

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
July 14, 2021
MINUTES**

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

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

ROLL CALL:

Present: Kelly, Atchinson, Barr, Budd, Cullin and Thompson.

Excused: Jahr.

Staff: Director Power, Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan and Fishbeck Associate, Stephen Clayton.

Applicant(s) in Attendance: Bill Thompson on behalf of Van Buren Investors Land Holdings, LLC and Richard Canzano of behalf of Pinehurst Building LLC.

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Atchinson, Budd second to approve the agenda of July 14, 2021 as presented.

Roll Call:

Yeas: Barr, Budd, Atchinson, Kelly, Cullin and Thompson.

Nays: None.

Absent: Jahr.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Budd second to approve the regular meeting minutes of June 23, 2021 as presented.

Roll Call:

Yeas: Atchinson, Barr, Budd, Kelley, Cullin and Thompson.

Nays: None.

Absent: Jahr.

Motion Carried.

NEW BUSINESS:

ITEM #1: 19-037 – HAMPTON MANOR SENIOR HOUSING FINAL SITE PLAN APPROVAL.

**THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING
FINAL SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR**

HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.

LOCATION: THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROAD AND IS ZONED C (LOCAL BUSINESS) DISTRICT. THE PARCEL IS 7.11 ACRES IN SIZE AND INCLUDED 6 ORIGINAL TAX PARCEL ID'S. THE PROJECT'S COMBINED PARCE IS LOCATED AT 43345 TYLER ROAD (PARCEL ID NUMBER 83-054-99-0012-701).

Director Power gave a presentation and displayed a google earth map of the site location. Van Buren Investors Land Holdings LLC requests final site plan review to construct a senior housing development named Hampton Manor, the project will contain 80 housing units including 56 assisted living and 24 memory care units. The proposed 62,516 square foot building is to be located on a roughly 7.11 acre site near the southeast corner of Morton Taylor and Tyler Roads. Senior housing developments are a special land use in the C (Local Business) zoning district and require a public hearing. The public hearing was held on 1-8-20, however action on the special land use and preliminary site plan request were deferred, in order for the applicant to respond to comments shared at the hearing, complete a traffic impact study and submit revised preliminary site plans. The Planning Commission reviewed and approved the preliminary site plan at their 7-22-20 meeting and subsequently the Township Board of Trustees approved the applicant's request for a special land use at their regular meeting on 8-18-20. The applicant submitted plans to the Wayne County Department of Public Services for review and approval was granted on 6-2-21.

Vidya Krishnan of McKenna Associates presented her site plan review letter dated 12-11-20. All of the conditions of preliminary site plan approval have been met at this time. Therefore, McKenna Associates recommends the Planning Commission grant final site plan approval for the proposed Hampton Manor Assisted Living project subject to final engineering approval from Wayne County and the Township Engineer. During the review and approval process by the Wayne County Department of Public Services a few changes were made to the site plan and plans were resubmitted. Vidya Krishnan of McKenna Associates confirmed in an email dated 6-14-21 that she has reviewed the new set of plans for Hampton Manor and found them to be consistent with the originally approved plan for all major elements and her previous final site plan review letter is still valid.

Fishbeck Associate, Stephen Clayton, presented his engineering and final site plan review letter dated 6-30-21, recommending the Planning Commission grant the Hampton Manor Senior Housing project engineering and final site plan approval, based on the engineering review of the project site, subject to the comments listed in his review letter 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.

Director Power presented Fire Marshal Lenaghan's review letter dated 12-16-21. The final review of plans for the Hampton Manor of Van Buren Township is complete and all Fire Department concerns identified in subsequent reviews have been addressed.

Bill Thompson on behalf of Hampton Manor gave a presentation. The applicant has completed the engineering reviews with the Township Engineer and Wayne County. Mr. Thompson described the site while Director Power displayed the site on the screen. There will be 56 assisted living units, 24 memory care units, outdoor recreation area, detention basin and the fire lane loops the whole building. Mr. Thompson was available to answer any questions.

Commissioner inquired as to what type of fencing is between the assisted living and memory care wings. The fencing will be 6 foot wrought iron. Commissioner referenced discussion held at the public hearing regarding storm water drainage and inquired if the system that is proposed will be putting any other drainage issues on the surround properties who already have drainage concerns. Stephen Clayton of Fishbeck Associates explained how storm water reaches the basin and confirmed the storm water drainage system will not cause any other concerns on the surrounding properties.

No comments from the audience.

Motion Kelley, Atchinson second to grant the applicant, Van Buren Investors Land Holdings LLC, final site plan approval to construct a senior housing facility called Hampton Manor with assisted living and memory care units, located at 43345 Tyler Road, based on the analysis and subject to the conditions detailed in the McKenna Associates review letters dated 12-11-20, McKenna Associates update and confirmation dated 6-14-21 , Fishbeck Associates review letter dated 6-30-21 and Fire Department review letter dated 12-16-20.

Roll Call:

Yeas: Cullin, Kelley, Atchinson, Barr, Budd and Thompson.

Nays: None.

Absent: Jahr.

Motion Carried. (Letters Attached)

ITEM #2: 21-030 – PINEHURST BUILDING, LLC, COBBLESTONE RIDGE – SITE PLAN AMENDMENT.

THE APPLICANT, PINEHURST BUILDING, LLC, IS REQUESTING AN AMENDMENT TO THE APPROVED COBBLESTONE RIDGE PROJECT SITE PLAN TO ALLOW VERSIONS OF FOUR (4) NEW SINGLE-FAMILY HOME MODELS AND ARCHITECTURAL ELEVATIONS.

LOCATION: THE UNFINISHED COBBLESTONE RIDGE SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF HOEFT ROAD, SOUTH OF WEST HURON RIVER DRIVE.

Director Power gave the presentation. The applicant, Pinehurst Building, LLC, is requesting architectural approval for variations on four (4) different home models to be built in the remaining undeveloped lots of the Cobblestone Ridge subdivision near the southeast corner of Hoeft Road and West Huron River Drive. The models are titled Hampton (2, 3 and 4), Harper (3 and 4), Carwell and Huron. There is an existing Planned Residential Agreement (PRD) in place for the property which was approved in 2004, the home models in Cobblestone Ridge are subject to

the PRD agreement and the standards of the Zoning Ordinance. Director Power presented his review letter dated 7-8-21 recommending the Planning Commission approve the site plan amendment to the Cobblestone Ridge development for the addition of the proposed models, Hampton 2, 3 and 4, Harper 3 and 4, Carwell and Huron to be built by Camco Building Solutions based on the following conditions:

1. Township Planning Staff shall review each application for a new single-family home in the Cobblestone Ridge development in order to determine that the new home meets the required setbacks and that the elevation meets the Township's "substantially different" architectural design standards set forth in the PRD agreement.
2. Prior to construction of the Carwell and Huron models, the applicant must provide a simple material schedule that lists the percentages of the facades covered by brick on these models.
3. Staff will continue to monitor that the 30% minimum side-entry garage requirement is met subdivision wide, but at this time the applicant has submitted a sufficient number of elevations to meet this requirement.

Richard Canzano on behalf of Pinehurst Building, LLC, gave a brief presentation. The side-car entry garage requirement is currently met and all plans meet the fifty percent (50%) brick requirement and the applicant is confident all requirements will be met moving forward. Mr. Canzano was available to answer any questions.

Commissioner inquired how many lots are left in the Cobblestone Ridge subdivision. Mr. Canzano was not aware of the number of lots remaining. Commissioner asked the applicant to explain where the brick will be on the homes. The applicant informed that all homes will have first floor brick to the belt core all the way around.

No comments from the audience.

Motion Kelley, Atchinson second to grant the applicant, Pinehurst Building, LLC, an amendment to the approved Cobblestone Ridge project site plan to allow versions of four (4) new single-family home models and architectural elevations, based on the analysis and subject to the conditions in Director Power's staff review letter dated 7-8-21.

Roll Call:

Yeas: Cullin, Kelley, Atchinson, Barr, Budd and Thompson.

Nays: None.

Absent: Jahr.

Motion Carried. (Letter Attached)

GENERAL DISCUSSION:

Director Power informed that there will be a Workshop for the Sumpter Road Corridor Plan, as part of the continuation of the planning process to find out where the community sits in terms of their desire for future land use along the Sumpter Road Corridor both north and south of Hull Road. The workshop is an Open House format and will be held at Fire station 1 (45400 Hull Road, Van Buren Twp.) from 5:00 p.m. – 7:00 p.m., there will not be a regular planning commission meeting that night. Please stay tuned for more information.

Director Power informed that there will be construction work going on at French Landing Park as part of an approved grant funded project for tensile structures. Director Power displayed a picture of what the tensile structures will look like. Please reach out to Director Power or Director Best if you have any questions regarding this project.

ADJOURNMENT:

Motion Cullin, Budd second to adjourn the meeting at 8:25 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: SPR 21-030 Site Plan Amendment for Pinehurst Building, LLC
regarding New Architectural Elevations in Cobblestone Ridge
Subdivision
DATE: July 8, 2021

The applicant, Pinehurst Building, LLC, is requesting architectural approval for variations on four (4) different home models to be added to the models to be built in the remaining undeveloped lots of the Cobblestone Ridge subdivision near the southeast corner of Hoeft Road and West Huron River Drive. Included with this submittal are models titled **Hampton** (2, 3 and 4), **Harper** (3 and 4), **Carwell** and **Huron**.

There is an existing Planned Residential Development (PRD) Agreement in place for the property which was approved in 2004 and there were several homes completed in the development around this time. In recent years, additional homes have been built. Home models in the Cobblestone Ridge development are subject to the PRD agreement, and the standards of the Zoning Ordinance. The following is my review of the submitted home models based on the PRD agreement and the Township's Zoning Ordinance.

Comments

1. Site Plan

The approved site plan for the Cobblestone Ridge development includes a required front yard setback of 25', a required rear yard setback of 35', and a required side yard setback of 5'. The standard lot size in this development is 80' wide by 120' deep. The following table compares submitted models' floor plans with these dimensions:

Model – General	Model – Specific	Width (ft)	Depth (ft)	Can meet setbacks (Y/N)
Hampton	2	40	45.33	Y
	3	42	47.33	Y
	4	40	48.33	Y
Harper	3	44	50	Y
	4	44	50	Y
Carwell		42.67	32.33	Y
Huron		44.67	41	Y

Final dimensions for specific building permit applications will be verified to ensure that the floor plans will fit within the required setbacks of the subdivision.

2. **Floor Area**

The PRD agreement requires that the square footage of the detached single-family homes be a minimum of 1,800 square feet. See the analysis below which demonstrates that all proposed models meet the minimum floor area standard:

Model – General	Model – Specific	Area, excluding garage and basement (-sf)
Hampton	2	2,178
	3	2,338
	4	2,487
Harper	3	2,384
	4	2,548
Carwell		2,393
Huron		2,027

3. **Façade Elevations**

The Township's Zoning Ordinance and the project's PRD agreement have specific requirements to ensure that the Township's "Substantially Different" architectural design standard is met. Substantial difference in style between units must be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the parcel across the street. The following two (2) criteria have been the focus of past review of the project's "Substantially Different" criteria compliance:

- Roof pitch by varying three or more vertical units in twelve from one another (i.e. 6/12, 9/12, 12/12, etc.)
- Location of major design features relative to main mass by varying the location of at least two major design features that include, but are not limited to dormers, gables, garages (i.e. front-entry versus side-entry), and porches.

The Zoning Ordinance also identifies roof style, exterior materials, and location of windows in relation to the mass as part of the "Substantially Different" analysis. Staff will continue to verify that each elevation meets the substantially different requirement on a lot to lot basis. The following table is an analysis of the overview of these models' design features for purposes of reviewing substantial difference:

Model	Roof Style	Roof Pitch	# Windows (front)	Door relation to mass	Design feature relation to mass	Materials observations
Hampton	Gable	6 or 9/12	3 including full transom above door	Center	1. Full brick arched entry 2. Double rake at upper level over entry door 3. Rake over garage 4. No porch	1. Vinyl and circular louvers on rakes 2. Predominant brick in door section
Harper	Gable	6/12	3	End	1. Double rake at upper level not over entry door 2. Half porch 3. Rake over garage	1. Vinyl and rectangular louvers on rakes 2. Brick entirely on lower level

Carwell	Gable	6/12	6	Center	1. Double rake at upper level not over entry door 2. Full porch 3. No rake over garage	1. Vinyl and small louver only at top on rake 2. Brick entirely on lower level
Huron	Gable	6/12	3	Off-center	1. Single rake at upper level not over entry door 2. Full porch 3. No rake over garage	1. Vinyl and circular louver on garage 2. Brick entirely on lower level

4. **Building Materials**

The PRD agreement requires that all of the detached dwelling units provide brick on a minimum 50% of the façade. The Carwell and Huron models exhibit close to 50% brick and may require verification. Prior to construction of the Carwell and Huron models, the applicant must provide a simple material schedule that lists the percentages of the facades covered by brick on these models.

5. **Side-Entry Garages**

The PRD agreement requires that at least 30% of the single-family detached units have side entry garages. Two (2) of the proposed models – the “Harper 3” and “Carwell” models – do not include side entry garage options. Staff will continue to monitor that this requirement is met subdivision wide, but at this time the applicant has submitted a sufficient number of elevations to meet this requirement.

Recommendation

Staff recommends that the Planning Commission approve the site plan amendment to the Cobblestone Ridge development for the addition of the proposed models, Hampton 2, 3, and 4, Harper 3 and 4, Carwell, and Huron, to be built by Camco Building Solutions based on the following conditions:

1. Township Planning Staff shall review each application for a new single-family home in the Cobblestone Ridge development in order to determine that the new home meets the required setbacks and that the elevation meets the Township’s “Substantially Different” architectural design standards set forth in the PRD agreement.
2. Prior to construction of the Carwell and Huron models, the applicant must provide a simple material schedule that lists the percentages of the facades covered by brick on these models.
3. Staff will continue to monitor that the 30% minimum side-entry garage requirement is met subdivision wide, but at this time the applicant has submitted a sufficient number of elevations to meet this requirement.

Thank you for your consideration.

Sincerely,

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

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

CC: Matthew Best, M.S. - Public Services Director, Van Buren Charter Township



December 11, 2020

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

**Subject: VBT-19-037 Hampton Manor/43250 Tyler Road; Site Plan Review #4;
Revised Site Plans Dated 9/16/2020.**

Dear Commissioners:

The applicant, Van Buren Investors Land Holdings, LLC, proposes to construct a Senior Housing development called Hampton Manor. The proposed 62,516 square foot building will comprise of 56 assisted living units and 24 memory care units. The site is located on the southeast corner of Tyler Road and Morton Taylor Road intersection and has a total site area of 7.11 acres. The applicant received preliminary site plan approval from the Planning Commission on July 22nd, 2020, subject to several conditions.

We have reviewed the revised site plan for compliance with the conditions of preliminary site plan approval and offer the following comments (any items that require changes or additional information are underlined):

COMMENTS

1. **Review and approval of storm water detention system by the Township Engineer and Wayne County.** This condition can be met. Per the Township Engineer the applicant is in the process of getting approval from Wayne County and is under review for approval by the Township Engineer.
2. **Approval of detention pond landscaping by Wayne County.** This condition can be met. As noted above the applicant is in the process of getting approval from Wayne County. Approval of the pond will include approval of the landscaping shown on the site plan.
3. **Deletion of off-site trees from tree counts.** This condition has been met. The tree list sheet 04 notes that no off-site trees will be removed. Tree removal will be limited to the applicant's site boundaries only.
4. **Clarification regarding need for second generator panel and relocation/Addition of screening if deemed essential.** This condition has been met. The second generator panel previously shown on the north side of the detention pond has been removed from the plans and no longer appears to be proposed. The generators and transformer proposed on the north side of the building appear to be well screened.

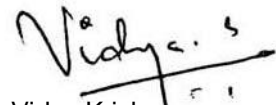
5. Special Land Use approval by Township Board of Trustees. This condition has been met. The proposed use is categorized as a senior housing facility and received special land use approval from the Township Board of Trustees on August 18th, 2020.

RECOMMENDATION

All of the conditions of preliminary site plan approval have been met at this time. Therefore, we recommend that the Planning Commission grant final site plan approval for the proposed Hampton Manor Assisted Living project subject to final engineering approval from Wayne County and the Township Engineer.

Respectfully submitted,

McKENNA



Vidya Krishnan
Principal Planner

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



June 30, 2021
Fishbeck Project No. 191597
Township Project No. 19-037

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

Hampton Manor Senior Housing
43250 Tyler 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 May 19, 2021, submitted to the Township for Engineering and Final Site Plan review for the proposed Hampton Manor Senior Housing project, which is located at 43250 Tyler Road. Please note, the previous site plan was recommended for Engineering and Final Site Plan approval in our letter dated December 11, 2020.

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

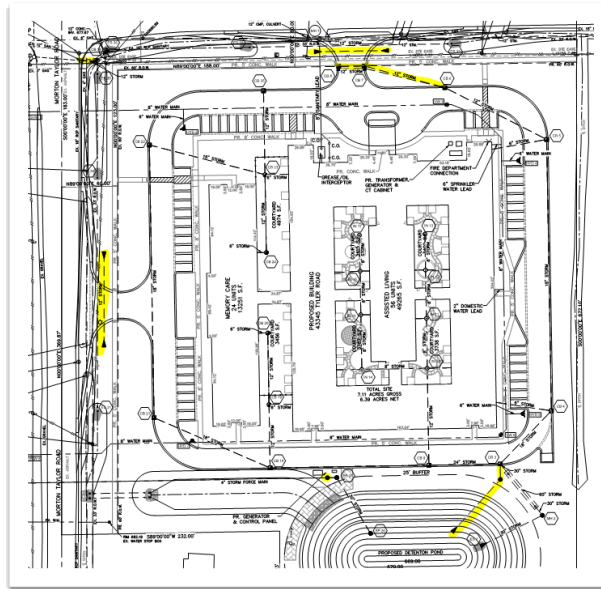
We have attached a summary of our review comments below:

General

The following items are general requirements established as part of the Engineering Standards Manual, Charter Township of Van Buren (April 2014). The applicant must include the following items as part of the construction plans. Comments from previous review letters that have been addressed and/or discussed directly with the Township have been removed, while those that have yet to be addressed from previous reviews, as well as new comments, are listed below.

1. General note No. 13 states that all areas not built or paved will be irrigated. Irrigation plans must be included with the submittal of the Engineering Plans. The applicant stated that a plan would be submitted, however, the submittal does not appear to include an irrigation plan.
2. When the final relocation spot is determined for the existing overhead utility lines and poles, the plan should be updated to show the precise relocation point.

3. In general, the plans indicate several unlabeled driveway culverts, storm sewer lines, and manholes which appear to be outdated on sheets 8, 9, and 10, amongst others. These should be removed in the Issued for Construction plan set.



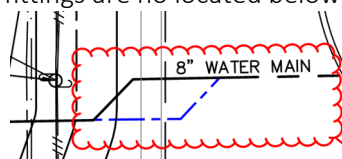
Water Main Service

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

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

Comments:

1. The Township's GIS indicates an existing 0.75-inch copper water service line to the existing building which needs to be indicated on the plans and properly removed and capped. The Township can provide GIS with the approximate location of the line.
2. Wayne County Department of Public Services (DPS) must approve all work within their right-of-way (ROW) and must approve the method of installing the pipe across Morton-Taylor Road and potential impacts to Morton-Taylor Road.
3. The plans indicate that the proposed water main connections to the existing 12-inch water main will be done using tapping sleeves and valves. If the methodology changes and it is determined that a cut-in tee is required, the applicant must work with the Township to verify the impact to surrounding residents and connections will need to be scheduled in a manner to minimally impact the surrounding residents.
4. There is a bend in the water main line that occurs under the ditch in the southern leg of the loop. We would like to see this shifted further east, so the fittings are no located below the storm water ditch.



5. The plans call for boring of a 20-inch steel casing pipe. Applicant must provide details for any flowable fill, spacers, or end seals used for the pipe.
6. Table 4-3 (Sheet 22) should highlight the row of the utility size, not the casing size.

	CASING SIZE	CASING SIZE	PIPE	CASING SIZE	CASING SIZE
6"	18"	18"	#18	18"	18"
8"	20"	20"	#18	20"	20"
10"	24"	24"	#18	24"	24"
12"	30"	30"	#18	24"	30"
14"	30"	30"	#18	30"	30"
15"	30"	30"	#18	30"	30"
16"	30"	30"	#18	30"	30"
18"	36"	36"	#14	30"	36"
20"	36"	36"	#14	36"	36"
21"	42"	42"	#14	42"	42"
24"	48"	48"	#14	48"	48"

7. Applicant must prepare and with the help of the Township, submit the Department of Environment, Great Lakes, and Energy (EGLE) application for public drinking water systems.

Sanitary Sewer

Existing: The Township's GIS records indicate there is an existing publicly owned RCP 15-inch gravity-fed sanitary sewer running east-west along the south side of Tyler Road and a publicly owned RCP 18-inch gravity-fed sanitary sewer running north-south along the east side of Morton-Taylor Road. The Township has no record of an existing sanitary sewer lead tap and the applicant has stated that an onsite septic system does not exist.

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

Comments:

1. The applicant has not found information on the existing sanitary discharge system on-site. If an existing sanitary septic system is found, the applicant will be required to work with the Wayne County Environmental Health Department, as stated in the plan note on sheet 05. The applicant must add a portion to the note stating that if a sanitary sewer lead is found onsite, they must remove/abandon the lead and seal per the Township standards and/or per the direction of the Township representative onsite.
2. Per the Township Standards, interior drops are **NOT** permitted within Township owned manholes. Connections to the public sanitary system must be done via a tap or with an external drop, per the Township Engineering Standard Details.
3. The applicant must submit a Sanitary Basis of Design, based on the latest schedule of rates published by the Township. The link can be found on the Township Department of Public Works (DPW) page:
<https://vanburen-mi.org/dpw/>.

Storm Sewer

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

Proposed: The applicant is proposing to capture storm water runoff from the site via roof drain leads and storm drain inlets through a system of storm sewers into an onsite detention basin. The detention basin is proposed to outflow through a restrictor standpipe into a proposed pump station, which is shown to discharge into a proposed manhole on top of the existing 15-inch storm sewer pipe running north-south along the west side of Morton-Taylor Road. An emergency overflow spillway is indicated between the stormwater basin and the roadside ditch along Morton Taylor Road. The plans also indicate the relocation of the roadside ditch along the north and west sides of the property, which includes multiple proposed 12-inch driveway culverts.

Comments:

1. Applicant has provided information that the plans have been submitted to Wayne County Department of Public Services for storm water management and soil erosion control review, the County returned plans back with comments. Various iterations of the plans have been reviewed and resubmitted to Wayne County and their consultants (OHM) since the previous submission to Van Buren Township. An approval letter from OHM Advisors, dated May 26, 2021, has been provided that gives approval for the site stormwater components ONLY.
2. Detention/retention basins shall be constructed prior to any other construction for all projects in the township. Immediately following construction of the basin, suitable ground cover shall be established, weather conditions permitting.
3. A Storm Water Management System Long-Term Maintenance Plan and Exhibit are required to be part of the plan set, per the Wayne County approval process. Upon receiving approval from Wayne County for the maintenance plan, the owner or owner representative for the property will then need to work with the Township to sign a separate maintenance agreement for all storm water maintenance onsite.

Paving and Grading

1. A Wayne County Department of Public Services permit for Road ROW construction must be obtained from the County. The OHM approval is for stormwater ONLY. Wayne County must approve all modifications and driveway cut locations to Morton Taylor and Tyler Roads.
2. Traffic movement from the western entrance off Morton Taylor Road heading south in the parking lot, may cause an issue with traffic coming “stuck” due to the one-way restrictions. The applicant may consider striping out the final parking spot to allow for a turnaround. Any changes to the parking lot layout, must be in compliance with all Township Ordinances and get approval from the Township Planner.

Soil Erosion and Sedimentation Control (SESC)

1. The Township has received the SESC Wayne County Permit (No. 19-329) dated 11/21/19.
2. The applicant must work with the Township Engineer and Inspector onsite, along with the Wayne County inspector to ensure all sediment is being contained on-site during all phases of work. During construction, adjustments to the SESC plans may be necessary, in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements. Adjustments may include, but are not limited to, the following:
 - a. The plans indicate some areas where Silt Fence crosses active ditch lines. Fabric silt fence may not be used as a filtration device in ditches.
 - b. Sediment traps shall be installed at all points where storm water runoff exits the site through culverts.
 - c. Check dams shall be installed in conjunction with the sediment traps to dissipate flow prior to exiting.

Recommendation

We are recommending the Planning Commission grant the Hampton Manor Senior Housing Project Engineering and Final Site Plan approval, based on the engineering review of the project site, subject to the comments listed above and in accordance with 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
Dave Potter – Fishbeck

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

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



December 16, 2020

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Hampton Manor of Van Buren Township- Final Review

The final review of plans for the Hampton Manor of Van Buren Township were completed. All Fire Department concerns identified in subsequent reviews have been addressed.

The Fire Department requires involvement in the continuing plan review, inspection, and Certificate of Occupancy process and will require various inspections during the construction phases and immediately prior to opening to verify compliance with appropriate codes. One set of as built Construction drawings, schedules and details, as it relates to construction, fire protection, life safety And response will be required, as well as a **digital cad layout** of the building by this department prior To our final C of O inspection.

Review and approval by the authority having jurisdiction shall not relieve the applicant of the Responsibility of compliance with these codes. Van Buren Township Fire Department reserves the Right to request changes if life safety issues are found during final walk through.

Respectfully Submitted,

Andrew Lenaghan
Fire Inspector

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.

Power, Dan

From: Vidya Krishnan <VKrishnan@mcka.com>
Sent: Monday, June 14, 2021 3:27 PM
To: Power, Dan
Subject: Hampton Manor

Categories: Orange category

Good Afternoon Dan,

I had a chance to review the plans for Hampton Manor and i find it to be consistent with the originally approved plan for all major elements.

My previously done final site plan review letter is still valid.

Sincerely,
Vidya

Vidya Krishnan

Principal Planner

MCKENNA

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