

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, January 12, 2022 – 7:30 PM
MEETING –AGENDA
Van Buren Township Hall
46425 Tyler Road**

Per guidance provided by the Wayne County Local Public Health Department for meetings of governmental bodies held under public act 228 of 2020, effective January 1, 2022, the following Zoom link is provided to enable remote participation in a meeting of the public body by the general public:

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83301651985>

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Webinar ID: 833 0165 1985

See the Van Buren Charter Township website for additional information regarding how to participate in a Zoom public meeting.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of December 8, 2021.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1: 2022-2026 PARKS AND RECREATION MASTER PLAN

**TITLE: THE VAN BUREN TOWNSHIP DEPARTMENT OF COMMUNITY SERVICES
SEEKS TO PRESENT AND RECEIVE PUBLIC COMMENT ON THE 2022 – 2026
PARKS AND RECREATION MASTER PLAN.**

The 2022-2026 Parks and Recreation Master Plan is presented for the Planning Commission's review and recommendation to the Township

Board of Trustees. The Plan was last adopted by the Board of Trustees in 2016. Recreation Plans must be adopted by Van Buren Township to be eligible for state and federal recreation grants.

- A. Planning Commission opens public hearing
- B. Presentation of draft Parks and Recreation Master Plan 2022-2026 by McKenna Associates
- C. Public Comment
- D. Planning Commission closes public hearing.

NEW BUSINESS:

ITEM #1: 2022-2026 PARKS AND RECREATION MASTER PLAN

TITLE: THE VAN BUREN TOWNSHIP DEPARTMENT OF COMMUNITY SERVICES REQUESTS A RECOMMENDATION FOR THE 2022 – 2026 PARKS AND RECREATION MASTER PLAN TO THE TOWNSHIP BOARD OF TRUSTEES.

The 2022-2026 Parks and Recreation Master Plan is presented for the Planning Commission's review and recommendation to the Township Board of Trustees. The Plan was last adopted by the Board of Trustees in 2016. Recreation Plans must be adopted by Van Buren Township to be eligible for state and federal recreation grants.

- A. Presentation by the Township Staff and Consultants.
- B. Public Comment
- C. Planning Commission discussion.
- D. Planning Commission considers action.

ITEM # 2: CASE 21-002 – TREE REMOVAL PERMIT FOR 39670 ECORSE ROAD

DESCRIPTION: The Applicant, James Hamann of Waste Management Of Michigan, Inc. seeks a permit for tree removal.

LOCATION: 39670 Ecorse Road. The property is located on the north side of Ecorse Road between I-275 and Hannan Road.

- ACTION ITEMS:**
- A. Presentation by the Applicant.
 - B. Presentation by Township Staff.
 - C. Planning Commission discussion.
 - D. Planning Commission considers tree permit approval.

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
December 8, 2021
MINUTES**

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

Acting Chairperson Kelley called the meeting to order at 7:34 p.m.

ROLL CALL:

Present: Atchinson, Barr, Budd, Cullin, Jahr and Kelley.

Excused: None.

Staff: Director Power, Director Best and Secretary Harman.

Planning Representatives: Fishbeck Associate, Paul Kammer.

Applicant(s) in Attendance: Chris Blurton, Wendy Baker and Andrea of Inter Plan, LLC and Abbas Hamid, Amine Beydoun and Sam Beydoun for the Conceptual Commercial Land Use discussion.

Audience: Nine (9).

ELECTION OF OFFICERS:

Commissioner Budd nominated Bryon Kelley as Chairperson, Cullin seconded. Kelley accepted the nomination. Motion Budd, Cullin second to close the nominations for Chairperson.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

Commissioner Cullin nominated Jeff Jahr as Vice Chairperson, Budd seconded. Jahr accepted the nomination. Motion Budd, Cullin second to close the nominations for Vice Chairperson.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

Commissioner Jahr nominated Medina Atchinson as Secretary, Budd seconded. Atchinson accepted the nomination. Motion Budd, Cullin second to close the nominations for Secretary.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

Commissioner Atchinson nominated Jeff Jahr as the liaison member to the BZA, Budd seconded. Jahr accepted the nomination. Motion Budd, Cullin second to the close the nominations for the liaison member to the BZA.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

Commissioner Budd nominated Brian Cullin as an alternate liaison to the BZA, Cullin respectfully declined. Commissioner Cullin nominated Medina Atchinson as an alternate liaison to the BZA, Jahr seconded. Atchinson accepted the nomination. Motion Budd, Cullin second to close the nominations for an alternate liaison member to the BZA.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

APPROVAL OF AGENDA:

Motion Cullin, Jahr second to approve the amended agenda of December 8, 2021 with the correction of final site plan review to New Business Item #1 and the correction of the location of New Business Item #2.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

APPROVAL OF MINUTES:

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

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

NEW BUSINESS:

ITEM #1: 21-019 – BURGER KING DRIVE-THRU FINAL SITE PLAN.

THE APPLICANT, INTER PLAN, LLC ON BEHALF OF OWNER BRAUVIN NET INVESTMENTS, LLC SEEKS FINAL SITE PLAN APPROVAL TO CONSTRUCT A SECONDARY DRIVE-THRU LANE ALONG WITH LANDSCAPING AND ARCHITECTURAL IMPROVEMENTS ASSOCIATED WITH THE REMODEL OF A BURGER KING RESTAURANT.

11550 BELLEVILLE ROAD, TAX PARCEL 83-081-99-0004-002. ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN THE SOUTH I-94 SERVICE DRIVE AND VENETIAN AVENUE.

Director Power gave a brief presentation. The applicant has already addressed most of the planning and engineering comments from preliminary site plan review. Director Power will present the McKenna Associates final site plan review letter on behalf of Vidya Krishnan. Director Power deferred to the applicant for their presentation.

Chris Blurton of Inter Plan, LLC gave a presentation. The applicant has made quite a few changes to the site plan. The only outstanding conditions are the removal of the 2nd RV parking space and cleaning out the existing underground stormwater system. The applicant has no objections to the conditions and will make all changes that are required. Wendy Baker of Inter Plan, LLC informed that she has been in contact with Director Power, the drive-thru signage can be handled as an administrative item that planning staff will review and that the sign elevation details have been corrected.

Director Power displayed the site plan and presented the McKenna Associates final site plan review letter dated 11-21-21. Most of the conditions of preliminary site plan approval have been met at this time. Therefore, McKenna Associates recommends that the Planning Commission grant final site plan approval for Burger King located at 11550 Belleville Road, subject to:

1. Elimination of the RV space on the southeast corner of the site.
2. Administrative approval of sign dimensions prior to installation.

Paul Kammer of Fishbeck Associates presented his final site plan review letter dated 12-2-21 with the following comments:

1. The applicant must indicate on the plans that the existing storm system will be cleaned and brought back to working order as designed.
2. The applicant must call out for the storm system to be cleaned and repaired as necessary to ensure it is working properly as originally intended. If repair is needed, it should be done prior to the paving for the lot.
3. The SESC plan provided must be in accordance with the Township Engineering Standards Manual, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirement and in accordance with Wayne County SESC standards. The applicant must determine if a Wayne County SESC permit is required. If no permit is required, SESC measures are still

required to be placed for any construction that contains earth disturbance. The applicant must follow all Township and Wayne County requirements.

Fishbeck Associates recommends the Planning Commission grant the Burger King lot reconstruction engineering and final site plan approval, subject to the comments in the review letter and in accordance with the Township's Engineering Standards manual.

Director Power presented the Fire Department review letter dated 4-27-21 recommending approval.

No comments from the Commission or the audience.

Motion Atchinson, Jahr second to grant the applicant Inter Plan, LLC on behalf of Brauvn Net Investments, LLC final site plan approval at the site located at 11550 Belleville Road, tax parcel number 83-081-99-0004-002 based on the analysis and subject to the conditions detailed in the McKenna Associates review letter dated 11-21-21, Fishbeck Associates review letter dated 12-2-21, Van Buren Fire Department review letter dated 4-27-21 and planning staff report dated 12-1-21.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried. (Letters Attached)

ITEM #2: DISCUSSION TOPIC – CONCEPTUAL COMMERCIAL LAND USE BY ABBAS HAMID.

THE APPLICANT, ABBAS HAMID, WOULD LIKE TO DISCUSS A CONCEPTUAL SET OF COMMERCIAL LAND USES.

THE SITE CONTAINS TAX 83-094-01-0212-007 (11605 HAGGERTY ROAD), 83-094-01-0212-009, 83-094-01-0212-004 (11635 HAGGERTY ROAD) AND 83-094-01-0213-004 (11775 HAGGERTY ROAD). THE SITE IS LOCATED AT THE NORTHWEST CORNER OF HAGGERTY ROAD AND SOUTH INTERSTATE 94 SERVICE DRIVE.

Director Power gave a brief presentation. The applicant seeks to introduce a land use concept for four (4) parcels with a total area of roughly 2.49 acres at the northwest intersection of Haggerty Road and South I-94 Service Drive. The combined site contains the vacant former Lakeview Motel. This is only a discussion topic as the applicant has not made a formal application other than for a conceptual plan review by staff. The Planning Commission is invited to hear the applicant's description of their land use concept and provide questions and feedback for the applicant to consider as they decide whether to make a formal application for any amendments to the Township's adopted Future Land Use map or zoning ordinance.

Applicant Abbas Hamid gave the presentation. Mr. Hamid would like to combine the four (4) parcels and demolish the existing motel in order to build a fueling station with an EV charging

facility and a restaurant. Mr. Hamid also displayed color renderings of the concept. Mr. Hamid was present to receive comments and answer questions.

Resident agrees that the area is better served as a commercial use versus a residential use.

Commissioners had the following questions and comments:

- Commissioner inquired if any of the neighboring property owners were informed of this meeting? No, they would be informed prior to a public hearing.
- Commissioners are familiar with the property and the neighboring residential area, interested in seeing what the neighbor's thoughts are on development.
- Commissioners want to see public feedback.
- The EV charging facility and restaurant might work well in the location, Commissioner inquired what the concept is for EV charging and how many stations. The applicant informed that the EV charging facility is still under study and he should know in the next year or so what the concept will be and how many stations. The applicant believes this is a good location being right off of the highway.
- Commissioner would like to see a little higher class building with softer colors and more brick. Right now, the parcels aren't serviced by anything, wondered how many cuts would be needed to access Haggerty Road. The applicant informed that he would have a traffic study done.
- Commissioner is concerned with the train tracks and the location being right off of the highway. The applicant informed that he would have a traffic study and the engineering plans would address any requirements.
- Commissioner agrees with less metal on the building and more brick and does not believe that a gas station is that appealing for the area.
- There are three (3) parcels that have to be merged and also rezoned, would the applicant start with the rezone? Director Power informed that the Planning Commission would see a request for a future land use map amendment prior to rezoning.
- Amine Beydoun informed that his father has owned the property since 1995, it was a big investment and any development will be state of the art. He would like a commercial use, whether a gas station or something else, it will be top notch. Mr. Beydoun thanked the Commission members and audience for their questions and comments.
- Commissioner inquired that the applicant had mentioned whether a gas station or something else, what other options or ideas is the applicant considering? The applicant has not thought about any other plans than a gas station and a restaurant at this time.
- Director Power asked Mr. Beydoun if he recently acquired the last parcel. Mr. Beydoun confirmed yes, the motel parcel was recently acquired.

ITEM #3: ADAPTIVE OUTDOOR RETAIL AND DINING – RELAXATION OF CERTAIN REGULATIONS – 2022 EXTENSION.

Director Power asked the Planning Commission to discuss and consider forwarding a new recommendation to temporarily relax the requirement of the Planning Commission review for

temporary land uses, specifically for businesses to use outdoor dining and retail space due to Covid-19, through December 31, 2022.

Commissioners had the following questions and comments:

- How many administrative approvals were granted and can the measure be used right now today or only when the state mandates? Director Power informed that have been 2 approvals. Most local restaurants have moved more towards curbside pickup. If there is a need, the Planning Commission can do a temporary land use approval.
- Commissioner inquired if Director Power was seeking a motion to recommend continuing the administrative review of outdoor dining and retail? Yes.
- Commissioners discussed making a motion or waiting to receive more information on the draft ordinance. Director Power informed that he can bring the item back to the Planning Commission in January.
- Commissioner inquired how far the Commission is from seeing the draft ordinance? Director Power informed that the draft is written, he will bring the draft to the Commission for review.
- Commissioner commented that it doesn't seem like a relaxation applies at this time and would like more information.
- Commissioners agreed to table the discussion to a future meeting.

Motion Jahr, Cullin second to table the Adaptive Outdoor Dining and Retail discussion until a future meeting.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

ITEM #4: 2021 PLANNING COMMISSION ANNUAL REPORT.

Director Power presented the 2021 Planning Commission Annual Report and highlighted the Commissions work for the year. There were 4 public hearings, 6 preliminary site plan approvals, 5 final site plan approvals, 4 combined preliminary and final site plan approvals, 2 special land use approvals, 2 site plan amendments, 5 temporary land use approvals, 1 rezoning recommendation, 2 zoning text amendments, 1 tree removal permit and the Sumpter Road Corridor Plan. Commissioners were pleased with the report.

Resident inquired about the status of the Clover Development. Director Power informed that Clover Development is waiting on the Wayne County review.

Commissioners thanked Director Power and staff for all their hard work.

Motion Jahr, Budd second to approve the 2021 Planning Commission Annual Report and to send to the Township Board of Trustees.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried. (Report Attached)

ITEM #5: 2022 PLANNING COMMISSION MEETING SCHEDULE.

Director Power presented the 2022 Planning Commission meeting schedule. Meetings are scheduled for the 2nd and 4th Wednesdays of the month at 7:30 p.m., except for the months of November and December which are the 2nd Wednesday only due to the holidays.

Motion Jahr, Atchinson second to approve the 2022 Planning Commission meeting schedule.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried. (Meeting Schedule Attached)

GENERAL DISCUSSION:

Director Power and the Planning Commission wished everyone safe and happy holidays.

ADJOURNMENT:

Motion Cullin, Atchinson second to adjourn the meeting at 9:00 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:	2022-26 Parks and Recreation Master Plan
DATE:	January 7, 2022

Dear Commissioners:

For your consideration, the Van Buren Township Recreation Committee and Community Services Department have worked with consultant McKenna Associates to complete the draft 2022-2026 Parks and Recreation Master Plan. This Plan is provided for your review and recommendation to the Township Board of Trustees. The Plan is accessible on the Van Buren Township website. A community Parks and Recreation Master Plan was last adopted by the Board of Trustees in 2016. Parks and Recreation Master Plans expire after five years. A current Plan must be adopted for Van Buren Township to be eligible for state and federal recreation grants.

While the Township Board of Trustees is the approving authority for the Parks and Recreation Master Plan, a recommendation from the Planning Commission beforehand is required. The enclosed draft Plan has been prepared with assistance from the Recreation Committee, the Parks and Recreation Department staff, and public comments during the survey. The Plan also reflects updated statistics and observations of the parks and facilities. As a summary, the Action Plan is on pages 57-66 and the Five-Year Capital Improvement Plan is on pages 68-72.

Representatives from the Department of Community Services and McKenna Associates will be in attendance at the January 12, 2022 Planning Commission meeting for the public hearing and to answer any questions that you may have. If you are satisfied with the Plan after the completion of the public hearing, we have included a resolution recommending to the Township Board of Trustees that it adopt the Plan.

We look forward to the discussing the Parks and Recreation Master Plan with you and continuing the adoption process.

Sincerely,

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

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

CC: Elizabeth Renaud – Van Buren Charter Township Community Services Director
Tammy Dohring – Van Buren Charter Township Executive Assistant to the Community
Services Department
Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant –
McKenna Associates

RESOLUTION

**TO RECOMMEND APPROVAL OF THE VAN BUREN CHARTER TOWNSHIP 2022
- 2026 PARKS AND RECREATION MASTER PLAN**

At a meeting of the Van Buren Charter Township Planning Commission, Wayne County, Michigan, held at the Van Buren Township Hall on January 12, 2022, at 7:30 p.m.

The following Resolution was made by _____
and seconded by_____.

WHEREAS, the Charter Township of Van Buren has undertaken a Five Year Parks and Recreation Plan which describes the physical and social features, existing parks and recreation facilities, and the desired actions to be taken to improve and maintain recreation facilities during the period between 2022 and 2026; and

WHEREAS, public comment, which was incorporated into the Master Plan, was obtained through a variety of methods including Parks and Recreation Department Staff, public comments received during an online survey that was posted online during the months of October and November 2021, and comments from the Recreation Committee members at its meeting on December 14, 2021; and

WHEREAS, additional public comments were sought during the 30-day public review period from December 13, 2021 to January 11, 2022; and

WHEREAS, this plan meets the requirements of the Michigan Department of Natural Resources as the document must be filed with that agency if the Township is to be eligible for state and federal recreation grants; and

WHEREAS, the Parks and Recreation Committee of Van Buren Charter Township has completed its preparation of the Parks and Recreation Master Plan; and

WHEREAS, the Planning Commission of Van Buren Charter Township has held a public hearing on the Parks and Recreation Master Plan, considered the comments received, and the Planning Commission finds that it supports the basic plans and strategies outlined in the proposed Parks and Recreation Master Plan 2022 – 2026.

NOW, THEREFORE BE IT RESOLVED that the Van Buren Charter Township Planning Commission recommends that the Van Buren Charter Township Board adopt the 2022 – 2026 Parks and Recreation Master Plan.

ADOPTED:

YEAS: _____

NAYS: _____

ABSENT: _____

I, _____, _____, of the Charter Township of Van Buren Planning Commission, do hereby certify that the foregoing resolution is a true and correct copy of a resolution adopted by the Charter Township of Van Buren Planning Commission at a regular meeting held on _____, 2022.



VAN BUREN

CHARTER TOWNSHIP

Planning Commission

Notice of Public Hearing

The Charter Township of Van Buren will hold a Public Hearing on Wednesday, January 12, 2022 during its regularly scheduled Planning Commission meeting at 7:30 p.m. This meeting will be conducted in person at the Van Buren Township Hall Board Room, located at 46425 Tyler Road, unless a remote meeting format is enabled by State law in response to the COVID-19 pandemic. If the meeting is changed to a remote format, advance notice will be provided along with instructions regarding how to join the remote meeting. **The Public Hearing is to seek input on the Charter Township of Van Buren's Parks and Recreation Master Plan Update.**

Copies of the draft of the 2022-2026 Five-Year Parks and Recreation Master Plan may be found at the Community Services Office at Township Hall (46425 Tyler Road) during normal business hours. The draft Plan may also be accessed online at <https://www.vanburen-mi.org/>

Van Buren residents are asked to submit comments in writing via email to erenaud@vanburen-mi.org or via mail to Elizabeth Renaud, Director of Community Services, at 46425 Tyler Road, Van Buren Township, Michigan, 48111. The required 30-day public review and comment period will end on January 11, 2022.

In Compliance with the American with Disabilities Act, reasonable accommodations will be made with advance notice to the Clerk's Office 46425 Tyler Rd., Van Buren Twp., MI 48111 (734) 699-8909

Posted December 17, 2021
Published December 23, 2021

Van Buren Township

Application for Tree Removal Permit

A Tree Removal Permit is required in accordance with Section 4.45 E of the Zoning Ordinance, *Woodland and Tree Preservation*, prior to removal of landmark trees from the property.

Applicant

JAMES HAMANN

(Name)

5900 HANNAN RD WAYNE, MI 48184

(Address)

330 316-0707

(Phone)

734 326-9245

(Fax)

Property Owner

Location of Work

WASTE MANAGEMENT OF MICHIGAN INC 39670 Ecorse Rd Wayne MI

(Address and/or parcel identification number) 48184



(Signature of Property Owner)

1/16/2022

(Date)

Reason for cutting (attach a separate paper if needed).

LANDFILL EXPANSION AREA Requires Removal of TREES

PLEASE SEE ~~THE~~ ATTACHED DRAWING for Details

This application must be accompanied with a Tree survey, this survey must incorporate the provisions listed in Section 4.45 E of the Zoning Ordinance.

Permit valid _____ through _____

Issued by _____ date _____

Base Application Fee
+ fee per acre of woodland
+ fee per regulated tree outside a woodland
TOTAL FEE

\$ 600.00
+ \$ 50.00 / acre of woodland
+ \$ 1.75 / regulated tree
TOTAL FEE

Application fee _____



- SHEET 1 of 2**

FACILITY BOUNDARY

Beginning at the East 1/4 corner of Section 1, T.35., R.8E., Van Buren Township, Wayne County, Michigan, described as:

thence South 00°53'18" West, along the East line of said Section 1 and the centerline of Hannan Road (60' half width), 2224.56 feet;

thence North 87°12'04" West, along the North line of the South 1/3 of the South 1/2 of the Southeast 1/4 of said Section 1, 837.58 feet;

thence South 01°17'53" West 384.81 feet;

thence North 87°12'07" West, along the North right-of-way line of Ecorse Road, 734.48 feet;

thence North 00°06'13" East 348.50 feet;

thence South 87°12'07" East 93.74 feet;

thence North 00°06'13" East 36.61 feet;

thence North 87°12'04" West, along the North line of the South 1/3 of the South 1/2 of the Southeast 1/4 of said Section 1, 562.52 feet;

thence South 00°06'13" West 385.12 feet;

thence North 87°12'07" West, along the North right-of-way line of Ecorse Road, 282.38 feet;

thence North 00°39'53" East 384.96 feet;

thence North 87°12'04" West, along the North line of the South 1/3 of the South 1/2 of the Southeast 1/4 of said Section 1, 426.63 feet;

thence North 87°12'48" West, along the North line of the South 1/3 of the Southeast 1/4 of the Southwest 1/4 of said Section 1, 253.14 feet;

thence South 00°22'09" West 278.05 feet;

thence along the Easterly right-of-way line of I-275 the following eleven (11) courses:

(1) North 42°38'48" West 49.35 feet,

(2) North 03°01'04" East 175.61 feet,

(3) North 43°13'16" West 804.73 feet,

(4) North 32°35'45" West 267.17 feet,

(5) North 11°20'43" West 267.17 feet,

(6) North 00°43'12" West 817.51 feet,

(7) North 00°32'24" East 439.70 feet, to a point on the East-West 1/4 line of said Section 1;

(8) continuing North 00°32'24" East 1156.67 feet,

(9) North 89°27'36" West 12.00 feet,

(10) North 00°32'24" East 1766.46 feet, and

(11) North 58°26'33" East 151.04 feet;

thence South 89°34'53" East, along the South right-of-way line of Van Born Road, 902.17 feet;

thence North 00°07'04" East, along the North-South 1/4 line of said Section 1, 60.00 feet to the North 1/4 corner of said Section 1;

thence South 89°34'54" East, along the North line of said Section 1, and the centerline of Van Born Road, 35.15 feet, to the South 1/4 corner of Section 36, T.2S., R.8E.;

thence South 89°37'22" East, along the North line of said Section 1, and the centerline of Van Born Road, 855.29 feet;

thence South 00°21'59" East 60.01 feet;

thence along the South right-of-way line of Van Born Road, the following two (2) courses:

(1) South 89°37'22" East 1443.60 feet, and

(2) Easterly 341.17 feet along the arc of a circular curve concave Northerly, having a radius of 3879.80 feet, a central angle of 05°02'18", and a chord which bears North 87°51'29" East, a distance of 341.06 feet;

thence South 01°43'54" East, along the East line of said Section 1, and the centerline of Hannan Road, 3181.07 feet to the Point of Beginning, being part of Section 1, T.3S., R.8E., and containing 464.94 acres of land, more or less. Subject to the rights of the public over the East 60 feet thereof as occupied by Hannan Road. Also subject to easements and restrictions of record, if any.

Note: Legal Description adapted from "Survey of Two Parcels of Land Located in Section 1" prepared by Midwestern Consulting, Job No. 90230, dated 12/14/1990, revised 11/25/1991 and "Boundary Sketch of a Parcel of Land Located in the South 1/2 of Section 1" prepared by Midwestern Consulting, Job No. 18002, dated 03/21/2018.

DWG NAME: 7750.202 Legal Descr.dwg
DATE: 08/31/2020
JOB NO: 7750.202
SCALE: N/A
SHEET 2 of 2

CONSTRUCTION DRAWING

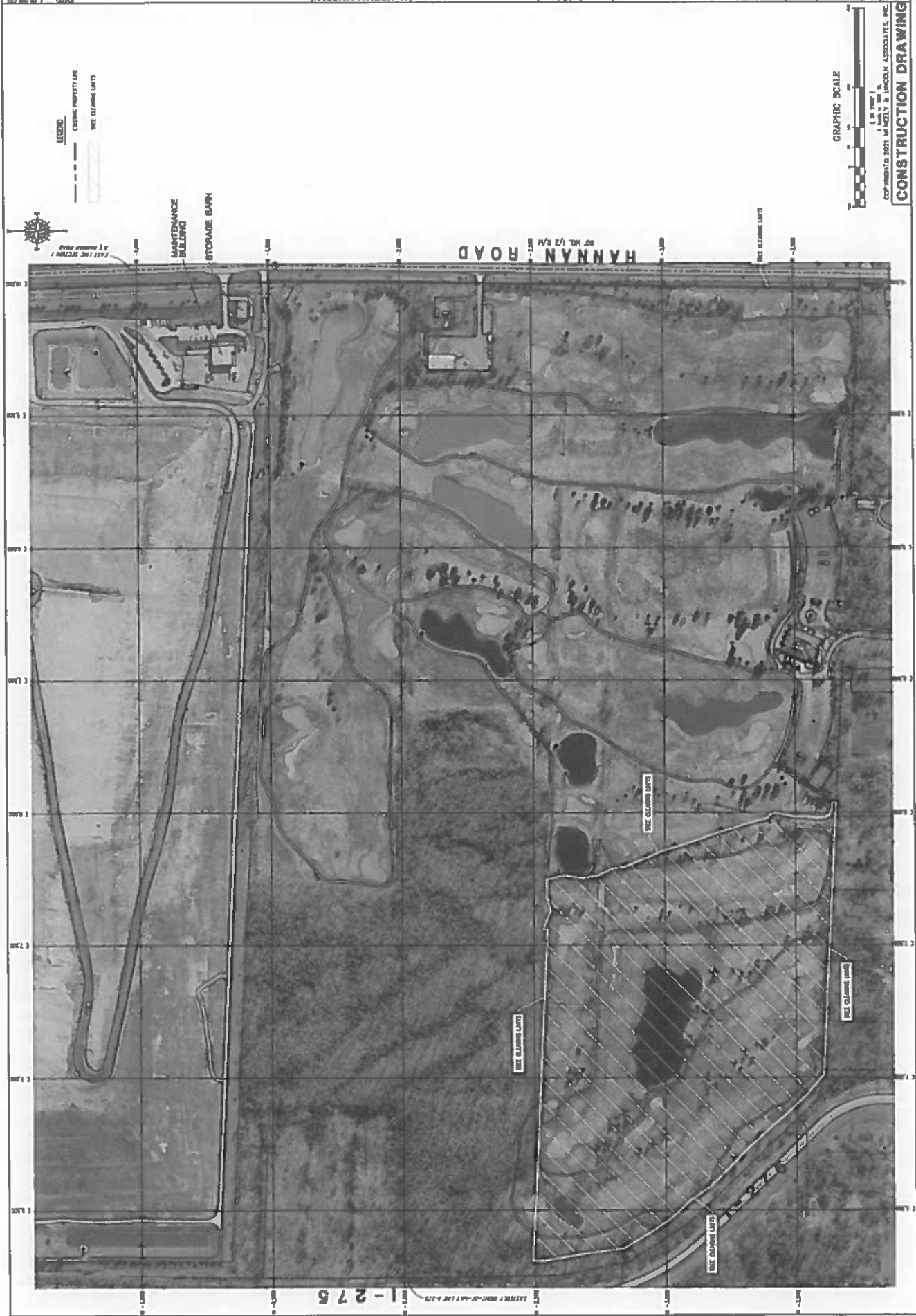
DATE: 12/15/2021
 PROJECT: 2021 WEE CLEARING LIMITS
 PROJECT SITE PLAN
 SHEET 1 OF 1

GRAPHIC SCALE
 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

REV.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR CONSTRUCTION
4	ISSUED FOR CONSTRUCTION
5	ISSUED FOR CONSTRUCTION

WOODLAND WEAVER, INC.
 1000 HANNAH RD. WATKINS, MI 49094
 (269) 326-0883

WOODLAND WEAVER, INC.
 1000 HANNAH RD. WATKINS, MI 49094
 (269) 326-0883





MEMO

TO: Van Buren Township Planning Commission

FROM: Dan Power– Director of Planning and Economic Development
Vidya Krishnan – Planning Consultant

RE: VBT 22-001 – Tree Removal Permit Review for Waste Management of Michigan

DATE: January 7, 2022

Applicant James Hamann of Waste Management of Michigan, Inc. seeks approval for the removal of trees on the property located at 39670 Ecorse Road (parcel ID number 83 003 99 0003 702). Section 8.106 of the Van Buren Township Zoning Ordinance regulates woodlands and includes all relevant requirements for tree removal permits. Per Section 8.106(H)(2) of the Zoning Ordinance, the Planning Commission serves as the reviewing body for a tree removal permit request, following review and recommendation by Township staff.

The required submittals for a tree removal permit application are listed under Section 8.106(G) of the Zoning Ordinance.

The applicant requests to remove approximately 121 individual trees and clear approximately 0.6 acres of contiguous wooded area on the subject parcel. This follows the applicant's previous request in February 2021 for the removal of approximately 453 individual trees and clear and additional approximately 11.5 acres of contiguous wooded area on the same parcel. The previous request was approved by the Van Buren Township Planning Commission on February 10, 2021. The Planning and Economic Development Department has evaluated this request. Based on the applicant's submittal, staff have provided an initial review of the request under Section 8.106(H)(1). A typical application for a tree removal permit requires the submission of a tree survey per Section 8.106(G)(4); however, the Ordinance does allow for waivers for certain situations. Under the provisions of Section 8.106(H)(3), the applicant has requested a waiver from tree survey requirements.

Upon review of this application, Staff have verified the criteria for a waiver from tree survey requirements under Section 8.106(H)(3) have been met, with analysis and conditions as noted below:

- a. *A field investigation of the site to review and verify the accuracy of the information provided by the applicant.* Staff has performed perimeter field inspection and aerial inspection of the site to confirm location of tree clusters as noted.
- b. *Location of the proposed activity being flagged, marked or otherwise identified by the applicant on site at the time of the field investigation.* The location of the trees to be removed have been identified clearly on an accurate, scaled aerial map.
- c. *The applicant or an authorized representative of the applicant being present during such*

field investigation. The applicant will meet on site if/as requested by Staff to validate the location of trees prior to the issuance of a tree permit.

- d. *Finding that the proposed activity in the area of the site for which a waiver is sought meets standards set forth above.*

We find that the following standards for tree removal permit issuance have been met per Section 8.106(l) of the Van Buren Township Zoning Ordinance, with conditions as noted below:

- (1) *The protection and conservation of natural resources from pollution, impairment or destruction is of paramount concern. Therefore, all woodlands, trees and related natural resources shall have priority over development when there are feasible and prudent location alternatives on the site for proposed buildings, structures or other improvements. The applicant must consider and pursue all development options available under the Zoning Ordinance in order to preserve the woodlands and trees.* The logical and planned expansion of development in this area lends itself to trees strategically planted as buffers from adjacent land uses, but not as contiguous woodland land cover in the central area of the site. The proposed use of the site does not allow for feasible or reasonable tree preservation of quality woodlands due to the intensity of the use and site grading required. The intent of the Ordinance will be met through incorporation of greenbelt and buffer areas which will create a permanent vegetative screen around the site. Per an agreement with the Township, a 25' wide landscaped buffer must be maintained along the site's I-275 frontage and a 50' wide landscaped buffer must be maintained along the site's entire Ecorse Road frontage.
- (2) *The integrity of woodland areas shall be maintained to the greatest extent reasonably possible, regardless of whether such woodlands cross property lines.* The subject woodland area is adjacent to a 245-acre landfill site with the potential to expand. There is no feasible justification for maintaining the trees on this lot in their current location. Any expansion of the landfill will involve extensive grading as part of the use and the location of the trees on the site are not likely to survive.
- (3) *Where the proposed activity consists of land clearing, it shall be limited to designated street right-of-way, drainage and utility easements, building and driveway envelopes and other areas (such as off-street parking and loading and unloading areas) necessary for site improvements, considering the development options available under the Zoning Ordinance.* We believe the development will require grading activity on the entire site, which is inherent to the use and therefore, the entire site is deemed as being part of the development area for site improvements.
- (4) *Where the proposed activity involves residential development, the residential structures shall, to the extent reasonably feasible, be designed and constructed to use the natural features of the site.* No known residential structures are being considered at this time therefore, this standard is not applicable.
- (5) *The removal of trees for which a tree removal permit is required shall be limited to any of the following instances:*
 - (a) *When necessary for the location of a structure or site improvements and when no reasonable alternative location for the structure or improvements*

can be had without causing undue hardship, consideration of all development options which are available under the Zoning Ordinance.

As noted in comment 2 above, any proposed use of the site will involve use of the entire site.

(b) When necessary, as determined by the Township, to provide reasonable drainage upon the site and when no reasonable alternative drainage is available without the removal of the trees. Any use of the site will be required to comply with necessary standards for stormwater drainage established by Wayne County and the Township Engineer.

(c) When the prospective owner of the residential dwelling unit has requested the builder in writing to remove the trees in order to facilitate the homeowner making certain specified improvements which must be undertaken within twelve (12) months of the date of the certified of occupancy for the dwelling unit. Notwithstanding the foregoing, no applicant shall be denied solely on the basis that some trees are growing on the property under construction. This is not applicable.

(6) The burden of satisfying standards shall be upon the applicant.

Based on our review of the proposal for tree removal approval, we recommend that the Planning Commission approve the request for a tree removal permit on the above site, subject to the following conditions:

- The applicant shall meet on site if/as requested by staff to validate the location of tree clusters prior to the issuance of a tree permit.
- A 25' wide landscaped buffer shall be maintained along I-275 frontage.
- A 50' wide landscaped buffer shall be maintained along the site's Ecorse Road frontage.
- The greenbelts shall be planted in accordance with the Township landscaping requirements.
- A tree removal permit fee of \$1,443.00 is preliminarily assessed on this application. Any required permit fee must be paid prior to any tree removals.

Sincerely,

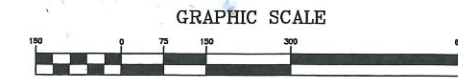
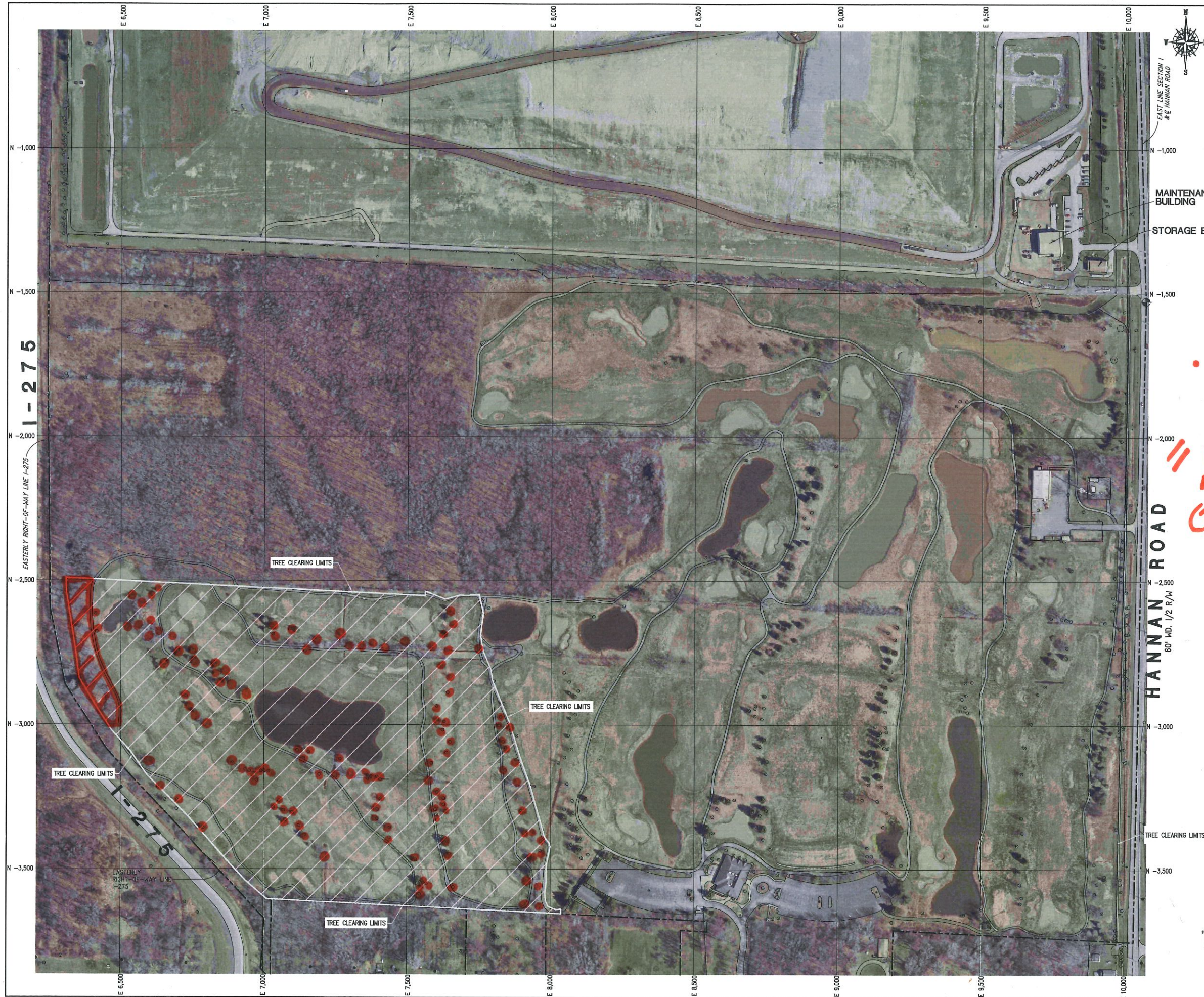


Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant – McKenna Associates
James Hamann – Waste Management of Michigan Inc.



SCALE: 1"=150'		PROJECT NO.: 7750-208		FILE NAME: 7750208.dwg 17 18 2021-10-10		SHEET 1 OF 1	
2022 TREE CLEARING LIMITS		PROJECT SITE PLAN		CELLS 17/19		CONSTRUCTION DRAWINGS	
REV.		REV.		REV.		REV.	
E		D		C		B	
A		A		A		A	
McNEELY & LINCOLN		WOODLAND MEADOWS, RDF		DATE: 01/06/22		DESIGN BY: AV	
ASSOCIATES, INC.		5900 HANNAN RD., WAYNE, MI 48184		DRAWN BY: DP		CHECKED BY: AV	
CIVIL ENGINEERING & LAND SURVEYING		(734) 432-3777 FAX (734) 432-8786		F.B.I.		N/A	
PH (734) 432-3777 FAX (734) 432-8786		WASTE MANAGEMENT					
37741 PEARBROOK, LIVONIA, MICHIGAN 48152							



• 121
IND. TREES
11 0.57
ACRES
(25,000 \$)

CONSTRUCTION DRAWING

DATE: 01/05/22	AV	WOODLAND MEADOWS, RDF	01/05/22
DSGN BY: AV	DP	5900 HANNAN RD., WAYNE, MI 48184	AV
DRWN BY: DP	AV		AV
CHKD BY: AV	N/A		N/A
P.E.: N/A			
McNEELY & LINCOLN Associates, Inc.			
CIVIL ENGINEERING & LAND SURVEYING			
P.O. BOX 1000, 1000 W. 10TH AVE., SUITE 100, LANSING, MI 48201			
TEL: (313) 487-1177 FAX: (313) 487-1188			
3771 FERRIS, LANSING, MICHIGAN 48201			
REV.	REV.	2022 TREE CLEARING LIMITS PROJECT SITE PLAN	1
REV.	REV.	CELLS 17/19 CONSTRUCTION DRAWINGS	1
SCALE: 1"=150'	PROJECT NO.: 7750.208	FILE NAME: 7750.208.dwg	SHEET 1 OF 1