

**CHARTER TOWNSHIP OF VAN BUREN**  
**PLANNING COMMISSION**  
**August 10, 2022**  
**MINUTES**

Vice-Chairperson Jahr called the meeting to order at 5:30 p.m.

**ROLL CALL:**

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

**Excused:** Barr and Kelley.

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

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

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

**Audience:** Five (5).

**APPROVAL OF AGENDA:**

Motion Cullin, Atchinson second to approve the revised agenda of August 10, 2022 as presented.

**Motion Carried.**

**APPROVAL OF MINUTES:**

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

**PUBLIC HEARING:**

**ITEM #1: 22-012 – CHAHAL SEMI TRUCK REPAIR FACILITY SPECIAL LAND USE.**

**TITLE:** JOE DAVENPORT, ON BEHALF OF OWNER SUKHDEV SINGH, HAS APPLIED TO CONSTRUCT AN 8,320 SQUARE FOOT TRUCK AND TRAILER REPAIR BUILDING WITH TRUCK WELL AND SITE IMPROVMENTS. THE PROPERTY IS ZONED M-2, GENERAL INDUSTRIAL DISTRICT. TRUCK REPAIR IS A PRINCIPAL USE AND REQUIRES SPECIAL LAND USE APPROVAL UNDER SECTION 3.104 OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE, WHICH IDENTIFIES TRUCK REPAIR AND MAINTENANCE FACILITY, MINOR AND MAJOR REPAIR AS SPECIAL LAND USES UNDER ARTICLE 12, CHAPTER 3 OF THE ZONING ORDINANCE.

**LOCATION:** 6100 SCHOONER DRIVE (PARCEL ID NUMBER V-125-83-017-99-0014-714), LOCATED SOUTH OF MICHIGAN AVENUE EXTENDING BETWEEN SCHOONER DRIVE (WEST) AND SCHOONER DRIVE (EAST).

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

Director Power informed the audience that the public hearing is an opportunity for members of the public and neighboring property owners to speak.

No questions or comments from the audience.

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

**NEW BUSINESS:**

**ITEM #1: 22-012 – CHAHAL SEMI TRUCK REPAIR FACILITY SPECIAL LAND USE.**

**TITLE:** JOE DAVENPORT, ON BEHALF OF OWNER SUKHDEV SINGH, HAS APPLIED TO CONSTRUCT AN 8,320 SQUARE FOOT TRUCK AND TRAILER REPAIR BUILDING WITH TRUCK WELL AND SITE IMPROVMENTS. THE PROPERTY IS ZONED M-2, GENERAL INDUSTRIAL DISTRICT. TRUCK REPAIR AS A PRINCIPAL USE REQUIRES SPECIAL LAND USE APPROVAL UNDER SECTION 3.104 OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE, WHICH IDENTIFIES TRUCK REPAIR AND MAINTENANCE FACILITY, MINOR AND MAJOR REPAIR AS SPECIAL LAND USES IN THE M-2 ZONING DISTRICT.

**LOCATION:** 6100 SCHOONER DRIVE (PARCEL ID NUMBER V-125-83-017-99-0014-714), LOCATED SOUTH OF MICHIGAN AVENUE EXTENDING BETWEEN SCHOONER DRIVE (WEST) AND SCHOONER DRIVE (EAST).

Director Power provided a brief presentation. The site is located on 6 acres that had recently been split and is zoned M-2, General Industrial District. Truck repair, minor and major is a special land use in the M-2 District. Director Power deferred to Vidya Krishnan of McKenna Associates for her presentation.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 7-19-22. The proposed use meets the general standards for consideration of special land use approval as well as the specific criteria for vehicle service uses. Therefore, McKenna Associates recommends the Planning Commission recommend approval of the special land use for Chahal Transport to the Township Board of Trustees, subject to full site plan approval.

No questions or comments from the Commission or the audience.

**Motion Atchinson, Budd second to recommend to the Township Board of Trustees special land use approval for case number 22-012, Chahal Semi Truck Repair, located at 6100 Schooner Drive, parcel ID number V-125-83-017-99-0014-714 subject to the findings in the McKenna Associates review letter dated 7-19-22.**

**Roll Call:**

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

**Nays:** None.

**Excused:** Barr and Kelley.

**Motion Carried.**

**ITEM #2: 22-012 – CHAHAL SEMI TRUCK REPAIR FACILITY PRELIMINARY SITE PLAN.**

**TITLE:** JOE DAVENPORT, ON BEHALF OF OWNER SUKHDEV SINGH, HAS APPLIED TO CONSTRUCT AN 8,320 SQUARE FOOT TRUCK AND TRAILER REPAIR BUILDING

**WITH TRUCK WELL AND SITE IMPROVMENTS. THE PROPERTY IS ZONED M-2, GENERAL INDUSTRIAL DISTRICT.**

**LOCATION: 6100 SCHOONER DRIVE (PARCEL ID NUMBER V-125-83-017-99-0014-714), LOCATED SOUTH OF MICHIGAN AVENUE EXTENDING BETWEEN SCHOONER DRIVE (WEST) AND SCHOONER DRIVE (EAST).**

Director Power gave a brief presentation referencing the detailed site plan review including planning, engineering and fire reviews. Some of the plans in the packet have been revised but not reviewed yet. The applicant has provided color renderings of the building. Director Power displayed the site plan.

Vidya Krishnan of McKenna Associates presenter her site plan review letter dated 7-19-22. The revised site plan addresses most of the concerns from previous reviews, including parking standards, architectural standards and access and circulation standards. The items remaining to be addressed can be included for review with the final site plan submission. Therefore, McKenna Associates recommends the Planning Commission grant preliminary site plan approval for Chahal Transport to be located at 6100 Schooner Drive, subject to the following conditions:

1. Provision of barrier free access ramp to building.
2. Submission of a tree survey with replacement trees, as noted.
3. Notation that dumpster enclosure masonry color will match the building color.
4. Detention pond approval by Wayne County and the Township Engineer.

David Potter of Fishbeck Associates presented the preliminary site plan review letter dated 7-21-22. Fishbeck offers no objection and recommends the Planning Commission grant preliminary site plan approval to the Chahal Semi Truck/Trailer Repair Facility, based on the preliminary site plans submitted to the Township on June 30, 2022. Prior to the next submittal for final site plan and engineering approval, the applicant shall review and amend any of the plan comments listed in the letter, begin or continue conversations with Wayne County regarding storm water management and pavement design and include all information as required in the Van Buren Township Engineering Standards Manual with the next submittal.

Director Power presented the Fire Department review letter dated 7-13-22. The third review of the project was completed on 7-12-22 and all Fire Department concerns have been addressed. Deputy Fire Chief/Fire Marshal Lenaghan's letter had the following comments:

- NFPA 1 2018 is the adopted fire code for the Charter Township of Van Buren, all future submittals will need to comply with this code.
- If a security gate is to be installed at the entrance to the complex, an approved access control device or Knox padlock for manual gates will be required. The padlock shall only be obtained from [www.knoxbox.com](http://www.knoxbox.com).
- Per the site plan (2<sup>nd</sup> page) under site "specific notes" #7 to avoid confusion, the Fire Department requires a Knox Padlock for the manual gate. The Fire Department does not supply the lock.

Lance Warden of Chahal Trucking gave a brief presentation and displayed a color rendering of the building. The building is approximately 8,300 square feet, a modern design that will blend

into the neighborhood. The exterior is wood grain composite vinyl siding and vinyl modular panels and has a painted metal awning. The landscape plan is very detailed. The lighting is LED, a photometric grid was displayed and light is not spilling over onto the adjacent properties. The site provides ample parking. Mr. Warden was available to answer any questions.

Commissioners had the following questions and comments:

- Commissioner inquired if the applicant is planning on signage in the future or does this type of client typically not have signage. Lance Warden informed that he has not heard from the client on signage, if they have signage it would be minimal. Vidya Krishnan informed the applicant that any signage will be presented to staff for approval.
- Commissioner asked for clarification of the location of the light pole at the entrance to Schooner Drive, the applicant confirmed its location.
- Commissioner inquired about the comment in the engineering letter for the applicant to show how the existing storm water system operates. Lance Warden informed that his project engineer is diligently working on that requirement.

No comments from the audience.

**Motion Atchinson, Cullin second to grant preliminary site plan approval of the Chahal Semi Truck Repair Facility to applicant Joe Davenport, on behalf of owner Sukhdev Singh to construct a 8,320 square foot truck and trailer repair building with truck well and site improvements, located at 6100 Schooner Drive, parcel ID number V-125-83-019-99-0014-714, based on the facts and findings in the McKenna Associates review letter dated 7-19-22, Fishbeck Associates review letter dated 7-21-22 and the Fire Department review letter dated 7-13-22.**

**Roll Call:**

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

**Nays: None.**

**Excused: Barr and Kelley.**

**Motion Carried.**

**ITEM #3: ZONING ORDINANCE DISCUSSION: SIDE ENTRY GARAGE AND BUILDING SEPARATION REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS.**

**THE PLANNING COMMISSION IS REQUESTED TO DISCUSS ZONING REQUIREMENTS FOR MINIMUM PERCENTAGE OF SIDE ENTRY GARAGES AND BUILDING SEPARATION IN RESIDENTIAL DEVELOPMENTS.**

Director Power gave a brief presentation. This is continued discussion from the 7-27-22 Planning Commission meeting, recognizing the need to look at options for different ways to meet the 30% side entry garage requirement and building separation requirements for future development. Commissioners were asked to discuss other means to meet these requirements, including architectural enhancements.



Vidya Krishnan of McKenna Associates gave a brief presentation. Some the existing planned residential developments (PRD's) have never been completed, changes may provide an opportunity to get the homes built. Home building and residential development patterns have gone through various market driven changes. As a result, some of the current regulations make proposed new attainable housing projects located on smaller lots unattainable. Mrs. Krishnan reviewed zoning ordinances in other municipalities to see what regulations are in place regarding side entry garages and building separation standards. In all of the ordinances compared, side entry garages were a desirable option but not mandated. Building separation requirements varied significantly, with a majority having a separation requirement of only 10 feet or allowing for Planning Commission and Board of Trustees to reduce that distance based on preservation of natural features and other factors. Based on the feedback received at the 7-27-22 Planning Commission meeting, a draft text amendment was prepared with changes to Section 6.207 of the PRD Ordinance's design requirements which include building separation standards and changes to Section 5.115 addressing garage orientation.

The meeting was opened for discussion, Commissioners had the following questions and comments:

#### **Side Entry Garage Discussion**

- Commissioner went house shopping in Cherry Hill Village years ago, commented on how close the houses are together. At that time, the development was a new concept to bring the community together, with small yards and large common areas for people to gather. This seems like this is a popular community, if we can build like this, people may want to buy. The common areas are necessary if not having a yard. Vidya Krishnan informed that Cherry Hill Village has an Overlay District with specific design requirements.
- At the last meeting, discussed garage doors having a deviation of 3 feet behind the face. Do not want to see all garage doors along the frontage.
- The previously provided garage door examples all took up less than 50% of the frontage. They should not take up any more than 50% of the frontage. Vidya Krishnan will add to language.
- Director Power mentioned excluding garages that extend past a certain point. Vidya Krishnan mentioned maybe limiting the number of garages that can project. Commissioners agreed there can be some garages projecting, just not all of them. Having the garage pushed back is visually less impactful. Vidya Krishnan mentioned adding language that garages are no more than 50% of the front façade and no more than 50% of the depth of the garage can project, that way the garage doesn't stick out all the way to the front.
- Have construction methods that we allow the developer to utilize instead of the 30% side entry garages. Vidya Krishnan commented that if a developer has larger lots, we still want the side entry garages. May need to put more language in to define.
- Director Power informed that the way the language is written right now, we need to consider there may be a developer with 50-60 foot lots. Vidya Krishnan commented that if we have a PRD, it is based on the zoning district. A concern is the changing of zoning districts from R-1B to R-1C, need to make sure we don't encourage to build 50 foot lots. Director Power informed that there is still a good portion with 70 foot lots to have side

entry garages. Vidya Krishnan and Director Power will discuss language to make sure that attainable housing is not discouraged.

- Commissioner likes point #6, however, if an applicant was to use the garage door option as a significant criteria, it looks like they also get the previous two points, the significantly different location and doors and windows. Maybe add text to include the garage door issue shall be considered separately in point 6. Director Power and Vidya Krishnan will take a further look into the language.

#### **Relaxation of Building Separation Discussion**

- What is the definition of a fence, what if a row of evergreens was planted? Vidya Krishnan informed that evergreens would be considered a live fence. Commissioner inquired if a row of boxwood would be considered a live fence? Mrs. Krishnan would need to look at the Zoning Ordinance. Vidya Krishnan will look into fence definitions further, rephrase language as all structures including but not limited to fences landscaping, trees, not above a certain height.
- Commissioner likes that this is being considered, if other communities have the opportunity, would like to have it here too.
- Commissioner is not in favor of reducing. The way the ordinance is written, it gives the Planning Commission and Township Board the ability to be flexible. These are specific conditions, with language for both single family detached and single family attached. Would be in favor of the attached, they are already sharing walls. Concerned with single family detached, that it will lead to developers making the smallest possible lots. The attached are already a higher density.
- Vidya Krishnan inquired if there was a separation distance that the Commission would like to consider? Commissioner mentioned 10 feet on one side and 20 feet on the other side.
- Director Power mentioned the Townsend Park project, half of the lots are 50 feet wide. To have a buildable unit, by default those have to shrink to having 10 foot separation.
- Commissioner likes reducing the separation. What we've been building, everything is going upward. The community is getting older, there is need for single-story options without going upward. Builders may be looking to build here, if we are forcing them to go upward, they may not come here. Vidya Krishnan will provide pictures from other communities, she has examples of ranch style developments that are being built. Mrs. Krishnan will also look at the examples and get lot sizes of the full ranch style units. Commissioners agreed they would like to see the examples.
- Director Power and Vidya Krishnan will bring back language and examples to a future meeting.

#### **ITEM #4: DISCUSSION: 22-008 – VAN BUREN TOWNSHIP COMMUNITY CENTER ADDITION: POND DESIGN UPDATE.**

**STAFF WILL PROVIDE UPDATED INFORMATION REGARDING THE PROPOSED DESIGN OF THE EXPANDED VAN BUREN TOWNSHIP STORMWATER DETENTION BASIN LOCATED AT 46425 TYLER ROAD (PARCEL ID NUMBER 83-061-99-0006-000).**

Director Power provided a brief pond design update. Following the approval of the Community Center, the applicant was asked to bring back more information on the pond design. Spalding DeDecker provided a descriptive letter as to how the pond works, what kind of maintenance is required and what the maximum depth of standing water is likely to be after a 100 year rain event and for how long it will be present. Township Engineer, Paul Kammer, was unable to attend the meeting, he will provide more information on the letter at a future meeting.

Commissioner commented that the Township Board discussed concern with the pond and thought that it should be fenced. Commissioners agreed to wait to hear more information from Paul Kammer.

No comments from the audience.

**GENERAL DISCUSSION:**

Commissioner did not see the plans for the Community Center and inquired if anything had been decided on the fencing around the Police Department. Director Power informed that the fencing was approved and there is also a proposed second access drive outside of the gated area for when the Community Center and/or Township have large events.

**ADJOURNMENT:**

**Motion Budd, Atchinson second to adjourn the meeting at 7:02 p.m. Motion Carried.**

Respectfully submitted,

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

Christina Harman

Recording Secretary



July 19, 2022

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

**Subject: VBT-22-012 Chahal Transport - Schooner Drive; Special Land Use Review #1  
Revised Site Plans Dated February 16, 2022 (Received May 17, 2022)**

Dear Commissioners:

The applicant, Chahal Transport, Inc., proposes to construct an 8,320 square foot truck and trailer major repair facility on Schooner Drive. The 6.04-acre site is located south of Michigan Avenue extending between Schooner Drive (west) and Schooner Drive (east) on a M-2 (General Industrial) zoned site. The proposed major truck repair is a special land use in the M-2 district

We have reviewed the revised 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):



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## **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. All truck repair and maintenance facilities, whether major or minor, are considered special land uses in the M-2, General Industrial District. Following is our review of each special land use standard as it relates to this project:

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

This standard has been met. The proposed use of the site will convert the currently vacant lot into an economically viable use. Contiguous to other General Industrial and Light Industrial zoned lots, the use in this location is the most socially desirable option for the Township. Any impacts resulting from the proposed development will be mitigated through setbacks, landscaping, screening, and architectural requirements, which are reviewed in our revised site plan review letter under separate cover.

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

This standard has been met. The proposed use is located on Schooner Drive, just off Michigan Avenue, a major regional thoroughfare, making it convenient to the users of the site, which will be primarily transport truck drivers.

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

This standard has been met. The site is adjacent to existing industrial uses to its south, east, and west. The parcel(s) currently to the north of the proposed developed area of the site is currently undeveloped. The future land use map of the Township Master Plan indicates this area is primed for continued light and heavy industrial uses. We find that this proposed use is compatible with current and future adjacent uses.

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

This standard has been met. The proposed site changes involve improvements to the currently vacant site, with enhancements to pedestrian circulation and landscaping. These are likely to improve public health, safety, and welfare in the industrialized area. Comments addressing the site layout, circulation, and access are discussed in our attached site plan review letter.

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

This standard has been met. We do not anticipate that the proposed use will affect the site's current public service capacity. The applicant is working with the Township Engineer to meet all utility requirements.

- 6. Will not cause injury to other property in the neighborhood in which it is to be located.**

This standard has been met. 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 in an area of similar intensity industrial uses.



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

This standard has been met. The site plan indicates consideration of the natural environment through an enhanced landscaping plan and preservation of significant wooded areas on the site. The provision of stormwater basins and parking lot landscaping will help mitigate the increase in impervious surface area.

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.**

This standard can be met. Major truck repair facilities are within the provisions of uses requiring special approval in the M-2 district. Subject to design revisions being made to the site plan to comply with the Ordinance requirements noted in our site plan review letter under separate cover, this standard can be met.

9. **Is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.**

This standard has been met. The major truck repair facility 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 VEHICLE SERVICE USE**

Section 5.141 of the Zoning Ordinance sets forth additional standards for 'Vehicle Service' uses, as follows:

1. **Service stations and commercial garages, where permitted, shall be located at least five hundred (500) feet from any entrance or exit to a lot on which public, parochial or private school or a playground, playfield or park is located.**

With surrounding vacant and industrial uses, this standard is not applicable.

2. **The minimum frontage on any one (1) public street shall be at least one hundred fifty (150) feet.**

The site has a frontage of 274 feet on Schooner drive, which complies with the Ordinance.

**RECOMMENDATION**

The proposed use meets the general standards for consideration of special land use approval as well as specific criteria for vehicle service uses. Therefore, we recommend the Planning Commission recommend approval of the special land use for Chahal Transport to the Township Board of Trustees, subject to full site plan approval.

Respectfully,

McKENNA

Vidya Krishnan  
Senior Principal Planner

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

Gage Belko  
Assistant Planner





July 19, 2022

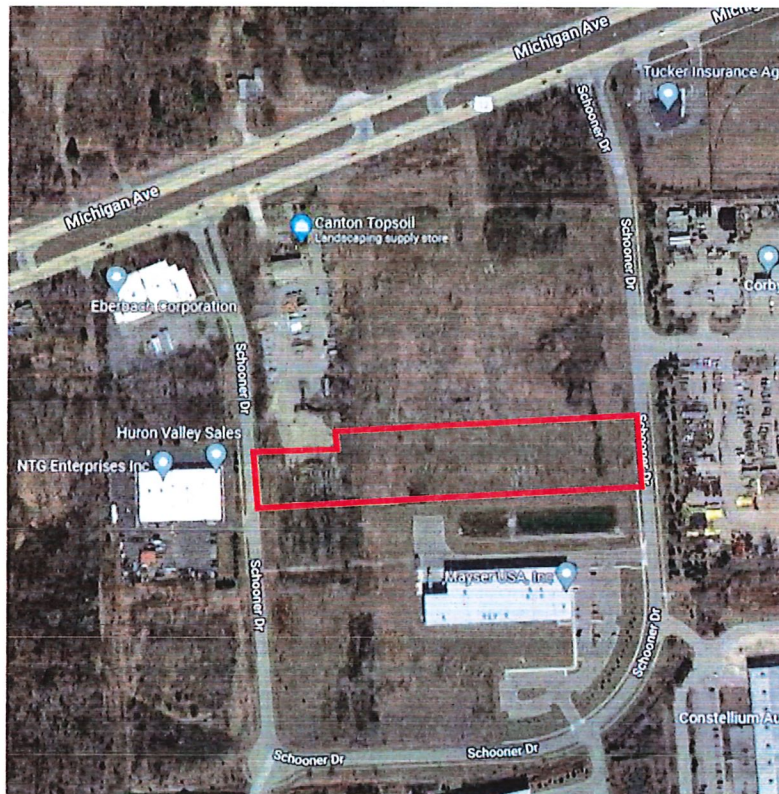
Planning Commission  
Charter Township of Van Buren  
46425 Tyler Road  
Belleville, Michigan 48111

**Subject: VBT-22-012 Chahal Transport - Schooner Drive; Site Plan Review #3**  
**Revised Plans Dated June 21, 2022 (Received July 5, 2022)**

Dear Commissioners:

The applicant, Chahal Transport, Inc., proposes to construct an 8,320 square foot truck and trailer major repair building with truck well and site improvements on Schooner Drive. The 6.04-acre site is located south of Michigan Avenue extending between Schooner Drive (west) and Schooner Drive (east).

We have reviewed the revised 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):



Source: Google Maps



## SITE PLAN REVIEW STANDARDS

1. **Zoning and Use.** The site is zoned M-2 (General Industrial District). The plan proposes the development and use of the eastern 2/3 of the site up to the existing western tree line, which is to be preserved for possible future development. The applicant proposes to operate a major truck repair facility on the site, which is considered a special land use in the M-2 district. Our comments on the proposed special land use are in a letter under separate cover.

2. **Required Information.** All of the site plan related details required per Section 12.203 of the Zoning Ordinance have been noted on the site plan.

3. **Dimensional Requirements.** The required front, rear and side yard setbacks for the M-2 District are 60 feet, 50 feet, and 50 feet, respectively. The proposed building complies. The maximum permitted building height in the M-2 district is 40 feet and the proposed building height is noted as 21 feet. The maximum permitted lot coverage is 35%. The proposed lot coverage is 3.8% which includes only buildings and complies with the Ordinance. The total proposed impervious surface area is noted as 54%; however, the Ordinance does not regulate it except requiring it be accommodated for storm water detention.

4. **Access and Circulation.**

- a. **Location of Curb Cuts and circulation.** The site plan includes a new curb cut off Schooner Drive (east) which appears to be intended for 2-way movement of vehicles. The width of the access drive is noted at 36 feet. The applicant has provided a truck circulation diagram which shows truck movement throughout the site.

Per the revised site plans, fire lane access has been provided around the building. The access drive on the south side is shown as 24' wide which implies two-way movement of vehicles; originally, the parking abutting it was angled for one way parking. The revised plans show the spaces oriented at 90 degrees. Sufficient turnaround space for the truck trailer spaces has been provided.

Section 9.106 details spacing between driveways. For driveways on opposite sides of the road that are unable to be aligned, they should be offset a minimum 150 feet from center. The driveway across the street is shown with an offset of 198 feet, and is compliant.

- b. **Cross Access.** No cross-access drives are proposed for the site.

- c. **Sidewalks.** A new 5-foot sidewalk is proposed along the site's Schooner Drive frontage (east and west). An interior sidewalk 5 feet in width has been proposed on the north and partially along the east side of the building to provide pedestrian access from the parking lot to the building entrances on the north and east sides of the building via a crosswalk..

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

- a. **Space Dimensions.** Parking spaces are proposed to be 10' wide x 18' deep. The Ordinance allows 18' deep spaces when overhanging a greenbelt area greater than 10 feet in width. All spaces are shown as being double striped.





b. **Number of Parking Spaces.**

Standard	Applicable Measurement	Number of Spaces Required	Number of Spaces Proposed
<b>Manufacturing:</b> Five (5), plus either one (1) per each 550 square feet gross floor area or one (1) per each employee at peak shift, whichever is greater.	8,320 sq. ft. of GFA plus 5 employees	20	22

The plan also includes 19 truck parking spaces along the northwest and southwest property lines dimensioned at 12' x 80' with turning area for maneuvering. Trucks parked in these spaces are noted to be awaiting repair, with no junk parts being stored or salvaged.

- c. **Barrier Free Spaces.** The plan indicates one (1) barrier free space, as required for parking lots containing 1-25 parking spaces. A striped crosswalk has been provided from the space leading to the proposed sidewalk. An ADA accessible ramp must be clearly shown on this portion of the sidewalk.
- d. **Loading.** For the proposed building size, one (1) 10 ft. x 25 ft. loading space is required. A 24 ft. x 80 ft. truck well is proposed at the northwest corner of the building to accommodate two loading areas and is compliant with the Ordinance.

6. **Landscaping and Screening.**

- a. **Landscaping Adjacent to Right-of-Way.** *Section 10.103(A)* requires lot frontage landscaping of 1 deciduous or evergreen tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. Per the landscape plan calculations, the site has a frontage of 274 feet – 36 feet driveway, or 238 feet on Schooner Drive (east). The site also has frontage Schooner Drive (west), however, the existing tree line to the west is to be preserved.

The site plan rounds up frontage to 240 feet. The site requires a total of 6 deciduous or evergreen trees + 3 ornamental trees + 48 shrubs along the site's frontage. The applicant has provided 10 deciduous or evergreen trees + 3 ornamental trees + 49 shrubs along the Schooner Drive frontage.

- b. **Parking Lot Landscaping.** *Section 10.103(B)(1)* requires all parking lots to be landscaped and screened from adjoining public rights-of-way. The parking lot is screened from the Schooner Drive right-of-way by the proposed frontage landscaping.

**Interior Parking Lot Landscaping.** *Section 10.103(B)(2)* requires the provision of landscaping within islands in a parking lot. Interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. The applicant has indicated there is a total of 88,352 sq. ft. of parking area, which requires a total of 4,418 sq. ft. of interior parking lot landscaping; the applicant has noted the provision of 6,080 sq. ft. of interior parking lot landscaping. Additionally, one (1) deciduous tree is required to be planted for each three hundred (300) square feet of interior landscaping, which the applicant has provided.



- c. **Loading Area Landscaping.** The loading area is situated at the rear of the proposed building, shielded from view of the public right-of-way by the building itself and the proposed landscaping of the site.
  - d. **Greenbelt Buffering.** In addition to previously mentioned landscaping requirements, a ten (10) foot wide buffer, with one (1) tree per thirty (30) lineal feet is required along the north and south side lot lines. The applicant has provided a ten-foot-wide buffer and the required trees along the north and south lot lines buffering the parking lot.
  - e. **Open Space Landscaping.** All remaining open areas on the site that are not required landscaping areas as described elsewhere in this Article shall be planted with one (1) deciduous or evergreen tree per three thousand (3,000) square feet of open area. The applicant has noted that 20,644 sq. ft. of open area remains beyond the required landscaping areas and has provided seven (7) deciduous trees to meet the ordinance requirement.
  - f. **Stormwater Basin Landscaping.** The site plan includes a proposed detention basin on the southeast corner of the site and a forebay on the northeast side, along Schooner Drive (east) frontage. Landscaping around the detention pond is subject to review and final approval by Wayne County.
7. **Tree Removal Permit.** The plans submitted do not include a detailed tree inventory of all the trees on the site, which has been repeatedly requested. The final submittal must include a tree survey identifying all regulated trees, i.e., trees with a d.b.h 5" or greater on the site. The tree survey can be limited to the area of disturbance if the limits are clearly specified. The wooded area on the rear of the site, if left undisturbed, need not be surveyed. A summary table of total number of trees on site, total number of regulated trees, trees to be preserved and trees to be removed, must be provided. All regulated trees to be removed must be replaced in accordance with Section 8.106 (J) of the Zoning Ordinance and clearly identified on the landscape plan. Required landscaping cannot be counted towards replacement.
8. **Stormwater Detention.** The plan proposes a detention pond to the southeast of the site and a forebay to the northeast. The detention pond design is subject to review and approval by the Township Engineer and Wayne County.
9. **Lighting.** The applicant has submitted a photometric plan for the site. The plan proposes nine (9) 25-foot light poles for parking lot illumination and eight (8) exterior wall fixtures mounted at 15 feet. Manufacturer's cut sheet detail for proposed fixtures have been provided and are acceptable. As previously recommended, consistent with all other developments on Schooner Drive, the revised plan notes a single 15' tall pole to the access drive for safety and clear visibility for emergency vehicles accessing the site. Light trespass into adjacent lots does not exceed 0.5 fc. The proposed illumination intensity on the site complies with the requirements of Section 8.105 (B)(2).
10. **Architecture and Facades.** The applicant has provided proposed building elevations. The building is proposed to be constructed of metal siding, metal standing seam roofing, and decorative single-score CMU block with accent banding. While the ordinance does not have specific architectural requirements for industrial buildings located in this area, the Planning Commission has consistently required architecture of a higher quality for all buildings in the Township.

The revised elevations incorporate alternate materials to enhance the office portion of the building façade facing the east and wrapping around to the north. The area includes wood grain composite





vinyl siding and smooth Hardi board (vinyl) modular panels. The proposed awning is of a factory finish painted metal. The applicant has submitted a full color rendering of the building (below).



11. **Dumpster.** The site plan notes a dumpster enclosure on the northern portion of the site, between the passenger parking and semi staging areas. The enclosure is to be constructed of block, with face brick and provided with a cap. The gates are to be constructed of steel panels. The brick color must match the building façade color.
12. **Signs.** It is noted on the plans that no signs are being proposed for the site. If signs are proposed at a future date, they must be submitted for administrative approval.
13. **Other.** The plan notes a gate at the main entrance drive into the site. Details of the proposed gate have been noted in addition to a note providing for fire department access. No fences are proposed as part of this plan.

### RECOMMENDATION

The revised site plan addresses most of the concerns from previous reviews, including parking standards, architectural standards, and access and circulation standards. The items remaining to be addressed can be included for review with the final site plan submission. Therefore, we recommend that the Planning Commission grant preliminary site plan approval for Chahal Transport to be located at the above site, subject to the following conditions:

1. Provision of barrier free access ramp to building.
2. Submission of a tree survey with replacement trees, as noted.
3. Notation that dumpster enclosure masonry color will match the building color.
4. Detention pond approval by Wayne County and Township Engineer.



Respectfully,  
McKENNA

Vidya Krishnan  
Senior Principal Planner

Gage Belko  
Assistant Planner

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



July 21, 2022  
Fishbeck Project No. 220675  
VBT Project No. 22-012

Dan Power  
Director of Planning and Economic Development  
Van Buren Township  
46425 Tyler Road  
Van Buren Township, MI 48311

### **Chahal Semi Truck/Trailer Repair Facility Site Plan Preliminary Site Plan Review #2**

Dear Director Power:

At the request of Van Buren Township (Township), Fishbeck has reviewed the second Preliminary Site Plan [dated 6-21-2022] submitted to the Township and distributed for Preliminary Site Plan review on June 30, 2022 for the Chahal Truck Repair Facility located at 6100 Schooner Drive in Van Buren Township, Michigan.

This project entails construction of a 8,320 square foot building within the interior loop of the Schooner Drive industrial park on the south side of Michigan Avenue. Proposed improvements include: the repair facility, a 41 space (22 vehicles, 19 truck) asphalt paved parking lot with curb, asphalt driveway with connection to Schooner Drive, a storm water collection and detention system, water and sanitary service connections to the proposed building, and other various landscaping and site plan improvements.

At this time, Fishbeck is conducting a preliminary site plan review, which looks at the engineering feasibility of the project and give preliminary review comments for the preparation of the engineering review submittal.

Our review comments are as follows:

### **General**

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

1. Soil boring information, including the ground water elevations, has been provided as part of the latest submittal. We would like to see the soil boring logs added as part of the plans, near the back of the engineering set, for ease of future reference when adjacent sites are proposed.
2. Any incoming flow to the site must be shown how it will be accounted for. Check swale coming into north side of forebay.
3. Plans should label size and material of the existing underground utilities within and adjacent to the property. (See Attached Map for more information).
4. The Title Sheet must include the list of required permits, broken down by type (ROW, SESC, etc.). The current plan set does not list the requirement for a Wayne County SESC permit.
5. All utility crossing information shall list bottom and top of crossing utility pipes. The separation shall also be shown on the profiles. 18-inch minimum crossing separation should be met for all crossings.

## Water Main Service

**Existing:** The Township's Geographic Information System (GIS) records and the applicant's plan indicate there is an existing 12-inch ductile iron watermain running east-west through the northern portion of the property. The existing water main connects between the east and west legs of the 12-inch ductile iron Schooner Drive water main loop. Existing information shows 2 hydrants and 2 gate valves in wells along the 12-inch water main.

**Proposed:** The applicant's plan does not indicate any proposed water main adjustments, however, they do indicate a removal and relocation of the existing eastern hydrant. A proposed 1-inch copper service tap is also shown tapping the existing 12-inch water main loop for service to the proposed building.

### Comments:

1. Applicant shall replace the existing hydrant with a new hydrant and turn over the existing hydrant to Township DPW.
2. Hydrant relocation placement will be subject to review by the Township Fire Marshal and may need adjustment, depending on final property layout. All hydrants must be placed a minimum of 5 feet from the back of curb. Plans must dimension this and note it for proper placement. The contractor shall look to use the same existing hydrant tap & lead to every extent possible, to eliminate the need for a new tap in the same area.
3. GIS indicates a second fire hydrant to the west and valves on both ends of the loop. The existing western hydrant appears on the existing topo survey, but is turned off on other pages. Hydrant shall be shown and labeled on all pages.
4. It appears the eastern gate well will be located in the proposed driveway and needs to be shown as being adjusted.
5. Adjustment of existing water main (adding dips/bends) for installation of new storm sewer will ONLY be allowed as a last resort. The applicant shall do everything possible to avoid crossing and conflicting with the existing water main. Any conflict resolution of this manner must be first approved by the Township. There may be an allowable solution to place a saddle or concrete encasement to avoid adding bends. Further discussion needs to be conducted during Engineering Design.

## Sanitary Sewer

**Existing:** The Township's GIS records and the plans indicate a 12-inch PVC truss pipe sanitary sewer main running north-south along the eastern leg of the Schooner Drive loop. The sanitary mains flow north towards the existing 24-inch sanitary main near the northern portion of the industrial park.

**Proposed:** The applicant's plan indicates a proposed 6-inch PVC sanitary sewer service lead with cleanouts from the proposed building to the existing 12-inch sanitary main along Schooner Drive.

### Comments:

1. The sanitary basis of design must follow the Van Buren Township Engineering Manual and the REU's must be based on the latest schedule of rate published by the Township located on the Water & Sewer Department page under Water & Sewer Rates
2. All service leads shall tap into the main upstream or downstream of a manhole utilizing a wye connection. Connection type shall be listed on the plans.
3. Maximum length of building sewers shall be 200 feet unless otherwise approved. Based on the requirements of the site, and the proposed ability to maintain 1.0%, we see no issue with allowing for a longer service lead. Final decision will be from the Township W&S Director.
4. The previous letter had the following comment: *Further information on the installation of the sanitary lead across the roadway and connecting to the existing system needs to be included in the next submittal.*



- a. Plans show the removal of the roadway pavement, but don't show anything more. Removal of the sidewalk, restoration of any of the existing pavement, sidewalk, etc. Details on pavement section, curb details, sidewalk section, maintenance of traffic, etc. will all be required. How much disruption/disturbance will there be to connect to the existing sewer. In general, the plans MUST show the limits of excavation, proposed installation techniques, crossing profile with existing utilities shown (water and storm crossing), overall constructability of the area, and final restoration of the roadway, lawn, and sidewalk.

## Storm Sewer

**Existing:** The Township GIS indicates a 36-inch storm sewer running north-south along the east side of Schooner Drive for the length of the property. North of the property, a 36-inch storm culvert inlet is indicated, which discharges into the roadway catch basin system, and eventually discharging into the 36-inch mainline. The 36-inch mainline appears to flow south before discharging into the existing Denton Drain on the south side of Schooner Drive.

The existing plans submitted show parts of the above-described system, but not all. There are still lines shown on the plans indicating existing storm sewer pipe, but show no information on size, material, slope, or directional flow. The existing runoff on the site appears to flow west to east towards an existing swale and is labeled with flow arrows. These discharge into the existing catch basin in the southeast of the property.

**Proposed:** The applicant's plan proposes a new, fully detained storm management system which includes: C-76 CL IV concrete pipe, inlets, catch basins, manholes, a storm detention forebay, and a storm detention pond. The system discharges first into the forebay, which connect into the detention pond before discharging into the Schooner Drive 36-inch storm sewer.

At this level of review, we do not complete detailed calculation review. It appears that calculations have been submitted and the general overall drainage of the site appears to meet the minimum requirements from the Township and Wayne County, however, a full intensive review will come after Preliminary Site Plan approval and initial conversations with Wayne County on Storm Water Management.

### Comments:

1. The applicant must do a bit more investigation into the existing storm system, showing precisely how the existing system operates. The manhole and catch basins located at the driveway entrance show only information on 1 of the catch basins. How has the ultimate outlet been verified? Do we have documentation that there is a blind tap into the 36-inch RCP storm sewer on the east side of Schooner?
2. Has there been any consideration of future expansion on the western side of the property? If so, the applicant should consider sizing the pond and/or leave room for future expansion so future improvements aren't necessary or can be accomplished. Is this the reasoning for 24-inch RCP between MH 10 and MH 5? Add a note in the plans and add it to the contributing area information (A=?, C=?).
3. Inlet #1 into the proposed forebay should be shifted westerly to maximize the overall time from inlet to outlet in the forebay. This allows for extension of time for sediment filtration. Can the system be reconfigured to place the outlet pipe from CB #3 or CB#4?
4. Calculations for the design of the storm sewer system must be expanded and shown all calculations. All storm water detention must be designed in accordance with the Township Design Standard Manual as part of the Engineering Plan submittal. Although the Wayne County standards have changed, the applicant must compare these with the Van Buren requirements and design for the most stringent requirements. **The maximum allowable discharge in the Township for detention basins is 0.1 cfs/acre.**

5. Profile views of all storm sewers have been included, but not fully reviewed. These will be reviewed during Engineering review. Profiles shall label cover/depth, utility crossing separation minimums shall be shown on the profiles, and all other information necessary to show the pipes are meeting minimum criteria.
6. Inverts shall be matched at 8/10ths elevations for a change in pipe size whenever possible.
7. Full detention pond and forebay details shall be included. Design cross sections have been included, but don't appear to include proper information applicable to this design (Pump station?). Adjust accordingly and provide accurate cross sections for review.
8. The Township will request to see that Wayne County has reviewed and commented on the stormwater system prior to reviewing the system itself. It is recommended that the applicant keep an open line of communication with the Township with respect to the storm water design, keeping in mind that the Township standards must be considered when designing the system.

## Paving and Grading

1. Restoration/reconstruction of all removed pavement must be shown on the plans. Roadway restoration will ultimately be reviewed by Wayne County and required to follow the County standards.
2. A maintenance of traffic plan will be required. Full closure of the roadway while making utility crossings appears to be the fastest and least disruptive, however, more discussion will need to be conducted between the County and Township Public Safety.
3. Sidewalk details shall follow Township Standard Details for sidewalk.
4. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans that show detailed ramp grades for Americans with Disabilities Act 2010 (ADA) ramp areas.

## Soil Erosion and Sedimentation Control

1. Make sure the SESC plan provided is clear and concise, showing all elements that are needed for all areas of earth disturbance, and 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>.
2. SESC plans should show all elements in a key/legend and easily be discernible on the plans. The silt fence line type does not match between legend and plans.
3. Sediment/inlet filters need to be added to existing catch basins in the roadway at the entrance and in the southeast area of the site, both in the road and on the property. Any structure that accepts flow into the existing system that could carry sediment needs to be protected.



## Recommendation

Fishbeck offers no objection and recommends the Planning Commission grant Preliminary Site Plan approval to the Chahal Semi Truck/Trailer Repair Facility, based on the preliminary site plans submitted to the Township on June 30, 2022. Prior to the next submittal for Final Site Plan and Engineering approval, the applicant shall review and amend any of the plan comments listed in the letter above, begin or continue conversations with Wayne County regarding storm water management and pavement design, and include all information as required in the Van Buren Township Engineering Standards Manual with the next submittal. If you have any questions regarding this project or our comments listed above, please contact me at 248.324.2137 or [pkammer@fishbeck.com](mailto:pkammer@fishbeck.com).

Sincerely,

A handwritten signature in black ink, appearing to read "P. Kammer", followed by a horizontal line.

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

Attachement

By email

Copy: Kevin Lawrence – Township  
Brittney Williams – Township  
Vidya Krishnan– McKenna

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

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



July 13, 2022

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

Chahal Semi-Truck/Trailer repair facility  
Schooner Drive  
Van Buren Township, Michigan 48111

A site plan for the Chahal Semi-Truck /Trailer repair 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.

**A 3<sup>rd</sup> review of the project was completed on 7/12/2022. All Fire Department concerns have been addressed.**

Upon review, the following will need clarification:

~~Construction type per NFPA 1~~ Confirmed Type 2 (000) in the 4/20 staff review meeting

~~Occupancy use group per NFPA~~ Confirmed Industrial Occupancy (NFPA 1) in the 4/20 staff review meeting

NFPA 1 2018 is the adopted fire code for the Charter Township of Van Buren, all future submittals will need to comply with this code.

### **Water Supply-Compliant**

The plans show 1 fire hydrant within the complex of the proposed structure, 1 hydrant approximately 450 feet north to the closest corner of the building, and a second hydrant 523 feet the south of the

**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.



building. All 3 hydrants are connected on a 12-inch water main. This is sufficient to achieve the required fire flow.

### **Fire Department Access-Compliant**

The plans show 360-degree access around the building. The fire lane width and turning radiuses are compliant. Fire lanes will need to be marked with approved signs.

If a security gate is to be installed at the entrance to the complex, and approved access control device or **Knox padlock for manual gates** will be required. The padlock shall be obtained from [www.knoxbox.com](http://www.knoxbox.com)

**Per the site plan (2<sup>nd</sup> page) under site "specific notes" #7 to avoid confusion, the Fire Department requires a Knox Padlock for the manual gate. The Fire Department does not supply the lock**

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

Andrew Lenaghan  
Deputy Fire Chief/Fire Marshal  
Van Buren Township