

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
April 27, 2022
MINUTES**

Chairperson Kelley called the meeting to order at 5:31 p.m.

ROLL CALL:

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

Excused: Barr.

Staff: Director Power and Secretary Harman.

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

Applicant(s) in Attendance: Michael Joseph and Beth Ernat of Clover Communities Van Buren, LLC and Deborah Schalte of the Wayne County Fair Association.

Audience: Four (4).

APPROVAL OF AGENDA:

Motion Cullin, Jahr second to approve the revised agenda of April 27, 2022, adding action items to the Wayne County Fairgrounds Restroom Building, updated packet materials for Clover Communities Final Site Plan Review and removing the Community Center Final Site Plan Review.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Garrett second to approve the regular meeting minutes of April 13, 2022 as presented. **Motion Carried.**

NEW BUSINESS:

ITEM #1: 19-040 – CLOVER COMMUNITIES – FINAL SITE PLAN REVIEW.

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

THE PROPERTY, 8470 BELLEVILLE ROAD (PARCEL ID NUMBER 83-036-99-0002-702), IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN TYLER ROAD AND ROBSON ROAD AND IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS) DISTRICT. THE PARCEL IS +/- 17.7 ACRES IN AREA INCLUDING A +/- 16.6 ACRE DEVELOPMENT SITE AND A +/- 1.57 ACRE OUT PARCEL.

Director Power displayed slides for context of the case including the site plan, landscaping plan and architectural elevations. Director Power deferred the discussion to the Principal Planner and Township Engineer for their reviews.

Vidya Krishnan of McKenna Associates presented her review letter dated 4-14-22. All conditions of preliminary site plan have been met at this time. Therefore, McKenna Associates recommends the Planning Commission grant final site plan approval to Clover Communities senior housing to be located at 8470 Belleville Road, subject to Wayne County approval of stormwater detention for the site.

Paul Kammer of Fishbeck Associates presented his review letter dated 4-14-22, discussing that he performed an initial engineering review in which he produced a letter not recommending approval dated 3-11-22. That letter was sent to the applicant and amendments have been made which are reflected in the 4-14-22 review letter. Mr. Kammer went through the existing and proposed portions of the site to provide the Commission with an update as to what is proposed on the site and what changes have been made. Fishbeck Associates recommends the Planning Commission grant the Clover Senior Housing Project engineering and final site plan approval, subject to the comments listed in the review letter and pending County review and approval. If changes occur due to requirements from the County, the Township reserves the right to require the applicant to resubmit and reapply for review of the site. Prior to the project continuing on to the preconstruction phase, the applicant will be required to address all comments in an Issue for Construction Plan set.

Michael Joseph of Clover Communities of Van Buren, LLC commented that in regard to the engineering review comment of the hydrant being located too close to the building, he has received an email from the Fire Marshal approving the location of the fire hydrant. Mr. Joseph is happy to address all outstanding comments.

Director Power presented the new report from the Fire Marshal dated 4-25-22, all Fire Department items in terms of water and access have been addressed and the plan is approved.

Director Power presented his staff letter dated 4-26-22 and discussed the potential future extension of Robson Road, designated in our Master Plan. The applicant has shifted the primary driveway for their site to accommodate for the future Robson Road extension and the out parcel is also designed so that it can be connected. When Robson Road is extended, Clover must construct a driveway to the north to connect to the future Robson Road extension. Clover must also commit to future restrictions on the Belleville Road driveway if/as necessary based on future traffic study findings and based on the driveways proximity to Robson Road. These commitments must be added to the final issued for construction site plan set. The applicant has also provided a set of draft lease restrictions prior to construction. These lease restrictions must be finalized and filed with the Township prior to construction.

Commissioners had the following questions and comments:

- Does Clover Communities own the out parcel? Yes. If the out parcel is developed, would it use the same drive to access the parcel if Robson Road is not extended to the West? Beth Ernat of Clover Communities, there is consideration of making a donation of that parcel and there is a future access drive shown on the site plan.
- Is there a sidewalk along the entire frontage along Belleville Road? Power, there is a final plan for the sidewalk. Will it be constructed all at once? Yes, except for the out parcel.

- Commissioner commented on the name change to “The Willows”, Township Board members have inquired if the applicant would consider “The Willows of Van Buren Township”. Yes, the applicant is willing to consider and will get back to the Commission.
- Does the building façade match other parcels in the area? Yes, considerable time was spent making sure that the façade matches what is required in the Belleville Road Overlay District (BROD).
- Commissioner likes the smaller garage buildings, their overall appearance and appreciates the applicant bringing them up to the BROD standards.
- Director Power asked the applicant to confirm the sidewalk. Beth Ernat of Clover Communities confirmed that the sidewalk will cover the entire Belleville Road frontage excluding the out parcel.
- Commissioner asked for clarification as to whether the Fire Marshall approved the location of the fire hydrant. Michael Joseph of Clover Communities confirmed that he had correspondence with the Fire Marshal this evening, since there is no viable location to move it to, that still meets the separation criteria for the fire department connection (within 50 feet of the building) and engineering standards (40 feet away) based on the driveway location and the height of the building, the Fire Marshal is willing to accept it at 33 feet from the building.
- Director Power, asked Vidya Krishan and the applicant to verify the sidewalk. Vidya confirmed the sidewalk runs along the entire frontage on the plan, with the out lot included. The greenbelt landscaping was the item that was deferred. Michael Joseph confirmed that since the out parcel has been moved to the north, it is a much smaller piece and is to be constructed at the same time as the Belleville Road frontage.
- Commissioner, inquired to be clear, the proposed sidewalk on sheet 3 will be constructed before anyone moves in? Yes.

No questions or comments from the audience or remote viewers. Beth Ernat, thanked the Commission for their review and informed that she continues to receive calls about this project.

Motion Jahr, Cullin second to grant the applicant, Clover Communities of Van Buren LLC, final site plan approval for the construction of a senior housing facility with 128 independent senior housing units, located at 8470 Belleville Road, based on the analysis and subject to the McKenna Associates review letter dated 4-14-22, Fishbeck Associates review letter dated 4-14-22, the Van Buren Fire Department review letter dated 4-25-22 and the revised staff review letter dated 4-26-22.

Roll Call:

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

Nays: None.

Excused: Barr.

Motion Carried. (Letters Attached)

ITEM #2: 20-008 – WAYNE COUNTY FAIRGROUNDS RESTROOM BUILDING.

THE APPLICANT, WAYNE COUNTY 4H ASSOCIATION, SEEKS TO CONSTRUCT A 1,392 SQUARE FOOT RESTROOM AND LAUNDRY BUILDING ON A 2,380 SQUARE FOOT SLAB AT AN EXISTING FAIRGROUND FACILITY, ALONG WITH SEVEN (7) NEW ASPHALT PARKING SPACES, A CONCRETE WALKWAY AND TO DEMOLISH 7,500 SQUARE FEET OF COMBINED CONCRETE AND GRAVEL SURFACES.

10871 QUIRK ROAD (PARCEL ID NUMBER 83-064-99-0001-000), A 37.5 ACRE PARCEL ZONED R-1B (SINGLE FAMILY RESIDENTIAL).

Director Power gave the presentation and displayed a survey of the entire site. The Wayne County Fairground site is unique with a mixture of uses. The applicant, Wayne County 4H Association, began seeking to build the restroom and laundry building in 2019. The scope of the planning review is limited to the areas adjacent to the new bathroom and laundry building, including adjacent vehicle parking and maneuvering, the relationship between the proposed building and other buildings, campsites and internal access drives. The entire fairgrounds are exempt from the review and a special land use permit is not required. The proposed restroom and laundry building includes six (6) washing and six (6) drying machines along with eight (8) toilets, eight (8) showers and eight (8) sinks. Director Power presented his site plan review letter dated 4-22-2022, recommending the Planning Commission grant preliminary and final site plan approval, subject to the following conditions being met:

- A color rendering shall be provided to demonstrate that the building's color is compatible with other building around the fairgrounds site.
- The off-street parking spaces must be double-striped in accordance with the Van Buren Township Zoning Ordinance, must be 20' deep and 9.5' wide and must have an adjacent maneuvering lane that is at least 24' wide.
- Prior to final inspection, the applicant must walk the site with Township staff to ensure that all access drives are in good repair.
- Downspouts must be installed on the proposed building which adequately discharge roof stormwater to the surface stormwater facilities in accordance with the Township's Engineering Standards.

Director Power presented the Fire Department review letter dated 3-18-22, all previous water supply and Fire Department access concerns have been corrected.

Deborah Schalte of the Wayne County Fairgrounds Association informed that the restroom facilities are family friendly single units with a sink, shower and toilet. The current building is in need of much repair. Once the new building is constructed, the old building will come down and become green space. Ms. Schalte was available to answer any questions.

No questions or comments from the Commission, audience or remote viewers.

Motion Atchinson, Garrett second to grant the applicant, Wayne County 4H Association, preliminary and final site plan approval to construct a 1,392 square foot restroom and laundry building, located at 10871 Quirk Road, parcel number 83-064-99-0001-000, based on the analysis and subject to the conditions in the staff review letter dated 4-22-22 and Fire Department review letter dated 3-18-22.

Roll Call:

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

Nays: None.

Excused: Barr.

Motion Carried. (Letters Attached)

ITEM #3: DISCUSSION: SUMPTER ROAD CORRIDOR PLAN PUBLIC HEARING.

THE PLANNING COMMISSION WILL CONSIDER A DATE OF MAY 25, 2022 TO HOLD A PUBLIC HEARING REGARDING THE DRAFT SUMPTER ROAD CORRIDOR PLAN.

Director Power gave the presentation. The overall draft Sumpter Road Corridor Plan is currently under a 42-day public review period and has received some feedback, however it does not affect the overall picture of the plan. All comments received are being tracked and a list of possible changes was provided to the Commission. Director Power recommends while working on the text amendments, the Planning Commission schedule the public hearing for the draft Sumpter Road Corridor Plan. Minor changes may be made to the plan following the public hearing and prior to a recommendation for plan adoption. The plan must be adopted prior to the adoption of the Sumpter Road Zoning Ordinance amendments.

Commissioner inquired if there are any other public hearings scheduled for May 25th? The Commission wants to make sure that the agenda is not overloaded on the day of the public hearing. Director Power informed that there may be one public hearing, which can be moved to a later date. Commissioners agreed to schedule the public hearing on May 25th.

ITEM #4: DISCUSSION: GASOLINE FILLING STATION AND GASOLINE SERVICE STATION ZONING ORDINANCE TEXT AMENDMENT.

PROPOSED AMENDMENTS TO ARTICLE 3 (ZONING DISTRICTS AND PERMITTED USES) REGARDING THE CATEGORIZATION OF GASOLINE FILLING AND SERVICE STATIONS.

Director Power gave the presentation. At the regular meeting on February 9, 2022 the Planning Commission was asked to consider allowing the exploration of proposed amendments to Article 3 (Zoning Districts and Permitted Uses) regarding the categorization of gasoline filling stations. Van Buren Township is unique in that gasoline stations are a permitted use by right. Based on feedback from the meeting, the Planning Consultant has provided a draft Zoning Ordinance amendment (Section 5.144 Gasoline or Automobile Filling Stations).

Vidya Krishnan presented her review letter dated 3-11-22 along with a draft Section 5.144 Gasoline or Automobile Filling Stations. Mrs. Krishnan asked the Commission to review the draft Section 5.144 and email any feedback or suggestions to Director Power.

Commissioners had the following questions and comments:

- Do we know if there are going to be any handicapped restrictions for EV charging? Do we want them to be located farther away from a convenience center, as they may be parked there a while? Vidya Krishnan confirmed that we don't want to block convenience store entrances and the language for EV charging stations is still being developed.
- Will the text amendment require existing stations to be brought up to code? No, not unless they make enough changes to require site plan review.
- Commissioner read the proposed Section 5.144 and likes the consistency.
- Commissioner feels the EV is maybe not something we want to address in the gasoline filling and service station language. May want to develop standards for whatever the commercial use is, as it may not always be the same and EV terminology is very vague. Commissioner is concerned that EV being included might not be what we want to do. Vidya Krishnan of McKenna Associates commented that maybe we regulate EV as an accessory use, she will look into it further and bring back information to the Commission.
- Start talking about how many plugs for EV and how they may affect the number of off-street parking spaces and how it might weigh into how we calculate the total number of parking spaces.
- Maybe EV as a special land use, anyone who wanted to build has to come to the Planning Commission for approval.
- Commissioners like the idea of the accessory use for EV charging stations.

GENERAL DISCUSSION:

Director Power informed that there will be a meeting on May 11th, he plans to have the zoning ordinance text amendments to the Commission soon and there are a fair amount of development projects coming up.

Commissioner inquired about the status of the Lakewood Shopping Plaza, prior to Covid the Planning Commission was going to take a look at the plaza. Director Power informed that the owner currently has leases in place with the remaining businesses. There has been discussion about the whole plaza being demolished, that is at least 2-5 years away. The developer will likely be on board for a future discussion.

ADJOURNMENT:

Motion Cullin, Atchinson second to adjourn the meeting at 6:55 p.m. Motion Carried.

Respectfully submitted,



Christina Harman
Recording Secretary



April 14, 2022

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

Subject: VBT-19-040 Clover Communities Senior Housing / 8470 Belleville; Final Site Plan Review #3; Revised Site Plans Dated March 23, 2022.

Dear Commissioners:

The applicant, Michael Joseph a representative of Clover Communities Van Buren LLC, proposes to construct a Senior Housing development named Clover Communities. The proposed 3-story, 45,860 square foot building will comprise of 128 independent living units. The site is located on the west side of Belleville Road, between Ecorse Road and Tyler Road and has a total site area of 17.728 acres and is zoned C-2 (Extensive Highway Business District). The site is also located in the Belleville Road Overlay District (BROD). The applicant received preliminary site plan approval from the Planning Commission on March 24, 2021 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

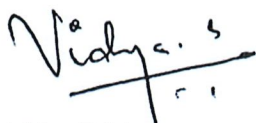
- 1. Wayne County's approval of detention pond landscaping.** This condition can be met. Per the applicant based on communications with Wayne County, subject to certain minor clarifications, the plans are ready to be approved. A copy of final approval for the site from Wayne County must be submitted.
- 2. Approval of storm water detention calculations by the Township Engineer and Wayne County.** This condition can be met. Per our understanding, the Township Engineer most of the significant engineering concerns have been addressed at this time; however, Wayne County approval letter is required for final approval of the storm water detention plan.
- 3. Submission of a photometric/lighting plan addressing all of the issues noted in Comment 10 from SPR Review #4, dated March 17, 2021.** This condition has been met. Preliminary approval was granted by the Planning Commission subject to reduction in height of some light poles and details to be provided for all fixtures. The revised plan set at this time includes a photometric plan (not listed on the cover sheet) showing 12' tall decorative light poles in 2 styles with different illumination intensity along the main drive aisle off Belleville and within the remaining areas of the site. The plan also notes decorative lantern style fixtures on the wall of the accessory garage buildings.

4. **Revision of garage elevations to break up buildings into smaller sizes as noted in Comment 11 from SPR Review #4 dated March 17, 2021 and clarification regarding building material percentage amounts and addition of brick to the pole supports for the balconies.** This condition has been met. The revised plans shows the garages being broken up into segments with 5 garage units in each. Four smaller accessory building along the north side of the access drive around the main building and 4 other buildings on the west side. Revised elevations submitted show the structures being constructed predominantly of brick with hardi-plank siding and an asphalt shingled roof. The building material colors are to match the primary building. While percentage of materials is not noted, the structures appear to comply with BROD requirements.
5. **Submission of details for proposed dumpster enclosure.** This condition has been met. The enclosure was previously shown on the northwest corner of the site which would likely be a front yard if and when Robson Road planned for the future, is built. The revised plan shows the dumpster relocated to the southwest corner, a more appropriate location. The dumpster enclosure is to be provided with a 2' brick base with stained block on top of it, to tie it to the rest of the structures on the site.
6. **Revision of sign design to include monument base.** This condition has been met. Per Section 11.102 (A) (18) a monument sign shall have a solid supporting base equal to or greater than the width of the sign face constructed of a decorative and durable material (e.g., masonry), and shall have no separations between the sign face and the base. The supporting base shall have a minimum 24-inch vertical height. The revised plan includes details of the monument sign with a 2' brick veneer base with stone cap, with an oval sign supported between posts on top of it.
7. **Relocation of transformer pad.** This condition has been met. The transformer pad has been moved from a location next to the main drive aisle into the site, to the front yard area of the building. While still not ideal, the landscape plan does offer screening with evergreens around the unit.

RECOMMENDATION

All of the conditions of preliminary site plan approval have been met at this time. Therefore, we recommend that the Planning Commission grant final site plan approval to Clover Communities Senior Housing to be located at 8470 Belleville, subject to Wayne County approval of stormwater detention for the site.

Respectfully,
McKENNA



Vidya Krishnan
Senior Principal Planner

c: Dan Power, Director of Planning & Economic Development
Paul Kammer, FTCH, Township Engineers
Andrew Leneghan, Van Buren Township Fire Marshal





MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: SPR 19-040 - Clover Development - Final Site Plan Review for
Proposed Senior Housing Facility
DATE: April 26, 2022 (revised memo)

Applicant Clover Communities of Van Buren, LLC ("Clover") has applied requesting final site plan approval for the construction of a proposed senior housing facility with 128 independent senior housing units. The property, 8470 Belleville Road (PN 83 036 99 0002 702), is located on the west side of Belleville Road, between Tyler Road and Robson Road and is zoned C-2 (Extensive Highway Business) District. The parcel is +/- 17.7 acres in area including a +/- 16.16-acre development site and a +/- 1.57 acre out parcel.

The public hearing as required for the special land use aspect of this request was held on September 9, 2020. Preliminary site plan approval and a recommendation for special land use approval were granted by the Van Buren Township Planning Commission on March 24, 2021, and the Board of Trustees granted special land use approval on April 6, 2021. The applicant has now completed review by the Township Engineer and has submitted design plans for review by the Wayne County Department of Public Services (WCDPS). They have also submitted plans to the Township dated March 23, 2022. These plans, along with an updated fire protection plan drawing dated April 19, 2022 are included in the Planning Commissioners' packets. Also included are review reports provided by the Van Buren Township Planning Consultant, Township Engineer, and Fire Marshal.

In addition to the comments provided by these reviewers, I offer some additional analysis and recommended conditions of final site plan approval below.

As has been previously discussed, a future westward extension of Robson Road is called for in the Van Buren Township 2020 Master Plan. This westward road extension will be vital to safe and navigable access to future development west of Belleville Road. The Clover site and other development in the vicinity must be designed so as to accommodate this potential future road extension. The applicant has provided graphic exhibits to demonstrate two potential future road alignments for Robson Road. These exhibits were submitted on April 22, 2022 and are included in the Planning Commission's revised packet. As part of site plan review for any development on the proposed 1.57-acre outparcel, I recommend that the Robson Road right-of-way easement or access easement boundary must be finalized to the west (rear) lot line of that parcel and recorded. Agreements may be required between Van Buren Township, Wayne County, Clover, the outparcel, and the three (3) additional properties to be affected by the road extension, including the properties at 8210, 8300, and 8380 Belleville Road (Parcel IDs 83 033 99- 0042 000, -0043 001, and -0043 002) to finalize the road alignment and water and sanitary utility configurations among all

affected parcels.

When Robson Road is extended, Clover must construct a driveway to the north to connect to the future Robson Road extension. Clover must also commit to future restrictions on the Belleville Road driveway if/as necessary based on future traffic study findings based on this driveway's proximity to Robson Road. These commitments must be added to the final issued for construction site plan set.

The applicant has also provided a set of draft lease restrictions prior to construction. These lease restrictions must be finalized and filed with the Township prior to construction.

If the Planning Commission grants final site plan approval, the application will move into a preconstruction phase. All permits required from Wayne County will be provided prior to the scheduling of a preconstruction meeting. A preconstruction meeting will be held by the Township Engineer prior to construction, and building permits will be issued by the Building Department prior to construction of the site's buildings.

Thank you for your consideration.

Sincerely,

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

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

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant – McKenna Associates
Paul Kammer – Van Buren Charter Township Engineer – Fishbeck
Andrew Lenaghan – Fire Marshal, Van Buren Charter Township
Beth Ernat and Matthew Roland – Clover Communities of Van Buren, LLC

April 14, 2022
Fishbeck Project No. 191784
Township Project No. 19-040

Todd Saums
Director of Water and Sewer
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

Clover Senior Housing
8470 Belleville Road
Engineering and Final Site Plan Review No. 2

Dear Director Saums:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Site Plan dated March 23, 2022, submitted to the Township for the second Engineering and Final Site Plan review for the proposed Clover Senior Housing project located at 8470 Belleville Road. The previous Engineering Plan set submittal, dated October 18, 2021, was reviewed, and returned without recommendation for approval, as indicated in the Fishbeck letter dated March 11, 2022 (attached). In addition to the revised plan set, the applicant has provided written responses to each of the Engineering comments, which Fishbeck has also considered as part of their review.

This project entails construction of a new 128-unit senior housing center at 8470 Belleville Road south of Ecorse Road. The existing site includes an undeveloped 17.73-acre lot fronting Belleville Road. The proposed project includes: construction of a 45,860-square-foot, three story assisted living building; construction of sidewalk and pavement; construction of a 162-space bituminous pavement parking lot; construction of a water main loop around the proposed building; construction of storm drain improvements including a detention basin; construction of a sanitary sewer system and sewer lead; construction of one driveway with access to Belleville Road; and other various landscaping and Site plan improvements. The plans also indicate a proposed parcel split where 1.57 acres will be left as an 'outparcel.

Our review comments are as follows:

General

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

1. Soil boring information, including the ground water elevations, was provided in the Testing Engineers & Consultants, Inc. (TEC) Geotechnical Report dated November 18, 2019. No soil borings were taken in the current location of the detention pond thus ground water elevation will be assumed based on surrounding areas.

Water Main Service

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

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

Comments:

1. The water main connection for the north leg of the loop is indicated as a "cut-in-tee" connection method. The next closest valve along the Belleville Road water main is nearly 1/2-mile north of the connection point at Ecorse Road. Doing a cut-in-tee would require a significant amount of water main draining and downtime for the services along this stretch. Plans should indicate that a live tap shall be implemented, and the approval of a cut-in-tee would need to be approved by the Township. All connections and shutdowns must be approved by the Township.
2. The south leg of the loop connection is also listed as a "cut-in-tee" connection method. The length of water main required for a shutdown is significantly less (<1000 feet) and has far less potential service interruptions. That said, the contractor for the project needs to be prepared to live tap if the shutdown is not allowable by the Township. Our suggestion is that the plans indicate a live tap, telling the contractor that they may request a shutdown for a cut-in-tee, but it will first need approval by the Township. The plans could also indicate the location of the next closest shutdown valve, so the Contractor knows how much of the 12-inch water main they need to drain or handle.
3. All work within the Wayne County (County) right-of-way (ROW) must be approved by the County.
4. The proposed valve being installed between the loop connections can be removed. The location of the existing valve near Robson Road shall provide the isolation that is needed for shutdowns and redundancy for the site.
5. All fire hydrants must be a minimum of 5-foot off the back of curb. Plans should have labels confirming this compliance.
6. Hydrant (H1) is currently too close to the proposed building. The Township Engineering Manual states all hydrants shall be located at least 40 feet from the exterior wall of the building, unless allowed by the Fire Department.
7. Final Water Main Plans must be submitted to Michigan Department of Environment, Great Lakes, and Energy (EGLE) for approval of all public water main design. Upon acceptance of the Engineering Plans, the applicant will be responsible for submitting three sets of full-size paper copies of the plans, in conformance with the requirements from EGLE, as well as the EGLE Permit Application for Drinking Water Systems.

Sanitary Sewer

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

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

Comments:

1. The proposed 8-inch sanitary sewer shall conform to the Township Engineering Standards Manual. Solid wall PVC for 8-inch pipe shall be SDR 35 pipe. We acknowledge the proposed pipe is a thicker class pipe, however, the Township Water and Sewer Department need to confirm this variance in material thickness.
2. The note located near the sanitary sewer connection on the east side of Belleville Road needs to call out the definitive replacement of the driveway culvert. The property owner shall not have to coordinate, but rather get a new culvert that is equal or better than the current culvert in this location.
3. The easement for the sanitary sewer will now be split between two properties. A sanitary sewer easement from both properties will be required to be executed prior to the start of any work.
4. Final Sanitary Sewer Plans must be submitted to EGLE for approval of all public sanitary sewer design. Upon acceptance of the Engineering Plans, the applicant will be responsible for submitting an electronic version of the plans, in conformance with the requirements from EGLE (Part 41).

Storm Sewer

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

Proposed: The applicant is proposing to collect stormwater using a proposed privately-owned storm sewer system and conveyed to an onsite drainage basin. According to the plan's stormwater narrative, the stormwater pond with forebay will be sized to accommodate stormwater from the subject site and future development of the outparcel. The plans indicate a standard detention pond system with a proposed outlet and emergency overflow spillway into a plunge pool at the edge of the property. The proposed plunge pool will discharge westerly on to the adjacent property at the back of the lot (west), towards the Apple Run Drain approximately 1500 feet to the west. There is no direct storm water connection to the Apple Run Drain from the plunge pool, but instead, overland sheet flow towards the drain. At the time of this letter, the County has reviewed these plans and provided comments to the applicant via email and telephone conversations (November 2021). The underlying issue the County would like to see resolved is their preference of a direct connection to the [Apple Run] drain to the west by piping across the township owned property OR an approval through a drainage easement or letter of acknowledgement/approval from the property owner regarding the drainage across the property. The Township, who is the owner of the adjacent property, provided the Applicant with requirements needed prior to them giving approval for the drainage across the property.

Update: As part of the approval process for the Township to accept the discharge onto the adjacent Township owned property, they have requested information from the applicant. The applicant has provided data and an exhibit (attached), indicating the Township Property between the proposed Clover Development and the Apple Run Drain. As previously discussed with all parties, this area of the Township property is known to have existing wetlands. The exhibit also indicates the general layout and existing contours (based on Lidar data) of the property. As suspected, the area is very flat and does indicate an area of flow coming from the east (Clover Development) into the existing wetland. As discussed within meeting with the Township, the additional flow from the Clover Development property may increase the saturated area up to and beyond the wetland and may expand the footprint of the existing wetland.

Comments:

1. Fishbeck understands the review is still ongoing from the County, and thus, any changes or further requirements from them may result in a resubmittal of the plans.
2. An internal discussion is planned to discuss the required submittal information for the drainage across the property.
3. Storm structure R20 is labeled as a catch basin (CB), however, it appears to be located at the back of a curb with grade flowing away from the curb. Confirm and change to manhole if true.

Paving and Grading

1. The applicant shall utilize “northbound (NB)” and “southbound (SB)” designation on the “Belleville Rd” signs to clarify which direction of Belleville Road is being detoured. These signs should be written as “NB Belleville Rd” or “SB Belleville Rd”.

Soil Erosion and Sedimentation Control (SESC)

1. All SESC Plans and implementation must be in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with the County SESC standards.
2. It is our understanding the SESC Plans have been approved and the Permit is ready to be picked up. The Owner/Contractor will be responsible for obtaining the SESC Permit prior to the scheduling of the Preconstruction meeting and prior to any work being done onsite.

Recommendation

We are recommending the Planning Commission grant the Clover Senior Housing Project Engineering and Final Site Plan approval, subject to the comments listed above and the pending County review and approval. If changes occur due to requirements from the County, the Township reserves the right to require the applicant resubmit and reapply for review of the site. Prior to the project continuing to the Preconstruction Phase, the applicant will be required to address all comments in an Issued for Construction Plan set. If you have any questions regarding this project, please contact me at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,



Paul J. Kammer, PE
Senior Civil Engineer

By email

Attachments

Copy: Dan Power – Township
Brittney Williams – Township
Vidya Krishnan– McKenna

March 11, 2022
Fishbeck Project No. 191784
Township Project No. 19-040

Todd Saums
Director of Water and Sewer
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

**Clover Senior Housing
8470 Belleville Road
Engineering and Final Site Plan Review**

Dear Director Saums:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Site Plan dated October 18, 2022, submitted to the Township for the Engineering and Final Site Plan review for the proposed Clover Senior Housing project located at 8470 Belleville Road.

This project entails construction of a new 128-unit senior housing center at 8470 Belleville Road south of Ecorse Road. The existing site includes an undeveloped 17.73-acre lot fronting Belleville Road. The proposed project includes: construction of a 45,860-square-foot, three story assisted living building; construction of sidewalk and pavement; construction of a 162-space bituminous pavement parking lot; construction of a water main loop around the proposed building; construction of storm drain improvements including a detention basin; construction of a sanitary sewer system and sewer lead; construction of one driveway with access to Belleville Road; and other various landscaping and site plan improvements. The plans also indicate a proposed parcel split where 1.57 acres will be left as an 'outparcel.'

Our review comments are as follows:

General

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

1. Soil boring information, including the ground water elevations, was provided in the TEC Geotechnical Report dated November 18, 2019. No soil borings were taken in the current location of the detention pond thus ground water elevation will be assumed based on surrounding areas.
2. The clearance between utilities should be shown on the utility crossing table.
3. 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.
4. All elevation points on the grading plans should distinguish between a proposed ground grade or top of water valve.

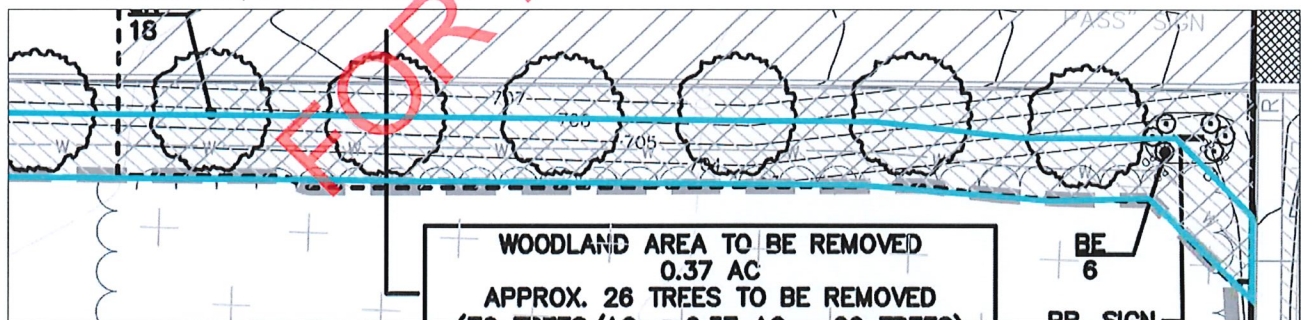
Water Main Service

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

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

Comments:

1. It appears there is some places along the south side of the building where minimum separation between utilities is still not being met. Adjust and label distances to indicate compliance for all areas of water main. The minimum of ten feet of horizontal separation shall be provided between water mains and sanitary sewer lines, storm sewer lines, or other water mains. This is measured from outside of pipe to outside of pipe and should be indicated on the plans. Michigan Department of Environment, Great Lakes, and Energy (EGLE) will require this as part of their submission, so anywhere that indicates storm or sanitary running parallel, please specify the distance.
2. Water main depth must be 6 feet everywhere unless within the influence of any roadway or paved surface, in which case the depth shall be 7 feet. Township DPS has had issues with 6 foot depth of water main under paved areas and is now requiring 7 feet. Label all profiles to confirm this depth is met. Water main depth shall also be calculated based on the surrounding natural grade of the land or from the centerline elevation of an adjacent roadway (i.e. can't measure depth under a landscape berm).
3. Water main and easement must be clear of proposed landscaping trees, signs, and other elements. The following location of water main should be adjusted to provide a clear area for future maintenance and repair:
 - a. The alignment along the south side of the driveway. This water main and easement sit directly below or just slightly offset from the landscape row of trees and the complex sign. Future maintenance and repair will be very difficult and could impact the water main. This water main alignment should shift to the south, out of the influence of the trees, out of the footprint of the sign. Indicate a cleared 12-foot easement on the south side of the landscaping. The current location does not allow for room for future maintenance. Centerline of the water main lies within 6 feet of the center of the trunks of the trees. Any excavation of the water main will require removal of any tree within the area.



4. Engineering plans must include all proposed and existing information on how the water main is planned on being connected at the existing water main at both locations. It is now noted that the water main will be installed open cut, with a full road closure, however, there is no indication of the tapping method. Cut-in-tee methodology must be worked through with the Township to show isolation and potential disruptions to service. All shutdowns must be approved by the Township. All work within the Wayne County ROW must be approved by the County.
5. The proposed valve being installed between the loop connections shall be labeled gate valve and well, and also shifted to the north. The current location is directly next to a sanitary sewer manhole. Limit the disturbance around the existing utilities and leave room for future manhole maintenance.

6. Water service lead is now less than 100 feet in length, however, the fire suppression is PROHIBITED to be tapped from a non-looped water main lead to a hydrant. Reconfigure the service and fire suppression lead. Potential to tap the northern leg of the loop for both service and fire protection.
7. All fire hydrants must be a minimum of 5' off the back of curb. Label for compliance.
8. Final Water Main plans must be submitted to EGLE for approval of all public water main design. Upon acceptance of the Engineering Plans, the applicant will be responsible for submitting three sets of full size paper copies of the plans, in conformance with the requirements from EGLE, as well as the EGLE Permit Application for Drinking Water Systems.

Sanitary Sewer

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

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

Comments:

1. Existing sanitary sewer manhole on the profile shows what looks to be a sump. Adjust for clarity.
2. The easement for the sanitary sewer will now be split between 2 properties. A sanitary sewer easement from both properties will be required to be executed prior to the start of any work.
3. Final Sanitary Sewer plans must be submitted to EGLE for approval of all public sanitary sewer design. Upon acceptance of the Engineering Plans, the applicant will be responsible for submitting an electronic version of the plans, in conformance with the requirements from EGLE (Part 41).

Storm Sewer

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

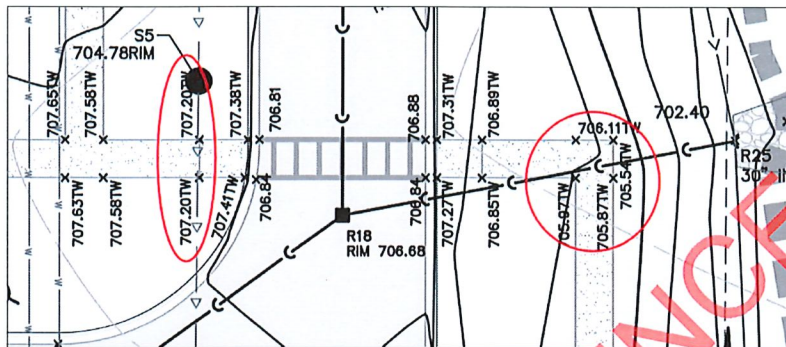
Proposed: The applicant is proposing to collect stormwater using a proposed privately-owned storm sewer system and conveyed to an onsite drainage basin. According to the plan's stormwater narrative, the stormwater pond with forebay will be sized to accommodate stormwater from the subject site and future development of the outparcel. The plans indicate a standard detention pond system with a proposed outlet and emergency overflow spillway into a plunge pool at the edge of the property. The proposed plunge pool will discharge westerly on to the adjacent property at the back of the lot (west), towards the Apple Run Drain approximately 1500 feet to the west. There is no direct storm water connection to the Apple Run Drain from the plunge pool, but instead, overland sheet flow towards the drain. At the time of this letter, Wayne County has reviewed these plans and provided comments to the applicant via email and telephone conversations (Nov 2021). The underlying issue that the County would like to see resolved is their preference of a direct connection to the [Apple] drain to the west by piping across the Twp owned property OR an approval through a drainage easement or letter of acknowledgement/approval from the property owner regarding the drainage across the property. Van Buren Township, who is the owner of the adjacent property, provided the Applicant with requirements needed prior to them giving approval for the drainage across the property.

Comments:

1. Fishbeck understands the review is still ongoing from Wayne County, and thus, any changes or further requirements from them may result in a resubmittal of the plans.

Paving and Grading

1. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans that indicate detailed parking lot grades, Americans with Disabilities Act 2010 (ADA) ramp grades, and all other paved areas. Slopes shall be provided to easily determine minimum and maximum grades are being met. Two areas to spot check on the east side of the building. 1) Low Point with no outlet (707.20) 2) Corner/Turn has a low corner giving a 11% grade. Applicant to double check grades along the driveway curve. Some grades show a cross slope greater than 2%.



2. The applicant shall add language to the detour plan to ensure local traffic is maintained. There are multiple houses located within the full road closure as shown on the detour plans.
3. The applicant shall utilize "NB" and "SB" designation on the "Belleville Rd" signs in order to clarify which direction of Belleville Road is being detoured.

Soil Erosion and Sedimentation Control (SESC)

1. All SESC Plans and implementation 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.
2. It is our understanding that the SESC Plans have been approved and the Permit is ready to be picked up. The Owner/Contractor will be responsible for obtaining the SESC Permit prior to the scheduling of the Preconstruction meeting and prior to any work being done on the site.

Recommendation

We are NOT recommending the Planning Commission grant the Clover Senior Housing Project Engineering and Final Site Plan approval at this time due to the ongoing Wayne County stormwater management review and the comments listed above. The applicant may continue to coordinate with the Township and Fishbeck to iron out any of the above listed comments while working through the final requirements for Wayne County. If you have any questions regarding this project, please contact me at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,

Paul J. Kammer, PE

Senior Civil Engineer

By email

Copy: Dan Power – Township
Vidya Krishnan – McKenna
Dave Potter, PE – Fishbeck

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

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



April 25, 2022

Department Building and Planning
46425 Tyler Road
Belleville, MI 48111

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

To whom it may concern:

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

The plan set was reviewed for fire department access and water supply using the Township adopted fire code NFPA 1 2018 edition.

Water Supply

~~Fire hydrants shall be provided for buildings other than detached one- and two-family dwellings in~~
~~accordance with both of the following:~~ **NFPA 1**
18.5.3

- ~~(1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 feet.~~
- ~~(2) The maximum distance between fire hydrants shall not exceed 500~~

~~On sheet 08 the distance from the fire hydrant on the North side of the complex to the west side hydrant is 600 feet. The south side hydrant is approximately 510 feet front the west side hydrant.~~

The hydrant shown on the west side of the building needs to be moved to the Southwest corner, and an additional hydrant needs to be added to the Northwest corner. The hydrant spacing issue was noted in the last site plan review dated March 8th 2021

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.

Fire Department Access

~~The turning radius of a fire department access road shall be approved by the AHJ.~~

~~NFPA 1 18.2.5.3.1~~

~~The turning radiuses shown on sheet 20 are not wide enough to accommodate ladder truck specs submitted.~~

~~An emergency vehicle access plan showing vehicle movement and the turning radiuses of the access road using the following dimensions will need to be verified.~~

~~Ladder Truck Length 48 Feet~~

~~Width 10 feet~~

~~Height 12 feet~~

On 4/21 I talked to Jared Kime in regards to the maneuverability of the Ladder truck around the complex. He asked for, and was provided with, additional information on the dimensions of the truck. Jared's subsequent email stated that with the updated dimensions, the turning radiuses for the ladder truck have improved, and are compliant.

~~No parking fire lane signage is required along the entire length of the access road.~~

Fire lane signs shown on plans.

All Fire Department concerns in regards to access and water supply have been addressed, the site plans as submitted are approved.

Respectfully,

Andrew Lenaghan
Deputy Fire Chief/Fire Marshal
Van Buren Fire Department



MEMO

TO: Van Buren Township Planning Commission

FROM: Dan Power – Director of Planning and Economic Development

RE: Site Plan Review #20-008 – Wayne County Fairgrounds Restroom Building

DATE: April 22, 2022

Project Summary

Applicant, Wayne County 4H Association, seeks site plan approval to construct a 1,392 square foot restroom and laundry building on a 2,380 square foot slab at an existing fairground facility, along with seven (7) new asphalt parking spaces and a concrete walkway, and to demolish 7,500 square feet of combined concrete and gravel surfaces. The proposed restroom and laundry building is proposed to include six (6) washing and six (6) drying machines along with eight (8) toilets, eight (8) showers and eight (8) sinks. The subject parcel is located at 10871 Quirk Road (Parcel ID number 83 064 99 0001 000), a 37.5-acre parcel zoned R-1B – Single Family Residential. To assist with the Planning Commission's review, I have included an illustrative map of the Fairgrounds, an explanatory letter from Deb Schalte of the Wayne County Fair Association, and site plan drawings.

Zoning, Use, and Review Process

The proposed use is a long-standing fairground which is currently owned by the Wayne County 4H Association. It has historically been the site of carnivals, races and rodeos, and miscellaneous events, along with a campground. According to the applicant, the Fairgrounds site at the subject property was established in 1946. The site has also historically hosted camping. According to the applicant, in the early 1980s, the camping activities expanded from youth and adult exhibitors being at the site during fair week to a more complete campground for the public which now encompasses roughly seven (7) acres near the north end of the site. There is currently a roughly 750 square foot building that house restrooms and laundry facilities for the campground site. The proposed larger restroom and laundry facility will be used to serve the needs of the campground.

If the entire fairgrounds site were proposed today, the park aspect of the use would require a special land use approval. Additionally, the campground is considered lawful nonconforming use, because though campgrounds are relegated only to the Township's AG – Agricultural and Estates zoning district as a special land use, it was lawfully in place prior to the Township's adoption of a Zoning Ordinance.

The applicant began seeking to build the restroom and laundry building in 2019. When reviewing the scope of this project, the previous Planning Director interpreted and I agree that the Planning Commission would be required to review the project, however, the scope of planning review would be limited to review to the areas adjacent to the new bathroom building, including adjacent vehicle

parking and maneuvering and the relationship between the proposed building and other buildings, campsites, and internal access drives. The entire fairgrounds site would be exempted from the review and a special land use permit addition would not be required from the Township Board to facilitate that review. Additionally, the Township Engineer and Township Fire Marshal would need to review the plan for preliminary approval. These reviews would cover any comments pertaining to water and sanitary utilities, fire department access and any fire suppression review, and surface drainage. The format of my review in this report will be to summarize the review completed on these major points regarding setbacks, building architecture, vehicle parking and maneuvering, access, water and sewer utilities, and surface drainage.

Setbacks. The proposed building meets the R-1B zoning ordinance setback requirements including a 30' required front, 25' combined required side, and 35' required rear yard setback.

Building Architecture. The elevation drawing provided by the applicant demonstrates that the proposed building façade will be concrete block walls, and the building will have a hip roof with residential-style asphalt shingles. A color rendering shall be provided to demonstrate that the building's color is compatible with other buildings around the fairgrounds site.

Vehicle Parking and Maneuvering. The applicant proposes seven (7) off-street parking spaces on an asphalt surface. This is adequate to meet the needs of the building's proposed laundry facilities, including one (1) space for every two (2) washing and drying machines. The off-street parking spaces must be double-striped in accordance with the Van Buren Township Zoning Ordinance, must be 20' deep and 9.5' wide, and must have an adjacent maneuvering lane that is at least 24' wide. The site's existing gravel-surfaced access drive will be used up to the point of the building.

Access. The building will be accessed from both Quirk Street to the west and McBride Avenue to the north. Based on direction from the Fire Marshal to ensure there is a direct route to a fire hydrant on McBride Avenue, the applicant has installed a new driveway approach from McBride Avenue to the north. Prior to final inspection, the applicant must walk the site with Township staff to ensure that adequate access to the building is provided from both the west and the north, and that all access drives are in good repair.

Water and Sewer Utilities. The site will use existing sanitary sewer facilities. The Township Engineer and Fire Marshal required the applicant to provide data to support that the site is adequately served by area water flow. Flow rates were measured by Brown Drilling, the applicant's contractor, on November 6, 2020. Based on remaining concerns that the flows would be adequate to serve fire suppression needs for the site, the Township Fire Marshal required the applicant to install a driveway approach to McBride Avenue so as to provide a direct route for the Fire Department to access the fire hydrant there in the event of an emergency. The Fire Marshal has indicated that all previous water supply and fire department access concerns have been addressed with his latest letter dated March 18, 2022.

Stormwater Drainage. The applicant provides data on their current plans to indicate that the proposed construction will reduce the total volume of runoff on the site and use existing stormwater

facilities. Downspouts must be installed on the proposed building which adequately discharge roof stormwater to the surface stormwater facilities in accordance with the Township's Engineering Standards.

Recommendation

The applicant has worked hard over the past several years to develop this project. I recommend that the Planning Commission grant **preliminary and final site plan approval**, subject to the following conditions being met:

- : A color rendering shall be provided to demonstrate that the building's color is compatible with other buildings around the fairgrounds site.
- : The off-street parking spaces must be double-striped in accordance with the Van Buren Township Zoning Ordinance, must be 20' deep and 9.5' wide, and must have an adjacent maneuvering lane that is at least 24' wide.
- : Prior to final inspection, the applicant must walk the site with Township staff to ensure that adequate access to the building is provided from both the west and the north, and that all access drives are in good repair.
- : Downspouts must be installed on the proposed building which adequately discharge roof stormwater to the surface stormwater facilities in accordance with the Township's Engineering Standards.

Thank you for allowing me to assist with this review.

Sincerely,



Dan Power

Director of Planning and Economic Development, Van Buren Charter Township

CC: Deb Schalte, Wayne County Fairgrounds Association
Paul Kammer, PE, Van Buren Township Engineering Consultant – Fishbeck
Andrew Lenaghan, Van Buren Township Fire Marshal
Todd Saums, Van Buren Township Water and Sewer Director

Andrew Lenaghan
Deputy Fire Chief/ Fire Marshal
O: 734-699-8900 Ext. 9416

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



March 18, 2022

Director of Planning and Economic Development
46425 Tyler Road
Van Buren Township, MI 48111

Re: Proposed New Restroom and Laundry building
Wayne County Fairgrounds and RV Park
10871 Quirk Rd.
Van Buren Township, MI 48111

I have completed the review of the site plan submitted for the restrooms and laundry room at the Wayne County Fairgrounds.

All previous water supply and fire department access concerns have been corrected.

If you have any questions regarding this review, feel free to contact me (734) 699-8900 Ext. 9416 or alenaghan@vanburen-mi.org

Andrew Lenaghan

Deputy Fire Chief/ Fire Marshal
Van Buren Township

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.