

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
August 24, 2022
MINUTES**

Chairperson Kelley called the meeting to order at 5:30 p.m.

ROLL CALL:

Present: Atchinson, Barr, Grant, Jahr and Kelley.

Excused: Budd and Cullin.

Staff: Director Power and Secretary Harman.

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

Applicant(s) in Attendance: Jeff Minter and Teresa Bruce of General Development Company, LLC, Corey Weaver of Night Hawk Properties, LLC and David Brewer of Vanston/O'Brien, Inc.

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Jahr, Atchinson second to approve the agenda of August 24, 2022 as presented. **Motion Carried.**

APPROVAL OF MINUTES:

Motion Jahr, Barr second to approve the regular meeting minutes of August 10, 2022 as presented. **Motion Carried.**

NEW BUSINESS:

ITEM #1: 21-021 – GENERAL DEVELOPMENT COMPANY, LLC – FINAL SITE PLAN.

TITLE: THE REQUEST IS FOR TRUCK SALES AND REPAIR BY KENWORTH/CSM COMPANIES, INC. APPLICANT GENERAL DEVELOPMENT COMPANY, LLC ON BEHALF OF OWNER BELLEVILLE NORTH MARSH VENTURES, LLC AND LIVONIA PROPERTY LLC SEEKS TO CONSTRUCT A +/- 62,750 SQ. FT. BUILDING WITH RELATED SITE IMPROVEMENTS FOR OUTDOOR VEHICLE SALES AND VEHICLE SHOWROOM USES WITH ACCESSORY VEHICLE REPAIR AND SERVICE. THE SITE IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS DISTRICT).

LOCATION: THE +/- 20.01-ACRE SITE IS LOCATED AT 44660 NORTH INTERSTATE 94 SERVICE DRIVE (PARCEL ID 83-060-99-0001-701), ON THE NORTH SIDE OF THE I-94 NORTH SERVICE DRIVE, BETWEEN DEWITT AND MORTON TAYLOR ROADS.

Director Power gave a brief presentation. The applicant, General Development Company, LLC, representing Kenworth, CSM Companies, Inc. is seeking to construct a 62,750 square foot building with related site improvements for outdoor vehicle sales and vehicle showroom uses with accessory vehicle repair and service. Since the Planning Commission granted preliminary site plan approval, there have been some minor changes to the overall layout including the number of service bays, overhead doors and building square footage. Director Power deferred to the Principal Planner and Township Engineer for presentation of their reviews.

Vidya Krishnan of McKenna Associates presented her review letter dated 8-3-22. Most of the conditions of preliminary plan approval have been addressed at this time, with the exception of the sign base and fence/gate height. Therefore, McKenna Associates recommends the Planning Commission grant final site plan approval for the proposed Kenworth facility to be located on the I-94 North Service Drive, subject to the following conditions:

1. Reduction in the height of the gate in the front yard to no more than 2.5 feet.
2. Correction to the notation of the building square footage.
3. Township Engineer approval.
4. Administrative approval of a full 24" masonry sign base to match the preliminary building material.

Paul Kammer of Fishbeck Associates presented his review letter dated 8-5-22, recommending the Planning Commission grant the Kenworth sales facility project engineering and final site plan approval, subject to the comments listed in the review letter and the pending Wayne County review and approval. If changes occur due to the requirements from the County, the Township reserves the right to require the applicant to resubmit and reapply for review of the site. Prior to the project continuing to the preconstruction phase, the applicant will be required to address all the comments in an issued for construction plan set and submit for approval.

Director Power presented the Van Buren Fire Department review letter dated 7-21-22. The plans as submitted are approved with the following exception:

- The plans show the Knox gate switch on the inside of the fence. The switch needs to be on the outside of the fence.

Director Power presented his staff review dated 8-13-22. The Quirk Drain is a significant physical constraint on the western edge of the property, the water main and sidewalk have to be designed and Wayne County no longer allows for the building sidewalks over a culvert. A bridge or a different approach that would allow the sidewalk to be pushed toward the roadway with railing can be used. Staff supports a gradual approach to constructing the sidewalk over the portion of the site's frontage that crosses the Quirk Drain on its west end. Township staff also supports foregoing construction of water main access across the Quirk Drain at this time. Director Power recommends final site plan approval for the project, subject to the following conditions being met through any necessary agreements being made with the Township Board and staff:

- The applicant must submit a deposit of \$28,225 subject to final approval by the Township and the DDA, which is an estimated cost to account for the installation of approximately 130' of sidewalk, grading and right-of-way improvements over the Quirk Drain along the property's entire frontage within three (3) years of occupancy, subject to approval by Wayne County.
- Placement of an easement and reserving for a future capital project or construction by another entity must be accepted by the Township in lieu of the completion of 12" water main over Quirk Drain.
- The requested variance for the stormwater pond design must be obtained or the pond must be redesigned with a 4-foot permanent pool depth and approved by the Township Engineer.

Jeff Minter of General Development Company, LLC thanked everyone for their time and acknowledged there has been a lot of back and forth during the review process. Mr. Minter was available to answer any questions.

Commissioners had the following questions and comments:

- Regarding the sidewalk delay of construction, is the deposit a bond and does it require DDA approval? Director Power informed that the deposit would act as a bond and DDA approval is required as it is part of the sidewalk fund.
- The proposal is to be completed in 3 years, why is it subject to Wayne County approval? Director Power informed that there has been some feedback from Wayne County indicating there were challenges in approving the sidewalk as presented. The applicant will have to find a solution that works with Wayne County as it is located in their right-of-way.
- The ordinance states that you have to put in a sidewalk, what happens in 3 years if it is not complete, is the applicant responsible for any overage. Director Power informed that the bond represents the current cost estimate, there is not language for the overage. The Commission can decide to add language.
- The sidewalk distance, what is the frontage of the entire lot? Director Power informed that the frontage is 800' minus the 130' gap.
- Regarding the push towards the main road, Commissioner is partial to staying away from the main road, what about using a bridge? Director Power informed that a bridge has different constraints, a much higher cost and would require approval from EGLE and the Wayne County Drain Office. Vidya Krishnan of McKenna Associates informed that the cost is about five (5) times higher than the current cost. Paul Kammer of Fishbeck Associates informed that they looked into a bridge and it is a significant undertaking, there are a lot of factors that go into it and the cost is approximately \$150,000-\$300,000 without installation. Vidya Krishnan also informed that with a bridge you would typically want to keep it all on one property and there is not enough room to work fully within the property of the Kenworth site.
- The deposit amount, is that a cost that could be put in today? Director Power informed it's the cost of the grading, concrete and railing to be built today.
- The 5' sidewalk, is that 2" or 4" concrete depth? Director Power informed it should be 4" depth.
- Really need sidewalks along the N. I-94 Service Drive, this is the only chance during site plan review to make that happen. Commissioner understands the applicant needing more time to work with the County and Township staff.
- Commissioner asked Paul Kammer, if the technical design of the pond doesn't match and the applicant is requesting a variance, is our technical manual in need of updating? Paul Kammer of Fishbeck Associates informed that the Township Engineering Manual has not been updated since 2014. There are changes in the Wayne County stormwater plan requirements and there have been discussions over the last year or two that the manual needs to be updated. The requirement for a permanent pool was a requirement at the time, there is now a push to not have them. As long as we are following County and Township standards a variance can be granted.
- Commissioners agree the applicant needs to be responsible for overage on the sidewalk. If there is no cap, would rather have the applicant do the sidewalk right now.

No questions or comments from the audience.

Motion Jahr, Atchinson second to grant the applicant General Development Company, LLC, on behalf of owner Belleville North Marsh Ventures, LLC final site plan approval to construct a 62,750 square foot building with related site improvements for outdoor vehicle sales and vehicle showroom uses with accessory vehicle repair and service, located on 20.01-acre at 44660 N. I-94 Service Drive, parcel ID number 83-060-99-0001-701, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 8-3-22, Fishbeck Associates review letter dated 8-5-22, Van Buren Fire Department review letter dated 7-21-22, staff review letter dated 8-18-22 with the understanding that the applicant will be responsible for reasonable overages should the township have to seize the bond, with the understanding that and the Commission is not requesting the applicant to build a bridge.

Roll Call:

Yeas: Barr, Grant, Atchinson, Jahr and Kelley.

Nays: None.

Excused: Budd and Cullin.

Motion Carried.

ITEM #2: 22-044 – ZIPPY AUTO WASH – REVIEW AND COMMENT ON PROPOSED VARIANCE IN ASSOCIATION WITH SITE PLAN.

TITLE: THE APPLICANT, DAVID BREWER OF VANSTON/O'BRIEN, INC. ON BEHALF OF OWNER NIGHT HAWK PROPERTIES, LLC, IS REQUESTING REVIEW AND COMMENT ON A REQUESTED VARIANCE FOR RELIEF FROM MINIMAL GLASS REQUIREMENTS ON A FRONT BUILDING FAÇADE PER SEC. 6.309.C.3.C OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE, IN ASSOCIATION WITH A PRELIMINARY SITE PLAN AND SPECIAL LAND USE PERMIT APPLICATION FOR A CAR WASH IN THE BELLEVILLE ROAD OVERLAY DISTRICT (BROD).

LOCATION: 11650 BELLEVILLE ROAD (PARCEL ID NUMBER 83-081-99-0004-709). THE PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN SUNRISE ROAD AND VENETIAN ROAD. THE PROPERTY IS ZONED C-2 – EXTENSIVE HIGHWAY BUSINESS DISTRICT.

Director Power gave a brief presentation. The Planning Commission has a role under the Zoning Ordinance to review anything under site plan review that proposes a variance. The Belleville Road Overlay District (BROD) has a minimum requirement of 50% glass on a front building façade. The applicant is requesting to deviate slightly on one angle 46% and more significantly on another angle at 23%. The applicant has restraints with how much glass there can be and would like the Planning Commission to weigh in prior to meeting with the Board of Zoning Appeals (BZA).

Vidya Krishnan of McKenna Associates informed that the applicant has been working with the Township for quite a while and the subject site is located along the south end of the BROD. The BROD has very specific requirements, wanting to see what goes on inside a building and this is not a type of business that you want to look into. The applicant has made efforts to make changes

including many architectural details and has reasoning as to why they cannot meet the requirements of the BROD.

Corey Weaver of Nighthawk Properties, LLC gave a presentation. Zippy Auto Wash has been in business for over a decade with four (4) new sites operating in Ann Arbor, Ypsilanti and Saline and four (4) new sides in planning phase in Van Buren, Canton and Scio Townships. The applicant uses environmentally friendly site designs. The proposed building is 4,900 square feet, with 20 stacking spaces and two EV charging stations. The variance request for 23% glass with the remaining balance being premium masonry and architectural elements. The building will not be occupied by customers and the 12 foot building height requires significantly more glass. Experience has shown they are at the maximum window width that can be supported by a pre-cast concrete lintel, a larger width would require steel lintels which corrode and result in rust staining on the inside and outside of the building creating an undesirable look. The proposed glass ratio provides an optimal balance of curb appeal, natural lighting, customer experience, wash visibility and equipment screening while ensuring the long term aesthetically pleasing appearance of the site.

Commissioners had the following questions and comments:

- Director Power informed that Commissioner Budd asked to share her comment, to consider the safety aspect and the uniqueness of the business.
- Is the premium masonry was block, will it appear as brick as opposed to block and is all of the masonry structural block? David Brewer of Vanston/O'Brien, Inc. informed that masonry will appear as brick, the premium masonry the color is within not painted on and all of the masonry is block.
- Which of the walls face the road? The entrance and the wall with windows and a glass door. Director Power informed that in the variance request the applicant is accounting for both of the angled walls including the door, as they both sort of abut the road view.
- Beautiful car wash, can understand the argument to not have the 50% glass. The BZA has to have a finding of practical difficulty, the criteria outlined in Section 12.403(c) of the Zoning Ordinance. The applicant may want to consider how they will address the Zoning Board.
- Commissioner asked Director Power to repeat Commissioner Budd's comments. Director Power informed there are advantages to having less windows, the inside may not be what they want to see and it adds security by concealing the equipment. Commissioner inquired about having faux windows like what Aldi was required to have on the west side of the store. Vidya Krishnan commented that they have previously recommend the faux windows for retail, she is not sure that will work for this type of use and the balance of the material is very important.
- Does the curb start right before the party store? Yes, it would that block the wall behind the party story and cleanup the BROD.
- Is the original design turned forward? Yes, by changing the orientation and door location it helps to conceal the true nature of the building.

No questions or comments from the audience.

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

TITLE: 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. Commissioners at the 8-10-22 Planning Commission meeting asked staff to further explore the following: adding a cap on garage door surface area-to-front façade surface area, adding limits on garages extending further than 50% of their total length in front of a principal dwelling and including landscaping (in addition to fences, other structures, etc.) in the exclusions between buildings that are less than 20 feet apart. The Planning Commission additionally requested examples of projects that have detached single family units that are less than 20 feet apart. The ordinance hasn't been updated since the last meeting, however a series of photos of homes with less than 20 feet separation have been provided by Vidya Krishnan of McKenna Associates.

Vidya Krishnan of McKenna Associates gave a brief presentation and discussed the photos of examples from other communities including Plymouth, Northville, Canton and Ypsilanti. Some of the examples did not account for drainage, had no limitations on landscaping, had projections such as AC units, no access or passage between homes and in rear entry the side yards were concrete.

Commissioners had the following questions and comments:

- Commissioner would like to continue looking at this to get us closer to what other communities like Canton have. Agrees that too much concrete is not attractive and no fences. Would like the opportunity for builders and developers to come to Van Buren Township.
- Moving the homes closer together creates higher density. The images where they are 10 feet apart, is that on one side or on both? Vidya Krishnan informed they are 10 feet on both sides. Commissioner inquired if we change to the 10 foot separation are we still keeping the side entry garage? Director Power informed that the separation requirements and side entry garages are two separate items. Commissioner suggested maybe 10 feet on one side and a certain percentage higher on the other.
- The 10 feet without landscaping looks super tight, the pictures are not what we would see. Talked about more affordable homes, maybe have smaller square footage homes.
- Regarding placing homes together for increasing density, the PRD has provisions, can place closer together and increase the open space areas. The PRD may not allow to increase the density. Just grass in between homes with the 10 foot separation is not attractive, maybe one side can have landscape and the neighbor has to be barrier free on that side. Vidya Krishnan informed that could tie into a PRD landscape plan.
- Would like to have language for rainwater management and grass. Director Power informed that we do have minimum grading standards.
- Commissioner really likes the garage door language, in Section 5.115, item #6 principal dwelling it references the front of the lot, should it be the rear of the lot? Director Power

will clarify. Commissioner likes the relaxation of the 30% side entry garage door requirement.

- Vidya Krishnan will put language in for drainage, landscaping and design architecture and bring back to the Commission.
- Commissioner likes the overall structure, maybe add something to encourage of setting windows. Vidya Krishnan will check with the Building Officials regarding the windows.
- Commissioner inquired what the current requirement was for spacing. The current requirement is a 20 foot separation.
- If no one else has these requirements, can we bend the requirements of the PRD? Have the Zoning Ordinance, if we are letting bend under certain circumstances, are we maybe were trying to regulate too many things? Vidya Krishnan informed that standards can be added, however we want to make sure the standards that apply to developers remain consistent.

No comments from the audience.

ITEM #4: DISCUSSION. CASE 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 suggested to move Item #4 to a future meeting agenda where there is more time for the Township Engineer to provide a presentation. Commissioners were asked to take a look at the letter provided and give comments at a future meeting. Commissioners and staff agreed to remove Item #4 from the agenda.

GENERAL DISCUSSION:

Director Power informed that there will be a meeting on September 14, 2022 and discussed upcoming training opportunities for Commissioners members including: Citizen Planner, Land Use Case Law Legislative Update (webinar) and Exclusive to Inclusive training. Planning Commission members are required to attend two (2) training sessions per year. Commissioners were asked notify Director Power of any training sessions that they would like to attend.

ADJOURNMENT:

Motion Jahr, Barr second to adjourn the meeting at 7:53 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 21-021: General Development Company, LLC / Kenworth / CSM Companies, Inc. – Final Site Plan Review
DATE: August 18, 2022

Applicant General Development Company, LLC on behalf of Kenworth / CSM Companies, Inc. and owners Belleville North Marsh Ventures, LLC and Livonia Property LLC seeks final site plan review to construct a +/- 62,750 sq. ft. building with related site improvements for outdoor vehicle sales and vehicle showroom uses with accessory truck repair and service. The site is zoned C-2 (Extensive Highway Business District). The +/- 20.01-acre site is located at 44660 North Interstate 94 Service Drive (parcel ID 83 060 99 0001 701), on the north side I-94 North Service Drive, between Dewitt and Morton Taylor Roads.

The Planning Commission conditionally approved the preliminary site plan and recommended special land use approval to the Van Buren Township Board of Trustees on October 13, 2021. Following this meeting, the Van Buren Township Board of Trustees approved the project's special land use on November 2, 2021. Following this approval, minor building changes were which were consistent with the approved preliminary site plan in terms of building location and architecture and site circulation were proposed. These included an increase from 19 to 20 service bays, an increase from 20 to 22 overhead doors, and the addition of a wash bay in the building, and the increase of the building gross floor area from 59,820 to 62,750 square feet.

The applicant then completed detailed engineering plans for the project. Engineering review has been provided by the Wayne County Department of Public Services and the Van Buren Township Engineer. Associated with these reviews, the proposed water main layout and the sidewalk were reviewed in greater detail, following a deferral on decisions about their design at the preliminary site plan stage. The stormwater detention pond design was also reviewed in depth during this phase. Relevant Township staff and the applicant agreed to the following terms on these items:

- **Sidewalk.** Staff supports a gradual approach to constructing sidewalk over the portion of the site's frontage that crosses the Quirk Drain on its west end. In lieu of completing all sidewalk prior to occupancy, sidewalk must be constructed along the property's frontage up to roughly 130' east of the property's west lot line, with construction deposit and completion targets as clarified in the recommended conditions at the end of this letter.
- **Water main.** Township staff also support foregoing construction of water main across the Quirk Drain at this time. This is due to recognition of water main construction benefits that are proportional to the impact of the project. These include the constructing over 600 feet of 12" water main across frontage to the east of Kenworth's frontage along the North I-94

Service Drive, along with a northward extension of 8" water main to serve a future north-south street. Additionally, the plans include water main easements across the site's entire east-west frontage and its conceptual north-south frontage along the future street.

- **Stormwater detention pond.** In the course of final engineering design, the applicant proposed a pond design which does not meet the Township's engineering standards which require a 4-foot deep permanent pool of water. Variances from the Township's engineering standards such as this require approval of the Van Buren Township Board of Trustees, subject to findings that certain criteria for a variance are met. Included with this packet, the applicant's stormwater detention pond variance request narrative is attached.

I support final site plan approval for this project, subject to the following conditions being met through any necessary agreements being made with the Township Board of Trustees and staff:

- The applicant must submit a deposit of \$28,225 subject to final approval by the Township and the DDA, which is an estimated cost to account for the installation of approximately 130' of sidewalk, grading, and right-of-way safety improvements over the Quirk Drain along the site's westernmost frontage. Sidewalk construction must be completed along the property's entire frontage within three (3) years of occupancy, subject to approval by Wayne County.
- Placement of an easement and reserving for a future capital project or construction by another entity must be accepted by the Township in lieu of the completion of 12" water main over Quirk Drain.
- The requested variance for the stormwater pond design must be obtained or the pond must be redesigned with a 4-foot permanent pool depth and approved by the Township Engineer.

To assist in the Planning Commission's review, this packet includes reports by the Township's Planning Consultant, Township Engineer, and Fire Marshal, excerpts from a set of combined civil and architectural plan submittals, dated August 1, 2022, sidewalk gap cost estimate and design documents from the applicant, a stormwater variance narrative from the applicant, and minutes from the October 21, 2021 Planning Commission meeting.

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

Sincerely,



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

CC: Bruce Brickman and Teresa Bruce, applicants – General Development Company, LLC
Jeff Minter, applicant – CSM Companies, Inc.



MCKENNA

August 3, 2022

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

Subject: VBT-21-021; SPR/SLU, Kenworth / CMS / I-94 N. Service Dr.; Site Plan Review #4 (FINAL); Revised Site Plans Dated July 14, 2022.

Dear Commissioners:

The applicant, General Development Company, proposes to construct a new 59,820 square foot Kenworth facility for truck sales and repair. The site is located on the north side I- 94 North Service Drive, between Dewitt and Morton Taylor Roads and has a development area of approximately 20 acres. The applicant received preliminary site plan approval from the Planning Commission on October 13th, 2021, subject to several conditions. The plan received special land use approval from the Township Board of Trustees on November 2, 2021.

We have reviewed the revised plan for compliance with the conditions of approval and offer the following comments (items requiring changes or additional information are underlined>):

COMMENTS

- 1. Notation of any Township, County or State Permits.** This condition has been met. The revised site plan includes all the information required per Section 12.203 of the Zoning Ordinance.
- 2. Approval of a lot split to create the 20-acre subject site from a larger 68 acre parcel.** This condition has been met. It is our understanding the applicant has completed the lot split request.
- 3. Clarification regarding pavement stub shown on north side of site and future connection to the east.** This condition has been met. Sheet SP-3 shows a stub ending on the north end of the site; the applicant has clarified that this is for truck maneuvering, rather than cross access. The applicant has shown a possible future access drive connection along the east side of the property, to connect to the future roadway, and with appropriate parking lot islands to facilitate traffic flow. This is compliant with Ordinance requirements.
- 4. Construction of a sidewalk across the entire frontage or contribution into the Township sidewalk fund, to be determined based on feasibility at the time of full engineering review.** This condition has been met. The approved site plan shows a public sidewalk along the site's entire service drive frontage with the exception of a short stretch on the southwest corner which would require a crossing over Quirk Drain. Due to the significant amount of engineering required for the sidewalk which the applicant did not want to invest in at this time, the applicant had been in negotiations with the Township to determine the pathway forward on the sidewalk issue. At this time, it is our understanding that the applicant has had discussions with the Township and has requested to defer construction of the sidewalk until a later date when the National RV site is required to build their sidewalk. As part of the agreement the applicant will pay \$28,225 into the Township's sidewalk fund to be used towards construction of the sidewalk at a future date.

HEADQUARTERS
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5. Striping of crosswalks to the employee patio and along the front of the building. This condition has been met. Crosswalk connections to the patio and from the front parking lot to the building entrance have been included. Location of barrier free ramps have also been labeled.
6. **Planning Commission approval of proposed substitution of landscaping along the frontage i.e., ornamental grasses and perennials in lieu of shrubs.** This condition has been met. At its preliminary plan hearing, the Planning Commission approved a hedge of ornamental grasses and perennials instead of shrubs to maintain visibility for the display vehicles.
7. **Expanding of landscape islands to meet the minimum size requirement.** This condition has been met. The Zoning Ordinance requires all parking lot landscaping islands to meet minimum of 360 sq. ft. the revised plan includes notation of the area of all landscape islands, and they all appear to comply.
8. **Incorporation of triangular projections of landscape area along the front yard display, similar to the east side of the site.** This condition has been met. The revised plan includes triangular projections of the landscape area into the east side and south side display areas, providing some relief from the long row of parked trailers.
9. **Detention pond approval by Wayne County and Township Engineer.** This condition can be met. Per the applicant's response letter, Wayne County approval has been obtained and the pond is designed to meet Township standards too. Copy of the County approval must be provided to the Township Engineer and the plan reviewed and approved by the Township Engineer.
10. **Submission of detailed photometric plan and manufacturer's details of light fixtures.** This condition has been met. A photometric plan and manufacturer cut sheets have been provided in the most recent submittal. The cut sheets detail downward-facing LED luminaires. The plan notes 40 wall-mounted fixtures and 42 pole-mounted fixtures throughout the site. The photometric plan has been revised to comply with the limits established in Section 8.105. The sales and display areas are well illuminated; however, the illumination intensities at the property line meet the ordinance requirements and do not allow for light spillover.
11. **Planning Commission approval of proposed building materials and colors.** This condition has been met. The Planning Commission approved the proposed architecture and building materials and colors with preliminary plan approval.
12. **Revision of monument sign design to include 24" tall masonry base as required by Ordinance.** This condition can be met. A detail of the sign has been provided on Sheet C-2a; however, the detail does not identify the monument base material, only colors. Further it appears the base is only 18" with a 6" narrower pedestal on top which does not meet the ordinance's definition. The monument sign is defined by the ordinance as having a solid supporting base equal to or greater than the width of the sign face constructed of a decorative and durable material (e.g., masonry), and shall have no separations between the sign face and the base. The supporting base shall have a minimum 24-inch vertical height and shall be constructed of masonry to match the building.



13. Additional Changes. With the final site plan submittal, the applicant has proposed a 6' tall security gate at the entrance which was not included on the preliminary plans. The gate is shown on sheets C-2a and sheet C-2b. The Zoning Ordinance does not permit fencing or gates in the front yard that exceed a height of 2.5 feet. The gate height must be reduced based on the limits of Section 7.205(B)(1)(b) of the Zoning Ordinance.

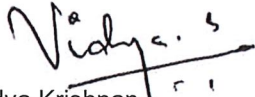
Subsequent to preliminary site plan approval the applicant included an approximately 3,000 square foot addition to the rear of the building to include a wash bay. The addition does not alter the layout or circulation plan on the site. The square footage of the building on the site plan sheets must however be updated to indicate the marginally increased square footage.

RECOMMENDATION

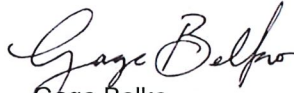
Most of the conditions of preliminary plan approval have been addressed at this time, with the exception of the sign base and fence/gate height. Therefore, we recommend that the Planning Commission grant final site plan approval for the proposed Kenworth facility to be located on I-94 North Service Drive, subject to:

1. Reduction in the height of the gate in the front yard to no more than 2.5 feet.
2. Correction to the notation of the building square footage.
3. Township Engineer approval.
4. Administrative approval of a full 24" masonry sign base to match the primary building material.

Respectfully,
McKENNA



Vidya Krishnan
Senior Principal Planner



Gage Belko
Assistant Planner

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



August 5, 2022
Fishbeck Project No. 210811

Kevin Lawrence
Director of Water & Sewer
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

Kenworth Site Plan Engineering and Final Site Plan Review

Dear Director Lawrence:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Final Site Plan dated July 14, 2022, submitted to the Township for the Engineering and Final Site Plan Review for the proposed Kenworth Sales Facility located along the I-94 Service Drive between Belleville Road and Morton Taylor Road. The applicant had previously submitted for Engineering and Final Site Plan approval in June 2022, but was not granted approval due to some concerns with the engineering elements shown on the plans. The applicant has since responded to the comments from Fishbeck's June 16, 2022 letter. Any responses from the applicant to specific review comments has been listed below in this most recent review.

The proposed project entails the construction of a 59,820 square foot sales and service building on the north side of I-94 Service Drive. Proposed improvements include: a 121 space paved parking lot with curb; a water system loop around the proposed building; a sanitary sewer lead connection; a storm drain system including storm drain pipes, catch basins, and a detention basin; construction of one driveway with access to I-94 Service Drive; and other various landscaping and site plan improvements. It should be noted that the applicant has had multiple discussions with the Township and Township staff since the previous Engineering and Final Site Plan submittal regarding the many aspects of the project that will be discussed in this letter.

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. Applicant must indicate overland flow route of the entire site. Pre and post drainage patterns must be determined and verified that all water flowing through the site is accounted for. Existing drainage paths must be maintained and upon flooding, where is the ultimate outlet for the site. Verify that flooding does not encroach on or in the building.
2. The Van Buren Township GIS records indicate that there are two parcels that make up the proposed property, parcel no. 83 060 99 0001 001 and 83 060 99 0002 001. The plans also indicate this a portion of the parcel as an "exception deeded from MDOT". The applicant's response letter clarifies that the exception piece fronting the service drive will need to be combined with the larger overall parcel prior to the overall lot split. Once the combination is completed, the proposed larger 20 acre lot will need to be split. Applicant to work with the Township and notify them of changes/combination of the parcels as they occur.

Response: The parcel split was previously applied for and approved. No drawing changes to address.

Additional Comment: With an approved property split, it will be the responsibility of the applicant to work out the requirement for a 12 foot water main easement along the frontage of the eastern property.

3. General Plan Comments;
 - a. Several notes throughout the plan set overlaps linework and can be difficult to read.
 - b. All utility crossings shall be shown in profile views and include utility type and size with top of pipe and bottom of pipe elevations at each crossing.

Water Main

Existing: The Township's Geographic Information System (GIS) records indicates there are no public water mains adjacent to or within the area of development. The existing 12-inch public watermain running east-west on the north side of I-94 Service Drive ends approximately 500 feet west of the west proposed property line and is also stubbed out at the east property line.

Future: The Township water distribution system master plan indicates the water main along I-94 Service Drive is recommended to be connected with a 12-inch main between the stubbed ends to improve overall reliability and redundancy of the system. Additional development master plans indicate the potential for a roadway extending along the east side of the property for future development and utility extension.

Proposed: The applicant has worked with the Township and Township staff to propose a layout that will allow for future expansion without disruption to the operations on the Kenworth site. The applicant plans to tap into the existing water main that runs along the I-94 Service Drive in front of the Camping World property. A proposed water main extension of approximately 600 feet will bring the existing main to the eastern property line where the proposed loop is proposed. The proposed layout shows an 8-inch public water main loop around the proposed building with a connection to a new proposed watermain along the east property line. The loop includes six (6) fire hydrants. Two water service connections to the proposed building are located on the proposed water main along the southern property line. The two water services include a proposed 8-inch ductile iron fire suppression line and a proposed 2-inch type "K" water service. The eastern leg of the watermain loop is proposed along the proposed lot line for future development. The plans propose three stub outs for future connection; at the west end of the water loop near the road, just east of the proposed parcel split lot line, and near the north end of the development.

Comments:

1. Locations of all bends, fittings, manholes, etc must be called out on the plans. Please include location callouts for the vertical bends on the plans.
2. Depth of bury shall be indicated on the profile plans. The Township standards require a minimum of 6 feet of cover above water main, unless within the influence of the roadway, where it shall be 7 feet minimum cover. All depth of bury minimal cover must be indicated on the profiles.
3. Please add a 12" gate valve on the 12" watermain along the I-94 Service Dr. at the very south-east corner of the site, just west of the 12"x12"x8" tee to allow for isolation between loop ends.
4. Add the required Township watermain connection note per Township Standards Ch. II.C.42.a.
5. Revise the 6" water lead for Hydrant 4 to 8 inches. Per Township standards, all hydrant leads over 40 feet in length shall be 8 inches.
6. Water main profile design shall be done in such a manner to eliminate unnecessary high points/peaks to every extent possible.
 - a. "Profile View of WM – HYD 4 TEE – EAST TAP" Sta 4+15 to Sta 4+75: Flatten and extend directly to gate valve.
 - b. "Profile View of WM EAST TAP – LOOP" Sta 0+00 to Sta 0+75: Flatten and extend directly from gate valve.
7. The applicant has changed the water main material from CL 54 Ductile Iron pipe to PVC AWWA C900 plastic water main. PVC pipe is allowable as an alternative, as long as approved by the Township. The

Township may prefer the use of PVC AWWA C909 over the C900. Final approval must be confirmed with the Township prior to issuing the Final Plan Set and Ordering Material.

- a. **UPDATE (8/5/22): After further discussions with the Water & Sewer Director and Superintendent, the Township prefers to use PVC AWWA C909, instead of C900. The applicant shall change material to C909 for all plastic Water Main.**
8. The following comment is for information only: The Van Buren Township Engineering Standards Manual indicates that new developments shall be installed from boundary to boundary and that water main stubs must be provided to property lines at locations designated by the township engineer for future extension. The Township requires that all water mains be terminated at the property lines with a hydrant, followed by a gate valve in a well. The Township Master Plan recommends that the water main gap along this stretch of road be connected and would help with the reliability and redundancy of the system, however, this would also require approximately 500 feet of additional water main to be constructed on the National RV Property to the west and a trenchless extension under the Quirk Drain.
 - a. It is our understanding that an agreement between the Township and the applicant has been reached to waive this full water main extension requirement because the applicant is accepting to install all the new water main from the east. The remaining portion of the water main loop to the west and under the Quirk Drain will be done by the Township at a later date.
 - b. In lieu of extending the water main to the property limits, the applicant has agreed, as shown on the plans, to dedicate water main easements for future extension to the west and north.
9. The applicant shall work with the Fire Marshal on hydrant layout. Final say will be approved by the Township Fire Marshal.
 - a. No part of any building or structure shall be more than 250 feet from a hydrant unless the Fire Department approval is given to do otherwise. The distance shall be measured along the shortest feasible exterior route for laying fire hose. Plan sheet C-6a shows a portion of building that is not within fire hydrant coverage.
 - b. An additional fire hydrant shall be added along the I-94 service drive, approximately 500 feet west of the Camping World hydrant. A detail shall be added to include a 10 foot maintenance/access drive to the hydrant from the roadway. A 20 feet long CMP culvert shall be placed to accommodate access.
10. The proposed water main layout provides an 8-inch N/S extension for future expansion of the Township water main system. No further extension will needed by the applicant nor no upsizing of water main at this time.

Sanitary Sewer

Existing: The applicant's plan indicates a public 21-inch Reinforced Concrete Pipe sanitary sewer running east and west along the north side of I-94 Service Drive.

Proposed: The applicant's plan indicates a unsized sanitary sewer lead feeding into the existing 21-inch sanitary sewer along I-94 Service Drive.

Comments:

1. No further comments.

Storm Sewer

Existing: The applicant's plan indicates that the existing undeveloped property has no existing stormwater system and runoff from the site surface flows into the roadside ditches along the north side of I-94 Service Drive and into the Quirk Drain along the west side of the property.

Proposed: The applicant's plan is proposing to capture stormwater runoff via a system of inlets, catch basins, and storm sewers. A detention basin with sedimentation forebay is proposed in the northwest quadrant of the property with an outlet into the adjacent Quirk Drain.

Comments:

1. The Township will require Wayne County approval for the storm water system prior to moving on to the PreConstruction Phase of the project. It should be noted that if changes are made to a previously approved site due to requirements from the County storm water review, the applicant may be subject to resubmitting for Final Site Plan approval.
 - a. What is the current status of the Wayne County review? Please provide the most recent correspondence.

2. Detention basins must be designed to have a permanent pool with a minimum depth of four feet.

Response: The applicant is in the process of requesting a variance from the Township to eliminate the 4 ft permanent pond [Pool].

Comment: If approved, the applicant will be responsible for adjusting the storm water management design for the site. This includes but is not limited to the adjustment of the design calculations and grading of the overall basin. Dry ponds require more of a directed flow to the outlet utilizing a sloped pond bottom with cross slopes. The slope shall direct flow to maximize the amount of time within the pond. The applicant shall work with the Township to determine the requirements of the dry pond.

3. Drainage areas shown on the drawings shall include the individual "C-values" for each inlet area.
4. The hydraulic grade line shall be shown on all Storm Sewer profiles.
5. See comment 3.b under "General" for requirements on utility crossings.

Paving and Grading

1. In general, when sidewalk is constructed along the frontage of a development the limits should extend to the development property line. Due to the location of the Quirk Drain, a standard sidewalk is not applicable. Discussions between the applicant, the Township, and the County are ongoing and it is noted that a payment to the Van Buren Township sidewalk fund has been accepted in lieu of constructing sidewalk.
2. A permanent "Sidewalk Ends" sign shall be added at the end of the sidewalk to the west. Upon the Township completing the sidewalk, the sign will be removed.
3. ADA Ramps shall be included in the path towards the employee patio. Grades indicate that the crosswalk has a curb step down towards the 2 western cross walks.
4. What is the status of the Wayne County permit, as it relates to the driveway entrance and maintenance of traffic plans? Maintenance of traffic plans indicate that a traffic regulator/flagger will be used to maneuver traffic around the work zone. Is this correct? What is the anticipated amount of time for 1 lane traffic movements?

Soil Erosion and Sedimentation Control

1. A Wayne County Soil Erosion Permit has been issued for Soil Erosion and Sedimentation Control. The permit is dated 7/1/2022 [Permit No. 22-150].

Recommendation

Fishbeck recommends the Planning Commission grant the Kenworth Sales Facility Project Engineering and Final Site Plan approval, subject to the comments listed in the above letter and the pending Wayne County review and approval. If changes occur due to the requirements from the County, the Township reserves the right to require the applicant to resubmit and reapply for review of the site. Prior to the project continuing to the PreConstruction Phase, the applicant will be required to address all the comments in an Issued for Construction Plan set and submit for approval. If you have any questions regarding this project, please contact Paul Kammer at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,



Paul J. Kammer, PE

Senior Civil Engineer

By email

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

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



July 21, 2022

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

Kenworth Sales Facility
North I-94 Service Dr.
Van Buren Township, Michigan 48111

The (revised) site plan for the Kenworth Sales Facility was reviewed for compliance with the Van Buren Township adopted fire code NFPA 1 2018. Fire Department access and water supply were the focus of this review. The plans as submitted are approved with the following exceptions: (In Red)

Water Supply

~~The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1 2018 18.5.3 (2)~~

~~The hydrant on the island north of the entrance needs to be moved west, to the southeast corner of the building (Sheet C-6a). Closer to the FDC.~~

~~The distance from the hydrants on the North West and North East corners is over 500 feet to the northern most parking area. A fire hydrant needs to be added in the north parking lot. (Sheet SP-5)~~

~~A Fire Suppression system will be required for the occupancy. A fire hydrant will need to be placed within 100 feet of the fire department connection.~~

Our Mission: The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

Fire Department Access

No parking fire lane signs are still needed on the Northern most parking lot Island, west side Island Easements, (Sheet C-2) and Southwest side of building (Sheet C-2a)

~~If an electric security gate is to be installed at the entrance to the complex, and approved access control device will be required. A manual gate will be required to have a Knox padlock.~~

~~The approved access control device is a Knox Box model 3200 box (www.knoxbox.com) mounted on outside of the gate (with a micro switch located inside of the Knox box and wired to the gate operator for emergency access) This needs to be backed up by the building emergency power.~~

The plans show the Knox gate switch on the inside of the fence. The switch needs to be on the OUTSIDE of the fence.

~~The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.~~

If you have any questions regarding this review please contact me at alenaghan@vanburen-mi.org or (734)699-8900 ext. 9416.

Andrew Lenaghan
Deputy Fire Chief/Fire Marshal
Van Buren Township