

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, January 27, 2021 – 7:30 PM
REMOTE MEETING –AGENDA**

To reduce the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; this Van Buren Township’s scheduled regular Planning Commission meeting will be conducted remotely.

- Join by weblink: <https://zoom.us/j/91961959303>
- Or dial in by phone: 1 1 929 436 2866
- Webinar ID: 919 6195 9303

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 January 13, 2021.

CORRESPONDENCE:

PUBLIC HEARING:

NEW BUSINESS:

ITEM # 1: CASE 19-001 – PROJECT SYCAMORE - FINAL SITE PLAN APPROVAL – EXTENSION APPROVAL

DESCRIPTION: THE APPLICANT, JULIAN BEGLIN, IS REQUESTING AN EXTENSION AND AMENDMENT TO A PREVIOUSLY APPROVED FINAL SITE PLAN APPROVAL FOR SITE DEVELOPMENT FOR A VISITOR & VEHICLE RECEIVING CENTER BUILDING, ASSOCIATED IMPROVEMENTS, AND SITE HARDENING FOR SECURITY PURPOSES FOR A DATA CENTER USE. THE FINAL SITE PLAN WAS INITIALLY APPROVED ON APRIL 10, 2019.

LOCATION: 9000 HAGGERTY ROAD. THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF HAGGERTY ROAD AND TYLER ROAD.

ACTION ITEMS: A. Presentation by Township Staff.
B. Planning Commission discussion.
C. Planning Commission considers final site plan amendment approval.

ITEM # 2: CASE 19-001 – PROJECT SYCAMORE – AMENDED FINAL SITE PLAN APPROVAL

DESCRIPTION: THE APPLICANT, JULIAN BEGLIN, IS REQUESTING AMENDED FINAL SITE PLAN APPROVAL FOR SITE DEVELOPMENT FOR A VISITOR & VEHICLE RECEIVING CENTER BUILDING, ASSOCIATED IMPROVEMENTS, AND SITE HARDENING FOR SECURITY PURPOSES FOR A DATA CENTER USE.

LOCATION: 9000 HAGGERTY ROAD. THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF HAGGERTY ROAD AND TYLER ROAD.

ACTION ITEMS: A. Presentation by Applicant.
B. Presentation by Township Staff.
C. Planning Commission discussion.
D. Planning Commission considers final site plan amendment approval.

GENERAL DISCUSSION AND UPDATES

ITEM # 1:

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
January 13, 2021
MINUTES - DRAFT**

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 7:32 p.m.

ROLL CALL:

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

Excused: Atchinson and Cullin.

Staff: Director Power, Director Best and Secretary Harman.

Planning Representatives: None.

Applicant(s) in Attendance: Kevin Walsh and James Harless of the Yankee Air Museum.

Audience: Four (4).

APPROVAL OF AGENDA:

Motion Jahr, Franzoi second to approve the agenda of January 13, 2021 as presented.

Roll Call:

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

Nays: None.

Absent: Atchinson and Cullin.

Motion Carried.

APPROVAL OF MINUTES:

Motion Jahr, Budd second to approve the regular meeting minutes of December 9, 2020 as presented.

Roll Call:

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

Nays: None.

Absent: Atchinson and Cullin.

Motion Carried.

NEW BUSINESS:

ITEM #1: 20-022 – YANKEE AIR MUSEUM HANGARS SITE PLAN UPDATE.

STAFF WILL PROVIDE AN UPDATE ON AN ADMINISTRATIVELY APPROVED COMPLEX INCLUDING TWO (2) 15,000-SQ. FT. AIRCRAFT HANGARS AND A 12,000-SQ. FT. OFFICE AND SHOP SECTION ALONG WITH RELATED SITE IMPROVEMENTS.

48075 TYLER ROAD. THE PROPERTY IS LOCATED AT THE END OF TYLER ROAD WEST OF BECK ROAD IN WILLOW RUN AIRPORT OF VAN BUREN TOWNSHIP.

Director Power provided an update to the Yankee Air Museum Hangars site plan. The Wayne County Airport Authority (WCAA) is the governing authority for airport projects. In 2017, there was a comprehensive zoning update to form a partnership in collaboration with WCAA. The Township reviews the basics of permitted uses within the zoning district and provides a preliminary zoning review. Director Power completed an administrative review of the project and administrative zoning approval has been granted with the minimal conditions, the permit for the foundation has been issued and the site plan is ready to go.

Kevin Walsh and James Harless of the Yankee Air Museum gave the presentation. The Yankee Air Museum was founded in 1981, originally located at the north end of the airport until the fire in 2004. The two (2) 15,000 sq. ft. hangars are to preserve and maintain flying aircraft only, the existing Museum will remain located on D Street. The larger hangers were needed due to the size of the aircraft and the current hangar only being available for use until October of 2021, as hangar 1 is slated for closure. Since 2004 the flying aircraft have been moved around extensively, Yankee Air Museum is excited to be establishing a permanent home for the aircraft. The foundation permit and design have been approved. The site has to be raised about 3 feet prior to construction with foundation construction to begin around January 25th, building construction around the 1st of March and hoping to complete construction mid to late summer. Mr. Walsh and Mr. Harless thanked the Township for their support on this project.

Kevin Walsh announced that a retired Blue Angel F-18 Hornet arrived today at the Yankee Air Museum and will be ready for display on Saturday. The Blue Angel flew in the 2017 Thunder Over Michigan Air Show as Blue Angel #1 and was retired as #4 in 2020. The Yankee Air Museum is thankful to be the recipient.

ITEM #2: ADAPTIVE OUTDOOR RETAIL AND DINING – RELAXATION OF CERTAIN REGULATIONS – 2021 EXTENSION

Director Power gave the presentation. Last July, following a recommendation from the Planning Commission, the Township Board of Trustees, adopted a resolution to maximize seating and retail space outdoors while limits on indoor occupancy remained in place due to restrictions on business's capacity under Covid-19. The Planning Commission was asked to discuss and consider a new recommendation to temporarily relax the requirement of Planning Commission review for temporary land uses, specifically for businesses to use outdoor dining and retail space due to Covid-19, through December 31, 2021. The Township Planning and Economic Development 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. Modifications were made to the resolution to tighten the language on fire code provisions and language was added to clarify the relaxation is for businesses with a physical presence in the Township.

No comments from the Commission or the audience.

Motion Kelley, Jahr second to recommend to the Township Board of Trustees, the relaxation of the review process as further detailed in the 1-8-21 staff memo provided, specifically for businesses to use outdoor dining and retail space due to the Covid-19 pandemic through December 31, 2021.

Roll Call:

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

Nays: None.

Absent: Atchinson and Cullin.

Motion Carried. (Letter Attached)

GENERAL DISCUSSION:

ITEM #1: 2020 PLANNING COMMISSION ANNUAL REPORT AND DEVELOPMENT MAP.

Director Power provided and update to the 2020 Planning Commission Annual Report and Development Map by displaying the Active Development Map which is a new link that will be available on the Township website. The Active Development map shows all projects that are currently active including: pre-review (preliminary), pre-review (final), pre-construction, under construction and recently completed. Links to report materials, meeting minutes and plans are available when you click a point on the map for each project.

Commissioners were impressed with the map, liked the ability to look at the packets and see where the projects are at and inquired if the map has been shared with the BZA. Director Power informed the Commission that the map will be made public and shared with the BZA.

ADJOURNMENT:

Motion Kelley, Jahr second to adjourn the meeting at 8:02 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

PLANNING & ZONING APPLICATION

Case number VBT 19-001 (Amendment)

Date Submitted 11/18/2020

APPLICANT INFORMATION

Applicant	<u>JULIAN R. BEGLIN, H.F. LENZ Co (AGENT)</u>	Phone	<u>814-269-9300 x398</u>
Address	<u>1407 SCALP AVENUE</u>	Fax	<u>814-269-9301</u>
City, State	<u>JOHNSTOWN, PA</u>	Zip	<u>15904</u>
E:mail	<u>jbeglin@hflenzen.com</u>	Cell Phone Number	<u>814-659-5840</u>
Property Owner	<u>JPMORGAN CHASE BANK (MI)</u> (if different than applicant)	Phone	<u>c: 586-405-4072</u>
Address	<u>9000 HAGGERTY ROAD</u>	Fax	
City, State	<u>BELLEVILLE, MICHIGAN</u>	Zip	<u>48111</u>
Billing Contact		Phone	
Address		Fax	
City, State		Zip	

SITE PROJECT INFORMATION

Name of Project PROJECT SYCAMORE

Parcel Id No. V125-83- 044-99-0005-701 Project Address 9000 HAGGERTY ROAD

Attach Legal Description of Property (ATTACHED AS EXHIBIT A)

Property Location: On the WEST Side of HAGGERTY Road; Between TYLER Road and ECORSE Road. Size of Lot Width 1724.18' Depth 1346.57'

Acreage of Site 53.3 AC Total Acres of Site to Review 53.3AC Current Zoning of Site _____

Project Description: SITE DEVELOPMENT FOR VISITOR & VEHICLE RECEIVING CENTER BUILDING, ASSOCIATED IMPROVEMENTS AND SITE HARDENING FOR HIGH SECURITY PERIMETER

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO
Current Zoning of Site M-1 (Light Industrial) Requested Zoning N/A

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? NO YES (if yes complete next line) NO
 Section of Zoning Ordinance for which you are applying _____
 Is there an official Woodland within parcel? NO Woodland acreage N/A
 List total number of regulated trees outside the Woodland area? See Below Total number of trees See Below
 Detailed description for cutting trees Refer to Landscape Drawings for Tree Removal & Replacement Ratio's.

If applicable application MUST be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

JP MORGAN CHASE BANK (MI) - DONALD R. KLIEBERT

Print Property Owners Name

Print Property Owners Name _____
Signature of Property Owner _____

Signature of Property Owner

11/12/20
Date

Date _____

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 12 day of NOV 2020
MELISSA MCKEY Notary Public, ZENON County, MICHIGAN

My Commission expires 9-18, 2028

Rev 1/12/06





MEMO

TO: Van Buren Township Planning Commission

FROM: Dan Power– Director of Planning and Economic Development

RE: Planning Case 19-001: Project Sycamore Data Center – Requested Extension and Amended Final Site Plan Review

DATE: January 22, 2021

The Van Buren Township Planning Commission is requested to consider an application by Julian Beglin for amended final site plan approval for site development for a visitor and vehicle receiving center building, associated improvements, and site hardening for security purposes for a data center use. The +/- 53.3-acre subject site is located at 9000 Haggerty Road (tax parcel number 83 044 99 0005 701), at the northwest corner of the intersection of Tyler Road and Haggerty Road.

The original application for this project underwent preliminary and site plan review. Final site plan approval was granted by the Van Buren Township Planning Commission on April 10, 2019. Since that time, minor changes to the project were made which include the following components:

- Revised site layout, moving the visitor parking to the southeast security post;
- Revised Visitor & Vehicle Receiving Center (VVRC) parking lot layout and truck dock configuration;
- Minor revisions to 14'H blast wall architectural color/finish;
- Minor revisions to VVRC Building design/color and architectural finishes; and
- Minor revisions to site stormwater layout to accommodate parking lot changes (pending approval by the Wayne County Department of Public Services)

Upon review by staff, these changes do not require completely restarting the planning and engineering review process from start to finish. As such, staff finds it appropriate for the proposed plans to undergo a comprehensive combined preliminary and final site plan review in one single set of recommendations to the Planning Commission. While the Planning Commission typically reviews a preliminary and final site plan for a given project separately, per Section 12.205(A)(4) of the Zoning Ordinance, the Planning Commission may also review an application's final site plan or amended final site plan without first reviewing its preliminary site plan or amended preliminary site plan.

Because the original final site plan approval occurred in April 2019, nearly two years ago, terms regarding site plan expiration must be accounted for. The effect of a final site plan approval typically expires after one (1) year if construction activities have not commenced in that time. However, Section 12.207 of the Zoning Ordinance allows for the Planning Commission to consider an application by the owner, with cause shown, to extend site plan approval for a longer period. Staff believes that this enables the Planning Commission to grant an extension in this case to provide continuity following the April 10, 2019 approval. The Planning Commission is therefore requested to consider the applicant's requested for site plan approval extension in addition to and prior to the requested for approval of the amended final site plan.

Based on recommendations from the Township's Principal Planner, Township Engineer and Chief Fire Inspector, the application is now ready for consideration for conditional amended final site plan approval by the Planning Commission. To assist in this review, the following materials have been provided with this packet:

- A completed application form submitted by the applicant;
- A final site plan review letter from Vidya Krishnan, dated January 21, 2021;
- A final site plan review letter from Paul Kammer, dated January 8, 2021;
- A review letter from Andrew Lenaghan, dated December 28, 2020;
- Copies of minutes of approval from the Planning Commission meeting held April 10, 2019; and
- Civil and architectural final site drawings (hard copy provided separately).

I look forward to assisting with the discussion regarding this project on January 27th.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power".

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



**H.F. LENZ
COMPANY**

Michigan Corporation

Engineering

1407 Scalp Avenue
Johnstown, PA 15904
Phone: 814-269-9300

January 22, 2021

Mr. Dan Power, AICP
Director of Economic Development
Charter Township of Van Buren
46245 Tyler Road
Belleville, Michigan 48111

Subject: VBT-19-001
Project Sycamore
9000 Haggerty Road
Final Site Plan [Rev.1] for Planning Commission Approval
HFL File No. 2018-0116.01

RE: Project Sycamore Delay Narrative & Extension Request

Dear Mr. Power:

In preparation for the Township of Van Buren Planning Commission Meeting on Wednesday, January 27, 2021, and on behalf of our client, this letter shall serve as our formal request to be placed on the Agenda for Final Land Development Approval and extension of the previously approved plan on 4/10/2019 under *Section 12.207 - "Expiration"*, of the Township Ordinance, due to the following extenuating circumstances:

After final approval was received, the project was competitively bid to establish whether market costs were in line with the Guaranteed Maximum Price (GMP) provided by Turner Construction Company and the Owner's construction budget. Due to market volatility, the total construction costs came in approximately 30% over budget, and as a result, the Owner did not award construction contracts. Instead, the design team went through a lengthy process of value engineering (VE) to cut scope and revise the site design in order to reduce costs. This exercise involved many personnel to evaluate and select several site options, to include relocating the new security office from the northeast corner of the main building to the southeast corner. The corresponding site plan changes were required to service the new southeast security and administration space with parking and pedestrian access from the Visitor and Vehicle Receiving Center (VVRC).

Additionally, the VVRC building design was revised to reduce construction costs by simplifying the building structural components, removing expensive elements such as the 45 degree dock configuration and certain façade materials. The associated visitor parking area was revised to accommodate the new building configuration and corresponding vehicle circulation. The 14 foot high gravity wall configuration shall remain unchanged, with only the architectural finish has been revised to better match the VVRC building color palette and use a more readily available stone texture and pattern that compliments the other buildings onsite.



H.F. LENZ
COMPANY

Mr. Dan Power, AICP
January 22, 2021
Page 2 of 2


It is the intention of the owner, in cooperation with Turner Construction Company to award construction contracts in the coming weeks, and start construction before the end of February this year in order to complete site work, landscaping and paving activities before the cold weather sets in later this year. It is likely that some minor final site cleanup will occur in the spring of 2022.

Lastly, our team is working closely with the Wayne County Permit Office to receive an amended Stormwater Site Plan Approval, but due to staffing shortages and limited office personnel as a result of the COVID-19 pandemic, we are still working through that process with Hikmat Kassem, Permit Manager at WCDPS. Therefore, we would respectfully request that approval be granted conditioned on receipt of the WCDPS approval.

Should you require additional information or have any questions, please feel free to contact this office.

Sincerely,

H.F. LENZ COMPANY



Julian R. Beglin
Associate Project Manager



MCKENNA

January 21, 2021

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

**Subject: VBT-19-001; Project Sycamore; 9000 Haggerty Road; AMENDED Site Plan Review #2;
Revised Site Plans Dated October 28, 2020.**

Dear Commissioners:

The applicant H.F. Lenz Company, on behalf of J P Morgan Chase, received final site plan approval on April 10, 2019 to convert an existing 348,000 square foot office and bank processing building into a data center and construct a new 2,300-square foot building on a 53.3-acre site at the northwest corner of Haggerty Road and Tyler Road intersection. The plan also included major changes to the circulation area and parking, as well as the construction of walls and other barriers.

Since the final approval, the applicant has been working on engineering requirements and construction documents. However, during this phase the applicant decided to make certain changes to the site plan as follows:

- Revised site layout, moving the visitor parking to the southeast security post.
- Revised Visitor and Vehicle Receiving Center (VVRC) parking lot layout and truck dock configuration.
- Minor revisions to 14'H blast wall architectural color/finish.
- Minor revisions to VVRC Building design/color and architectural finishes.
- Minor revisions to site storm water layout to accommodate parking lot changes.

We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments below are a summary of the main aspects of the site and the changes proposed (items requiring changes or additional information are underlined):

COMMENTS

- 1. Zoning and Use.** The proposed use of the site remains the same. The site is zoned M-1 Light Industrial District. The existing office and bank processing facility is to be converted to a data center with 17,600 square foot of office space and the remaining 330,400 square foot as a "data storage" space. The plan also includes the construction of a new 2,300 square foot visitor and vehicle reception center. High tech, data processing and computer centers are permitted by right in the M-1 District per Section 3.115(B) of the Zoning Ordinance.

The site plan includes a detailed description of the highly secure nature of the use and the function of the VVRC building as a security checkpoint for visitors such as technicians and transient workers, who would park in the front semi-secure lot and walk over to the main facility building.

- 2. Lot.** The parcel has a total area of 53.3 acres. The legal description is included with the tax parcel Id number.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

- 3. Dimensional Requirements.** The M-1 district requires a minimum front yard setback of 50 feet, a minimum side yard setback of 40 feet, and a minimum rear yard setback of 40 feet. The required setback lines are shown and the existing building and proposed VVRC building comply. Section 4.102(P) of the Zoning Ordinance permits a parking lot to be located in a required side yard setback and Section 9.101(A) permits a parking lot to be located in a required rear yard setback. None of the proposed new parking area parking is proposed within the side or rear yard setbacks

The maximum lot coverage (i.e., buildings and roofed structures) in the M-1 district is 35%, and the applicant calculates the lot coverage at 15.4. The maximum building height in the M-1 district is 30 feet. Per the elevations submitted, the height of the VVRC building is 22' to the top of the parapet and an additional 2' to the top of the roof. The proposed height is within Ordinance limits.

4. Access and Circulation.

- a. Location of Curb Cuts.** The site currently has one (1) access drive at the southwest corner off Tyler Road and three (3) access drives off Haggerty – one at the northeast corner, one approximately centrally placed and expanding into a boulevard two-way drive to the building entrance, and the other about 200 feet to the south of this central driveway. The applicant proposes to eliminate the latter two (2) entrances off Haggerty Road and re-design the northeast and southwest access drives. These access drives from Tyler Road and Haggerty Road (called Ecorse Street) form a continuous loop on the east and north sides of the site. Additional branches off this drive provide a connection to the re-structured parking lot on the site's Haggerty Road frontage and access on the east side of the building.

The previously approved plan (shown below – figure 1) had vehicles enter and exit the site off Haggerty and then move in a one-way direction towards the VVRC building for security check. The parking lot on the east side of the VVRC building had limited amount of parking with a one-way circulation pattern creating a loop.

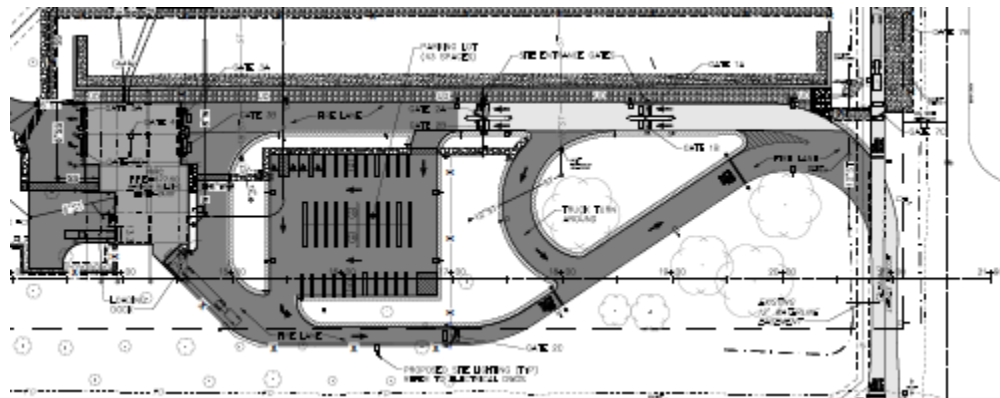


Figure 1: Original approved site plan



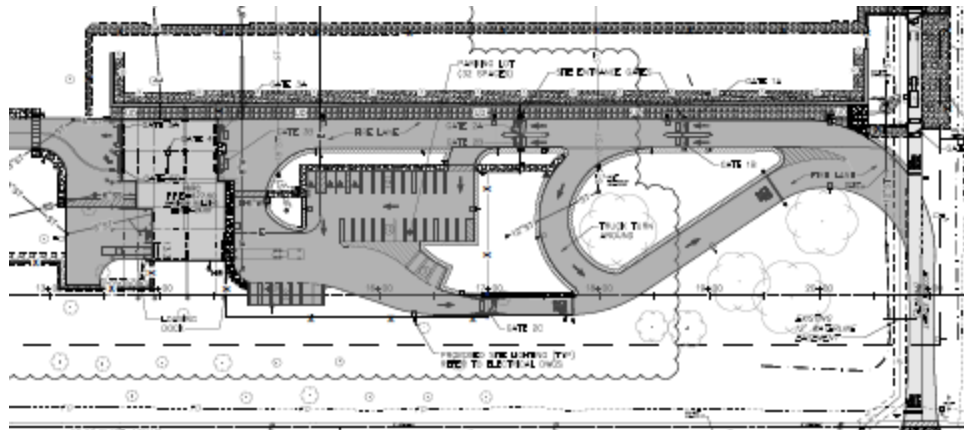


Figure 2: Amended site plan

The amended plan proposed (figure 2 above) eliminates the angled truck dock at the northeast corner of the VVRC building, reduces the amount of parking shown and creates a small new area of parking abutting the dock area. The circulation continues to remain in a one-way configuration forming a loop.

The approved plan included a “crossover” pattern proposed off Haggerty Road with stop signs to ensure safe movement of traffic when crossing over. Due to the highly secure nature of the facility, all vehicles are required to check in at the VVRC building with only regular employees being allowed inside the main site. All temporary workers or visitors to the site will be required to park at the VVRC lot and walk across to the main building. The drop-off area for taxis on the loop preceding the VVRC building remains unchanged.

- b. Cross Access.** The site plan does not propose cross access to any of the adjacent properties due to the secure nature of the facility.
- c. Sidewalks.** The site plan indicates a 5-foot wide concrete sidewalk along the site’s Haggerty Road and Tyler Road frontages. The plan proposes new sections of sidewalk in areas where the access drive off Haggerty is being eliminated. Section 9.107 of the Zoning Ordinance also requires interior sidewalks within the development to provide circulation between the parking areas and the right-of-way; the parking areas and the building entrance(s); and adjacent development(s) where practical. The amended plan proposes new sidewalk connection on the east side of the new parking area, extending to the entrance to the building. This provides for a safe pedestrian pathway from the VVRC parking area to the building.

5. Parking and Loading.

- a. Space Dimensions.** The amended site plan proposes the creation of a new parking lot on the southwest side of the VVRC building (figure 3) and elimination of the previously proposed reconfigured existing parking lot on the northwest side of the VVRC building (figure 4). Sheets C-3003 and C-3005 provide details of the proposed parking areas. All spaces measure 9.5’ x 20’, and are double striped as required. The aisle width is 24’ as required by the Ordinance. The parking area abutting the VVRC building has appropriate pavement marking to show one way movement of vehicles.



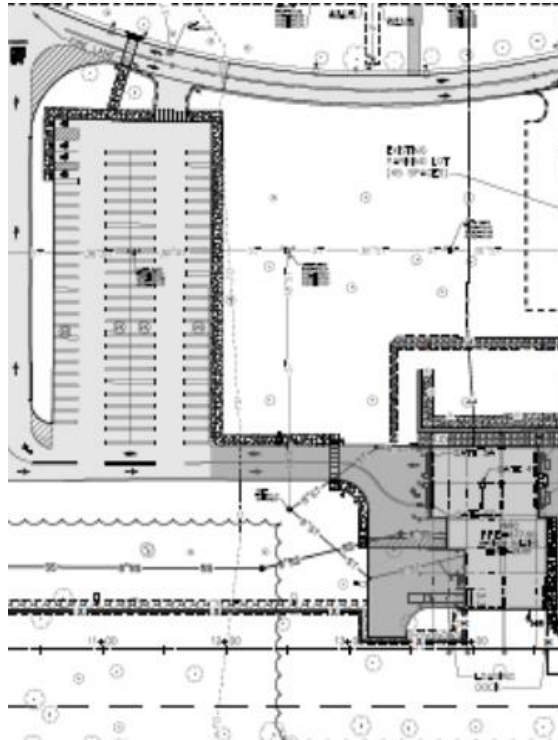


Figure 3: Amended site plan

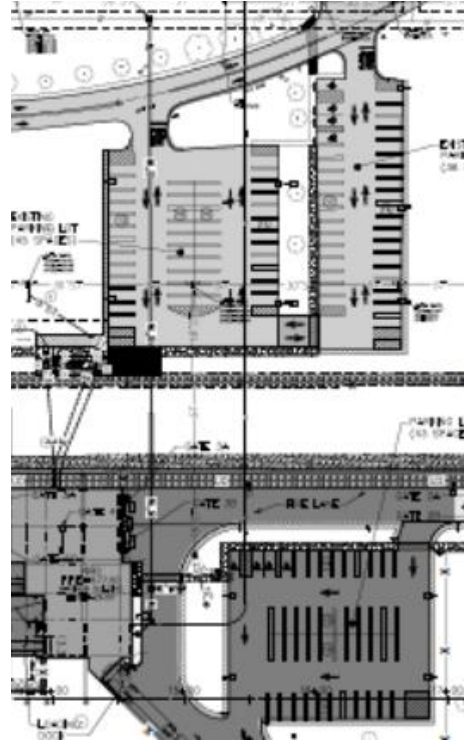


Figure 4: Approved Site Plan


- b. Number of Parking Spaces.** The approved site plan included a total of 139 parking spaces, when the ordinance required a total of 252 spaces. The applicant successfully presented to the Planning Commission that based on the restricted use of the site, a total of 58 spaces are sufficient to meet the needs of the site. Under the provisions of section 9.101(J) of the Zoning Ordinance the Planning Commission allowed for the reduction in spaces for a total of 139. The amended plan at this time proposes a total of 130 spaces, which is a further loss of 9 spaces. Per the applicant the restricted use of the site will now require only 54 spaces, leaving a surplus of 76 spaces. The applicant is requesting a deviation from the Planning Commission.
- c. Barrier Free Spaces.** There are eight (8) barrier free spaces on the site plan, which is sufficient for a parking lot with 130 spaces. Four (4) are near the proposed VVRC building and four (4) are within the new parking area near the main building.
- d. Loading.** Section 9.105 requires two (2) usable loading spaces for office uses over 50,000 square feet. The site meets the requirement.
- 6. Landscaping and Screening.** The site is located in the Township's office-technology/high tech use corridor. All sites are strongly encouraged to exceed Ordinance minimums for landscaping, site design, and building appearance among others. Our comments on individual landscaping requirements are reflected in the following comments:



- a. Frontage Landscaping.** The previously approved landscape plan was deficient by 24 deciduous/evergreen trees, 13 ornamental trees and 263 shrubs. The applicant sought a waiver from the Planning Commission to not provide any additional landscaping along Tyler Road citing impact on line of sight for site security. The Planning Commission granted site plan approval, but did not waive the requirement. The applicant continues to request the ability to reduce landscaping along Tyler frontage and increase it along the Haggerty Road frontage and is requesting the PC to waive any landscaping shortfall. Section 10.106 of the Zoning Ordinance allows the Planning Commission to modify or adjust landscaping requirements. We believe the reduction in frontage landscaping along Tyler Road is reasonable for security reasons; however, there is no justification to exempt the applicant from paying for any tree shortfall into the Township tree fund. We are concerned that a waiver and exemption would set a precedent for similar requests from other property owners.
- 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. The Zoning Ordinance recommends a combination of landscaping, berm, and screen wall to achieve this goal. The landscape plan indicates a 445-foot berm along the site's Haggerty Road frontage, extending from the new building northwards. The plan also proposes a 14' high screen wall on the north side of the main drive aisle to the VVRC building extending from the building to the east edge of the drive. Page L-2003 indicates adequate landscaping on the newly graded frontage to effectively screen the new parking area on the east side of the main building entrance.
- Interior parking lot landscaping.** Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. At a minimum, interior landscaping must account for a minimum of 5% of all paved parking areas, each interior landscaped area must be at least 360 sq. ft., and 1 tree per 300 sq. ft. of interior landscape area is required, including 1 tree per 3,809 sq. ft. of landscape area and 13 trees. The plan states that there are 6 existing trees and 7 additional deciduous trees will be provided.
- c. Loading Area Landscaping.** The proposed VVRC building has loading docks on its north and south facades. The changing of the loading dock on the north façade in the amended plan places it parallel to Haggerty Road. The combination of partial screen wall and the proposed landscaping on the east side of the VVRC building should provide adequate screening to this area.
- d. Display Area Buffering.** This requirement is not applicable.
- e. Greenbelt Buffering.** The site abuts M-1 zoning to the north and partially to the west, and it abuts R-1C (Single Family Residential district) to the west. For the parcel line abutting R-1C, Section 10.103(E)(C) of the Zoning Ordinance requires a sixty (60) foot wide greenbelt buffer. However, a six (6) foot high masonry wall or opaque fence may be installed in lieu of the required berm and trees. The landscape plan proposes a 1,080-foot long 8-foot tall masonry screen wall along a portion of the west property line (abutting R-1C) with 48 trees (18 existing) and 68 deciduous shrubs to be planted within the existing 60-foot wide greenbelt buffer. The southerly 344 feet of landscaping along the western lot line (abutting R-1C) is to remain as is. The Planning Commission approved the applicant's requested deviation to let the 344 LF area remain as is with the existing landscaping, since the trees have grown to maturity and accomplish the intended objective.

The 253-foot section of west property line abutting the M-1 district was approved with an 8-foot high masonry wall with 9 trees to be planted behind the wall. The amended site plan does not propose any change to this item.






For the north property line, a 10-foot wide greenbelt planted with 1 tree per 30 lineal feet is required. The landscape plan was approved with a 10-foot wide buffer with 45 deciduous trees (1 tree per 30 linear feet) planted for a length of 822 feet along the north property line and the remaining 517 feet along the property line will be provided with an 8-foot tall masonry wall. This item remains unchanged on the amended site plan.

- f. Specific Landscaping Requirements for Zoning Districts.** There is no specific landscaping requirement for parcels in the M-1 District except for the other requirements stated.
 - g. Open Space Landscaping.** The Zoning Ordinance requires 1 tree per 3,000 square feet of open space area not occupied by buildings or parking. The area must also be provided with ground cover. Per calculations noted on Sheet L-3002, the open space area on the site results in the need for 415 additional trees (35% deciduous). The site has 86 existing deciduous trees and 22 additional trees proposed, resulting in a shortfall of 307 trees. The applicant received approval of a waiver from the Planning Commission because the installation of additional trees would impede line-of-sight on the property and create a security issue considering the nature of use on the site.
 - h. Other Requirements.** The landscape plan does not propose any automatic irrigation. The applicant previously stated that the proposed plant species were specifically selected for endurance with regard to the local climate. Further, the plantings will be provided with irrigation by the landscape installer at the time of planting and until they are established, after which the plants will be weaned off irrigation. Subsequent survival of the plantings will be ensured under a long term maintenance plan for all landscaping on the site.
 - i. Detention Pond Landscaping.** Section 10.103(K) requires landscaping around the detention pond. The landscape plan includes calculations to demonstrate conformance. Landscaping around detention ponds is subject to approval by Wayne County.
- 7. Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger. The applicant previously submitted a tree inventory schedule showing a total of 282 trees with 5" dbh or greater. Of these, 160 were to be preserved and 122 to be removed, which included 4 which are considered "undesirable" species, resulting in a tree replacement requirement of 118 trees. The previously approved plan proposed a total of 118 replacement trees at a 1:1 ratio. The amended site plan proposes the removal of one additional tree. Per the applicant the tree needs to be removed to accommodate barrier free access sidewalk and "for security". While the need for removal is understandable for access, we disagree that replacement or payment in lieu cannot be provided for the tree to be removed.
- 8. Stormwater Pond.** The site plan indicates a large existing stormwater detention pond along the site's Tyler Road frontage. The applicant is proposing extensive regrading throughout the site and is re-doing some of the stormwater detention on the site. Storm water detention calculations are subject to review and approval by the Township Engineer.
- 9. Lighting.** The amended site plan set includes a new photometric plan indicate a mix of wall mounted and pole mounted light fixtures. The previously approved plan proposed the installation of single and dual head light poles labeled S1 through S4 on the site. Poles S1 were intended for the entire perimeter, along





Ecorse Street and main drive aisles, S2 and S3 were to be installed in the parking lot areas and a single S4 pole to be installed at the entrance of Tyler Road. The fixtures on the poles are to be mounted at a height of 25 feet on the poles and wall mounted fixtures on the VVRC building façade are to be mounted at a height of 16' above grade. Manufacturer's cut sheet detail of the proposed fixture has been submitted and is consistent with the previously approved fixture and is downward directed and shielded.

- 10. Architecture and Building Details.** The approved elevations for the VVRC building indicated that the structure would be constructed with a foundation of thin brick cast into panels to a height of approx. 2'8". The remaining building is to be constructed of precast concrete panels and provided with 2 soldier row courses of brick to create visual interest. The top of the structure is framed in metal panels. Proposed colors were earth tones (shades of brown and beige) with a blue accent band to tie it to the existing building on the site.

The applicant's proposed changes on the amended site plan included "minor revisions to VVRC Building design/color and architectural finishes. The applicant has submitted elevations and colored renderings of the proposed VVRC building which appear to be consistent with the previously approved plans with minimal visible changes. The applicant has also submitted updated line of sight diagrams which show the proposed fence and landscaping along the site's frontages. At the time of original plan review there was discussion on extending a wall on the southeast corner of the VVRC building to screen the truck dock in the area. However, the plans don't seem to show the wall and the dock area is clearly visible on northbound Haggerty and from Tyler Road. Clarify. Building material samples and colors must be presented at the Planning Commission meeting for review.

- 11. Dumpster.** The previously approved plan had a condition which required the applicant to show location and details of existing and proposed dumpsters along with details of enclosures and gates. The plan showed a dumper pad in the VVRC parking lot but no other information. The applicant's letter at this time refers to sheet C-2004 for the dumpster location for the VVRC building; however, we do not see any dumpster pad shown on the sheet referred. Typical details of an enclosure with gates are noted on sheet A210 and meet the standards. The dumpster location must be clearly identified.

- 12. Signs.** Owing to the secure nature of the facility, we assume no additional identification signage is intended for the site with the exception of safety and directional signage.

- 13. Fencing.** In addition to the 8-foot high masonry wall shown extending along most of the west property line and north property line and on the west side of the new security gates, the site plan includes an 8-foot tall perimeter fence enclosing the entire site. The fence is shown along the site's Haggerty Road and Tyler Road frontages within the front yard with a trident design on top which was approved by the PC. Due to the secure nature of the facility, the various fences and walls are intended as high security barriers against any attempt at unauthorized entry to the site. The plan proposes a 14' high wall along the north side of the main drive aisle to the VVRC building. The height of the wall is designed to match the height of a standard trailer and is designed to withstand an explosion and was to be constructed of natural stone material. Per the amended site plan submitted the wall will now be constructed of a material called "cobble-stone redi-rock", which is plain faced precast concrete block. We recommend that the applicant provide photos showing use of this material to build walls and also present a sample for Planning Commission approval.





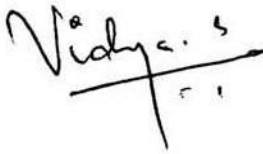
RECOMMENDATION

We understand that site plans are sometimes subject to changes due to field conditions and/or changes necessitated during the construction design phase, which results in the need for an amended plan approval. Most of the items listed in our previously review letter have been addressed at this time with a few exceptions. Therefore, we recommend that the Planning Commission grant preliminary and final site plan approval for the proposed amended site plan for Project Sycamore to be located at 9000 Haggerty, subject to the following conditions:

1. Approval of the reduced parking count for the site.
2. Payment into the Township tree fund for frontage landscaping shortfall and missing replacement tree.
3. Clarification of dumpster location near VVRC building on site plan.
4. Clarification regarding screen wall extension on southeast corner of VVRC building.
5. Township Engineer and Wayne County approval of drainage and utility plans.

Respectfully submitted,

McKENNA



Vidya Krishnan
Principal Planner

c: Dan Power, Van Buren Township Director of Planning & Economic Development
Matt Best, Van Buren Township Director of Public Services
Paul J Kammer, FTCH, Township Engineers
David McNally, Van Buren Township Fire Marshal



January 8, 2021
Fishbeck Project No. 181873
Township Project No. 19-001

Director James Taylor
Director of Water and Sewer
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

Project Sycamore – 9000 Haggerty Road Engineering and Final Site Plan Review

Dear Director Taylor:

At the request of Van Buren Township (Township), Fishbeck has reviewed the revised Site Plan dated October 28, 2020, submitted to the Township for Engineering and Final Site Plan review for the proposed Sycamore project, which is located at 9000 Haggerty Road. The original project plans were previously approved by the Planning Commission in April 2019, with a final Issued for Construction Plan set being approved with an Issued for Construction Conformance Letter dated June 21, 2019. The applicant has since conducted a value engineering review, and has proposed the revisions found in the October 2020 plan set. These revisions include changes to the parking lots, pavement layout, and the stormwater system.

The general project entails several site improvements to the 9000 Haggerty Road property to accommodate modifications to the facilities overall use. The existing site includes several building structures on the west half of the property and multiple parking lots on the east half, with one driveway access to Tyler Road and three driveways accessing Haggerty Road. The proposed improvements include: removal of several paved parking areas; removal of two drive approaches to Haggerty Road; construction of a Visitor and Vehicle Receiving Center (VVRC) structure; construction of a 34-space bituminous pavement parking lot; construction of security measures including blast walls, perimeter fencing, and entrance gates; construction of underground utilities including a storm sewer pipe network, a sanitary sewer lead, and a water service lead; 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. Proposed sidewalk hatch along the south side of the property should be labeled.

Water Main Service

Existing: The Township's Geographic Information System (GIS) records indicate a 12-inch water main runs north-south on the west side of Haggerty Road and a 42-inch water main runs north-south on the east side of Haggerty Road and east-west along Tyler Road. A 12-inch water main loop around the existing building services the building and several fire hydrants. There is also one existing fire hydrant along the west side of Haggerty Road and three fire hydrants along the north side of Tyler Road.

Proposed: The applicant's plan proposes an 8-inch privately owned water service connection to the existing 12-inch water main loop within the property via a 12-x-12-x-8 inches tee connection, which will run east to service a fire hydrant and service the proposed VVRC building as both the fire flow lead and domestic water service lead.

1. The tee connection to the existing system must be labeled with how the contractor is to tap the existing system. Cut-in tee or live tap. Cut in tee will required valve closures. Applicant to verify the impacts with service to the existing buildings.

Sanitary Sewer

Existing: The Township's GIS records indicate there is an existing 16-inch sanitary sewer force main running north-south along the east side of Haggerty Road. Records also indicate an existing sanitary sewer manhole at the intersection of Haggerty Road and Tyler Road. The existing development at this location feeds into this manhole by a 10-inch Reinforced Concrete Pipe (RCP) gravity-fed sanitary sewer and flows into an 18-inch RCP gravity-fed sanitary sewer running south from the manhole along the west side of Haggerty Road.

Proposed: The applicant is proposing to install a 6-inch sanitary sewer lead from the south side of the proposed VVRC building and connecting to the existing 10-inch sanitary sewer within the property via a wye connection.

Comments:

1. Sanitary sewer profile indicates a proposed electrical conduit crossing west of the VVRC. Has this electrical feed been removed? If so, remove from profile.

Storm Sewer

Existing: The Township's GIS records indicate the existing project site drains via roof drain leads, storm drain inlets, and a storm pipe system into an existing onsite detention basin adjacent to Tyler Road. A lift station pumps the storm water from the basin through a stormwater force main into the stormwater manhole at the intersection of Tyler Road and Haggerty Road. Surface runoff along the east and south sides of the property frontage flows into the existing roadside drain ditches. The existing storm system along Haggerty Road drains southerly into the Smock and Spear Drain.

Proposed: The applicant is proposing to construct a roof drain, underdrains, and drain inlets, which will flow into the existing storm drain system and the existing onsite detention basin. The plans indicate removing two asphalt parking lots and reducing the impervious area by one acre. The plans do not propose any modifications to the existing storm drain system downstream of the proposed storm drain tie-ins, including the onsite detention basin.

Comments:

1. It is understood the applicant has provided information that the plans have been submitted to the Wayne County Department of Public Services for storm water management.
2. The hydraulic grade line must be calculated based on 10-year storm flows, starting with the crown elevation at the outlet or the 10-year event water elevation at the detention basin, whichever is higher. The hydraulic grade line must not be higher than 1.0 feet below the rim elevation at any upstream manhole location along the closed conduit. Wherever possible, flow should be maintained within the pipe without surcharging.
3. Plans must indicate the Hydraulic Grade Line (HGL) on storm sewer profiles.

Paving and Grading

1. All sidewalk and ramps must comply with Americans with Disabilities Act 2010 (ADA) standards when constructed.

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 the SESC Plans will be submitted to Wayne County for approval.

Recommendation

We are recommending the Planning Commission grant the Sycamore Project Engineering and Final Site Plan approval, based on the engineering review of the proposed site, subject to the comments listed above and in accordance with the Township's Engineering Standards manual. The applicant will be required to address the comments in the Issued for Construction Plan Set prior to the Preconstruction meeting being scheduled. 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
David L. Potter, PE – Fishbeck

David C. McNally II
Fire Marshal
O: 734-699-8900 ext. 9416

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



December 29, 2020

Department Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Amended Preliminary Site Plan
Project Sycamore
9000 Haggerty Rd
Van Buren Twp, MI 48111

#19-001

I have reviewed a set of plans for 9000 Haggerty Road, Project Sycamore, submitted by H.F. Lenz Company and Omni Associates Architects, with Bryant Joshua Green licensed engineer.

Project Overview:

To construct a secure entrance to the Belleville Technology Center off of Haggerty Rd, remove the South Haggerty Rd entrance, and add a wall around the perimeter.

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

- ~~1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 ft. from fire department access roads as measured by an approved route around the exterior of the building or facility.~~
NFPA 1 18.2.3.2.2
- ~~2. Dead end fire department access roads in excess of 150ft. in length shall be provided with approved provisions for fire apparatus to turn around.~~
- ~~3. Fire department access roads shall have an unobstructed width of not less than 20ft.~~
18.2.3.4.1.1
4. Knox E-lock system requested at Haggerty Rd and Tyler Rd entrance.

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.

5. Two-Way Radio Communication Enhancement Systems are required for all new construction, unless after finished construction the occupant can prove through a signal test with the AHJ that it is not needed. NFPA 1 2012 11.10.1 In all new and **existing buildings**, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. The main building at 9000 Haggerty will need to be brought up to code, as there are several dead spots in the building currently.

NFPA 72.24.5.2.2.3

- ~~6. What will be the occupancy classification of the building?~~
- ~~7. Where is the closest hydrant?~~
- ~~8. IF suppressed, the FDC (4inch storz, with 30-degree elbow) will need to be within 50 ft. of hydrant.~~

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

Respectfully submitted,

Andrew Lenaghan
Fire Inspector
Van Buren Fire Department

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
April 10, 2019
MINUTES**

Chairperson Thompson called the meeting to order at 7:31 p.m.

ROLL CALL:

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

Excused: Kelley.

Staff: Director Akers, Planning Intern Stamper and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan and Fishbeck Associates, David Potter and Steven Clayton.

Audience: Eight (8).

APPROVAL OF AGENDA:

Motion Boynton, Jahr second to approve the agenda of April 10, 2019 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Boynton second to approve the regular meeting minutes of March 27, 2019 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 19-001 PROJECT SYCAMORE – FINAL SITE PLAN APPROVAL

TITLE: THE APPLICANT, JULIAN BEGLIN, IS REQUESTING FINAL SITE PLAN APPROVAL FOR SITE DEVELOPMENT FOR A VISITOR & VEHICLE RECEIVING CENTER BUILDING, ASSOCIATED IMPROVEMENTS AND SITE HARDENING FOR SECURITY PURPOSES FOR A DATA CENTER USE.

LOCATION: 9000 HAGGERTY ROAD. THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF HAGGERTY ROAD AND TYLER ROAD.

Applicant, Julian Beglin of H.F. Lenz Company gave the presentation. Mr. Beglin gave a brief overview of changes made to the site plan since the preliminary site plan review including the sanitary sewer lead depth adjustment, addressed water main agreement comments, landscaping changes, architectural design of the building including the addition of windows and architectural lines, displayed the secure fence and semi secure fence. Mr. Beglin displayed a color rendering which depicted the building colors, new windows, added architectural lines to tie in the color scheme and fencing. The exterior façade panels of the building are cast panels with a brick texture.

Patrick Sloan of McKenna Associates presented his staff review letter recommending the Planning Commission grant final site plan approval for proposed Project Sycamore, subject to the following items being satisfactorily address prior to issuance of any permits (Mr. Sloan modified items 1 and 2):

1. To allow the required 24 deciduous/evergreen trees, 13 required ornamental trees and 263 shrubs required along Tyler Road frontage to be relocated at the Haggerty Road frontage and that sheet L-2003 be revised accordingly and item.
2. That the plans include a legend explaining symbols on the architectural elevations.
3. All sheets must show the dumpster enclosure location. The reference to Sheet A610 must be included and corrected. The dumpster enclosure gate must be steel-reinforced wolmanized wood so as to be opaque.
4. Any existing and proposed dumpsters must meet the screening requirements of Section 7.122 of the Zoning Ordinance.
5. Notation that no new identification signage is proposed at this time.

David Potter of Fishbeck Associates presented his review letter dated 4-5-19 recommending the Planning Commission grant the Sycamore Project engineering and final site plan approval, subject to the review comments noted and in accordance with Van Buren Township's Engineering Standards manual. All comments must be addressed and resubmitted for final approval in an Issued-For-Construction plan set prior to the scheduling of the preconstruction meeting.

Commissioners inquired if the added windows were a façade or windows, they are windows. Commissioners agreed upon the relocation of the 24 deciduous/evergreen trees, 13 ornamental trees and 263 shrubs from the Tyler Road frontage to the Haggerty Road frontage and agreed upon the building architectural design.

No comments from the audience.

Motion Boynton, Jahr second to grant the applicant, Julian Beglin, final site plan approval for site development of a visitor and vehicle receiving center building, associated improvements and site hardening for security purposes for a data center use, located at 9000 Haggerty Road, on the northwest corner of Haggerty Road and Tyler Road, subject to the conditions in the Fire Department review letter dated 4-3-19, Fishbeck Associates review letter dated 4-5-19 and McKenna Associates review letter dated 4-2-19 with modifications as stated by Patrick Sloan to items 1 and 2:

1. To allow the required 24 deciduous/evergreen trees, 13 required ornamental trees and 263 shrubs required along Tyler Road frontage to be relocated at the Haggerty Road frontage and that sheet L-2003 be revised accordingly and item.
2. That the plans include a legend explaining symbols on the architectural elevations.

Motion Carried. (Letters attached)

ITEM # 2 19-008 TNT FIREWORKS – TEMPORARY LAND USE

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

LOCATION: 10562 BELLEVILLE ROAD. THIS SITE IS LOCATED IN THE WALMART PARKING LOT, WHICH IS ON THE WEST SIDE OF BELLEVILLE ROAD, NORTH OF THE I-94 NORTH SERVICE DRIVE.