

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

Chairperson Kelley called the meeting to order at 5:32 p.m.

ROLL CALL:

Present: Cullin, Grant, Budd and Kelley.

Excused: Atchinson, Jahr and Barr.

Staff: Director Power and Secretary Harman.

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

Applicant(s) in Attendance: Veronica Clark of Wade Trim, Tom Gritter of Gritter Real Estate Services, Luke Bonner of Bonner Advisory Group, Chris Garner of Garner Properties and Management and Rino Soave of Infinity Acquisitions, LLC.

Audience: Ten (10) and Two (2) remote viewers.

APPROVAL OF AGENDA:

Motion Budd, Cullin second to approve the agenda of November 9, 2022 as presented. **Motion Carried.**

APPROVAL OF MINUTES:

Motion Cullin, Grant second to approve the regular meeting minutes of October 26, 2022 as presented. **Motion Carried.**

PUBLIC HEARING:

ITEM #1: CHRIS GARNER / SB – INVEST L.P. (BROOKWOOD) – PUBLIC HEARING

TITLE: A REQUEST BY CHRIS GARNER ON BEHALF OF OWNER SB – INVEST L.P. TO CONSTRUCT AN INDEPENDENT MULTI-FAMILY RESIDENTIAL SENIOR HOUSING DEVELOPMENT WITH 132 DWELLING UNITS WITH COMBINED GROSS FLOOR AREA OF APPROXIMATELY 154,110 SQUARE FEET. SENIOR HOUSING DEVELOPMENTS ARE A SPECIAL LAND USE IN THE RM (MULTIPLE DWELLING RESIDENTIAL) DISTRICT AND THE PROPOSED SPECIAL LAND USE REQUIRES A PUBLIC HEARING. THIS HEARING IS BEING HELD IN ACCORDANCE WITH ARTICLE 12, CHAPTER 3 (SPECIAL LAND USE REVIEW) OF THE ZONING ORDINANCE. THE PROJECT IS PROPOSED TO BE TITLED "BROOKWOOD".

THE PROJECT IS PROPOSED TO BE LOCATED ON THE NORTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROADS ON A 44.4-ACRE SITE. THE SITE HAS TAX PARCEL ID #83-043-99-0015-000 AND IS ZONED RM – MULTIPLE DWELLING RESIDENTIAL DISTRICT.

Motion Budd, Cullin second to open the public hearing. Motion Carried.

Director Power informed that the public hearing is an opportunity for members of the public and neighboring property owners to speak. Brookwood is a proposed senior housing development

on Tyler Road. The public hearing is the first step to introduce the basics of the project, under New Business there will be more in-depth discussion under special land use and preliminary site plan. Director Power will defer to the Planning Commission as to how much they would like to go through of the reviews, possibly summarizing reports due to the scale of the project and not having all Planning Commission members in attendance, the Commission may elect to save the full review for a later date.

Director Power provided the basic information of the project, displaying a site map of the 44.23-acre parcel along with architectural elevations. The site is located to the west of Hickory Woods, zoned RM (multiple dwelling residential district) and the disturbed area is 25.9-acres. There will be 132 attached condominium units with a clubhouse, the attached condos are in 2, 4, and 6 plex buildings, with 154,110 square feet of building area. There is a significant amount of wetland coverage, all access will be by boulevard style entry off of Tyler Road with two (2) 20'+ wide access lanes. There will be 284 parking spaces total, 20 lot spaces and 264 garage spaces. A Traffic Impact Study was completed by Wade Trim on September 9, 2022. The wetland areas on the site will be preserved.

Members of the audience had the following questions and comments:

- Resident attended the meeting to get more information. The property backs up to his property on the east side and is all woods. Resident is glad to hear there will be a buffer as he paid a premium to have a lot that backs up to woods. Resident is excited about the project, feels it is good for our community and just wanted to get a better understanding of the project.
- Resident in Hickory Woods property backs up to the east side of the property and inquired if the strand of trees will remain along the east side of the property. Residents in Hickory Woods were taken aback by the lack of information until they received a letter from the State of Michigan. Resident is attending in hope to get answers to questions.
- Resident on Bradley Drive came to the Township earlier in the week to look at the map of the area and was told the woods backing his property were all wetlands. Resident is looking for more information to see if the woods will remain.
- Resident in Hickory Woods informed that traffic on Tyler Road is busy and she is concerned with the tree line abutting the property. Her specific concern is Tyler Road, there needs to be a traffic signal at the Morton Taylor and Tyler Road intersection. Resident would like to have a traffic study of the area as well.

Motion Grant, Cullin second to close the public hearing. Motion Carried.

OLD BUSINESS:

ITEM #1: COBBLESTONE CREEK PHASE VILLAS REVISION – SPECIAL LAND USE REVIEW.

TITLE: THE REQUEST BY APPLICANT INFINITY ACQUISITIONS, LLC ON BEHALF OF OWNER C.A. KIME, INC. FOR PRELIMINARY APPROVAL TO REVISE A PHASE OF ATTACHED CONDOMINIUM HOUSING UNITS WITHIN THE 117.06-ACRE COBBLESTONE CREEK PLANNED RESIDENTIAL DEVELOPMENT (PRD) TITLED COBBLESTONE CREEK VILLAS. THE REQUEST IS TO BE REVIEWED AS A SPECIAL

LAND USE PER SECTIONS 6.221(A), 6.119 AND ARTICLE 12, CHAPTER 6 OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE.

THE SITE IS LOCATED ON THE SOUTH SIDE OF HURON RIVER DRIVE, EAST OF HOEFT ROAD. THE AREA SUBJECT TO THIS REQUEST INCLUDES 6.88 ACRES LOCATED ON CHINKAPIN DRIVE AND PINEWOOD LANE BETWEEN 13687 PINEWOOD LANE (PARCEL ID NUMBER V-125-83-114-02-0067-000) AND 13957 CHINKAPIN DRIVE (PARCEL ID NUMBER V-125-83-114-02-0028-000).

Director Power gave a brief presentation. A review was held at the June 8, 2022 Planning Commission meeting, in which the applicant, Infinity Acquisitions, LLC had requested to change a phase of attached condos located in the Cobblestone Creek Villas on Chinkapin Drive and Pinewood Lane. The Cobblestone Creek Villas development was planned 15-20 years ago and is currently approved to include 104 attached units in 26 buildings. The proposed PRD as amended will include 96 units, including 44 units already constructed and 52 units proposed, in 25 buildings, including twelve (12) buildings already constructed and thirteen (13) buildings proposed. The special land use review was tabled at the June 8, 2022 meeting to allow staff and the Planning Commission time to review items that were recently submitted by the applicant.

Vidya Krishnan of McKenna Associates presented her review letter dated 5-11-22. The applicant has worked with the Township over the past few months to address several of the outstanding concerns. At this time, McKenna Associates finds that the proposed PRD amendment meets the criteria for special land use approval, subject to conditions. Therefore, McKenna Associates recommends the Planning Commission recommend preliminary amended PRD approval to the Township Board of Trustees, subject to the following conditions:

1. Approval of utility plan and storm water detention plan by the Township Engineer and Wayne County (if required).
2. Compliance with all conditions of the preliminary PRD amendment approval by the Planning Commission.

The plans must be revised and presented to the Planning Commission for a recommendation on final PRD amendment approval and will subsequently be presented to the Township Board for final PRD approval.

Rino Soave of Infinity Homes gave a brief presentation. Mr. Soave came before the Planning Commission at their June 8, 2022 meeting and feels that Infinity Acquisitions, LLC is now at a good place to move forward with the project. Pending a recommendation for approval from the Planning Commission and approval from the Township Board of Trustees, ground breaking could begin in March of 2023.

Commissioner not familiar with the project inquired if the residential style housing change is from 2-story to single story. Rino Soave confirmed that 2-story dwellings were originally approved. Mr. Soave knew that single-story ranch style homes and condos are in demand and they are a less intrusive development proposal. The development will look like it has two different phases, 4-plex and 5-plex. No further comments from the Planning Commission.

No comments from the audience.

Motion Cullin, Grant second to recommend to the Township Board of Trustees, approval of the special land use request for the Cobblestone Creek Villas revision, site located on the south side of Huron River Drive, east of Hoeft Road, area subject to the request includes 6.88 acres located on Chinkapin Drive and Pinewood Lane, between 13687 Pinewood Lane (parcel ID number V-125-83-114-02-0067-000) and 13957 Chinkapin Drive (parcel ID number V-125-83-114-02-0028-000), subject to the recommendations in the staff review letter dated 11-8-22 and McKenna Associates review letter dated 5-11-22.

Roll Call:

Yeas: Grant, Budd, Cullin and Kelley.

Nays: None.

Excused: Atchinson, Barr and Jahr.

Motion Carried. (Letters Attached)

ITEM #2: COBBLESTONE CREEK VILLAS REVISION – PRELIMINARY PLAN REVIEW.

TITLE: THE REQUEST BY APPLICANT INFINITY ACQUISITIONS, LLC ON BEHALF OF OWNER C. A. KIME, INC. FOR PRELIMINARY APPROVAL TO REVISE A PHASE OF ATTACHED CONDOMINIUM HOUSING UNITS WITHIN THE 117-06-ACRE COBBLESTONE CREEK PLANNED RESIDENTIAL DEVELOPMENT (PRD) TITLED COBBLESTONE CREEK VILLAS. THE REQUEST IS SUBJECT TO PRELIMINARY AND FINAL CONDOMINIUM SITE PLAN RECOMMENDATIONS TO THE TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD OF TRUSTEES PER SECTIONS 6.104 AND 6.119 OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE.

THE SITE IS ZONED R-1A (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND IS LOCATED ON THE SOUTH SIDE OF HURON RIVER DRIVE, EAST OF HOEFT ROAD. THE AREA SUBJECT TO THIS REQUEST INCLUDES 6.88 ACRES LOCATED ON CHINKAPIN DRIVE AND PINEWOOD LANE BETWEEN 13687 PINEWOOD LANE (PARCEL ID #V-125-83-114-02-0067-000) AND 13957 CHINKAPIN DRIVE (PARCEL ID #V-125-83-114-02-0028-000).

Director Power presented his staff review dated 11-8-22 and commented on the conditions related to the plan. On June 8, 2022 the Planning Commission asked for the applicant to submit a revised PRD Agreement. The applicant is creating a Master Association and will have public improvements on the site. Director Power has spoken with the Township Attorney regarding the overarching of the PRD, modifications are stated clearly and a new Master Deed and By-laws have been submitted to the Township Attorney. The applicant provided an explanatory letter of all updates. The Planning Commission should confirm that all tabled conditions have been met.

In addition to staff comments, Director Power offered the following recommended conditions of preliminary plan approval, which are based on general zoning requirements for attached condominium units, discussions with the Township Fire Marshal regarding fire access and procedural requirements for condominium projects:

- The Planning Commission shall confirm satisfactory completion of the June 8, 2022 tabling conditions.

- Prior to final plan approval, a written response from the Director of Planning, Township Attorney, Township Engineer and Township Planner regarding the adequacy of the Master Deed, deed restrictions, utility systems and street, development, layout, design and compliance with all requirements of the condominium act and Township Zoning Ordinance will be provided to the Planning Commission, per Section 6.110 of the Van Buren Township Zoning Ordinance.
- As part of the final plans, master deed and amended PRD Agreement for the project, mailboxes and fire hydrants shall be placed on the same side of the street and on street parking shall be limited to only the one (1) side of the street opposite these items.
- Per Section 6.113 (Attached Residential Condominium Units), the attached units must comply with all applicable requirements of Section 5.116 (Dwelling, Single-Family Residential Attached).

Vidya Krishnan of McKenna Associates presented her review letter dated 10-19-22. The existing PRD has remained incomplete for a long time. The applicant's proposal to complete the development by building additional units which will serve a specific market, completing the sidewalk network and installing landscaping are welcome. The applicant appeared before the Planning Commission in June for discussion on the project. Since then, the applicant has made some revisions and submitted the required PRD documents to proceed to the next phase. Approval of the PRD is a two-step process. Therefore, McKenna Associates recommends approval of the preliminary amended PRD plan for the Cobblestone Creek Villas, subject to the following conditions:

1. Planning Commission recommendation for approval of requested site design and architectural deviations.
2. Corrections to the PRD Agreement and review and approval of amended PRD agreement by the Township Attorney.

Paul Kammer of Fishbeck Associates presented his review letter dated 6-3-22. There were no changes when the plans were resubmitted. Due to the site being built out in 2004-2005, there are no changes to the infrastructure and the current site is operational. The applicant should verify with Wayne County that there are no new changes that need to be made. Fishbeck Associates offers no objection to the applicant moving forward to the final site plan and engineering approval process, subject to the applicant determining the proper course of action for the comments listed in the review letter and submittal of all existing and proposed features that have changes or are new to the site, prior to the next submittal to the Township.

Director Power displayed the architectural elevations.

Commissioners had the following questions and comments:

- Commissioner inquired if it is typical or standard for the elevation of all units in a PRD to have the level of repetition as shown in the elevation displayed. Rino Soave, confirmed that repetition is typical in multi-family dwellings. Vidya Krishnan of McKenna Associates informed that she spoke with the applicant to get what additional design elements they could provide and materials were upgraded. Due to the existing layout of the streets, the applicant is limited on design.

- Commissioner inquired if this was an item where members of the homeowner's association (HOA) wanted the repetition? Rino Soave informed that he worked with the HOA to make sure that they were on board, he offered single-family and multiple-family and the HOA wanted multiple-family. The HOA wants to match the brick and façade finishes to what's there as closely as possible. The roof line was adjusted, bay windows, windows in garage doors and cedar shake were added finishes. The road will eventually be completed as well. Commissioner informed at the meeting in June, the HOA President discussed that they wanted the repetitive look and keeping the units similar.

No comments from the audience.

Motion Cullin, Budd second to recommend preliminary conditional site plan approval to the Township Board of Trustees to revise a phase of attached condominium housing units within the 117.06-acre Cobble Stone Creek Planned Residential Development (PRD), Cobblestone Creek Villas, site located on the south side of Huron River Drive, east of Hoeft Road, area subject to the request includes 6.88 acres located on Chinkapin Drive and Pinewood Lane, between 13687 Pinewood Lane (parcel ID number V-125-83-114-02-0067-000) and 13957 Chinkapin Drive (parcel ID number V-125-83-114-02-0028-000), subject to the conditions in the staff review letter dated 11-3-22, McKenna Associates review letter dated 10-19-22, Fishbeck Associates review letter dated 6-3-22, Fire Department approval of the fire hydrant layout and recommending approval of all four (4) recommended PRD deviations.

Roll Call:

Yeas: Budd, Grant, Cullin and Kelley.

Nays: None.

Excused: Atchinson, Barr and Jahr.

Motion Carried. (Letter Attached)

NEW BUSINESS:

ITEM #1: CHRIS GARNER / SB – INVEST L.P. (BROOKWOOD) – SPECIAL LAND USE REVIEW.

TITLE: A REQUEST BY CHRIS GARNER ON BEHALF OF OWNER SB – INVEST L.P. TO CONSTRUCT AN INDEPENDENT MULTI-FAMILY RESIDENTIAL SENIOR HOUSING DEVELOPMENT WITH 132 DWELLING UNITS WITH A COMBINED GROSS FLOOR AREA OF APPROXIMATELY 154,110 SQUARE FEET. SENIOR HOUSING DEVELOPMENTS ARE A SPECIAL LAND USE IN THE RM (MULTIPLE DWELLING RESIDENTIAL) DISTRICT. THE PROJECT IS PROPOSED TO BE TITLED "BROOKWOOD".

THE PROJECT IS PROPOSED TO BE LOCATED ON THE NORTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROADS ON A 44.4-ACRE SITE. THE SITE HAS TAX PARCEL ID #83-043-99-0015-000 AND IS ZONED RM (MULTIPLE DWELLING RESIDENTIAL DISTRICT).

Director Power informed that the agenda is set up with two (2) items, special land use and preliminary site plan review. Any special land use has general criteria, however senior housing is a specific type of special land use. Director Power discussed the following in an overview of the Brookwood Senior Housing special land use request:

- **General Special Land Use:** Socially and economically desirable use of land, necessity for public convenience, compatibility with adjacent uses of land, protection of public health, safety and welfare, adequate services and utilities, cohesion with neighborhood, consideration of the environment and natural resources, harmony with the underlying zoning district and a valid exercise of the Township's police power.
- **Specific Special Land Use Criteria for Senior Housing:** Open space/site area requirements, floor area requirements, adjacency to planned major thoroughfare, 40' height, front, rear and side setbacks of 50' at project boundary, building architecture, limits on accessory buildings, parking landscaping and signage.

Commissioners agreed that most of their questions and questions from the audience pertain to the preliminary site plan.

No comments from the audience.

Motion Budd, Grant second to table the discussion on the special land use request by Chris Garner on behalf of owner SB – Invest L.P. for the Brookwood development. Motion Carried.

ITEM #2: CHRIS GARNER / SB – INVEST L.P. (BROOKWOOD) – PRELIMINARY SITE PLAN REVIEW.

TITLE: A REQUEST BY CHRIS GARNER ON BEHALF OF OWNER SB – INVEST L.P. TO CONSTRUCT AN INDEPENDENT MULTI-FAMILY RESIDENTIAL SENIOR HOUSING DEVELOPMENT WITH 132 DWELLING UNITS WITH A COMBINED GROSS FLOOR AREA OF APPROXIMATELY 154,110 SQUARE FEET. THE PROJECT IS PROPOSED TO BE TITLED "BROOKWOOD".

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Director Power gave the presentation and informed that the design is based on the physical constraints of the site. The owner has worked hard to reach out to neighboring homeowner's associations (HOA's). The RM (Multiple Dwelling Residential District) does allow senior housing as a special land use. There was a Traffic Impact Study done by Wade Trim on September 9, 2022. The boulevard does create two (2) entry points in the event of an emergency, but otherwise the site circulation is a circle. There is extensive landscaping, a fair amount of open space and wetland preservation. The stormwater design will have a series of detention ponds. The sanitary sewer had difficulty connecting to the north, all is being routed to the south with a pump station.

Director Power displayed the building architecture. The project design currently has a lot of shared driveways. The applicant is looking into how to separate them.

Commissioners agreed, being short so many members to hold off full reviews from the Principal Planner and Township Engineer.

Vidya Krishan of McKenna Associates gave a brief presentation. The applicant is aware that traffic is a concern and the wetlands are a concern. EGLE was not amenable to them cutting through the wetland for access and Hickory Woods was not designed for shared access. The boulevard design was to accommodate fire access and the Township has approached Wayne County repeatedly to get a light at the Morton Taylor and Tyler Road intersection. The applicant has also approached Wayne County. Regarding the resident's comment about the light at the intersection, it has always been on the Township's mind to get a light there. The intersection is not the Township's jurisdiction nor does the applicant have the ability to put it in, Wayne County has to approve it. The applicant has worked hard to meet all ordinance requirements.

Paul Kammer of Fishbeck Associates informed that Wayne County looks at specific numbers for the Traffic Impact Study. They are not here in the Township every day and the study can only be based on their numbers. The Township can continue to push for the light, but it's not the Township's decision.

Chris Garner of Brookwood Senior Communities gave a brief presentation. Brookwood has five (5) similar projects in Michigan, located in: Taylor (under construction), Fenton Township (ground breaking this month), Superior Township (site plan submittal December 2022), Ash Township (site plan submittal December 2022) and Van Buren Township. They have been working on the project for a year and a half and have made every effort to meet the criteria.

Luke Bonner of Bonner Advisory Group gave a presentation and thanked the Township staff. Mr. Bonner is working with Hobbs & Black Architects and Veronica Clark of Wade Trim. Mr. Bonner understands that the property is challenged. The applicant looks for communities that are a good fit, sites that have great natural features and zoning. They have taken interest and put every effort into talking to the neighboring residents. The applicant did reach out to the neighboring homeowner's associations and hopes that the information gets distributed to their residents. Mr. Bonner displayed the site plan and the shaded areas are wetlands. EGLE conducted a 30-day review of the site. The wetlands are high quality wooded wetlands, EGLE is interested in placing a conservation easement. The trees along the edge of the site will stay, the applicant has no interest in removing them. If they have to remove anything, it will be replaced. A rendering of the clubhouse was displayed. Brookwood is an independent action senior community for ages 55+. The four (4) unit buildings are single-story long-term lease. The Township wanted to see side entry garages, so they did the garages to not all front face. There are 132 single-story ranch units, 7 – 6-unit buildings, 17 – 4-unit buildings and 11 – 2-unit buildings, the applicant will be sprinkling all units. The exterior façade consists of brick, stone and cement board siding. The site is 44 acres with 11.8 acres of preserved wetlands and 10.5 acres of general open space. In regard to separation of the driveways, several face each other with a shared driveway. Staff has asked for separation, there is enough room to have a clear separation. Mr. Bonner proposed a gravel base separation, as it may get driven over quite a bit.

Commissioners had the following questions and comments:

- The amount of wetland area and the separation to the north, with the majority of the separation being wetlands will the applicant not be disturbing any of it?
- Commissioner understands that if anything is taken, it has to be replaced.
- The site is zoned RM (multiple dwelling residential district), that land is buildable for other types of development by-right? Vidya Krishnan confirmed, yes only within the buildable area. The applicant is preserving the wetlands and trees on the site.
- The side entry garages are a concern, will there be enough room for the residents to back out? Architect Luke Bonner informed that he looked at the dimensions and they do have enough room to back out, they can also widen the driveways comfortably if needed.
- The ordinance also calls for how much driveway coverage is allowed, with the changes will they be allowed? Director Power will confirm the coverage language. Vidya Krishnan informed that she has seen houses with driveways that back to each other with enough room. Commissioner does not want the residents to have to back out onto the road.
- Commissioner inquired if the applicant knew what the setback between the side entry garage doors is. The applicant did not know offhand.
- Commissioner inquired with the homes being rentals, the pump station will be under the preview of the applicant to take care of? Luke Bonner confirmed that yes it will be taken care of and he has spoken with Director Power about how the pump station will be maintained moving forward.
- Commissioner lives in the area, the traffic at the intersection is dangerous.
- Luke Bonner explained the traffic study and that it is based on trips. Trips are counted based on residents leaving the development and returning home.
- Commission inquired, given the way that the wetlands are now, how will development affect the water flow into the wetlands? Veronica Clark of Wade Trim informed that stormwater runoff will be discharged to the wetland areas at an approved rate so that the wetland doesn't get dried out. Wade Trim looked at the preexisting conditions of the site. Luke Bonner informed that the wetland areas along the west boundary line are areas that have dried out, but after a couple days of heavy rain, the water is back.
- Commissioner inquired as to how to control creating more water or less water in the wetlands. Luke Bonner informed that the flow is with the weather.
- The property to the north of the site is considered wetlands, the northern portion of the site will have a conservation easement with EGLE and the property will be protected and never touched.
- Commissioner inquired what happens over time with the other wetland areas. Paul Kammer of Fishbeck Associates informed that those areas are still protected.
- Resident inquired about the strategic releasing of the water, what happens when the retention ponds fill up? Veronica Clark of Wade Trim informed that the residents of Hickory Woods have retention ponds, this development will have detention ponds. The detention ponds at the new development will be connected to the stormwater system.
- Resident inquired when the traffic study was done, commented now there is an assisted living facility going in across the street. This may be another reason to bring up having another traffic study and was the study done before the assisted living development? Resident is concerned with the entrances to both, that we are setting ourselves up for potential problems at the corner. Veronica Clark informed that the traffic study was completed in September. Director Power commented that he can follow up to make sure

that any of the developments are included. Paul Kammer of Fishbeck Associates informed that in looking at the report, the study was updated to take out the connection at Morton Taylor. Typically, they expand or look out for future expansions. The number count was taken in October 2021. Director Power will follow up on the assumed growth and bring back any findings to the next meeting.

Commissioners thanked the residents and the applicants for their participation in the discussion.

Motion Cullin, Grant second to table the discussion on the preliminary site plan review request by Chris Garner on behalf of owner SB – Invest L.P. for the Brookwood development to a future meeting. Motion Carried.

GENERAL DISCUSSION:

Director Power informed that there is only one more Planning Commission meeting for the year, in December. Director Power mentioned reaching out via email to see what Commissioners' level of interest is in various ordinance priority topics. Commissioners liked the idea of structuring into several committees to discuss ordinance revisions prior to meetings.

Commissioner discussed possibly looking at the SB – Invest L.P. site in Taylor to see how many acres, what the location is like and if they have shared driveways. Vidya Krishnan explained that she thinks the applicant came up with all side entry garages based on the Township not wanting all front facing garages. Director Power informed that there are standards for the width of the driveway. Vidya Krishnan commented maybe have side entry garages for end units with front facing in the middle. Director Power informed that the distance between the garage doors is between 40 – 50 feet.

ADJOURNMENT:

Motion Budd, Cullin second to adjourn the meeting at 7:49 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 21-044 – Cobblestone Creek Villas PRD Amendment
DATE: November 8, 2022

The Planning Commission will review the request by applicant Infinity Acquisitions, LLC on behalf of owner C.A. Kime, Inc. for preliminary approval to amend a phase of the 117.06-acre Cobblestone Creek Planned Residential Development (PRD) titled Cobblestone Creek Villas. The site is zoned R-1A (Single Family Residential District) and is located on the south side of Huron River Drive, east of Hoeft Road. Cobblestone Creek Villas is currently approved to include 104 attached units in 26 buildings. The proposed PRD as amended will include 96 units, including 44 units already constructed and 52 units proposed, in 25 buildings, including twelve (12) buildings already constructed and thirteen (13) buildings proposed. The proposed improvements will occur in 6.88 acres of undeveloped property in the southern section of Cobblestone Creek Villas, on Chinkapin Drive and Pinewood Lane between 13687 Pinewood Lane (parcel ID number V-125-83 114 02 0067 000) and 13957 Chinkapin Drive (parcel ID number V-125-83 114 02 0028 000).

This project will be a general revision to a previously approved Planned Residential Development (PRD). Per Section 6.221(A) of the Van Buren Township Zoning Ordinance, a PRD may be revised in accordance with the approval procedures for a PRD, which includes proceeding in the same manner as other special use applications. Special land use applications require a public hearing per the procedures outlined in Article 12, Chapter 6 of the Van Buren Township Zoning Ordinance. The required public hearing was held on June 8th, 2022. Minutes from the public hearing are included in this packet.

As a general revision to an approved PRD, this project will require a determination of eligibility and approval of preliminary and final plans and modifications, based on the procedures outlined in Section 6.221(A) (Revisions to Approved Plans) and 6.219 (Approval Procedures) of the Township Zoning Ordinance.

The project is also a condominium and is therefore subject to the approval procedures listed in Article 6, Chapter 1 of the Van Buren Township Zoning Ordinance. The area being altered by the applicant is proposed to be separated into its own 6.88-acre condominium site. Per Section 6.104 of the Van Buren Township Zoning Ordinance, the project is subject to site plan review.

For the Planning Commission's information, "condominium" and "PRD" terminology speak to two different aspects of a single project. "Condominium" speaks to a type of land division, distinct from a simple "metes-and-bounds land division" or a "plat", which

results in multiple owners of building units within a development holding some or all of the surrounding land and site infrastructure in common ownership. Condominiums are often but not always PRDs. PRD refers to a zoning option by which a development site can achieve modifications to certain zoning requirements by meeting certain criteria that contribute to the overall quality and cohesion of the project.

The Planning Commission is tasked with completing the following actions before the Board of Trustees considers the project:

1. Hold a public hearing as required under Sections 6.221 (A), 6.219 (completed June 8th);
2. Consider recommending special land use approval to the Board of Trustees as required under Sections 6.221 (A), 6.119, and Article 12, Chapter 6; and
3. Consider recommending preliminary plan approval as required under Sections 6.104 and 6.219.

At the meeting on June 8th, action on the project's special land use and preliminary plan requests were tabled, until staff and the Planning Commission review of the following items are completed:

- The terms and amendments to the original PRD agreement document;
- The limits on creating a new phase for the public improvements of the previous phase are complete;
- Bonding requirements for the project;
- Eligibility for the new phase to use the overarching PRD agreement,
- The requested modifications' consistency with the full PRD agreement,
- The new condo documents including the Master Deed, Bylaws and
- The previous Master Deed needing to be reviewed and included in the final PRD,
- The feasibility of side entry garages.

As part of this tabling motion, the Planning Commission also noted the concerns in the McKenna Associates review letter dated 5-11-22, Director Power's staff letter dated 6-3-22 and Fishbeck Associates review letter dated 6-3-22.

Submittals that have been provided by the applicant address the tabling conditions to staff's satisfaction. For the Planning Commission's reference, this packet contains a completed application form; minutes from the June 8th, 2022 regular meeting; reports from the Township Planning Consultant; previous comments from the Township Engineer and Fire Marshal; a copy of the June 8th public hearing notice; a letter from the applicant dated September 28, 2022; a four-sheet set of combined site and architectural plans dated September 26, 2022; a draft first amendment to the PRD agreement for the Cobblestone Creek PRD; a draft third amendment to the Master Deed for Cobblestone Creek Villas; a copy of the original Cobblestone Creek development plan; and a copy of the original Cobblestone Creek PRD agreement (electronic packet only).

In addition to the other staff comments included in this packet, I offer the following recommended conditions of preliminary plan approval, which are based on general zoning requirements for attached condominium units, discussions with the Township Fire Marshal regarding fire access, and procedural requirements for condominium projects:

- The Planning Commission shall confirm satisfactory completion of the June 8th,

2022 tabling conditions;

- Prior to final plan approval, a written response from the Director of Planning, Township attorney, Township engineer and Township planner regarding the adequacy of the master deed, deed restrictions, utility systems and street, development layout and design and compliance with all requirements of the condominium act and Township Zoning Ordinance will be provided to the Planning Commission, per Section 6.110 of the Van Buren Township Zoning Ordinance.
- As part of the final plans, master deed, and amended PRD Agreement for the project, mailboxes and fire hydrants shall be placed on the same side of the street, and on street parking shall be limited to only the one (1) side of the street opposite these items.
- Per Section 6.113 (Attached Residential Condominium Units), the attached units must comply with all applicable requirements of Section 5.116 (Dwelling, Single-Family Residential Attached).

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

Sincerely,

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

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

CC: Rino Soave and Liz Thomas, Infinity Acquisitions, Inc.



MCKENNA

May 11, 2022

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

**Subject: VBT-21-044 Cobblestone Creek Villas PRD Amendment; Preliminary PRD Plan
Special Land Use Review; Revised Site Plans Dated April 15, 2022.**

Dear Commissioners:

The applicant, Infinity Homes is seeking to amend an existing PRD agreement for Cobblestone Creek Condominiums. The original condominium project received site plan and PRD approval in 2004 for the construction of a total of 258 units. The subject site has a total area of 117.06 acres, is zoned R-1A (Single Family Residential) district and located on the south side of Huron River Drive, east of Hoeft Road.

The site condominium development also received special land use approval to be located in the R-1A district per §7.02. A (old section number) of the Zoning Ordinance. Over the years the condominium was built upon but not completed. At this time Infinity Homes is proposing to add several structures to the development and requesting an amendment to the originally approved PRD. Per section 6.221 and 6.219, an amendment to a PRD shall be processed in the same manner as a special land use. Our comments are as follows (items requiring changes or additional information are underlined>):

Special Land Use Review Comments

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

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

The Cobblestone Creek PRD was originally approved in 2004; however, owing to the housing recession in 2008, the development was never completed. The attached dwelling units portion of the site to be constructed as Phase 2 remained unfinished with only 12 of 26 buildings completed. While the street network was laid out, the sidewalk network, landscaping and other site design elements remained incomplete, affecting the value of the homes that had already been built. The proposed amended PRD at this time aims to complete the development by constructing 52 units within 13 additional buildings. The proposed PRD amendment use will promote the use of the land in a socially and economically desirable manner by providing for a different style of housing in the Township. The completing of the remaining site improvements in the form of sidewalk connections, utilities, landscaping enhancement will make the homes economically viable.

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

The Cobblestone Creek development is located on the south side of the Township within an R-1A zoned area. The proposed residential development is in keeping with the previously approved PRD for the area. The site is located off Huron Drive and has close and convenient location to Belleville Road, the Township's main commercial corridor.

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Northville, Michigan 48167

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F 248.596.0930
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3. Is compatible with adjacent uses of land.

The proposed PRD amendment includes different style of units, but the attached residential unit style remains the same as the originally approved PRD. The area abutting the larger PRD has other single family attached and detached dwelling making the proposed use compatible with adjacent uses of land.

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

The proposed development is designed to comply with the site design requirements that were part of the originally approved site plan. Therefore, we do not anticipate any adverse impacts on public health, safety, and welfare.

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.

The proposed amendment to the PRD does not alter the utility plans for the site significantly. We believe the site 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. 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.

The proposed amended PRD is not anticipated to cause injury to other property in the neighborhood in which it is to be located.

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

The proposal to construct new dwellings does not involve the removal of any trees. The site has an existing network of street and the areas where proposed buildings will be located were cleared as part of the originally approved site plan. The applicant has submitted a landscape plan which shows significant planting of trees, shrubs and ornamentals in the proposed area of development.

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.

The proposed PRD amendment is within the provisions of uses requiring special approval and is in harmony with the purposes and conforms to the applicable regulations for PRD developments.

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

The PRD amendment review is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.

The PRD is governed by specific design standards which are noted in our site PRD site plan review letter under separate cover.



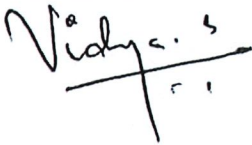
Recommendation

The applicant has worked with the Township over the past few months to address several of the outstanding concerns. At this time, we find that the proposed PRD amendment meets the criteria for special land use approval, subject to conditions. Therefore, we recommend that the Planning Commission recommend **preliminary amended PRD approval** to the Township Board of Trustees, subject to the following conditions:

1. Approval of utility plan and storm water detention plan by Township Engineer and Wayne County (if required).
2. Compliance with all conditions of preliminary PRD amendment approval by the Planning Commission.

The plans must be revised and presented to the Planning Commission for a recommendation on final PRD amendment approval and will subsequently be presented to the Township Board for final PRD approval.

Respectfully submitted,
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





MCKENNA

October 19, 2022

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

**Subject: VBT-20-044 Cobblestone Creek Villas PRD Amendment Site Plan Review #4;
Revised Site Plans Dated 9/26/2022; revised elevation dated 8/2/2022.**

Dear Commissioners:

The applicant, Infinity Homes is seeking to amend an existing PRD agreement for Cobblestone Creek Condominiums. The original condominium project received site plan and PRD approval in 2004 for the construction of a total of 258 units. The subject site has a total area of 117.06 acres, is zoned R-1A (Single Family Residential) district and located on the south side of Huron River Drive, east of Hoeft Road.

The site condominium development also received special land use approval to be located in the R-1A district per §7.02. A (old section number) of the Zoning Ordinance. Over the years the condominium was built upon but not completed. At this time Infinity Homes is proposing to add several structures to the development and requesting an amendment to the originally approved PRD.

The applicant appeared before the Planning Commission on 6/8/2022 and received feedback, and was directed to address the concerns noted in our review letter dated 5/11/2022. Our comments on the plans submitted are as follows (items requiring changes or additional information are underlined):

COMMENTS

1. **PRD Eligibility and Layout.** Planned Residential Developments are permitted in the Township to encourage the use of land in accordance with its natural features and characteristics, to encourage innovation in land use planning, to provide recreational opportunities for the people of the Township, and to preserve rural features of the Township. In order to qualify for consideration as a PRD, the development must demonstrate innovative land use and site design and provide recognizable benefits to the people of the Township.

The originally approved plan included 154 detached and 104 attached units for a total of 258 units. The 104 detached units were split into Phases I and III spread out over 26 buildings, while the attached units were designated as Phase II. At this time only 12 of the buildings with 44 units have been constructed. ***The applicant proposes to construct a total of 52 units within 13 buildings, reducing the overall density by 8 units.***

Chapter 2, Article 6 of the Zoning Ordinance outline the procedure for approval of PRD's. Per Section 6.219 and 6.221, approval of the amended PRD must follow the site plan and special land use approval procedures, unless the Planning Commission finds that the proposed changes constitute "minor changes" and thereby qualify for just site plan approval. The changes to the number of units and some additional deviations being sought are significant enough to constitute a major change requiring Planning Commission

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approval. Our comments on the proposed PRD amendment/special land use process are noted in a letter under separate cover.

2. At the time of original plan approval, a minimum of 30% of the gross site area of a PRD was required to be preserved as permanent open space. The approved plan has 47.75 acres or 40.8% of dedicated open space on the site, which was mostly developed as an amenity connected through pedestrian pathway system. Per the amended plan the new 'area of development includes 6.88 acres, 41% (2.82 acres) of which is to be preserved as open space. This meets the minimum requirements previously established.
3. **Density.** The original PRD density calculations indicate 203 units would be permitted under conventional zoning (R-1A), and that up to 264 units may be permitted with the maximum allowed 30% density bonus. The approved plan with 258 units received a density bonus of 27%, which was within the 30% allowable bonus. The proposed amendment with 250 units, reduces the density further to 23%.
4. **Required Information.** Details required per Section 12.203 of the Zoning Ordinance has been noted.
5. **PRD Deviations.** The following PRD deviations from site design standards are being requested:
 - a. Minimum required setback along an internal private road is 25 feet. Proposed building 8 is located at a setback of 20 feet due to an existing storm water easement in the rear yard which prevents the building from being located further back.
 - b. Buildings # 4 and 5 are located at a distance of 15 feet and 17.5 feet, respectively from Whitewood Circle. However, the street is located along their side/rear. The buildings still comply with the front yard setback and also maintain the required 20-foot building separation. Per the applicant, although the distance is reduced, the buildings still maintain a distance of 32-34 feet from the paved roadway.
 - c. The minimum required floor area for units in the R-1A district is 1,800 sq. ft. At the time of original plan approval, most of the units complied with this requirement. A deviation was granted for some units to be 1,689 sq. ft (the minimum permitted). The applicant's proposal includes proposed unit sizes with area of 1,633 sq. ft and 1,266 sq. ft unit.
6. **Stormwater Detention and Engineering issues.** The proposed amendment to the PRD plan must comply with all requirements of Wayne County (if any) and the Township Engineer.
7. **Roads and Access.** The proposed PRD amendment does not alter the layout of streets within the approved PRD. A traffic study was required and approved as part of the original PRD approval. The reduction in the number of overall units does not necessitate a new traffic impact study.
8. **Sidewalks and Pedestrian Circulation.** The approved plan included 5-foot-wide sidewalks along both sides of all streets in the development. There is currently a partial sidewalk along the frontage of the buildings already constructed. The amended site plan notes a new 5' wide sidewalk along the frontage of the remaining internal roads abutting the new proposed buildings.
9. **Master Deed, Bylaws, and PRD Agreement.** The applicant has submitted copy of an amended PRD agreement and revised Master Deed at this time. We noted a few corrections that need to be made:
 - a. Item B in recitals of the PRD Agreement notes the number of units constructed previously as 63 detached units, which item C states that 60 units have been constructed. The unit numbers must be



- consistent and the clearly specified as attached or detached.
- b. Page 2, item 4, proposed number of units are 52, not 53.
 - c. Page 2, Item 5, total number of units must be corrected to 96.
 - d. Page 2, item 6.b must be corrected.
 - e. Page 2, item 7.b must be corrected.
 - f. Page 2, item 8(iii) has confusing language. The applicant is not constructing any detached units. Note that the proposed attached units for "the Reserve" are going to vary from 1,633 to 1,266 sq. ft per unit.
 - g. The agreement must include the list of deviations being sought – distance from public/private r-o-w for buildings 4, 5 and 8, and a deviation from side entry garage requirement.

The documents are subject to review and approval by the Township Attorney.

10. **Landscaping.** The revised plan set submitted at this time includes detailed landscaping plans showing trees, shrubs and ornamental plantings in all the common/open spaces area, trees along the street frontages and landscaping specific to each building. No removal of any vegetation is proposed as part of the plan and the existing tree cover along the perimeter is to be maintained as is. While the applicant has not provided a comparison with the originally approved landscape plan, the plan submitted at this time includes significant plantings to render an attractive appearance to the development. The plan includes a landscape maintenance agreement. Per the applicant the condominium association will be responsible for the maintenance of all landscaping.
11. **Architecture.** The applicant has submitted architectural details for the proposed 4- and 6-unit buildings with floor plans. The proposed units are mostly single story with partial second story including just a bedroom. The external appearance of the structures is a ranch-style appearance.

Per Section 6.206 (B)(5) eighty percent (80%) of the front façade wall (excluding windows, doors, related trim) shall be faced with brick or stone, and all other exterior walls shall be faced with brick or stone from the finished grade to the top of the first story wall. The proposed elevations show the front façade of the structure constructed almost entirely of brick (90-95%) with cedar shake and vinyl siding above the decorative garage doors. The side and rear elevations include brick for the entire first story height and vinyl siding for the partial second story. The proposed architecture provides a different type of housing unit for those desirous of have living areas in a single floor.

The original approval plan included side entry garages on every building. The proposed layout does not accommodate any side entry garages. Per original condominium approval, at least 30% of all units must have side-entry garages. We had previously recommended that the end units be provided with side entry garages to maintain consistency with the buildings already constructed. The PC has recently discussed garage placement in extensive detail and indicated their preference to not have garage doors dominate the façade. Where side or rear entry garages are not possible, the PC wanted consideration given to recessing the garage or having it project no more than 4' in front of the main entrance to the dwelling. The proposed elevations and floor plans indicate the garage projection 8.3' in front of the dwelling entrance. The elevations as proposed will require a deviation from the previous PRD agreement.

12. **Woodland/Tree Preservation.** The portion of the site that is under consideration for this amendment has no trees as seen on aerial images.





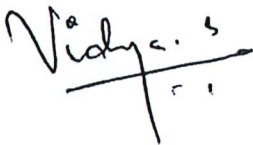
RECOMMENDATION

The existing PRD has remained incomplete for a long time. The applicant's proposal to complete the development by building additional units which will serve a specific market, completing the sidewalk network and installing landscaping is welcome.

The applicant appeared before the Planning Commission in June for discussion on the project. Since then, the applicant has made some revisions and submitted the required PRD documents to proceed to the next phase. Approval of the PRD is a two-step process. Therefore, we recommend approval of the preliminary amended PRD plan for the Cobblestone Creek Villas, subject to the following conditions:

1. Planning Commission recommendation for approval of requested site design and architectural deviations.
2. Corrections to the PRD Agreement and review and approval of amended PRD agreement by Township Attorney.

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



June 3, 2022
Fishbeck Project No. 200997

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

Cobblestone Creek Condominiums – Revised Phase 2 Engineering Review

Dear Director Power:

At the request of Van Buren Township (Township), Fishbeck has reviewed the proposed Cobblestone Creek Condominium Revised Phase 2 Site Plan for engineering feasibility of the Township's Preliminary Site Plan and Special Land Use approval. The original plans were approved by the Township on May 18, 2004, with the most recent submitted plans being dated 4/15/2022, with a revision to sheet #3 on 5/25/2022.

The project entails the construction of the remainder of Phase 2 of the proposed Cobblestone Creek Condominiums at the south side of Huron River Drive between Hoeft Road and Elwell Road. The existing Phase 2 site, as originally approved and partially constructed in 2004, has 12 buildings built (44 units). The remainder of Phase 2 was initially designed for 14 additional buildings (60 units), which is now seeking approval of an amended design for 13 buildings (52 units). The presumption is all underground utilities, as approved in 2004, have been installed and are operational within the footprint of Phase 2. This includes the stormwater system, the water distribution system, and the sanitary sewer system. The plans do proposed to add a single segment of storm sewer and a yard catch basins to help with some rear yard drainage. The other site improvements that remain to be constructed include the proposed sidewalks and other various items. 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. In general, any changes to the previously approved plans must be indicated on the plans and clearly shown how they are changing. This includes, but is not limited to the following:
 - a. All easements, proposed, existing, or changing, must be indicated on the plans.
 - b. All elevations must be on National Geodetic Vertical Datum 29 (NGVD 29) datum or include a conversion factor to the NGVD 29 datum.
 - c. Applicant must indicate the existing overland flow route through the Phase 2 site, as originally approved, and indicate any changes and adjustments with the new building layout.
2. Plans must include the following required notes:
 - a. All construction shall conform to the current standards, specifications, and general conditions of the Township.
 - b. The applicant is responsible for resolving any drainage problems on adjacent properties which are the result of the applicant's actions.
3. For final engineering approval, all new utility work must be done in accordance with the Township Standards and must include all information for a full engineering review. These include, but are not limited to:
 - a. A quantity list itemizing all proposed public sanitary sewer, storm sewer, and water main construction must appear on each sheet indicating such construction. A quantity list indicating the total quantities of construction for the entire project must also be provided.

- b. Profiles must be included for all utility work except for the sanitary service leads.
- c. Provide any previous and/or new soil boring information, including the ground water elevations of this area.
- d. Engineering Plans must include the applicable Standard Detail Drawings as found in Appendix A of the Township *Engineering Standards Manual*. The Township can provide full size sheets of multiple details upon request.

Water Main Service

Existing: The Township's Geographic Information System (GIS) records indicate a publicly owned 8-inch Ductile Iron water main running along Pinewood Lane and Chinkapin Drive.

Proposed: The applicant's plan confirms that all water main was constructed as part of the original phase 2 project. No additional public water main will be constructed as part of this project. Proposed service lead locations are shown. It is unclear if existing service leads were previously installed.

Comments:

1. The applicant must indicate whether the previous service leads were installed.
2. The existing and proposed water main service sizes, materials, and connections must be indicated on the plans.
3. The applicant must work with the Township Fire Marshal to determine if any of the hydrant locations need to be adjusted due to the new layout of the buildings.
4. Plans must indicate if the hydrant FG shown is existing or if the hydrants will be adjusted to match new grade.
5. If not already executed and recorded, a 12-foot easement for existing and proposed, if any, water main within the property must be granted, centered on the water main, including bends, valves, and hydrants.

Sanitary Sewer

Existing: The Township's GIS records indicate there is a public 10-inch truss pipe sanitary sewer along Chinkapin Drive and a public 12-inch truss pipe sanitary sewer along Pinewood Lane within the area of the development.

Proposed: The applicant's plan confirms that all sanitary sewer was constructed as part of the original phase 2 project. The sanitary layout shown in the plans appears to match the system from the previously approved set in 2004. The plans also indicate that there is an existing sanitary sewer lead available for each proposed building.

Comments:

1. The existing and proposed sanitary sewer service sizes, materials, and connection types must be shown on the plans.
2. The proposed engineering plans must indicate if any of the existing sewer leads will need to be adjusted and/or replaced due to location.
 - a. When developing the new service lines, the applicant shall keep in mind a clean-out on service leads shall be provided within 5 feet of foundation walls, at all bends and at intervals no greater than 100 feet. A minimum of one clean-out external to the building shall be required on all sanitary leads.
3. If not already executed and recorded, a 20-foot easement for existing and proposed sanitary sewer within the property must be granted and centered on the sewer.

Storm Sewer

Existing: The Township's GIS records indicate an existing storm sewer system constructed as part of the original development for Phase 1 and Phase 2.

Proposed: The applicant's plans show the existing system captures runoff within Phase 2 of the development via catch basins and rear yard drains and conveys it into a forebay and existing detention basin east of Chinkapin Drive. The applicant's plan confirms that all storm sewer and storm management aspects of the site were constructed as part of the original phase 2 project. The applicant has provided drainage calculations confirming

that the existing basin size and functionality will remain with the new building layout. The proposed impervious area is less than that of the existing impervious area originally designed for.

Comments:

1. The Applicant has obtained Wayne County approval via an approval letter dated December 5, 2003.
2. With no changes to the functionality of the storm water management system, no additional approval is needed for detention.
3. The proposed storm sewer line and rear yard catch basin must be shown in profile view.
4. Applicant must explain the area to the west of buildings 5, 6, and 7. The area shows multiple catch basins located in an existing "Wooded" area. The plans need to more clearly indicate what this area looks like; wooded or cleared. The applicant must also indicate whether or not this Proposed Cleared Area was calculated as part of the storm water collection area.

Paving and Sidewalks

1. The applicant must verify the overall status of the existing HMA roadways. If the final layer of the roadways has not been paved, the applicant will be responsible for conducting any repair or maintenance on the existing roadway prior to placing the final HMA surface layer.
2. Any sidewalk areas that are considered community sidewalks, or will not be the responsibility of the builder, will be required to be completed by the applicant.
3. Further discussion with the Township Planning Director should be conducted to finalize the requirements for CofO and other obligations for the complex.

Soil Erosion and Sedimentation Control (SESC)

1. An SESC plan must be provided in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency.
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>

Recommendation

Fishbeck offers no objection to the applicant moving forward to the Final Site Plan and Engineering approval process, subject to the applicant determining the proper course of action for the comments listed above and submittal of all existing and proposed features that have changed or are new to the site, prior to the next submittal to the Township.

Sincerely,



Paul J. Kammer, PE
Senior Civil Engineer

By email

Copy: Kris Schlutow – Township
Brittney Williams – Township
Vidya Krishnan – McKenna

Power, Dan

From: Lenaghan, Andrew
Sent: Friday, January 28, 2022 10:32 AM
To: Power, Dan
Subject: RE: REMINDER: 21-044 Cobblestone Creek PRD Amendment Review Request

Categories: Internal Email

Dan,

As we talked about, my only concern at this point, is that we enforce the parking on one side of the street only. (Fire Lane Access)

Andy

From: Power, Dan
Sent: Thursday, January 27, 2022 1:45 PM
To: Vidya Krishnan <VKrishnan@mcka.com>; Kammer, Paul <pkammer@fishbeck.com>; Lenaghan, Andrew <alenaghan@vanburen-mi.org>
Cc: Williams, Brittney <bwilliams@vanburen-mi.org>
Subject: REMINDER: 21-044 Cobblestone Creek PRD Amendment Review Request

Does everyone have what they need for this review?

Please let Brittney or I know. Thank you.

Dan Power, AICP
Director of Planning and Economic Development
Department of Public Services
Charter Township of Van Buren
734.699.8900, ext. 9392
[Click here for information on development, zoning, and future land use in the Township.](#)

From: Williams, Brittney
Sent: Monday, December 20, 2021 2:59 PM
To: Vidya Krishnan <VKrishnan@mcka.com>; Kammer, Paul <pkammer@fishbeck.com>; Lenaghan, Andrew <alenaghan@vanburen-mi.org>
Cc: Power, Dan <dpower@vanburen-mi.org>
Subject: 21-044 Cobblestone Creek PRD Amendment Review Request

Good Afternoon,

This project will be a change to a previously approved Planned Residential Development (PRD) / Condominium, which is documented on the attached plans. As such, it will require the process outlined in Sections 6.219 and