

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
June 9, 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: Atchinson, Budd, Kelley, 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: Peter Bedder on behalf of Kalitta Air LLC.

Audience: Two (2).

APPROVAL OF AGENDA:

Motion Kelley, Cullin second to approve the agenda of June 9, 2021 as presented.

Roll Call:

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

Nays: None.

Absent: Jahr.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Atchinson second to approve the regular meeting minutes of May 26, 2021 as presented.

Roll Call:

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

Nays: None.

Absent: Jahr.

Motion Carried.

NEW BUSINESS:

ITEM #1: 19-038 CAMPING WORLD – PRELIMINARY AND FINAL SITE PLAN AMENDMENT APPROVAL.

THE APPLICANT, DERRICK MATTER/CAMPING WORLD, IS SEEKING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL TO AMEND A PREVIOUSLY APPROVED FINAL SITE PLAN BY RENOVATING THEIR EXISTING BUILDING IN

PLACE OF DEMOLISHING A PORTION OF THE BUILDING AND REDUCING THE PROPOSED SIZE OF A REDEVELOPED RV PARKING AND STORAGE AREA ON THE SITE.

LOCATION: THE SITE IS LOCATED AT 43646 N. I-94 SERVICE DRIVE (TAX PARCEL ID #83-060-01-0001-001), ON THE NORTH SIDE OF THE N. I-94 SERVICE DRIVE, BETWEEN DEWITT AND MORTON TAYLOR ROADS.

Director Power gave the presentation and informed the Commission and the audience that the applicant has requested to postpone approval until a later meeting in order to address items in the Fire Departments review. Director Power displayed the site plan, an aerial image of the site and a preliminary color rendering. The request is to consider approval of an amended combined preliminary and final site plan for the Camping World site redevelopment. The redevelopment involves maintaining the roughly 15,633 sq. ft. east wing of their existing building instead of demolishing it, retaining the remainder of the building with an area of 28,139 sq. ft., along with the creation of a new RV parking and sales area on site and related site improvements. Director Power has received recommendations from the Principal Planner and Township Engineer, however, fire safety issues have prompted additional discussion with the Fire Department regarding access and fire suppression needs.

Vidya Krishnan of McKenna Associates presented her staff review letter dated 6-4-21. The applicant's amended plan is significantly in compliance to the originally approved plan with the only major notable change being the retention of the entire building footprint, resulting in the corresponding decrease in outdoor RV storage space and the elimination of the propane tank station. The few remaining items can be easily addressed and therefore, McKenna Associates recommends preliminary and final approval of the amended sit plan, subject to the following conditions:

1. Clarification regarding the areas included in the 2,501 square feet of open space being provided.
2. Review and approval of proposed storm water detention system by the Township Engineer and Wayne County.
3. Submission of a colored rendering of the proposed building.

Stephen Clayton of Fishbeck Associates presented his staff review letter dated 6-4-21 recommending the Planning Commission grant the Camping World project, engineering and final site plan approval, subject to the comments noted in the review letter and in accordance with the Township's Engineering Standards manual.

No comments from the Commission or the audience.

The applicant has asked that no action be taken at this meeting and we'll present for action at a later date.

Director Power will provide a set of complete and updated elevations when they have been presented by the applicant.

ITEM #2: 21-008 – KALITTA AIR LLC

STAFF WILL PROVIDE AN UPDATE ON A PROPOSED SITE PLAN FOR A 25,430 SQUARE FOOT BUILDING WITH THREE (3) FLIGHT SIMULATORS, OFFICE AND TRAINING SPACES, ALONG WITH PARKING AND RELATED SITE IMPROVEMENTS. THE PROPOSED BUILDING WILL BE THREE (3) STORIES AND 44 FEET AND 10 INCHES TALL WITH A TOTAL FLOOR AREA OF 55,241 SQUARE FEET.

LOCATION: 50206 TYLER ROAD EXTENSION (TAX PARCEL ID #83-189-99-0008-000). THE PROPERTY IS LOCATED ON THE NORTH SIDE OF THE TYLER ROAD EXTENSION NEAR THE BORDER WITH YPSILANTI TOWNSHIP.

Director Power presented his staff review dated 6-4-21. Kalitta Air is proposing to pursue two phases of construction, the first of which will involve the construction of a 25,430 sq. ft. office and training building containing flight simulators, along with parking lot improvements including replacement of existing parking areas and the addition of 71 parking spaces and related site and storm water improvements. These improvements are in addition to an existing site which contains roughly 146,830 sq. ft. of combined office, warehouse, simulator and hangar spaces currently used by Kalitta Air, a private flight charter company. The proposed site includes two (2) proposed lease parcels with a combined acreage of 17.57 acres with a location of 843 Willow Run Airport.

The site plan request was reviewed based on Zoning Ordinance standards described in Section 3.118 (D) (AP – Airport District) allowing for a modified site plan review procedure for developments located at public airports. This involves reviewing the area, height and placement of the principle use; its parking, loading and access management; environmental performance standards; and screening, landscaping and other Ecorse and Beck Road adjacency requirements.

Director Power recommends conditional approval of the submitted civil site plan set dated 1-29-21, subject to conditions per the following comments in his staff review letter dated 6-4-21:

- All necessary approvals from the Wayne County Airport Authority (WCAA) and Wayne County Department of Public Services must be obtained prior to construction.
- Staff will provide a final review of the applicant’s off-street parking analysis. If accepted, this analysis must be added to the notes on the final “issue for construction” site plan.
- Double striping shall also be shown for all parking spaces.
- The final issued-for-construction civil site plan submittal shall be signed and sealed by a professional Engineer.
- An existing conditions drawing shall be provided or a revision to sheet C-1.1 shall be provided which shows the full extent of the parcel boundaries of the leased parcels used by Kalitta Air.
- The revision date on the final site plan set must be updated for clarity.
- Prior to construction, the applicant shall obtain any necessary permits for connections to Van Buren Township’s utilities systems.
- Prior to construction, final engineering review shall be provided by the Van Buren Township Engineer to demonstrate compliance with the Township’s engineering

standards. As necessary, a preconstruction meeting shall be scheduled with the Township.

No comments from the Commission.

Resident inquired if there was any way to give the project a Van Buren Township address rather than an Ypsilanti address. Peter Bedder on behalf of Kalitta Air, informed the Commission and the audience that the address was set up through Ypsilanti decades ago. The property is also a leased property with a 20-30 year lease agreement with the airport. Director Power will look into the possibility of the applicant acknowledging and clarifying the property is located in Van Buren Township on the site plan.

GENERAL DISCUSSION:

Director Power informed that the next Planning Commission meeting will be held on June 23, 2021 and there will likely be 1 or 2 temporary land use requests on the agenda.

ADJOURNMENT:

Motion Cullin, Kelley second to adjourn the meeting at 8:06 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary