

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, May 12, 2021 – 7:30 PM  
REMOTE MEETING –AGENDA**

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; this Van Buren Township's Planning Commission meeting will be conducted virtually as permissible under Public Acts of 2020 Act No. 254 and Declaration of a Health Emergency in Wayne County. To participate in the meeting electronically, the public may follow the instructions below.

- Join by weblink: <https://zoom.us/j/91535185211>
- Or dial in by phone: 1 312 626 6799
- Webinar ID: 915 3518 5211

For instructions on [how to join a Zoom meeting, make a public comment, ADA information, and virtual meeting compliance from the State please click here.](#)

**CALL TO ORDER:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

**MINUTES:**

**ITEM #1:** Approval of minutes from the regular meeting of April 14, 2021.

**ITEM #2:** Approval of minutes from the regular meeting of April 28, 2021.

**CORRESPONDENCE**

**PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

**ITEM # 1** **CASE 21-020 – 42101 SOUTH INTERSTATE 94 SERVICE DRIVE ORNAMENTAL POND.**

**TITLE:** APPLICANT AND OWNER DALLAS GIBSON SEEKS APPROVAL TO CONSTRUCT AN ORNAMENTAL POND WITH A SURFACE AREA OF ROUGHLY 2,000 SQUARE FEET PURSUANT TO CHAPTER 42, ARTICLE IV OF THE VAN BUREN TOWNSHIP CODE OF ORDINANCES.

**LOCATION:** The +/- 1.80-acre parcel is 42101 South I 94 Service Drive (Tax Parcel ID 83 089 99 0004 000), located on the south side of the South I 94 Service Drive, between Kouza Court and Sunset Lane. The parcel is zoned R-1B – Single Family Residential.

- ACTION ITEMS:**
- A. Presentation by the Township staff.
  - B. Presentation by the applicant.
  - C. Planning Commission discussion.
  - D. Public comment.
  - E. Planning Commission considers ornamental pond approval.

**ITEM # 2: CASE 20-005 – PRELIMINARY SITE PLAN REQUEST FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE THRU**

**TITLE:** A REQUEST BY NC DESIGNERS ON BEHALF OF OWNER IS REAL ESTATE LLC / BELLEVILLE OIL COMPANY, INC. FOR A PRELIMINARY SITE PLAN TO DEMOLISH BUILDINGS ON AN EXISTING GASOLINE STATION SITE AND TO CONSTRUCT A NEW CONVENIENCE STORE WITH RETAIL AND FOOD SERVICE, INCLUDING A DRIVE-THRU LANE AND ONE (1) DRIVE-THRU WINDOW, GASOLINE PUMPS, AND RELATED SITE IMPROVEMENTS.

**LOCATION:** The +/- 1.06-acre site, zoned C-1 – General Business District, is located at 11250 Haggerty road (tax parcel number 83 051 99 0003 002), at the northwest corner of the intersection of the I- 94 north service drive and Haggerty Road.

- ACTION ITEMS:**
- A. Presentation by the Township Staff and Consultants
  - B. Presentation by the applicant
  - C. Planning Commission Discussion
  - D. Public Comment
  - E. Planning Commission considers approval.

**ITEM # 3: CASE 20-012. FINAL SITE PLAN: JIFFY LUBE MINOR VEHICLE SERVICE**

**TITLE** A REQUEST APPLICANT JIFFY LUBE INTERNATIONAL, INC. ON BEHALF OF OWNER MEIJER, INC. TO CONSTRUCT A +/- 3,064 SQUARE FOOT MINOR VEHICLE SERVICE BUILDING ALONG WITH RELATED SITE IMPROVEMENTS.

**LOCATION:** The proposed site plan is located on the south side of Tyler Road east of Belleville Road on a proposed +/- 0.71 outparcel to be divided and created from portions of the 39.4-acre parcel at 9701 Belleville Road (83 058 99 0006 705) and a vacant 1.33-acre parcel (83 058 99 0006 707). The property is zoned C-2 – Extensive Highway Business District and also in the Belleville Road Overlay District (BROD).

- ACTION ITEMS:**
- A. Presentation from Staff and consultants
  - B. Presentation from applicant
  - C. Planning Commission discussion
  - D. Public comment.
  - E. Planning Commission considers approval

**GENERAL DISCUSSION AND UPDATES**

**ADJOURNMENT**

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

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

Chairperson Thompson called the meeting to order at 7:32 p.m.

**ROLL CALL:**

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

**Excused:** Atchinson.

**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:** Dennis Wilkin, Todd Waller and Kenny Farmer for KW Land Development. James Jacobs for Neapco. Allen Dresselhouse and Kyle Morton for Crossroads Distribution North, LLC. Timothy Shammass for Metro Party Store. Richard Tapper for Phantom Fireworks and Chuck Frieze for TNT Fireworks.

**Audience:** Six (6).

**APPROVAL OF AGENDA:**

Motion Jahr, Kelley second to approve the agenda of April 14, 2021 as amended, correcting the parcel tax ID number to 83-008-99-0002-703 for New Business Item #2.

**Roll Call:**

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

**Nays:** None.

**Absent:** Atchinson.

**Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Jahr, Budd second to approve the regular meeting minutes of March 24, 2021 as presented.

**Roll Call:**

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

**Nays:** None.

**Absent:** Atchinson.

**Motion Carried.**

**PUBLIC HEARING:**

**ITEM #1: SENIOR HOUSING DEVELOPMENT ZONING ORDINANCE TEXT AMENDMENTS:  
MINIMUM USABLE FLOOR AREA AND SIGNAGE.**

**PROPOSED AMENDMENTS TO SECTION 5.143 THAT WOULD CLARIFY REQUIRED  
SITE MINIMUM USABLE FLOOR AREA IN SQUARE FEET PER DWELLING  
(INDEPENDENT SENIOR HOUSING DEVELOPMENTS) AND REVISE  
REQUIREMENTS FOR SIGNAGE IN SENIOR HOUSING DEVELOPMENTS.**

**Motion Jahr, Cullin second to open the public hearing. Motion Carried.**

**Roll Call:**

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

**Nays: None.**

**Absent: Atchinson.**

**Motion Carried.**

Chairperson Thompson inquired if anyone in the audience was here to make a public comment on the senior housing zoning ordinance text amendments. There were no comments from the audience.

**Motion Jahr, Cullin second to close the public hearing. Motion Carried.**

**Roll Call:**

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

**Nays: None.**

**Absent: Atchinson.**

**Motion Carried.**

**OLD BUSINESS:**

**ITEM #1: SENIOR HOUSING DEVELOPMENT ZONING ORDINANCE TEXT AMENDMENTS:  
MINIMUM USABLE FLOOR AREA AND SIGNAGE.**

**PROPOSED AMENDMENTS TO SECTION 5.143 THAT WOULD CLARIFY REQUIRED  
SITE MINIMUM USABLE FLOOR AREA IN SQUARE FEET PER DWELLING  
(INDEPENDENT SENIOR HOUSING DEVELOPMENTS) AND REVISE  
REQUIREMENTS FOR SIGNAGE IN SENIOR HOUSING DEVELOPMENTS.**

Director Power informed that there have been minor changes to the amendments based on the discussion from the March 10, 2021 Planning Commission meeting. Director Power deferred to Vidya Krishnan to further discuss the changes.

Vidya Krishnan of McKenna Associates gave the presentation. The amendments are a result of discussions from previous meetings in which the Commission had requested to clearly define what cannot be included as common space areas. Mrs. Krishnan made sure to note that

balconies, decks, patios, unenclosed open spaces, elevators, utility rooms, storage rooms for units, corridor space and similar areas shall not be included as common space areas. The senior housing signage text amendment to the zoning ordinance clarifies that specific sign standards for senior housing developments shall be the same as the sign size and placement requirements as the underlying zoning district, except if wall signs are used, they are restricted to the limits of Section 11.108(A).

Commissioners commented that the text amendments look very good. No comments from the audience.

**Motion Kelley, Jahr second to recommend the proposed amendments to senior housing development zoning ordinance be adopted by the Township Board of Trustees.**

**Roll Call:**

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

**Nays: None.**

**Absent: Atchinson.**

**Motion Carried.**

**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 presented his staff review letter dated 4-7-21. KW Land Development is proposing to dig two (2) 5-acre irrigation ponds for the purpose of irrigating crops and relocating the excavated materials offsite. The owner, Dennis Wilkin, owns and farms portions of roughly 247 acres of farm property. Ponds in Van Buren Township are regulated under Chapter 42 of the Code of Ordinance, the Planning Commission and staff have the authority to review and approve. The ponds will have safety signage, the slope will not exceed 4 on 1 and the depth not to exceed 10-12 feet below grade so as to act as an irrigation pond to agricultural areas. The Township Board of Trustees will review the request for the excavation of soil for the ponds. Regarding the impacts of drainage, the Planning Commission has the ability to request hydrological survey information be provided by the applicant.

Based on his review, Director Power offered the following recommended conditions of the submitted application and site plan for consideration of irrigation pond permit approval by the Planning Commission:

- The label, “Parcel 1” – unaffected parcel – tax parcel number 83-134-99-0003-701 must be relocated to be placed over the parcel to the west of “parcel 2” or it should be removed.
- The ponds must be used for irrigation for a commercial agricultural activity as permitted under the Michigan’s Right-to-Farm Act (PA 93 of 1981) (“RTFA”), and irrigation activities must be done in consistency with Generally Accepted Agricultural and Management Practices (GAAMP’s) for Irrigation Water Use as adopted by the Michigan Department of Agriculture and Rural Development (MDARD).
- An excavation permit must be secured from the Township Board under Section 42-176 of the Township Code of Ordinances prior to the commencement of construction.
- A soil erosion permit from Wayne County must be provided, or written verification that such permit is not required must be provided, per Section 42-212(3) of the Township Code of Ordinances.
- Prior to construction, the soil erosion permit or a bond, per Section 42-213(a)(2) must be provided.
- Excavated material shall not be constructed in such a manner that runoff, overflow, spillage or seepage encroaches on property owned by another person.
- The pond will not detrimentally impact aqueous or sub aqueous areas of the applicant’s property or adjoining properties.
- To the satisfaction of the Township Engineer, the applicant must:
  - Detail the existing site drainage with a drainage/overland flow map or sufficient narrative explanation.
  - Work with staff to demonstrate the relationship of the top of each pond to the surrounding grade as necessary.
  - The applicant may be required by staff to provide an engineer’s certification letter prior to the project close-out and use of the irrigation ponds. This letter will state that the ponds pose no negative downstream drainage impacts. The letter will reference adjacent land elevation data and as-built elevation data for the pond’s freeboard, lowest top of bank and bottom elevations as necessary.
- The applicant shall be accountable for any required Wayne County storm water permitting requirements.

Mr. Farmer informed that the applicant is good with all of the requirements and is here to answer any questions.

Resident expressed concern regarding the north pond including mosquito control, how the water will be moved and identified that the existing pumps used by the farmer are diesel and very loud. The pond will be located behind the resident’s property. Mr. Farmer informed that the owner, Mr. Wilkin, plans on watering the same way as he does currently with the diesel pump and will stay within the ordinance restrictions as to the hours that he can water. Mr. Farmer will check with Mr. Wilkin to see if there is anything that can be added to the pump to muffle the sound. Director Power informed that there are decibel limits for noise and recommended the applicant run testing on the pumps to assess the noise limit prior to getting started in order to address at preconstruction phase.

Residents on Burtrig road are concerned with water drainage and stated that Mr. Wilkin constructed a drainage ditch next to their property and identified that there is a lot of water coming through the ditch as it is a diversion to the Bradford drain. Residents believe that Wayne County instructed him to close the drainage ditch, but it is still open. Director Power is not aware of the drainage ditch, he will make the drainage ditch part of the follow through with Wayne County and the soil erosion permit. Director Power will also contact the applicant regarding the drainage ditch and will follow up with the residents to provide more direction within the week.

Commissioner inquired with the mention of a site plan and request for a permit, procedurally if the Commission takes action will this be a site plan or permit approval? Director Power informed that it is a permit approval that is issued by the planning commission. There is not a current or formal process as part of the general ordinance. Commissioner requested to discuss looking into potentially working on procedural requirements of general ordinances during general discussion.

**Motion Kelley, Jahr second to grant KW Land Development on behalf of owner, Wilkin Farm Properties, a pond permit to construct two (2) five acre irrigation ponds for agricultural purposes, around the property located at 44605 Hull Road and vicinity, based on the analysis and subject to the conditions in Director Power's staff review letter dated 4-7-21, with the understanding that the applicant will take a look at the sound issues prior to starting the pump equipment motors and staff to take a look at the potential ditch issue and address prior to the issuance of any permits.**

**Roll Call:**

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

**Nays: None.**

**Absent: Atchinson.**

**Motion Carried. (Letters Attached)**

**NEW BUSINESS:**

**ITEM #1: 20-034 – NEAPCO DRIVELINES ADDITION – PRELIMINARY AND FINAL SITE PLAN REVIEW.**

**THE APPLICANT, JAMES S. JACOBS ARCHITECTS, PLLC, ON BEHALF OF OWNER NEAPCO DRIVELINES, LLC, SEEKS TO CONSTRUCT A 20,379 SQAURE FOOT ADDITION TO THEIR EXISTING 345,000 SQUARE FOOT BUILDING ALONG WITH RELATED SITE IMPROVEMENTS.**

**LOCATION: THE AFFECTED PROPERTY IS A 45.44 ACRE PARCEL LOCATED AT 6735 HAGGERTY ROAD (TAX PARCEL ID 83-002-99-0026-704), ZONED M-1, LIGHT INDUSTRIAL. THE PROPERTY IS LOCATED ON THE EAST SIDE OF HAGGERTY ROAD BETWEEN ECORSE ROAD AND VAN BORN ROAD.**

Director Power informed that there will not be an engineering review as the review does not involve any changes to storm water facilities, paving improvements, water, sanitary sewer or sewer review and deferred the presentation to Vidya Krishnan of McKenna Associates.

Vidya Krishnan of McKenna Associates presented her review letter dated 4-7-21. The applicant is requesting to build a canopy over a previously approved outdoor storage area and has worked with the Township over the past few months to get approval for the proposed canopy, including requesting an amendment to the Zoning Ordinance which is in the process of being adopted. The plan submitted at this time complies with the requirements of the ordinance, including those specific to outdoor storage areas. Therefore, McKenna Associates recommends the Planning Commission grant preliminary and final site plan approval to the proposed canopy addition to Neapco Drivelines, located at 6735 Haggerty Road.

Director Power presented the Van Buren Fire Marshal's review letter dated 4-5-21, the site plan is approved with the following exceptions:

1. A clear space of not less than 60 inches shall be provided in front of each hydrant connection having a diameter of greater than 2 ½ inches.
2. Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency.
3. Signage on the columns facing the Fire Department access road shall be provided. These signs will indicate the location of fire hydrants and the Fire Department connection. The signs shall be arranged so they are visible from the access road.

Applicant, James Jacobs informed that they have received all the staff comments. In regard to the Fire Marshal's review, they will provide the signage being requested and comments 1 and 2 are noted on the drawings. In Director Power's staff review letter he requests that the drainage be directed to the drains, that is the intent of the applicant, they will have the drainage directed through downspouts to the existing drain catch basins that are there.

No comments from the Commission or the audience.

**Motion Jahr, Kelley second to grant preliminary and final site plan approval to the applicant, James S. Jacobs Architects, PLLC, on behalf of the owner Neapco Drivelines, LLC to construct a 20,379 square foot addition to their existing 345,000 square foot building along with related site improvements, located at 6735 Haggerty Road, tax parcel ID 83-002-99-0026-704, zoned M-1, light industrial, located on the east side of Haggerty Road between Ecorse Road and Van Born Road, subject to the recommendations and requirements in Director Power's staff review letter dated 4-9-21, McKenna Associates review letter dated 4-7-21 and Fire Marshal Lenaghan's review letter dated 4-5-21.**

**Roll Call:**

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

**Nays: None.**

**Absent: Atchinson.**

**Motion Carried. (Letters Attached)**



**ITEM #2: 21-017 – ASHLEY CROSSROADS NORTH PRELIMINARY AND FINAL SITE PLAN AMENDMENT.**

**THE APPLICANT AND OWNER, ASHLEY CROSSROADS NORTH, LLC, SEEKS TO AMEND A PREVIOUSLY APPROVED PRELIMINARY AND FINAL SITE PLAN TO ADD ACCESSORY OUTDOOR INDUSTRIAL STORAGE AND ADJUST THE PREVIOUSLY APPROVED CONFIGURATION OF PARKING SPACES AND LANDSCAPING AROUND A DISTRIBUTION CENTER BUILDING.**

**THE AFFECTED PROPERTY IS APPROXIMATELY 41.6 ACRES OF A PARCEL LOCATED AT 42050 ECORSE ROAD (TAX PARCEL ID 83-008-99-0002-703), ZONED M-T – INDUSTRIAL TRANSPORTATION. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF ECORSE ROAD BETWEEN HAGGERTY ROAD AND KIRKBRIDGE STREET.**

Director Power gave the presentation. The request is an amendment to preliminary and final site plan approval in which the changes were significant enough to warrant a new review.

Vidya Krishnan of McKenna Associates presented her review letter dated 4-8-21. The applicant's proposal at this time is to amend the site to enable them to accommodate the specific needs of a long-term tenant. When the site plan was originally approved for the building, it was presented as speculative industrial building. However, a building of this size would need a major tenant whose needs are specific. The proposed outdoor storage is in keeping with the intent of the Zoning Ordinance and meets the required standards. Therefore, McKenna Associates recommends that the Planning Commission grant preliminary and final site plan approval for the proposed Ashley Crossroads North Building 5 amended site plan, subject to the following conditions:

1. Submission of any proposed wall signs for administrative approval and permitting.
2. Installation of light poles in compliance with fixtures previously approved and maintaining required illumination levels.
3. Planning Commission approval of the reduced parking and increased trailer staging proposed.
4. Planning Commission approval of increased fence height from 6' to 8' and use of chain link for the interior fencing area.

Director Power presented the Fire Marshal Lenaghan's review letter dated 4-6-21. The plans are approved as long as the following items are addressed:

1. The tenant will be incorporating an 8-foot fence around the north, east and south sides. There will be two (2) guard sheds at the northwest and southwest sides.
  - Will the guard sheds be staffed around the clock? If not, access for Fire Department use will be required.
  - The fire hydrant currently located on the southwestern corner needs to be inside the fenced in area.
2. Outdoor storage is requested on the eastern side of the building to store tractors. No trailers will be stored in this area, however, box and deliver vans will be stored in this area.

- Emergency access will be required for the two (2) crash gates.

Kyle Morton of Ashley Capital informed that the building was designed to be flexible with not knowing what the ultimate tenant makeup would look like. The applicant agrees with the comments in the McKenna Associates review letter and the Fire Marshal's review letter and will address all comments.

Commissioner inquired what color the decorative fencing will be. The decorative fencing will be matte black. No comments from the audience.

**Motion Kelley, Jahr second to grant the applicant, Ashley Crossroads North, LLC preliminary and final site plan approval to add accessory outdoor industrial storage and adjust the previously approved configuration of parking spaces and landscaping around a distribution center building, located at 42050 Ecorse Road, based on the analysis and subject to the conditions in the Van Buren Planning memo dated 4-9-21, McKenna Associates review letter dated 4-8-21 and Fire Marshal review letter dated 4-6-21.**

**Roll Call:**

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

**Nays: None.**

**Absent: Atchinson.**

**Motion Carried. (Letters Attached)**

**ITEM #3: 17-026 – METRO PARTY STORE – EXTENSION OF SITE PLAN APPROVAL.**

**THE APPLICANT, TIMOTHY SHAMMAS, IS REQUESTING AN EXTENSION TO THE EFFECT OF PRELIMINARY SITE PLAN APPROVAL THAT WAS GRANTED TO ADD A GASOLINE FILLING STATION TO AN EXISTING SHOPPING CENTER. THE PRELIMINARY SITE PLAN WAS APPROVED ON SEPTEMBER 26, 2018.**

**LOCATION: 41001 E. HURON RIVER DRIVE. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF HAGGERTY ROAD AND E. HURON RIVER DRIVE.**

Director Power gave the presentation. Preliminary site plan approval was granted on September 26, 2018, however, there been complications due to the work flow related to Covid 19. The applicant has been consistently working through design changes and a motion is needed to approve an extension in order to enable the case to come back for final site plan review.

No comments from the Commission or the audience.

**Motion Kelley, Budd second to grant the applicant, Timothy Shamas, the request for an extension to the preliminary site plan approval for the property located at 41001 E. Huron River Drive, based on the analysis detailed in the Van Buren Planning Memo dated 4-9-21.**

**Roll Call:**

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

**Nays: None.**

**Absent: Atchinson.**

**Motion Carried. (Letter Attached)**

**ITEM #4: 17-026 – METRO PARTY STORE – FINAL SITE PLAN APPROVAL.**

**THE APPLICANT, TIMOTHY SHAMMAS, IS REQUESTING FINAL SITE PLAN APPROVAL TO ADD A GASOLINE FILLING STATION TO AN EXISTING SHOPPING CENTER.**

**LOCATION: 41001 E. HURON RIVER DRIVE. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF HAGGERTY ROAD AND E. HURON RIVER DRIVE.**

Director Power displayed the site plan and deferred to Vidya Krishnan for presentation of her site plan review.

Vidya Krishnan of McKenna Associates presented her review letter dated 3-24-21 in which most of the conditions of preliminary site plan approval have been met and it is McKenna Associates understanding that the applicant just received approval from Wayne County for the site's engineering; which will be confirmed by the Township Engineer. Therefore, McKenna Associates recommends the Planning Commission grant final site plan approval for the proposed Metro Park Party Store Gas Station to be located at 41001 E. Huron River Drive subject to light fixture and signage approval prior to installation.

Paul Kammer of Fishbeck Associates presented his review letter dated 3-30-21 recommending the Planning Commission grant final site plan approval, subject to the comments listed in the review letter and in accordance with the Township's Engineering Standards manual. The applicant will be required to address the comments in the Issued for Construction Plan set prior to the Preconstruction meeting being scheduled.

Director Power presented the Fire Marshal's review letter dated 3-22-21, the plan has been approved with the following exceptions:

1. In addition to fire extinguishers located inside the building, fire extinguishers will be needed on the pump islands.
2. Addresses for all occupancies shall be above the front door and back doors.
3. At attended motor fuel dispensing facilities, the devices or disconnects shall be readily accessible and labeled with an approved sign stating "EMERGENCY FUEL SHUTOFF."
4. Warning signs shall be conspicuously posted in the dispersing area and incorporate the following or equivalent wording:
  - WARNING: it is unlawful and dangerous to dispense gasoline into unapproved containers.
  - NO Smoking
  - Stop Motor

- No filling of portable containers in or on a motor vehicle.
- Place container on ground before filling.
- Discharge your static electricity before refueling by touching a metal surface away from the nozzle.
- DO not re-enter your vehicle while gasoline is pumping.
- If a fire starts do not remove nozzle – back away immediately.
- Do not allow individuals under licensed age to pump.

Ziad El-Baba, Engineer for the applicant, clarified that all the columns will be completely brick enclosed and all signage will comply with the ordinance. The applicant is working with Wayne County and Township Engineer, Paul Kammer to comply with all of the site drainage requirements. The issue of the lighting of the sidewalk, the applicant did to enhance the area along Huron River Drive and has no objection to extending the sidewalk to Haggerty Road. All requirements in the Fire Department review will be addressed and when submitting plans to the state the applicant will resubmit to the Township as well and have the Fire Marshal complete a final walk through to make sure all is in compliance.

Commissioner inquired if the sidewalk along Huron River Drive is taking the Iron Belle Trail into consideration, is the applicant increasing the parking lot size and is the parking lot being completely redone? The applicant is unaware of the Iron Belle Trail connection, the parking lot size decreased to add landscaping and half of the parking lot will be resurfaced with the other half being repaired. Director Best informed that the site is compatible with the Iron Belle Trail.

No comments from the audience.

**Motion Jahr, Cullin second to grant final site plan approval to the applicant, Timothy Shammass, to add a gasoline filling station to an existing shopping center, located at 41001 E. Huron River Drive, the property being located at the southwest corner of Haggerty Road and E. Huron River Drive, subject to the conditions in the McKenna Associates review letter dated 3-24-21, Fishbeck Associates review letter dated 3-30-21 and Fire Marshal review letter dated 3-22-21.**

**Roll Call:**

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

**Nays: None.**

**Absent: Atchinson.**

**Motion Carried. (Letters Attached)**

**ITEM #5: 21-009 – PHANTOM FIREWORKS (LAKEWOOD SITE) – TEMPORARY LAND USE.**

**THE APPLICANT, PHANTOM FIREWORKS, IS REQUESTING A TEMPORARY LAND USE PERMIT TO CONDUCT A TEMPORARY OUTDOOR FIREWORKS TENT SALE.**

**LOCATION: 2095 RAWSONVILLE ROAD. THIS SITE IS LOCATED IN THE LAKEWOOD SHOPPING PLAZA PARKING LOT ON THE EAST SIDE OF RAWSONVILLE ROAD AND ON THE SOUTH SIDE OF THE I-94 SOUTH SERVICE DRIVE.**

Director Power presented his staff review letter dated 4-9-21. Phantom of Michigan, Inc. is requesting a temporary land use permit for a tent sale of fireworks at the Lakewood Shopping Plaza located at 2095 Rawsonville Road. The proposed use is from June 21, 2021 through July 4, 2021, with hours of operation from 10:00 a.m. to 10:00 p.m. This will be the ninth (9<sup>th</sup>) year that Phantom has operated at this location and staff is not aware of any complaints or issues that have taken place in the previous years. Based on the review, Director Power recommends approval of the application subject to the following two (2) conditions:

1. That the applicant obtains approval from the Van Buren Township Fire Marshal.
2. That all proposed signage complies with the Zoning Ordinance.

Rick Tapper of Phantom Fireworks reiterated that this will be the ninth (9<sup>th</sup>) year of operation at the same location and there have been no problems in previous years. The state license has already been provided to staff and he is available for any questions.

No comments from the Commission or the audience.

**Motion Kelley, Jahr second to grant the applicant, Phantom Fireworks, a temporary land use permit to conduct a temporary outdoor fireworks tent sale, located at 2095 Rawsonville Road in the Lakewood Shopping Plaza, based on the analysis and subject to the conditions in the Director Power's staff review letter dated 4-9-21 and Fire Marshal Lenaghan's review letter dated 3-9-21.**

**Roll Call:**

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

**Nays: None.**

**Absent: Atchinson.**

**Motion Carried. (Letters Attached)**

**ITEM #6: 21-014 – PHANTOM FIREWORKS (MENARDS SITE) – TEMPORARY LAND USE.**

**THE APPLICANT, PHANTOM FIREWORKS IS REQUESTING A TEMPORARY LAND USE PERMIT TO CONDUCT A TEMPORARY OUTDOOR FIREWORKS TENT SALE.**

**LOCATION: 10010 BELLEVILLE ROAD. THIS SITE IS LOCATED IN THE MENARDS PARKING LOT, WHICH IS ON THE WEST SIDE OF BELLEVILLE ROAD, SOUTH OF TYLER ROAD.**

Director Power presented his staff review letter dated 4-9-21. Phantom of Michigan is requesting a temporary land use permit for a tent sale of fireworks at the Menards parking lot at 10010 Belleville Road. The proposed use is to be from June 24, 2021 through July 4, 2021 with hours of operation from 10:00 a.m. to 10:00 p.m. This will be the second (2<sup>nd</sup>) year that Phantom has operated at this location and staff is not aware of any complaints or issues that have taken place

in the previous year. Based on the review, Director Power recommends approval of the application subject to the following two (2) conditions:

1. That the applicant obtains approval from the Van Buren Township Fire Marshal.
2. That all proposed signage complies with the Zoning Ordinance.

Rick Tapper of Phantom Fireworks reiterated that this will be the second (2<sup>nd</sup>) year of operation at the same location, there were no problems the previous year and Menards was happy with the setup and cleanup of the site.

Commissioner inquired how many fire extinguishers will be located in the tent. There will be 3 fire extinguishers and the applicant will provide staff with an updated sheet displaying their locations. Commissioner inquired if the food truck will be coming back to the site and what is the location of the food truck in relation to the fireworks tent. Director Power informed that the food truck will be coming back and the location of the food truck will not conflict with the fireworks tent use.

**Motion Kelley, Jahr second to grant the applicant, Phantom Fireworks, a temporary land use permit to conduct a temporary outdoor fireworks tent sale, located at 10010 Belleville Road in the Menards parking lot, based on the analysis and subject to the conditions in the Director Power's staff review letter dated 4-9-21 and Fire Marshal Lenaghan's review letter dated 3-18-21 adding a note to see the fire extinguisher's locations on the plan.**

**Roll Call:**

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

**Nays: None.**

**Absent: Atchinson.**

**Motion Carried. (Letters Attached)**

**ITEM #7: 21-012 – TNT FIREWORKS (WALMART SITE) – TEMPORARY LAND USE.**

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

**LOCATION: 10562 BELLEVILLE ROAD. THIS SITE IS LOCATED IN THE WALMART PARKING LOT, WHICH IS ON THE WEST SIDE OF BELLEVILLE ROAD, SOUTH OF TYLER ROAD.**

Director Power presented his staff review letter dated 4-9-21 and display an image of the site. TNT Fireworks is requesting a temporary land use permit for a tent sale of fireworks at the Belleville Road Walmart at 10562 Belleville Road. The proposed use is from June 22, 2021 through July 5, 2021 with hours of operation from 9:00 a.m. to 10:00 p.m. This would be the seventh (7<sup>th</sup>) year that TNT Fireworks has been granted a temporary land use permit to operate at this location and staff is not aware of any issues or concerns from previous years. Director Power recommends approval of the application subject to the following conditions:

1. That the applicant obtains approval from the Van Buren Township Fire Marshal.
2. That all proposed signage complies with the Zoning Ordinance.

Chuck Frieze of TNT Fireworks was available to answer any questions.

Commissioner inquired if there were 3 exits on the tent and 3 fire extinguishers. Mr. Frieze confirmed there are 3 exits and fire extinguishers. There were no comments from the audience.

**Motion Kelley, Jahr second to grant the applicant, TNT Fireworks, a temporary land use permit to conduct a temporary outdoor fireworks tent sale, located at 10562 Belleville Road in the Walmart parking lot, based on the analysis and subject to the conditions in the Director Power's staff review letter dated 4-9-21 and Fire Marshal Lenaghan's review letter dated 3-10-21.**

**Roll Call:**

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

**Nays: None.**

**Absent: Atchinson.**

**Motion Carried. (Letters Attached)**

**GENERAL DISCUSSION:**

**Resignation of Commission Joan Franzoi:** Director Power informed the Commission and audience that Commissioner Joan Franzoi had announced her retirement, she first served on the Planning Commission in 1983. Commissioners thanked Franzoi for her many years of service, hard work and great mentorship to fellow Commissioners.

Commissioners discussed the potential of an update and review to the permitting process in the General Ordinance when outside of normal procedures. Director Best informed that a review and update can be worked on with the Planning Commission and the Board of Trustees. Commissioners requested staff to take a look into it and decide how to move forward and agreed mechanically the Ordinance is good but the permitting process needs to be restructured. Any changes to the Ordinance will come from the Board of Trustees. Director Power inquired what role the Planning Commission would like moving forward. Commissioners agreed that permit approvals still need to go through the Planning Commission. Staff will take a look at the General Ordinance to look at ways to simplify the permitting process and bring back information to the Commission.

**ADJOURNMENT:**

**Motion Budd, Cullin second to adjourn the meeting at 9:46 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM  
April 28, 2021  
MINUTES - DRAFT**

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

Chairperson Thompson called the meeting to order at 7:32 p.m.

**ROLL CALL:**

**Present:** Jahr, Kelley, Atchinson, Budd and Thompson.

**Excused:** Cullin.

**Staff:** Director Power, Director Best and Secretary Harman.

**Planning Representatives:** McKenna Associates, Vidya Krishnan and Adam Cook.

**Applicant(s) in Attendance:** None.

**Audience:** Thirty-Two (32).

**APPROVAL OF AGENDA:**

Motion Kelley, Budd second to approve the agenda of April 28, 2021 as amended, delaying the approval of the April 14, 2021 minutes to a future meeting.

**Roll Call:**

**Yeas:** Atchinson, Budd, Kelley, Jahr and Thompson.

**Nays:** None.

**Absent:** Cullin.

**Motion Carried.**

**NEW BUSINESS:**

**ITEM #1: INTRODUCTORY WEBINAR: SUMPTER ROAD CORRIDOR PLAN.**

**THE TOWNSHIP’S MASTER PLAN CONSULTANT, MCKENNA, WILL HOST A VIRTUAL WEBINAR DESIGNED TO UPDATE STAKEHOLDERS ON THE PERTINENT ISSUES FACING THE SUMPTER ROAD CORRIDOR FROM THE CITY OF BELLEVILLE LIMITS TO BEMIS ROAD, AND ELICIT STAKEHOLDER INPUT AND FEEDBACK. THIS WILL BE PART OF A BROADER PLANNING PROCESS THAT WILL EXPLORE POSSIBLE FUTURE LAND USE MAP AMENDMENTS AND OTHER RECOMMENDATIONS IN THE STUDY AREA AS AN UPDATE TO THE 2020 VAN BUREN TOWNSHIP MASTER PLAN.**

Master Plan Consultant Adam Cook of McKenna Associates gave the presentation. Mr. Cook provided a PowerPoint presentation for the Sumpter Road Corridor Plan which provided an overview and discussed the following: the vision statement, Van Buren Township planning history, the Master Plan process, the south side Master Plan, project limits, goals and objectives, the existing land use map, existing land use non-conformities, the future land use map and zoning



plan. A few of the goals of the Sumpter Road Corridor plan are to ensure a strong and diverse local economy by supporting growth and development of both new and existing developments, ensure the preservation of the rural character in the corridor and limit commercial uses.

Director Power discussed why we are here, to reach out to residents and stakeholders for feedback as to what they would like to see in the Sumpter Road Corridor. South of Hull Road is planned for rural development other than a few small pockets of commercial. North of Hull Road, buildings can no longer be used as homes because of the current zoning and there is a need to define what mixed use would be in that area. A consensus is needed to lay the foundation for future development. Director Power identified some of the major project stakeholders: residents, owners of agricultural land, Township Board and Commission members, the City of Belleville Downtown Development Authority (DDA), City of Belleville, Sumpter Township, church members, school representatives and the Belleville Area Chamber of Commerce.

Residents and stakeholders provided the following questions and comments:

- Resident took a blighted home on Sumpter Road, cleaning up the home and property, thinks the zoning should be residential or mixed use. He would like the option to have someone live in the home as one of the properties former uses was as a home. Director Power, informed that this is a good example of a property that was once residential, then rezoned to commercial which has boxed in the use now as commercial. A mixed-use rezoning would potentially allow the property to return to its former use as residential.
- Resident is happy to see leadership taking a look at the corridor, he was born on that road and has a sentimental and business interest. Have the opportunity to recreate the business life with an upgrade, happy this is being looked at.
- Resident identified that several neighbors to 1166 Sumpter Road were embarrassed by the home prior to his Dad buying the home and redoing it and identified that neighbors are frustrated that it cannot be rented or sold due to the current zoning.
- Resident stated that 1166 Sumpter Road looks like a house, why isn't it a house and it's time to make it a house.
- Resident inquired if there are any business that might like to come in and are there any proposals in hand? Director Power informed that there have been different discussions, however, there are no specific businesses or any with an application or plan. Director Best inquired what the resident would like to see or envisions. The resident enjoys the nice leisurely quiet drive, but the road is speedy, she's not sure about more houses, but would stop at stores north of Hull Road if the vacant stores were filled up. She likes the idea of developing north of Hull Road.
- Stakeholder has property in the City of Belleville north of Hull Road, would like to get additional property close to their current property. The problem is the current zoning and he would like to see mixed uses will help to keep tenants. Have to have a good mix of uses to accommodate all.
- Resident moved to Belleville about 2 years ago, enjoys the area, but living off of Sumpter Road is very dangerous with speeding. She would like to see the sidewalks extended and maybe the creation of bike lanes, implementing something like that would be very beneficial for everyone. She would like to see designated bike lanes with barriers and

extending the sidewalks to Hull Road. She likes to ride her bike down Sumpter and Hull but it is very dangerous.

Director Power summarized letters received from residents and stakeholders, Facebook comments and meeting chat comments (Letters Attached):

- Resident has concern with traffic bottle necks at 5 points. Would like to see small to medium size businesses. There is an existing flood of properties with abandonment, offer incentives to rebuild.
- Resident on Martinsville near Fret, moved here for more elbow room, quieter environment that the area provides. He misses the amenities other mature cities offer, with many restaurants and businesses south of I-94 being rundown and or abandoned. Would happily invite more development on Sumpter Road
- Sumpter resident, would like to keep it rural. He travels that road every day, moved there for the rural environment, not the industrial buildings.
- Resident commented that there are many empty buildings and that traffic needs to be addressed before other development occurs.
- Resident sees no need to and is opposed to developing Sumpter Road as proposed. Would like to see the Township focus on redeveloping and improving what has already been developed.
- Letter from the neighbors of 1166 Sumpter Road, would like to take the opportunity to provide their support of zoning changes that would involve the home at 1166 Sumpter Road. Their recommendation would be that it be rezoned as residential. As nearby neighbors of the home, they were so glad to see that a former eyesore has been renovated so beautifully. There are other nearby homes on Sumpter Road, so it would be appropriate to zone this dwelling as residential.
- Resident comment, leave it the way it is.
- Resident has concerns with traffic.
- Resident would like to see re-envisioning/catering towards new types of businesses.
- Resident would like bike lanes.
- Resident commented that the lumber yard is an eyesore and the home on Sumpter Road should be rezoned.
- Resident commented that most businesses have failed and doesn't think that will change.

Commissioners agreed that they would like to move forward with exploring the changes further to help Belleville and Van Buren Township flow together better in the Corridor. Commissioners look forward to further exploring mixed uses, developing a way to slow down traffic, incentives to build and help drive businesses into the city and providing walkability with sidewalks.

Director Power will take the feedback provided to work on the Sumpter Road Corridor Plan and bring back more information to a future meeting. There will be more opportunities for public comment and he will continue to receive comments and feedback by email at: [dpower@vanburen-mi.org](mailto:dpower@vanburen-mi.org).

**GENERAL DISCUSSION:**

Director Power informed that the next Planning Commission meeting will be held on 5-12-21.

**ADJOURNMENT:**

**Motion Jahr, Atchinson second to adjourn the meeting at 8:57 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

To: Van Buren Township, Michigan

Kevin McNamara, Supervisor

From: William Alati

46300 Bemis, Van Buren Twp, MI 48111

Dear Supervisor Kevin,

I read about the township wanting to hear from residents on the proposal to change zoning along Sumpter Rd from agricultural to commercial. I have some comment on that proposal, coming from many years spent in big box store property development.

Starting off, I do not believe a change to commercial would be in the best interest of the community, some reasons for that are;

1. The access roads going to the proposed Sumpter road development area simply is not there, nor are they likely to be there in the future. There will be a bottle neck at 5 Pts, the lake will stay in place(hopefully), and Main Street businesses will not want to give up street parking.
2. If changes to zoning were made, the attraction would be to small to medium size businesses, again the major players would most likely not be interested for the same access reasons.
3. Assuming the changes are still made, then the most likely businesses interested, will be the small independents that in reality have a greater record of failure, and a resulting burden on the township.
4. Lastly, look at the existing glut of business properties along Sumpter Rd, going north from Hull to 5Pts, many of them have been closed and in disrepair for years, some look like the properties on the tv show Abandoned Structures.

I believe what would be in the Townships best interest, would be to offer some kind of incentive to rebuild or renovate the existing commercial/light industrial properties that already exist in areas along Sumpter that is already zoned for them. Another item to consider, is the already heavy traffic we have on Sumpter and Bemis roads, additional new development would certainly put pressure there and undoubtably upset the many residents along those roads.

Thank you,

William Alati

46300 Bemis, Van Buren Twp., MI 48111

[alatiw@msn.com](mailto:alatiw@msn.com)

734-347-0426

**Power, Dan**

---

**Subject:** FW: Sumpter Rd - South side master plan

---

**From:** Brian Robert <[riggsrobertbrian@gmail.com](mailto:riggsrobertbrian@gmail.com)>

**Sent:** Thursday, April 22, 2021 6:34 AM

**To:** McNamara, Kevin <[kmcnamara@vanburen-mi.org](mailto:kmcnamara@vanburen-mi.org)>

**Subject:** Sumpter Rd - South side master plan

As a resident of Van Buren Township (43086 Riggs Rd), I see no need to and am opposed to developing Sumpter Rd. as proposed. Our area is already littered with empty businesses and half full strip malls full of low end stores. Could we focus on redeveloping and improving what's already been developed?

Respectfully,

Brian Robert

## Power, Dan

---

**Subject:** FW: Resident Comment on Sumpter Road Corridor Change

**From:** Sean De Gennaro <[sdegennaro387@yahoo.com](mailto:sdegennaro387@yahoo.com)>

**Sent:** Thursday, April 22, 2021 6:23 PM

**To:** [communications@vanburen-mi.org](mailto:communications@vanburen-mi.org)

**Subject:** Resident Comment on Sumpter Road Corridor Change

To whom it may concern on the Van Buren Township Board,

After hearing about the rezoning investigation for Sumpter Road through the Belleville Independent, I wanted to share my thoughts.

I'm a resident on Martinsville Road in Van Buren Township (near Fret Road) and have lived here for 4 years now. I moved to the area for more elbow room, a quieter environment, and less hub-bub overall and have found that Van Buren Township has that in spades. I've also been pleasantly surprised at how centrally located we are to Novi/Northville to the north, Ann Arbor to the west, and Dearborn/Detroit to the east. It's been very convenient in that regard.

However, I've missed the local amenities Royal Oak and other mature cities offer. Of course, one understands that by moving to the country, fewer restaurants, stores, and services will be available...but VBT south of I-94 feels especially lonely. Many restaurants and services south of I-94 are rundown, mediocre, or outright abandoned, and stores are limited or non-existent in offerings. I've personally appreciated the improvements that Belleville Road has been seeing north of 94 and am envious of the convenience those nearby residents have while I have a ~20 minute drive to get there. And as a resident who can already lay claim to a peaceful, large lot on a quiet side road, I would happily invite more development on Sumpter Road---which is "close", but not "too close".

Van Buren Township has a golden opportunity to expand smartly and provide premium housing, retail, and restaurants to its residents. The fact that we haven't grown more as a centrally located township, while areas like Canton, Ann Arbor, Saline, Pittsfield Township, and Plymouth/Northville race to build is quite sad...especially at a time when COVID-19 has families rethinking urban living and seeking large lots and bigger homes to space out. We could have the best of both worlds: more amenities and more residents, while still maintaining a rural charm--if we choose to zone smartly and build commercial spaces/homes on larger lots set back from the road. Others, like Saline, Pittsfield, and even Scio Township have done it and look very appealing for it.

I hope the committee chooses to rezone Sumpter Road, taking a crucial step forward for our residents that retains our rural charm but offers much more for our residents.

All the best,

Sean DeGennaro

[sdegennaro387@yahoo.com](mailto:sdegennaro387@yahoo.com)

C: 973.459.0689

**Power, Dan**

---

**Subject:** FW: Van Buren Township Introductory Webinar: Sumpter Road Corridor Plan

---

**From:** Bellingham, Sean

**Sent:** Friday, April 23, 2021 3:04 PM

**To:** Power, Dan <dpower@vanburen-mi.org>

**Subject:** Re: Van Buren Township Introductory Webinar: Sumpter Road Corridor Plan

My vote....keep it rural. I live in Sumper. Travel that road every day. Moved there for it's rural environment, not industrial buildings. Just my opinion in case it means anything.

Sent from my iPhone



## Power, Dan

---

**Subject:** FW: Southside

-----Original Message-----

From: LRHogan <lrhogan734@yahoo.com>

Sent: Monday, April 26, 2021 3:38 PM

To: McNamara, Kevin <kmcnamara@vanburen-mi.org>

Subject: Southside

Dr Mr McNamara,

I am writing to you because I don't do Zoom but as a resident of the South Side of town I would like to say something about changing the master plan.

Just go down this section of Sumpter Road. Currently there are so many empty buildings/store fronts it's ridiculous. I think I counted 14 or more. You don't need to build down Sumpter Road. Fill the empty buildings we have now.

We had a grocery store in the strip mall by Owens School. (East side of Sumpter Road.) It went out of business. Not enough business to keep them open.

South of 94 we have that whole shopping center that used to have Kmart and Chatham Grocery Store. Almost all empty store fronts.

After Chathams they put in a Save-a-lot. Currently that Save-a-lot works fine in Ypsilanti on Washtenaw but there was not enough supported in the Belleville area so they left. They are closing Dunhams.

If I need something in a pinch I go to the gas station or one of the dollar stores down Sumpter Road. And there is another store on the corner of Willis and Rawsonville. A nice pharmacy/food store in the gas station on Sumpter and Willis.

We have Hidalgo Authentic Mexican Restaurant, Bobby McShane's, Red Rooster, Bentios Dine-in or out, nearby. We had a very nice restaurant called "Paula" where the Dollar Tree is now. Also went out of business for lack of customers. Next to the Dollar Tree is an empty bar. Been empty for over 10 years even though the shopping center owners has put money into the strips.

We have had two ice cream stores, dog groomers, hair salons, vets, liquor stores, a doctor's group go out of business on south Sumpter. The Secretary of State did not stay moved into town.

We don't need anymore traffic going south through downtown. I sat in traffic for 20 minutes Thursday from the x-way to the tracks on South/Sumpter Rd. (On Facebook Community page someone wrote that we need porta pottys from the x-expressway to the tracks because it takes so long to get through to the homes and business on the south side)

We get stuck by the trains. Cars stuck all the way from 5 Points trying to go south down Sumpter Road. What a mess the traffic is now. Why would residents want a bigger mess?

PLEASE figure out traffic before you do anything else.. Thank you for listening and all you do for residents of Vbtwp.

My husband lived in this home since 1945 and I since 1975. (his parents bought this land in 1938) Please we do not want to see more traffic congestion and empty store fronts on Sumpter Road.

The building down Sumpter on the southside are only filled for a short time if ever.

Thank you, Linda Hogan

Van Buren Charter Township

Attn: Dan Power – Director of Building, Planning and Economic  
Development

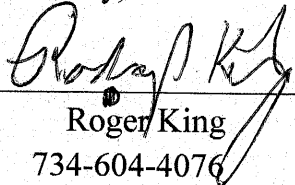
Dear Mr. Power,

We would like to take this opportunity to provide you with our support  
of zoning changes that would involve the home at 1166 Sumpter Road.

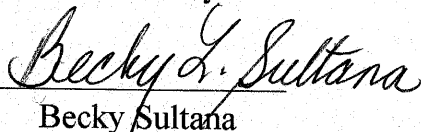
Our recommendation would be that it be rezoned as residential. As  
nearby neighbors of the home, we were so glad to see that a former  
eyesore has been renovated so beautifully. There are other nearby  
homes on Sumpter Road, so it would be appropriate to zone this  
dwelling as residential. Please find our names, addresses, and contact  
information below.

Thank you for your consideration.

Sincerely,

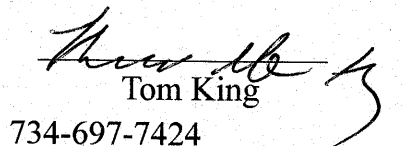
  
Roger King  
734-604-4076

157 Chaney

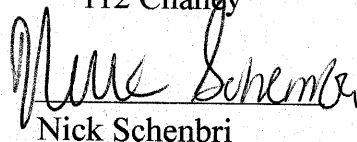
  
Becky Sultana

Bls1433@comcast

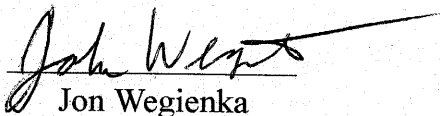
156 Chaney

  
Tom King  
734-697-7424

112 Chaney

  
Nick Schenbri

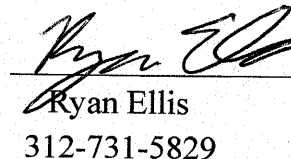
135 Montague

  
Jon Wegienka

734-697-1478

145 Chaney

Ryan.ellis@gmail.com

  
Ryan Ellis  
312-731-5829

# PLANNING & ZONING APPLICATION

Case number \_\_\_\_\_

Date Submitted \_\_\_\_\_

## APPLICANT INFORMATION

**Applicant** Dallas Gibson **Phone** 734-891-3304  
**Address** 4201 S. I-94 Service Dr. **Fax** \_\_\_\_\_  
**City, State** Belleveille, MI **Zip** 48111  
**E:mail** dallas@pbrazing.com **Cell Phone Number** \_\_\_\_\_  
**Property Owner** \_\_\_\_\_ **Phone** \_\_\_\_\_  
(if different than applicant)  
**Address** \_\_\_\_\_ **Fax** \_\_\_\_\_  
**City, State** \_\_\_\_\_ **Zip** \_\_\_\_\_  
**Billing Contact** Dallas Gibson **Phone** 734-891-3304  
**Address** 42101 S. I-94 Service Dr. **Fax** \_\_\_\_\_  
**City, State** Belleveille, MI **Zip** 48111

## SITE/ PROJECT INFORMATION

**Name of Project** Gibson Pond  
**Parcel Id No.** V125-83- 089990004000 **Project Address** 4201 S. 1-94 Service Dr.  
**Attach Legal Description of Property**  
**Property Location:** On the South Side of S. I-94 Service Dr. Road; Between Kouza Ct. Road  
and Haggerty Rd. Road. **Size of Lot Width** 100' **Depth** 810'  
**Acreage of Site** 1.8 **Total Acres of Site to Review** .045 **Current Zoning of Site** R1B  
**Project Description:** Intall new pond approx 40' x 50' with center debth of approx 8' deep. Dirt will placed  
everywhere on 3 sides of the pond at lease 10' from pond.

**Is a re-zoning of this parcel being requested?** \_\_\_\_\_ **YES (if yes complete next line)** ☒ **NO**  
**Current Zoning of Site** \_\_\_\_\_ **Requested Zoning** \_\_\_\_\_

## SPECIAL PERMIT INFORMATION

**Does the Proposed Use Require Special Approval?** \_\_\_\_\_ **YES (if yes complete next line)** ☒ **NO**  
**Section of Zoning Ordinance for which you are applying** \_\_\_\_\_  
**Is there an official Woodland within parcel?** \_\_\_\_\_ **Woodland acreage** \_\_\_\_\_  
**List total number of regulated trees outside the Woodland area?** \_\_\_\_\_ **Total number of trees** \_\_\_\_\_  
**Detailed description for cutting trees** \_\_\_\_\_

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

## OWNER'S AFFIDAVIT

Dallas Gibson

Print Property Owners Name

[Signature]

Signature of Property Owner

3/30/21

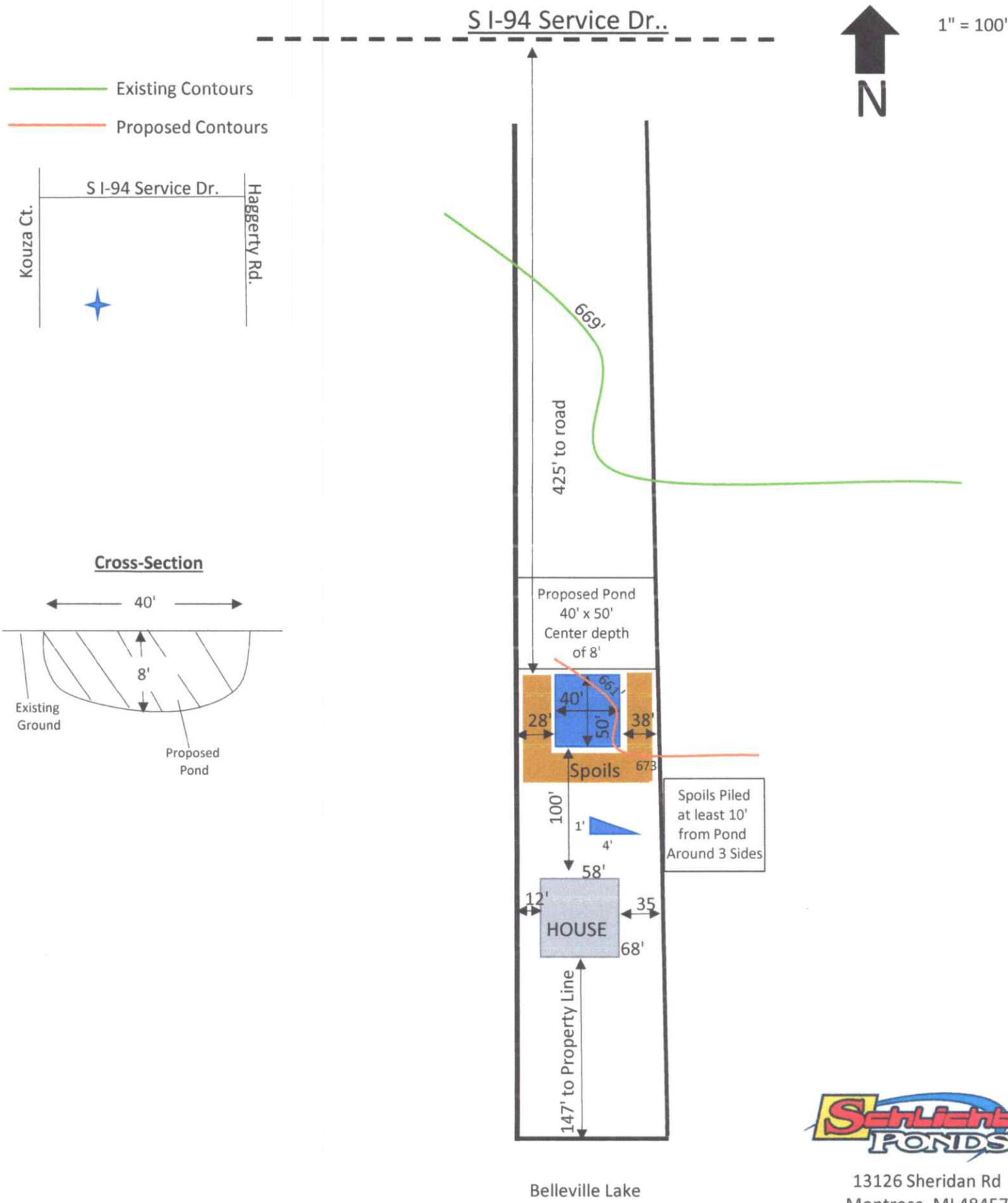
Date

STATE OF MICHIGAN  
COUNTY OF WAYNE

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

Subscribed and sworn before me this 30 day of March, 2021  
Maryann Menzing Notary Public, Saginaw County, Michigan My Commission expires Apr 5, 2025  
Maryann M. Menzing  
28

MARYANN M. MENZING  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF SAGINAW  
My Commission Expires Apr 5, 2025  
Acting in the County of Saginaw



13126 Sheridan Rd  
Montrose, MI 48457  
989-759-9345



## MEMO

---

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	VB Case 21-020 –Pond Review – 42101 South I 94 Service Drive
DATE:	May 6, 2021

---

Planning Commissioners:

Applicant and owner Dallas Gibson seeks approval to construct an ornamental pond with a surface area of roughly 2,000 square feet pursuant to Chapter 42, Article iv of the Van Buren Township Code of Ordinances. The +/- 1.80-acre parcel is 42101 South I 94 Service Drive (Tax Parcel ID 83 089 99 0004 000), located on the south side of the South I 94 Service Drive, between Kouza Court and Sunset Lane. The parcel is zoned R-1B – Single Family Residential.

Article IV of Chapter 42 (the “Pond Ordinance”) addresses certain requirements for ornamental ponds. Under the Pond Ordinance, ornamental ponds greater than 200 square feet in area are subject to review by the Planning Commission. The purpose of this report is to provide recommendations for the Planning Commission’s review based on my analysis of the compliance of this application with applicable standards of the Pond Ordinance. To support this analysis, please refer to applicant submittals including a completed application form and a site plan dated April 5, 2021.

In my analysis, underlined comments are those that I recommend must be addressed as a condition of approval prior to the commencement of construction or at a time that is otherwise stated. Where certain information has not been provided or requires corrections, applicable requests are stated in the **recommendations** section of this report.

**Setbacks.** The site plan demonstrates that the pond will not be closer than 50 feet from any principal structure. The site plan demonstrates compliance with the required setbacks for irrigation ponds, including a minimum 100’ setback from a road right-of-way and 30’ setback from the rear lot line, consistent with the requirements of Section 42-216(1) of the Pond Ordinance.

Section 42-216(1) of the Pond Ordinance requires that it shall be unlawful to “Locate a pond closer than 60 feet from any one side lot line, or 30 feet from the opposite side lot line”. This language is unclear. It is my interpretation that a reasonable minimum pond setback distance for all side yards would be that used for the required minimum rear yard setback, being 30’. Additionally, staff is beginning the process of revisiting the requirements of the Township’s Pond Ordinance, both in order to refine the requirements as necessary and to modernize and/or simplify the review process required for ponds. I request the Planning Commission to consider granting staff the administrative flexibility to establish a minimum side yard setback for the pond

in coordination with the applicant, to be no less than 30' on either side.

The pond must also not be closer than 50 feet from any telephone, electrical or other utility line of any recorded easement; or closer than 75 feet from any septic field, per Section 42-216(1) of the Pond Ordinance. These notes must be clarified on the site plan.

**Pond design details.** The applicant has provided proposed basic topographic information for the proposed pond. The pond will have a maximum depth of 8' and a maximum slope of 1:4, consistent with Section 42-216(4) of the Pond Ordinance. According to the applicant's representative, the pond will be fed with groundwater.

Spoils are shown to be distributed on site, rather than being removed from the site. Excavation approval by the Van Buren Township Board of Trustees will therefore not be required. In order to ensure that excavated material will not be excavated in such a manner that runoff, overflow, spillage or seepage encroaches on property owned by another person, consistent with Section 42-216(3) of the Pond Ordinance, a site inspection shall be performed following the pond installation to ensure the leveled spoils are not applied so as to cause obstructions that would impact the flow of water from any neighboring property.

Warning signs and life safety devices shall be provided in compliance with Sec. 42-217 of the Pond Ordinance.

**Site disturbance and restoration.** A soil erosion permit from Wayne County must be provided, or written verification that such permit is not required must be provided, per Section 42-212(3) of the Township code of ordinances. If a soil erosion permit is not required, a bond must be submitted with the Township as a beneficiary to cover the expenses of site restoration based per Section 42-213(a)(2) of the Van Buren Township code of ordinances. The bond value must be adequate to cover the expense of restoration of the disturbed area. Prior to construction, the soil erosion permit or a bond per Section 42-213(a)(2) must be provided.

**Drainage and water impacts.** Several provisions in the Pond Ordinance speak to drainage and ground and surface water impacts. The Planning Commission may require a hydrological survey which gives evidence that the pond will not detrimentally impact aqueous or subaqueous areas of the applicant's property or adjoining properties, per Section 42-213(a)(1). Based on the relatively small surface area of the pond, setbacks being met, and the lack of a discharge of the water from this pond, I do not recommend that the Planning Commission require a hydrological survey for this project.

### **Recommendations**

Based on the analysis above, I offer the following recommended conditions of the submitted application and site plan for consideration of irrigation pond permit approval by the Planning Commission:

- Staff shall establish the required side yard setback for the pond in coordination with the

- applicant, to be no less than 30' on either side.
- The pond must also not be closer than 50 feet from any telephone, electrical or other utility line of any recorded easement; or closer than 75 feet from any septic field, per Section 42-216(1) of the Pond Ordinance. These notes must be clarified on the site plan.
  - A site inspection shall be performed following the pond installation to ensure the leveled spoils are not applied so as to cause obstructions that would impact the flow of water from any neighboring property.
  - Warning signs and life safety devices shall be provided in compliance with Sec. 42-217 of the Pond Ordinance.
  - A soil erosion permit from Wayne County must be provided, or written verification that such permit is not required must be provided, per Section 42-212(3) of the Township code of ordinances.
  - Prior to construction, the soil erosion permit or a bond per Section 42-213(a)(2) must be provided.

Thank you for your consideration.



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

CC: Dallas Gibson – Owner and Applicant  
Maryann Menzing – Applicant Representative, Pond Perfection  
Matthew Best, M.S. – Public Services Director, Van Buren Charter Township



# PLANNING & ZONING APPLICATION

Case number 2/24/ VBT 20-005

Date Submitted 2/24/2020

## APPLICANT INFORMATION

Applicant	<u>NC Designers</u>	Phone	<u>(313) 986-8381 NASSER'S CELL</u>
Address	<u>3241 S Telegraph</u>	Fax	<u>N/A</u>
City, State	<u>Dearborn, MI</u>	Zip	<u>48124</u>
E-mail	<u>ncdesigners@yahoo.com</u>	Cell Phone Number	
Property Owner	<u>IS Real Estate LLC</u>	Phone	<u>586-498-9670</u>
	(if different than applicant)		
Address	<u>30401 Utica Road</u>	Fax	<u>586-498-9671</u>
City, State	<u>Roseville, Michigan</u>	Zip	<u>48066</u>
Billing Contact	<u>Tony Kaddo</u>	Phone	<u>248-789-3999</u>
Address	<u>30401 Utica Road</u>	Fax	<u>586-498-9671</u>
City, State	<u>Roseville, Michigan</u>	Zip	<u>48066</u>

## SITE/PROJECT INFORMATION

Name of Project New Gas Station

Parcel Id No. V125-83- Project Address 11250 Haggerty

### Attach Legal Description of Property

Property Location: On the WEST Side of HAGGERTY Road; Between OLD HAGGERTY Road and 194 Service Drive Road.

Size of Lot Width \_\_\_\_\_ Depth \_\_\_\_\_

Acreage of Site \_\_\_\_\_ Total Acres of Site to Review \_\_\_\_\_ Current Zoning of Site \_\_\_\_\_

Project Description: New Gas Station

Is a re-zoning of this parcel being requested? \_\_\_\_\_ YES (if yes complete next line) NO

Current Zoning of Site \_\_\_\_\_ Requested Zoning \_\_\_\_\_

## SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? \_\_\_\_\_ YES (if yes complete next line) NO

Section of Zoning Ordinance for which you are applying \_\_\_\_\_

Is there an official Woodland within parcel? \_\_\_\_\_ Woodland acreage \_\_\_\_\_

List total number of regulated trees outside the Woodland area? \_\_\_\_\_ Total number of trees \_\_\_\_\_

Detailed description for cutting trees \_\_\_\_\_

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

## OWNER'S AFFIDAVIT

## **PROPERTY DESCRIPTION**

THE LAND SITUATED IN THE CITY OF BELLEVILLE, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 00 DEGREES 49 MINUTES 15 SECONDS EAST, 2264.76 FEET, AND SOUTH 85 DEGREES 07 MINUTES 41 SECONDS EAST, 111.91 FEET, AND NORTH 83 DEGREES 52 MINUTES 19 SECONDS EAST, 200.00 FEET, AND NORTH 62 DEGREES 52 MINUTES 19 SECONDS EAST, 200.00 FEET, AND NORTH 51 DEGREES 50 MINUTES 24 SECONDS EAST, 548.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 13; THENCE NORTH 28 DEGREES 09 MINUTES 36 SECONDS WEST, 194.36 FEET; THENCE NORTH 61 DEGREES 50 MINUTES 24 SECONDS EAST, 216.53 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 666.20 FEET, ARC DISTANCE OF 197.90 FEET, CHORD BEARING SOUTH 37 DEGREES 50 MINUTES 50 SECONDS EAST, AND CHORD LENGTH OF 197.17 FEET; THENCE SOUTH 61 DEGREES 50 MINUTES 24 SECONDS WEST, 249.71 FEET TO THE POINT OF BEGINNING.



## MEMO

---

TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: Case 20-005 – Mobil Gas Station Drive Thru Redevelopment – Preliminary Site Plan and Special Land Use Review  
DATE: May 6, 2021

---

NC Designers on behalf of owner IS Real Estate LLC / Belleville Oil Company, Inc. has applied to demolish buildings and structures and to construct a new +/- 3,395-sq. ft. convenience store with retail and food service, including a drive-thru lane and one (1) drive-thru window, a 3,213-sq. ft. canopy with ten (10) gasoline pumps, and related site improvements at a +/- 1.06-acre gasoline station site located at 11250 Haggerty Road (tax parcel number 83 051 99 0003 002), at the northwest corner of the intersection of the I-94 North Service Drive and Haggerty Road. The site is zoned C-1 – General Business District. Drive-thru facilities as accessory to a permitted principal use require a special land use permit in the C-1 zoning district.

The proposed Special Land Use requires a public hearing. This hearing was held in accordance with Article 12, Chapter 3 of the Zoning Ordinance (Administrative Procedures - Special Land Use Review) on July 22, 2020. At that time, the Planning Commission received no comments from the public and recommended approval of the requested special land use. However, the Planning Commission also postponed action on reviewing the project's preliminary site plan submittal at the recommendation of staff to allow for additional required site plan details to be provided that had not been addressed.

The applicant has now submitted a set of civil and architectural plans cover-dated February 24, 2021 for review. These plans address a number of previous zoning, engineering and fire design detail deficiencies. Staff now recommends conditional approval of the preliminary site plan submittal. A number of conditions are in place which must be addressed as part of engineering review, prior to or at the time of a final site plan submittal. Pending the Planning Commission's recommendation, the special land use request will be considered by the Van Buren Township Board of Trustees. If approved by the Board of Trustees, the project will undergo Wayne County and Van Buren Township engineering review and then final site plan review.

I look forward to our discussion. Thank you for the opportunity to take part in this review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power', is written below the text 'Sincerely,'.

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

CC: Nasser Choucair, NC Designers, Inc.  
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township  
Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant –  
McKenna Associates  
Paul Kammer – Van Buren Township Engineer / Engineering Consultant – Fishbeck  
Andy Lenaghan – Fire Inspector, Van Buren Charter Township



**MCKENNA**

April 19, 2021

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

**Subject: VBT-20-005 Mobil Gas Station/ 11250 Haggerty Road; Special Land Use Review #2;  
Revised Site Plans Dated February 24, 2021.**

Dear Commissioners:

The applicant proposes a new gas station with a drive-through restaurant on a site with an existing gas station and convenience store which are to be demolished. The site is located at the northwest corner of I-94 N. Service Drive and Haggerty Road, is zoned C-1 (General Business) District and has a total area of 0.9 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.**

This site use to have an operating gas station and convenience store. The site plan at this time involves major site improvements and changes to improve the viability of the business. Therefore, we find that the use will continue to promote the use of land in a socially and economically desirable manner. Any impacts resulting from the site improvements 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.**

A gas station previously existed at the site and its proximity to I-94 and location on the service drive makes access to it convenient for the public.

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

The sites to the north, south, and west are currently vacant. A similar business, BP gas station is located just across the street to the east. Therefore, the use is compatible with adjacent uses of land.

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
**MCKA.COM**

**Communities for real life.**



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

The proposed site changes involve improvements to site landscaping, which are likely to enhance public health, safety, and welfare. The circulation on the site originally appeared to be problematic and still might be depending on fire department review. See the traffic circulation comments on the site plan review letter for more details.

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

We do not anticipate that the proposed site improvements will affect the site's current public service capacity. 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 site improvements will not 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.**

Four trees are proposed to be removed but many more are proposed to be planted. See the Landscaping comments on the site plan review letter for further detail.

**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 drive thru is within the provisions of uses requiring special approval, and is in harmony with the purposes and conforms to the applicable regulations of the C-1 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 proposed gas station and drive-thru use 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 Drive-Thru [Section 5.136]:** Drive-Thru's are permitted as a Special Land Use in the C-1 District, and are subject to the following specific use standards:

**1. The entrance to or exit from any such use shall be located at least one hundred (100) feet from the intersection of any two (2) streets.**

The distance to the two access drives has been revised on the plans to show compliance with the above standard.

**2. All such uses shall have direct ingress and egress through a paved major thoroughfare.**

The drive-thru does have direct ingress and egress through a paved major thoroughfare.

**3. All lighting or illuminated display shall not reflect onto any adjacent residential zoning district and shall meet the requirements of Section 8.105.**



As there are no abutting residential districts, no lighting will reflect onto any adjacent residential zoning districts. However, there are several instances where the proposed illumination levels do not comply with Section 8.105 (B) (3) of the Zoning Ordinance.

**4. The approving authority shall consider the proximity of the on-site use to existing places of congregation of children (e.g. schools) regarding traffic safety and sanitation.**

No schools or other places with congregation of children exist within 1000' of the site. Therefore, this standard is met.

**Recommendation**

The Planning Commission made a recommendation for approval of the special land use to the Township Board of Trustees at its meeting held on July 22, 2020. However, the site plan still had several unaddressed issues; therefore, the special land use request was not forwarded to the Township Board of Trustees for approval.

At this time we believe the revised site plan addresses all of the key concerns on the site plan. The proposed use meet the general standards for consideration of special land use approval, However, the Planning Commission condition with regard to lighting plan compliance still remains to be met. The Planning Commission's recommendation can be forwarded to the Board of Trustees.

Respectfully,  
**McKENNA**

Vidya Krishnan  
Principal Planner

Hunter Whitehill  
Associate Planner

c: Matt Best, Van Buren Township Director of Public Services  
Dan Power, Van Buren Township Director of Planning and Economic Development  
David Potter, FTCH, Township Engineers  
David McNally, Van Buren Township Fire Marshal



**MCKENNA**

April 19, 2021

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

**Subject: VBT-20-005 Mobil Gas Station/ 11250 Haggerty Road; Site Plan Review #4; Revised Site Plans Dated February 24, 2021.**

Dear Commissioners:

The applicant proposes to build a new gas station with a drive-thru restaurant on a site with an existing gas station and convenience store which are to be demolished. The site is located at the northwest corner of I-94 N. Service Drive and Haggerty Road, is zoned C-1 (General Business) District and has a total area of 0.9 acres.

**COMMENTS.** We have reviewed the site plan 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):

1. **Zoning and Use.** The site is currently zoned C-1 (General Business District). Section 3.111 (B) of the Zoning Ordinance permits gasoline filling stations as a principal permitted use and drive-thru restaurants are permitted as a special land use per Section 3.111 (C).
2. **Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. All required information has been submitted.
3. **Dimensional Requirements.** The required front, rear and side yard setbacks for the C-1 District are 75 feet, 15 feet and 25 feet, respectively. The proposed site plan complies with the setback requirements for the C-1 District.
4. **Access and Circulation.**
  - a. **Location of Curb Cuts.** The site has an existing 40'2" curb cut off Haggerty Road and an existing 39'9" wide curb cut off I-94 N. Service Dr. Access drives to drive-thru's are required to be a minimum 100 feet from the nearest intersection and the revised site plan proposes a 10' decrease in the width of the Haggerty Road access drive to gain compliance. The lanes of ingress and egress are shown with proposed arrows.
  - b. **Cross Access.** It is the Township's policy to require cross access wherever feasible. The site abuts vacant parcels to the west and north. The plan proposes a cross access point on the northeast and southwest corners of the site as required for possible future connections. The applicant has proposed a removable curb/ barrier to be placed at the ends of the proposed future cross access points. The plan also proposes the incorporation of a rolled

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
**MCKA.COM**

**Communities for real life.**





concrete curb on the west side of the building. The intent is to allow ‘*large radius trucks to bypass with ease.*’ The applicant has clarified that the rolled curb is intended for emergency vehicles only.

- c. **Drive-Thru.** The site plan proposes a 21’ wide drive-thru lane on the west side of the proposed building. The lane is intended to accommodate the drive-thru and a bypass lane. The fire department had previously reviewed and approved the proposed design.
- d. **Sidewalks.** There are existing sidewalks along the site’s I-94 NSD and Haggerty Road frontages. The width of the existing sidewalks is labeled as 5 feet wide each. The site plan also includes a new 5’ wide sidewalk on the east side of the proposed building.
- e. **Truck Circulation.** The underground storage tanks are shown in the southwest corner of the parking lot. We had concerns regarding potential conflict between a fueling truck parked over the storage tanks and vehicles exiting the drive-thru. Per the applicant, the underground tanks are existing and cannot be relocated which necessitates the pattern proposed. The applicant has added a note to the site plan that the delivery from the tankers will take place during non-operation hours of the drive-thru.

5. **Parking and Loading.** Parking requirements are as follows:

- a. **Space Dimensions.** Parking spaces have now been dimensioned with 9.5’ \* 20’ spaces, compliant with the Zoning Ordinance. The applicant has now provided double striped parking for all parking spaces. In addition, Section 9.102 of the Zoning Ordinance requires that drive-thru’s located within one-half (1/2) mile of an expressway provide at least two (2) longer spaces designated for recreational vehicles and semi-trucks. These spaces have been provided in the southeast corner of the site.

b. **Number of Parking Spaces.**

Standard	Applicable Measurement	Number of Spaces Required	Number of Spaces Provided
<b>Gas Station</b>			
1 space per gasoline pump	5 pump islands	10	10 at pumps
2 spaces per service area or stall	Not Applicable	-	-
1 space per employee in maximum shift	3 employees	3	3
<b>Drive Thru</b>			



1 space per 2 seats of legal capacity for the facility	Applicant has added note that indoor seating is not permitted.	-	-
Standard	Applicable Measurement	Number of Spaces Required	Number of Spaces Provided
1 space per employee in maximum shift	Applicant has stated only 3 employees total for the gas station and drive-thru restaurant. <u>Clarify.</u>	N/A	-
<b>Retail Stores</b>			
1 space per 200 square feet of useable floor area.	2,080 square feet	11 (including 2 RV spaces)	11 (Including 2 RV spaces)
<b>Drive Thru Stacking</b> (standards are not calculated into the totals below since they are stacking spaces)			
5 stacking spaces between pick-up window & order station	-	5	8
10 stacking spaces per order station	1 order station	10	10
	<b>Total:</b>	<b>24 spaces + 10 stacking</b>	<b>24 spaces + 10 stacking</b>
<b>Deficiency:</b>			<b>0</b>

*Per the site plan 3 employees are sufficient to service the gas station and drive-thru on the largest working shifts.*

- c. **Barrier Free Spaces.** 2 barrier-free parking spaces are proposed, compliant with developments requiring between 25-50 parking spaces.
- d. **Loading.** For a building with a total floor area less than 10,000 sq. ft., a 10' x 25' loading space is required. A 10' by 25' loading space is proposed in the northwest corner of the site abutting the dumpster. The applicant has indicated that loading/unloading activity will take place after drive-thru hours.

## 6. Landscaping and Screening.

- a. **Landscaping Adjacent to 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 164' on Haggerty Road, which requires a total of 5 deciduous trees + 2 ornamental trees + 33 shrubs. The landscape plan meets this requirement and has been modified to be dispersed along the Haggerty Road right-of-way. The site has a frontage of 192' on I-94 NSD, which requires a total of 5 deciduous trees + 2



ornamental trees + 39 shrubs. The landscape plan meets this requirement.

- 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 applicant had provided compliant greenbelt widths with landscape screening.  
**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. The applicant has now provided the total square footage of all paved parking areas to be 32,814 sq. ft., 5% of which is area is 1,641 sq. ft. The applicant has provided 1,816 sq. ft. of interior landscaping and has clarified where the landscape areas counted towards this requirement are located. Additionally, one (1) deciduous tree is required to be planted for each three hundred (300) square feet of interior landscaping. Based on the plan, 5 interior landscape trees are required for the lot and have been provided around the parking spaces.
  - c. **Loading Area Landscaping.** All loading areas shall be screened from a perpendicular view from any public street rights-of-way or adjacent residential zoning district for the entire length except for necessary access. The site does not abut any residential areas. Existing brush vegetation located on the abutting property to the north provides some screening for the loading space from Haggerty Road, which curves to the west, just north of the subject site. However, if the abutting parcel is developed and the vegetation removed, the loading space will be in direct view of Haggerty Road. The applicant has proposed 10 Spartan Upright Junipers to ensure the loading space is adequately screened.
  - d. **Greenbelt Buffering.** As the subject parcel abuts C-1 zoning on all sides, a ten (10) foot wide buffer, with one (1) tree per thirty (30) linear feet is required around the entire property. A ten-foot buffer has been provided around most of the property, excluding the loading zone area and dumpster at the northwest corner of the site. With 411' of property lines to the north and west a total of 14 deciduous trees is required and has been provided.
  - e. **Zoning District Landscaping.** In C-1 Districts contiguous outdoor space, independent of sidewalks, pedestrian circulation areas and required landscaping is required in an amount not less than one (1) square foot for each twenty-five (25) square feet of principal building and in no case less than two hundred fifty (250) square feet in total. With a 3,395 sq. ft. building proposed, 250 sq. ft. of open space is required. The applicant has provided 728 sq. ft. of open space in the southeast corner of the subject site.
- 7. **Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees 5" caliper or larger. The landscape plan notes the removal of four trees on the site, three of which are larger than 5" in caliper and are proposed to be replaced at a 1:1 ratio in accordance with Section 8.106 of the Zoning Ordinance.
  - 8. **Stormwater Pond.** The site plan does not include a detention pond. Detention is to be provided using underground detention pipes/system. The detention system is subject to review and approval by the Township Engineer and Wayne County.



9. **Lighting.** A photometric plan has been submitted and appears to comply with the illumination levels required by Section 8.105 (B) (2) of the Zoning Ordinance. The plan proposes a combination of pole lights and wall mounted fixtures. Manufacturer's cut sheet details for the proposed light fixtures have been submitted and meet ordinance standards, with the exception of the canopy light fixture which shows a dropped lens. The lens must be flush with the canopy ceiling with a recessed light source. The lighting plan must be revised to include details of the entire light pole and the height noted from grade to top of fixture.

10. **Architecture and Facades.** The applicant has submitted detailed elevations for the proposed building and gas station canopy. The drive-thru window is located on the south elevation, with the order lane wrapping around the rear of the building. The new gas station/convenience store building is to be constructed of brick, limestone, glass, metal panel roof and suspended metal awnings. The elevations include a breakdown of all the materials proposed to be used.

The proposed gas station canopy is a pitched metal roof with brick supporting columns. The applicant has incorporated a roof pitch in the front elevation of the canopy per our previous recommendations. However, this recommendation was made with the intent to decrease the expanse of metal roofing and include a shingled roof to give an architectural appearance. It appears the metal canopy is intended to provide a common element between the building and the canopy. We recommend the use of a shingled roof for all structures or an alternate roof metal color. Planning Commission input is sought.

11. **Dumpster.** A dumpster enclosure is proposed in the northwest corner of the site just west of the loading zone. Typical details have been noted and materials for the gates have been labeled as steel reinforced, opaque, womanized wood gates. The applicant has proposed striping of a crosswalk across the drive-thru lane with signage, to provide safe access to the dumpster for employees.
12. **Signs.** The location of an existing 'billboard' sign and an existing monument sign are labeled on the site plan. In addition, a menu board sign has been detailed on the site plan. The signage packet submitted includes details of one (1) 30 square foot wall sign on the east façade of the building. Colored rendering of the canopy signage has been included but no summary of canopy signage area is noted. Further, there is no information on the menu board sign. Details of ALL existing and proposed signage including sign area, height, material, lighting etc. must be provided. A tall sign on the site is a non-conforming pole sign, not a billboard (per Ordinance definition). When sites are completely rebuilt, the Township encourages removal of non-conforming signs. We continue to recommend that the non-conforming pole sign be removed.

## RECOMMENDATION

The applicant has been working with the Township for the past several months to revise the design of the site for improved circulation and overall site design. While there are a few items remaining to be addressed, these can be addressed prior to final site plan approval stage. Therefore, we recommend preliminary approval of the site plan for the proposed Mobil gas station located at 11250 Haggerty Road, subject to the following conditions:

1. Confirmation that the gas station and drive-thru will have a maximum of three (3) employees in the largest working shifts.
2. Approval of the proposed storm water detention system by the Township Engineer and Wayne County.



3. Revision of the light fixture for the canopy and details of light pole with height.
4. Installation of a shingled roof for the building and canopy or use of an alternate metal roof color, per Planning Commission recommendation.
5. Details of all existing and proposed signage including sign area, height, material, lighting etc.
6. Removal of the existing non-conforming pole sign on the site.

Respectfully,

**McKENNA**

Vidya Krishnan  
Principal Planner

Hunter Whitehill  
Associate Planner

c: Matt Best, Van Buren Township Director of Public Services  
Dan Power, Director of Planning and Economic Development  
David Potter, FTCH, Township Engineers  
David McNally, Van Buren Township Fire Marshal

April 22, 2021  
Fishbeck Project No. 200431  
Township Project No. 20-005

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

## **Mobile Gas Station, 11250 Haggerty Road Preliminary Site Plan Review**

Dear Carol:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Site Plan dated February 24, 2021, submitted to the Township for Preliminary Site Plan review for the proposed Mobile Gas Station located at 11250 Haggerty 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 November 11, 2020.

This project entails reconstruction of the existing gas station at the northwest corner of I-94 Service Road and Haggerty Road. The reconstruction includes the demolition of the existing building and gas pumps; construction of a new 3,395 square-foot building, construction of five gas pumps underneath a canopy; construction of a 12-space parking lot with two RV parking spaces; reconstruction of the two existing driveways; construction of two paved accesses to the adjacent undeveloped properties; construction of storm drain improvements including an underground storage basin; and other various landscaping and site plan improvements.

Our review comments are as follows:

### **General**

The following items are general requirements established as part of the *Engineering Standards Manual, Charter Township of Van Buren (April 2014)*. The applicant must include the following items as part of the construction plans:

1. The preliminary plans appear to be two separate packages submitted as one, with two cover sheets and two sheet indexes. There are also multiple sheets with the same number (SP-1, SP-2, and SP-3). Information in the second package appears to be from the previous submittal and out of date. Applicant to clarify which sheets are part of the submittal package and include only one cover sheet with one sheet index and remove outdated sheets.
2. Title Sheet must include current submittal date.
3. Title Sheet must include a listing of permits required.
4. North arrow must be indicated on each sheet.
5. Plans must indicate all existing utility services to the building and proposed demolition of these utility services.
6. Any irrigation will be required with the submittal of the Engineering Plans.
7. All easements, proposed and existing, must be indicated on the plans.

8. All benchmark information must be listed on the plans with all elevations listed in National Geodetic Vertical Datum 29 (NGVD 29) or include a conversion factor to the NGVD 29 datum.
9. Applicant must indicate overland flow route.
10. Soil boring information, including the ground water elevations, must be provided.
11. Plans must include the following required notes:
  - a. All construction shall conform to the current standards, specifications, and general conditions of the Township.
  - b. The applicant is responsible for resolving any drainage problems on adjacent properties which are the result of the applicant's actions.
12. Engineering 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.
13. All existing wetlands must be indicated on the plans.
14. A legend shall be indicated identifying the line styles and symbology used on each applicable plan sheet.
15. Plans must include the radii of driveway returns and all other points of curvature.

## Water Main Service

**Existing:** The Township's Geographic Information System (GIS) records indicate a publicly owned 8-inch ductile iron water main running north-south along the west side of Haggerty Road. Water service is indicated coming from the 8-inch ductile iron main north of the hydrant and valve. It is currently indicated crossing property lines.

**Future:** The Township master plan indicates the water main along Haggerty is under pressurized and future improvements to upsize the water main is anticipated.

**Proposed:** The applicant's plan does not indicate a proposed water main, nor does it show the new water service connection. The plans indicate the building will be "non-sprinkled".

### Comments:

1. In general, the plans need to indicate how the new building will be connected with water service. Whether this is through the existing water service line or a new proposed water service line, further development indicating feasibility needs to be included in the plan set. Plans must indicate the existing service line on the plans. Township can supply GIS information they have on file; however, the applicant will be responsible for verifying the service line location.
2. The current indication is that the existing water service line crosses the adjacent property. If verified the location is correct, the applicant must provide a utility easement agreement with the adjacent property owner if the existing line is to be used, otherwise the applicant will be required to install a new service line within the property and tap into the water main further south along Haggerty Road.
3. If the service line can't be routed to remain onsite, the applicant will be required to extend the water main south along Haggerty in order to accommodate a new service line extension.
4. Applicant must indicate future use of the building and verify the type of water service connection needed. Size and material of all proposed water mains and water service leads must be indicated on the plans. Water service line must be indicated in proper location and how it will be connected to the proposed building.
5. If any portion of the existing Township water main, or a proposed extension of the Township water main, is located within the private property, an easement, centered on the water main, including bends, valves, and hydrants, must be granted.
6. Applicant must indicate existing hydrant on proposed layout plans. No part of any building or structure shall be more than 250 feet from a hydrant. The distance shall be measured along the shortest feasible exterior route for laying fire hose.

## Sanitary Sewer

**Existing:** The Township's GIS records indicate there is a 10-inch public RCP sanitary sewer line that runs north-south along the west side of Haggerty Road. The plans indicate an unlabeled sanitary service lead connecting to the north side of the building. This sanitary service lead is indicated cutting through the adjacent property to the north. GIS indicates that this private line is a 1-inch clay sewer from the northeast.

**Proposed:** The applicant's plan does not indicate a proposed sanitary sewer service or sanitary sewer connection utilizing the existing service connection.

### Comments:

1. In general, the plans need to indicate how the new building will be connected with sanitary service. Whether this is through the existing sanitary service line or a new proposed sanitary service line, further development indicating feasibility needs to be included in the plan set.
2. The current indication is that the existing sanitary sewer service line crosses the adjacent property. If verified the location is correct, the applicant must provide a utility easement agreement with the adjacent property owner if the existing line is to be used, otherwise the applicant will be required to install a new service line within the property and tap into the public sanitary sewer further upstream. If the service tap cannot be completed onsite, the applicant may need to extend the public sanitary sewer further south to accommodate the service lead.
3. For any new portion of sanitary sewer service, the size, material, and connection type must be indicated on the plans.
4. Any new sanitary sewer service lead must tap into the existing sanitary sewer line via a wye branch.
5. A cleanout on service leads shall be provided within 5 feet of foundation walls, at all bends and at intervals no greater than 100 feet. A minimum of one cleanout external to the building shall be required on all sanitary leads.
6. Basis of design flow computations for sanitary sewers must be included as part of the Engineering Plan set.

## Storm Sewer

**Existing:** The Township's GIS records do not have information on the existing storm sewer system along Haggerty Road or I-94 Service Road adjacent to the development, however, it does appear that there are curb inlets and manholes located within the I-94 service drive. It appears stormwater runoff along Haggerty Road and I-94 Service Road may ultimately be conveyed via open ditch with driveway culverts towards the south/southwest.

**Proposed:** The applicant is proposing to collect stormwater from the parking lot with catch basins, pretreated via a BMP pretreatment structure, and conveyed to below grade storage. The stormwater from the below grade storage is proposed to discharge into the existing storm sewer system through an existing onsite stormwater manhole.

### Comments:

1. The Applicant must do further investigation of the existing system. The plans indicate no ultimate discharge point and currently indicate runoff discharging to a structure in an isolated system. The plan set also indicates the new underground storage basin being placed on top of existing storm sewer lines and structures, indicating removal, but don't indicate how the upstream flow will be captured. The applicant **MUST** determine how the existing site is drained and how the new site will modify this system. Isolated pipes from single structures is not acceptable.
2. Calculations for the design of the storm sewer system must be provided in accordance with the Township Design Standard Manual. The maximum allowable discharge in the Township for detention basins in 0.1 cfs/acre.



3. Applicant has indicated that plans have been submitted to OHM (Wayne County consultant) for stormwater review. Comments from OHM/Wayne County must be received and addressed by the applicant 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. It is recommended that the applicant keep an open line of communication with the Township with respect to the storm water design.
4. Applicant shall design storm sewer system to have minimum cover of 4 feet above all storm sewers wherever possible. An absolute minimum cover of 2.5 feet is allowable, upon approval from the Engineer.
5. Applicant must indicate how the proposed canopy runoff will be collected.
6. Underground storage must be indicated to have the strength and capacity at current depths to fulfill all stormwater and traffic needs. Applicant to verify that enough grade difference exists between the proposed underground storage system and the point of connection to the existing drainage system.
7. A drop of 0.10 feet shall be provided in the downstream sewer invert elevation for directional changes in excess of 30 degrees to compensate for the hydraulic head losses.
8. Landscape plans must ensure that no trees are planted over the underground storage facility.
9. Plan Sheet Comments
  - a. The applicant must indicate on the proposed plans where all the existing and proposed manholes are located. The plans should clearly be labeled if manholes and pipes are being removed and should indicate as such in the structure inventories.
  - b. Storm sewer profiles need to be cleaned up and clearly show the information. Lines have been turned off.

## Paving and Grading

1. Flow arrows on the grading plans shall indicate general slopes of the area, verifying that minimum and maximum slopes/grades allowable by the Township Engineering Standards Manual are met.
2. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans that indicate detailed ramp grades for ramp areas needing to comply with the Americans with Disabilities Act 2010 (ADA).
3. Truck turning movements must indicate full paths of all wheels of the largest truck anticipated onsite. Indicating the front wheel path does not give a true indication of the impact of the truck movements.
4. Applicant must work with the appropriate public agency based on roadway jurisdiction (ie., state vs. county) if impacting any existing pavement or grade within the right-of-way (ROW).
5. Plans must indicate how the applicant plans to account for likely poor soil conditions and high ground water levels in the area of the existing storm water detention swale on the west side of the property. Currently, the existing driveway is shown to be placed direction on top of the area of the existing swale. See Comment No. 10 under General.
6. Plans must identified the proposed parking lot pavement material, limits of the proposed pavement, and pavement cross section details. Curb and gutter details are also required.

## Soil Erosion and Sedimentation Control (SESC)

1. The SESC plan provided must be in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency.  
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>

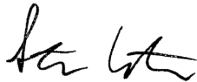
## Recommendation

At this time, we are recommending the Planning Commission grant the Mobile Gas Station Project Preliminary Site Plan approval for Engineering feasibility. With this recommendation, it should be understood that the applicant is required to conduct further investigation of all existing site utilities, adjust and expand on their underground utility design to accommodate these findings, and complete a set of Engineering drawings that meet all the requirements of the Township Engineering Standards, the Wayne County Department of Public Services, and all the comments listed above. If you have any questions regarding this project, please contact me at 248.324.2137 or [pkammer@fishbeck.com](mailto:pkammer@fishbeck.com).

Sincerely,



**Paul J. Kammer, PE**  
Senior Civil Engineer



**Stephen C. Clayton, PE**  
Civil Engineer

By email

Copy: Matthew Best – Township  
Dan Power – Township  
Vidya Krishnan– McKenna  
Dave Potter – Fishbeck

Andrew Lenaghan  
Fire Inspector  
O: 734-699-8900 Ext 9426

Van Buren Fire Department  
46425 Tyler Rd  
Belleville, MI 48111



April 8, 2021

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

Mobile Gas Station  
1250 Haggerty Rd.  
VBT 20-005

**Comments for conditional Approval:**

1. ~~The adopted fire code for Van Buren Township is NFPA 1 2018 not the IFC 2015 as referenced in the plans.~~
2. ~~Per NFPA 1 2018, 18.2.3.5.1.1 Fire Department access roads shall have an unobstructed width of 20'.~~
3. ~~Two-Way Radio Communication Enhancement Systems are required for all new construction, unless after finished construction the occupant can prove through a signal test with the AHJ that it is not needed. NFPA 1 2018 11.10.1~~
4. ~~Address shall be displayed on the exterior of the buildings front.~~
5. ~~A Knox box is required per NFPA 1 2018 edition 18.2.2.1 per the AHJ~~
6. ~~The maximum travel distance for an Extra Hazard 80-B extinguisher is 50' feet. NFPA 1 table 13.6.3.3.1.1~~
7. Door leading from the sales floor to the storage room needs to swing in the direction of egress travel. **NFPA 101 7.2.1.4.2**
8. At attended motor fuel dispensing facilities, the devices or disconnects shall be readily accessible and labeled with an approved sign stating " EMERGENCY FUEL SHUTOFF"  
**NFPA 30A 6.7.1**
9. ~~All Commercial cooking equipment shall comply with NFPA 1 Chap 50 and NFPA 96~~

**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.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

If you have any questions about this plan review report, please feel free to contact me at (734)699-8900 ext.9426

Respectfully submitted,

Andrew Lenaghan  
Fire Marshal

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM  
July 22, 2020  
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:** Atchinson, Budd, Kelley, Boynton, Jahr, Franzoi and Thompson.

**Excused:** None.

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

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

**Applicant(s) in Attendance:** Bill Thompson of Lehner Associates, Inc., Nasser Choucair of NC Designers, Inc. and Carolyn Waters of Waters Kitchen.

**Audience:** Five (5).

**APPROVAL OF AGENDA:**

Motion Boynton, Kelley second to approve the agenda of July 22, 2020 as amended changing the title for Old Business Item #1 to Hampton Manor special land use approval. Motion Carried.

**Roll Call:**

**Yeas:** Kelley, Atchinson, Budd, Boynton, Jahr, Franzoi and Thompson.

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Boynton, Franzoi second to approve the regular meeting minutes of July 8, 2020 as presented.

**Roll Call:**

**Yeas:** Jahr, Boynton, Kelley, Atchinson, Budd, Franzoi and Thompson.

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**PUBLIC HEARING:**

**ITEM #1: 20-005 – PUBLIC HEARING FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE THRU.**

**TITLE: A REQUEST BY NC DESIGNERS ON BEHALF OF OWNERS REAL ESTATE LLC/BELLEVILLE OIL COMPANY, INC. FOR A SPECIAL LAND USE PERMIT TO DEMOLISH BUILDINGS ON AN EXISTING GASOLINE STATION SITE AND TO**

**CONSTRUCT A NEW CONVENIENCE STORE WITH RETAIL AND FOOD SERVICE, INCLUDING A DRIVE-THRU LANE AND ONE (1) DRIVE-THRU WINDOW, GASOLINE PUMPS AND RELATED SITE IMPROVEMENTS.**

**LOCATION: THE +/- 1.06 ACRE SITE, ZONED C-1, GENERAL BUSINESS DISTRICT, IS LOCATED AT 11250 HAGGERTY ROAD (TAX PARCEL NUMBER 83-051-99-0003-002), AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.**

**Motion Boynton, Kelley second to open the public hearing.**

**Roll Call:**

**Yeas: Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion Carried.**

Chairperson Thompson welcomed comments from the audience and the Commission. No questions or comments from the Commission or the audience.

**Motion Boynton, Atchinson second to close the public hearing.**

**Roll Call:**

**Yeas: Jahr, Boynton, Kelley, Atchinson, Budd, Franzoi and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**OLD BUSINESS:**

**ITEM #1: 19-037 – HAMPTON MANOR – SPECIAL LAND USE APPROVAL FOR PROPOSED SENIOR HOUSING FACILITY.**

**TITLE: THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.**

**LOCATION: THE PROPERTY LOCATED ON THE SOUTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROAD AND IS ZONED C (LOCAL BUSINESS) DISTRICT. THE PARCEL IS 7.11 ACRES IN SIZE AND INCLUDES 6 TAX PARCEL ID'S.**

Bill Thompson of Lehner Associates, Inc. gave the presentation. Mr. Lehner displayed a PowerPoint presentation showing an aerial view of the property, the access on Morton Taylor and Tyler Roads, the location of the detention pond, a landscape rendition, the floor plan of the building, photos of the dining room and recreation areas, four (4) different outdoor courts and a

**Motion Boynton, Jahr second to grant Van Buren Investors Land Holdings LLC preliminary site plan approval for the construction of a proposed senior housing facility called Hampton Manor with assisted living and memory care units, located on the south side of Tyler Road, between Morton Taylor and Haggerty Road, a 7.11 acre parcel zoned C (local business) district, subject to the recommendations in the McKenna Associates review letter dated 3-24-20, Fishbeck Associates review letter dated 7-16-20, Van Buren Fire Marshal's review letter dated 7-15-20 and with attention to the detention pond fencing question.**

**Roll Call:**

**Yeas: Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion Carried. (Letters Attached)**

**NEW BUSINESS:**

**ITEM #1: 20-005 – SPECIAL LAND USE PERMIT REQUEST FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE-THRU.**

**TITLE: A REQUEST BY NC DESIGNERS ON BEHALF OF OWNERS REAL ESTATE LLC/BELLEVILLE OIL COMPANY, INC. FOR A SPECIAL LAND USE PERMIT TO DEMOLISH BUILDINGS ON AN EXISTING GASOLINE STATION SITE AND TO CONSTRUCT A NEW CONVENIENCE STORE WITH RETAIL AND FOOD SERVICE, INCLUDING A DRIVE-THRU LANE AND ONE (1) DRIVE-THRU WINDOW, GASOLINE PUMPS AND RELATED SITE IMPROVEMENTS.**

**LOCATION: THE +/- 1.06 ACRE SITE, ZONED C-1, GENERAL BUSINESS DISTRICT, IS LOCATED AT 11250 HAGGERTY ROAD (TAX PARCEL NUMBER 83-051-99-0003-002), AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.**

Nasser Choucair of NC Designers, Inc. gave the presentation. The applicant is requesting a special land use permit to demolish the existing gas station at the location and proposing to build a new 3,400 square foot building with a drive-thru. Mr. Nasser has been working with the Township on truck turn radius, landscape and drive approaches.

Director Power informed the commission and the audience that this is a redevelopment of an existing gas station. This will include the removal of all existing structures, reduction of the number of gas pumps from 12 to 10, expansion of the convenience store with improved building design features and the addition of a drive-thru.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 7-15-20, recommending the Planning Commission recommend approval of the proposed special land use for the drive-thru to the Township Board of Trustees, subject to the following conditions:

1. Shifting the access drive off Haggerty Road 10 feet to the north to comply with the 100 feet distance requirement from the intersection.

2. Compliance of proposed illumination levels to standards of Section 8.105 (B) (2) of the Zoning Ordinance.
3. That all of the conditions of preliminary site plan approval are met.

Commissioner inquired if the existing billboard will be kept or removed. The applicant would like to keep the billboard sign. Preliminary site plan approval will address whether the sign is conforming or non-conforming.

No comments from the audience.

**Motion Boynton, Jahr second to recommend to the Township Board of Trustees approval of NC Designers, Inc. request for special land use permit to demolish buildings on an existing gasoline station site and to construct a new convenience store with retail and food service, including a drive-thru lane and one (1) drive-thru window, gasoline pumps and related site improvements, located at 11250 Haggerty Road at the northwest corner of the intersection of the I-94 north service drive and Haggerty Road, subject to the recommendations in the McKenna Associates review letter dated 7-15-20 and Director Powers staff review letter dated 7-16-20.**

**Roll Call:**

**Yeas: Atchinson, Budd, Kelley, Boynton, Jahr, Franzoi and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion Carried. (Letter attached)**

**ITEM #2: 20-017 – TEMPORARY LAND USE APPROVAL – WATERS KITCHEN**

**TITLE: CAROLYN GREGORY OF WATERS KITCHEN IS REQUESTING A TEMPORARY LAND USE PERMIT FOR THE OUTDOOR SERVICE OF CATFISH, RIBS, WINGS AND OTHER FOOD USING A FOOD TRAILER.**

**LOCATION: THE +/- 1.06 ACRE SITE, ZONED C-1, GENERAL BUSINESS DISTRICT, IS LOCATED AT 11250 HAGGERTY ROAD (TAX PARCEL NUMBER 83-051-99-0003-002), AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.**

Carolyn Waters, owner of Waters Kitchen gave the presentation. Ms. Gregory is the sole owner of Waters Kitchen and has 20 years in the profession.

Director Power presented his staff review letter dated 7-16-20 recommending approval of the application subject to the three (3) following conditions:

1. The applicant must provide a copy of any required active permits or licenses from the Wayne County Department of Health, Human and Veterans Services.
2. Fire Marshal review, approval, and inspection must be completed in coordination with the building official prior to the beginning of use.
3. The use may proceed for a period of one (1) year, to terminate on July 22, 2021 unless the use is extended by the Planning Commission.



# PLANNING & ZONING APPLICATION

Case number \_\_\_\_\_ Date Submitted \_\_\_\_\_

## APPLICANT INFORMATION

<b>Applicant</b>	Jiffy Lube International, Inc.	<b>Phone</b>	(832) 337-9809
<b>Address</b>	150 N. Dairy Ashford Rd, Building F, Rm F 376 D	<b>Fax</b>	
<b>City, State</b>	Houston, TX	<b>Zip</b>	77079
<b>E:mail</b>	Claire.Gilroy@shell.com	<b>Cell Phone Number</b>	
<b>Property Owner</b>	MEIJER INC	<b>Phone</b>	(616) 791-3909
	(if different than applicant)		
<b>Address</b>	2929 WALKER AVENUE NW	<b>Fax</b>	
<b>City, State</b>	GRAND RAPIDS, MI	<b>Zip</b>	49544
<b>Billing Contact</b>	Claire Gilroy	<b>Phone</b>	(832) 337-9809
<b>Address</b>	150 N. Dairy Ashford Rd, Building F, Rm F 376 D	<b>Fax</b>	
<b>City, State</b>	Houston, TX	<b>Zip</b>	77079

## SITE/ PROJECT INFORMATION

**Name of Project** Jiffy Lube

**Parcel Id No.** V125-83- 058 99 0006 707 **Project Address** 9701 Belleville Rd, Van Buren Township

**Attach Legal Description of Property**

**Property Location:** On the South Side of Tyler Road; Between Belleville Road and Morton Taylor Road. **Size of Lot** Width 143' Depth 219'

**Acreage of Site** .72 **Total Acres of Site to Review** .72 **Current Zoning of Site** C-2

**Project Description:** New construction of a Jiffy Lube oil change facility.

Is a re-zoning of this parcel being requested? No YES (if yes complete next line) NO

**Current Zoning of Site** \_\_\_\_\_ **Requested Zoning** \_\_\_\_\_

## SPECIAL PERMIT INFORMATION

**Does the Proposed Use Require Special Approval?** Special Use Approval YES (if yes complete next line) NO

**Section of Zoning Ordinance for which you are applying** Section 12.301

**Is there an official Woodland within parcel?** N/A **Woodland acreage** N/A

**List total number of regulated trees outside the Woodland area?** \_\_\_\_\_ **Total number of trees** \_\_\_\_\_

**Detailed description for cutting trees** N/A

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

## OWNER’S AFFIDAVIT

Matthew Levitt, Real Estate Manager, Meijer, Inc.

**Print Property Owners Name**

Matthew Levitt

**Signature of Property Owner**

**Date** May 13, 2020

STATE OF MICHIGAN  
COUNTY OF WAYNE

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

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, Notary Public, \_\_\_\_\_ County, Michigan My Commission expires \_\_\_\_\_, 20\_\_\_\_.

Rev 1/12/06



## MEMO

---

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Jiffy Lube Final Site Plan Review
DATE:	May 6, 2021

---

The Van Buren Township Planning Commission will consider a request by applicant Jiffy Lube International, Inc. on behalf of owner Meijer, Inc. to construct a Minor Vehicle Service use along with related site improvements. The proposed +/- 3,064 square foot, single-story building is located on the south side of Tyler Road east of Belleville Road on a proposed +/- 0.72 outparcel. The property is zoned C-2 – Extensive Highway Business District and also in the Belleville Road Overlay District (BROD).

Minor vehicle service is a Special Land Use in the C-2 District which requires a public hearing. This hearing was being held in accordance with Article 12, Chapter 3 of the Zoning Ordinance (Administrative Procedures - Special Land Use Review) on November 11, 2020. Following special land use recommendation and preliminary site plan approval by the Planning Commission, the project's special land use approval was granted by the Van Buren Township Board of Trustees on December 1, 2020.

The proposal has prompted a review of compliance with applicable Township zoning, engineering, and Fire Department standards as well as consistency with the design and architectural requirements of the Township's BROD. The final site plan review process has also involved a detailed review of compliance with applicable Township and Wayne County stormwater, soil erosion, and other engineering regulations as well as Township zoning regulations. Based on the recommendations of the Township Principal Planner, the Township Engineer and the Township Fire Marshall, included in this packet, the project is ready for conditional final site plan approval, with conditions that must be met prior to or at the time of a preconstruction meeting being held.

I look forward to assisting with this review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power', is written over a light blue horizontal line.

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

CC: Matthew Pisko – Sevan Solutions  
Claire Gilroy – Jiffy Lube International, Inc.  
Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant –  
McKenna Associates  
Paul Kammer – Van Buren Township Engineer - Fishbeck  
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township



May 5, 2021

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

**Subject: VBT-20-012 Jiffy Lube / 9701 Belleville; Final Site Plan Review #4; Revised Site Plan Dated April 2, 2021, applicant's response letter dated 4/29/21 .**

Dear Commissioners:

The applicant, Jiffy Lube International, Inc., proposes to construct a 3,064 square foot building to offer light automotive service repairs, including oil changes, replacement/ replenishment of lubricants, replacement of light bulbs, tire services and battery testing. The site is one of the outlots of Meijer, located on the south side of Tyler Road, between Belleville Road and Morton Taylor Road. The applicant received preliminary site plan approval from the Planning Commission on November 11<sup>th</sup> 2020, subject to several conditions.

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

## COMMENTS

1. **Lot split and combination must be completed prior to start of construction.** This condition has been met. The Township Assessor has approved the lot split.
2. **Copy of an irrevocable shared parking and cross access easement agreement with Meijer must be provided.** This condition has been met. The applicant has submitted copies of the proposed cross-access easement agreement and parking agreement for 4 parking spaces, with Meijer parcel. A signed, notarized and recorded copy of the 2 documents must be submitted to the Township upon completion of execution.
3. **The proposed stormwater detention system must be reviewed and approved by the Township Engineer and Wayne County.** This condition can be met. It is our understanding the applicant is in the process of receiving final plan approvals from Wayne County.
4. **The applicant must clarify that the proposed shrubs located around the parking lot will be 3 feet in height within 12 months of planting.** This condition has been met. The specific requirement for the BROD district states *a five (5) foot buffer area extends the length of the parking lot, and includes an opaque screen of landscaping 24" in height. The hedge shall attain*

*opacity and a height of three (3) feet within twelve (12) months of planting under normal growing conditions.* Comment 8h on sheet L1.20 notes that a 30" hedge will be planted, but will grow to comply with the 36" requirement.

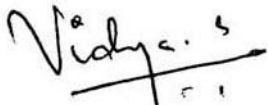
5. **The proposed photometric plan must include the plaza area illumination for safety.** This condition has been met. The photometric plan has been included as part of the final site plan submittal, and shows two (2) bollard light fixtures at the plaza area for illumination.
6. **The proposed building architecture must be revised to include true brick and additional brick accent bands or alternate designs to comply with the BROD standards as discussed in Comment 11 of the preliminary approval letter dated 10/30/2020.** This condition can be met. The building elevations have been revised to indicate compliance with the minimum 50% window space requirement on the ground floor level facing the street. The elevations now include a rowlock course of brick to provide detail to the upper brick areas of the façade. The thin veneer face brick appears to have been replaced with a different veneer. The elevations shown on Sheet A-4 refer to detail numbers A-7 and A-7.1 for the brick; however, those details don't appear to be included. We recommend that the applicant present a colored elevation and a sample at the Planning Commission meeting for approval.
7. **Special land use approval by Township Board of Trustees.** This condition has been met. The proposed used received special land use approval from the Township Board of Trustees on December 1, 2020.

## RECOMMENDATION

All of the conditions of preliminary plan approval have been met at this time. Therefore, we recommend that the Planning Commission grant final site plan approval for Jiffy Lube to be located at 9701 Belleville Road, subject to:

1. Submission or recorded copies of the parking and access easements.

Respectfully  
**McKENNA**

  
Vidya Krishnan  
Principal Planner

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



May 4, 2021  
Fishbeck Project No. 200630

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

### **Jiffy Lube Multicare Services Engineering and Final Site Plan Review**

Dear Director Taylor:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Final Site Plans for Engineering acceptance. The plans dated April 29, 2021 were submitted to the Township for the proposed Jiffy Lube Multi-care Services site located near the southeast corner of Tyler Road and Belleville Road on one of the existing Meijer outlots. The applicant has also submitted a response letter dated April 2, 2021 addressing concerns from the previous Engineering Plan review letter dated February 26, 2021.

The proposed project entails construction of a retail automotive quick oil change facility at Parcel No. 83058990006707. The plans include construction of a new 3,064 square-foot building, construction of an 8-space asphalt parking lot with reconstruction of a north portion of the existing Meijer parking lot; two access driveways connecting to the Meijer parking lot; construction of storm water improvements including a pretreatment structure and an underground storage system; construction of a public sanitary sewer system; extension of a public water main line; and other various site plan improvements.

Our review comments are as follows:

## **General**

The following items are general requirements established as part of the Engineering Standards Manual, Charter Township of Van Buren (April 2014). The applicant must include the following items as part of the construction plans:

1. According to the applicant, the lot split has been completed as is currently indicated on the plans.
2. Plans indicate the address of 9701 Belleville Road, which is for the Meijer Store located on the parent parcel. Applicant to supply the development parcel address when available.
3. The irrigation plans must be updated to show current water main alignment.

## **Water Main Service**

**Existing:** The Township's Geographic Information System (GIS) records indicate a publicly owned 12-inch cast iron water main running east-west along the north side of Tyler Road and two (2) 42-inch water mains running east-west along Tyler Road, which are owned and maintained by the Great Lakes Water Authority (GLWA). Records also indicate an 8-inch water main loop around the Meijer store building.

**Proposed:** The applicant's plan proposes installing an 8-inch water main connecting into the existing 8-inch water main inside the Meijer parking lot and connecting to the proposed building via a 2-inch copper type K water service line.

#### Comments:

1. Applicant has indicated that, based on building construction type and square footage, building sprinklers are not required.
2. Applicant has indicated that the 8-inch water main will be isolated temporarily during the tapping procedure (cut-in tee). Township GIS indicates that the Meijer building can be serviced during construction by isolating the tapping location utilizing existing valves on the northwest and southeast corners of the Meijer building area.
3. All dead-end water main must end with a valve in well and a hydrant. The plans label the hydrant valves in a well, however, Township standards are to have a gate valve in a well at the end of the water main, separate from the hydrant.
4. The easement agreement between Applicant and property owner (Meijer) for the extension of the proposed water main across private property must include the extension for the proposed hydrant near the dead end of the proposed water main.
5. A EGLE Act 399 Public Water Supply Permit will be required. The Applicant is responsible for completing the permit application, supplying the proper plan sets, and working with the Township to finalize the submittal. The Township will submit for the permit once all obligations of the application are met and the plans are finalized.

## Sanitary Sewer

**Existing:** The Township's GIS records indicate the closest sanitary sewer is a public 12-inch reinforced concrete sanitary sewer running north-south along the east side of Belleville Road.

**Proposed:** The applicant's plan proposes a privately owned 6-inch sanitary sewer service, connecting into a newly proposed 8-inch public sanitary sewer running west through the adjacent Meijer gas station parking lot and connecting to the existing 12-inch sanitary sewer manhole along Belleville Road via an external drop connection.

#### Comments:

1. The overall depth of the proposed sanitary sewer needs to be lowered. If the intent of the public sanitary sewer is to serve both outlots to the east of the property, the current configuration does not offer enough depth to extend the proposed public sanitary main within the current standards of the Township.
  - In general, building sewer risers from a public sanitary sewer shall be installed to a depth of ten feet below finished ground elevation at the property line.
  - Unless otherwise approved, no sanitary shall have less than six feet of cover. In general, sanitary sewers shall have a minimum of eight feet of cover below finished road surface grade.
  - a. With that said, the applicant shall demonstrate that the proposed depth of the sanitary sewer to be installed allows for the extension of the sewer to each outlot while maintaining the proper minimum slopes and depth of cover.
2. The Applicant's Basis of Design (BOD) calculations must be included as part of the Issued for Construction plans, not as a separate document. Applicant must update the BOD utilizing the rates, unit factors, and calculations as outlined in the Van Buren Township Water & Sewer Department rate sheet (located under "Applications, Forms, & Fees" on the Van Buren Township – Water & Sewer Department website) and the Van Buren Township Engineering Standards Manual – Chapter IV Sanitary Sewer Standards.
3. Soil boring(s) near the location of the existing sanitary main connection is required, due to the need for deep excavations at the connection location. The need for dewatering and soil support needs to be determined. Prior to any excavation in the area of the sanitary sewer connection, a soil boring must be completed.
4. Has Wayne County been informed regarding the work within the Belleville Road right-of-way (ROW); maintenance of traffic, excavation, road impacts?

5. An easement agreement between Applicant and property owner (Meijer), for the extension of the proposed sanitary sewer across private property, must be provided. Meijer will be required to grant said easement to the Township for the public sanitary sewer.
6. An EGLE Part 41 Permit will be required for any public sanitary sewer installation. The Applicant is responsible for working with the Township to complete the permit and supplying the proper plan sets. The Township will submit for the permit once all obligations of the application are met and the plans are finalized.

## Storm Sewer

**Existing:** The Township's GIS records indicates a publicly owned 18-inch stormwater pipe running east-west along the south side of Tyler Road, conveying stormwater east. Separately, the majority of the Meijer parking lot development collects stormwater through a series of catch basins, ultimately discharging into an onsite detention basin.

**Proposed:** The applicant proposes collecting the onsite stormwater runoff through a series of new catch basins and storm sewers into a pretreatment system and an underground storage area. The underground storage is proposed to outlet into the existing Wayne County owned stormwater manhole on the south side of Tyler Road.

### Comments:

1. A minimum cover of 2.5 feet for the storm sewer system is allowable upon approval from the Engineer. We understand that the applicant is seeking approval for the 2.5 foot cover and that the pipe material (ADS N-12) is rated for one (1) foot of cover, which is acceptable for these plans.
2. Outlet pipe slope is shown as 0.5%; however, based on invert elevations and the length of the pipe the actual slope appears to be closer to 3%. Applicant must review and address any discrepancies (Sheet C1.34).
3. Minimum velocity for the outlet pipe is 2.5 ft/s.
4. Applicant should remove double labeling of stormwater pipe sizes in profile view on sheet C1.34.

## Paving and Grading

1. Details for sawcutting and constructing curb and gutter in existing pavement must be shown in the details. How far outside of the curb & gutter edge will the sawcut occur? How will curb & gutter be formed without undermining the base of the existing parking lot.

## Soil Erosion and Sedimentation Control (SESC)

1. The SESC plan provided must be in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency.  
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>



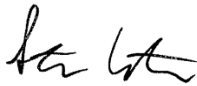
## Recommendation

We are recommending the Planning Commission grant the Jiffy Lube Multiservice Center Final Site Plan approval based on our engineering review, however, until the comments listed above are amended per the Township Standard and approved by the Township Water & Sewer Department, final EGLE Permits cannot be submitted and the preconstruction meeting cannot be held. If you have any questions regarding this project, please contact me at 248.324.2137 or [pkammer@fishbeck.com](mailto:pkammer@fishbeck.com).

Sincerely,



**Paul J. Kammer, PE**  
Senior Civil Engineer



**Stephen C. Clayton, PE**  
Civil Engineer

By email

Copy: Matthew Best – Township  
Dan Power – Township  
Vidya Krishnan– McKenna  
Dave Potter – Fishbeck

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

Van Buren Township Fire Department  
46425 Tyler Rd  
Belleville, MI 48111



February 24, 2021

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

Jiffy Lube  
9701 Belleville Rd.

PB 20-012

The final site plan for 9701 Belleville rd. was conducted. All Fire Department concerns on subsequent reviews have been addressed.

**The plans as submitted are approved**

1. Two-Way Radio Communication Enhancement Systems are required for all new construction, unless after finished construction the occupant can prove through a signal test with the AHJ that it is not needed. **NFPA 1 2018 11.10.1**
2. A locked key box (Knox box) will be required for this facility. The Knox box will be a ELOCK box and can be found at [www.knoxbox.com/elock-system](http://www.knoxbox.com/elock-system) **NFPA 1 2018 18.2.2.1**

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

If you have any questions about this plan review report, please feel free to contact me at (734)699-8900 ext.9416

Respectfully submitted,

Andrew Lenaghan  
Fire Marshal

**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.

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM  
November 11, 2020  
MINUTES**

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

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

**ROLL CALL:**

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

**Excused:** None.

**Staff:** Director Power, Director Best and Secretary Harman.

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

**Applicant(s) in Attendance:** Tim Kratz and Matthew Pisko, representatives of Jiffy Lube International, Inc.

**Audience:** Five (5).

**APPROVAL OF AGENDA:**

Motion Boynton, Jahr second to approve the agenda of November 11, 2020 as presented.

**Roll Call:**

**Yeas:** Franzoi, Jahr, Boynton, Kelley Atchinson, Budd and Thompson.

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Boynton, Budd second to approve the regular meeting minutes of October 28, 2020 as amended correcting the names of Commissioners in the approval of the meeting minutes motion.

**Roll Call:**

**Yeas:** Jahr, Boynton, Kelley, Atchinson, Budd, Franzoi and Thompson.

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**PUBLIC HEARING:**

**ITEM #1:       20-012 – PUBLIC HEARING: JIFFY LUBE MINOR VEHICLE SERVICE SPECIAL LAND USE.**

**APPLICANT, JIFFY LUBE INTERNATIONAL, INC. IS REQUESTING ON BEHALF OF OWNER MEIJER, INC. TO CONSTRUCT A MINOR VEHICLE SERVICE USE ALONG WITH RELATED SITE IMPROVEMENTS. THE PROPOSED +/- 3,064 SQUARE FOOT, SINGLE-STORY BUILDING IS LOCATED ON THE SOUTH SIDE OF TYLER ROAD EAST OF BELLEVILLE ROAD ON A PROPOSED +/- 0.71 ACRE OUTPARCEL TO BE DIVIDED AND CREATED FROM PORTIONS OF THE 39.4 ACRE PARCEL AT 9701 BELLEVILLE ROAD (83-058-99-0006-705) AND A VACANT 1.33 ACRE PARCEL (83-058-99-0006-707). THE PROPERTY IS ZONED C-2 EXTENSIVE HIGHWAY BUSINESS DISTRICT AND IS LOCATED IN THE BELLEVILLE ROAD OVERLAY DISTRICT (BROD).**

**MINOR VEHICLE SERVICE DEVELOPMENTS ARE A SPECIAL LAND USE IN THE C-2 DISTRICT. THE PROPOSED SPECIAL LAND USE REQUIRES A PUBLIC HEARING. THIS HEARING IS BEING HELD IN ACCORDANCE WITH ARTICLE 12, CHAPTER 3 OF THE ZONING ORDINANCE (ADMINISTRATIVE PROCEDURES – SPECIAL LAND USE REVIEW).**

**Motion Atchinson, Boynton second to open the public hearing.**

**Roll Call:**

**Yeas: Kelley, Atchinson, Budd, Boynton, Jahr, Franzoi and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion Carried.**

Director Power gave a brief introduction. The request is for a minor vehicle service land use in a just over 3,064 square foot building on a 0.71-acre out lot of Meijer on Belleville and Tyler Roads. The special land use request in the C-2 District requires a series of general standards and specific conditions and the property is located in the core commercial sub area of the Belleville Road Overlay District (BROD) which is automotive oriented but also requires development to have architectural and design treatments that bring sites to human scale. The applicant will give a presentation along with the Principle Planner and Township Engineer.

No comments from the Commission or the audience.

**Motion Jahr, Boynton second to close the public hearing.**

**Roll Call:**

**Yeas: Budd, Atchinson, Kelley, Boynton, Jahr, Franzoi and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**NEW BUSINESS:**

**ITEM #1: 20-012 – SPECIAL LAND USE: JIFFY LUBE MINOR VEHICLE SERVICE SPECIAL LAND USE.**

**APPLICANT, JIFFY LUBE INTERNATIONAL, INC. IS REQUESTING ON BEHALF OF OWNER MEIJER, INC. TO CONSTRUCT A MINOR VEHICLE SERVICE USE ALONG WITH RELATED SITE IMPROVEMENTS. THE PROPOSED +/- 3,064 SQUARE FOOT, SINGLE-STORY BUILDING IS LOCATED ON THE SOUTH SIDE OF TYLER ROAD EAST OF BELLEVILLE ROAD ON A PROPOSED +/- 0.71 ACRE OUTPARCEL TO BE DIVIDED AND CREATED FROM PORTIONS OF THE 39.4 ACRE PARCEL AT 9701 BELLEVILLE ROAD (83-058-99-0006-705) AND A VACANT 1.33 ACRE PARCEL (83-058-99-0006-707). THE PROPERTY IS ZONED C-2 EXTENSIVE HIGHWAY BUSINESS DISTRICT AND IS LOCATED IN THE BELLEVILLE ROAD OVERLAY DISTRICT (BROD).**

Tim Kratz, a representative of Jiffy Lube International, Inc. gave the presentation. The minor service center is meant for quick service and provides a multi care program with extended services. All services are from 30 minutes to 2 hours maximum in order to get customers in and out. The customer will pull up to a bay where an employee will take their order, then the customer will go to a waiting room while the employee pulls the vehicle into the bay for service and upon service completion the vehicle will be parked in the side lot for the customer. Typical minor services provided are oil changes, battery replacement, brakes, filters, fluids and inspections. Traffic at the site is anticipated at approximately 50-60 cars per day. Jiffy Lube is working with Meijer as their national franchisee. A color rendering and the preliminary site plan were displayed during the applicant's presentation. All trees and natural vegetation will be kept in order to minimize disturbance and maintain natural features.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 10-27-20. The proposed use meets the general standards for consideration of special land use approval and the specific conditions related to the use. Therefore, McKenna Associates recommends the Planning Commission recommend approval of the special land use to the Township Board of Trustees, subject to site plan approval.

No comments from the Commission or the audience.

**Motion Boynton, Atchinson second to recommend to the Township Board of Trustees special land use approval for Jiffy Lube International, Inc. to construct a minor vehicle service use along with related site improvements located on the south side of Tyler Road east of Belleville Road on a proposed 0.71 outparcel to be divided and created from portions of the 39.4-acre parcel at 9701 Belleville and a vacant 1.33-acre parcel, subject to the recommendations in the McKenna Associates review letter dated 10-27-20.**

**Roll Call:**

**Yeas: Atchinson, Budd, Kelley, Boynton, Jahr, Franzoi and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion Carried. (Letter Attached)**

**ITEM #2: 20-012 – PRELIMINARY SITE PLAN APPROVAL: JIFFY LUBE MINOR VEHICLE SERVICE SPECIAL LAND USE.**

**APPLICANT, JIFFY LUBE INTERNATIONAL, INC. IS REQUESTING ON BEHALF OF OWNER MEIJER, INC. TO CONSTRUCT A MINOR VEHICLE SERVICE USE ALONG WITH RELATED SITE IMPROVEMENTS. THE PROPOSED +/- 3,064 SQUARE FOOT, SINGLE-STORY BUILDING IS LOCATED ON THE SOUTH SIDE OF TYLER ROAD EAST OF BELLEVILLE ROAD ON A PROPOSED +/- 0.71 ACRE OUTPARCEL TO BE DIVIDED AND CREATED FROM PORTIONS OF THE 39.4 ACRE PARCEL AT 9701 BELLEVILLE ROAD (83-058-99-0006-705) AND A VACANT 1.33 ACRE PARCEL (83-058-99-0006-707). THE PROPERTY IS ZONED C-2 EXTENSIVE HIGHWAY BUSINESS DISTRICT AND IS LOCATED IN THE BELLEVILLE ROAD OVERLAY DISTRICT (BROD).**

Vidya Krishnan of McKenna Associates presented her preliminary site plan review letter dated 10-30-20, recommending the Planning Commission approve the preliminary site plan, subject to the following conditions:

1. Lot split and combination must be completed prior to the start of construction.
2. Copy of an irrevocable shared parking and cross access easement agreement with Meijer must be provided.
3. The proposed stormwater detention system must be reviewed and approved by the Township Engineer and Wayne County. Any planting around the drainage areas are under Wayne County's jurisdiction. The planting plan for this area must be provided and approved by the County.
4. The applicant must clarify that the proposed shrubs located around the parking lot will be 3 feet in height within 12 months of planting.
5. The proposed photometric plan must include the plaza area illumination for safety.
6. The proposed building architecture must be revised to include true brick and additional brick accent bands or alternate designs to comply with the BROD standards.
7. Special land use approval by the Township Board of Trustees.

Paul Kammer of Fishbeck Associates presented his preliminary site plan review letter dated 10-27-20, recommending the Planning Commission grant the Jiffy Lube Multiservice Center preliminary site plan approval for engineering feasibility, subject to the comments in the review letter and in accordance with the Township's Engineering Standards manual.

Chairperson Thompson presented the Van Buren Fire Department review letter dated 10-28-20 with the following comments for conditional approval:

1. Two-Way Radio Communication Enhancement Systems are required for all new construction, unless after finished construction the occupant can prove through a signal test with the AHJ that it is not needed. NFPA 1 2018 11.10.1
2. An E Knoxbox is require per NFP 1 2018 edition 18.2.2.1 per the AHJ.

Commissioners discussed the following questions and comments:

- How will the drainage effect the reports of additional flooding long Tyler Road east? The goal of the development is to hold back any excess runoff with a properly installed and maintained system, the excess runoff would be minimal to the system.
- Did the applicant agree to use the more durable brick for the exterior façade? Yes, the applicant has agreed to the conditions.
- Is the service center a 4-bay or 8-bay and how does the traffic flow? It is a 4-bay with traffic moving from east to west. Pavement striping will show the traffic flow, entrance and exit and arrows for the bays.
- Does the side lot have enough room to stack a reasonable amount of vehicles? Yes, and the driveways are 2 cars wide with a separate entrance and exit.
- In regard to the drive-in services, are there hoists or pits for oil changes? The 2 bays closest to the customer area have a pit and are intended for the fastest quick service group, while the other 2 bays have hoists and the availability to lift the vehicle.
- Will there be 5 employees at any given time? At peak there will be 5 employees, staffing will be adjusted for high and low business times.
- Will the center be open on Sunday? The applicant plans to be open 7 days a week from 7:00 a.m. to 8:00 p.m. for their standard hours. Those hours may be adjusted as they begin to operate in order to base them on when they are receiving the most traffic.

No comments from the audience.

**Motion Boynton, Franzoi second to grant preliminary site plan approval to Jiffy Lube International, Inc. to construct minor vehicle service use along with related site improvements, subject to the recommendations in the McKenna Associates review letter dated 10-30-20, comments in the Fishbeck Associates review letter dated 10-27-20 and Fire Department Review letter dated 10-28-20.**

**Roll Call:**

**Yeas: Jahr, Boynton, Kelley, Atchinson, Budd, Franzoi and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion Carried. (Letters Attached)**

**ITEM #3: RESOLUTION OF ADOPTION: VAN BUREN TOWNSHIP 2020 MASTER PLAN UPDATE.**

**THE CHARTER TOWNSHIP OF VAN BUREN HAS COMPLETED A DRAFT TO ITS MASTER PLAN. CONSISTENT WITH THE PROVISIONS OF MICHIGAN PUBLIC ACT 33 OF 2008, AS AMENDED (THE MICHIGAN PLANNING AND ENABLING ACT), FOLLOWING A PUBLIC HEARING TO HEAR COMMENTS REGARDING THE DRAFT OF THE FULL UPDATE TO THE MASTER PLAN, THE PLANNING COMMISSION WILL PASS A FORMAL RESOLUTION OF ADOPTION OF THE VAN BUREN TOWNSHIP**