY BUILDING AREA IN ASSOCIATION WITH A PRELIMINARY SITE PLAN AND SPECIAL LAND USE PERMIT APPLICATION ON A VACANT COMMERCIAL SITE.

LOCATION: 8470 Belleville Road. The property is located on the west side of Belleville Road between Tyler Road and Robson Road.

ACTION ITEMS: A. Presentation by the applicant  
B. Presentation by Township staff.  
C. Planning Commission discussion.  
D. Planning Commission offers review and comment.

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

Further discussion will be held regarding 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 districts. The amendments will be to Section 3.105 – footnotes to the table of permitted uses and special land uses by district, Section 3.110(d) – Required Conditions of the C, Local Business District and Section 5.117 - Dwellings in Non-residential Districts.

A. Presentation from Staff  
B. Planning Commission discussion  
C. Public comment

**GENERAL DISCUSSION:**

**ADJOURNMENT:**

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM  
May 27, 2020  
MINUTES – DRAFT**

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, Boynton and Thompson.

**Excused:** None.

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

**Planning Representatives:** McKenna Associate, Vidya Krishnan.

**Applicant(s) in Attendance:** Richard Tapper of Phantom Fireworks.

**Audience:** Three (3).

**APPROVAL OF AGENDA:**

Motion Boynton, Kelley second to approve the agenda of May 27, 2020 as presented. Motion Carried.

**APPROVAL OF MINUTES:**

Motion Jahr, Boynton second to approve the regular meeting minutes of March 11, 2020 as presented.

**Roll Call:**

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

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**NEW BUSINESS:**

**ITEM #1: 20-007 – PHANTOM FIREWORKS – TEMPORARY LAND USE**

**TITLE: THE APPLICANT, PHANTOM FIREWORKS IS REQUESTING A TEMPORARY LAND USE PERMIT TO CONDUCT A TEMPORARY OUTDOOR FIREWORKS TENT SALE.**

**LOCATION: 2095 RAWSONVILLE ROAD. THIS SITE IS LOCATED IN THE LAKEWOOD SHOPPING PLAZA PARKING LOT ON THE EAST SIDE OF RAWSONVILLE ROAD AND ON THE SOUTH SIDE OF THE I-94 SERVICE DRIVE.**

Richard Tapper of Phantom Fireworks gave the presentation. Phantom Fireworks is requesting a temporary land use permit to conduct a temporary outdoor fireworks tent sale from June 22<sup>nd</sup> through July 5<sup>th</sup> with operating hours from 10:00 a.m. to 10:00 p.m. This is their ninth year operating at this location. Mr. Tapper received an email from the State of Michigan regarding COVID requirements: no more than ten (10) customers at a time, all must wear masks and have

taped off 6 ft. markings for social distancing. There will be signs at the entrances to the tent for customers to wear masks and identifying the number of customers allowed in the tent.

Director Best presented the staff review letter dated March 19, 2020 recommending approval of the application subject to the following two (2) conditions:

1. That the applicant obtains approval from the Van Buren Township Fire Marshal.
2. That all proposed signage complies with the Zoning Ordinance.

Fire Marshal McNally presented his review letter dated May 21, 2020 recommending approval of the application, the site inspection is satisfactory.

No comments from the Commission or the audience.

**Motion Kelley, Jahr second to grant a temporary land use permit to Phantom Fireworks to conduct a temporary outdoor fireworks tent sale, located at 2095 Rawsonville Road, based on the analysis and subject to the conditions in the staff review letter dated March 19, 2020 and the fire department review letter dated May 21, 2020.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried. (Letters attached)**

**ITEM #2: 20-010 – PHANTOM FIREWORKS – TEMPORARY LAND USE**

**TITLE: THE APPLICANT, PHANTOM FIREWORKS IS REQUESTING A TEMPORARY LAND USE PERMIT TO CONDUCT A TEMPORARY OUTDOOR FIREWORKS TENT SALE.**

**LOCATION: 10010 BELLEVILLE ROAD. THIS SITE IS LOCATED IN THE MENARDS PARKING LOT, WHICH IS ON THE WEST SIDE OF BELLEVILLE ROAD, SOUTH OF TYLER ROAD.**

Richard Tapper of Phantom Fireworks gave the presentation. This is the first time requesting the Menards location, Menards has fireworks product in other states, this will be the first in Michigan. Kmart is closing at the Lakewood shopping center location and Mr. Tapper will monitor both sites to see how this year goes. If both locations don't do well, he might only operate at the Menards location next year. Operators for the site are in training all next week and all COVID requirements are in place.

Director Best presented his staff review letter dated May 11, 2020 recommending approval of the application subject to the following two (2) conditions:

1. That the applicant obtains approval from the Van Buren Township Fire Marshal.
2. That all proposed signage complies with the Zoning Ordinance.

Fire Marshal McNally presented his review letter dated May 21, 2020 recommending approval of the application.

Commissioners discussed the number of fire extinguishers at the site, need to have at least three (3) in the tent and the Township needs to be listed as additional insured on the Certificate of Liability Insurance. Mr. Tapper confirmed that there will be three (3) fire extinguishers in the tent and the missing language on the Certificate was an oversight. He will have the Township added to the Certificate and a corrected Certificate sent over.

No comments from the audience.

**Motion Kelley, Budd second to grant Phantom Fireworks a temporary land use permit at 10010 Belleville Road (Menards) to conduct a temporary outdoor fireworks tent sale, based on the analysis and subject to the conditions in the staff review letter dated May 11, 2020, fire department review letter dated May 21, 2020, with the Township listed as additional insured on the Certificate of Liability Insurance and a notation of three (3) fire extinguishers at the site.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried. (Letters attached)**

**ITEM #3: 20-002 – ACTIVE AERO GROUP ADMINISTRATIVE SITE PLAN UPDATE**

**DESCRIPTION: STAFF WILL PROVIDE AN UPDATE ON AN ADMINISTRATIVELY APPROVED 23,597 SQUARE FOOT AIRPLANE PARTS AND STORAGE BUILDING AND RELATED SITE IMPROVEMENTS.**

**LOCATION: 48155 F STREET. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF F STREET IN THE WILLOW RUN AIRPORT.**

Director Power gave the presentation by providing an update on the Administrative Site plan review for Active Aero, referencing his review letter dated May 21, 2020. The Active Aero Group seeks to build a 23,597 square foot airplane parts storage and office building on approximately 1.13 acres of property located at 48155 F Street in the Willow Run Airport. There will be three (3) working shifts with ten (10) people per shift. The proposed use is consistent with the following description, which is a permitted use by right in the AP (airport district) zoning district: Assembly and fabrication plants which use an airplane taxiway from the main airport runway directly to the manufacturing firm. The AP district allows for a modified administrative site plan review. Based on the administrative review, the set of plans received on April 17, 2020, as revised per Van Buren Township and Wayne County Airport Authority comments dated April 16, 2020, Active Aero has received zoning administrative approval. The approval of the building permit will be subject to approval by the Van Buren Township Building Official and Van Buren Township Fire Department. Active Aero is to forward three (3) additional copies of the site plan for review by

the Fire Marshal and Building Official at the time of seeking a building permit along with an approval letter from the Wayne County Airport Authority (WCAA).

Commissioners inquired if the Kalitta Air office expansion in 2018 was a similar process and if Kalitta Air and Active Aero are doing this project together, are they related. This is a separate project by Active Aero unrelated to Kalitta Air. Kalitta Air went through the same administrative review process for their expansion in 2018.

**GENERAL DISCUSSION:**

Director Best and Director Power informed Commission members and the audience that this will not be the last virtual meeting of the Planning Commission, virtual meetings will continue until at least June 30<sup>th</sup>. Upcoming meetings will have public hearings and public comment, there will be more on the next two (2) agendas. Staff will work with Commission members and the audience to make sure all have access to visual displays/shared screens during presentations.

**ADJOURNMENT:**

**Motion Budd, Boynton second to adjourn at 8:22 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

# Memo

**TO: Van Buren Charter Township Planning Commission**

**RE: Case 20-009: Clover Development - Review and Comment on Proposed Variances in Association with Site Plan**

**DATE: June 4, 2020**

---

Applicant Beth Ernat of Clover Development is requesting review and comment on proposed variances related to architectural design and maximum accessory building area in association with a preliminary site plan and special land use permit application on a vacant commercial site. Regarding this request, I refer the Planning Commission to the following materials which are included in this packet:

- Memo from Vidya Krishnan dated June 4, 2020
- Applicant Beth Ernat's explanatory narrative letter dated May 28, 2020
- Various architectural drawings including sheet C04 of the applicant's preliminary site plan package dated May 16, 2020 and four (4) sheets of architectural elevation drawings dated February 24, 2020.

Thank you,



Dan Power, AICP – Director of Planning and Economic Development, Van Buren Charter Township

CC: Vidya Krishnan – Van Buren Charter Township Planning Consultant, McKenna and Associates, Inc.

Matthew Best, M.S. – Director of Public Services, Van Buren Charter Township



# Memorandum

**TO:** Planning Commission  
Charter Township of Van Buren

**FROM:** Vidya Krishnan, Principal Planner

**SUBJECT:** Clover Senior Housing/8470 Belleville Road; BZA Request

**DATE:** June 4, 2020

The applicant, Clover Communities Van Buren LLC, proposes to construct a Senior Housing development named Clover Communities. The proposed 3-story, 45,860 square foot building will comprise of 125 independent living units. The site is located on the west side of Belleville Road, between Ecorse Road and Tyler Road and has a total site area of 17.728 acres.

**ZONING AND USE.** The site is currently zoned C-2 (Extensive Highway Business District). The site is also located within the BROD (Belleville Road Overlay District) which is a mandatory overlay district. The BROD includes two sub-areas. The Gateway Mixed Use Subarea is the basis for design standards north of Tyler Road. Section 3.112 of the Zoning Ordinance permits senior housing as a special land use in the C-2 Extensive Highway Business District.

**DEVELOPMENT STANDARDS.** The Ordinance has specific requirements for architecture for senior housing. Further, the site is also subject to the architectural standards required for buildings in the BROD. The Belleville Road Overlay District is the Township's primary business district. The Planning Commission has consistently required a high standard of design for developments in this area. The Ordinance requires use of unpainted red brick, brown brick, natural stone, or similar high-quality materials as the primary building material, with materials such as EIFS being allowed in a small percentage as an accent only. Some other materials such as T-11 siding, plywood etc. are strictly prohibited.

The applicant has submitted elevations of the proposed building. The structure is to be constructed of hardieplank lap siding and stone veneer. Hardieplank board is permissible only as an accent building material per the Ordinance. The physical design of building facades are required to vary at least every 40 linear feet within the Gateway Mixed Use Subarea of the BROD. The ordinance provides multiple suggestions for how this can be accomplished. The percentage of various building materials used on the façade is also required to be noted to ensure compliance with the requirements.

The Ordinance allows permits a maximum allowable accessory structure floor area, not to exceed 4,800 square feet. The applicant's proposal includes several detached garage buildings which occupy a total area of 9,600 square feet.

**REQUEST.** The applicant at this time wants to seek variances from the Board of Zoning Appeals for all aspects of architecture noted above, which are broadly encompassed within Section 6.309(C), and also the maximum permitted accessory structure floor area per Section 7.202 (a). We have been working with the applicant to get a site plan in front of the Planning Commission for a public hearing on the special land use and for preliminary site plan approval. However, the deviations being sought by the applicant must be





approved first before the PC can grant preliminary site plan approval.

Since architecture is a critical component of the site, we believe some feedback from the Planning Commission is essential in order to enable the BZA to make an informed decision.

### **JUSTIFICATION**

The applicant's reasoning is that the BROD standards are primarily intended for commercial and mixed use buildings with frontage on Bellville Road and not necessarily applicable to the proposed independent living facility. The applicant also contends that the cost of development of this land makes the use of brick/stone and similar materials an expensive construction which will drive up costs beyond the reach of their target market. The applicant states that use of brick or similar material gives an "institutionalized" look which is contrary to their goal of providing a "home" like setting.

### **DISCUSSION**

The applicant has worked diligently with Township Staff over the past several months to make their submittal. Several aspects of the project such as connectivity, landscaping, stormwater detention etc. are well designed. The issue with architecture is a cause for concern.

The applicant's representative Ms. Ernat was one of the first entities to approach the Township to consider adopting a Senior Housing Ordinance. She has been part of the draft discussions and has attended Planning Commission public hearings on the Ordinance prior to its adoption. Although we were made aware that Clover Communities typically have a very different style of architecture, the applicant did not raise a concern or protest the application of the BROD standards at any of the hearings.

The Planning Commission worked hard to draft regulations that would welcome senior housing into the community while not compromising on the quality of the buildings the Township has seen built in recent times along major corridors.

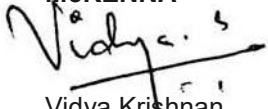
We have concerns that a deviation from the architectural standards based on the applicant's reasoning would not only undermine the newly adopted ordinance, but also open the door to other future developments choosing to not comply and compromise on the standards.

### **RECOMMENDATION**

We recommend that the Planning Commission discuss the applicant's proposal with regard to architecture and if necessary, accessory structure size, and provide some feedback to the BZA which will help them make a determination. The Planning Commission's input would be vital to the BZA which is not involved in drafting and adopting ordinances or setting the guidelines. The feedback from the PC can be conveyed to the BZA through the liaison member serving on both boards and can also be summarized by Administrative Staff in a memo to the BZA. I will be at the Planning Commission meeting on June 10, 2020 to discuss these recommendations with you further.

Sincerely,

**McKENNA**

  
Vidya Krishnan  
Principal Planner

Cc: Dan Power, Director of Planning and Economic Development



May 28, 2020

Planning Commission/  
Board of Zoning Appeals

RE: 8470 Belleville Road  
Proposed Clover Senior Housing – 8470 Belleville Road, Van Buren Township

To Whom It May Concern:

Clover Communities Van Buren LLC is seeking zoning variances for the proposed development of market-rate senior housing at 8470 Belleville Road. The property is located in the Belleville Road Overlay District and is part of the DDA. In order to develop this property relief is being sought for:

- Architectural requirements of the BROD - purposed durable siding 70 percent of building
- Maximum allowable accessory structure area (4800 sf) – proposed 9,600 sf coverage

Zoning Standards:

*Burdens/challenges of the land use if complying with the Zoning Ordinance*

As the property is located in the BROD there is a strong desire from the community to have commercial and mixed-use along Belleville Road. By creating the proposed outlot there is the potential for commercial development to occur along Belleville Road. The proposed use is residential and is identified as a special land use within the zoning district.

The architectural requirements of the BROD are typical of commercial and mixed-use projects, the proposed use is independent senior housing. Senior housing is an identified need for Van Buren Township. This is not a nursing or skilled care facility. Future residents are attracted by the feeling of a residential structure versus an institutional structure. Nursing homes, skilled care centers, and subsidized housing are associated with brick structures. Each unit has a balcony or patio and the finishings are residential grade versus commercial grade which add to the “home” feeling of the building. The building will be constructed of durable material consistent with a residential development. Additionally, the proposed building is located over 300’ feet from Belleville Road. The cost of land including taxes and utility development costs as well as the costs of construction also factor into the building material consideration. The developer provides affordable market-rate living consistent with the average income in the area. Additional development costs increase rents and take away from affordability.

As a residential development, garages are both practical and desirable as they reduce the size of the parking surfaces, screen the property, are constructed at a residential/pedestrian scale and are not



visible from Belleville Road. Garages are identified as an accessory structure in the underlying zoning which is not designed for residential uses.

#### *Unique circumstances of the property*

The property is located in the BROD and has the size and ideal location for needed affordable, market-rate senior housing to allow aging in place for local residents. The property has the potential based on its location and size to accommodate desired new commercial and senior living, both identified in the Master Plan. The property is currently bordered by residential, commercial, and light industrial. Part of the residential adjacent to the property is a mobile home park that consists of vinyl and aluminum sided structures. One-story brick combination houses are also along Belleville Road. The proposed architectural design is residential in nature and not institutional which will positively impact future development options and opportunities as well as marketability of the units. The size and location of the property allows for a large residential development to be created with access to the main commercial corridor while maintaining a wooded serene residential environment set-off the main road. The proposed garages are needed for marketability of the property and vehicle storage. Although the underlying zoning is commercial the proposed use is residential and designed for older persons who seek covered parking for conveniences. Without the proposed increase in accessory structure coverage there would be a larger increase in asphalt for surface parking. The location of the garages will not be visible from the road due to the size of the property.

#### *Conditions are not self-created*

Market factors such as land costs and higher than average property taxes in Wayne County directly impact the cost of development. The BROD standards for architecture were created for commercial and mixed-use developments versus residential senior living developments which were recently added as a special use in the commercial district.

The proposed development rents are kept market rate affordable to allow for the average person in the community to afford our community. This means one of our residents can sell a single-family home and live with us for 10 years without additional sources of income. We choose our locations in part based on the average price of homes and income in the area. In order to keep rents at market-rate for residents the cost of construction is a major factor. Construction materials and finishings impact development costs.

As the Township recently included senior living as a special use, meaning it is appropriate in the district, consideration for covered parking which is an accessory to the structure was not made. Garages are an important component for independent living. The property is large enough to support this type of accessory use. The coverage created by the garages is less than 22 percent of the primary building coverage.

*The request will not diminish light or air to neighboring properties or increase the hazard of fire, flood, or other public safety risks to neighboring properties.*



The proposed development is located behind all existing development on the west side of Belleville Road and therefore will not diminish light or air or increase any hazards to the surrounding property. The proposed development will be fully fire suppressed and will have adequate access to all public safety providers.

*The request will not impair the property values of neighboring property, public health, safety, comfort, morals or welfare of the inhabitants of the Township.*

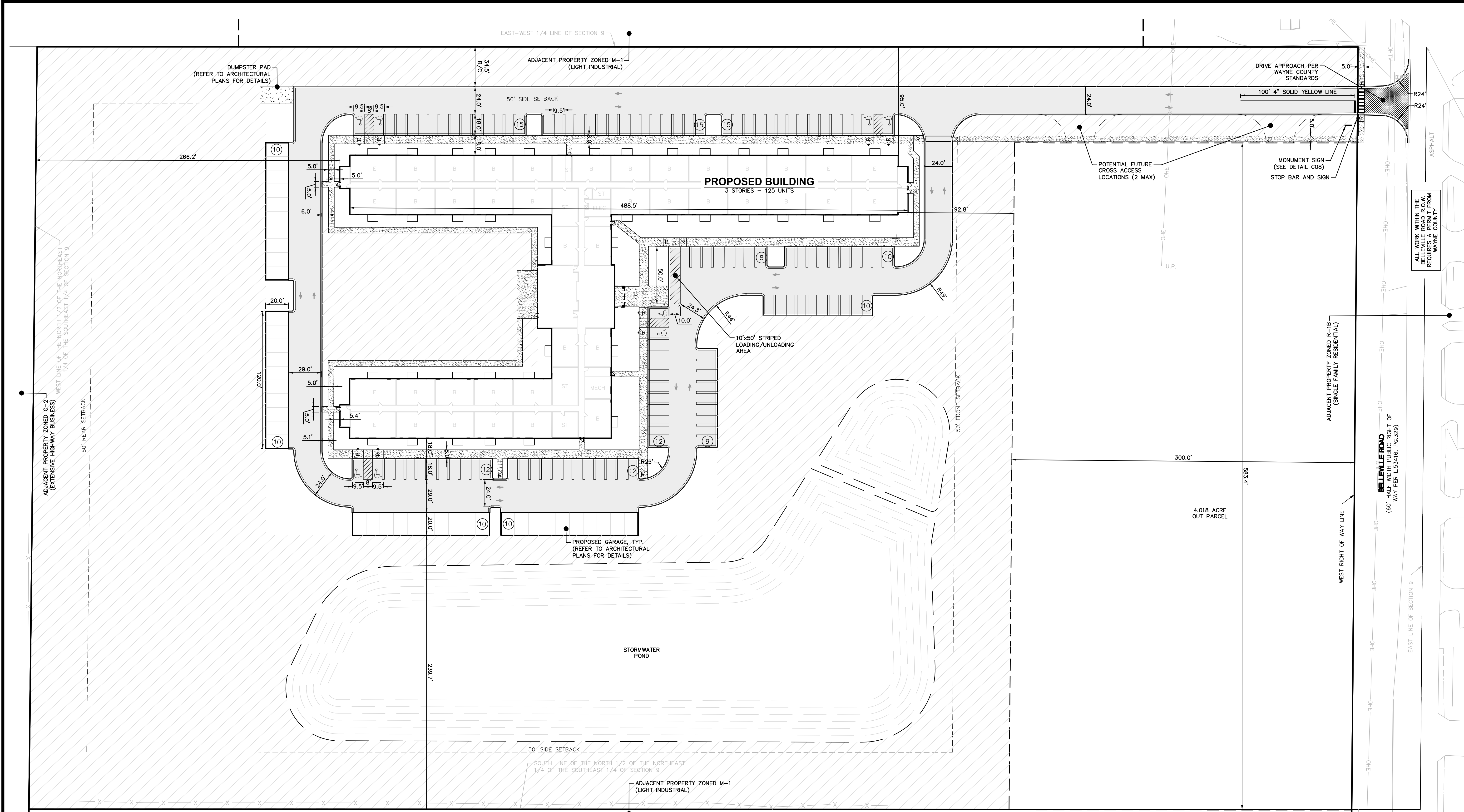
The proposed development will add density to the BROD and the township as a whole thereby increase the value of the district and neighboring properties. The new development would be fully taxable and will create an outlot for additional commercial development within the district. The property will be improved with utilities and storm water retention. The proposed development creates aging in place opportunities for the community and will be recognizable as a residential structure.

*The request will not impair the character of the neighborhood*

The existing neighborhood includes single family residential, mobile trailer homes, commercial and light industrial. The BROD intends to increase commercial and multi-use within the district. The proposed development provides diversity to the BROD district and does not change the character of the existing neighborhood.

*The request will not impair the intent of the zoning ordinance*

The proposed development is for senior housing which was newly created as a special use in the zoning district and identified as a needed use in the Master Plan. The proposed development and finishings will fit within the goals of Van Buren Township and the Belleville Road Overlay District as the building will be attractive, market-rate, and accessible.



### NOTES

- REFERENCE THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING TOPOGRAPHY AND BOUNDARY INFORMATION..
- ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR FLOOR PLANS, ELEVATIONS, AND SITE RENDERINGS.
- ALL ITEMS NOT IDENTIFIED AS "EXISTING" SHALL BE PROPOSED.
- CONTRACTOR TO PICK UP DEBRIS WITHIN PROPERTY LIMITS WEEKLY OR AS NEEDED.
- PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES AND SURFACES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED. PARKING LOT STRIPING AND MARKINGS SHALL MAINTAINED IN A CLEARLY VISIBLE CONDITION.
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS, SPECIFICATIONS, AND GENERAL CONDITIONS OF THE TOWNSHIP.

### SITE BENCHMARKS

BENCHMARK 1  
SET MAG NAIL ON NORTH SIDE OF POWER POLE 68'±  
WEST AND 16'± SOUTH OF SOUTHEAST PROPERTY IRON  
ELEVATION = 744.57' NAVD88

### LEGEND

	PROPERTY LINE		PAINTED STOP BAR W/ STOP SIGN
	PROPOSED 6" CONCRETE CURB & GUTTER		TRAFFIC FLOW ARROWS
	PROPOSED SIDEWALK		PROPOSED SIGN
	PROPOSED CONCRETE		PROPOSED FIRE LANE SIGN
	PROPOSED DRIVEWAY PER WAYNE COUNTY STANDARD		PARKING ROW COUNT
	PROPOSED ASPHALT PAVEMENT		ADA PARKING SPACE
	PROPOSED OPEN SPACE		SIDEWALK RAMP

### SITE DATA

#### PARCEL SUMMARY

PARCEL ID#	GROSS AREA	ZONING
OVERALL PARCEL	17.728 ACRES	C-2 (BELLEVILLE RD. OVERLAY DISTRICT)
OUT PARCEL (TO BE SPLIT)	4.018 ACRES	
REMAINDER PARCEL	13.710 ACRES	

#### SETBACK DATA

	REQUIRED	PROVIDED
FRONT	50 FT	50 FT
SIDES	50 FT EACH	50 FT
REAR	50 FT	50 FT

#### BUILDING DATA

HEIGHT	# OF UNITS	FLOOR AREA
3 STORIES	125	45,860 SQ. FT. (1ST FLOOR)
33 FEET		

#### ACCESSORY STRUCTURES DATA

HEIGHT	# OF STRUCTURES	TOTAL FLOOR AREA
1 STORY	4	9,600 SQ. FT.

#### LOT COVERAGE

MAIN BUILDING	45,860 SF/597,237 SF x 100% = 7.7%
ACCESSORY STRUCTURES	(9,600 SF/597,237 SF) x 100% = 1.6%
TOTAL LOT COVERAGE	9.3%

#### FLOOR AREA RATIO (FAR)

MAIN BUILDING	(45,860 SF x 3 FLOORS)/597,237 SF x 100% = 23.0%
ACCESSORY STRUCTURES	(9,600 SF/597,237 SF) x 100% = 1.6%
TOTAL FAR	24.6%

#### TYPICAL UNIT AREAS

1 BED - 1 BATH	= 682 SF
2 BED - 1/1.5 BATH	= 776-810 SF

#### STANDARD PARKING DATA

TYPE	PROPOSED	REQUIRED
GARAGE	40 SPACES	
STANDARD	118 SPACES	
TOTAL	158 SPACES	158 SPACES
FORMULA:	UNITS * 1.25 + 1 SPACE/EMPLOYEE	
EMPLOYEES =	1	

#### ACCESSIBLE PARKING DATA

PROPOSED	REQUIRED	FORMULA
8 SPACES	6 SPACES	151-200 TOTAL SPACES

#### OPEN SPACE DATA

PROPOSED	REQUIRED
7.16 AC. (52%)	3.43 AC (25%)

Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2018 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

**ATWELL**  
866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
TWO TOWNE SQUARE, SUITE 700  
SOUTHFIELD, MI 48076  
248.447.2000

SECTION 9

TOWN 3 SOUTH, RANGE 8 EAST

VAN BUREN TOWNSHIP

WAYNE COUNTY, MICHIGAN

CLOVER DEVELOPMENT GROUP

CLOVER SENIOR HOUSING

PRELIMINARY SITE PLANS

LAYOUT PLAN

DATE: DECEMBER 20, 2019

REVISIONS/SUBMITTALS

03-16-2020 PER TWP.

0' 20' 40'

SCALE: 1"=40'

DRAWN BY: JC/TF

CHECKED BY: JK

PROJECT MANAGER: JK

JOB #: 19003407

FILE CODE: SP

SHEET NO.

C04

CAD FILE: \\A:\19003407\DWG\PLAN SETS\SITE PLANS\19003407-C04.dwg

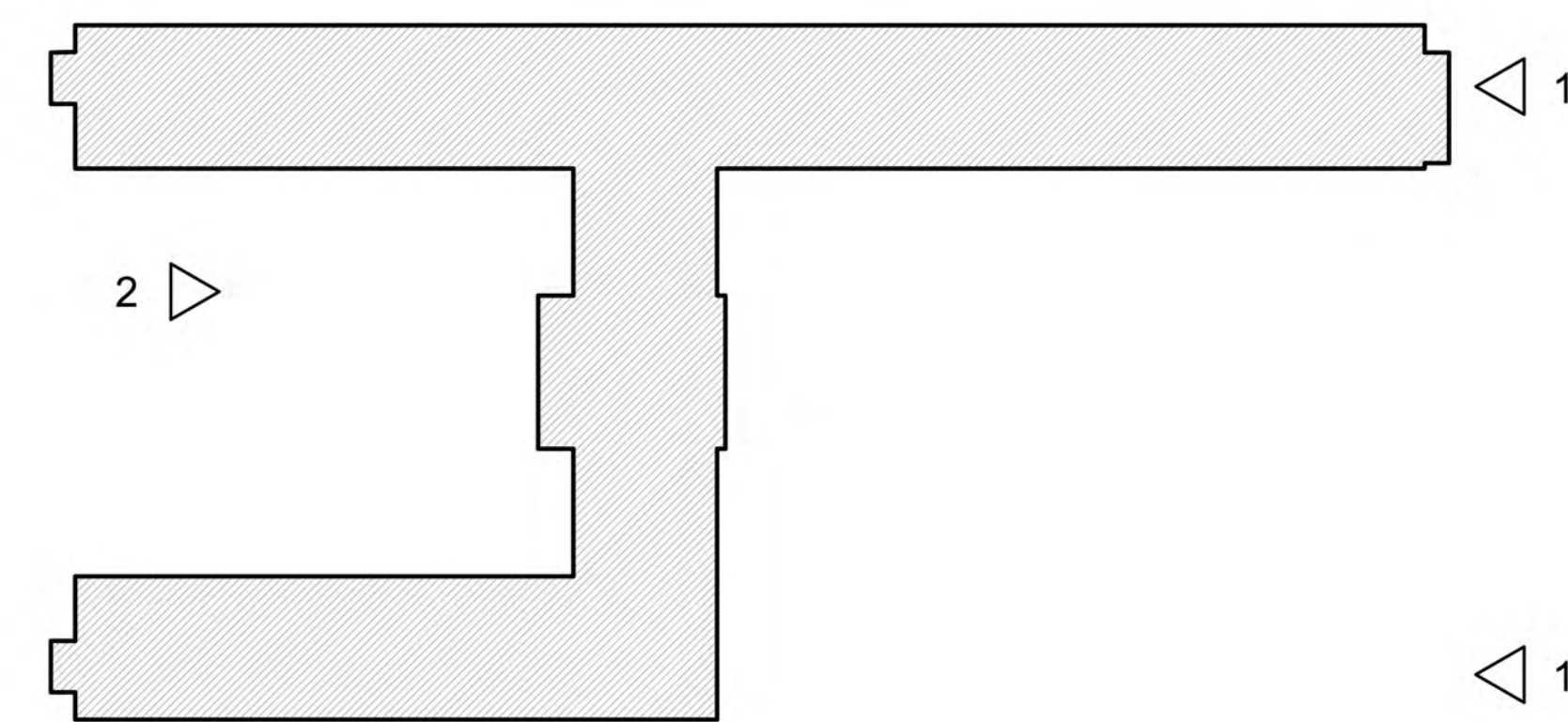




1 EAST ELEVATION



2 WEST ELEVATION



KEY PLAN



LEGEND - EXTERIOR MATERIALS	
1	HARDFEELK LAMP SIDING COLOR: TO MATCH CYPRESS FROM HEATHERPANEL, EXTERIOR PORTFOLIO SERIES VINYL SIDING
2	HARDFEELK LAMP SIDING COLOR: TO MATCH CLAY FROM HEATHERPANEL, EXTERIOR PORTFOLIO SERIES VINYL SIDING
TRIM NOTES:	
1	ALL VERTICAL TRIM / MATERIAL BREAKS SHALL BE HARDIE TRIM, COLOR BY OWNER.
2	ALL HORIZONTAL TRIM / MATERIAL BREAKS SHALL BE HARDIE TRIM, COLOR BY OWNER.
3	HARDIESHINGLE SIDING COLOR: TO MATCH CANYON FROM HEATHERPANEL, EXTERIOR PORTFOLIO SERIES VINYL CEDAR SHINGLE SIDING.
4	STONE VENEER MANUFACTURER: BORAL SERIES: VERSETTA STONE STYLE: LEDGESTONE COLOR: FLUMB CREEK
5	ASPHALT SHINGLES OVER 30# BUILDING FELT MANUFACTURER: TANKO STYLE: HERITAGE 30-YEAR ARCHITECTURAL COLOR: OXFORD GREY
6	SHUTTERS - 15"x63" EP RAISED PANEL COLOR: BLACK
LEGEND - LIGHT FIXTURES	
D	FIXTURE D: HAMPTON BAY HET002-05, OUTDOOR LIGHT COLOR: BLACK
DI	FIXTURE DI: HAMPTON BAY BPP6H-BLK, OUTDOOR LIGHT COLOR: BLACK
E	FIXTURE E: HAMPTON BAY HET002-05, OUTDOOR LIGHT COLOR: BLACK

# VAN BUREN TOWNSHIP SENIOR HOUSING

VAN BUREN TOWNSHIP, MICHIGAN

#219094  
2/24/20

**MUSSACHIO ARCHITECTS**  
30 NORTH FOREST RD.  
WILLIAMSVILLE, NEW YORK 14221  
(716) 631-9949T (716) 631-0521 F  
www.MussachioArchitects.com

© 2019 MUSSACHIO ARCHITECTS P.C.





LEGEND - EXTERIOR MATERIALS	
1	HARDEPLANK LAP SIDING COLOR: TO MATCH CYPRESS FROM HEATHERPANEL, EXTERIOR PORTFOLIO SERIES VINYL SIDING
2	HARDEPLANK LAP SIDING COLOR: TO MATCH CLAY FROM HEATHERPANEL, EXTERIOR PORTFOLIO SERIES VINYL SIDING
TRIM NOTES: 1. ALL VERTICAL TRIM / MATERIAL BREAKS SHALL BE HARDE TRIM COLOR BY OWNER. 2. ALL HORIZONTAL TRIM / MATERIAL BREAKS SHALL BE HARDE TRIM COLOR BY OWNER.	
3	HARDIESHINGLE SIDING COLOR: TO MATCH CANYON FROM HEATHERPANEL, EXTERIOR PORTFOLIO SERIES VINYL CEDAR SHINGLE SIDING.
4	STONE VENEER MANUFACTURED, ISORAL SERIES: VERSETTA A STONE STYLE: LEDGESTONE COLOR: PLUMB GREEN
5	ASPHALT SHINGLES OVER 30# BUILDING FELT MANUFACTURES: TANKO STYLE: HERITAGE, 30-YEAR ARCHITECTURAL COLOR: OXFORD GREY
6	SHUTTERS - 15"x39" EP RAISED PANEL COLOR: BLACK
LEGEND - LIGHT FIXTURES	
D	FIXTURE D: HAMPTON BAY HET002-05, OUTDOOR LIGHT COLOR: BLACK
DL	FIXTURE DL: HAMPTON BAY EFFPAH-BLK, OUTDOOR LIGHT COLOR: BLACK
E	FIXTURE E: HAMPTON BAY HET002-05, OUTDOOR LIGHT COLOR: BLACK



# VAN BUREN TOWNSHIP SENIOR HOUSING

VAN BUREN TOWNSHIP, MICHIGAN

#219094  
2/24/20

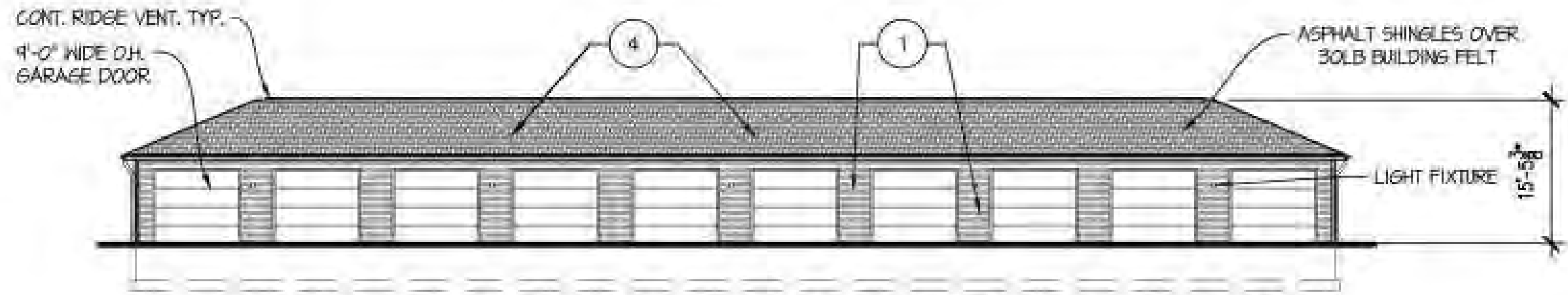
**mu** MUSSACHIO  
ARCHITECTS  
30 NORTH FOREST RD.  
WILLIAMSVILLE, NEW YORK 14221  
(716) 631-9949T (716) 631-0521 F  
www.MussachioArchitects.com

© 2019 MUSSACHIO ARCHITECTS P.C.

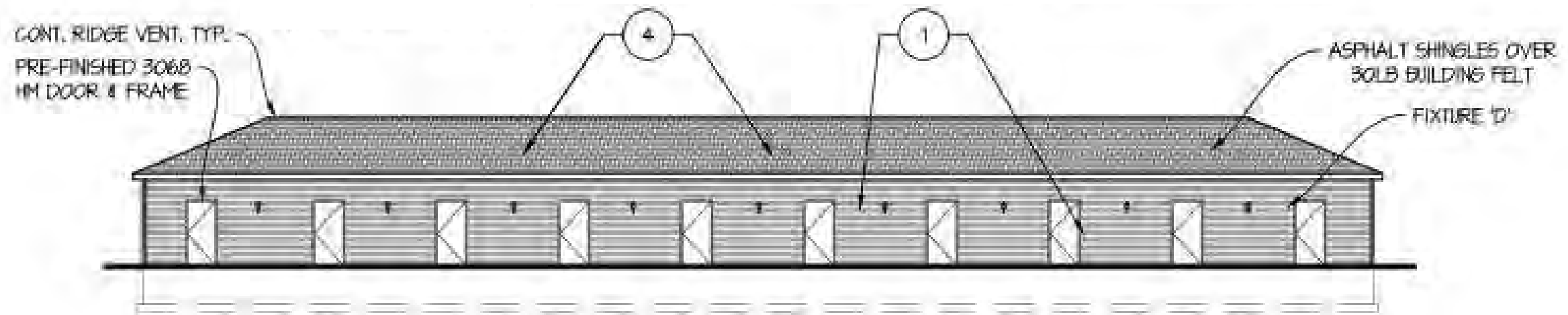








TYPICAL FRONT ELEVATION - GARAGE



TYPICAL REAR ELEVATION - GARAGE

SENIOR HOUSING SCHEME "A"

#216069



## Memo

**TO: Van Buren Charter Township Planning Commission**

**RE: C- District Zoning Amendments – Discussion Topic**

**DATE: June 4, 2020**

---

The Planning Commission is continuing to consider proposed clarifying Zoning Ordinance text amendments 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. The first discussion on this topic occurred on March 11, 2020. A public hearing was then scheduled for March 25<sup>th</sup>. This public hearing was postponed due to safety concerns regarding COVID-19 and is now rescheduled for June 24<sup>th</sup> as a remote public hearing.

The Planning Commission is now being asked to discuss this topic ahead of their public hearing on June 24<sup>th</sup>. The following resources have been provided to assist the Planning Commission with this discussion, which will occur at their regular meeting on June 10<sup>th</sup>:

- A cover memo and draft zoning ordinance amendments provided by Vidya Krishnan, Van Buren Township Planning Consultant, dated June 2, 2020.
- Reference materials, including the following:
  - o A display of C District Uses Trip Generation from the ITE (Institute of Traffic Engineers) Trip Generation Manual Data
  - o A map of C, Local Business zoning district coverage in Van Buren Township.
  - o Graphic examples of selected land uses currently permitted in the C, Local Business District.

Thank you,



Dan Power, AICP – Director of Planning and Economic Development, Van Buren Charter Township

CC: Vidya Krishnan – Van Buren Charter Township Planning Consultant, McKenna and Associates, Inc.  
Matthew Best, M.S. – Director of Public Services, Van Buren Charter Township



**MCKENNA**

June 2, 2020

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

**Subject: C (Local Commercial) District Amendment**

Dear Commissioners:

We are continuing with our ongoing discussion on an amendment we were working on since the beginning of the year, which got put on hold due to the global pandemic. While working on other Ordinance amendments late last year, it came to our attention that the C (Local Commercial) District has a footnote that regulates the size of any single use building. Typically, the size of a development in most districts is dictated by required setbacks, greenbelts, parking, stormwater detention and other site design standards in the Ordinance that must be met.

The C district however has a limitation on the maximum building size for a single use. To our knowledge no other zoning district limits the principal use building size. Building size limitations are only used to differentiate warehouses from distribution centers, accessory uses within a large industrial or office-technology development etc. The intent behind this limitation in the C district was to restrict the traffic generated from any single commercial use. This standard was not intended for residential type uses in the commercial district. The C district currently allows for sit down restaurants, strip commercial buildings, professional medical and dental offices by right. These uses typically occupy a smaller footprint building but generate a significant amount of traffic and road trips. To address any concerns that the proposed amendment will result in an increase in traffic generated on a C parcel, we have provided an addendum showing trips generated by some of the uses allowable in the C district per the latest ITE manual. The graphic representation provides a comparison for the different uses and the resulting traffic based on nationally published data

Based on the trips generated by commercial uses, the building size limitation for a *commercial use* is well placed. However, such a limitation for a residential use is not practical or reasonable. The currently C district regulations have been part of the Zoning Ordinance for over a decade. The Township zoning map has a handful of parcels zoned C and no new project have been reviewed on any of these parcels in a very long time. Therefore, when the ordinance was reviewed and updated a few years ago, the provision limiting building size was not scrutinized.

The intent of the amendment at this time is not to address a specific project, but to correct a requirement of the ordinance that is too generalized and inappropriate for general application. Addition of the clarification protects the Township and its residents from larger 'big-box' development on these neighborhood parcels and at the same time allows for uses that may occupy a larger footprint but generate significantly lesser volumes of traffic and adverse impacts on the abutting areas.

Typically when a new ordinance is adopted, we review the existing ordinance to check for any points of conflict and correct them. However, with a Zoning Ordinance spanning 348 pages, an occasion point of conflict is overlooked. Recent ordinance amendment(s) that passed includes a repealer clause which addresses such unforeseen conflicts when a new ordinance is adopted. The clause states: "*All other provisions of the Zoning*

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
**MCKA.COM**

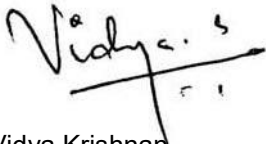
**Communities for real life.**

*Ordinance, or Ordinances or parts of Ordinances, in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.”*

While this section can be used to address conflicting points, we believe the C district regulations need clarification. I will be present at the Planning Commission meeting and look forward to discussing and reviewing the proposed amendment with you.

Respectfully,

**McKENNA**

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

Vidya Krishnan  
Principal Planner

c: Matt Best, Van Buren Township Director of Public Services  
Dan Power, Director of Planning and Economic Development



**CHARTER TOWNSHIP OF VAN BUREN COUNTY  
OF WAYNE, STATE OF MICHIGAN  
ORDINANCE NO. xx-xx-20**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE 5-2-17(2) AS AMENDED OF THE CHARTER TOWNSHIP OF VAN BUREN TO AMEND THE LANGUAGE OF C, LOCAL COMMERCIAL DISTRICT TO CLARIFY BUILDING SIZE LIMITATIONS.  
THE CHARTER TOWNSHIP OF VAN BUREN ORDAINS:**

**SECTION 1- ORDINANCE AMENDMENT**

Pursuant to this Ordinance, the following sections of the Charter Township of Van Buren Zoning Ordinance shall be amended in accordance with the below text upon the effective date of this Amendment:

**Section 3.105 Footnotes to the Table of Permitted Uses and Special Land Uses by District**

**(B) Required Conditions of the C, Local Business District**

**(2) Buildings.** Buildings in the Local Business District shall be subject to the following limitations:

- (a) Building for Permitted Uses.** No single use may occupy a building or portion of a building greater than five thousand (5,000) square feet and no building occupied by more than one (1) use may be larger than ten thousand (10,000) square feet.
- (b) Other Buildings.** Building including one (1) or more uses permitted by right and/or permitted after special approval, which are larger in area than those permitted above shall be subject to special land use review and the following provisions:
  - (i)** Such building shall be located on a site not less than three (3) acres in area.
  - (ii)** No single commercial use may occupy a building or portion of a building greater than ten thousand (10,000) square feet.
  - (iii)** No commercial use building occupied by more than one (1) use may be larger than thirty thousand (30,000) square feet.
  - (iv)** No main or accessory building shall be situated less than fifty (50) feet from any residential district, or from any property line which abuts a residential district or use.
  - (v)** The maximum size of a building used for non-commercial or residential uses shall be dictated by compliance with all applicable ordinance regulations for setbacks, parking, greenbelts and other site design requirements.

**SECTION 2 - SEVERABILITY**

Should any provision or part of this Ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of the balance of this Ordinance, which shall remain in full force and effect.

**SECTION 3 - REPEALER**

All other provisions of the Zoning Ordinance, or Ordinances or parts of Ordinances, in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

#### **SECTION 4- SAVINGS CLAUSE**

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court or any rights acquired or any liability incurred, or any cause or causes of action acquired or existing, under the Zoning Ordinance, or any act or Ordinance hereby repealed as cited in Section 3 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

#### **SECTION 5 - EFFECTIVE DATE**

The provisions of this Ordinance are hereby ordered to take effect seven (7) days after publication of the notice of adoption in a newspaper of general circulation within the Township. This Ordinance shall be immediately recorded by the Township Clerk in the Township Ordinance Book as soon as it is adopted, which record shall be authenticated by the signatures of the Supervisor and Clerk and shall be published in a newspaper of general circulation in the Township within fifteen (15) days of passage. A copy of this Ordinance may be purchased or inspected at the Clerk's Office, 46425 Tyler Road, Van Buren Township, MI 48111 during normal business hours.

#### **SECTION 6 - ADOPTION**

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Van Buren at a meeting duly called and held on the --- day of -----, 2020, and ordered to be given publication in the manner prescribed by law.

I hereby approve the foregoing Ordinance,

Leon Wright, Clerk

Kevin McNamara, Supervisor

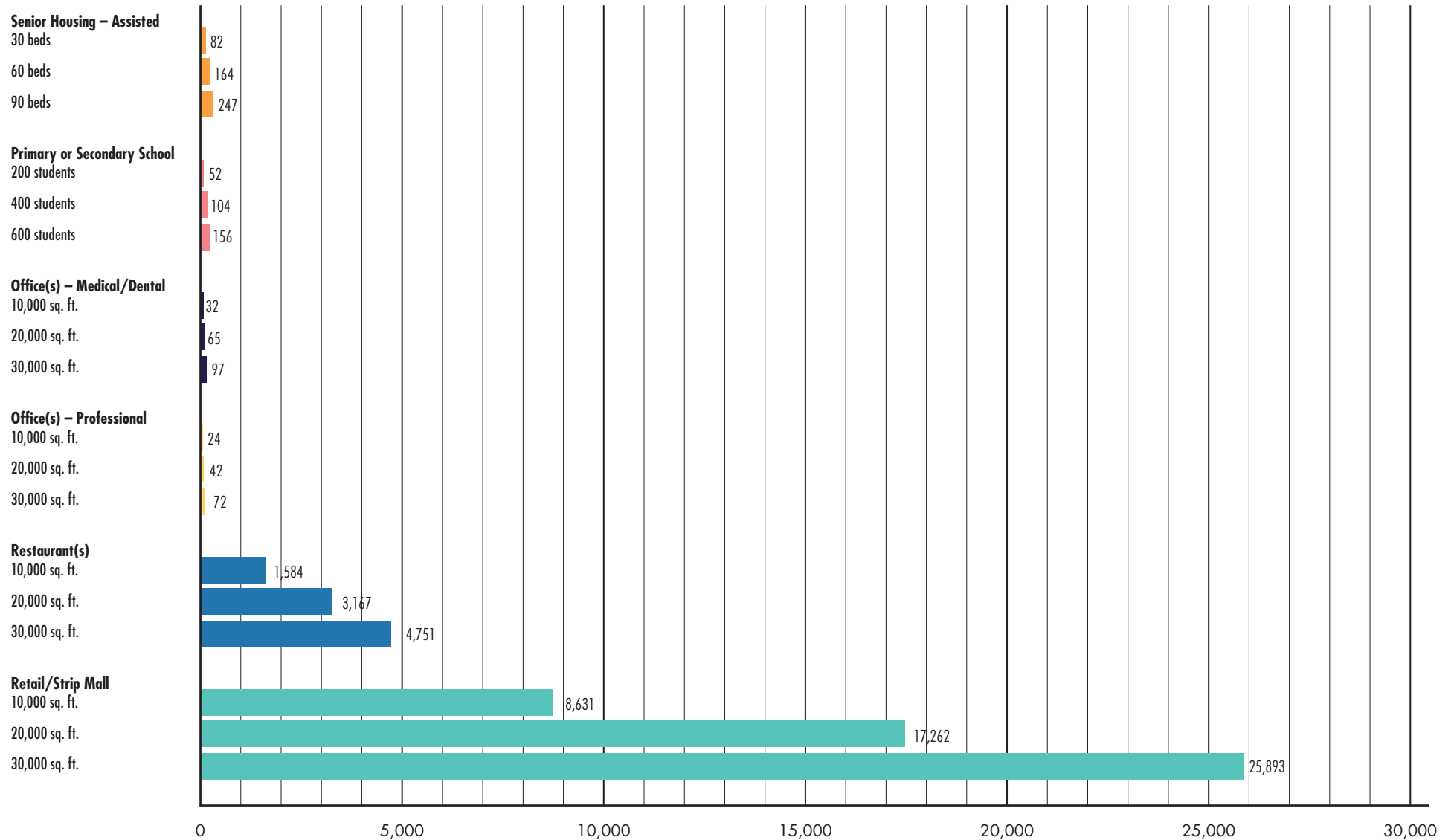
Adopted:

Published:

Effective:

# C District Uses Trip Generation

Van Buren Township, Wayne County, Michigan







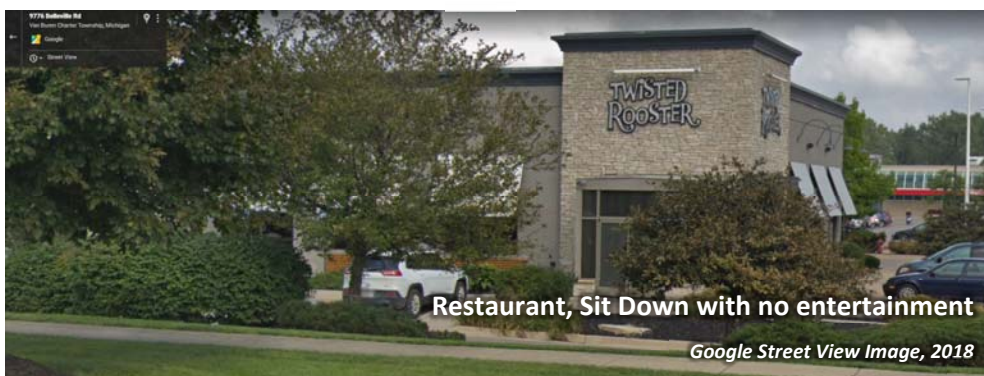
^  
N

### Section 3.110 C, Local Business District

(A) STATEMENT OF PURPOSE	
The Local Business District intended to permit retail business and service uses which are needed to serve nearby residential areas. In order to promote such business development, uses are permitted which would not create hazards, offensive and loud noises, vibration, smoke, glare or excessive truck traffic. The intent of this district is also to encourage the concentration of local business in appropriate locations for the mutual benefit of businesses and patrons. It is intended that marginal strip business development along major streets be discouraged.	
(B) PERMITTED USES	(C) SPECIAL LAND USES
<ul style="list-style-type: none"> <li>• Service establishment, personal services</li> <li>• Service establishment, office, showroom or workshop (retail required)</li> <li>• Office, Professional</li> <li>• Office, Medical and Dental</li> <li>• Grocery store</li> <li>• Restaurants, Sit Down with no entertainment</li> <li>• Retail Sales, Indoor</li> <li>• School (Primary or Secondary)</li> <li>• School (College or University, Public or Non-Profit)</li> <li>• Private indoor instructional institutions.</li> <li>• Adult day care centers</li> <li>• Wireless Communication Facilities</li> <li>• Banks and Financial Institutions, No Drive-Thru</li> <li>• Accessory structures and uses customarily incidental to the above permitted uses</li> </ul>	<ul style="list-style-type: none"> <li>• Publicly owned buildings and uses</li> <li>• Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations but not including storage yards, when necessary to serve the immediate vicinity.</li> <li>• Child care centers</li> <li>• Greenhouses and Nurseries</li> <li>• Accessory Caretaker Dwelling</li> <li>• Senior Housing</li> </ul>

#### Examples –Commercial and non-Commercial Uses

##### Commercial Uses



**Non-Commercial (including Residential) Uses**

