

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
March 9, 2022
MINUTES**

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

ROLL CALL:

Present: Jahr, Barr, Budd and Kelley.

Excused: Atchinson, Cullin and Garrett.

Staff: Director Power, Director Renaud, Executive Assistant Dohring and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan and Fishbeck Associate, David Potter.

Applicant(s) in Attendance: Frank Martin and Tom Gergich of Dorchen-Martin Associates for Applebee's (remote), Scott Wright and Mason Brown of JSB Builders and Steven Gedert of Neumann/Smith Architecture for the Van Buren Charter Township Community Center.

Audience: Seven (7).

APPROVAL OF AGENDA:

Motion Budd, Jahr second to approve the agenda of March 9, 2022 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Jahr, Barr second to approve the regular meeting minutes of February 23, 2022 as presented. **Motion Carried.**

PUBLIC HEARING:

ITEM #1: 21-043 – APPLEBEE'S DRIVE-UP ADDITION SPECIAL LAND USE REQUEST AND SITE PLAN REVIEW.

THE APPLICANT, FRANK MARTIN, AIA ON BEHALF OF OWNER APVB, LLC SEEKS TO CONSTRUCT AN 11' X 14' "TO GO" BOOTH FOR ONLINE AND PICKUP ORDERS FOR THE APPLEBEE'S RESTAURANT. ANY DRIVE-THRU FACILITY (ACCESSORY TO ANY PRINCIPAL USE) IS A SPECIAL LAND USE IN THE C-2 (EXTENSIVE HIGHWAY BUSINESS) ZONING DISTRICT. THE PROPOSED SPECIAL LAND USE REQUIRES A PUBLIC HEARING.

THE 1.3 ACRE SITE IS LOCATED AT 10526 BELLEVILLE ROAD (PARCEL ID NUMBER 83-064-99-0003-715), ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN WESTLAKE CIRCLE AND THE NORTH I-94 SERVICE DRIVE AND IS ZONED C-2, EXTENSIVE HIGHWAY BUSINESS DISTRICT.

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

The applicant's team was available via Zoom to answer any questions. There were no comments from the audience or remote viewers.

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

NEW BUSINESS:

ITEM #1: 21-043 – APPLEBEE'S DRIVE-UP ADDITION SPECIAL LAND USE REQUEST AND SITE PLAN REVIEW.

THE APPLICANT, FRANK MARTIN, AIA ON BEHALF OF OWNER APVB, LLC SEEKS TO CONSTRUCT AN 11' X 14' "TO GO" BOOTH FOR ONLINE AND PICKUP ORDERS FOR THE APPLEBEE'S RESTAURANT. ANY DRIVE-THRU FACILITY (ACCESSORY TO ANY PRINCIPAL USE) IS A SPECIAL LAND USE IN THE C-2 (EXTENSIVE HIGHWAY BUSINESS) ZONING DISTRICT. THE PROPOSED SPECIAL LAND USE REQUIRES A PUBLIC HEARING.

THE 1.3 ACRE SITE IS LOCATED AT 10526 BELLEVILLE ROAD (PARCEL ID NUMBER 83-064-99-0003-715), ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN WESTLAKE CIRCLE AND THE NORTH I-94 SERVICE DRIVE AND IS ZONED C-2, EXTENSIVE HIGHWAY BUSINESS DISTRICT.

Director Power gave a brief presentation. The purpose for the Applebee's addition is to have a "To Go" booth for online and mobile app order pickup with some vehicle stacking. The "To Go" booth being an accessory to the principal use requires special land use approval. The Planning Commission will consider 2 actions, special land use and site plan approval.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 2-27-22. The proposed plan meets the general standards for consideration of special land use approval and the specific standards 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.

Vidya Krishnan of McKenna Associates presented her site plan review letter dated 2-27-22. A revised plan has been submitted by the applicant which addresses all of their concerns. The proposed addition will allow the applicant to offer additional services at the restaurant which has become the norm over the past two years. Therefore, McKenna Associates recommends the Planning Commission grant preliminary and final site plan approval for the proposed drive-through addition to Applebee's, subject to the following conditions:

1. Administrative review of existing site landscaping and providing additional plantings as required to meet intent of the ordinance.
2. Administrative approval of signage.

David Potter of Fishbeck Associates presented his staff review letter dated 2-28-22, recommending engineering and final site plan approval for the Applebee's addition, subject to

the comments in the review letter and in accordance with the Township's Engineering Standards manual.

Director Power presented the Fire Department review letter dated 12-23-2. Fire Department access will not be adversely affected by the addition of the booth and it is further understood that building plans will be submitted for review at a later date.

Applicant, Frank Martin thanked the Planning and Engineering consultants. Applebee's has been a business partner in Van Buren Township since the early 2000's. The pandemic changed everything and restaurants needed to adapt as the number of to-go and pickup orders increased. The "To Go" booth is an effort to improve upon the pickup/delivery experience. Customers will place orders on the mobile app or by calling Applebee's and drive to the "Go To" booth for pickup improving safety by eliminating a crew member walking to the vehicle and/or the customer leaving the vehicle. Mr. Martin was available to answer any questions.

Commissioners had the following questions and comments:

- Where are the signs going to be located? There will be 2 signs, they are displayed on the elevations.
- Is there signage in the traffic area? The applicant doesn't have it marked on the site, staff will review and make sure signage is in place.
- Is there any striping required for the stacking area? Striping is not required for the stacking area, but has to be shown on the plan.
- Is there a menu board? No, ordering will be done on the mobile app or by phone.

No comments from the audience or remote viewers.

Motion Jahr, Budd second to recommend special land use approval to the Township Board of Trustees for applicant, Frank Martin on behalf of owner APVB, LLC to construct and operate an 11' x 14' "To Go" booth for online and pickup orders at Applebee's, located at 10526 Belleville Road, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 2-27-22, Fishbeck Associates review letter dated 2-28-22, Fire Department review letter dated 12-23-21 and Director Power's staff review memo dated 3-4-22.

Roll Call:

Yeas: Barr, Budd, Jahr and Kelley.

Nays: None.

Excused: Atchinson, Cullin and Garrett.

Motion Carried. (Letters Attached)

Motion Jahr, Barr second to grant the applicant, Frank Martin on behalf of owner APVB, LLC both preliminary and final site plan approval to construct an 11' x 14' "To Go" booth for online and pickup orders at Applebee's, located at 10526 Belleville Road, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 2-27-22, Fishbeck

Associates review letter dated 2-28-22, Fire Department review letter dated 12-23-21 and Director Power's staff review memo dated 3-4-22.

Roll Call:

Yeas: Budd, Barr, Jahr and Kelley.

Nays: None.

Excused: Atchinson, Cullin and Garrett.

Motion Carried. (Letters Attached)

ITEM #2: 21-004 – JSB BUILDERS LLC – FINAL SITE PLAN.

THE APPLICANT, SAM PATEL ON BEHALF OF JSB BUILDERS, LLC HAS APPLIED TO CONSTRUCT A 16,280 SQUARE FOOT MULTI-TENANT LIGHT INDUSTRIAL BUILDING WITH TRUCK WELL AND RELATED SITE IMPROVEMENTS.

THE SITE IS LOCATED TO THE SOUTH OF 6032 SCHOONER DRIVE, TAX PARCEL ID NUMBER 83-018-99-0003-708, IS ZONED M-1 (LIGHT INDUSTRIAL) WITH A TOTAL AREA OF 4.478 ACRES. THE SITE IS LOCATED ON THE WEST SIDE OF SCHOONER DRIVE WHICH IS LOCATED ON THE SOUTH SIDE OF MICHIGAN AVENUE BETWEEN BECK AND DENTON ROADS.

Director Power deferred the presentation to the Planning Consultant and Township Engineer for their reviews.

Vidya Krishnan of McKenna Associates presented her final site plan review letter dated 2-9-22. All of the conditions of the preliminary plan approval have been met at this time, with the exception of landscaping along the site's future development area. Therefore, McKenna Associates recommends the Planning Commission grant final site plan approval for JSB Builders to construct a new industrial building on Schooner Drive, subject to:

1. Installation of landscaping along the site's remaining frontage (future development area) if no formal plan for the development of the area is submitted to the Township officially by April 2025.

David Potter of Fishbeck Associates presented his site plan review letter dated 2-22-22, highlighting storm sewer comments 1 and 2:

1. There is no dedication of a stormwater detention system. The applicant has indicated onsite stormwater detention is not required in accordance with the property deed restrictions and design of the Schooner Road detention system. The applicant must provide these referenced documents that exempt the site from stormwater detention requirements for the Township to review.
2. The applicant must submit calculations for the total additional runoff volume for the ten-year storm for the proposed development of including calculations for composite C factor for the entire site.

Fishbeck Associates recommends engineering and final site plan approval for JSB Builders site, subject to the comments listed in the review letter and in accordance with the Township's Engineering Standards manual. The applicant must amend the plans in accordance with the comments listed and submit documentation indicating previous approvals for no required internal stormwater management prior to the Issued for Construction plan set. If said documents cannot be supplied or if Wayne County does not accept the stormwater design, or lack thereof, the applicant will be responsible for resubmitting for engineering review.

Director Power presented the Fire Department review letter dated 2-16-22, providing the following comments:

Fire Protection/Water Supply

- No part of any buildings and structures shall be more than 250 feet from a hydrant.
- 1 fire hydrant located on Schooner Drive is shown on the plans, 1 additional hydrant will need to be installed on the north side of the building.
- The north side of the building is over 250 feet away from either hydrant.

Building Access/Communications

- The installation of an ELOCK Knox box is required for all tenants within the building. The Knox Box location will be verified prior to the installation on the building.
- Emergency Responder Radio Coverage System is required unless it can be proven after building is constructed and occupied that coverage is sufficient. This will be verified by AHJ prior to final C/O.

Architect, Scott Wright discussed the two outstanding items addressed in the planning and engineering reviews. The applicant has no issue with adding a date for the landscaping of Schooner Drive and has also discussed the possibility of a performance bond. In regard to the stormwater, the property was purchased with the deed restriction and the owner has been looking through documents. The owner and applicant will continue working with the Township to locate the required stormwater system documents.

Mason Brown discussed the hydrants referenced in the Fire Department review letter. The applicant has sent out new drawings with revised hydrant coverage. 1 hydrant has been added to the north side of the building and the hydrant on the south side of the building has been moved in order to meet requirement standards.

Commissioners had the following questions and comments:

- What is the applicant's recourse if they can't find the information that we are looking for? The recourse would be to reverse engineer the site.
- If the information does not appear and there needs to be significant stormwater engineering, would it come back to the Planning Commission. Yes, the review letter would be rescinded and it would come back for engineering review.
- Commissioner likes the 3-year reprieve for landscaping with a performance bond. How did the Planning Consultant come up with the 3 years? The project will take approximately 18 months and gives the applicant some incentive.
- Commissioners like the look of the building.

No comments from the audience or remote viewers.

Motion Jahr, Budd second to grant the applicant, Sam Patel on behalf of JSB Builders, LLC final site plan approval to construct a 16,280 square foot multi-tenant light industrial building with truck well and related site improvements at the site location to the south of 6032 Schooner Drive, parcel number 83-018-99-0003-708, based on the analysis and subject to the comments in the McKenna Associates review letter dated 2-9-22, Fishbeck Associates review letter dated 2-22-22, Fire Department review letter dated 2-16-22 and Director Power's staff memo dated 3-4-22 with the added condition that a performance bond shall be attached to the landscaping requirement.

Roll Call:

Yeas: Barr, Budd, Jahr and Kelley.

Nays: None.

Excused: Atchinson, Cullin and Garrett.

Motion Carried. (Letters Attached)

ITEM #3: 22-008 – VAN BUREN CHARTER TOWNSHIP COMMUNITY CENTER RENOVATION AND ADDITION – PRELIMINARY SITE PLAN.

THE APPLICANT, STEPHEN J. GEDERT, ON BEHALF OF OWNER VAN BUREN CHARTER TOWNSHIP, HAS APPLIED FOR ROUGHLY 13,446 SQUARE FEET OF RENOVATIONS AND A 16,411 SQUARE FOOT GYMNASIUM ADDITION ADJACENT TO THE EXISTING MUNICIPAL BUILDING, RENOVATIONS TO THE EXISTING BUILDING AND THE CONSTRUCTION OF ASSOCIATED PAVEMENT AND UTILITIES.

46425 TYLER ROAD (PARCEL ID NUMBER 83-061-99-0006-000). THE SITE IS LOCATED EAST OF QUIRK ROAD AND SOUTH OF TYLER ROAD.

Director Power presented his staff review letter dated 3-7-22. The site plan review is for a proposed 13,446 square foot renovation and building addition totaling 21,763 square feet (16,411 square foot first floor addition and 5,352 square foot mezzanine addition) for the purpose of providing a Community Center and site upgrades at the Van Buren Township Hall administrative campus. In addition to extensive programming (indoor and outdoor activities), the improvements will include a performance plaza, a fitness patio, additional parking, walkways and landscaping. The site is zoned OT, Office Technology and the lot is approximately 14.5 acres in area. Director Power displayed color renderings of the building addition and parking area, the exterior façade consists of metal panel, brick and glass. The items included in Director Power's staff review letter are minor in nature and can be addressed with final site plan adjustments as the project proceeds through engineering and final site plan review and through the creation of "Issued for Construction" drawings. Director Power recommends conditional approval of the plan dated 2-25-22, subject to the following conditions:

- A written statement regarding a public safety need should be provided to justify the closure of access between the site's visitor and employee (public safety and general municipal employee) parking must be provided.

- I recommend the Planning Commission to approve the site's access configuration based on the presented site programming data and on the condition of receiving this written public safety justification.
- A designated snow storage area must be provided in coordination with the Township Department of Building and Grounds.
- The Planning Commission should modify the greenbelt along the east lot line from 20' to approximately 4' 9" as noted.
- The length of Type B perimeter in the Affected Area must be listed.
- The Planning Commission should modify the standard requirement of Section 10.103 (E)(b) to enable three shrubs per tree in place of trees along the required Type B greenbelt perimeter.
- The required number of deciduous or evergreen ("large") trees and ornamental trees related to building foundation landscaping must be reversed to show sixteen (16) required evergreen and deciduous trees and seven (7) ornamental trees and the species must be reflected in the final plant list.
- Staff should be enabled to work with the applicant to provide appropriate landscaping credit for trees which do not meet the minimum standards for plant materials.
- A detail of the proposed gate must be shown.
- I recommend that the Planning Commission should review the plans for consistency with the requirements of Section 3.114(F) of the Van Buren Township Zoning Ordinance as it pertains to building architecture and approve the plans as presented.

David Potter of Fishbeck Associates presented his review letter dated 3-3-22, highlighting Storm Sewer comment number 2:

- Calculations for the design of the storm sewer system must be provided in accordance with the Township Design Standard Manual as part of the Engineering Plan. The maximum allowable discharge in the Township for detention basins is 0.1 cubic feet per second (cfs)/acre.

Fishbeck Associates recommends the applicant move forward in the Township approval process, subject to the applicant determining the proper course of action for the comments in the review letter.

Director Power presented the Fire Department review letter dated 3-1-22. The parking lot on the eastern side of the complex that leads to the baseball diamond has a dead end that exceeds 150 feet. Dead-end fire department access roads in excess of 150 feet in length shall be provided with approved provisions for the fire apparatus to turn around. Director Power informed that the Fire Chief and Fire Marshal are willing to modify.

Applicant, Stephen Gedert provided a PowerPoint presentation providing an overview of the design of the Community Center. Mr. Gedert displayed the overall site plan overlaid on a Google map to display the area of the renovation with the new gymnasium and fitness addition. On the outside there will be a performance plaza for outdoor concerts, movies and other events. The applicant is proposing an outdoor fitness patio to be used by staff for outdoor yoga and exercise classes. A new entrance for the Community Center has been designed for the east side of the

building. The parking area and side walk will be extended to Quirk Park. The Police and Employee parking lot area is closed off to the public, with access along Quirk Road, a 5 foot high decorative fence with a security gate entrance to the parking area. The renovated area of the building will have a new lobby, control desk, community center offices and Black Box Theater. Across from the administrative offices are restrooms and locker rooms, a multi-purpose party room and renovated senior area. Also included in the renovation/addition are new seating areas, a play room, an additional multi-purpose party room, fitness area/exercise room, new gymnasium with a high school sized basketball court or 2 junior high sized courts with pickle ball and volleyball layouts. The gymnasium will have a stair access to the mezzanine floor which has a walking track. Mr. Gedert displayed color renderings of the exterior of the building, a sample of the brick for the exterior façade and was available to answer any questions.

Commissioners had the following questions and comments:

- Very nice-looking addition to the building. With regard to Section 3.114(F) flat roofs being discouraged, since this is an addition to the building with an existing flat roof, feel it is an acceptable look.
- Commissioner thanked Director Renaud, Executive Assistant Dohring and the architects for their hard work.
- What is the Black Box Theater? It is a theater room that can be used for any type of performance, it does not have a fixed stage and can hold seating for up to 150 people. The room will have bleacher type seating that comes out from the wall.
- In reducing the greenbelt buffering, do we have the ability to make the modification if the intent is keeping the buffering with screening? Yes.
- Commissioner agrees with screening, the flat roof and loves the design of the building.
- Commissioner inquired about the written statement for public safety. Director Power informed that if the Planning Commission needs more information, they can reach out to the department.
- Commissioners agreed to the fence around the public safety and employee parking areas.

No comments from the audience or remote viewers.

Motion Jahr, Barr second to grant the applicant, Stephen J. Gedert on behalf of owner Van Buren Charter Township preliminary site plan approval for 13,446 square feet of renovations and a 16,411 square foot gymnasium addition adjacent to the existing municipal building, renovations to the existing building and the construction of associated pavements and utilities, based on the analysis and subject to the conditions in the Fishbeck Associates review letter dated 3-3-22, Fire Department review letter dated 3-1-22 and Director Power's revised staff review letter dated 3-7-22.

Roll Call:

Yeas: Budd, Barr, Jahr and Kelley.

Nays: None.

Excused: Atchinson, Cullin and Garrett.

Motion Carried. (Letters Attached)

GENERAL DISCUSSION:

Director Power discussed the possibility of changing the Planning Commission meeting format to an earlier meeting time. There is a public process to make a time change to the meeting and Director Power wants to make sure that any change made works for all Planning Commission members. Commissioners will check their work schedules and follow up with Director Power as to their availability.

ADJOURNMENT:

Motion Barr, Jahr second to adjourn the meeting at 9:23 p.m. Motion Carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'CHH', followed by a horizontal line extending to the right.

Christina Harman
Recording Secretary



VAN BUREN
CHARTER TOWNSHIP

MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power— Director of Planning and Economic Development
RE: Applebee's Special Land Use, Preliminary and Final Site Plan Review
DATE: March 4, 2022

The Planning Commission will review the request by applicant Frank Martin, AIA on behalf of owner APVB, LLC to construct an 11' x 14' "To Go" booth for online and pickup orders for the Applebee's Restaurant. Any drive-Thru Facility (accessory to any principal use) is a special land use in the C-2 (Extensive Highway Business District) Zoning District. The proposed Special Land Use requires a public hearing. The 1.3-acre site is located at 10526 Belleville Road (parcel ID number 83 064 99 0003 715), on the west side of Belleville Road between Westlake Circle and the North I-94 Service Drive, and is zoned C-2 — Extensive Highway Business District. The packet being considered by the Planning Commission includes a civil and architectural drawing.

If the plan is approved by the Planning Commission, the special land use request will be considered by the Township's Board of Trustees. The final construction drawings will then be produced. I look forward to assisting with this review. Thank you for your consideration.

Sincerely,

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

CC: Todd Saums and Lawrence Luckett, Van Buren Township Public Services Department



MCKENNA

February 27, 2022

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

**Subject: VBT-21-043 Applebee's/ 10526 Belleville Road; Site Plan Review #2;
Revised Site Plans Dated February 11, 2022.**

Dear Commissioners:

The applicant Applebee's has submitted a proposal to construct an addition to the existing restaurant located on Belleville Road. The site is located on the west side of Belleville Road and is located on one of Walmart's outlots. The site is located on the west side of Belleville Road and is zoned C-2 (Extensive Highway Business) District and is also part of the Belleville Road Overlay District (BROD). Section 3.112 of the Zoning Ordinance permits restaurants as a permitted use in the district. Drive-throughs are permitted only as a special land use. The proposed addition is noted as a "to-go" booth, which would be classified as a drive-through and requires special land use approval.

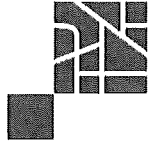
We have reviewed the special land use request based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

Special Land Use Review Comments

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

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

The site is currently occupied by a restaurant which was approved in early 2000. It has been a long-standing business established in the Township's core commercial area and has served the residents of the Township and other for a long time. With the global pandemic, businesses, especially the service-based industry has had to adapt to stay in business. Providing carry-out or contactless pick-up of food has been one of the solutions used by the industry. Many restaurants have sought temporary approvals to provide such a service; however many now rely on pick-up as a significant part of their business. The proposed addition will keep the restaurant viable and provide additional service to the residents of the community and will promote the use of land in a socially and economically desirable manner as planned for the area.



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

The proposed use is located right off Belleville Road, making access to it convenient for the public. The site is also part of the Belleville Road Overlay District (BROD) which is the main commercial hub for the Township.

3. Is compatible with adjacent uses of land.

The restaurant is located on one of Walmart's outlots and is surrounded by numerous types of retail and service based commercial uses including fast food restaurants. Therefore, the use is compatible with adjacent uses of land.

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

The proposed addition is designed to allow for safe movement of vehicular and pedestrian traffic on the site. Concerns related to crosswalks and access have been adequately addressed on the revised site plan.

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 addition will affect the site's current public service capacity. The restaurant is already serviced with utilities.

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 properties in the neighborhood in which it is located. As noted previously, the site is located in a corridor with similar higher intensity commercial uses.

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

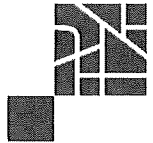
No trees are proposed to be removed as part of the site plan. Further, the applicant will be required to replace/add trees and plantings as required by the Ordinance to help meet this standard.

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.

Applebee's To-Go 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-2 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 restaurant drive-through service 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 Restaurants, Drive-Thru and Drive-in [Section 5.136]: Drive-thru or drive-in or similar establishments serving food and/or beverages are subject to the following use specific 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.** This standard has been met. The subject site is an outlot on Walmart and serviced by an internal service drive. The nearest intersection is Belleville Road and I-94 North service Drive located over 950 feet away.
2. **All such uses shall have direct ingress and egress through a paved major thoroughfare.** As a part of the Township access management plan, all of the outlots along Belleville Road were restricted from accessing a major thoroughfare directing. The site plan was originally approved with access onto the internal service drive in the interest of public safety. The intent of this requirement was to prevent drive-through from accessing residential or smaller side streets. In this case the internal service drive is a commercial corridor; therefore, meeting the Ordinance standard.
3. **All lighting or illuminated display shall not reflect onto any adjacent residential zoning district and shall meet the requirements of Section 8.105.** This standard has been met. The site does not abut any residential zoned or used property.
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.** This standard has been met. The site is not in close proximity to any school or places of gathering of children.

Recommendation

The proposed use meets the general standards for consideration of special land use approval and the specific conditions related to use. Therefore, we recommend the Planning Commission recommend approval of the special land use to the Township Board of Trustees, subject to site plan approval.

Respectfully,
McKENNA

Vidya Krishnan
Senior Principal Planner

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



MCKENNA

February 27, 2022

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

**Subject: VBT-21-043 Applebee's/ 10526 Belleville Road; Site Plan Review #2;
Revised Site Plans Dated February 11, 2022.**

Dear Commissioners:

The applicant Applebee's has submitted a proposal to construct an addition to the existing restaurant located on Belleville Road. The site is located on the west side of Belleville Road and is located on one of Walmart's outlots. The site is located on the west side of Belleville Road and is zoned C-2 (Extensive Highway Business) District and is also part of the Belleville Road Overlay District (BROD).

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 zoned C-2 (Extensive Highway Business District). Section 3.112 of the Zoning Ordinance permits restaurants as a permitted use in the district. Drive-throughs are permitted only as a special land use. The proposed addition is noted as a "to-go" booth, which would be classified as a drive-through and requires special land use approval. Our comments on the special land use are noted in a letter under separate cover.

Per Section 6.303 "The BROD is a mandatory overlay district. Property in the BROD may continue to be used as permitted by the standard zoning district and all other legal nonconformities are permitted to continue; however, any new activity that requires site plan approval in accordance with the requirements of the Zoning Ordinance shall also comply with the requirements of the BROD contained in this Chapter."

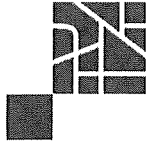
2. **Required Information.** All of the information required per Section 12.203 of the Zoning Ordinance have been noted on the revised plan.
3. **Lot.** The site has a total area of 1.289 acres. The legal description is included with the tax parcel ID number.
4. **Dimensional Requirements.** There is no required minimum lot area or width in the C-2 Extensive Highway Business District.

The minimum required front, rear, and side yard setbacks for the C-2 District is 35 feet, 20 feet, and 25 feet respectively. The proposed addition complies with the setbacks. Maximum permitted building height in the C-2 District is 4 stories and 40 feet. The proposed elevation has a height of 11'6" and is compliant.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

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MCKA.COM

Communities for real life.



5. **Access and Circulation.**

- a. **Location of Curb Cuts.** The access to the site is off an existing curb cut from the internal service drive and is to remain unchanged. The proposal does not change the means of access.
- b. **Cross Access.** All the outlots are served by an internal service drive which meets the intent of the ordinance.
- c. **Sidewalks.** The site has an existing sidewalk along its Belleville Road frontage. The site also has existing sidewalks along the internal drive to the west and the south side main drive aisle into the Walmart site. Sidewalk connections are established from Belleville Road to the site interior. The existing restaurant has sidewalks on all sides to facilitate entrance to the building with doors located on the east, north and south sides. The proposed to-go addition eliminates one of the doors on the north side. The applicant has reconfigured the crosswalk in a manner to ensure connection with the sidewalk to the property to the north and also allow for a safe distance from vehicles stopped at the pick-up window to minimize pedestrian-vehicle conflict.

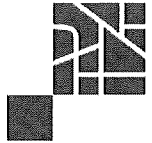
5. **Parking and Loading.** Parking requirements are as follows:

- a. **Space Dimensions.** All of the parking spaces on the site are existing and were built in conformance to the Ordinance standards when they were constructed. As directed, the applicant has added a note to the site plan stating that any time in the future if the parking lot is re-sealed, all the spaces will be re-striped with double striping as required under the current regulations.
- b. **Number of Parking Spaces.** The site plan includes parking calculations that notes the provision of 73 spaces including 4 barrier free accessible. Parking on the site is based on regulations that were in effect at the time the original site plan was approved. The Planning Commission at the time granted a waiver from the total number of required spaces based on the applicant's justification for parking need. The proposed "to-go" window will be treated similar to a drive-through window for purposes of providing stacking spaces. While the site may not require the amount of stackings pace as a typical fast-food restaurant, the plan was required to include stacking for at least 5 vehicles. The stackings paces are shown on the plan and do not impede traffic on the site.
- c. **Barrier Free Spaces.** The plan notes four (4) barrier free spaces in compliance with ADA standards.
- d. **Loading.** As the proposed building is between 0 – 10,001 sq. ft., one (1) 10' x 25' loading space is required. The required loading space is currently located on the northwest corner of the building and is located at a distance from the pick-up window to avoid any conflict.

6. **Landscaping and Screening.** The site is located in the Extensive Highway Business (C-2) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others.



- a. Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. Section 6.310 (C) (2) (b) states; In addition to the trees required in the frontage area in Section 10.103(A), deciduous street trees shall be planted within the right-of-way of any streets (i.e., between the sidewalk and the street), in an amount equal to at least one (1) deciduous street tree per each forty (40) linear feet or fraction thereof of frontage.
- 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.
- 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. Additionally, one (1) deciduous tree shall be planted for each three hundred (300) square feet of interior landscaping.
- c. Loading Area Landscaping.** Section 10.103 (C) of the Zoning Ordinance requires an opaque wall or a greenbelt for required screening.
- d. Greenbelt Buffering.** Section 10.103 (E) provides greenbelt buffering standards. A ten (10) foot wide buffer, with one (1) tree per thirty (30) linear feet is required on all sides of the proposed development.
- e. Specific Landscaping for C-2 Zoning District.** Developments in the C-2 District require contiguous outdoor space, independent of sidewalks, pedestrian circulation areas and required landscaping, 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.
- f. BROD Landscape Standards.** Section 6.310 provides landscape standards for development projects within the BROD. Some of these standards are discussed in their respective landscape standards above. The following additional points need to be addressed on a revised plan:
- Perennial beds, planted in groups, shall be planted in twenty percent (20%) of the required landscape frontage area defined in Section 10.103(A).
 - A minimum eight (8) foot street lawn, five (5) foot wide sidewalk, and five (5) foot buffer area between the off-street parking and/or vehicular use area and the sidewalk shall be provided. The street lawn shall include trees in accordance with Section 6.310(C)(2). The five (5) foot buffer area shall extend the length of the parking lot and include an opaque screen of landscaping at least three (3) feet in height. The opaque landscape screen shall be composed of upright shrubs planted as a hedge. The hedge shall attain opacity and a height of three (3) feet within twelve (12) months of planting under normal growing conditions.



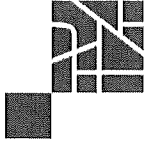
The applicant has submitted a landscape plan dated 12/19/2001 which was part of the originally approved site plan submission. The plan appears to meet most of the current requirements but does not have calculations for all of the categories above to show compliance. We recommend that the applicant work with Township Administration to address any shortfall and replace and dead and diseased plantings to ensure the site is well landscaped.

7. **Tree Removal Permit.** This requirement is not applicable.
8. **Stormwater Pond.** The proposed addition is to be located on an existing paved impervious surface. We do not anticipate any significant changes to stormwater detention requirements. Township Engineer input is required.
9. **Lighting.** A photometric plan has been submitted. The site is illuminated with existing wall mounted fixtures and 25' high light poles. Fixture detail has been noted and meets ordinance standards.
10. **Architecture and Facades.** The applicant has submitted detailed elevations for the proposed addition. The existing restaurant is constructed entirely of brick with quality architectural features. The applicant previously proposed the addition to be constructed of cement board with a decorative fascia, which is not in keeping with the BROD requirements. The revised plan at this time includes a full brick addition, consistent with the original Applebee's' restaurant and making the addition seamless. The addition will have a flat roof with a decorative fascia and signage. The revised architecture is consistent with BROD requirements.
11. **Dumpster.** The site plan notes a dumpster enclosure on the northwest corner of the building. The enclosure and the gates appear to be in compliance to Ordinance standards.
12. **Signs.** The plan proposes the addition of new signage for the pick-up window. Signage will be submitted separately for administrative approval.

RECOMMENDATION

The revised plan addresses all of the concerns previously discussed. The proposed addition will allow the applicant to offer additional services at the restaurant which has become the norm over the past two years. Therefore, we recommend that the Planning Commission grant preliminary and final site plan approval for the proposed drive-through addition to the Applebee's, subject to the following condition:

1. Administrative review of existing site landscaping and providing additional plantings as required to meet intent of the ordinance.



2. Administrative approval of signage.

Respectfully,
McKENNA

Vidya Krishnan
Senior Principal Planner

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

Andrew Lenaghan
Fire Marshal
O: 734-699-8900 ext 9426

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



December 23, 2021

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

Applebees's Restaurant
10526 Belleville Road
Van Buren Township, Michigan 48111

The site plan for the addition of a 130 square foot pick up booth was reviewed for compliance with the Van Buren Township adopted fire code NFPA 1 2018. Since the booth is an addition to an existing building, the focus of the review was fire department access.

Fire Department Access will not be adversely affected by the addition of the booth. It is further understood that building plans will be submitted for review at a later date.

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

Andrew Lenaghan
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.

February 28, 2022
Fishbeck Project No. 211770

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

Applebee's Addition – To-Go Booth Construction Plan Engineering and Final Site Plan Review

Dear Director Saums:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Engineering Site Plan submitted to the Township for the Engineering and Final Site plan approval for the proposed Applebee's addition located on Belleville Road north of the I-94 Service Drive.

This project entails construction of an additional structure at the existing 4,880 square-foot Applebee's Restaurant at 10526 Belleville Road. Plans include construction of a 130 square-foot to-go booth drive-through, pedestrian pavement striping, reconstruction of a portion of the sidewalk including an Americans with Disabilities Act of 2010 (ADA) accessible ramp, and other various landscaping and site plan improvements. No utility improvements are being proposed.

Our review comments are as follows:

General

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

1. All benchmark information must be listed on the plans with all elevations listed in National Geodetic Vertical Datum 29 (NGVD 29) or a conversion factor to the NGVD 29 datum must be included.
2. 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.
3. Preliminary Plans must include a Title Sheet. The Title Sheet must include the project title, listing of permits required (if any), and an index of plan sheets.

Storm Sewer

Existing: The plans indicate runoff being collected from a system of catch basins and drains and discharging to an existing detention pond south of the development.

Proposed: The plans indicate that due to the increase in impervious area, the overall runoff for the site has increased. The pond volume calculations from the original plans are included on the proposed plans and indicate the existing detention pond is sized to accept the additional runoff.

Soil Erosion and Sedimentation Control (SESC)

1. Due to the small footprint of disruptions indicated on the plans, it doesn't appear a SESC permit will be required by the County, however, the applicant must implement SESC measures for any area of disturbance and must install measures in accordance with the *Township Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements.
2. Applicant is responsible for determining if a Wayne County SESC permit is required. If necessary, the 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 Engineering and Final Site Plan approval for the Applebee's Addition, subject to the comments listed above and in accordance with the Township's Engineering Standards manual.

If you have any questions regarding this project, please contact Paul Kammer at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,



Paul J. Kammer, PE
Senior Civil Engineer

By email

Copy: Dan Power – Township
Brittney Williams – Township
Vidya Krishnan – McKenna
Dave Potter – Fishbeck



VAN BUREN
CHARTER TOWNSHIP

MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: JSB Builders Final Site Plan Review
DATE: March 4, 2022

The Planning Commission will review the request by applicant Sam Patel, on behalf of JSB Builders, LLC, for final site plan review to construct a 16,280 square foot multi-tenant light industrial building with truck well and related site improvements at 6032 Schooner Drive (tax parcel ID number V-125-83-018-99-0003-706). The site is Zoned M-1 (Light Industrial District) and has a total area of 4.478 Acres. The site is located on the west side of Schooner Drive which is located on the south side of Michigan Ave between Beck and Denton Roads. The Planning Commission's packet for this request contains a completed application form, reports from the Township Principal Planner / Planning Consultant, the Township Engineer, and the Township Fire Marshall. Project plans will be posted to the Township's website.

If the Planning Commission recommends approval of the final site plan, the project will undergo additional review prior to a preconstruction meeting being scheduled and construction beginning.

I look forward to assisting with this review. Thank you for your consideration.

Sincerely,

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

CC: Todd Saums and Lawrence Lockett, Van Buren Township Public Services Department



February 9, 2022

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

Subject: VBT-21-004 JSB Builders LLC / next to 6032 Schooner Drive; Site Plan Review #5 – Final 2; Revised Site Plans Dated January 27, 2022, recd. By Township on February 1, 2022.

Dear Commissioners:

We have received revised plans from Sam Patel, on behalf of JSB Builders, LLC to construct a 16,280 square foot multi-tenant light industrial building with truck well and site improvements at 6032 Schooner Drive. The site is located on the west side of Schooner Drive between Beck and Denton Roads, is zoned M-1 (Light Industrial District) with a total area of 4.478 acres. The applicant received preliminary site plan approval from the Planning Commission on September 8, 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. **Striping of a crosswalk connection from the sidewalk on the south side of the building to the sidewalk along Schooner Drive.** This condition has been met. The revised submission includes the site plan showing a striped crosswalk connection as noted and other pedestrian connections on site.
2. **Correction of notation of number of spaces on northwest side of building to 6.** This condition has been met. The revised plan includes parking calculations noting a total requirement of 35 spaces. The site plan provides for 35 spaces, all of which meet ordinance standards, are concrete curbed and double striped.
3. **Clarification regarding on-site loading space for use by various tenants.** This condition has been met. Per the applicant the truck well is provided with a door on both sides and will be available for use by any tenant (based on lease agreement). In addition, each individual tenant unit has an overhead door on the north side.
4. **Timeline regarding development of remaining portion of site or installation of frontage landscaping at this time.** This condition has not been met. The site plan notes that future development of the site is contingent upon the owner's occupancy of the new building and economic conditions at the time. We had noted at the PC meeting during preliminary approval that unless the

applicant had a reasonable timeframe for future development, the frontage trees must be installed along the site's future development area which is bare of any vegetation. Based on the applicant's note, the future development may/may not occur. We recommend that the Planning Commission set a condition of 3 years for the applicant to begin the application process for the future development area. If no such formal application is received by April 2025, the frontage must be landscaped in compliance with the Ordinance standards.

5. **Provision of a 45' wide greenbelt with berm and a screen wall/fence, in lieu of a 60' wide greenbelt berm, as required by Section 10.103 (E) (c) of the Zoning Ordinance.** This condition has been met. The narrower greenbelt with a wall was approved by the Planning Commission and are now shown on the landscape plan.
6. **Removal of off-site trees from tree survey and revision to tree list to identify trees to be preserved/removed.** This condition has been met. The tree survey delineates the tree protection fence and all trees to be removed are located within areas of the building, driveway or other site improvements. A couple of trees proposed for removal 'off-site' are located on a detention pond berm which extends onto the subject site from the abutting site to the north.
7. **Township Engineer approval of storm water detention facilities.** This condition can be met with a letter of approval from the Township Engineer.
8. **Addition of a single pole light at the main access drive for safety.** This condition has been met. All of the other industrial developments on Schooner Drive have a pole mounted fixture at the main access drive. A single 15' tall pole has now been added to the access drive for safety and clear visibility for emergency vehicles accessing the site.
9. **Revised building architecture to add banding or some detail in addition to the decorative block facing Schooner Drive.** This condition has been met. The plans submitted include architectural elevations. The proposed building is to be constructed of block with standing seam metal panel walls and a metal roof. Due to the single-story low stature of the building and the incorporation of the windows, the proposed structure does not appear to be imposing on the site.
10. **Notation of all building colors and submission of colored renderings of the proposed building.** This condition has been met. The plans submitted include architectural elevations and the applicant has also included a rendering of the site.

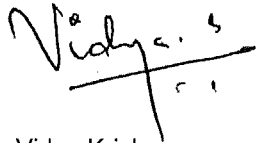
RECOMMENDATION

All of the conditions of preliminary plan approval have been met at this time, with the exception of landscaping along the site's 'future development area'. Therefore, we recommend that the Planning Commission grant final site plan approval for JSB builders to construct a new industrial building on Schooner Drive, subject to:

1. Installation of landscaping along the site's remaining frontage (future development area) if no formal plan for the development of the area is submitted to the Township officially by April 2025.

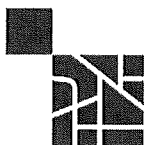


Respectfully,
McKENNA



Vidya Krishnan
Senior Principal Planner

cc: Dan Power, Director of Planning & Economic Development
Paul Kammer, FTCH, Township Engineers
David McNally, Van Buren Township Fire Chief



February 22, 2022
Fishbeck Project No. 210238
Van Buren Township Project No. 21-004

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

JSB Builders
Engineering and Final Site Plan Review

Dear Director Saums:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Engineering Site Plan resubmitted to the Township for the Engineering and Final Site plan approval for the proposed JSB Building, located on Schooner Road south of Michigan Road.

This project entails construction of a 16,280 Square-foot building with a 33-space parking lot at parcel No. 83-018-99-0003-708; construction of a driveway connecting to Schooner Road and one access driveway to the remaining undeveloped lot to the south; construction of storm water improvements including several catch basins and storm drain pipes; construction of a sanitary sewer service lead; construction of a water main, water service lead, and additional hydrant; 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 (April 2014). The applicant must include the following items as part of the construction plans:

1. Limits of proposed pavement and sidewalk must be clearly indicated on the plans. Is the proposed sidewalk connecting to the existing sidewalk on the south side of the parcel? The note on sheet C-106 indicates removing the existing walk to the expansion joint on the south side of the proposed driveway, but there is no existing sidewalk within this area on the survey sheet.
2. Applicant must indicate the limits of the proposed asphalt pavement as shown in the legend on sheet C-106.
3. Note on sheet C-105 is cut off.

Water Main Service

Existing: The Township's Geographic Information System (GIS) records indicate a publicly owned 12-inch ductile iron water main running north-south along the east side of Schooner Road and a publicly owned eight-inch ductile iron water main servicing the existing property at 6032 Schooner Road. Additionally, a Township 12-inch ductile iron water main also runs west-east along the southern side of the property.

Proposed: The applicant's plan proposes servicing the property via an 8-inch water main loop, connecting to the Township's existing 12-inch water main running parallel to the south property line of the development and also connecting to the existing 8-inch water main at the 6032 Schooner Road property north of the development. The plans show a proposed hydrant and a two-inch Type-K water copper service line to the proposed building.

Comments:

1. The watermain easement must extend 6 feet beyond the fire hydrant.

2. The existing 8-inch watermain on sheet C-105 and sheet C-100 do not match at the proposed point of connection at the northwest corner of the proposed development. Show the existing linework consistent between drawings.
3. The proposed watermain alignment will require an easement from the adjacent property owners north and south of the proposed development. Has the developer been in contact with these property owners regarding the proposed easements?
4. The water main running along the western curb line should be a minimum of 6 feet west of the back of curb. This will allow the proposed easement to be completely off the pavement. Additionally, the water main along the southern border should be aligned with the property line and be offset 6 feet to ensure there is no "gap" between the proposed easement and the property line.
5. Once finalized, the applicant will be required to submit plans to the Township for submission to EGLE for a Drinking Water Supply System permit. The applicant will be responsible for verifying the plans and application are sufficient for EGLE Permit approval.

Sanitary Sewer

Existing: The Township's GIS records indicates a public 10-inch reinforced concrete sanitary sewer running north-south along the west side of Schooner Road.

Proposed: The applicant's plan proposes a privately owned six-inch Rigid Poly Vinyl Chloride (PVC) sanitary sewer service connecting via a wye connection to the existing 10-inch sanitary sewer on the west side of Schooner Road.

Comments:

1. Applicant must include the following sanitary sewer note: "Sand backfill is required for sanitary sewer trench located under or within three feet of pavement".

Storm Sewer

Existing: The Township's GIS records indicates a publicly owned 30-inch stormwater pipe running north-south along the west side of Schooner Road, conveying stormwater south to the county-owned Denton Drain.

Proposed: The applicant proposes collecting the onsite stormwater runoff through a network of new catch basins and storm sewers and proposed to outlet into the existing Wayne County owned stormwater manhole on the west side of Schooner Road.

Comments:

1. There is no indication of a stormwater detention system. Applicant has indicated onsite storm water detention is not required in accordance with the property deed restrictions and design of the Schooner Road detention system.
Applicant must provide these referenced documents that exempts the site from stormwater detention requirements for the Townships review.
2. **The applicant must submit calculations for the total additional runoff volume for the ten year storm for the proposed development including calculations for the composite C factor for the entire site.**
3. Applicant has submitted and obtained stormwater approval from Wayne County consultant [OHM] dated August 6, 2021 (R21-351) with several contingencies.
4. The grading plans must indicate how the improvements will tie into the existing conditions on the south side of the property and ensure drainage across adjacent sites is avoided unless an easement is provided for that purpose. In particular, the plans must show that the drainage swale along the western property line has positive drainage from the property to the north, through the proposed property and into the Denton Drain system. If a drainage ditch profile is necessary to show this, please provide.

Paving and Grading

1. Sidewalk connection to the Schooner Road sidewalk must be provided and with more detail indicated on the plans.
2. See storm sewer section above for requirements of the onsite ditch grades.

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 Engineering and Final Site Plan approval for the JSB Builders site, subject to the comments listed above and in accordance with the Township's Engineering Standards manual. The applicant must amend the plans in accordance with the comments listed and submit documentation indicating previous approvals for no required internal stormwater management prior to the Issued for Construction plan set. If said documents cannot be supplied or if Wayne County does not accept the storm water design, or lack there of, the applicant will be responsible for resubmitting for Engineering review. If you have any questions regarding this project, please contact me at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,


Paul J. Kammer, PE
Senior Civil Engineer


Stephen C. Clayton, PE
Civil Engineer

By email

Copy: Dan Powers – Township
Brittney Williams – Township
Vidya Krishnan – McKenna
Dave Potter – Fishbeck

Andrew Lenaghan
Fire Marshal
O: 734-699-8900 ext 9426

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



February 16, 2022

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

JSB Builders LLC.
Schooner Dr.
Van Buren Township, MI 48111

21-004
Preliminary Site Plan Resubmittal

I have reviewed a set of plans from D.S. Wright and Assoc. P.C. and have the following comments:

The adopted fire code for Van Buren Township is NFPA 1 2018

Site Access:

~~Fire Department access roads shall have an unobstructed width of not less than 20 feet.~~

~~NFPA 1 18.2.3.5.1.1~~

~~Fire Department access roads shall not have an unobstructed vertical clearance of not less than 13 feet 6 inches. Including the future canopy of large landscaping trees.~~

~~NFPA 1 18.2.3.5.1.2~~

~~The turning radius of a Fire Department access road shall be as approved by the AHJ, and maintain the minimum road width.~~

~~NFPA 1 18.2.3.5.3.1 and .2~~

~~Marking of Fire Apparatus Access Road "No Parking Fire Lane" shall be shown.~~

~~NFPA 1 18.2.3.6~~

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.

Address Numbers shall be provided on the street side of each building. They shall be visible from the street and of contrasting colors to their background. Where required by the fire code official, address identification shall be provided in additional locations to facilitate emergency response.

MBC 501.2

Fire Protection/Water Supply

No part of any buildings, and structures shall be more than 250 feet from a hydrant.

Van Buren Township Water Main Standards Chap 3 Section 3

1 Fire hydrant located on Schooner Dr. is shown on the plans, **2 1 Additional Hydrant will need to be installed on the North side of the building, and 1 on the south side of the building, half the length of the building.**

The north side of the building is over 250 feet from either hydrant.

An approved water supply capable of supplying the needed fire flow must be provided for all new buildings.

NFPA 1 18.3.1

Building Access/Communications

The installation of an ELOCK Knox box is required for all tenants within the building. The Knox Box location will be verified prior to the installation on the building.

NFPA 1 18.2.2.1

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

NFPA72 24.5.2.2.3

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.

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

Andrew Lenaghan
Fire Marshal
Van Buren Township



MEMO

TO: Van Buren Township Planning Commission

FROM: Dan Power – Director of Planning and Economic Development

RE: Review of Site Plan Review #22-008 – Van Buren Township Community Center

DATE: March 7, 2022 (revised)

Project Summary

This report is reflective of site plan review comments for a proposed 13,448 square foot renovation and a building addition totaling 21,763 square feet (16,411 square foot first floor addition, 5,352 square foot mezzanine addition) for purposes of providing a Community Center and site upgrades at the Van Buren Township administrative campus. In addition to extensive indoor programming explained in a project narrative and in the submitted floor plans, the improvements will include exterior improvements including a performance plaza, a fitness patio (as an alternate item), additional parking, walkways and landscaping. The proposed building addition will be 34'-8" in height. The subject site is located at 46425 Tyler Road (parcel ID number 83 061 99 0006 000). The site is zoned O-T – Office Technology. The lot is approximately 14.5 acres in area. The site's perimeter includes roughly 1,704' which borders residential RM and R-1B zoning districts to the south and east, and roughly 1,570' which borders non-residential O-T, C-2 and M-1 zoning districts to the north and west. The submittal being provided to the Planning Commission includes a package containing three (3) color renderings of the building and narrative information about the project. It also contains selected sheets from a civil and architectural plan dated 2-25-2022 (referred to herein as the "Plan"). For reference, the changes made by the project design team following initial staff review comments are outlined with "revision cloud" outlines in the plans. Throughout this report, recommended conditions or requests for revisions are underlined.

Zoning and Use

The proposed use is as a publicly-owned recreational facility, which is a permitted use by right in the O-T zoning district. The use also includes outdoor components including a new performance plaza. While "all aspects of operations for permitted uses and uses permitted with special approval (in the O-T District) shall be conducted within a completely enclosed building except for required off-street parking" under Section 3.114(F) of the Zoning Ordinance, staff interprets that the site's outdoor uses are entirely consistent with outdoor uses typically affiliated with publicly owned recreational facilities and schools, which are also permitted in the O-T District, and are permitted by right as accessory to the principal permitted indoor use. A detailed use description is provided at the top of the Architectural Site Plan sheet. On sheet AS102, anticipated activities are summarized as follows:

Activities will be planned year-round and will include: concerts, open mic evenings, movies, outdoor entertainment, marshmallow roasts, picnics, and many other fun activities. Activities

are planned to happen between the hours of 10 am and 8 pm on any given day, depending upon the activity.

Required Information and Overall Formatting Comments

A master plan sheet index is provided on the cover sheet of the submitted plan set. Existing conditions are shown on sheets C2.1 – C2.3 which shows the existing footprint of the Township municipal building and topographical survey data for the main affected portion of the site.

Dimensional Requirements. The proposed addition meets all applicable height and setback requirements. The property's required front yard setbacks are each 50, its required rear yard setback is 30', and its required side yard setback adjacent to the residential property to the east is 50'. Some references to the east lot line on the plans indicate this is an "approximate" boundary line. The property line should be verified if there is any new proposed construction within 10' of the "approximate" boundary line.

Access, Circulation and Traffic Impacts

- **Overall traffic and circulation.** Under Section 9.104(H) of the Zoning Ordinance, no parking aisle can exceed 300' in length without a break in circulation. The southeasternmost parking area has an extensive dead end but meets this standard. Cross connectivity between the site's existing parking areas is limited under the proposed site plan for security purposes. This leads to roughly 305 of the site's 400 proposed parking spaces are directed to egress and ingress to a single driveway on Tyler Road. The applicant has provided a Traffic Impact Statement in pages 10-11 of their narrative submittal. Importantly, the narrative states that the building's several functions (Township Hall, Police Department, Senior Center, and Community Center) will have staggered times of usage. A written statement regarding a public safety need should be provided to justify the closure of access between the site's visitor and employee (public safety and general municipal employee) parking must be provided. I recommend the Planning Commission to approve the site's access configuration based on the presented site programming data and on the condition of receiving this written public safety justification.
- **Location of Curb Cuts and Cross Access.** There are no proposed changes to curb cuts or new cross access between the subject site and neighboring properties. The proposed site plan does provide a new connection to the Quirk Park property to the south.
- **Sidewalks.** No new public sidewalks are proposed. The site plan contains a sufficient network of internal sidewalks with one exception. A new internal sidewalk network alongside parking and public open space is shown in the proposed Plan.

Parking and Loading

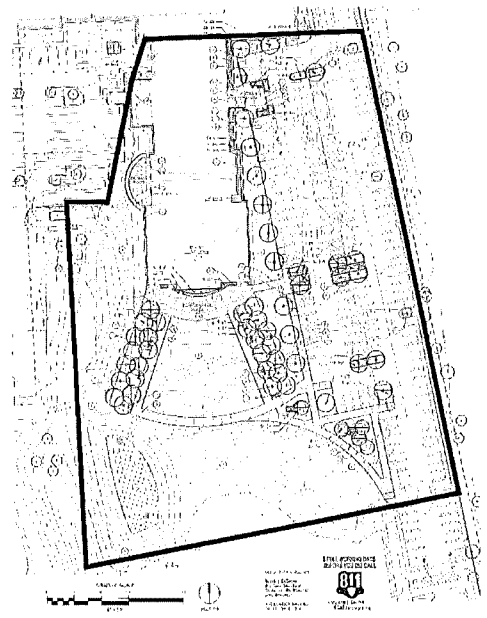
- **Space Dimensions.** Minimum parking space dimensions (20' deep, 9.5' wide) and access aisle minimum dimensions (24' wide) are adequately conveyed on the Plan.
- **Number of Parking Spaces.** The applicant lists 357 total parking spaces as being required based on the summation of 119 spaces being required for the existing public safety

and Township Hall offices (one space per 300-sf at 35,477-sf), 181 spaces being required for the Community Center and Senior Center (one space per 200-sf at 36,105-sf), seven spaces being required for the recreation center (one space per 300-sf of office at 2,069-sf), and 50 spaces being required for the theater (one space per 3 seats at 150 seats). 400 parking spaces are provided.

- **Barrier Free Spaces.** Under Section 8.103, eight (8) barrier free spaces are required on site and ten (10) barrier free spaces are provided.
- **Loading.** No loading is shown beyond existing loading in the current employee parking lot.
- A designated snow storage area must be provided in coordination with the Township Department of Building and Grounds.

Landscaping and Screening. An extensive landscaping plan is provided for the area surrounding the proposed renovation and addition. The site plan is exempt from a tree removal permit and tree inventory requirement as a public property, in accordance with Section 8.106(C) of the Van Buren Township Zoning Ordinance. In 2020-2021, the Township completed significant campus-wide landscaping. The comments in this report will focus on landscaping standards of Article 10 of the Township Zoning Ordinance as it pertains to the area that did not previously have landscaping performed and where new improvements are proposed ("Affected Area"), shown roughly in the image to the right:

Applicable landscaping standards and required additional information on the landscaping plan related to these standards is listed below.



- **Overall formatting comments.** The applicant has provided a plant list and a "Landscape Tabulation Schedule for the Affected Area. This schedule is based on the relevant sections from Article 10 of the Van Buren Township Zoning Ordinance, as listed below in items 10.103(A)-(G).
- **10.103(A). Frontage Landscaping.** No new frontage landscaping is required as no portion of the site's frontage which has not recently had landscaping done is part of this project.
- **10.103(B).**
 - **Parking Lot Screening.** The required 10' of open space buffer surrounding the parking lots along the site's frontage remains in place.
 - **Interior Parking Lot Landscaping.** 5% of interior parking lot area must be provided as interior parking lot landscaping. Each separate interior landscaped area shall be a minimum of three hundred sixty (360) square feet in area and shall have a minimum width of ten (10) feet. Each interior landscape area shall contain at least one (1) deciduous tree. One (1) deciduous tree shall be planted for each three hundred (300) square feet of interior landscaping. All required interior parking

lot landscaping shall be planted within the landscaped islands or in landscaped areas within twenty (20) feet of the perimeter of the parking lot, provided that such landscaping is not also counted toward other landscape or screening requirements. The applicant demonstrates that there is 3,203-sq. ft. of overall interior parking lot landscaping required based on the affected parking lot area being 64,060 square feet. 3,462 square feet of landscaping is provided for this requirement, distributed as 15 trees. This standard is met.

- **10.103(C). Loading Area Landscaping.** Not applicable.
- **10.103(D). Display Area Buffering.** Not applicable.
- **10.103(E). Greenbelt Buffering.** The Affected Area borders on a residential zoning district. This requires the application of a "Type B" greenbelt. The Type B Greenbelt requires a 20' wide green space with one tree every 20', or installation of a 6' high masonry wall. The site's type "B" greenbelt perimeter includes area adjacent to the site's existing east parking lot. The site's existing east parking lot is noted as within 4'9" of the east property line on sheet AS101. This is an existing nonconforming condition that applies to the entire current project. The Planning Commission should modify the greenbelt along the east lot line from 20' to approximately 4'9" as noted. Staff reports this modification. The existing site's parking area has not caused issues with the neighboring residential property. The light and sound impacts caused by the close proximity of the parking area to the east property line are either negligible or improved by the Plan, due to the removal of the existing softball field and lighting associated with it. However, required planting volumes based on the Type B greenbelt requirement must be provided. Based on the Type B Greenbelt requirement, the length of Type B perimeter in the Affected Area must be listed. With roughly 595' of Type B greenbelt perimeter, roughly 30 evergreen or deciduous trees are required by default. In place of evergreen or deciduous trees, 196 perennial shrubs have been proposed, due to constraints caused by the limited area available for planting. An equivalency of three shrubs per required tree would provide adequate aesthetic and environmental benefits in place of trees in this unique circumstance. I recommend the Planning Commission modify the standard requirement of Section 10.103(E)(b) to enable three shrubs per tree in place of trees along the required Type B greenbelt perimeter.
- **10.103(F). Office Technology (O-T) District Landscaping.** In the O-T zoning district, perimeter landscaping around a building is required at a rate of one (1) deciduous or evergreen tree per 100', one (1) ornamental tree per 40', and one (1) shrub per 10'. Based on the building perimeter area of 630', 16 shade trees, seven (7) ornamental trees, and 63 shrubs are required. Seven (7) deciduous or evergreen ("large") trees, 16 ornamental trees, and 152 shrubs are proposed. The required number of deciduous or evergreen ("large") trees and ornamental trees must be reversed and the species must be reflected in the final plant list.
- **10.103(G). Open Space Landscaping.** Based on a stated 86,150 square feet of open space in the Affected Area of the site, 29 combined deciduous and evergreen trees are required, and 29 combined deciduous and evergreen trees are proposed which meet minimum standards for plant materials. Additional trees are provided which do not meet these standards because they are deciduous trees which do not have a 3-inch caliper. Staff

should be enabled to work with the applicant to provide appropriate landscaping credit for trees which do not meet the minimum standards for plant materials.

- **Detention Pond Landscaping** does not require any additions on the **schedule of required landscaping**. The proposed storm drainage basin will undergo final design in the next step of review following the Planning Commission's preliminary site plan review. The storm basin should be designed and located to function as an amenity feature of the site, per Section 3.114(F) of the Zoning Ordinance. The final design should be coordinated between the applicant and the Township Department of Public Services to ensure the basin meets all aesthetic, operational, and stormwater design needs.

Lighting. Lighting on the site will either be existing or relocated existing lighting. If any new light poles are proposed in the Affected Area of the site in the future, the photometric plan must comply with Section 8.105 of the Zoning Ordinance.

Dumpster. There are no proposed changes to the existing dumpster.

Fencing. New security fencing and a gate is proposed to provide only secure access for employee parking at the entrance to the site on Tyler Road. The proposed fence is a 5' tall black aluminum fence. A fencing detail has been provided on sheet L-5. The proposed gate must be shown on a detail as well.

Architecture and Building Details

- I recommend that the Planning Commission should review the plans for consistency with the requirements of Section 3.114(F) of the Van Buren Township Zoning Ordinance as it pertains to building architecture and approve the plans as presented. A series of flat roofs in this site as designed with a series of tiered features will provide consistency with the architecture of the existing building and will provide some visual interest. Staff supports the proposed building architecture, subject to Planning Commission approval.

Signs. The applicant indicates that signage will be limited to wall mounted lettering and Township logo as shown in the attached elevations. The Township will file a permit for signage separately from the requested site plan review.

Topographic and Grading Information. The proposed grading is relatively flat. In the proposed renovated east parking lot, stormwater drains to central catch basins on the inside of the parking lot. It is unclear in some areas whether a curb is proposed adjacent to new proposed landscaping areas. The image on title sheet A001 appears to show an at-grade sidewalk adjacent to the proposed parking area.

Other Specific O-T District Requirements. The proposed building's site amenities are consistent with the Premiere Community Amenity Plan adopted by the Township in 2000, per Section 3.114(F) of the Zoning Ordinance.

Miscellaneous Site Plan Clarifications

- The existing fuel station is listed as "to be removed." This will be relocated as part of a separate project. The site's emergency generator will also be relocated.
- According to the applicant, the existing plaza will be demolished and removed from the site. There are no plans at this time to save or repurpose any of the existing amenities. The Township may opt to save some of these items before the demolition begins

Additional **Stormwater Management** comments will be provided by the Township Engineer.

Recommendation

The items included in this report are minor in nature and can be addressed with final site plan adjustments as the project proceeds through engineering and final site plan review and through the creation of "Issued for Construction" drawings. I recommend conditional approval of the Plan dated 2-25-2022, subject to the following conditions:

- A written statement regarding a public safety need should be provided to justify the closure of access between the site's visitor and employee (public safety and general municipal employee) parking must be provided.
- I recommend the Planning Commission to approve the site's access configuration based on the presented site programming data and on the condition of receiving this written public safety justification.
- A designated snow storage area must be provided in coordination with the Township Department of Building and Grounds.
- The Planning Commission should modify the greenbelt along the east lot line from 20' to approximately 4'9" as noted.
- The length of Type B perimeter in the Affected Area must be listed.
- The Planning Commission should modify the standard requirement of Section 10.103(E)(b) to enable three shrubs per tree in place of trees along the required Type B greenbelt perimeter.
- The required number of deciduous or evergreen ("large") trees and ornamental trees related to building foundation landscaping must be reversed to show 16 required evergreen and deciduous trees and seven (7) ornamental trees and the species must be reflected in the final plant list.
- Staff should be enabled to work with the applicant to provide appropriate landscaping credit for trees which do not meet the minimum standards for plant materials.
- A detail of the proposed gate must be shown.
- I recommend that the Planning Commission should review the plans for consistency with the requirements of Section 3.114(F) of the Van Buren Township Zoning Ordinance as it pertains to building architecture and approve the plans as presented.

Thank you for allowing me to assist with this review.

Sincerely,



Dan Power

Director of Planning and Economic Development, Van Buren Charter Township

CC: Elizabeth Renaud and Tammy Dohring, Van Buren Township Department of
Community Services
Stephen J. Gedert, AIA – Neumann Smith
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
Lawrence Lockett, Van Buren Township Director of Public Services

March 3, 2022
Fishbeck Project No. 220371

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

Van Buren Township Community Center Addition and Renovation Site Plan Preliminary Staff Review

Dear Todd:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Conceptual Site and Design Development Plans dated February 2, 2022, submitted to the Township for the preliminary staff review for the proposed Community Center Addition and Renovation. It should be noted some of the comments listed in this review letter were also discussed during the February 16, 2022, concept review meeting with the applicant and Township personnel.

This project entails renovation and expansion of approximately 35,200 square feet of space to the existing Township Hall located at 46425 Tyler Road between Belleville Road and Quirk Road. Proposed improvements to the building include; a gymnasium with elevated running track, group fitness room, open fitness gym, multipurpose/party rooms, black box theater, youth area, child watch/playroom, a new lobby and entrance vestibule, renovated offices, locker rooms, restrooms, and other support spaces. Improvements to the surrounding site include; proposed parking lot and island reconfiguration to accommodate 400 parking spaces, water system loop around the proposed building, sanitary sewer lead, storm drain system including a drainage 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. All easements, proposed, and existing must be indicated on the plans.
2. The existing site topo sheets should be moved before the demolition to provide information for the sheets that follow. All benchmark information must be listed in National Geodetic Vertical Datum 29 (NGVD 29) or include a conversion factor to the NGVD 29 datum.
3. General site plan must indicate the sites pre and post construction overland flow route. It is the responsibility of the applicant to demonstrate that all existing flow from outside the limits of disturbance is being accounted for and conveyed through the site.
4. Soil boring information has been provided as part of the project narrative. All soil information, including the ground water elevations, shall be provided as part of the project details to the Contractor.
5. Demolition plans should indicate the removal and decommissioning of the existing fuel tank. If the removal is not included as part of this project, will the tank be removed prior to construction beginning? Note on the plans indicating the anticipated work on the fuel tank and when it is anticipated to be removed and by who.

6. 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.
7. Plans submitted include the applicable Standard Detail Drawings as found in Appendix A of the Township *Engineering Standards Manual*, if desired, the Township can provide full size sheets of multiple details upon request.

Water Main Service

Existing: The Township's Geographic Information System (GIS) records indicates there are multiple public water mains adjacent to or within the area of development. An existing 16-inch public water main runs east-west along the south side of Tyler Road across the entirety of the Township site. There is a single hydrant and an isolation gate valve in the northeast (NE) quadrant of the site on this main. Additionally, there is an 8-inch public water main that runs north-south along Quirk Road on the west side of the roadway. A separate 8-inch water main is tapped off the Quirk Road main and runs easterly to a hydrant located near the existing fuel tank site. This line also feeds the service lines for the existing Township Hall and Department of Public Works (DPW) Buildings.

Proposed: The applicant's plan proposes an 8-inch public water main loop, tying the 16-inch Tyler Road water main to the 8-inch hydrant extension near the south side of the site. The loop is to be tapped at the east end of the site along Tyler Road and wrap around the new proposed wing of the Community Center at the south, before tying in to the 8-inch extension near the existing fuel tank site. The loop includes two new hydrants and the reinstallation of the existing hydrant at the end of the 8-inch lead.

Comments:

1. Plans should indicate an existing 16-inch water main along Tyler Road, per Township GIS.
2. Plans must indicate other service lines and taps from the system. Plans must indicate where the existing buildings onsite are serviced.
3. Plans must indicate the location and valve layout for the 8-inch hydrant extension off Quirk Road. Plans only indicate a stub just west of the connection point.
4. A minimum of one isolation valve, potentially more will be required along the new segment of water main around the proposed expansion. During Preliminary and Engineering design discussions, the Fire Marshall and Water and Sewer Department will determine the final number and location of all hydrants and isolation valves for the loop.
5. In general, the water main layout needs some adjustment. There seems to be a number to unnecessary bends than needed to provide the loop. The applicant shall explore a configuration that limits the number of required fittings and places the proposed water main locations are easily accessible for future repair and maintenance. The other item to consider is the location of the water main in case of repair and access to the Community Center. With a singular access point now, the water main should be shifted out of the center of the main access points to a less impactful location.
6. The water main layout near the existing fuel tank needs to be reconfigured. The presumption is the fuel tank will be removed prior to construction. The water main layout should stay within the green belt and not extend into the parking lot around the fuel tank site. Connection to the existing 8-inch main should be straight from the east.
7. All hydrants to be removed, shall be replaced with new hydrants in accordance with the Township Standards. Plans must indicate any hydrants to be removed shall be salvaged and turned over to the Township.
8. Plans must indicate the connection method for the two existing water main taps. Existing valve location for isolation should also be indicated on the plans.
9. Final say on all hydrant coverage, locations, and accessibility will be made by the Township Fire Marshall.

10. Minimum hydrant spacing in relation to the Fire Department Connection (FDC) location will be determined by the Township Fire Marshall.
11. During Engineering submittal, profiles will be required for all water main. All water main within the influence of paved areas (roadways, parking lots, etc.) will be required to have a minimum of 7 feet of cover, 6 feet of cover is required everywhere else.

Sanitary Sewer

Existing: The Township's GIS records indicates there is an 8-inch Polyvinyl Chloride (PVC) truss pipe that acts as the public sanitary sewer outlet. The existing Township Hall and DPW service lines tap the upstream manhole with an 8-inch and 4-inch service line, respectively.

Proposed: The applicant's plan indicates a 6-inch sanitary building lead from the proposed building expansion, which then connects to a new 8-inch sanitary sewer line that outlets to the same upstream manhole as the other property service leads.

Comments:

1. Design of the sanitary sewer shall follow requirements found in the Township Engineering Manual (slope, velocity, and manhole connections (drops)).
2. Unless otherwise approved, no sanitary sewer shall have less than six feet of cover. In general, a depth providing eight feet of cover is desired.
3. Additional information (size, invert elevations, material, and condition) on the existing sanitary sewer manhole that is to be connected to shall be provided. If required, the manhole may need to be rebuilt or replaced.

Storm Sewer

Existing: The existing Township Hall site collects runoff via a combination of spillways, culverts, and enclosed sewers. The system eventually outlets to an existing lift station.

Proposed: The applicant's plan is proposing to capture stormwater runoff via a system of inlets and an enclosed storm sewer system. The proposed system is designed to be detained and then discharged through the existing system lift station.

Comments:

1. Coordination and implementation of the Township and Wayne County storm water management requirements will need further investigation and discussion.
2. Calculations for the design of the storm sewer system must be provided in accordance with the Township Design Standard Manual as part of the Engineering Plan submittal. **The maximum allowable discharge in the Township for detention basins in 0.1 cubic feet per second (cfs)/acre.**
3. Detention basins must be designed to have a permanent pool with a minimum depth of 4 feet.

Paving and Grading

1. Flow arrows on the grading plans shall indicate general slopes of the area, verifying that minimum and maximum slopes/grades are met in accordance with the Township Engineering Manual. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans that indicate detailed ramp grades for Americans with Disabilities Act 2010 (ADA) ramp areas.
2. Parking spaces, maneuvering lanes, turning movements, and all other information regarding the grading and layout of the parking lot shall be indicated on the site plan. Typical dimensions and angles of parking spaces, maneuvering lanes and driveways shall be noted. Label radii of driveway and parking lot returns and all other points of curvature.

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 offer no objection to the applicant moving forward in the Township approval process, subject to the applicant determining the proper course of action for the comments listed above, prior to the next submittal to the Township. 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
Fire Marshal
O: 734-699-8900 ext 9426

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



March 1, 2022

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

Charter Township of Van Buren
Community Center
46425 Tyler Road
Van Buren Township, Michigan 48111

A set of plans were received February 18, 2022 for the Van Buren Township Community Center. This Facility was reviewed for compliance with the Van Buren Township adopted fire code NFPA 1 2018. Fire Department access, and water supply, were the focus of this review. **The plans have incorrectly identified the Van Buren Township Fire Code as IFC 2015, future submittals will need to reference NFPA 1 2018.**

The site plan as submitted is approved with the following exceptions.

Fire Department Access

The parking lot on the eastern side of the complex that leads to the baseball diamond has a dead end that exceeds 150 feet.

Dead-end fire department access roads in excess of 150 feet in length shall be provided with approved provisions for the fire apparatus to turn around NFPA 1 2018 18.2.3.5.4

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.

Water Supply

The required fire flow and spacing of the fire hydrants for the type of construction and square footage of the building complies with the fire code. **However, the Fire Department Connection (FDC) on sheet C3.2 is obstructed by vehicle parking. The FDC needs to be moved to the southeast corner of the building by the hydrant, or 1 parking space in front of the FDC will need to be eliminated and marked accordingly.**

It is further understood that, Building, Fire Suppression, and Fire Alarm plans will be submitted at a later date.

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.

In all new and **existing buildings**, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ.

NFPA 72 24.5.2.2.3

Andrew Lenaghan
Deputy Chief/Fire Marshal
Van Buren Township