

**CHARTER TOWNSHIP OF VAN BUREN**  
**PLANNING COMMISSION**  
**May 11, 2022**  
**MINUTES**

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

**ROLL CALL:**

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

**Excused:** Barr and Garrett.

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

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

**Applicant(s) in Attendance:** Kyle Morton, Joe Webb and Dennis Schultz for Ashley Capital, Barbara Rykwald and Chris Becker for DTE, Melissa Nance and Paul Tulikangas for Camping World (remote).

**Audience:** Four (4).

**APPROVAL OF AGENDA:**

Motion Jahr, Cullin second to approve the agenda of May 11, 2022 as presented. **Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Cullin, Jahr second to approve the regular meeting minutes of April 27, 2022 as presented. **Motion Carried.**

**PUBLIC HEARING:**

**ITEM #1: 22-003 – ASHLEY CROSSROADS DISTRIBUTION CENTER NORTH, LLC – REZONING PETITION.**

**A REQUEST BY CROSSROADS DISTRIBUTION CENTER NORTH, LLC TO REZONE THE FOLLOWING PROPERTIES AS DESCRIBED:**

Address	PARCEL ID	Ex Zoning	Proposed Zoning	
			Rezone to M-1	Acres
Vacant Haggerty	83-008-99-0013-000	R-1B	Entire Parcel	0.91
Vacant Haggerty	83-008-99-0012-700	R-1B	Entire Parcel	0.91
6720 Haggerty	83-008-99-0011-000	R-1B	Entire Parcel	0.91
6670 Haggerty	83-008-99-0008-000	R-1B	Entire Parcel	1.81
6656 Haggerty	83-008-99-0007-000	R-1B	Entire Parcel	0.90
6598 Haggerty	83-008-99-0006-701	R-1B	Entire Parcel	1.85
5982 Haggerty	83-005-01-0020-300	R-1B	Entire Parcel	4.90
5910 Haggerty	83-005-01-0019-002	R-1B	Entire Parcel	3.62
41649 Van Born	83-005-01-0006-000	R-1B	Entire Parcel	0.57
41811 Van Born	83-005-99-0004-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.65
41861 Van Born	83-005-99-0005-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.70
41941 Van Born	83-005-99-0006-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	2.45
42033 Van Born	83-005-99-0007-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.27
42055 Van Born	83-005-99-0008-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.49
Vacant Van Born	83-005-99-0009-701	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	2.55
42333 Van Born	83-005-99-0009-002	R-1B	Entire Parcel	1.58
<b>TOTAL AREA TO BE REZONED =</b>				<b>29.07</b>

\* The Existing M-T boundary is an E/W line that is approximately 565 feet south of & parallel to the North Line of Section 2

**PARCELS ARE BETWEEN ECORSE ROAD AND VAN BORN ROAD WEST OF HAGGERTY ROAD.**

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

Director Power informed that all property owners within 300 feet were sent notification of the public hearing.

No comments from the audience or remote viewers.

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

**NEW BUSINESS:**

**ITEM #1: 22-003 – ASHLEY CROSSROADS DISTRIBUTION CENTER NORTH, LLC – REZONING PETITION.**

**A REQUEST BY CROSSROADS DISTRIBUTION CENTER NORTH, LLC TO REZONE THE FOLLOWING PROPERTIES AS DESCRIBED:**

Address	PARCEL ID	Ex Zoning	Proposed Zoning	
			Rezone to M-1	Acres
Vacant Haggerty	83-008-99-0013-000	R-1B	Entire Parcel	0.91
Vacant Haggerty	83-008-99-0012-700	R-1B	Entire Parcel	0.91
6720 Haggerty	83-008-99-0011-000	R-1B	Entire Parcel	0.91
6670 Haggerty	83-008-99-0008-000	R-1B	Entire Parcel	1.81
6656 Haggerty	83-008-99-0007-000	R-1B	Entire Parcel	0.90
6598 Haggerty	83-008-99-0006-701	R-1B	Entire Parcel	1.85
5982 Haggerty	83-005-01-0020-300	R-1B	Entire Parcel	4.90
5910 Haggerty	83-005-01-0019-002	R-1B	Entire Parcel	3.62
41649 Van Born	83-005-01-0006-000	R-1B	Entire Parcel	0.57
41811 Van Born	83-005-99-0004-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.65
41861 Van Born	83-005-99-0005-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.70
41941 Van Born	83-005-99-0006-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	2.45
42033 Van Born	83-005-99-0007-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.27
42055 Van Born	83-005-99-0008-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.49
Vacant Van Born	83-005-99-0009-701	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	2.55
42333 Van Born	83-005-99-0009-002	R-1B	Entire Parcel	1.58
<b>TOTAL AREA TO BE REZONED =</b>				<b>29.07</b>

\* The Existing M-T boundary is an E/W line that is approximately 565 feet south of & parallel to the North Line of Section 2

**PARCELS ARE BETWEEN ECORSE ROAD AND VAN BORN ROAD WEST OF HAGGERTY ROAD.**

Director Power deferred to Principal Planner Vidya Krishnan of McKenna Associates for presentation of her review.

Vidya Krishnan of McKenna Associates presented her review letter dated 5-6-22. At this time, the application to rezone the subject sites from R-1B to M-1 meets the following standards of Section 12.504 (A) through (L) of the Zoning Ordinance:

1. Section 12.504(A). The proposed rezoning is consistent with the goals, policies and objectives of the Master Plan and its subsequent amendments. The proposed M-1 designation is consistent with the light industrial designation envisioned in the Master Plan for the site and surrounding properties.
2. Section 12.504(B). The proposed rezoning is consistent with the intent of the zoning ordinance and the existing development pattern of the area.
3. Section 12.504(C). The subject parcels have frontage onto Van Born and Haggerty Road, designated as urban minor arterials. Improvements to abutting roadways to handle additional traffic will be considered at the time of site plan review and approval.
4. Section 12.504(D). We are not aware of any constraints in the ability of public services to serve this site.
5. Section 12.504(E). Van Buren Township has experienced a high demand for additional industrial development and expansions of existing industrial land uses.
6. Section 12.504(F). The proposed rezoning is not causing any exclusionary zoning.
7. Section 12.504(G). The subject site has existing wetlands which will be reviewed, preservation required, if any, at the time of site plan approval.
8. Section 12.504(H). The uses permitted by right and special land use in the proposed M-1 zoning district are likely to be more consistent than developing it under the current R-1B zoning designation.
9. Section 12.504(I). If rezoned, the site will be required to be developed in conformance to required standards for the M-1 district.
10. Section 12.504(J). Given the possible options, the M-1 designation is the most appropriate for the subject sites considering its present location.
11. Section 12.504(K). Amending the existing R-1B district to allow for industrial or trucking uses would be inappropriate.
12. Section 12.504(L). The proposed M-1 zoning of the subject parcels will be compatible with the uses currently existing around them. Compliance with any zoning ordinance standards requiring greenbelts, buffering and landscaping will help to screen the outdoor storage from neighboring properties.

McKenna Associates recommends the Planning Commission recommend approval of the requested amendment to the Zoning Map to rezone the subject parcels from R-1B to M-1 designation as listed, to the Township Board of Trustees. Mrs. Krishnan commented to discount the one (1) condition referenced in the review letter.

Kyle Morton of Ashley Capital gave the presentation. Building numbers 4 and 5 were built in December of 2020, are fully leased and a building permit has been submitted for building number 6, a 660,000 sq. ft. building. That would be all of the buildings that are site plan approved. The applicant is working on funding for Haggerty Road reconstruction and wetland permits. The applicant plans to come in early fall with the rest of the site plan. There was one (1) parcel missed on the rezoning request, it will be on the next meeting agenda.

Commissioner inquired if the last parcel yet to be rezoned was the last residential parcel in the area? No, there are other residential parcels. Commissioner inquired if there are any plans to combine parcels in the future? Yes, the applicant didn't want to do splits and combinations with additions because there is still variability in terms of how big the buildings will be.

No questions or comments from the audience or remote viewers.

**Motion Jahr, Cullin second to recommend the Planning Commission recommend to the Township Board of Trustees approval of the requested amendment to the Zoning Map to rezone parcel numbers 83-008-99-0013-000, 83-008-99-0012-700, 83-008-99-0011-000, 83-008-99-0008-000, 83-008-99-0007-000, 83-008-99-0006-701, 83-005-01-0020-300, 83-005-01-0019-002, 83-005-01-0006-000, 83-005-99-0004-000, 83-005-99-0005-000, 83-005-99-0006-000, 83-005-99-0007-000, 83-005-99-0008-000, 83-005-99-0009-701, 83-005-99-0009-002, located between Ecorse Road and Van Born Road west of Haggerty Road from R-1B to M-1 designation, based on the analysis and subject to the conditions in Director Power's letter dated 5-5-22, McKenna Associates review letter dated 5-6-22 and noting the final condition in the McKenna Associates review letter has been dismissed.**

**Roll Call:**

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

**Nays: None.**

**Excused: Barr and Garrett.**

**Motion Carried. (Letters Attached)**

**ITEM #2: 21-040 – DTE SUBSTATION – PRELIMINARY SITE PLAN APPROVAL.**

**THE APPLICANT, CHRISTOPHER BECKER, ON BEHALF OF DTE ELECTRIC, SEEKS SITE PLAN REVIEW FOR THE CONSTRUCTION OF A 120 – 13.2 KV, 80 MVA NINE CIRCUIT SUBSTATION AND RELATED SITE IMPROVEMENTS.**

**42061 ECORSE ROAD, TAX PARCEL 83-041-99-0004-001, LOCATED ON THE SOUTH SIDE OF ECORSE ROAD AND KIRKBRIDGE PARK DRIVE.**

Director Power gave a brief presentation. The site had marginal tree clearing done and is now ready for consideration of the substation. Director Power deferred to the Principal Planner and Township Engineer for their reviews.

Vidya Krishnan of McKenna Associates presented her review letter dated May 6, 2022. The revised plan addresses most of the concerns discussed in the initial review process. The proposed substation will provide benefit to both the public and the property owner. Therefore, McKenna Associates recommends the Planning commission grant preliminary site plan approval for the proposed substation to be located at 42061 Ecorse Road, subject to the following conditions:

1. Designation of fire lanes through the site as required by the Township Fire Marshal.
2. Notation of the height of all equipment.
3. Clarification regarding pavement surface transition at the entrance to the site.
4. Clarification regarding tree removal on the site with a field verification survey.
5. Corrections to notations on the landscape plan.
6. Revised photometric plan to comply with illumination intensities permissible by the Ordinance.
7. Clarification regarding the monument sign as noted.
8. Planning Commission approval of the 8' tall fences with spikes along the decorative metal fence and barbed wire along the chain link fence.

9. Wayne County and Township Engineer approval of all utilities and storm water management.

Paul Kammer of Fishbeck Associates presented his review letter dated May 6, 2022. Fishbeck Associates is recommending the Planning Commission grant the DTE Morton Substation preliminary site plan approval, based on the engineering feasibility of the site and the current design presented in the plans. The applicant is encouraged to submit and continue discussions with Wayne County regarding the stormwater, driveway access and drain crossing. Engineering approval will be conditional upon receiving comments from Wayne County and addressing the comments listed in the review letter.

Chris Becker, the Engineering Manager overseeing the design and permitting for the DTE substation gave the presentation. Mr. Becker clarified that the plastic fence at the front of the site is opaque and is in lieu of the berm. On the west side of the site, not all tree removal is complete. Two (2) bare pits will be dug to allow for jack and bare under the drain. Trees will be planted for screening on the west side of the drain. The illumination requirements have to be met per safety code. Tree replacement plantings will take place at the Van Buren Park. Mr. Becker has reviewed all comments and will work with staff to address them all prior to final site plan review. There will be a change to the final site plan, the legal description of the drain, Wayne County will be adding the easement into the description.

Commissioners had the following questions and comments:

- The gravel paving inside, is that also a safety issue? Yes, in the event that anything were to become energized.
- Commissioner inquired to Vidya Krishnan of McKenna Associates if the Commission's recommendation needs a condition to include the fencing? Mrs. Krishnan informed that the applicant did submit the fencing information, she will make sure that it comes back to the Commission prior to final site plan review.

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

**Motion Jahr, Atchinson second to grant the applicant, Christopher Becker on behalf of DTE Energy, preliminary site plan approval to construct a 120 – 13.2 kV, 80 MVA nine circuit substation and related site improvements, located at 42160 Ecorse Road, based on the analysis and subject to the recommendations in the McKenna Associates review letter dated 5-6-22, Fishbeck Associates review letter dated 5-6-22 and Director Power's staff review letter dated 5-5-22.**

**Roll Call:**

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

**Nays: None.**

**Excused: Barr and Garrett.**

**Motion Carried. (Letters Attached)**

**ITEM #3: 19-038 CAMPING WORLD – PRELIMINARY AND FINAL SITE PLAN AMENDMENT APPROVAL.**

**THE APPLICANT, DERRICK MATTER / CAMPING WORLD, IS SEEKING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL TO AMEND A PREVIOUSLY APPROVED FINAL SITE PLAN FOR REDEVELOPMENT OF THE SITE FOR PURPOSES OF OUTDOOR VEHICLE (RV) SALES AND VEHICLE SERVICE BY ADDING A ROUGHLY 12,700 SQUARE FOOT ADDITION TO THE WEST END OF THE BUILDING.**

**THE SITE IS LOCATED AT 43646 NORTH I-94 SERVICE DRIVE (TAX PARCE NUMBER 83-060-01-0001-001), ON THE NORTH SIDE OF I-94 NORTH SERVICE DRIVE, BETWEEN DEWITT AND MORTON TAYLOR ROADS.**

Director Power gave a brief history of the proposal. The Planning Commission is requested to consider approval of an amended combined preliminary and final site plan for the Camping World site redevelopment, which involves maintaining the roughly 15,633 sq. ft. east wing of their existing building instead of demolishing it; retaining the remainder of the building with an area of 28, 139 sq. ft.; along with the creating of a new R.V. parking and sales are on site and related site improvements. The applicant proposes to amend their originally approved site plan by constructing a 12,700 sq. ft. addition onto the west side of the building.

Vidya Krishnan of McKenna Associates presented her review letter dated 5-3-22. The amended site plan at this time adds significant square footage to the building, but eliminates areas previously shown for outdoor storage. Elements of the site plan related to landscaping, fencing, etc., remain unchanged. The applicant has been working on engineering issues for the past several months and has addressed all of the planning concerns at this time. Therefore, McKenna Associates recommends the Planning Commission grant amended preliminary and final site plan approval for the proposed Camping World addition and site improvements located at 43646 N. I-94 Service Drive, subject to the following conditions:

1. Planning Commission approval of the proposed building materials, colors and finishes.
2. Wayne County and Township Engineer approval of stormwater detention and other engineering concerns.

Paul Kammer of Fishbeck Associates presented his review letter dated 4-14-22. Fishbeck Associates recommends the Planning Commission grant Camping World project engineering and amended final site plan approval, subject to the comments listed in their review letter and in accordance with the Township's Engineering Standards manual. The applicant will be required to address the comments in an Issued for Construction Set prior to moving forward with construction.

Director Power presented the Fire Department review letter dated 3-29-22. Fire suppression will be required for the entire addition. The applicant has taken care of many of the Fire Marshal's concerns and the site plan is approved as submitted.

Paul Tulikangas of Camping World provided a brief background on the project. Covid made some changes to the business models, staffing, etc., identifying the need for the 12,700 sq. ft. addition.

There are no changes to stormwater on the site. Mr. Tulikangas handed over the discussion to Melissa Nance.

Melissa Nance thanked the Commission for their review and identified that Camping World did not have anyone locally to attend the meeting. Camping World has had a long history in Van Buren Township and is one of very few locations that did not have the full sale and service center. Camping World changed direction during Covid rethinking the site as RV sales increased exponentially and they are still seeing a very elevated demand. When selling more RV's need to have service capacity. Camping World sells both towable and motorized units, but are focused more on towable units. There will be no heavy engine work or chassis work. The service bays are to support vehicle sales, a couple bays for pre-delivery inspection, bays for warrant work, bays for parts and accessories and one (1) paint booth, which takes up two (2) of the service bays. The paint booth is for touch ups and damage upon delivery.

Vidya Krishnan of McKenna Associates inquired if Director Power had discussed the painting booths with Melissa Nance at the Camping World meeting. Yes, she reiterated at the meeting that the paint booth was only for touch ups.

Commissioners had the following questions and comments:

- Commissioner inquired if McKenna Associates had the exterior façade colors. No, not yet.
- Is the paint booth for touch ups and is it completely enclosed. Melissa Nance of Camping World confirmed the paint booth is for touch ups and informed that it is a self-enclosed steel box with large doors.
- How much painting in will be done in the paint booth and why in a closed box? The paint booth is to address cosmetic damage during delivery to a customer. The enclosed box is safer than having curtains, the unit is driven inside of the box.
- Commissioners expressed concern with the 30-40 foot paint booth box for touch ups and how to make sure that full service painting is not being done. Melissa Nance informed that the cost to repaint is exorbitant and they are more likely to replace the unit due to the cost. The self-enclosed box is for safety and meets environmental standards.
- Commissioner inquired if there is a list of what's classified as a minor repair? The applicant did not have a list, but could into.
- Vidya Krishnan of McKenna Associates informed that paint booths are considered a major repair.
- McKenna Associates and Commissioners would like to see what the paint booth unit looks like and want to be careful to not cross the line into major repairs. If information is available from the applicant, they would like to see some kind of scope of use and associated costs.
- Commissioner inquired if it would be correct to say that there is no custom painting and all of the painting is strictly related to collision repair? Melissa Nance confirmed there will be no custom painting, only delivery repair painting.
- Commission would like to ask for an example from the applicant as to what a minor repair would be. Melissa Nance will follow up on the request.
- Commissioner commented in looking at the applicant's request, there is concern that minor repair may not be in line, probably a technicality that can be resolved with staff

and the applicant. The Commission also does not have a color scheme and needs to see material samples.

- Commissioner suggested at this time, that the Commission does not have the materials to move forward with a decision and to reschedule further discussion for a future meeting.
- Commissioner commented that Camping World used to advertise the west side of the site was a Collision Center.
- Commissioner inquired about the parking lot, the 6<sup>th</sup> revision is minor and the fire hydrant down by the road. Does the hydrant stay by the road and will the paving be done after construction? Yes, the changes were previously approved and the pavement was included.
- Does Camping World take trade-ins and if so what happens to the trade-in camper. Melissa Nance informed that if a unit is taken in on a trade, it may be moved to another location based on demand or may have minor repairs and be resold.

**Motion Jahr, Cullin second to table discussion on new business item #3 Camping World, until such time as the applicant provides a statement of the full scope of proposed vehicle service work, submits the color rendering requested in the planning consultants letter dated 5-5-22 and demonstrates the size and location of the proposed paint booth.**

**Roll Call:**

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

**Nays: None.**

**Excused: Barr and Garrett.**

**Motion Carried.**

**GENERAL DISCUSSION:**

Director Power informed that there will be a meeting on May 25<sup>th</sup> with the public hearing for the Sumpter Road Corridor Master Plan and 1 rezoning request from Ashley Crossroads.

Commissioner inquired if there was an update on the gasoline text amendments and the removing EV stations? Vidya Krishnan of McKenna Associates informed that she will bring a revised gasoline text amendment to the Commission for review soon.

Commissioner inquired if we want to let developers appear on Zoom or require them to be in person to avoid having a lack of information. Director Power, agreed it's something to consider and he will try to get applicants committed to having at least 1 person present.

**ADJOURNMENT:**

**Motion Atchinson, Cullin second to adjourn the meeting at 7:38 p.m. Motion Carried.**

Respectfully submitted,



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: Case 22-003: Ashley Capital / Crossroads Distribution Center  
North Phase II Rezoning  
DATE: May 5, 2022

The Planning Commission will review the request by applicant Crossroads Distribution Center North, LLC to rezone the following properties as described in the table displayed below:

Address	PARCEL ID	Ex Zoning	Proposed Zoning	
			Rezone to M-1	Acres
Vacant Haggerty	83-008-99-0013-000	R-1B	Entire Parcel	0.91
Vacant Haggerty	83-008-99-0012-700	R-1B	Entire Parcel	0.91
6720 Haggerty	83-008-99-0011-000	R-1B	Entire Parcel	0.91
6670 Haggerty	83-008-99-0008-000	R-1B	Entire Parcel	1.81
6656 Haggerty	83-008-99-0007-000	R-1B	Entire Parcel	0.90
6598 Haggerty	83-008-99-0006-701	R-1B	Entire Parcel	1.85
5982 Haggerty	83-005-01-0020-300	R-1B	Entire Parcel	4.90
5910 Haggerty	83-005-01-0019-002	R-1B	Entire Parcel	3.62
41649 Van Born	83-005-01-0006-000	R-1B	Entire Parcel	0.57
41811 Van Born	83-005-99-0004-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.65
41861 Van Born	83-005-99-0005-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.70
41941 Van Born	83-005-99-0006-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	2.45
42033 Van Born	83-005-99-0007-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.27
42055 Van Born	83-005-99-0008-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.49
Vacant Van Born	83-005-99-0009-701	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	2.55
42333 Van Born	83-005-99-0009-002	R-1B	Entire Parcel	1.58

**TOTAL AREA TO BE REZONED = 29.07**

\* The Existing M-T boundary is an E/W line that is approximately 565 feet south of & parallel to the North Line of Section 2

For your reference, this packet includes a report from the Township's Planning Consultant dated May 3, 2022 and a map and narrative from the applicant, and a copy of the public hearing notice for this rezoning request.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power". The signature is fluid and cursive, with the first name "Dan" and last name "Power" clearly distinguishable.

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

CC: Dennis Schultz and Kyle Morton – Crossroads Distribution Center North, LLC



MCKENNA

May 6, 2022

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

**Subject: VBT-22-030 Ashley Crossroads North LLC/Rezoning Review; Application dated 1/5/22, revised 4/12/2022.**

Dear Commissioners:

We have reviewed the application by Ashley Crossroads North, LLC. ("applicant") to rezone multiple parcels totaling 29.07 acres within the general area illustrated below, from R-1B, Single Family Residential to M-1, Light Industrial District. The parcels are located in the approximate area between Van Born and Ecorse Roads, immediately west of Haggerty Road.



Figure 1: General Area of Rezoning

The Master Plan was originally adopted in 1989 and amended in 1999 (Single Family Residential Plan), 2000 (Ecorse-Haggerty Corridor Plan), 2001 (Grace Lake Area Plan), 2007 (South Side Master Plan), 2010 (Belleville Road District Plan). In 2020, the Master Plan received a complete revision, coordinating the previous plans.

HEADQUARTERS  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
MCKA.COM

Communities for real life.



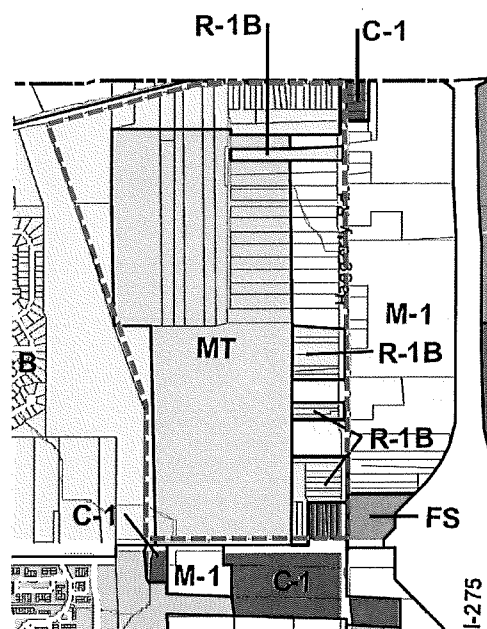
Government has a legitimate interest in maintaining compatibility of surrounding areas, protecting and preserving natural resources, and ensuring adequate infrastructure such as roads, water supply and sanitary sewage disposal. Adoption of a master plan and imposition of zoning restrictions to accomplish those interests, avoid overcrowding, preserve open space, and protect the aesthetics of an area of land are consistent with the Michigan Planning Enabling Act (P.A. 33 of 2008) and Michigan Zoning Enabling Act (P.A. 110 of 2006). Our comments on and analysis of this request follow.

## EXISTING CONDITIONS

The table below summarizes the existing land use, zoning, and master plan designations in and around the subject site, according to the Master Plan and Zoning Ordinance. The map illustrates existing zoning of the surrounding area.

	Existing Land Use	Current Zoning	Future Land Use
<b>Subject Site</b> (multiple parcels)	Vacant	R-1B, Single Family Residential	Light Industrial + Medium Density residential *
<b>North</b>	Industrial	M-1, Light Industrial	Heavy Industrial
<b>South</b>	Industrial	M-1, Light Industrial + C-1, General Business	Office / Light Industrial
<b>East</b>	Industrial and single family residential	M-1, Light Industrial + R-1B, Single Family Residential + C-1, General Business	Light Industrial
<b>West</b>	ITC Corridor	R-1B, Single Family Residential	Multiple Family Residential

\*The narrow triangular piece abutting the ITC corridor.



**Figure 2: Zoning of Subject Parcels and Surrounding Area**  
General Area of Rezoning -----

Source: Charter Township of Van Buren



## PROPOSED REZONING

Parcels are proposed to be rezoned in-part or in-whole to M-1, Light Industrial, as shown in the proceeding table and map.

Parcel	Existing Zoning	Proposed Zoning	
		To M-1	Acres
83-008-99-0013-000	R-1B	Entire Parcel	1.00
83-008-99-0012-700	R-1B	Entire Parcel	0.78
83-008-99-0011-000	R-1B	Entire Parcel	0.92
83-008-99-0008-000	R-1B	Entire Parcel	1.77
83-008-99-0007-000	R-1B	Entire Parcel	0.93
83-008-99-0006-701	R-1B	Entire Parcel	1.70
83-005-01-0020-300	R-1B	Entire Parcel	4.88
83-005-01-0019-002	R-1B	Entire Parcel	3.65
83-005-01-0006-000	R-1B	Entire Parcel	0.57
83-005-99-0004-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning	1.65
83-005-99-0005-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning	1.70
83-005-99-0006-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning	2.45
83-005-99-0007-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning	1.27
83-005-99-0008-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning	1.49
83-005-99-0009-701	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning	2.55
83-005-99-0009-002	R-1B	Entire Parcel	1.78

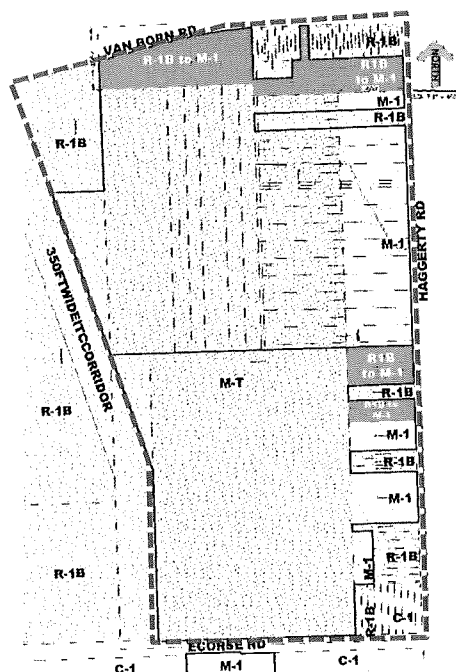


Figure 3: Proposed Rezoning  
General Area of Rezoning



## REZONING STANDARDS

Article 12, Chapter 5 of the Zoning Ordinance includes the procedures and standards for reviewing Zoning Ordinance amendment applications. Section 12.504(A) through (L) includes specific standards of review for the Planning Commission and Township Board of Trustees to consider prior to taking action on an amendment application. These standards and our comments follow.

**(A) *Consistency with the goals, policies, and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.***

The Michigan Zoning Enabling Act requires a zoning ordinance to be based upon the Master Plan, which was adopted in 2020 and incorporates previous iterations of the plan and its subplans, including its amendments in 1999 (Single Family Residential Plan), 2000 (Ecorse-Haggerty Corridor Plan), 2001 (Grace Lake Area Plan), 2007 (South Side Master Plan), and 2010 (Belleville Road District Plan).

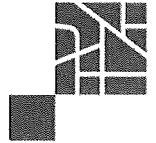
The applicant proposes to rezone the parcel and develop it for distribution center/light industrial uses, which is consistent with their existing developments in the area. The Master Plan designates the future land use of the subject sites and abutting parcels as light industrial. As seen in figure 2 above, the applicant proposes rezoning all of the parcels with frontage onto Van Born and those with frontage on Haggerty Road from R-1B to M-1, which is consistent with the Master Plan. These parcels are master planned for light industrial uses.

In addition, one of the parcels along the west side of the industrial area is zoned R-1B and is master planned for medium density residential uses. The applicant is *not* seeking a rezoning of this parcel. However, the parcel is an unusual triangular shaped parcel that is located on the east side of the ITC corridor but is parcel of a larger industrial transportation zoned parcel. The Master Plan did not envision having any residential uses on this parcel. The intent for the designation was continue the separation between residential and industrial uses. When reviewing the plans for Crossroads North, the Planning Commission encountered a similar situation and addressed the intent of the Master Plan by allowing the applicant to locate only greenbelts and detention pond on the R-1B zoned portion of land with the stipulation that no access drives, improvements or other impervious surface areas will be located on it. A similar condition for this individual parcel as part of a site plan review at a later date would meet the goals of the Master Plan.

**(B) *Consistency with the basic intent and purpose of this Zoning Ordinance.***

The Purpose and intent of Section 1.102 of the Zoning Ordinance includes imposing regulations and restrictions governing the location and construction of structures and buildings to be used for business, industry, residence, social purposes, and other specified purposes. To that end, there are provisions for zoning districts, setbacks, building height, land use, parking and loading, access management, landscaping and screening, and environmental performance.

It is intended that the M-1 zoning district shall act as a transition between heavy industrial uses and non-industrial uses. There is an ITC corridor to the west, zoned residential, that cannot be built upon and a multitude of industrial uses to the north and east. All of the parcels to the east of the existing distribution center buildings are master planned for industrial uses even though they are currently residential. The proposed rezoning of the site to M-1 and its use for light industrial and industrial transportation (as currently zoned) will act as a transition between the residential to the southwest and west of the ITC corridor and the heavier industrial uses to the north. The proposed use will be a continuation of existing Ashley Crossroads North and South developments.



**(C) *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.***

The various parcels subject to this rezoning request, have frontage onto Haggerty Road and/or Van Born Road. Both roads have one lane in each direction, with Haggerty Road being in a state of disrepair. A recently approved plan for Crossroads North included addition of a full centerline on Ecorse Road extending the width of the property, till the light on Haggerty, per Wayne County requirements. It is our understanding the Haggerty Road is planned for roadway improvements in the future by the County. The applicant's proposal to rezone the parcels is not an approval of any use of the site. At such time when a site plan is submitted for development of the remaining portion of the applicants parcels north of Crossroads North distribution center facility, additional traffic impact studies will be required for Van Born Road with related improvements. plan includes improvements to the Ecorse Road frontage, based on a detailed traffic study required by Wayne County.

**(D) *The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.***

The proposed uses of the site do not involve the construction of any building. While we are not aware of any constraints on the water and sewer systems that would prevent service to the subject site, we will defer to the Van Buren Township Department of Public Services.

**(E) *That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.***

We are not aware of any errors in the Zoning Ordinance or Zoning Map, so a rezoning cannot be granted on the grounds that there is an error to correct. Over the last few years, Van Buren Township has experienced a high demand for new industrial development and expansions of existing industrial land uses. There is a definite market trend showing the demand for more industrial uses. The Township's Master Plan specifically designates the subject site as an area for industrial trucking uses.

**(F) *That the amendment will not be expected to result in exclusionary zoning.***

In general, exclusionary zoning is a prohibition of a land use when there is a demonstrated need for the use in the community. Although zoned R-1B and occupied by some residential dwellings, the area is surrounded by industrial uses and master planned for industrial uses as well. If the subject parcels are rezoned from R-1B to M-1, there are many available areas of the township where uses in the R-1B district currently exists. Conversely, if the site is not rezoned from R-1B, there are fewer areas of the Township that are currently zoned M-1 that can be developed for industrial uses.

**(G) *If a rezoning is requested, compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.***

Currently, the majority of the site is a flat vacant grassy lot. According to the Environment, Great Lakes and Energy (EGLE) Wetlands Map Viewer, there are few wetland areas (hydric soils) within the site; however, according to FEMA, there are no floodplains on the site. While the presence of wetlands is not automatically incompatible, care will need to be taken during the site plan review prior to any physical development to ensure these sensitive areas are preserved. At the time of site plan review, more detailed site information will be required to determine appropriate development.

**(H) *If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.***



The permitted uses and special land uses of the M-1 zoning district are listed in the following table:

PERMITTED USES	SPECIAL LAND USES
<ul style="list-style-type: none"><li>• Wholesale Sales</li><li>• Warehousing (excluding Distribution Centers)</li><li>• Manufacturing and Processing (Light)</li><li>• Laboratories, Minor</li><li>• Laboratories, Major</li><li>• Retail Dry Cleaning Plants and Laundries</li><li>• Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations and including storage yards, when necessary to serve the immediate vicinity.</li><li>• High Tech, Data Processing, and Computer Centers</li><li>• Accessory Outdoor Industrial Storage</li><li>• Accessory structures and uses customarily incidental to the above permitted uses</li><li>• Indoor Recreation</li></ul>	<ul style="list-style-type: none"><li>• Automobile Wash Establishment, Automatic</li><li>• Drive-In Theaters</li><li>• Private Clubs</li><li>• Recreational Vehicle Storage Yards</li><li>• Regulated Uses (Tattoo establishments, pawnshops, pool and billiard halls, and massage parlors)</li><li>• Outdoor Storage of Building or Contracting Equipment and Supplies</li><li>• Instructional Services, Outdoor</li><li>• Truck Repair and Maintenance Facility, Minor</li><li>• Accessory Caretaker Dwelling</li></ul>

The area of focus for this standard is the impact that the proposed M-1 zoning district will have on the abutting properties. As noted previously, all the uses to the north, south, and a significant portion to the east, are non-residential. The main portion of the site does abut single family residential zoning to the west but is separated from any residential dwellings by a 300+ foot wide ITC corridor which is non-buildable.

The M-1 District is intended to be located so that uses will be developed without creating negative impacts on adjacent uses from characteristics and conditions such as heavy truck traffic, excessive noise, glare, air pollution, wastewater pollution or emissions, which are commonly found in a traditional industrial district. The proposed M-1 district is also likely to have lower negative impacts on abutting properties when compared to more intense Industrial districts such as the M-2 (General Industrial District) uses. The Zoning Ordinance has provisions for inclusion of greenbelts along property lines of non-residential uses and residential uses. In addition, aspects of landscaping, lighting, traffic and hours of operation will be reviewed at the time of any site plan application.

***(I) If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.***

The Purpose and intent of Section 1.102 of the Zoning Ordinance includes imposing regulations and restrictions governing the location and construction of structures and buildings to be used for business, industry, residence, social purposes, and other specified purposes. To that end, there are provisions for zoning districts, setbacks, building height, land use, parking and loading, access management, landscaping and screening, and environmental performance.

As the subject parcels are located in an area of distribution centers, light and heavy industrial uses, we do not believe developing the site for industrial trucking uses as envisioned in the master plan would undermine the intent of the Zoning Ordinance.

***(J) If a rezoning is requested, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.***





Based on the location of the parcels surrounded by multiple M-1 and M-T zoned parcels, the proposed M-1 zoning would be most appropriate to create contiguous zoning districts.

- (K) *If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.***

Because the specific use is industrial in nature it would not be appropriate to add an industrial use to the R-1B (Single Family Residential) district. Therefore, rezoning the land to M-1 is more appropriate than amending the list of permitted or special land uses in the current R-1B zoning district.

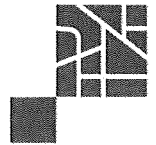
- (L) *If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.***

As there are many industrial uses surrounding the subject site, approving the requested rezoning will not create an isolated or incompatible zone.

#### RECOMMENDATION

At this time, the application to rezone the subject sites from R-1B to M-1 meets the following standards of Section 12.504(A) through (L) of the Zoning Ordinances:

1. Section 12.504(A). The proposed rezoning is consistent with the goals, policies, and objectives of the Master Plan and its subsequent amendments. The proposed M-1 zoning designation is consistent with the light industrial designation envisioned in the Master Plan for the site and surrounding properties.
2. Section 12.504(B). The proposed rezoning is consistent with the intent of the zoning ordinance and the existing development pattern of the area.
3. Section 12.504 (C). The subject parcels have frontage onto Van Born and Haggerty Road, designated as urban minor arterials. Improvements to abutting roadways to handle additional traffic will be considered at the time of site plan review and approval.
4. Section 12.504 (D). We are not aware of any constraints in the ability of public services to serve this site.
5. Section 12.504(E). Van Buren Township has experienced a high demand for additional industrial development and expansions of existing industrial land uses.
6. Section 12.504 (F). The proposed rezoning is not causing any exclusionary zoning.
7. Section 12.504 (G). The subject site has existing wetlands which will be reviewed, and preservation required, if any, at the time of site plan approval.
8. Section 12.504 (H). The uses permitted by right and special land use in the proposed M-1 zoning district is likely to be more consistent than developing it under the current R-1B zoning designation.
9. Section 12.054(I). If rezoned, the site will be required to be developed in conformance to required standards for the M-1 district.
10. Section 12.054(J). Given the possible options, we believe the M-1 designation is the most appropriate for the subject sites considering its present location.
11. Section 12.504 (K). Amending the existing R-1B district to allow for industrial or trucking uses would be inappropriate.
12. Section 12.054(L). The proposed M-1 zoning of the subject parcels will be compatible with the uses currently existing around it. Compliance with any zoning ordinance standards requiring greenbelts, buffering and landscaping will help screen the outdoor storage from the neighboring properties.



Therefore, we recommend that the Planning Commission recommend approval of the requested amendment to the Zoning Map to rezone the subject parcel from R-1B to M-1 designation as listed, to the Township Board of Trustees, subject to the following condition:

- The use of the western triangular parcel abutting the ITC corridor shall be limited to greenbelts and other pervious improvements only. No portion of any access drive, parking, circulation or structure shall be located on that parcel.

Respectfully Submitted,

**McKENNA**

Vidya Krishnan  
Senior Principal Planner

Gage Belko  
Assistant Planner



MCKENNA

May 6, 2022

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

**Subject: VBT 21-040-SPR, DTE Energy Substation/42061 Ecorse Road; Site Plan Review #2 – Preliminary Plan; Revised Site Plan dated February 2022.**

Dear Commissioners:

The applicant, DTE, proposes to construct a new circuit substation in collaboration with ITC. The substation will include several structures necessary for the functioning of the site. The site is located on the south side of Ecorse Road, west of Haggerty Road and has a tax parcel identification number: V-125-83-041-99-0004-001. The parcel is a rectangular piece of land with an area of approximately 2.14 acres.



**Figure 1: Site location**  
Source: Google

HEADQUARTERS  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
MCKA.COM

Communities for real life.



## COMMENTS

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

1. **Zoning and Use.** The site was recently rezoned from C-1 (Local Business) District to M-1 (Light Industrial) District in conformance with the Master Plan. Section 3.115 (B) of the Zoning Ordinance permits public utility buildings by-right in the M-1 District. The site is surrounded by similar M-1 zoning to the east, RM (Multiple Family Dwelling) district occupied by the ITC corridor to the west and south, and M-T (Industrial Transportation and RM/ITC corridor to the north.
2. **Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. Designation of fire lanes throughout the site and clarification of emergency access on north side of the building is required.
3. **Lot.** The parcel has a total area of 2.14 acres. The legal description is included with the tax parcel ID number.
4. **Dimensional Requirements.** There is no required minimum lot width in the M-1 Light Industrial District.

The minimum required front, rear, and side yard setbacks per Section 4.102 of the Zoning Ordinance are 50 feet, 40 feet, and 40 feet (80 feet total of 2), respectively. The proposed structures on the site comply with the minimum setbacks for the M-1 Light Industrial District.

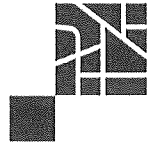
Maximum permitted building height in the M-1 District is 2.5 stories and 30 feet. The site plan includes elevations for the control center building which is 12.5' and notes a 70-foot high lightning protection mast. The height of the transformers, H-frame, power distribution center and capacitor bank must also be noted. The utility towers and frames are not considered as "structures" per the Ordinance definition; however, their height and setback from the property lines will provide the Planning Commission a perspective of mass on the site.

## 5. Access and Circulation.

- a. **Location of Curb Cuts.** The site plan proposes a single extra wide curb cut to the site off Ecorse Road. Per the applicant, although the site will not receive traffic on a regular basis, the site requires a large turn radius to be able to bring the equipment onto the site without damaging Ecorse Road. Truck turning diagrams have been provided and are acceptable.

The approach into the site leads to a service drive which winds around the site with numerous turnarounds to provide access to various structures on the site. The service drive is labeled as "crushed stone". Material details for the main drive approach must be provided along with the point of transition to crushed stone. The ordinance requires all access drives and aisles to be constructed of concrete or asphalt. The applicant has explained in writing the importance of maintaining a single surface covering of crushed stone at the site's interior for the safety of overall safety and grounding of electrical currents. Because the site sees such infrequent vehicular use and in the interest of public safety, we recommend the Planning Commission grant the applicant's requested modification.

- b. **Cross Access.** Due to the secure nature of the facility, cross access is not proposed or recommended.



- c. **Sidewalks.** Internal sidewalks are not required for the site. The site plan proposes a 5' concrete sidewalk along the frontage of Ecorse Road. The subject site fronts on the McClaughrey drain along Ecorse Road, which turns southwards on the west portion of the site as Strong Drain. The proposed sidewalk along the frontage crosses the drain. The applicant has proposed a 6-foot wide by 80-foot long pedestrian bridge to cross this drain. The bridge is subject to review and approval by Wayne County and possibly EGLE.

**6. Parking and Loading.**

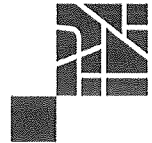
- a. **Space Dimensions.** Designated parking spaces are not required for the site.
- b. **Number of Parking Spaces.** This standard is not applicable.
- c. **Barrier Free Spaces.** This standard is not applicable.
- d. **Loading.** This standard is not applicable.

**7. Landscaping and Screening.** The site is located in the Light Industrial (M-1) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. The applicant has submitted a detailed landscape plan. Note, within the summing of landscape calculations, the plan incorrectly refers to Section 10.130, which should be 10.103, and a standard of one tree per 200 square feet of coverage, which should be 300 square feet.

- 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. With 163.69 feet of frontage, 5 deciduous trees, 2 ornamental flowering trees, and 33 shrubs are required. The proposed landscape plan meets the minimum ordinance requirements.
- b. **Parking Lot Landscaping.** Since the site does not have a parking lot per se, this standard is not applicable.

**Interior parking lot landscaping.** Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. The standard also notes that interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas. The vehicle circulation turnaround areas can be deemed as being interior parking areas, even if limited to service vehicles. With 4,281 square feet of applicable surface area, 214 square feet of this must be landscaped. The applicant proposes to meet this requirement with additional frontage landscaping of one deciduous tree, with 38 square feet of canopy coverage and one ornamental tree, with 200 square feet of canopy coverage. This would satisfy the coverage requirement for interior lot landscaping; however, the applicant must show the location of the third ornamental tree and include it in the tree material list.

- c. **Loading Area Landscaping.** This requirement is not applicable.
- d. **Display Area Buffering.** This requirement is not applicable.
- e. **Greenbelt Buffering.** Per section 10.103 (E), a 60-foot-wide buffer with a double staggered row of evergreen trees is required between the subject site and the abutting RM District to the west and south. In lieu of the greenbelt buffer, a 6' tall opaque fence or masonry wall may be installed. The applicant received approval for a tree removal permit stating that the trees and wetlands were being mostly preserved in these areas, and therefore a greenbelt is not required. Based upon a visual inspection of the site on 5/6/2022, a significant tree cover from the site has been removed. Field

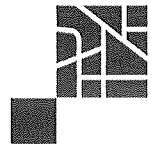


verification is required from the applicant regarding trees being preserved along the west and south property lines as was previously noted. Once we receive confirmation that no additional trees were removed than originally proposed, we would support a waiver of this requirement.

The Ordinance also requires a 10' wide greenbelt buffer with one (1) tree per 30 lineal feet along the east property line. With the east property line measuring approximately 439 linear feet, 15 trees are required. The property has existing trees along this frontage and the applicant proposes 2 additional deciduous and 5 additional evergreen trees along with 25 additional shrubs.

The applicant also proposes the installation of an 8' tall chain link fence along the east, west and south side yards, an 8' tall decorative vinyl fence along the front yard, and also an 8' tall decorative metal fence south of the vinyl fence. The decorative metal fence is proposed to include a spiked top and the chain link fence is proposed to have a "V" barbed wire top. We recommend that the higher fences be approved by the Commission and the barbed wire and spikes be allowed on the chain link and decorative metal fencing, respectively.

- f. Open Space Landscaping.** The Zoning Ordinance requires 1 tree/3,000 square feet of open space area not occupied by buildings or parking. Include calculations to demonstrate compliance.
- g. Detention Pond Landscaping.** The proposed drainage system is subject to review and approval by the Township Engineer and Wayne County.
- 8. Tree Removal Permit.** A tree removal permit has was granted by the Planning Commission at their March 23, 2022 meeting.
- 9. Stormwater Pond.** Storm water detention calculations are subject to review and approval by the Township Engineer and Wayne County.
- 10. Lighting.** A photometric plan for the site has been provided. The site is illuminated with pole and wall-mounted fixtures. Fixture details are noted and meet ordinance standards. Illuminance levels of the site do not comply with ordinance standards. Lighting of building entrances of infrequent use shall not exceed an average of 1.0 footcandles – the proposal does not note these averages; however, the photometric plan shows levels exceeding 8.0 footcandles at and near building entrances. Further, lighting levels at non-residential sidewalks shall not exceed 1.0 footcandles and light trespass from the site shall not exceed 0.5 footcandles. The proposal shows average lighting levels of 1.5 footcandles at the sidewalk area, which also serves as the property boundary. These levels must be reduced to comply with the ordinance.
- 11. Architecture and Building Details.** The proposed structures are large mechanical units with the exception of the control center. The control center is a 480 sq. ft building and elevations have been provided. Building materials and colors are shown in representative photos within the application as a gray, corrugated metal. This neutral tone and natural material is acceptable.
- 12. Dumpster.** The plan proposes no dumpsters or enclosures. Per the applicant any trash generated by a work crew will be removed from site and taken off site for disposal.
- 13. Signs.** The site plan includes a proposes a site identification monument sign facing Ecorse Road and multiple interior 'Wildlife Area' signs. The interior signs are exempt from the ordinance standards. The



monument sign meets the requirements of the ordinance, however, the height of the concrete base reveal must be noted and clarification provided whether the sign is internally lit or not.

## RECOMMENDATION

The revised plan addresses most of the concerns discussed in the initial review process. The proposed substation will allow provide benefit to both the public and the property owner. Therefore, we recommend that the Planning Commission grant preliminary site plan approval for the proposed substation to be located at 42061 Ecorse Road, subject to the following conditions:

1. Designation of fire lanes through the site as required by the Township Fire Marshal.
2. Notation of the height of all equipment.
3. Clarification regarding pavement surface transition at the entrance to the site.
4. Clarification regarding tree removal on the site with a field verification survey.
5. Corrections to notations on the landscape plan.
6. Revised photometric plan to comply with illumination intensities permissible by the Ordinance.
7. Clarification regarding the monument sign as noted.
8. Planning Commission approval of the 8' tall fences with spikes along the decorative metal fence, and barbed wire along the chain link fence.
9. Wayne County and Township Engineer approval of all utilities and storm water management.

Respectfully,  
**McKENNA**

Vidya Krishnan  
Senior Principal Planner

Gage Belko  
Assistant Planner

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

May 6, 2022  
Fishbeck Project No. 211528  
Township Project No. 21-040

Director Dan Power  
Director of Water and Sewer  
Van Buren Township  
46425 Tyler Road  
Van Buren Township, MI 48311

**DTE Morton Substation – 42061 Ecorse Road**  
**Preliminary Site Plan Review**

Dear Director Power:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Site Plan dated February 2022, submitted to the Township for Preliminary Site Plan approval, as well as Engineering feasibility for the proposed DTE Substation located at 42061 Ecorse Road.

This proposed project includes construction of an electrical substation, including overhead support structures, a communications tower, lighting, a control house building, security fencing, an access driveway to Ecorse Road, stormwater improvements including an underground gravel storage area and underground treatment tank, 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, Township* (April 2014). The applicant must include the following items as part of the construction plans:

1. The plan sheets should indicate a definitive date of the plans when submitted, not just a month. When the final issued for construction set is complete, a exact date should be listed.
2. All easements, proposed and existing, must be indicated on the plans.
3. Engineering Plans must include the applicable Standard Detail Drawings as found in Appendix A of the Township *Engineering Standards Manual*. The Township can provide full size sheets of multiple details upon request.
4. Applicant shall list on the Title Sheet all required permits, the status of those permits, and the date of any permit approval for all applicable permits for the property: Michigan Department of Environment, Great Lakes, and Energy (EGLE), Wayne County Soil Erosion, Wayne County DPS (Permitting), Van Buren Township Planning, and Van Buren Township Engineering.
5. The applicant has received the EGLE Part 301 (Inland Lakes and Streams) and EGLE Part 303 (Wetlands Protection) permit approval. The applicant is required to adhere to the authorized activity as spelled out in the permit. (Permit # WRP032186 v.1)



## Water Main Service

**Existing:** The Township Geographic Information System (GIS) records indicate an existing asbestos cement 12-inch water main running east-west along the north side of the Ecorse Road.

**Proposed:** The proposed plans indicate no water main or water service improvements.

## Sanitary Sewer

**Existing:** The Township GIS records indicate there is an existing 30-inch Reinforced Concrete Pipe gravity-fed sanitary sewer pipeline running west-east along the south side of Ecorse Road and an abandoned sanitary sewer line running west-east along the south side of Ecorse Road.

**Proposed:** The proposed plans indicate no sanitary sewer main or service improvements.

## Storm Sewer

**Existing:** The Township GIS records indicate the Strong County Drain runs south-north along the west side of the property. The existing site is undeveloped with no storm drain improvements.

**Proposed:** The applicant's plan is proposing to capture drainage from the site via gravel surfaces, perforated pipe, and underdrains routed through a system of pipes and manholes and connecting to an underground pretreatment and storage system. The system is designed to store and discharge runoff at the allowable rates that satisfy both Wayne County and Van Buren Township. The final outlet location is the Strong Drain to the west. The plans note that the limits of disturbance will be within wetland extents and are noted on the drawings.

### Comments:

1. The Township will require final Wayne County approval before moving this project to the Final Site Plan and Engineering approval stage of the process. It is our understanding that the applicant has been working with Wayne County to develop plans that are acceptable to the County, however, plans have not been submitted to the County for final approval at this time. It should be stated that once plans are submitted for Final Site Plan and Engineering approval, any significant changes to the site or engineering systems due to Wayne County requirements, is subject to further review and may require resubmittals for engineering and/or site plan review.
2. Proposed driveway culvert shall include end treatments or end sections.
3. The label for CO2 is mislabeled as CO12 in the profile for "Conveyance Pipe Profile – CO2 – CO13".
4. Individual pipe segments must be labeled on the plans and/or profiles with the type of pipe for that segment. The details and legend aren't consistent with pipe type (ADS vs. CPT) and unclear. Make sure it is clear for the contractor and inspector to determine which type of pipe is proposed at each location.
5. Applicant must indicate the pre-and post-development drainage patterns. Pre-and-post development drainage patterns must demonstrate no additional drainage onto the adjacent properties and any existing flow coming to the site is properly accounted for.
6. Plastic pipe as indicated (12-inch High-Density Polyethylene (HDPE)) is not allowed in commercial or industrial properties, however, due to the nature of the site, detention within the stone subbase requires perforation for conveyance into the underground storage system and is recommended to be permitted for this site.

## Paving, Grading, and Sidewalk

1. Similar to that for storm water approval, the applicant must submit and obtain right-of-way (ROW) approval from Wayne County (County), or at a minimum request to see review comments from the County during the

Final Site Plan and Engineering review, for the work along Ecorse Road. In particular, Fishbeck is interested in the County's comments regarding the distance between the proposed driveway and the existing driveway at the Crossroads South property just east of the proposed development.

2. All sidewalk must be placed on a minimum of 4 inches of MDOT Class II Granular subbase. Details shall follow Van Buren Township Standard Sidewalk Detail Sheets.
3. The applicant has provided a "sample pedestrian bridge" example of what they plan to provide as part of the project. It appears to be a standard single span prefabricated pedestrian bridge seen along and across many of the pathways and sidewalks throughout the metro region. In general, the example design seems to be in line of what we would like to see, however, much more detailed engineering design will be required, which will need to be signed and sealed by a professional engineer in the State of Michigan. In addition, foundation details will also be required to be designed under the guidance of a geotechnical consultant and signed and sealed by a Michigan professional engineer. All requirements on span length, height above the ordinary high-water mark (OHWM), and offset from the roadway surface will be done in conjunction with EGLE and Wayne County. Further information is needed before a final approval of the bridge and sidewalk are made.
4. The Township is also in discussions with the applicant regarding the requirements for future maintenance of the bridge. The Township will work with the Engineer to determine the best course of action and timing of allowable work while the bridge design is worked out. As with all other permit approvals, if conditions of the permits require changes to the plans, the site is subject to further review and may require resubmittal for engineering and/or site plan review.
5. Maintenance of traffic will be reviewed and approved by Wayne County, however, it would appear the arrow panel shown on the traffic control plan is not needed. Arrow panels should only be used for lane closures or merges. The plans should indicate the use of W1-6 signs in place of the arrow board.

## Soil Erosion and Sedimentation Control (SESC)

1. The SESC plan has been provided and the Wayne County Permit has been issued. (Permit # 22-055) Any additional requirements for soil erosion from the County or the Township shall follow the approved details.

## Recommendation

We are recommending the Planning Commission grant the DTE Morton Substation Preliminary Site Plan approval, based on the engineering feasibility of the site and the current design presented in the above referenced plans. The applicant is encouraged to submit and continue discussions with Wayne County regarding the stormwater, driveway access, and drain crossing, as Engineering approval will be conditional upon receiving comments from Wayne County and addressing the comments listed in this letter.

If you have any questions regarding this project, please contact Paul Kammer at 248.324.2137 or [pkammer@fishbeck.com](mailto:pkammer@fishbeck.com).

Sincerely,



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

By email

Copy: Todd Saums – Township  
Brittney Williams – Township  
Vidya Krishnan – McKenna



**VAN BUREN**  
CHARTER TOWNSHIP

## MEMO

---

TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: Case 21-040: DTE Electric Preliminary Site Plan Review  
DATE: May 5, 2022

---

The Planning Commission will review the request by applicant Christopher Becker, on behalf of DTE Electric, for combined preliminary site plan review for the construction of a 120 – 13.2 kV, 80 MVA nine circuit substation and related site improvements. The subject site is located at 42061 Ecorse Road, tax parcel 83 041 99 0004 001, on the South side of Ecorse Road between Haggerty Road and Kirkridge Park Drive. The site is zoned M-1 – Light Industrial.

For your reference, this packet includes a report from the Township's Planning Consultant dated May 6, 2022 and a report from the Township Engineer dated May 6, 2022. The Fire Marshal had no comments regarding this request. The packet also includes minutes from the October 27, 2021 Planning Commission meeting regarding the rezoning which provided a basis for this request, along with submittals from the applicant including an application narrative dated April 11, 2022 and excerpts from a site plan package dated February 2022.

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

Sincerely,

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

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

CC: Christopher Becker and Barbara Rykwaldner – DTE Electric