

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
March 24, 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 7:33 p.m.

ROLL CALL:

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

Excused: Atchinson and Franzoi.

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

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

Applicant(s) in Attendance: Matt Roland, Jared Kime and Beth Ernat for Clover Development. Rob Wagner and Kevin Ramirez for Midwest Consulting. Eric Arquette, T. Waller and Kenney Farmer for KW Land Development.

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Kelley, Jahr second to approve the agenda of March 24, 2021 as presented.

Roll Call:

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

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Jahr second to approve the regular meeting minutes of March 10, 2021 as presented.

Roll Call:

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

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried.

PUBLIC HEARING:

ITEM #1: LOT COVERAGE ZONING ORDINANCE TEXT AMENDMENT

**PROPOSED AMENDMENTS THAT WOULD REVISE THE DEFINITIONS OF LOT
COVERAGE UNDER SECTION 2.102 (DEFINITIONS) AND REGULATIONS RELATED**

TO LOT COVERAGE UNDER SECTION 4.103 (FOOTNOTES TO SCHEDULE OF REGULATIONS) OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE IN ORDER TO RELAX LOT COVERAGE REQUIREMENTS RELATED TO UNENCLOSED ROOFED STRUCTURES.

Motion Jahr, Kelley second to open the public hearing. Motion Carried.

Roll Call:

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

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried.

Director Power inquired if anyone in the audience was here to make a public comment on the lot coverage zoning ordinance text amendment. There were no comments from the audience.

Motion Kelley, Jahr second to close the public hearing. Motion Carried.

Roll Call:

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

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried.

OLD BUSINESS:

ITEM #1: LOT COVERAGE ZONING ORDINANCE TEXT AMENDMENT.

PROPOSED AMENDMENTS THAT WOULD REVISE THE DEFINITIONS OF LOT COVERAGE UNDER SECTION 2.102 (DEFINITIONS) AND REGULATIONS RELATED TO LOT COVERAGE UNDER SECTION 4.103 (FOOTNOTES TO SCHEDULE OF REGULATIONS) OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE IN ORDER TO RELAX LOT COVERAGE REQUIREMENTS RELATED TO UNENCLOSED ROOFED STRUCTURES.

Director Power gave a brief presentation, this is the third discussion on the lot coverage zoning ordinance text amendment. The amendment is intended to provide reasonable relief to industrially zoned properties with permitted outdoor storage areas to enable coverage of the outdoor storage areas up to 10% beyond lot coverage limits within the zoning ordinance. Vidya Krishan of McKenna Associates will discuss the changes to the text amendment.

Vidya Krishnan of McKenna Associates explained the intent for the lot coverage zoning ordinance text amendment is to meet lot coverage requirements for the industrial districts (M-1, M-2 and M-T) in order to allow for coverage of previously approved outdoor storage areas. This will not increase the surface area or add to any impervious area on the site. The addition of a sentence

in definitions referencing porticos and solar panels was removed as it was unnecessarily confusing the issue by adding more limitations, language has been added to clarify that the 10% coverage allowable up to 20,000 square feet is beyond the 35% lot coverage that is already allowed and the language clearly specifies that the amendment is for the industrial districts only.

Commissioners like the updates to the text amendment and the simplifying of the language. No comments from the audience.

Director Power explained the process moving forward is a motion of recommendation from the Planning Commission to the Township Board of Trustees to adopt the zoning ordinance text amendment. The Township Board will have two subsequent meetings in which the amendment will be reviewed prior to adoption.

Motion Kelley, Jahr second to recommend the Township Board of Trustees adopt the proposed zoning ordinance text amendment regarding lot coverage.

Roll Call:

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

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried.

ITEM #2: 19-040 – CLOVER COMMUNITIES SPECIAL LAND USE REVIEW.

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

LOCATION: THE PROPERTY, 8470 BELLEVILLE ROAD (PN 83-036-99-0002-702), IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN TYLER ROAD AND ROBSON ROAD AND IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS) DISTRICT. THE PARCEL IS A +/- 17.7 ACRES IN AREA INCLUDING A +/- 16.16 ACRE DEVELOPMENT SITE AND A +/- 1.57 ACRE OUT PARCEL.

Director Power gave the presentation. Senior housing was accepted into the zoning ordinance as a special land use in 2019, there are special standards that apply to a senior housing use. This project has had a series of review steps and on September 9th a public hearing was held along with the initial consideration of special land use and preliminary site plan approval. The Planning Commission decided to postpone consideration of preliminary site plan approval for a couple items to be addressed. The minimum dwelling unit size for the senior housing project along with the relocation of the driveway to the south of Robson Road, where staff and the applicant agreed it would be more conducive to safety. Notices and reminders were sent to the neighboring properties, there is no additional formal public hearing. Director Power identified that his staff review letter has comments on the possible future road connection to Robson Road to the west, there is room for that road to be placed in the future. If there is a connection made to Robson

Road on the west, the driveway to the south may potentially be restricted with the main access to the senior housing facility redirected through Robson Road at that time.

Vidya Krishnan of McKenna Associates presented her review letter dated 3-17-21, identifying that the applicant has worked with the Township over the past several months to address several of the outstanding concerns. At this time, McKenna Associates, finds that the proposed senior housing development meets the criteria for special land use approval, subject to conditions. Therefore, recommending the Planning Commission recommend special land use approval to the Township Board of Trustees, subject to the following conditions:

1. Approval of the utility plan and storm water detention plan by the Township Engineer and Wayne County.
2. Revisions to architectural elevations and approval of architectural elevations by the Planning Commission.
3. That all of the conditions of site plan approval are met.

The applicant will provide a presentation under the preliminary site plan review.

No comments from the Commission or the audience.

Motion Kelley, Jahr second to recommend the Township Board of Trustees grant special land use approval to the applicant, Clover Communities of Van Buren LLC, for the construction of a proposed senior housing facility, located at 8470 Belleville Road, based on the analysis and subject to the recommendations in the McKenna Associates review letter dated 3-17-21.

Roll Call:

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

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried. (Letter Attached)

ITEM #3: 19-040 – CLOVER COMMUNITIES PRELIMINARY SITE PLAN.

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

LOCATION: THE PROPERTY, 8470 BELLEVILLE ROAD (PN 83-036-99-0002-702), IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN TYLER ROAD AND ROBSON ROAD AND IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS) DISTRICT. THE PARCEL IS A +/- 17.7 ACRES IN AREA INCLUDING A +/- 16.16 ACRE DEVELOPMENT SITE AND A +/- 1.57 ACRE OUT PARCEL.

Director Power displayed the preliminary site plan and handed the discussion to Vidya Krishnan of McKenna Associates to present her review.

Vidya Krishnan of McKenna Associates presented her review letter dated 3-17-21, there are a few items that remain to be addressed and these items can be modified or corrected prior to final plan approval. Therefore, McKenna Associates recommends that the Planning Commission grant preliminary site plan approval for Clover Communities senior housing to be located at 8470 Belleville Road, subject to the following conditions being address on a revised plan submitted for final site plan approval:

1. Wayne County's approval of detention pond landscaping.
2. Approval of storm water detention calculations by the Township Engineer and Wayne County.
3. Submission of a photometric/lighting plan addressing all of the issues noted.
4. Revision of garage elevations to break up buildings into smaller sizes.
5. Submission of details for proposed dumpster enclosure.
6. Revision of sign design to include monument base.
7. Relocation of transformer pad.

Paul Kammer of Fishbeck Associates presented his review letter dated 3-17-21, recommending the Planning Commission grant the Clover Senior Housing Project preliminary site plan approval for engineering feasibility, subject to the comments listed in the review letter and in accordance with the Township's Engineering Standards Manual. Fishbeck is particularly concerned with the review and comments from Wayne County regarding the storm water management system, as well as the Belleville Road ROW construction. These items must be discussed with the County prior to the Township accepting the applicant for engineering review.

The Van Buren Fire Marshal's review letter dated 3-8-21 identified the NFPA fire codes to be addressed.

Beth Ernat of Clover Communities provided a PowerPoint presentation which displayed the following: unit layouts (1 and 2 bedroom), coffee bar, game room, community room, outdoor patio area (with community grills), the shift of the front entry driveway location, the floor plan showing the mix of units and a rendering of a similar Clover Communities project in Canton Township.

Engineer, Jared Kime for Clover Communities informed the Commission that he has reached out to Wayne County regarding storm water retention, the applicant will submit a new photometric/lighting plan and provide the dumpster enclosure information. Mr. Kime displayed a sample of the monument sign in which the base is brick. The applicant would prefer not to separate the garages as they will have to build 8 additional walls and include a 15-foot gap between the buildings.

Commissioners had the following questions and concerns:

1. Is the brick wrap for the columns to go up 3 stories or only cover the base? Vidya Krishnan of McKenna Associates responded all the way to the top (3 stories) or the same height as the brick on the exterior façade. The applicant is willing to take the brick wrap up to the brick height on the exterior façade.

2. In Director Power's memo, there is a recommendation about new construction and landscaping being limited or removed within 30 feet of the north property line. The language was added to make sure that this project does not put itself in a situation if/when Robson Road is connected to the west side of Belleville Road. The landscaping trees can be shifted to accommodate for the road.
3. In the traffic study, with their being 128 units and residents needing to make left hand turns into the entry, is that going to cause traffic backup? Beth Ernat of Clover Communities informed that the residents are not peak traffic time users, with the maximum peak traffic time users as 3-5 residents. The possible future expansion of Robson Road will help to minimize the movements at the entry.
4. Will the monument sign be lit? Yes, the applicant confirmed there will be up lighting at the monument sign.
5. Commissioners agree breaking up of the garage into two units is more aesthetically appealing and is a good recommendation to consider. The applicant is willing to split the garages.
6. Commissioners thanked Beth Ernat of Clover Communities for her hard work and look forward to having Clover Communities as part of the Township.

No comments from the audience.

Motion Kelley, Jahr second to grant the applicant, Clover Communities of Van Buren LLC, preliminary site plan approval for the construction of a proposed senior housing facility with 128 independent senior housing units, located at 8470 Belleville Road, based on the analysis and subject to the conditions detailed in the McKenna Associates review letter dated 3-17-21, Fishbeck Associates review letter dated 3-17-21, Fire Department review letter dated 3-8-21, along with specific references to the concerns and clarifications raised by Director Power and Commissioner Jahr regarding landscaping, setbacks and brick wrap.

Roll Call:

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

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried. (Letters Attached)

NEW BUSINESS:

ITEM #1: 21-010 – 44145 YOST ROAD – PRELIMINARY VARIANCE DISCUSSION.

THE APPLICANT, ROB WAGNER OF MIDWESTERN CONSULTING, HAS APPLIED FOR A DISCUSSION OF A POTENTIAL SETBACK VARIANCE TO ALLOW THE CONSTRUCTION OF A 5,400 SQUARE FOOT ROOFED STRUCTURE TO BE USED FOR SHELTERING A WASTE TRANSFER AREA TO ENCROACH TO WITHIN 0.5' OF THE SIDE YARD LOT LINE, CONTRARY TO SECTION 4.102 OF THE ZONING ORDINANCE, WHICH REQUIRES A 40' SETBACK IN THE M-1 LIGHT INDUSTRIAL ZONING DISTRICT.

LOCATION: 44145 YOST ROAD (PARCEL NUMBER 83-009-99-0004-001). THIS SITE IS LOCATED ON THE NORTH SIDE OF YOST ROAD, EAST OF SHELDON ROAD.

Director Power gave the presentation and displayed the site of Yost Road Waste Transfer. The site includes some covered building area and open storage area. The State of Michigan Department of Environment, Great Lakes and Energy (EGLE) as part of the issuance of a license, requires that some of the open storage area has to be covered by a roof. The proposed shelter is 5,400 square feet in area. The applicant is requesting two variances, 0.5 feet from the rear yard and 7.89 feet from the side yard. If the requested variances are approved by the BZA, the proposed structure will be considered by the Planning Commission as part of a formal site plan review.

Robert Wagner of Midwest Consulting spoke on behalf of the owner. The site is 1.5 acres and they are proposing to construct a 5,400 square foot roof structure, 3-sided wind breaker to shield the waste transfer area. The property has changed ownership in the past year, the waste transfer station has been operating since the 1970's. The variances are being requested to bring the existing structure into compliance with the State of Michigan.

Commissioners had the following questions and comments:

1. Is the railroad subject to notification? Yes, the railroad will be notified prior to the BZA meeting.
2. How long ago was the structure permitted but never built? The owner will find that information and bring back to Township staff.
3. When did the ownership of the property change? Approximately 2 years ago.
4. Does Township staff know the dimensions of the easement? Director Power will confirm the dimensions and provide the information to the Commission.

No comments from the audience.

Commissioners agreed they are supportive of the variance as long as the applicant meets all other recommendations required and feel it's in the best interest to bring the site into compliance with the state mandate.

Director Power asked Commissioners to email him any additional comments they would like to share with the BZA.

ITEM #2: 20-035 – 44605 HULL ROAD AND VICINITY IRRIGATION PONDS.

THE APPLICANT, KW LAND DEVELOPMENT, ON BEHALF OF OWNER, WILKIN FARM PROPERTIES, SEEKS TO CONSTRUCT TWO (2) FIVE ACRE IRRIGATION PONDS FOR AGRICULTURAL PURPOSES PURSUANT TO CHAPTER 42, ARTICLE IV OF THE VAN BUREN TOWNSHIP CODE OF ORDINANCES.

LOCATION: THE AFFECTED PROPERTIES INCLUDE 180.57 ACRES OF LAND ON THE SOUTH SIDE OF HULL ROAD BETWEEN SUMPTER ROAD AND MARTINSVILLE ROAD, INCLUDING PARCEL 83-134-99-0003-701, 44605 HULL ROAD / 83-134-99-0001-000, 44975 HULL ROAD / 83-134-99-0002-705 AND PARCEL 83-133-99-0003-701.

Director Power provided an overview and displayed the site area and plan. The applicant approached the township last fall to inquire about two 5-acre irrigation ponds for agriculture. The process is fairly involved and the Township Engineer and Director Power have been working with the applicant. There will be safety signage, setback requirements, information on the hydrology, the ponds are not to affect the ground water and use of the land in the area. There will be 192,000 cubic yards of material to be moved. The Planning Commission is being asked to take a look at the request and to provide questions or comments. Notices will be sent out to neighboring properties.

Eric Arquette spoke on behalf of the applicant. A revised drawing will be available displaying the depth, various locations of access for the farmer and will encompass the parcels included. The irrigation ponds are for the farmer to use to properly irrigate his parcels, proper slogging of the ponds and safety precautions have been taken. Kenny Farmer informed that the digging is just to expose the water, the ponds will not affect neighboring properties, there will be no discharge to local drains or ditches, the ponds are for retention only and they will not be bringing any water onto the property.

Commissioners had the following questions and comments:

1. What is the water table in that area? Mr. Farmer stated the water table generally runs about 3-5 feet.
2. Is the pond proposed to be lined? No, there is no need for the pond to be lined. The applicant is digging about 15 feet to expose the ground water for irrigation use.
3. Is the applicant planning on any underground water distribution? No, all water distribution will be above ground.
4. When pulling up the parcel numbers, it appeared to have been split. Director Power informed that the applicant is going to update the survey and provide a new drawing.
5. Does it take 10-acres to irrigate the property remaining after digging the ponds? The farmer owns several farms in the area and needs that much to irrigate all of them. The two 5-acre ponds will be pumped out to reach different areas.
6. Will the ponds be fenced in? The applicant hadn't looked into fencing in the ponds, they are not easily accessible. The slope of the ponds will be steady and gradual, a 4 to 1 slope.

No comments from the audience.

GENERAL DISCUSSION:

Member of the audience inquired whether staff knows if Timber's subdivision is still selling homes and if someone can reach out to them as he would like to see the neighborhood in progress. Director Power will follow up on the inquiry.

Commissioner inquired if the Planning Commission will continue to meet virtually in April. Director Best informed that the Wayne County Executive's Office has extended virtual meetings until June.

ADJOURNMENT:

Motion Budd, Jahr second to adjourn the meeting at 9:45 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

March 17, 2021
Fishbeck Project No. 191784
Township Project No. 19-040

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

**Clover Senior Housing
8470 Belleville Road
Preliminary Site Plan Review**

Dear Carol:

At the request of Van Buren Township (Township), Fishbeck has reviewed the revised Site Plan dated February 26, 2021, submitted to the Township for the Preliminary Site Plan review for the proposed Clover Senior Housing project located at 8470 Belleville Road. At this time, Fishbeck examines and reviews the feasibility of the engineering aspects of the site design but will not conduct a full engineering review until the engineering submittal. Please note, the previous site plan was recommended for Preliminary Site Plan approval for engineering feasibility in our letter dated August 17, 2020.

This project entails construction of a new 125-unit senior housing center at 8470 Belleville Road south of Ecorse Road. The existing site includes an undeveloped 17.25-acre lot fronting Belleville Road. The proposed project includes: construction of a 45,860-square-foot, three story assisted living building; construction of sidewalk and pavement; construction of a 162-space bituminous pavement parking lot; construction of a water main loop around the proposed building; construction of storm drain improvements including a drainage basin; construction of a sanitary sewer system and sewer lead; construction of one driveway with access to Belleville Road; and other various landscaping and site plan improvements. The plans also indicate a proposed parcel split where 1.57 acres will be left as an 'outparcel.'

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. Any irrigation plans must be included with the submittal of the Engineering Plans.
2. Soil boring information, including the ground water elevations, must be provided.
3. A quantity list itemizing all proposed public sanitary sewer, storm sewer, and water main construction must appear on each sheet indicating such construction. A quantity list indicating the total quantities of construction for the entire project must also be provided.
4. Plans must include the applicable Standard Detail Drawings as found in Appendix A of the Township *Engineering Standards Manual*. The Township can provide full size sheets of multiple details upon request.

Water Main Service

Existing: The Township's Geographic Information System (GIS) records indicate a publicly owned 12-inch asbestos cement water main running north-south along the east side of Belleville Road.

Proposed: The applicant's plan indicates a proposed 8-inch water main loop around the proposed building and connecting to the existing water main running north-south along Belleville Road. The plans also indicate a fire lead and water service lead to the south side of the proposed building from the proposed loop and four proposed fire hydrants.

Comments:

1. The minimum of ten feet of horizontal separation shall be provided between water mains and sanitary sewer lines, storm sewer lines, or other water mains. This is measured from outside of pipe to outside of pipe and should be indicated on the plans.
2. All water main type and class must be labeled the pipe.
3. Water main and easement must be clear of proposed landscaping trees, signs, and other elements. The following location of water main should be adjusted to provide a clear area for future maintenance and repair:
 - a. The alignment along the south side of the driveway. This water main and easement sit directly below the landscape row of trees and the complex sign. Future maintenance and repair will be very difficult and could impact the water main. This water main alignment should shift to the south, out of the influence of the trees, out of the footprint of the sign. Indicate a cleared 12-foot easement on the south side of the landscaping. This will also shift the tapping location and manhole on the east side of Belleville Road out of the residential driveway and into the grass area.
 - b. The alignment along the northern side of the building. There does not appear to be any reason for the water main to remain in the parking lot and under the proposed landscape peninsula trees. Fishbeck believes the water main can move north into the greenbelt north of the curb line.
 - c. The alignment along the southern side of the building. Again, the water main and easement is directly below proposed trees to be planted. Applicant should shift the alignment south to avoid being within the peninsula. This may also require some adjustment to the storm sewer alignment to maintain the 10 feet of separation as indicated in comment No. 1.
4. The configuration of all utilities (water, sanitary, storm) near the forbay and curved driveway section needs to be simplified. There are too many water main bends, sanitary and storm manholes, and overall too many utility crossings that appear can be avoided if configurations are adjusted. One starting point could be to move the "Public Sanitary Manhole" to the east/north side of the driveway. This could help eliminate having the water main shift into the road.
5. Engineering plans must include all proposed and existing information on how the water main is planned on being installed across Belleville Road, including the tapping method of both locations. Plans must indicate methodology, profiles, areas of disturbance, existing right-of-way (ROW) lines on Belleville Road, potential easements from property owners, pavement and turf restoration, and approval from Wayne County for all work within the ROW.
6. The Township will also require an additional valve to be installed on the 12-inch water main located between the two loop connections to allow for continuous flow to the complex in the event of a repair on the Belleville Road main. This valve can be placed near the southern tap.

Sanitary Sewer

Existing: The Township's GIS records indicate there is an 8-inch public clay sanitary sewer line that runs north-south along the east side of Belleville Road which connects into a 10-inch public clay sanitary sewer line closer to Tyler Road.

Proposed: The applicant is proposing to install two 6-inch private sanitary sewer leads flowing into two separate proposed private sanitary manholes and 8-inch PVC sanitary sewer lines, which converge and tap into a proposed public sanitary manhole. A proposed public 8-inch sanitary sewer then flows east towards Belleville Road, where it crosses the roadway and connects into an existing public manhole on the 8-inch sanitary sewer line running north-south along Belleville Road.

Comments:

1. The applicant has provided the sanitary basis of design. The overall capacity looks sufficient, but once final design is completed, the sanitary sewer design must be finalized and verified.
2. The sanitary sewer service material must be indicated on the plans.
3. Due to the segment of sanitary sewer being used for future expansion (outlot), the 8-inch sanitary line will be designated as a public sewer, as it is indicated on the plans, and the applicant (and Township) will be required to submit for a sanitary sewer permit from Michigan Department of Environment, Great Lakes, and Energy (EGLE) (Part 41) application.
4. All sanitary easements must extend a minimum of 10 feet beyond the upstream manhole.
5. For engineering review, all sanitary sewer, private and public, must include profiles, indicating size, slope, trench type, crossing distances, and any other information required in the Van Buren Township Engineering Standards manual.
6. The configuration of all utilities (water, sanitary, storm) near the forbay and curved driveway section needs to be simplified. There are too many water main bends, sanitary and storm manholes, and overall too many utility crossings that appear can be avoided if configurations are adjusted. One starting point could be to move the "Public Sanitary Manhole" to the east/north side of the driveway. This could help eliminate having the water main shift into the road.
7. Engineering plans must include all proposed and existing information on how the sanitary sewer is planned on being installed across Belleville Road. Plans must indicate methodology, profiles, areas of disturbance, existing ROW lines on Belleville Road, potential easements from property owners, pavement and turf restoration, and approval from Wayne County for all work within the ROW.

Storm Sewer

Existing: The Township's GIS records indicate there is no existing storm sewer system along Belleville Road adjacent to the proposed development. Stormwater runoff along Belleville is conveyed by an open ditch with driveway culverts towards the south/southwest.

Proposed: The applicant is proposing to collect stormwater using a proposed privately-owned storm sewer system and conveyed to an onsite drainage basin. According to the plan's stormwater narrative, the stormwater pond with forebay will be sized to accommodate stormwater from the subject site and future development of the outparcel. The pond is oversized for preliminary detention design and will likely reduce in size during detailed engineering design. The plans indicate a proposed emergency overflow spillway with sheet flow onto the adjacent property at the back of the lot, with no outlet indicated from the basin to an existing stormwater system. Fishbeck understands the coordination with Wayne County is ongoing.

Comments:

1. As part of the storm water conveyance system, computations indicating the calculation of the C value for each of the drainage areas should be provided. Assumptions for the base C values should be clearly indicated. Aggregate C values for more than one drainage area are not permitted.
2. Calculations for the design of the storm sewer system must be provided as part of the Engineering Review Application. This is generally given in table format and at minimum, with the information indicated, but not limited to, those items indicated in Chapter 2, Section C.19 of the Township *Engineering Standards Manual*.
3. Flow arrows indicating the existing overland flow routes must be indicated on the existing topographic map indicating the pre-development flow routes onsite.
4. Applicant must submit for stormwater approval from Wayne County prior to the Township accepting submission for Engineering and Final Site Plan approval. The Township will request to see that Wayne County has reviewed and commented on the stormwater system prior to reviewing the system itself.

5. If, after meeting with Wayne County, the applicant is required or recommended to use a retention basin onsite, as they had proposed during their first review process in 2020, the applicant shall read through requirements in Chapter 5, Section A.2 of the Township *Engineering Standards Manual* to determine the use of a retention facility on site. If it is determined no natural drainage course for discharging is available, then the Township can allow the use of a retention basin, in accordance with the Township standards. More information is needed from the applicant and their discussion with Wayne County. Upon gathering the information, the Township, Fishbeck, and the Engineer will discuss allowable options from Wayne County.
6. Please note, if a detention basin is required, the maximum allowable discharge in the Township for detention basins in 0.1 cfs/acre.

Paving and Grading

1. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans that indicate detailed parking lot grades, Americans with Disabilities Act 2010 (ADA) ramp grades, and all other paved areas.

Soil Erosion and Sedimentation Control (SESC)

1. The SESC Legend does not match the indicated line type indicated on the plans.
2. SESC plan needs to include all work for tying in the utilities on the east side of Belleville Road.
3. The SESC plan provided must be in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency.
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>

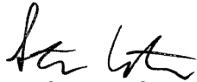
Recommendation

We are recommending the Planning Commission grant the Clover Senior Housing Project Preliminary Site Plan approval for Engineering feasibility, subject to the comments listed above and in accordance with the Township's Engineering Standards manual. Fishbeck is particularly concerned with the review and comments from Wayne County regarding the storm water management system, as well as the Belleville Road ROW construction. These items must be discussed with the county prior to the Township accepting the application for Engineering review. 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
James Taylor – Township
Vidya Krishnan – McKenna
Dave Potter, PE – Fishbeck



MCKENNA

March 17, 2021

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

**Subject: VBT-19-040 Clover Communities Senior Housing / 8470 Belleville; Site Plan Review #4;
Revised Site Plans Dated February 26, 2021.**

Dear Commissioners:

The applicant, Michael Joseph a representative of Clover Communities Van Buren LLC, proposes to construct a Senior Housing development named Clover Communities. The proposed 3-story, 45,860 square foot building will comprise of 128 independent living units. The site is located on the west side of Belleville Road, between Ecorse Road and Tyler Road and has a total site area of 17.728 acres. We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

COMMENTS

- 1. Zoning and Use.** The site is currently zoned C-2 (Extensive Highway Business District). The site is also located within the BROD (Belleville Road Overlay District) which is a mandatory overlay district. Section 3.112 of the Zoning Ordinance permits senior housing as a special land use in the C-2 Extensive Highway Business District.
- 2. Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. The applicant has provided all submittal requirements.
- 3. Lot.** Per the application the site is a total area of 17.728 acres. The legal description is included with the tax parcel ID number. The minimum required lot area for 128 independent units is 16.16 acres per Section 5.143 (c). The site plan proposes a lot split to create a 1.57-acre outlot with the principal parcel at 16.16 acres, compliant with the Zoning Ordinance.
- 4. Dimensional Requirements.** There is no required minimum lot width in the C-2 Extensive Highway Business District.

The minimum required front, rear, and side yard setbacks for senior housing development per Section 5.143 of the Zoning Ordinance are 50 feet each. The proposed building complies with the required setbacks. The building is also in compliance with the setback from Robson Road which is planned for an extension along the north side of the subject site, per the Master Plan.

Maximum permitted building height in the C-2 District is 4 stories and 40 feet. The plan proposes a 3-story building with a building height of 33 feet to the mid-point of the peak, compliant with the Ordinance.

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5. Access and Circulation.

- a. Location of Curb Cuts.** The site plan includes one proposed access drive from Belleville Road. The Master Plan envisions Robson Road which is located at the northeast corner of the subject site, eventually becoming a through roadway with a connection to the west along the site's north property line. The driveway location previously proposed would place the new roadway intersection in close proximity to the subject site's main driveway creating many points of conflict and safety concerns. Upon the Township's recommendation, the applicant has shifted the proposed access drive from the northeast corner of the site, further south. This creates a reasonable distance from the future intersection and also improves the safety on Belleville Road. The pavement is proposed to be striped with a 100' 4" solid yellow line extending from the driveway.

Belleville Road has a single lane in either direction along the site's frontage. With 128 additional units and corresponding trips in and out of the site, the proposed development is anticipated to have an impact on the roadway. The applicant has submitted a traffic study conducted by Rowe Professional Services Company which concludes with the finding that all approaches at each of the study intersections would operate at acceptable levels during both the AM and PM peak hours under all analysis scenarios. The traffic study does not recommend the addition of any improvements to the site's Belleville Road frontage. The applicant has noted that the Wayne County preliminary review concurs with this finding.

- b. Cross Access.** Cross Access is encouraged by the Township wherever feasible. The parcels to the north and south are currently zoned M-1, but also located within the BROD district which permits mixed uses. The parcel to the west is zoned C-2. The revised site plan notes a future connection to Robson Road to the north, and an access point from the main access drive to the outlot which would not be permitted to have its own driveway onto Belleville Road. Due to the location of wooded areas and the detention pond, cross access to the south does not appear to be feasible.
- c. Sidewalks.** The plan notes the construction of a new 5' concrete sidewalk along the site's entire Belleville Road frontage, compliant with the Zoning Ordinance.

Part of the proposal includes garages for resident parking. These are located to the southwest and south sides of the proposed building. To walk to them, residents will need to cross the internal circulation drive. The applicant has proposed crosswalks connecting the parking garages to the internal sidewalk system.

6. Parking and Loading.

- a. Space Dimensions.** Parking spaces on the site are dimensioned at 9.5 feet wide by 18 feet long. Per Section 9.104 of the Zoning Ordinance, parking spaces shall be 9.5' x 20'. Parking stall depth less than 20' is permitted provided the spaces abut a sidewalk which measures a minimum of eight (8) feet in width. The sidewalks have now been legibly labeled and are compliant with this standard. The parking spaces are proposed to be double striped.



- b. Number of Parking Spaces.** The parking requirement for independent living is one and a quarter (1.25) space for each dwelling unit plus one (1) for each employee in the largest shift. With 128 units, the required parking is 160 spaces + employee parking. The applicant has noted 2 employees will be in the largest working shift, requiring a total of 162 parking spaces, which has been provided. The applicant has stated: *“There is one on-site property manager for the property. An additional parking space has been added to accommodate an additional maintenance employee.”*

The site plan includes parking garages, which are accessory to the principal use of the senior housing facility, and therefore deemed as accessory structures. Table 3 of Section 7.202 (A) of the Zoning Ordinance sets limits on the maximum permitted size for detached accessory structures. The four garage structures will make up 9,600 sq. ft. total, double the 4,800 sq. ft. permitted. *The applicant appeared before the Zoning Board of Appeals on 8/11/2020 and received approval of a variance from this standard.*

- c. Barrier Free Spaces.** The plan indicates a total of eight (8) barrier free spaces, which is adequate for a parking lot with 151-200 parking spaces. Barrier free ramp locations are shown and are subject to review and approval by the Township Engineer.
- d. Loading.** The proposed building requires one (1) 10' x 50' loading space, which has been provided on the east side of the main entrance to the building. While not ideal, the space appears to be the most functional.
- e. Bicycle Parking.** Chapter 3 of Article 6 provides standards for buildings within the Belleville Road Overlay District (BROD). Per this chapter, one (1) bicycle parking space shall be provided for each twenty-five (25) vehicle parking spaces or fraction thereof. With 158 proposed parking spaces, six (6) bicycle parking spaces are required. The applicant has provided three (3) bicycle loops near the main entrance of the building to accommodate 6 bicycle parking spaces.
- 7. Landscaping and Screening.** The site is located in the Extensive Highway Business (C-2) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. Our comments on individual landscaping requirements are reflected in the following comments:
- a. Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. The site has a frontage of 643' on Belleville Road, which requires a total of 16 deciduous trees + 6 ornamental trees + 129 shrubs. The applicant has provided frontage calculations and proposes to preserve the existing wooded area adjacent to the r-o-w. In the future when the outlot is developed, frontage landscaping will be required.
- 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. Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. The building is setback from Belleville Road approximately 380'. With frontage landscaping, existing vegetation on the outlot and future development on the lot, we



anticipate the parking on the east side of the building visible from Belleville Road will be adequately screened.

Interior parking lot landscaping. Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. Interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. With 63,967 sq. ft. of total payment area, a total of 3,198 sq. ft. of interior parking lot landscaping is required and 3,227 sq. ft. has been provided. Additionally, one (1) deciduous tree shall be planted for each three hundred (300) square feet of interior landscaping. Therefore, 11 interior parking lot trees are required and 11 have been provided.

c. Loading Area Landscaping. Section 10.103 (C) of the Zoning Ordinance requires an opaque wall or a greenbelt for required screening. We find that Loading Area Landscaping will be acquired with the provision of the required frontage landscaping above.

d. Display Area Buffering. This requirement is not applicable.

e. Greenbelt Buffering. Section 5.143 (L)(1) of the Zoning Ordinance, requires a 20-foot-wide buffer with one (1) tree per twenty (20) linear feet between the senior housing development and all adjacent uses. A 20-foot-wide buffer has been proposed between the proposed development and all adjacent uses. The applicant is proposing to keep 438 existing trees and 154 of these are required along the property lines to satisfy the one tree per twenty lineal feet requirement.

f. Extensive Highway Business (C-2) Landscaping District. Section 5.143 (L)(2) of the Zoning Ordinance, requires specific additional landscaping requirements for senior housing developments pursuant to §10.103(F)(1) of the Zoning Ordinance. Section 10.103(F)(1) of the Zoning Ordinance requires senior housing developments to contain a minimum of two (2) deciduous or evergreen trees and four (4) shrubs per dwelling unit. With 128 living units proposed, 256 deciduous or evergreen trees and 512 shrubs are required. With 284 of the existing trees remaining from the 438 total preserved the applicant has satisfied the 256-tree requirement. Additionally, 512 shrubs are proposed to be distributed throughout the development to satisfy the shrub requirement.

g. Detention Pond Landscaping. The site plan includes a detention pond on the south side of the proposed building. Any planting around the pond is under Wayne County's jurisdiction. The planting plan for this area must be provided and approved by the County. The applicant has acknowledged this fact and stated that the detention pond planting plan will be reviewed and approved by Wayne County as part of their construction permit review.

h. Other. The applicant has provided the location of recreation amenities proposed for the outdoor courtyard area which is part of the essential open space for the development. Typical community amenities in the courtyard area include a community patio and barbeque, raised garden beds and useable open space for organized activities/games.

8. Tree Removal Permit. A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger. As the new replacement trees are deciduous and between



three (3) to four (4) inch D.B.H. a 1:1.5 ratio of replacement trees to removed trees applies. As the applicant has proposed 264 trees for removal, 176 trees at the above ratio are required as replacement trees. The applicant has proposed 108 of these trees onsite with the remaining 68 trees being paid into the township tree fund to meet the replacement tree requirement.

- 9. Stormwater Pond.** The site plan proposes a detention pond on the south side of the building. The pond will provide storage for both the current development site and future development of the outparcel. Storm water detention calculations are subject to review and approval by the Township Engineer and Wayne County.

- 10. Lighting.** A photometric lighting plan has not been provided in this submittal. The applicant has noted an updated lighting package will be provided after the site plan is approved. Approval of the lighting plan is part of site plan approval and must be completed prior to final site plan approval.

The following comments were applicable with the applicant's previous photometric plan submittal. The plan proposes 3 different light poles (A, D and C) disbursed throughout the development. Poles A and D are 20 feet tall while pole C is 12 feet tall. The photometric plan identified D as a pole fixture while the elevations identify fixture D as a wall mounted light on the accessory garage buildings. The discrepancy must be corrected. The reason for the difference in heights and placement is unclear. The placement of the taller poles along the main access drive gives it the look of an industrial park. We recommend that shorter decorative light poles be installed along the main access drive with taller poles along the sides and back of the site. Information regarding any wall mounted light fixtures must also be provided. The light pole detail must include material and color and clarification of the fixtures are single or dual-head. Manufacturer's cut sheet detail for proposed fixtures must be noted on the photometric plans.

- 11. Architecture and Building Details.** The applicant has submitted detailed elevations and colored renderings of the proposed buildings. The applicant originally proposed a building constructed almost entirely of hardiplank siding, which did not meet the standards of Senior Housing or the BROD District. The applicant sought a variance from the Board of Zoning Appeals for the same at their 8/11/2020 meeting, but was denied.

Subsequently the applicant made revisions to the building façade elevations and materials. The main building at this time is constructed predominantly of reddish brown brick with hardiplank siding, batten wood and vinyl being used as accent and secondary materials. The balconies are intended to provide for a break in the horizontal mass and the variation of materials is intended to add interest and break up the long building facades. The Township Staff has been working with the applicant to bring the building into compliance with the architectural standards set forth in Chapter 3, Article 6 which includes the BROD standards, and Section 5.143 (I) Senior Housing Architectural Standards:

- a.** Buildings in the BROD are required to be constructed of unpainted red brick, brown brick, natural stone, or similar high-quality materials as the primary building material. *The revised plan notes 50% brown brick on the main facades, 25% hardiplank siding, 16% wood and 7% vinyl. Clarify what the remaining 2% is.*



- b.** The physical design of building facades are required to vary at least every 40 linear feet for the Gateway Mixed Use Subarea. The ordinance provides multiple suggestions for how this can be accomplished. The plan submitted by the applicant includes balconies with a wood batten siding to provide a break from the brick and hardiplank and create visual relief. The east and west elevations includes poles at the ends supporting the balconies above. We had recommended that brick be added to the base of the pole to improve its appearance and durability and not appear like a old gas station canopy pillar. The applicant responded stating "It is not possible to add brick to the base of the poles. These are structural support columns needed to bear weight and weight shifts". The proposed pole bears less load than the canopy of a gas station. Recently approved gas station canopies in the BROD have all been provided with full brick supports. Brick in fact will add to the ability of the poles to bear increased weight. We continue to make the recommendation.
- c.** Type and maximum percentage of durable exterior materials. The percentage of various building materials used on the façade has been noted.

At the Planning Commission meeting held on 6/10/2020 to provide feedback regarding the requested variance, the PC noted that while they support the variance request for garage size, the proposed garage buildings must be broken up. The applicant revised the garage elevations to include brick and wall mounted light fixtures to improve their appearance from a storage unit building. However, the Planning Commission had also recommended that the applicant not provide single large garage buildings, but break it up into two smaller buildings each to create a more residential look. Per the applicant, separating the garages would increase pavement areas and impervious coverage. Shifting the foundations would also create issues with water flow and drainage of the site. It is unclear how splitting the building into two which will maintain the exact same footprint overall will affect drainage/impervious surface or foundations. The garage buildings are placed along the main circulation drive. Creating break of 10-15' between the buildings is not going to create any drainage course change or increase impervious surface. The light fixtures on the rear façade of the garages serves no purpose. We recommend placing a couple of wall pack fixtures on the rear facade for security and placing the decorative fixtures on the front façade of the garage between the doors.

- 12. Dumpster.** The applicant has not submitted the dumpster elevations that were submitted with the previous plan. The applicant must provide the dumpster elevations with every submittal. The site plan includes a dumpster pad location on the northwest corner of the development. Details of the enclosure to match the building materials and steel reinforced wooden gates with bollards must be included in the next submission.
- 13. Signs.** The applicant has proposed a monument sign at the entry of Belleville Road and has provided a rendering of the proposed sign. The proposed monument sign is within the maximum permitted sign area limit and is setback 10 feet from the r-o-w; however, the sign design does not meet the Ordinance requirements for a 'monument sign'. The sign must be provided with a minimum 24" tall base constructed of brick to match the building. Ordinance is intended to subject senior housing to sign area standards for residential developments when located in a residential district. The setback is compliant with the requirement for the underlying zoning district.



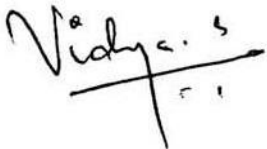
14. **Other.** Location and screening detail for all proposed outdoor mechanical equipment has been identified. It is unclear why the plan includes a transformer on the northeast side of the site, placed away from the building. We recommend an alternate location would not place it prominently in view, unless the applicant can demonstrate the need for its placement at that specific location.

RECOMMENDATION

The applicant has worked with the Township over the past several months to try and address outstanding issues and concerns. While there are a few items that remain to be addressed, these items can be modified or corrected prior to final plan approval. Therefore, we recommend that the Planning Commission grant preliminary site plan approval for Clover Communities Senior Housing to be located at 8470 Belleville Road, subject to the following conditions being addressed on a revised plan submitted for final site plan approval:

1. Wayne County's approval of detention pond landscaping.
2. Approval of storm water detention calculations by the Township Engineer and Wayne County.
3. Submission of a photometric/lighting plan addressing all of the issues noted in Comment 10, above.
4. Revision of garage elevations to break up buildings into smaller sizes as noted in Comment 11 above, clarification regarding building material percentage amounts and addition of brick to the pole supports for the balconies.
5. Submission of details for proposed dumpster enclosure.
6. Revision of sign design to include monument base.
7. Relocation of transformer pad.

Respectfully,
McKENNA



Vidya Krishnan
Principal Planner



Hunter Whitehill
Associate Planner

c: Matt Best, Van Buren Township Director of Public Services
Paul Kammer, FTCH, Township Engineer
David McNally, Van Buren Township Fire Chief



Andrew Lenaghan
Fire Marshal
O: 734-699-8900 ext. 9416

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



3/8/2021

Department Building and Planning
46425 Tyler Road
Belleville, MI 48111

19-040

Re: Preliminary Site Plan
Clover Senior Housing
8470 Belleville Road
Van Buren Township, Michigan 48111

To whom it may concern:

I have reviewed the **revised** site plan for the proposed Clover Communities to be located 8470 Belleville Rd.

The plan set was reviewed for Fire and Life Safety using the township adopted fire code NFPA 1 and NFPA 101 2018 editions.

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

1. An Electronic Knox-Box will need to be ordered and installed by owner where fire department indicates prior to occupancy. www.knoxbox.com

NFPA 1 16.3.4.3

2. Emergency Responder Radio Coverage System is required unless it can be proven after building is constructed, and occupied that coverage is sufficient. This will be verified by AHJ prior to final C/O.

NFPA 72 24.5.2.2.3

- ~~3. Site Plan CO3 Utility plan shows fire protection leads coming in on the South East corner of the building. A hydrant will need to be placed within 50ft. on the outside of the drive. FDG sign with pressure should be located on the East corner of the building.~~

4. Standpipe connections with 1 ½ connections for firefighting hoses will be required in each stairwell on every level. In the center of the building near the elevator. It shall be a standpipe hose closet as well. No hose is required, just the connection.

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.



Attachments: Account 101-000-628-001



MCKENNA

March 17, 2021

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

Subject: VBT-19-040 Clover Communities / 8470 Belleville; Special Land Use Review #3; Revised Site Plans Dated February 26, 2021.

Dear Commissioners:

The applicant, Michael Joseph a representative of Clover Communities Van Buren LLC, proposes to construct a Senior Housing development named Clover Communities. The proposed 3-story, 45,860 square foot building will comprise of 128 independent living units. The site is located on the west side of Belleville Road, between Ecorse Road and Tyler Road and has a total site area of 17.728 acres. We have reviewed the special land use request based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

Special Land Use Review Comments

Section 12.306 of the Zoning Ordinance sets forth criteria for the Planning Commission to consider when reviewing special land use proposals. Following is our review of each criterion:

- 1. Will promote the use of land in a socially and economically desirable manner for those persons who will use the proposed land use or activity; for those landowners and residents who are adjacent; and for the Township as a whole.**

The need for Senior Housing in Van Buren has been discussed at several board meetings at the Township previously. As a result, the Township recently adopted a new senior housing ordinance to allow for the construction of such facilities which would provide an opportunity for residents to 'age in place'. The subject site is located along a major thoroughfare in the Township. The proposed use will promote the use of the land in a socially and economically desirable manner by providing for much required housing in the Township. Any impacts resulting from the proposed development on the adjacent properties will be mitigated through setbacks, landscaping and screening, which are reviewed in our site plan review letter under separate cover.

- 2. Is necessary for the public convenience at that location.**

The subject site is zoned C-2, Extensive Highway Business District and has direct access to Belleville Road, providing convenient location for access.

- 3. Is compatible with adjacent uses of land.**

Although the proposed senior housing development is adjacent to a commercial use to the north and an industrial use to the south, uses on the east side of Belleville Road are almost exclusively residential. With the extensive natural features on the site and the provision of the required landscaping we find that the proposed development will be compatible with the adjacent uses of land.

- 4. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.**

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The proposed development is designed to comply with the site design requirements for senior housing set forth in the Zoning Ordinance. Therefore, we do not anticipate any adverse impacts on public health, safety, and welfare.

5. Can be adequately served by public services and facilities without diminishing or adversely effecting public services and facilities to existing land uses in the area.

The proposed senior housing facility can be adequately served by public services and facilities without diminishing or adversely effecting public services and facilities to existing land uses in the area. The applicant is working with the Township Engineer to meet all utility requirements.

6. Will not cause injury to other property in the neighborhood in which it is to be located.

The proposed senior housing facility is not anticipated to cause injury to other property in the neighborhood in which it is to be located.

7. Will consider the natural environment and help conserve natural resources and energy.

The subject site has significant tree cover of which 438 trees are proposed for preservation and 264 trees are to be removed. The trees to be removed are located within areas of driveway and building footprint. The applicant is providing replacement for all regulated trees to be removed with the provision of 108 trees and the payment of 68 trees into the Township tree fund. We have reviewed the adequacy of tree replacement proposed in our site plan review letter under separate cover.

8. Is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located and meets applicable site design standard for special approval uses.

The proposed Senior Housing Facility is within the provisions of uses requiring special approval, and is in harmony with the purposes and conforms to the applicable regulations of the Extensive Highway Business zoning district and meets applicable site design standard for special approval uses.

9. Is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.

The Senior Housing Facility is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.

Specific Approval Criteria for Senior Housing [Section 5.143]: In pursuit of the above purpose and intent, elderly housing developments are permitted in RM, RMH, C, C-1, C-2, and M-U zoning districts subject to special use and site plan approval. The subject site is zoned C-2 (Extensive Highway Business) District and the proposed senior housing development is subject to the following use specific standards:

- 1. The minimum senior housing site area shall contain 5,500 square feet per independent living unit, 2,000 square feet per dependent living bed, or the total area required for each type.** This standard has been met. With 128 independent living beds proposed, a total site area of 704,000 sq. ft. is required and has been provided.
- 2. The required minimum usable floor area for assisted living units must comply with State of Michigan licensing requirements.** This standard has been met. A single resident room for an independent living unit must be a minimum of 650 square feet. The revised plan notes that the project will include 1-bedroom 1-bathroom units at a minimum of 682 square feet each and 2-bedroom units with a mixture of 1 and 1.5 baths the square footage ranging from 776 square feet to 810 square feet each. The



applicant received approval from the Board of Zoning Appeals to include a limited amount of communal living spaces towards the individual unit usable floor area in order to comply with the Ordinance minimum requirements.

3. **The proposed site must have at least one (1) property line abutting an existing or planned major thoroughfare with a right-of-way width of 120' feet or more as described in the Wayne County Master Thoroughfare Plan. All vehicular ingress and egress must be directly from the major thoroughfare.** This standard has been met. The proposed senior housing Facility has frontage along Belleville Road from which on-site access is proposed, which is designated as major thoroughfares with a 120' ROW width.
4. **The maximum building height for a senior housing development shall not exceed forty (40') feet.** This standard has been met. The proposed building is a three-story structure with a maximum height of 33'.
5. **The minimum setbacks for senior housing are 50' each for the front rear and side yards.** This standard has been met. The proposed senior housing facility meets all of the required setbacks.
6. **A minimum of twenty-five (25%) percent of the site, exclusive of existing or planned public road right-of-way, must be maintained as landscaped open space. Courtyards larger than 2,400 square feet may be counted as required open space. Recreation facilities, active and/or passive, including paved walkways and covered sitting areas shall be provided in a manner that meets the needs of the resident population.** This standard has been met. The site plan submission has provided an open space calculation. A total of 4.04 acres are required to be open space and 9.54 acres have been provided. Additionally, per the applicant the building amenities include a large community room for shared meals and arranged activities, coffee bars/ game rooms on each floor, an activity center, an outdoor common patio in addition to individual balconies for each unit. The large courtyard area is available for use to meet the needs of the resident population. The applicant is proposing typical community amenities in the courtyard area include a community patio and barbeque, raised garden beds and useable open space for organized activities/games.
7. **Senior housing buildings must present a residential architectural image in terms of building facades, the composition and use of exterior wall surface materials, and building length. Any building façade longer than 100 feet must provide for variations in the outside wall and roof line. Exterior building materials must be high quality and comply with Ordinance requirements. Building facades must not exceed 600 feet.** This standard can be met. The architectural plans are the same as previously submitted. The applicant has submitted detailed elevations and colored renderings of the proposed buildings. The applicant originally proposed a building constructed almost entirely of hardiplank siding, which did not meet the standards of Senior Housing or the BROD District. The applicant sought a variance from the Board of Zoning Appeals for the same at their 8/11/2020 meeting, but was denied. Subsequently the applicant made revisions to the building façade elevations and materials. The main building at this time is constructed predominantly of brown brick with hardiplank siding, batten wood and vinyl being used as accent and secondary materials. The balconies are intended to provide for a break in the horizontal mass and the variation of materials is intended to add interest and break up the long building facades.



The applicant has revised the building materials and color palette to bring the structure significantly into conformance to the BROD and Senior Housing regulations. However, we recommend some additional changes noted in our site plan review letter under separate cover.

8. **Accessory structures and uses are limited to those that are customary or incidental for the servicing of the developments' residents and employees.** This standard has been met. The site plan includes parking garages, which are accessory to the principal use of the senior housing facility, and therefore deemed as accessory structures. Table 3 of Section 7.202 (A) of the Zoning Ordinance sets limits on the maximum permitted size for detached accessory structures. The four garage structures will make up 9,600 sq. ft. total, double the 4,800 sq. ft. permitted. *The applicant appeared before the Zoning Board of Appeals on 8/11/2020 and received approval of a variance from this standard.*
9. **The senior housing development shall comply with the parking requirements of the Ordinance.** This standard has been met. The site plan proposes 18 foot deep parking spaces. The Ordinance allows for 18' deep spaces instead of 20' if the space abuts a sidewalk that is at least 8 feet wide. The applicant has legibly labeled the sidewalk width abutting the sidewalk at 8 feet, compliant with this standard.
10. **The senior housing development shall comply with the landscaping and screening standard set forth in the ordinance.** This standard has now been met. The applicant has gained compliance with the landscaping and screening standards set forth in the ordinance.
11. **The senior housing development shall comply with the sign regulations of the Ordinance.** This standard has been met. The site plan includes a monument sign along the site's Belleville Road frontage in compliance with the sign regulations for setbacks.

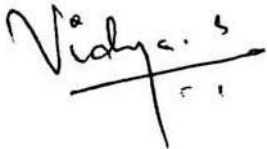
Recommendation

The applicant has worked with the Township over the past several months to address several of the outstanding concerns. At this time, we find that the proposed senior housing development meets the criteria for special land use approval, subject to conditions. Therefore, we recommend that the Planning Commission recommend special approval to the Township Board of Trustees, subject to the following conditions:

1. Approval of utility plan and storm water detention plan by Township Engineer and Wayne County.
2. Revisions to architectural elevations and approval of architectural elevations by the Planning Commission.
3. That all of the conditions of site plan approval are met.

Respectfully submitted,

McKENNA



Vidya Krishnan
Principal Planner



Hunter Whitehill
Associate Planner

c: Matt Best, Van Buren Township Director of Public Services
Paul Kammer, FTCH, Township Engineer
David McNally, Van Buren Township Fire Chief

