CHARTER TOWNSHIP OF VAN BUREN PLANNING COMMISSION AGENDA Wednesday, May 11, 2022 – 5:30 PM Van Buren Township Hall 46425 Tyler Road

Per guidance provided by the Wayne County Local Public Health Department for meetings of governmental bodies held under public act 228 of 2020, effective January 1, 2022, the following Zoom link is provided to enable remote participation in a meeting of the public body by the general public:

Please click the link below to join the webinar: https://us06web.zoom.us/j/82028773039

Telephone: US: +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or

+1 253 215 8782 or +1 346 248 7799

Webinar ID: 820 2877 3039

See the Van Buren Charter Township website for additional information regarding how to participate in a Zoom public meeting.

CALL TO ORDER:	
ROLL CALL:	
APPROVAL OF AGEN	DA:
MINUTES:	Approval of minutes from the regular meeting of April 27, 2022.
CORRESPONDENCE:	
PUBLIC HEARING:	
TEM # 1:	Case 22-003: ASHLEY CROSSROADS DISTRIBUTION CENTER NORTH, LLC REZONING PETITION

TITLE: A request by Crossroads Distribution Center North, LLC to rezone the

following properties as described below:

			Proposed Zoning	
Address	PARCEL ID	Ex Zoning	Rezone to M-1	Acre
Vacant Haggerty	83-008-99-0013-000	R-1B	Entire Parcel	0.91
Vacant Haggerty	83-008-99-0012-700	R-1B	Entire Parcel	0.91
6720 Haggerty	83-008-99-0011-000	R-1B	Entire Parcel	0.91
6670 Haggerty	83-008-99-0008-000	R-1B	Entire Parcel	1.81
6656 Haggerty	83-008-99-0007-000	R-1B	Entire Parcel	0.90
6598 Haggerty	83-008-99-0006-701	R-1B	Entire Parcel	1.85
5982 Haggerty	83-005-01-0020-300	R-1B	Entire Parcel	4.90
5910 Haggerty	83-005-01-0019-002	R-1B	Entire Parcel	3.62
41649 Van Born	83-005-01-0006-000	R-1B	Entire Parcel	0.57
41811 Van Born	83-005-99-0004-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.65
41861 Van Born	83-005-99-0005-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.70
41941 Van Born	83-005-99-0006-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	2.45
42033 Van Born	83-005-99-0007-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.27
42055 Van Born	83-005-99-0008-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.49
Vacant Van Born	83-005-99-0009-701	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	2.55
42333 Van Born	83-005-99-0009-002	R-1B	Entire Parcel	1.58
			TOTAL AREA TO BE REZONED =	29.0

LOCATION: Parcels as noted between Ecorse Road and Van Born west of Haggerty

Road.

ACTION ITEMS: A. Open Public Hearing

B. Public Comment

C. Close Public Hearing

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1 Case 22-003: ASHLEY CROSSROADS DISTRIBUTION CENTER NORTH, LLC -

REZONING PETITION

TITLE: A request by Crossroads Distribution Center North, LLC to rezone the

following properties as described under public hearing Item #1.

LOCATION: Parcels as noted between Ecorse Road and Van Born west of Haggerty

Road.

ACTION ITEMS: A. Presentation by the Township staff and consultants.

B. Presentation by the applicant.

C. Public comment.

D. Planning Commission discussion.

E. Planning Commission considers recommendation on rezoning to the

Township Board of Trustees.

ITEM # 2 CASE 21-040 – DTE SUBSTATION PRELIMINARY SITE PLAN APPROVAL

The applicant, Christopher Becker, on behalf of DTE Electric, seeks site plan review for the construction of a 120 - 13.2 kV, 80 MVA nine circuit substation and related site improvements.

LOCATION: 42061 Ecorse Road, tax parcel 83 041 99 0004 001, On the South side of

Ecorse Road between Haggerty Road and Kirkridge Park Drive.

ACTION ITEMS: A. Presentation by the Township staff.

B. Presentation by the applicant.

C. Planning Commission discussion.

D. Public Comment

E. Planning Commission considers action on preliminary site plan.

ITEM # 3 CASE 19-038 CAMPING WORLD - PRELIMINARY AND FINAL SITE PLAN

AMENDMENT APPROVAL

TITLE: The Applicant, Derrick Matter / Camping World Is seeking amended

preliminary and final site plan approval to amend a previously approved final site plan by renovating their existing building in place of demolishing a portion of the building, and reducing the proposed size of a redeveloped

RV Parking And Storage Area On The Site.

LOCATION: The site is located at 43646 North Interstate Service Drive (tax parcel

number 83 060 01 0001 001), on the north side I- 94 North Service Drive,

between Dewitt and Morton Taylor Roads.

ACTION ITEMS: A. Presentation by the Township Staff.

B. Presentation by the applicant.

C. Planning Commission discussion.

D. Public comment

E. Planning Commission considers action on the amended preliminary

and final site plan.

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT:

CHARTER TOWNSHIP OF VAN BUREN PLANNING COMMISSION April 27, 2022 MINUTES - DRAFT

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

ROLL CALL:

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

Excused: Barr.

Staff: Director Power and Secretary Harman.

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

Kammer.

Applicant(s) in Attendance: Michael Joseph and Beth Ernat of Clover Communities Van Buren,

LLC and Deborah Schalte of the Wayne County Fair Association.

Audience: Four (4).

APPROVAL OF AGENDA:

Motion Cullin, Jahr second to approve the revised agenda of April 27, 2022, adding action items to the Wayne County Fairgrounds Restroom Building, updated packet materials for Clover Communities Final Site Plan Review and removing the Community Center Final Site Plan Review. **Motion Carried.**

APPROVAL OF MINUTES:

Motion Budd, Garrett second to approve the regular meeting minutes of April 13, 2022 as presented. **Motion Carried.**

NEW BUSINESS:

ITEM #1: 19-040 – CLOVER COMMUNITIES – FINAL SITE PLAN REVIEW.

THE APPLICANT, CLOVER COMMUNITES OF VAN BUREN LLC, IS REQUESTING FINAL SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY WITH 128 INDEPENDENT SENIOR HOUSING UNITS.

THE PROPERTY, 8470 BELLEVILLE ROAD (PARCEL ID NUMBER 83-036-99-0002-702), IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN TYLER ROAD AND ROBSON ROAD AND IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS) DISTRICT. THE PARCEL IS +/- 17.7 ACRES IN AREA INCLUDING A +/- 16.6 ACRE DEVELOPMENT SITE AND A +/- 1.57 ACRE OUT PARCEL.

Director Power displayed slides for context of the case including the site plan, landscaping plan and architectural elevations. Director Power deferred the discussion to the Principal Planner and Township Engineer for their reviews.

Vidya Krishnan of McKenna Associates presented her review letter dated 4-14-22. All conditions of preliminary site plan have been met at this time. Therefore, McKenna Associates recommends the Planning Commission grant final site plan approval to Clover Communities senior housing to be located at 8470 Belleville Road, subject to Wayne County approval of stormwater detention for the site.

Paul Kammer of Fishbeck Associates presented his review letter dated 4-14-22, discussing that he performed an initial engineering review in which he produced a letter not recommending approval dated 3-11-22. That letter was sent to the applicant and amendments have been made which are reflected in the 4-14-22 review letter. Mr. Kammer went through the existing and proposed portions of the site to provide the Commission with an update as to what is proposed on the site and what changes have been made. Fishbeck Associates recommends the Planning Commission grant the Clover Senior Housing Project engineering and final site plan approval, subject to the comments listed in the review letter and pending County review and approval. If changes occur due to 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 on to the preconstruction phase, the applicant will be required to address all comments in an Issue for Construction Plan set.

Michael Joseph of Clover Communities of Van Buren, LLC commented that in regard to the engineering review comment of the hydrant being located too close to the building, he has received an email from the Fire Marshal approving the location of the fire hydrant. Mr. Joseph is happy to address all outstanding comments.

Director Power presented the new report from the Fire Marshal dated 4-25-22, all Fire Department items in terms of water and access have been addressed and the plan is approved.

Director Power presented his staff letter dated 4-26-22 and discussed the potential future extension of Robson Road, designated in our Master Plan. The applicant has shifted the primary driveway for their site to accommodate for the future Robson Road extension and the out parcel is also designed so that it can connected. When Robson Road is extended, Clover must construct a driveway to the north to connect to the future Robson Road extension. Clover must also commit to future restrictions on the Belleville Road driveway if/as necessary based on future traffic study findings and based on the driveways proximity to Robson Road. These commitments must be added to the final issued for construction site plan set. The applicant has also provided a set of draft lease restrictions prior to construction. These lease restrictions must be finalized and filed with the Township prior to construction.

Commissioners had the following questions and comments:

- Does Clover Communities own the out parcel? Yes. If the out parcel is developed, would it use the same drive to access the parcel if Robson Road is not extended to the West? Beth Ernat of Clover Communities, there is consideration of making a donation of that parcel and there is a future access drive shown on the site plan.
- Is there a sidewalk along the entire frontage along Belleville Road? Power, there is a final plan for the sidewalk. Will it be constructed all at once? Yes, except for the out parcel.

- Commissioner commented on the name change to "The Willows", Township Board members have inquired if the applicant would consider "The Willows of Van Buren Township". Yes, the applicant is willing to consider and will get back to the Commission.
- Does the building façade match other parcels in the area? Yes, considerable time was spent making sure that the façade matches what is required in the Belleville Road Overlay District (BROD).
- Commissioner likes the smaller garage buildings, their overall appearance and appreciates the applicant bringing them up to the BROD standards.
- Director Power asked the applicant to confirm the sidewalk. Beth Ernat of Clover Communities confirmed that the sidewalk will cover the entire Belleville Road frontage excluding the out parcel.
- Commissioner asked for clarification as to whether the Fire Marshall approved the
 location of the fire hydrant. Michael Joseph of Clover Communities confirmed that he
 had correspondence with the Fire Marshal this evening, since there is no viable location
 to move it to, that still meets the separation criteria for the fire department connection
 (within 50 feet of the building) and engineering standards (40 feet away) based on the
 driveway location and the height of the building, the Fire Marshal is willing to accept it at
 33 feet from the building.
- Director Power, asked Vidya Krishan and the applicant to verify the sidewalk. Vidya
 confirmed the sidewalk runs along the entire frontage on the plan, with the out lot
 included. The greenbelt landscaping was the item that was deferred. Michael Joseph
 confirmed that since the out parcel has been moved to the north, it is a much smaller
 piece and is to be constructed at the same time as the Belleville Road frontage.
- Commissioner, inquired to be clear, the proposed sidewalk on sheet 3 will be constructed before anyone moves in? Yes.

No questions or comments from the audience or remote viewers. Beth Ernat, thanked the Commission for their review and informed that she continues to receive calls about this project.

Motion Jahr, Cullin second to grant the applicant, Clover Communities of Van Buren LLC, final site plan approval for the construction of a senior housing facility with 128 independent senior housing units, located at 8470 Belleville Road, based on the analysis and subject to the McKenna Associates review letter dated 4-14-22, Fishbeck Associates review letter dated 4-14-22, the Van Buren Fire Department review letter dated 4-25-22 and the revised staff review letter dated 4-26-22.

Roll Call:

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

Nays: None. Excused: Barr.

Motion Carried. (Letters Attached)

ITEM #2: 20-008 – WAYNE COUNTY FAIRGROUNDS RESTROOM BUILDING.

THE APPLICANT, WAYNE COUNTY 4H ASSOCIATION, SEEKS TO CONSTRUCT A 1,392 SQUARE FOOT RESTROOM AND LAUNDRY BUILDING ON A 2,380 SQUARE FOOT SLAB AT AN EXISTING FAIRGROUND FACILITY, ALONG WITH SEVEN (7) NEW ASPHALT PARKING SPACES, A CONCRETE WALKWAY AND TO DEMOLISH 7,500 SQUARE FEET OF COMBINED CONCRETE AND GRAVEL SURFACES.

10871 QUIRK ROAD (PARCEL ID NUMBER 83-064-99-0001-000), A 37.5 ACRE PARCEL ZONED R-1B (SINGLE FAMILY RESIDENTIAL).

Director Power gave the presentation and displayed a survey of the entire site. The Wayne County Fairground site is unique with a mixture of uses. The applicant, Wayne County 4H Association, began seeking to build the restroom and laundry building in 2019. The scope of the planning review is limited to the areas adjacent to the new bathroom and laundry building, including adjacent vehicle parking and maneuvering, the relationship between the proposed building and other buildings, campsites and internal access drives. The entire fairgrounds are exempt from the review and a special land use permit is not required. The proposed restroom and laundry building includes six (6) washing and six (6) drying machines along with eight (8) toilets, eight (8) showers and eight (8) sinks. Director Power presented his site plan review letter dated 4-22-2022, recommending the Planning Commission grant preliminary and final site plan approval, subject to the following conditions being met:

- A color rendering shall be provided to demonstrate that the building's color is compatible with other building around the fairgrounds site.
- The off-street parking spaces must be double-striped in accordance with the Van Buren Township Zoning Ordinance, must be 20' deep and 9.5' wide and must have an adjacent maneuvering lane that is at least 24' wide.
- Prior to final inspection, the applicant must walk the site with Township staff to ensure that all access drives are in good repair.
- Downspouts must be installed on the proposed building which adequately discharge roof stormwater to the surface stormwater facilities in accordance with the Township's Engineering Standards.

Director Power presented the Fire Department review letter dated 3-18-22, all previous water supply and Fire Department access concerns have been corrected.

Deborah Schalte of the Wayne County Fairgrounds Association informed that the restroom facilities are family friendly single units with a sink, shower and toilet. The current building is in need of much repair. Once the new building is constructed, the old building will come down and become green space. Ms. Schalte was available to answer any questions.

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

PC Minutes 4-27-22 Page **5** of **6**

Motion Atchinson, Garrett second to grant the applicant, Wayne County 4H Association, preliminary and final site plan approval to construct a 1,392 square foot restroom and laundry building, located at 10871 Quirk Road, parcel number 83-064-99-0001-000, based on the analysis and subject to the conditions in the staff review letter dated 4-22-22 and Fire Department review letter dated 3-18-22.

Roll Call:

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

Nays: None. Excused: Barr.

Motion Carried. (Letters Attached)

ITEM #3: DISCUSSION: SUMPTER ROAD CORRIDOR PLAN PUBLIC HEARING.

THE PLANNING COMMISSION WILL CONSIDER A DATE OF MAY 25, 2022 TO HOLD A PUBLIC HEARING REGARDING THE DRAFT SUMPTER ROAD CORRIDOR PLAN.

Director Power gave the presentation. The overall draft Sumpter Road Corridor Plan is currently under a 42-day public review period and has received some feedback, however it does not affect the overall picture of the plan. All comments received are being tracked and a list of possible changes was provided to the Commission. Director Power recommends while working on the text amendments, the Planning Commission schedule the public hearing for the draft Sumpter Road Corridor Plan. Minor changes may be made to the plan following the public hearing and prior to a recommendation for plan adoption. The plan must be adopted prior to the adoption of the Sumpter Road Zoning Ordinance amendments.

Commissioner inquired if there are any other public hearings scheduled for May 25th? The Commission wants to make sure that the agenda is not overloaded on the day of the public hearing. Director Power informed that there may be one public hearing, which can be moved to a later date. Commissioners agreed to schedule the public hearing on May 25th.

ITEM #4: DISCUSSION: GASOLINE FILLING STATION AND GASOLINE SERVICE STATION ZONING ORDINANCE TEXT AMENDMENT.

PROPOSED AMENDMENTS TO ARTICLE 3 (ZONING DISTRICTS AND PERMITTED USES) REGARDING THE CATEGORIZATION OF GASOLINE FILLING AND SERVICE STATIONS.

Director Power gave the presentation. At the regular meeting on February 9, 2022 the Planning Commission was asked to consider allowing the exploration of proposed amendments to Article 3 (Zoning Districts and Permitted Uses) regarding the categorization of gasoline filling stations. Van Buren Township is unique in that gasoline stations are a permitted use by right. Based on feedback from the meeting, the Planning Consultant has provided a draft Zoning Ordinance amendment (Section 5.144 Gasoline or Automobile Filling Stations).

Vidya Krishnan presented her review letter dated 3-11-22 along with a draft Section 5.144 Gasoline or Automobile Filling Stations. Mrs. Krishnan asked the Commission to review the draft Section 5.144 and email any feedback or suggestions to Director Power.

Commissioners had the following questions and comments:

- Do we know if there are going to be any handicapped restrictions for EV charging? Do we want them to be located farther away from a convenience center, as they may be parked there a while? Vidya Krishnan confirmed that we don't want to block convenience store entrances and the language for EV charging stations is still being developed.
- Will the text amendment require existing stations to be brought up to code? No, not unless they make enough changes to require site plan review.
- Commissioner read the proposed Section 5.144 and likes the consistency.
- Commissioner feels the EV is maybe not something we want to address in the gasoline filling and service station language. May want to develop standards for whatever the commercial use is, as it may not always be the same and EV terminology is very vague. Commissioner is concerned that EV being included might not be what we want to do. Vidya Krishnan of McKenna Associates commented that maybe we regulate EV as an accessory use, she will look into it further and bring back information to the Commission.
- Start talking about how many plugs for EV and how they may affect the number of offstreet parking spaces and how it might weigh into how we calculate the total number of parking spaces.
- Maybe EV as a special land use, anyone who wanted to build has to come to the Planning Commission for approval.
- Commissioners like the idea of the accessory use for EV charging stations.

GENERAL DISCUSSION:

Director Power informed that there will be a meeting on May 11th, he plans to have the zoning ordinance text amendments to the Commission soon and there are a fair amount of development projects coming up.

Commissioner inquired about the status of the Lakewood Shopping Plaza, prior to Covid the Planning Commission was going to take a look at the plaza. Director Power informed that the owner currently has leases in place with the remaining businesses. There has been discussion about the whole plaza being demolished, that is at least 2-5 years away. The developer will likely be on board for a future discussion.

ADJOURNMENT:

Motion Cullin, Atchinson second to adjourn the meeting at 6:55 p.m. Motion Carried. Respectfully submitted,

Christina Harman Recording Secretary



DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

46425 TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111 PHONE (734) 699-8913 FAX (734) 699-8958

PLANNING & ZONING APPLICATION

DATE SUBMITTED:

CASE INFORMATION

CASE NUMBER:

APPLICANT INFORMATION	
NAME: Crossroads Distribution Center North LLC	PHONE: 734-394-1966
ADDRESS: 2575 South, Haggery Road, Suite 500 CITY, STATE & ZIP	CELL PHONE:
(CANTON, MI 48/88	FAX:
EMAIL: Kmucton @ashley Capital. Com	
PROPERTY OWNER INFORMATION (If different than the ag	oplicant)
Cross mad Distribution Center North, LLC	PHONE: 734-394-1900
ADDRESS: 2575 South, Haggerry Rdy Suite 500 CITY, STATE & ZIP	CELL PHONE:
CITY, STATE & ZIP Canton, MI 48188 EMAIL:	FAX:
EMAIL:	
BILLING CONTACT	
NAME: DENNIES SCHULTZ	PHONE:
ADDRESS:	CELL PHONE: 734-637-4763
CITY, STATE & ZIP	FAX:
Canton, MI 48188 EMAIL: dschuttz @ ashleyCapital. Com	
aschuff & ashley Capital. Com	
SITE/PROJECT INFORMATION	
NAME OF PROJECT: Crossionds Distribution Center North, L PARCEL ID NO: V125-83-	LLC
PARCEL ID NO: V125-83-	PROJECT ADDRESS:/
*APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY	
PROPERTY LOCATION: On the EAST Side of Maggetty Re	oad; Between <i>Ecorse</i> Road and Van Born Road.
SIZE OF LOT WIDTH: SIZE OF LOT DEPTH:	ACREAGE OF SITE: TOTAL ACRES OF SITE TO REVIEW:
CURRENT ZONING: RB-1 IS A REZONING OF THIS PARCEL BEI	NG REQUESTED ZONING: M - I AND M - T
PROJECT DESCRIPTION: Rezonting Remainder of land to Conform	
Le conking ocemanali of land to conton	WHAT I WAS CENTING TO COME I TAN.

SPECIAL PERMIT INFORMATION DOES THE PROPOSED USE REQUIRE SPECIAL APPROVAL? Y / N	
2 Company Comp	
IF YES, SECTION OF ZONING ORDINANCE FOR WHICH YOU ARE AF	PPLYING FOR SPECIAL APPROVAL:
¥	a) y
IS THERE AN OFFICIAL WOODLAND WITHIN THE PARCEL? Y / N	IF YES, WOODLAND ACREAGE:
TOTAL NUMBER OF REGULATED TREES OUTSIDE THE WOODLAND AREA:	TOTAL NUMBER OF TREES:
DETAILED DESCRIPTION FOR CUTTING TREES:	
2	
REQUIREMENTS LISTED IN SECTION 4.45 OF THE TOWNSHIP'S ZONI	SURVEY OR STATEMENT OF NO TREES, WHICH INCORPORATES ALL THE NG ORDINANCE 6-2-92, AS AMENDED.
Crossroads Distribution Center Dos	th, LLC +
Crossroads Distribution Center Nor OWNER'S AFFIDAVIT By: Ashley capital, in	e Its: Hgen!
Vule Moder	
PRINT PROPERTY OWNER'S NAME Vice President	
Kighth	
SIGNATURE OF PROPERTY OWNER	DATE
STATE OF MICHOLINA	
STATE OF MICHIGAN COUNTY OF WAYNE	
The state of the s	tatements and answers herein contained and accompanied information and
date are in all respects true and correct.	identeris and diswers herein contained and accompanied information and
Subscribed and swarp before me this 4 day of May	20 22
Subscribed and sworn before me this 4 day of May Tulia Anne Colos Notary Public, Wayne	12/20
Julia Hune Sibbs Notary Public, Way Ne	County, Michigan My Commission expires, 20_2.7

JULIA ANNE GIBBS
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires December 20, 2027
Acting in the County of Wayn



MEMO

TO: Van Buren Township Planning Commission

FROM: Dan Power– Director of Planning and Economic Development RE: Case 22-003: Ashley Capital / Crossroads Distribution Center

North Phase II Rezonings

DATE: May 5, 2022

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

				Propo	osed Zoning	
Address	PARCEL ID	Ex Zoning		Rezone	to M-1	Acres
Vacant Haggerty	83-008-99-0013-000	R-1B		Entire I	Parcel	0.91
Vacant Haggerty	83-008-99-0012-700	R-1B		Entire I	Parcel	0.91
6720 Haggerty	83-008-99-0011-000	R-1B		Entire I	Parcel	0.91
6670 Haggerty	83-008-99-0008-000	R-1B		Entire I	Parcel	1.81
6656 Haggerty	83-008-99-0007-000	R-1B		Entire I	Parcel	0.90
6598 Haggerty	83-008-99-0006-701	R-1B		Entire I	Parcel	1.85
5982 Haggerty	83-005-01-0020-300	R-1B		Entire I	Parcel	4.90
5910 Haggerty	83-005-01-0019-002	R-1B		Entire I	Parcel	3.62
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42055 Van Born	83-005-99-0008-000	R-1B & M-T	* Remai	ning Parcel north o	f existing M-T Zoning Line	1.49
Vacant Van Born	83-005-99-0009-701	R-1B & M-T	* Remai	ning Parcel north o	f existing M-T Zoning Line	2.55
42333 Van Born	83-005-99-0009-002	R-1B		Entire I	Parcel	1.58
					TOTAL AREA TO BE REZONED =	29.07

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

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

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

Sincerely,

Loc Reer

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

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

MCKENNA



May 6, 2022

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

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

4/12/2022.

Dear Commissioners:

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



Figure 1: General Area of Rezoning

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



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

EXISTING CONDITIONS

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

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

^{*}The narrow triangular piece abutting the ITC corridor.

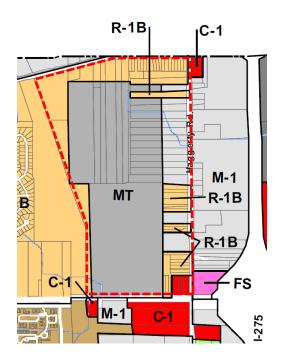


Figure 2: Zoning of Subject Parcels and Surrounding Area General Area of Rezoning —————

Source: Charter Township of Van Buren



PROPOSED REZONING

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

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

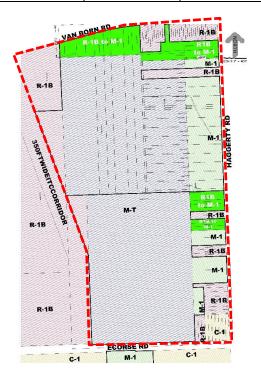


Figure 3: Proposed Rezoning
General Area of Rezoning -----



REZONING STANDARDS

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

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

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

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

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

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

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

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



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

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

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

 The proposed uses of the site do not involve the construction of any building. While we are not aware of any constraints on the water and sewer systems that would prevent service to the subject site, we will defer to the Van Buren Township Department of Public Services.
- (E) That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.

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

- (F) That the amendment will not be expected to result in exclusionary zoning.
 - In general, exclusionary zoning is a prohibition of a land use when there is a demonstrated need for the use in the community. Although zoned R-1B and occupied by some residential dwellings, the area is surrounded by industrial uses and master planned for industrial uses as well. If the subject parcels are rezoned from R-1B to M-1, there are many available areas of the township where uses in the R-1B district currently exists. Conversely, if the site is not rezoned from R-1B, there are fewer areas of the Township that are currently zoned M-1 that can be developed for industrial uses.
- (G) If a rezoning is requested, compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.
 Currently, the majority of the site is a flat vacant grassy lot. According to the Environment, Great Lakes and Energy (EGLE) Wetlands Map Viewer, there are few wetland areas (hydric soils) within the site; however, according to FEMA, there are no floodplains on the site. While the presence of wetlands is not automatically incompatible, care will need to be taken during the site plan review prior to any physical development to ensure these sensitive areas are preserved. At the time of site plan review, more detailed site information will be required to determine appropriate development.
- (H) If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.



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

PERMITTED USES	SPECIAL LAND USES
 Wholesale Sales Warehousing (excluding Distribution Centers) Manufacturing and Processing (Light) Laboratories, Minor Laboratories, Major Retail Dry Cleaning Plants and Laundries Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations and including storage yards, when necessary to serve the immediate vicinity. High Tech, Data Processing, and Computer Centers Accessory Outdoor Industrial Storage Accessory structures and uses customarily incidental to the above permitted uses Indoor Recreation 	 Automobile Wash Establishment, Automatic Drive-In Theaters Private Clubs Recreational Vehicle Storage Yards Regulated Uses (Tattoo establishments, pawnshops, pool and billiard halls, and massage parlors) Outdoor Storage of Building or Contracting Equipment and Supplies Instructional Services, Outdoor Truck Repair and Maintenance Facility, Minor Accessory Caretaker Dwelling

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

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

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

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

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

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



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

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

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

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

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

RECOMMENDATION

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

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



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

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

Respectfully Submitted,

McKENNA

Vidya Krishnan

Senior Principal Planner

Gage Belko

Assistant Planner

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

TOTAL AREA TO BE REZONED = 29.07

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

Agent Authorization

Crossroads Distribution Center North, LLC, a Michigan limited liability company, is hereby granting authority to act as agent and authorized representative for Crossroads Distribution Center NE, LLC, a Michigan limited liability company, to take all actions and perform all obligations which are necessary or appropriate regarding the zoning of the property located at 42060 Ecorse Road, Van Buren Township, Michigan, known as Crossroads Distribution Center North, Building 6.

Crossroads Distribution Center NE, LLC, Owner

By: Susan M. Harvey, Authorized Agent

Date: April 19, 2022

STATE OF MICHIGAN)

)SS

COUNTY OF WAYNE)

Signed before me this \(\frac{1}{2} \) of \(\frac{1}{2} \) of \(\frac{1}{2} \) of \(\frac{1}{2} \) Susan M. Harvey in her capacity as Authorized Agent of Crossroads Distribution Center NE, LLC.

Talia Anne Gibbs, Notary Public

My commission expires 12/20/27

Acting in the County of Wayne, Michigan

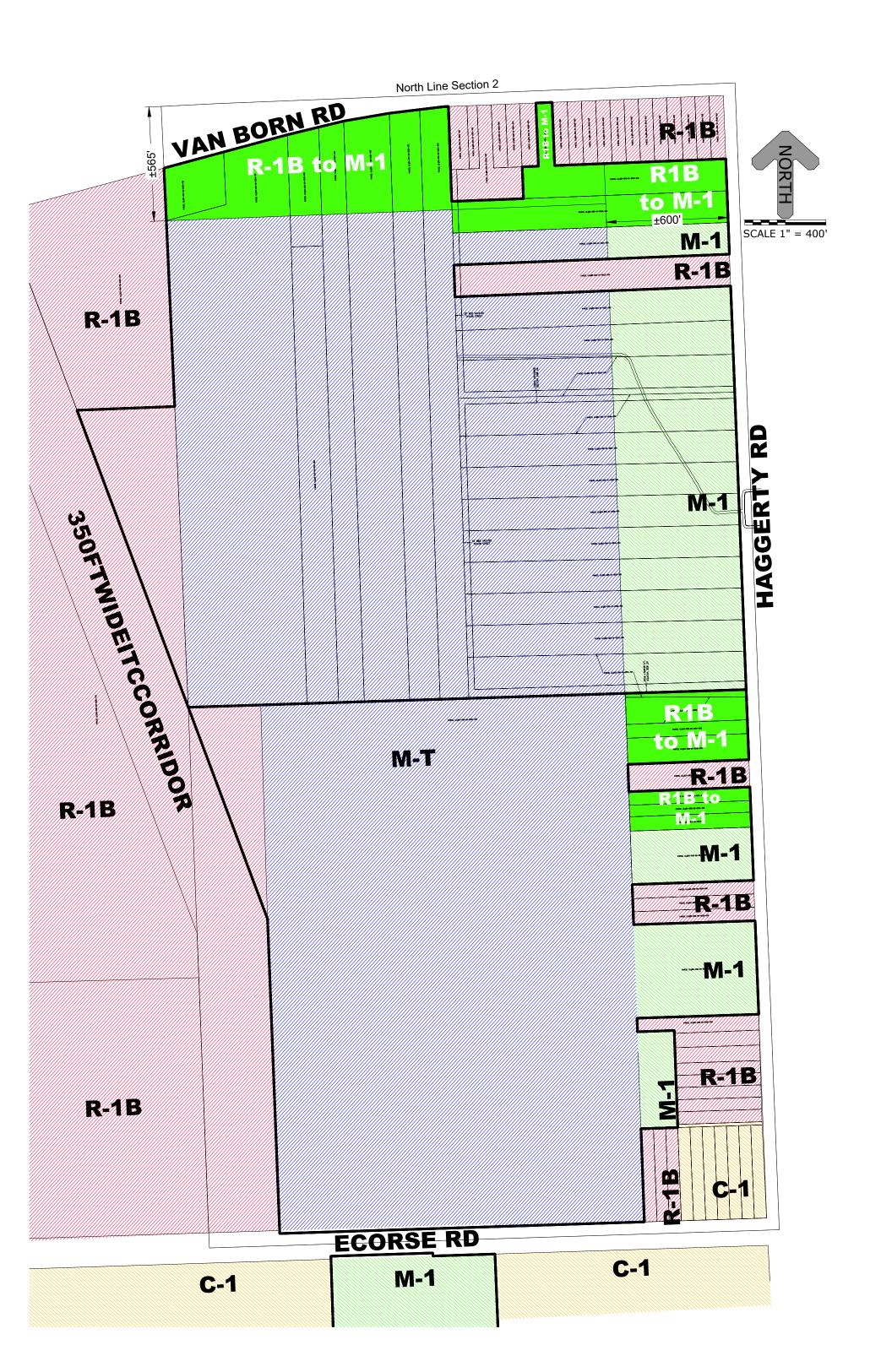
JULIA ANNE GIBBS

NOTARY PUBLIC, STATE OF MICHIGAN

COUNTY OF WAYNE

My Commission Expires December 20, 2027

Acting in the County of _____



CHARTER TOWNSHIP OF VAN BUREN PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing on May 11, 2022 at 5:30 p.m. The meeting will be held in person at Van Buren Township Hall, located at 46425 Tyler Road, Van Buren Township, MI 48111, in the Board Room. Members of the public may additionally participate in the meeting electronically per guidance provided by the Wayne County Local Public Health Department for meetings of governmental bodies held under public act 228 of 2020, effective January 1, 2022. Instructions for attending the meeting electronically are provided in this notice. The Planning Commission will consider the following request:

1. Case 22-003: Α request by Crossroads Distribution Center North. LLC rezone the following properties as described in the table displayed here.

Members of the public may access the agenda materials via the Township website – www.vanburen-mi.org

beginning **May 6, 2022.** On the meeting website, members of the public will

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

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

also gain access to means of participating in the electronic meeting. On the agenda for the meeting, a unique Zoom weblink and dial-in phone number with a meeting ID for meeting videoconference or teleconference access will be provided. The meeting will be available to view live on the Van Buren Township YouTube Channel which can be reached from the live meeting link located on the Van Buren Township website home page (www.vanburen-mi.org). Closed captioning will be available after YouTube fully renders meeting video.

A complete **procedure for public comment by electronic means** is provided on a guide which is accessible on the Van Buren Township website (<u>www.vanburen-mi.org</u>). Participants may also choose to submit written comments that will be read into record during public comment by the Chairperson. Submit any written comments or questions about the meeting via e-mail to <u>dpower@vanburen-mi.org</u>.

To comply with the Americans with Disabilities Act (ADA), any citizen requesting accommodation to attend a meeting, and/or to obtain this notice in alternate formats, please contact the Clerk's Office at 734.699.8900 extension 9205.

Posted: April 19, 2022 Published: April 21, 2022

PLANNING & ZONING APPLICATION

		APPLICANT INF	ORMATION	
pplicant	Christopher W. Becker		Phone 313.235.0394	
ddress	One Energy Plaza		Fax christopher.becker@dtee	energy.com
ity, State	Detroit, Michigan		Zip 48226	
:mail	christopher.becker@dte	energy.com	Cell Phone Number 734.320.1	1711
roperty Owne	DTE Electric		Phone 313.235.7846	
ddress	(if different than a One Energy Plaza	pplicant)	Fax karen.bourdage@dteene	aray com
ity, State	Detroit, Michigan		Zip 48226	argy.com
illing Contact	Christopher W. Becker		Phone 313.235.0394	
	nergy Plaza		Fax christopher.becker@dtee	energy.com
ity, State	Detroit, Michigan		Zip 48226	3,100111
		TTE/PROJECT IN		
ama of Duoi	Morton Substation			
			42004 Farm	- David
arcei Id No. V	/125-83- 041-99-004-001		Project Address 42061 Ecors	e Road
		Legal Description		
	Ottobal	de of Ecorse Raod	Road; Between Hager	Road
nd Kirkridge	27.007		Size of Lot Width	Depth
creage of Site	2.14 acres Total Acres	of Site to Review 2.	14 acres Current Zoning o	f Site C-1
a re-zoning o	of this parcel being requested of Site C-1	? Yes - see sepera		plete next line) NO
	SP	ECIAL PERMIT I	Requested Zoni	ng <u>M-1</u>
ection of Zoni there an offic st total number	SP sed Use Require Special App	oroval? No, 3.10 are applying M-1 No per Woodland	NFORMATION 04, M-1 substation (if yes com , Light Industrial, Section 3.	plete next line) NO 115, substation
there an offic ist total numbe etailed descrip applicable ap	sed Use Require Special App ng Ordinance for which you cial Woodland within parcel? er of regulated trees outside to totion for cutting trees	oroval? No, 3.10 are applying M-1 No per Woodland the Woodland area?	Map 12/99 Woodland acrea Total number of vey or statement of no trees, which	plete next line) NO 115, substation ge
there an officist total number etailed descrip	sed Use Require Special App ing Ordinance for which you tial Woodland within parcel? er of regulated trees outside to ption for cutting trees	oroval? No, 3.10 are applying M-1 No per Woodland he Woodland area? mied with a Tree Sur g Ordinance 6-2-92,	Map 12/99 Woodland acrea Total number of vey or statement of no trees, which	plete next line) NO 115, substation ge

Aerial View of Tree Inventory

Legal Description for Property Located at 5355 Kidder Road, Almont MI

A PARCEL OF LAND LOCATED IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 6 NORTH, RANGE 12 EAST, ALMONT TOWNSHIP, LAPEER COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE NORTH 00 DEGREES 01 MINUTES 10 SECONDS WEST, 1515.60 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 27 AND THE CENTERLINE OF KIDDER ROAD TO THE POINT OF BEGINNING: THENCE CONTINUING ALONG SAID LINE NORTH 00 DEGREES 01 MINUTES 10 SECONDS WEST, 189.04 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 2196.03 FEET; THENCE SOUTH 02 DEGREES 34 MINUTES 42 SECONDS WEST, 525.51 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 24 SECONDS WEST, 1490.51 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 04 SECONDS WEST, 194.15 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 50 SECONDS WEST, 442.88 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 10 SECONDS WEST, 132.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 50 SECONDS WEST, 330.00 FEET TO THE POINT OF BEGINNING



MEMO

TO: Van Buren Township Planning Commission

FROM: Dan Power– Director of Planning and Economic Development

RE: Case 21-040: DTE Electric Preliminary Site Plan Review

DATE: May 5, 2022

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

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

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

Sincerely,

Dan Power, AICP

Planning and Economic Development Director

Public Services Department

Charter Township of Van Buren

CC: Christopher Becker and Barbara Rykwalder – DTE Electric

MCKENNA



May 6, 2022

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

Subject: VBT 21-040-SPR, DTE Energy Substation/42061 Ecorse Road; Site Plan Review #2 -

Preliminary Plan; Revised Site Plan dated February 2022.

Dear Commissioners:

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



Figure 1: Site location Source: Google



COMMENTS

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

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

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

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

5. Access and Circulation.

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

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

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



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

6. Parking and Loading.

- **a. Space Dimensions.** Designated parking spaces are not required for the site.
- b. Number of Parking Spaces. This standard is not applicable.
- c. Barrier Free Spaces. This standard is not applicable.
- d. Loading. This standard is not applicable.
- 7. Landscaping and Screening. The site is located in the Light Industrial (M-1) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. The applicant has submitted a detailed landscape plan. Note, within the summing of landscape calculations, the plan incorrectly refers to Section 10.130, which should be 10.103, and a standard of one tree per 200 square feet of coverage, which should be 300 square feet.
 - a. Landscaping Adjacent to the Right-of-Way. Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. With 163.69 feet of frontage, 5 deciduous trees, 2 ornamental flowering trees, and 33 shrubs are required. The proposed landscape plan meets the minimum ordinance requirements.
 - **b.** Parking Lot Landscaping. Since the site does not have a parking lot per se, this standard is not applicable.

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

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



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

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

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

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



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

RECOMMENDATION

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

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

Respectfully,

McKENNA

Vidya Krishnan

Senior Principal Planner

Gage Belko

Assistant Planner

cc: Dan Power, Director of Planning and Economic Development

Paul Kammer, FTCH, Township Engineers

Andrew Leneghan, Van Buren Township Fire Marshal



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

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

DTE Morton Substation – 42061 Ecorse Road Preliminary Site Plan Review

Dear Director Power:

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

This proposed project includes construction of an electrical substation, including overhead support structures, a communications tower, lighting, a control house building, security fencing, an access driveway to Ecorse Road, stormwater improvements including an underground gravel storage area and underground treatment tank, and other various landscaping and site plan improvements.

Our review comments are as follows:

General

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

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

Water Main Service

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

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

Sanitary Sewer

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

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

Storm Sewer

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

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

Comments:

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

Paving, Grading, and Sidewalk

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

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

Soil Erosion and Sedimentation Control (SESC)

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

Recommendation

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

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

Sincerely,

Paul J. Kammer, PE

Senior Civil Engineer

By email

Copy: Todd Saums – Township

Brittney Williams – Township Vidya Krishnan – McKenna

CHARTER TOWNSHIP OF VAN BUREN PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM October 27, 2021 MINUTES - DRAFT

Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.

Acting Chairperson Kelley called the meeting to order at 7:33 p.m.

ROLL CALL:

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

Excused: Barr.

Staff: Director Power and Secretary Harman.

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

Kammer.

Applicant(s) in Attendance: Chris Becker for DTE Energy, Ryan Plum, Jeremy Schrot and Mike Freckelton for Subaru Research and Development Inc. and Tony Antone for Kojaian Van Buren

Acquisitions, LLC. **Audience:** Eight (8).

APPROVAL OF AGENDA:

Motion Jahr, Cullin second to approve the agenda of October 27, 2021 as presented.

Roll Call:

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

Nays: None. Absent: Barr. Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Cullin second to approve the regular meeting minutes of October 13, 2021 as presented.

Roll Call:

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

Nays: None. Absent: Barr. Motion Carried.

PUBLIC HEARING:

ITEM #1: 21-033 – DTE ENERGY / 42061 ECORSE ROAD – REZONING REQUEST.

THE APPLICANT, CHRISTOPHER BECKER, ON BEHALF OF DTE ELECTRIC, SEEKS TO REZONE THE PROPERTY LOCATED AT 42061 ECORSE ROAD FROM C-1 GENERAL **BUSINESS DISTRICT, TO M-1 LIGHT INDUSTRIAL.**

LOCATION: 42061 ECORSE ROAD, TAX PARCEL 83-041-99-0004-001. LOCATED ON THE

SOUTH SIDE OF ECORSE ROAD BETWEEN HAGGERTY ROAD AND KIRKRIDGE

PARK DRIVE.

Motion Jahr, Budd second to open the public hearing.

Roll Call:

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

Nays: None. Absent: Barr. **Motion Carried.**

Director Power informed that this is an opportunity for members of the audience to speak and ask questions or submit comments for the rezoning request. There were no questions or comments from the audience.

Motion Jahr, Atchinson second to close the public hearing.

Roll Call:

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

Nays: None. Absent: Barr. Motion Carried.

NEW BUSINESS:

ITEM #1: 21-033 – DTE ENERGY / 42061 ECORSE ROAD – REZONING REQUEST.

> THE APPLICANT, CHRISTOPHER BECKER, ON BEHALF OF DTE ELECTRIC, SEEKS TO REZONE THE PROPERTY LOCATED AT 42061 ECORSE ROAD FROM C-1 GENERAL **BUSINESS DISTRICT, TO M-1 LIGHT INDUSTRIAL.**

LOCATION: 42061 ECORSE ROAD, TAX PARCEL 83-041-99-0004-001. LOCATED ON THE

SOUTH SIDE OF ECORSE ROAD BETWEEN HAGGERTY ROAD AND KIRKRIDGE

PARK DRIVE.

Director Power informed that the purpose for the rezoning is to pave the way for the construction of a DTE substation. Director Power deferred the discussion to Principal Planner, Vidya Krishnan.

Vidya Krishnan of McKenna Associates presented her zoning amendment review letter dated 10-14-21. At this time, the application to rezone the subject site from C-1 to M-1 meets the following standards of Section 12.504(A) through 12.504(L) of the Zoning Ordinance:

- 1. Section 12.504(A). The proposed rezoning is consistent with the goals, policies and objectives of the Master Plan and its subsequent amendments. The proposed M-1 zoning designation is consistent with the office/industrial designation envisioned in the Master Plan for the site and abutting properties.
- 2. Section 12.504(B). The proposed rezoning is consistent with the intent of the zoning ordinance and the existing development pattern of the area.
- 3. Section 12.504(C). The site has frontages on a major thoroughfare, even though the proposed use is likely to generate minimal traffic.
- 4. Section 12.504(D). The proposed use of the site does not require water or sewer services and will contribute positively to the electric capacity of the Township.
- 5. Section 12.504(E). Van Buren Township has experienced a high demand for additional industrial development and expansions of existing industrial land uses. The proposed use of the site for a substation will support the existing and future growth of the area.
- 6. Section 12.504(F). The propose rezoning is not causing any exclusionary zoning.
- 7. Section 12.504(G). Although the site has wetlands, the applicant will be designing the site plan to ensure minimal disturbance and will obtain any necessary approvals from EGLE at the time of site plan review.
- 8. Section 12.504(H). The uses permitted by right and special land use in the proposed M-1 zoning district is likely to have less adverse impacts on the adjacent neighborhood, than developing it under the current C-1 zoning designation.
- 9. Section 12.504(I). The site is challenging for any development owing to its narrow frontage and required setbacks for the current C-1 District.
- 10. Section 12.504(J). Given the possible options, McKenna Associates believes the M-1 designation is the most appropriate designation.
- 11. Section 12.504(K). The proposed substation use is permitted under the current C-1 and proposed M-1 designation. The applicant is seeking rezoning to maintain consistency with the Master Plan and develop the site under the setback guidelines of the M-1 District.
- 12. Section 12.504(L). The proposed M-1 zoning of the site will be compatible with the uses currently existing around it. Although the parcel abuts RM zoning to the west and R-1B zoning to a port of the north, these parcels are occupied by the ITC transmission corridor and are not buildable.

Therefore, McKenna Associates recommends that the Planning Commission recommend approval of the requested amendment to the Zoning Ordinance to rezone the subject property from C-1 to M-1 designation, to the Township Board of Trustees.

Chris Becker, the Engineering Manager overseeing the design and permitting for the DTE substation gave the presentation. Mr. Becker had conversation with the Township early on to consider rezoning the property from C-1 general business to M-1 light industrial. The M-1 light industrial zoning designation is more consistent with what is there and allows the applicant to push the substation further forward on the property while minimizing impact to the wetlands. Director Power displayed the site plan of the substation and Mr. Becker explained the layout of the substation and power distribution. The entry drive will be wider than a normal drive due to the traffic volume along Ecorse road enabling large equipment to be brought in quickly and safely. The substation meets the requirements for M-1 light industrial and the applicant won't be asking for any variances.

No comments from the audience.

Commissioner inquired if the rezoning request is intended to be conditional on the site plan. Director Power informed that this is not a conditional request.

Motion Jahr, Atchinson second to recommend to the Township Board of Trustees approval of the requested amendment to the zoning ordinance by the applicant Christopher Becker on behalf of DTE Energy to rezone the property located at 42061 Ecorse Road, tax parcel 83-041-99-0004-001, located on the south side of Ecorse Road between Haggerty Road and Kirkridge Park Drive from C-1 general business to M-1 light industrial, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 10-14-21.

Roll Call:

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

Nays: None. Absent: Barr.

Motion Carried. (Letter Attached)

ITEM #2: 21-029 – SUBARU / 50255 MICHIGAN AVENUE – PRELIMINARY AND FINAL SITE

PLAN REVIEW.

THE APPLICANT, SPALDING DEDECKER ON BEHALF OF OWNER SUBARU RESEARCH AND DEVELOPMENT INC. SEEKS SITE PLAN APPROVAL TO CONSTRUCT AN APPROXIMATELY 1,900' LONG VEHICLE TESTING ROADWAY CONNECTION TO AN EXISTING RESEARCH AND DEVELOPMENT SITE AND RELATED SITE IMPROVEMENTS.

LOCATION: 50255 MICHIGAN AVENUE, TAX PARCEL 83-021-99-0001-704. LOCATED ON THE SOUTH SIDE OF MICHIGAN AVENUE BETWEEN DENTON AND ECORSE ROAD. THE

SITE IS ZONED M-1 LIGHT INDUSTRIAL.

Director Power gave a brief presentation. The site plan review is for the test track for the Subaru Research and Development Facility that was completed in 2020. Director Power deferred the discussion to Principal Planner, Township Engineer and Fire Marshal reviews.

Vidya Krishnan of McKenna Associates presented her site plan review letter dated 10-12-21. The proposed project is an accessory to a previously permitted use and does not alter the character or layout of the site. All of the site plan related concerns have been addressed at this time. Therefore, McKenna Associates recommends the Planning Commission grant preliminary and final site plan approval for the Subaru test track to be constructed at the site, subject to the following condition:

1. Approval of storm water detention requirements by Wayne County and Township Engineer.



Dan Power, Director of Planning and Economic Development Department of Public Services
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111
dpower@vanburen-mi.org.
734.699.8913

Mr. Power,

DTE is submitting the site plan for construction of a 120 – 13.2 kV, 80 MVA nine circuit substation at 42061 Ecorse Road for review and approval.

Sect. 3.104, Table 1, "Table of Permitted Land Uses and Special Land Uses by District" specifically identifies that public utility buildings and electric substations are a principal permitted use for both C-1, "General Business" and M-1, "Light Industrial" districts.

In a previous submission, DTE requested that the property at 42061 Ecorse Road be rezoned from C-1 to M-1, "Light Industrial" consistent with the Master Plan. This application was prepared recognizing that rezoning has been approved.

Description of the Project

ITC provides DTE with electricity at 120 kV which will enter the substation from ITC's existing transmission lines to the south of the property. The ITC lines land on the "H-frame" which connects to a system of aluminum pipes, cables and knife switches, called disconnects, to DTE's large transformer. This equipment is protected from lightning strikes by a lightning protection system centered on the seventy five foot (75 ft) lightning mast. The picture below is representative of what a person standing here would see when looking south southwest:

Figure 1, Substation Equipment Layout

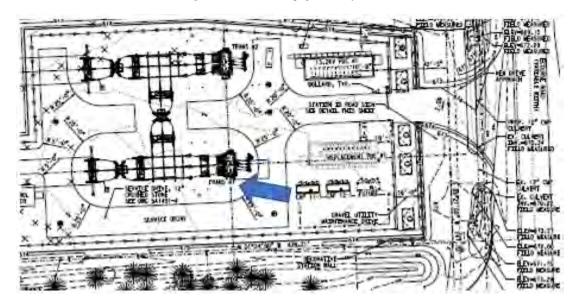
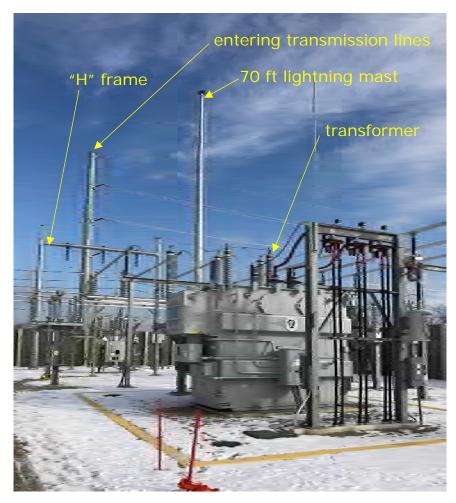


Figure 2, "ITC 120 kV Equipment and DTE Transformer



Electricity from the transformers, after being reduced to 13.2 kV is sent to the Power Distribution Center (PDC) located in the north west corner of the site. The PDC contains the breakers and associated controls of the

substation to send the electricity out to the area on up to nine (9) individual circuits via underground cables that pass through the electrical manholes along the north side of the substation between the decorative fence and the opaque wall (more on the fence and wall below).



Figure 3, DTE Power Distribution Center

As the substation is intended to operate for many years, but the PDC only lasts for twenty to thirty years (20 - 30 yrs), DTE provides for locating a replacement PDC immediately west of the one DTE will be installing now. Thus two, one solid and one dashed or future, are shown on the plans.

Because of rotating equipment and other factors from customer connections, DTE connects capacitors to the distribution system to facilitate efficient distribution. As there are two transformers, DTE provides two capacitors, one for each. Similar to the PDC, the substation life exceeds the capacitor bank life, the site provides for two capacitors and location for two future capacitors.

Figure 4, Capacitor Bank



The last structure on the site is ITC's control center, which like DTE's PDC, encloses the equipment ITC uses to operate and protect their electrical equipment.

Figure 5. ITC Control Center



The heights of all equipment and structures and their relative location are shown on drawing MORTN-A-0016, "Site Cross Sections".

Wetland Impacts

The property does contain wetlands as shown on MORTON-A-0001, "Existing Conditions". DTE and ITC have taken efforts to minimize the impact to these wetlands, however there will be 0.136 acres of permanent impacts. The required Michigan Department of Environment, Great Lakes and Energy (EGLE) Water Resources 301/303 draft permit was full executed and returned to EGLE for issuance on 3 Mar 22.

Because the right of way on the west half of the property has overgrown,

Figure 6, View from Driveway Looking West



DTE has to reduce the vegetation in this area, including work in the drain and the wetland, and replant with species that are resistant to erosion and are limited in height to less than two feet (2 ft) to ensure visual site distance for the safety of persons on Ecorse Road and persons leaving the substation.

Due Care Plan

As part of the property purchase in 2009, an Environmental Site Assessment was conducted and hazardous substances in some of the soil samples exceeded Part 201 of Public Act 451 of 1994 as amended, (Part 201) residential soil cleanup criteria. Potential unacceptable human exposure to constituents of concern were not indicated on the property. The Due Care Plan required by Part 201 was developed and is in place. The soil was identified to contain, arsenic, chromium and selenium.

Total Arsenic

Total arsenic is present at a concentration that exceed the Part 201 generic groundwater surface water protection (GSIP) and drinking water protection (DWP) criteria and above the Part 201 generic residential direct contact (DC) criteria but below the nonresidential DC Part 201 criteria. The total arsenic residential DC exceedances are not of concern given the planned future use of the site is nonresidential.

Total Chromium

Total chromium is present at concentrations exceeding the Part 201 generic GSIP criteria. However, these concentrations are all below the

2015 Michigan soil survey background levels for the Huron Erie Lobe (HEL) for clay and top soil and all other Part 201 generic criteria. In addition, consider that total chromium is not detected at a concentration exceeding any residential or nonresidential Michigan Part 201 criteria other than the GSIP and the pathway to a GSI is not a complete pathway at this site as groundwater is not present.

Total Selenium

The total selenium that is almost certainly from natural background at concentrations exceeding the Part 201 generic GSIP criteria in some of the soil samples. However, these concentrations are all below the 2015 Michigan soil survey background levels for the HEL for clay and top soil except for one location. In addition, consider that total selenium is not detected at a concentration exceeding any Michigan Part 201 criteria other than the GSIP and the GSIP is not a complete pathway at this site as groundwater is not present. Therefore, there is no complete soil pathway on the site that has an applicable Part 201 criteria exceedance.

In preparation for constructing Morton on the site, DTE conducted additional investigations and determined the extent of the contamination was limited to the southern portion of the site. DTE will be removing the contaminated soil volume, see MORTN-A-0011, "Site Preparation Plan" and disposed of at an appropriately licensed burial site. Separate from the construction of the substation, DTE will be pursuing a No Further Action (NFA) resolution with EGLE.

Specific Information on Several Sections of Zoning Ordinance

In support of this approval, DTE is providing specific information with respect to several sections of the Charter Township of Van Buren Zoning Ordinance as amended 08 February 2021.

Waste Receptacles (Dumpsters), Sect. 7.122

There are no trash receptacles. Trash is removed by the work crews as part of their normal work and taken to DTE service centers or other similar locations for disposal. During large maintenance activities, construction dumpsters and roll-on roll-offs are used to collect recyclable materials, e.g. copper and metal, and small containers used for waste materials.

Standards Applicable to Specific Uses and Districts, Sect. 8.102

Normal substation operations and maintenance produces no smoke, vibration, dust, dirt, fly ash, odor, gases, other airborne matter or glare. Normal substation operations and maintenance does not utilize radioactive materials. Each of the two substation transformers contains

up to 6,000 gallons of oil (CAS 0064742-53-6, NFPA health – 1, flammability – 1, instability – 0, personnel protection safety glasses and gloves) for cooling and insulation. Because of this each transformer is surrounded by a lined oil containment cross connected for a combined holding volume greater than that of a single transformer as required under DTE's 40 CFR 112.1 spill prevention control and countermeasure plan. ITC has two Station Service Voltage Transformers (SSVTs), each containing approximately 100 gallons of oil (CAS 0006742-53-6, 9 & 9, Health: aspiration hazard category 1, Flammability Class: Combustible IIIB), with their own individual oil containment. The only significant noise source in a substation are the large power transformers. Each fully loaded 40 Mega Volt Amp transformer generates 68.4 dB of noise immediately at the transformer and will be less than the limits in Sect. 8.102 (K) at the applicable property lines.

Exterior Lighting, Sect. 8.105

All lighting is directed toward the ground, of a constant intensity and color when illuminated and no exposed bare bulb illumination is exposed to public view. All lights are no higher than fifteen feet (15 ft) in height. Tall "freeway" type luminaries are not being used. Maximum light intensity along property lines will be designed to be less than five tenths of a foot candle (0.5 ft can) at the property line [Ref. 8.105, "Exterior Lighting" (B)(3), "Light Trespass Limits". The presence of a green belt along the property lines north and west of the substation also serves to eliminate glare and reduce the intensity of lighting along residential property lines.

Locations of lights are adjusted within the substation as necessary to meet the minimum lighting requirements of Sect. 8.105, (B)(2), "Illumination Levels" or National Electric Safety Code (C2-2017) (NESC), Part 1, Article 111, "Illumination" whichever is highest. Note: DTE is required by Michigan Public Service Commission Rule R460.813, "Standards of good practice, adoption by reference" to follow NESC.

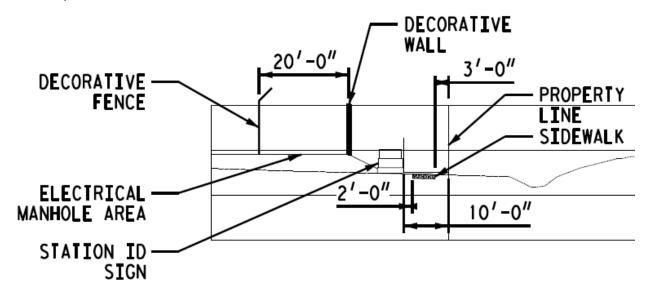
Full details of the lighting design is provided on MORTN-E-0025, "Lighting Plan".

Cut sheets for selected lighting fixtures are provided.

Primary Monument Sign

The substation will be identified by a monument sign detailed on MORTN-A-0003, "Site Plan Notes and Details". This monument sign will be located on the east side of the drive entrance as shown on MORTN-A-0002, "Site Plan" B2/3 and located the required ten feet (10 ft) [Ref. Sect. 11.109, (D), Sign Regulations Applicable to the M-1, M-T. M-2 and

AP Districts"] south of the northern property line as shown in the section below presented on MORTN-A-0003, "Site Plan Notes and Details":



Protected Trees within the Development

DTE addressed the removal and replacement of protection trees as per Section 8.106 under separate action. Reference Case 22-014, "DTE Electric Tree Removal Permit Application – 42061 Ecorse Road" conditionally approved 23 March 2022.

Side Walk

Sect. 9.107, "Sidewalks" requires that DTE provide a five foot (5 ft) wide sidewalk along Ecorse Road. The site plan provides for this and a steel pedestrian bridge, of similar design and construction as the many throughout Wayne and Washtenaw Counties and pictured below, to span McClaughrey Drain.

Figure 7, Pedestrian Bridge Example, Woolley Park in Pittsfield Township



This pedestrian bridge will have a walking surface width of at least five feet (5ft), consistent with the sidewalk and no more than seven feet (7

ft). Similar specification to the Michigan Department of Transportation Specification 12SP-707H-03, "Special Provision for Prefabricated Steel Pedestrian Bridge, Type 2", the bridge will not have to be designed for vehicle loading. An possible example from COMTECH is provided for illustration.

As per 8.105, "Exterior Lighting" B (2), "Illumination Levels" and to minimize DTE Electrics risks the sidewalk surfaces will be lit to minimum of one foot candle (1 ft cdl) as shown on MORTN-E-0025, "Lighting Plan". The selected lights are auto sensing to come on each evening and off each morning and will illuminate at twenty percent (20%) of full level until they sense presence by motion and will ramp up to full level and remain there for a set period. If no additional motion is sensed, the light will then return to twenty percent (20%) of full level.

Items Specific Approval by Planning Commission Required

DTE has identified that acceptance by the Planning Commission of the following specific items is required:

Fence and Wall Height

Sect. 7.208, "Fences Walls and Other Protective Barriers" (B)(2)(a) limits fence height to six feet (6 ft), except that the Planning Commission may approve a height of up to eight (8) feet if the Planning Commission determines that the higher fence is necessary for the safety and security of the site based on the use of the site."

National Electrical Safety Code, 2017 edition (ANSI-C2-2017) is the primary industry consensus electrical safety standard. Sect. 11, states "...spaces in which electrical supply conductors or equipment are installed shall be so arranged with barriers such as fences...to form an enclosure as to limit the likelihood of entrance of unauthorized person or interference by them with equipment inside....." An installed barrier of seven feet (7 ft) in height. For security reasons, including copper theft, DTE's standard substation fence has been increased to eight feet (8 ft).

Sect. (E) Table 7, "Required Greenbelt Buffering" Note "c" provides for a "six (6) foot high...opaque fence ... be installed in lieu of the required berm and trees". As the decorative fence DTE is proposing is eight feet (8 ft) tall, DTE is recommending that the opaque fence also be eight feet tall as permitted by Sect. 7.208 (B)(2)(a) as DTE believes this provides the best screening for the substation.

The product that has been selected is <u>Certainteed BuffTech Galveston</u> in almond color.

Figure 8, BuffTech Galveston Fence in Almond Color



A cut sheet is provided.

DTE is requesting that the Planning Commission approve the eight foot (8 ft) fencing for around Morton substation and an eight foot (8 ft) opaque fence in the front yard for Morton as part of the Green Belt.

Fence Material

Sect. 7.208, "Fences Walls and Other Protective Barriers" (B)(2)(c), "Fence Material" states that "fences located in the side yard or rear yard may, at the discretion of the Planning Commission, be non-decorative (e.g. chain linked), provided they are not directly visible from the public rights-of-way"

A decorative fence with automated slide gate shown to the picture below, will be used in the "front" yard of the substation, i.e. that fence north of the power distribution center (PDC). This is the same decorative gate and sliding gate system, except potentially for the height, used at the warehouse and laydown area at 10758 Textile Road, Ypsilanti.

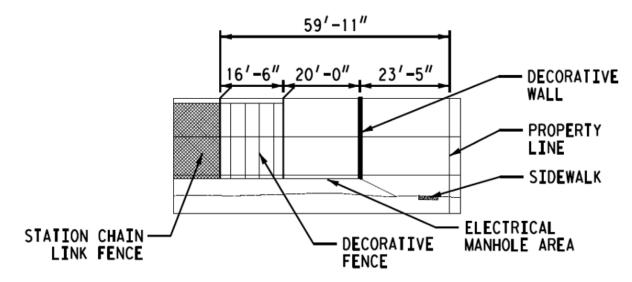
Figure 9, Decorative Fence with Sliding Gate



The product that has been selected for the decorative fence in the front of the substation is <u>Ameristar Montage Commercial</u> Invincible ornamental steel fence. A cut sheet detailing the section is provided.

The remainder of the fence surrounding the substation will be chain link.

Figure 10, Section Illustrating Decorative Wall/Opaque Fence, Decorative Fence and Chain Link Fence



The above section, taken from MORTN-A-0003, "Site Plan Notes and Details" presents a cross section to illustrate how the fences are integrated. The opaque fence/decorative wall is twenty three feet five inches (23 ft, 5 in) south of the northern property line. The fence around the substation is decorative in the "front" yard as defined by the northern most face of the power distribution center (PDC) or approximately fifty eight feet (58 ft) and the side yard and rear fence are chain link. Additionally, as seen on MORTN-A-0002, "Site Plan" the decorative wall/opaque fence wraps around the substation fence beyond and fully extents through the "front" yard and into the side yard.

DTE is proposing expanding the green belt on the property to the east, with the owner's concurrence, north to approximately thirty six feet (36 ft) south of the property line along Ecorse Road as shown on MORTN-A-00016, "Landscaping Plan – Crossroads South". This ends the green belt in line with the trees across the front of the property immediately east of the proposed substation. To further reduce the visibility of the chain link fence and the substation a staggered line burning bushes, wing spindle tree, have been added to fill the gap between the existing tree line and the DTE property line. The wall and decorative fence will end no closer than fifty-four feet (54 ft) south of the property line along Ecorse Road at which the chain linked fence will begin.

On the west side, there are existing trees in and west of Strong Drain that provide a thick screen of the substation. DTE will add trees to where

they are to be removed to facilitate the bore pits for the conduit under the Strong Drain and additional trees to provide the required screening. On the west side, the wall and decorative fence will end no closer than fifty-nine feet (59 ft) south of the property line along Ecorse Road.

Because of the use of the wall and the trees on the sides of the proposed substation, the chain linked portion of the fence should not be visible from the public right of way.

DTE is requesting the Planning Commission approve the transition from decorative to chain linked fence approximately fifty-nine feet (59 ft) south of the northern property line along Ecorse Road.

Security Fence

Sect. 7.208, "Fences Walls and Other Protective Barriers" (B)(2)(d), "Security Fences in the ...M-1...District()" states that the Planning Commission may permit barbed wire, spikes...on the top of ...a fence in the ... M-1...district provided that the Planning Commission determines that the barbed wire, spikes...is necessary for the safety and security of the site."

National Electrical Safety Code, 2017 edition (ANSI-C2-2017) Sect. 11 recommends that the fence enclosing the substation shall present a barrier to climbing. To that end, the decorative fence that will be in the "front yard" of the substation, that portion in front of the first building type structure, will curve outward at the top and have spikes on the ends of the elements and the chain linked fence in the side and rear yards, remainder of the perimeter, will have a "V" barbed wire top. Both are DTE's standard fencing to prevent unauthorized entry and theft in the substation.

DTE is requesting that the Planning Commission approve spikes for the top of the decorative fence in the front of the substation and barbed wire for the top of the remainder of the fence around the substation.

Existing Buffering

Sect. 10.103, "Landscaping Design Standards", (E)(5) "Existing Buffering" provides that if existing vegetation exists on the site the Planning Commission can accept the existing screening or only require supplemental screening to meet the Greenbelt requirements. The west side of the property is home to Johnson Drain and the drain easement and area west of Johnson drain are only being disturbed as necessary to put a bank of conduits under Johnson Drain at the northern corner.

DTE requests the Planning Commission accept this existing screening with the additional tree plantings that DTE has identified. Sect. 10.103, (E)(2), "Township Review" allows the Planning Commission to modify the Greenbelt buffering to allow less buffering. The property to the east has established a berm and tree plantings along their eastern property line. DTE, with their concurrence, proposes to extend the existing tree plantings further north and fill in holes from trees that have died or where gaps exist in lieu of a second green belt along the DTE property as described above and shown on MORTN-A-0018, "Landscape Plan – Crossroads South".

DTE requests that the Planning Commission accept the proposed use of existing buffering.

Parking

The substation operates 24/7, but a single DTE or ITC operator only visits the site as needed and at least once a month for substation inspection by each company, DTE and ITC. When routine maintenance, equipment failure, capital maintenance, etc. is required, multiple DTE and its contractors' personnel will be present and may include large equipment including heavy transport trucks and cranes. These larger staff presences will be infrequent, being required approximately once over each ten-year (10 yr) period. DTE personnel visiting the substation will normally park in the substation just outside the power distribution center in the north west corner. ITC personnel visiting the substation will normally park in the substation just outside the control center in the south east corner.

Sect. 9.102, table 4, "Minimum Number of Parking Spaces Required" does not specify a minimum number of parking spaces for a substation. DTE requests that the Planning Commission approve the "parking", i.e. roadways within the substation provided for in DTE's design.

Sect. 9.104, "Off-Street Parking Space Layout Standards, Construction and Maintenance"

(A) Surface. The entire parking area, including parking spaces and maneuvering lanes, required under this Article shall be provided with asphaltic or concrete surfacing in accordance with specifications approved by the Township engineer.

In areas within the substation, DTE reinforces the surface to support areas upon which vehicles and heavy equipment can travel. These appear on the site plan but are not visibly identifiable at the substation (see picture below). These areas serve to support delivery and installation of equipment, routine maintenance and similar. As vehicles can park on these reinforced areas, Sect. 6.2, L could apply.

The surface material coverings inside a substation are essential elements of the design of the substation grounding system. DTE, and most utilities, utilize a minimum of four inches (4 in) of crushed stone across the entire substation and five feet (5ft) outside the substation fence as a high resistance in series with a person to reduce the current through the body from an voltage difference. This four inch (4 in) layer can decrease the danger from an exposure to a given voltage difference by a factor of ten [Ref. IEEE 80 (2013), "IEEE Guide for Safety in AC Substation Grounding" Sect. 12.5, "Use of Surface Material Layer"]. Additionally, the use of one surface covering produces a uniformly resistive surface across the entire substation.

Figure 11, Example of Surfacing for a DTE Substation, Apex Station on University of Michigan, North Campus off Huron Parkway



The surface material coverings inside a substation are essential elements of the design of the substation grounding system. DTE, and most utilities, utilize a minimum of four inches (4 in) of crushed stone across the entire substation and five feet (5ft) outside the substation fence as a high resistance in series with a person to reduce the current through the body from an voltage difference. This four inch (4 in) layer can decrease the danger from an exposure to a given voltage difference by a factor of ten [Ref. IEEE 80 (2013), "IEEE Guide for Safety in AC Substation Grounding" Sect. 12.5, "Use of Surface Material Layer"]. Additionally, the

use of one surface covering produces a uniformly resistive surface across the entire substation.

Given DTE's current practice in all substations and consistent with IEEE 80 (2013), DTE is requesting approval that all "parking spaces and roadways" within the substation be covered crushed stone and not "asphaltic or concrete surfacing in accordance with specifications approved by the Township engineer"

Driveway Spacing

Sect. 9.106, (C), "Driveway Spacing Standards" required three hundred feet (300 ft) between two (2) nonresidential driveways on the same side of the road for a posted speed limit of greater that forty five miles per hour (>45 mph). However, the planning commission may modify the spacing requirements for sites with insufficient frontage.

NOTE: DTE is proposing a large sweeping driveway entrance so that the transport of at least one hundred feet (100 ft) from the front axel to the rear axle is able to pull off Ecorse Road in a single maneuver. This minimizes the disruption in traffic for safety. Additionally, the wider drive access prevents or limits jockeying of the heavy transport putting less stress on the asphalt pavement on Ecorse Road.

Infrequent traffic at the substation, a light at the driveway immediately to the east, and presence of sight distances well in excess of six hundred feet (600 ft) aid in minimizing any safety concerns.

DTE is requesting the Planning Commission accept the proposed entrance as the presence of McClaughrey Drain constrains where we can locate the driveway.

The some of the provided drawings are not signed and stamped. After confirmation that the proposed site plan and designs are fully acceptable to Van Buren Township staff, DTE will submit the signed and stamped drawings.

If there are any questions or concerns with this application, please feel free to contact me at christopher.becker@dteenergy.com or 734.320.171one.

Respectfully,

Christopher W. Becker /s/

Christopher W. Becker, Manager of Engineering DTE – Major Enterprise Projects – Distribution christopher.becker@dteenergy.com

Attachments:

- 1. Planning and Zoning Application dated 20 Oct 2021
- 2. Legal Description
- 3. Check No. 55384, Payable to "Charter Township of Van Buren" for \$6,175 dated 01 Oct 2021 (reference only, sent separately)
- 4. Light fixture cut sheets (11 pages)
- 5. Montage Commercial Invincible 3/4 Rail front decorative fence detail
- 6. Bufftech Vinyl Fence, Galveston opaque fence along Ecorse Road
- 7. Morton Site Plan Package
 - a. MORTN-A-0000, "Cover Sheet"
 - b. MORTN-A-0001, "Existing Conditions"
 - c. MORTN-A-0002, "Site Plan"
 - d. MORTN-A-0003, "Site Plan Notes and Details"
 - e. MORTN-A-0004, "Grading Plan"
 - f. MORTN-A-0006, "Service Drive Plan, Notes and Details"
 - g. MORTN-A-0007, "Service Drive Plan, Notes and Details"
 - h. MORTN-A-0008, "Soil Erosion and Sediment Control Plan"
 - i. MORTN-A-0009, "Soil Erosion and Sediment Control Plan"
 - j. MORTN-A-0010, "Soil Erosion and Sediment Control Plan"
 - k. MORTN-A-0011, "Site Preparation Plan"
 - I. MORTN-A-0013, "Traffic Control Plan Sheet 1 of 2"
 - m. MORTN-A-0014, "Traffic Control Plan Sheet 2 of 2"
 - n. MORTN-A-0015, "Entrance Turning Radius Plan"
 - o. MORTN-A-0016, "Site Cross Sections"
 - p. MORTN-A-0017, "Landscape Plan Ecorse Road"
 - q. MORTN-A-0018, "Landscape Plan Crossroads South"
 - r. MORTN-M-0001 "Stormwater Management Plan"
 - s. MORTN-M-0002, "Stormwater Management Plan Notes and Details"
 - t. MORTN-M-0003, "Stormwater Management Plan Notes and Details"
 - u. MORTN-M-0004, "Stormwater Management Plan Notes and Details"
 - v. MORTN-M-0005, "Stormwater Management Profiles"
 - w. ITC-SB-TMP-GNL-0800A3-E, "Exterior Elevations of 30ft by 16ft Equipment Control Enclosure"
 - x. D-16443-01, "Indoor Metal Clad Switchgear Assembly Service 13.2 kV"
 - y. MORTN-E-0025, "Lighting Plan"
- 8. Sect. 12.203, "Information Required" Table 9, "Site Plan Required Information" Checklist (9 pages)
- 9. Wayne County Soil Erosion and Sediment Control, Permit No. 22-0055 dated 22 Mar 22 (2 pages)
- 10. Michigan Department of Environment, Great Lakes and Energy, Water Resources Division Part 301/Part 303 Permit No. WRP032186 v.1, DTE executed DRAFT dated 3 Mar 22 (5 pages)
- 11. Specialty Seed Mixes Swale
- 12. Specialty Seed Mixes Low-Profile Prairie

Low-Profile Prairie

This prairie seed mix provides a wide range of shorter prairie grass, sedge, and wildflower species. Most species will grow to 4 feet or less, making this an ideal mix for areas where taller forbs and grasses are not appropriate. Once established, this wildflower community displays a variety of colors, blooming from early spring to fall, creating a diverse habitat for birds, butterflies, moths, and other pollinators. This seed mix is suitable for medium-to-dry sites. This seed mix includes at least 5 of 6 native permanent grass and sedge species and 28 of 32 native forb species. Apply at 38.50 PLS pounds per acre.

Botanical Name	Common Name	PLS Oz/Acre
Permanent Grasses/Sedges		
Bouteloua curtipendula	Side-Oats Grama	16.00
Carex spp.	Prairie Sedge Species	4.00
Elymus canadensis	Canada Wild Rye	32.00
Koeleria macrantha	June Grass	1.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	36.00
	Total	90.00
Temporary Cover		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
Forbs		
Amorpha canescens	Lead Plant	0.50
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly Weed	2.00
Baptisia alba	White Wild Indigo	2.00
Chamaecrista fasciculata	Partridge Pea	10.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Coreopsis palmata	Prairie Coreopsis	1.00
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Desmanthus illinoensis	Illinois Sensitive Plant	3.00
Echinacea purpurea	Broad-Leaved Purple Coneflower	8.00
Eryngium yuccifolium	Rattlesnake Master	2.00
Lespedeza capitata	Round-Headed Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Lupinus perennis v. occidentalis	Wild Lupine	4.00
Monarda fistulosa	Wild Bergamot	0.50
Oligoneuron rigidum	Stiff Goldenrod	1.00
Parthenium integrifolium	Wild Quinine	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Penstemon hirsutus	Hairy Beard Tongue	1.00
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	5.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Silphium terebinthinaceum	Prairie Dock	1.00
Solidago speciosa	Showy Goldenrod	0.50
Symphyotrichum ericoides	Heath Aster	0.25
Symphyotrichum laeve	Smooth Blue Aster	1.00
Symphyotrichum novae-angliae	New England Aster	0.50
Tradescantia ohiensis	Common Spiderwort	1.00
Verbena stricta	Hoary Vervain	1.00
Vernonia gigantea	Smooth Tall Ironweed	1.50
Veronicastrum virginicum	Culver's Root	0.25
	Total	66.00

Prairie Seed Mixes



Dalea purpurea, Purple Prairie Clover



Oligoneuron rigidum, Stiff Goldenrod



Common Spiderwort

For current pricing, availability, and information on our full installation cardnonativeplantnursery.com



Specialty Seed Mixes



Established Swale Seed Mix



Asclepias incarnata, Swamp Milkweed



Iris virginica, Blue Flag

cardnonativeplantnursery.com

Swale

Best suited for drainage swales or depressions, the native plants used in this mix help filter pollutants from lawns and pavement runoff. This seed mix can also be applied to areas that temporarily retain water after a rain event or dry-bottomed detention basins. The swale seed mix includes at least 10 of 12 native permanent grass and sedge species and 12 of 17 native forb species to provide diversity for establishment. Apply at 33.75 PLS pounds per acre.

Botanical Name	Common Name		PLS Oz/Acre
Permanent Grasses/Sedges			
Andropogon gerardii	Big Bluestem		4.00
Carex cristatella	Crested Oval Sedge		0.50
Carex Iurida	Bottlebrush Sedge		3.00
Carex spp.	Prairie Sedge Species		8.00
Carex vulpinoidea	Brown Fox Sedge		3.00
Elymus canadensis	Canada Wild Rye		16.00
Elymus virginicus	Virginia Wild Rye		16.00
Juncus canadensis	Canadian Rush		1.00
Panicum virgatum	Switch Grass		3.00
Scirpus atrovirens	Dark Green Rush		2.00
Scirpus cyperinus	Wool Grass		0.50
Spartina pectinata	Prairie Cord Grass		3.00
		Total	60.00
Temporary Cover			
Avena sativa	Common Oat		360.00
Lolium multiflorum	Annual Rye		100.00
		Total	460.00
Forbs			
Alisma subcordatum	Common Water Plantain		1.00
Asclepias incarnata	Swamp Milkweed		2.00
Coreopsis tripteris	Tall Coreopsis		1.00
Euthamia graminifolia	Common Grass-Leaved Goldenrod		0.50
Eutrochium maculatum	Spotted Joe-Pye Weed		1.00
Iris virginica v. shrevei	Blue Flag		4.00
Liatris spicata	Marsh Blazing Star		1.00
Lycopus americanus	Common Water Horehound		0.50
Mimulus ringens	Monkey Flower		0.50
Penthorum sedoides	Ditch Stonecrop		1.00
Pycnanthemum virginianum	Common Mountain Mint		0.50
Rudbeckia triloba	Brown-Eyed Susan		1.00
Senna hebecarpa	Wild Senna		1.00
Silphium terebinthinaceum	Prairie Dock		1.00
Symphyotrichum novae-angliae	New England Aster		0.50
Verbena hastata	Blue Vervain		1.50
Zizia aurea	Golden Alexanders		2.00





PROJECT DESCRIPTION

THIS PROJECT IS TO CONSTRUCT AN ELECTRICAL SUBSTATION WHICH WILL IMPROVE POWER RELIABILITY IN THE SURROUNDING AREAS. WORK INCLUDES OVERHEAD SUPPORT STRUCTURES, A COMMUNICATIONS TOWER, LIGHTNING MASTS, TRANSFORMERS, CIRCUIT BREAKERS, CONTROL HOUSE BUILDINGS, ACCESS DRIVE WITH SECURITY FENCE AND LIGHTING. DURING CONSTRUCTION APPROXIMATELY 1.60 ACRES OF LAND WILL BE DISTURBED.

MORTON SUBSTATION IS AN UNMANNED ELECTRIC SWITCHING/DISTRIBUTION SUBSTATION AFTER CONSTRUCTION IS COMPLETE, AN OPERATOR WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH TO PERFORM ROUTINE MAINTENANCE AND DATA COLLECTION.

THERE WILL BE NO CONNECTION TO PUBLIC SEWER OR WATER UTILITIES.

THIS UNMANNED FACILITY WILL GENERATE LESS THAN 100 PEAK HOUR DIRECTIONAL TRIPS. THERE WILL BE NO IMPACT TO TRAFFIC.

SITE TRANSFORMERS MAY EMIT LOW LEVEL NOISE. THIS NOISE WILL BE ATTENUATED BY HAVING TRANSFORMERS SETBACK AT LEAST 90 FT FROM THE ADJACENT PROPERTY LINES.

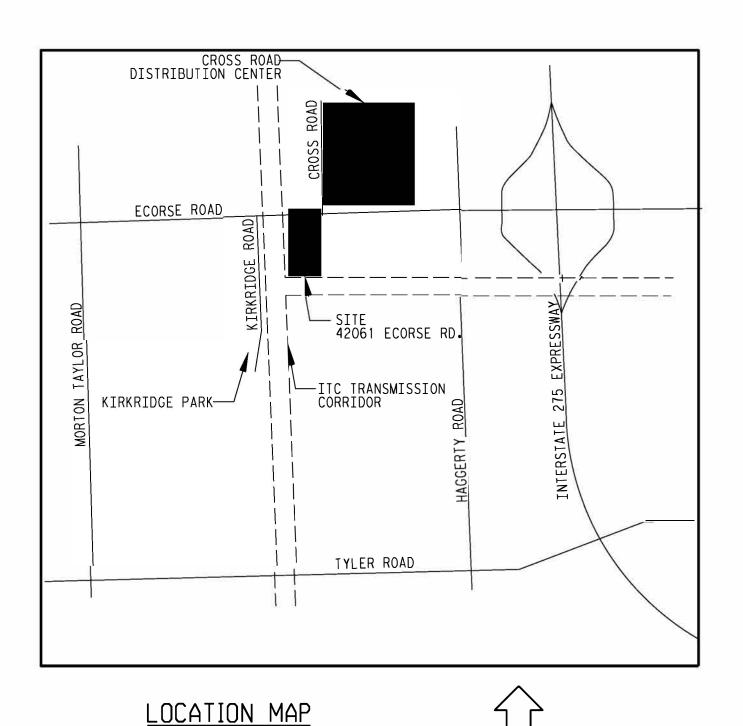
SITE IS NOT LOCATED IN A FEMA DELINEATED FLOOD ZONE.

WETLANDS ARE PRESENT ON SITE AND SHOWN ON DRAWINGS 5A1491-1 AND 5A1491-8. THE PROJECT LIMITS OF DISTURBANCE WILL BE WITHIN WETLAND EXTENTS AND ARE NOTED ON THE DRAWINGS.

SUBSTATION PARCEL DESCRIPTION

LAND SITUATED IN VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN.
PART OF THE NORTHEAST 1/4 OF SECTION 11, T. 3 S., R. 8 E., BEGINNING
THENCE N. 89°21'00° E. 350.02 FEET FROM THE NORTH 1/4 CORNER OF SECTION 11; THENCE S. 01°24'00° E. 397.50 FEET; THENCE S. 45°11'45° E. 58.51 FEET; THENCE N. 89°21'00° E. 207.20 FEET; THENCE N. 01°24'00° W. 442.50 FEET; THENCE S. 89°21'00" W. 247.00 FEET TO THE POINT OF BEGINNING. EXCEPT THE NORTHERLY 60 FEET THEREOF. 2.14 AC

Characteristic	Existing Conditions	Proposed Conditions
Total Development Area (ac)	1.60	1.60
Impervious Area (ac)	0.02	1.17
Total Pervious Area (ac)	1.58	0.43
Pervious Area Breakdown by Cover Type		
Meadow/fallow/natural areas (non-cultivated)	0.30 acres	0.00 acres
Predominant NRCS Soil Type (A, B, C, or D)	D	D
Improved Areas (turf grass, landscape, row crops	0.00 acres	1.60 acres
Predominant NRCS Soil Type (A, B, C, or D)	D	D
Wooded Areas	1.30 acres	0.00 acres
Predominant NRCS Soil Type (A, B, C, or D)	D	D
Calculated CPVC Volume (cubic feet)	4502.79	
CPVC Volume Provided (cubic feet)	4502.79	
CPRC Volume Provided (cubic feet)	8555.30	



NORTH ARROW

NO SCALE

PLANNED PROJECT-SITE PLAN FOR VAN BUREN TOWNSHIP

MORTON SUBSTATION

42061 ECORSE ROAD, BELLEVILLE, MI 48111

5A1491-1, "Existing Conditions"

5A1491-2, "Site Plan"

5A1491-3, "Site Plan Notes and Details"

5A1491-4, "Grading Plan"

5A1491-6, "Service Drive Plan, Notes and Details"

5A1491-7, "Service Drive Plan, Notes and Details"

5A1491-8, "Soil Erosion and Sediment Control Plan- Site Plan" 5A1491-9, "Soil Erosion and Sediment Control Plan – Excavation Areas

5A1491-10, "Soil Erosion and Sediment Control Plan"

5A1491-11, "Site Preparation Plan"

5A1491-13, "Traffic Control Plan Sheet 1 of 2

5A1491-14, "Traffic Control Plan Sheet 2 of 2 5A1491-15, "Entrance Turning Radius Plan"

5A1491-16, "Site Cross Sections"

5A1491-17, "Landscape Plan - Ecorse Road"

5A1491-18, "Landscape Plan - Cross Roads South"

5M1491-1, "Stormwater Management Plan"

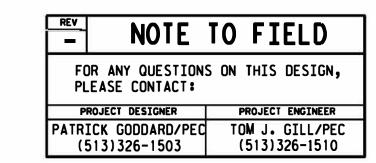
5M1491-2, "Stormwater Management Plan Notes and Details"

5M1491-3, "Stormwater Management Plan Notes and Details"

5M1491-4, "Stormwater Management Plan Notes and Details" 5M1491-5, "Stormwater Management Profiles"

ITC-SB-TMP-GNL-0800A3-E, "Exterior Elevations of 30ft by 16ft Equipment Control Enclosure"

D-16443-01, "Indoor Metal Clad Switchgear Assembly Service 13.2 kV 5E1491-25, "Lighting Plan"



ISSUED FOR PERMITTING NOT FOR CONSTRUCTION

> SHARED DRAWING INFORMATION ON DRAWING SHARED WITH ITC HOLDINGS CORP.





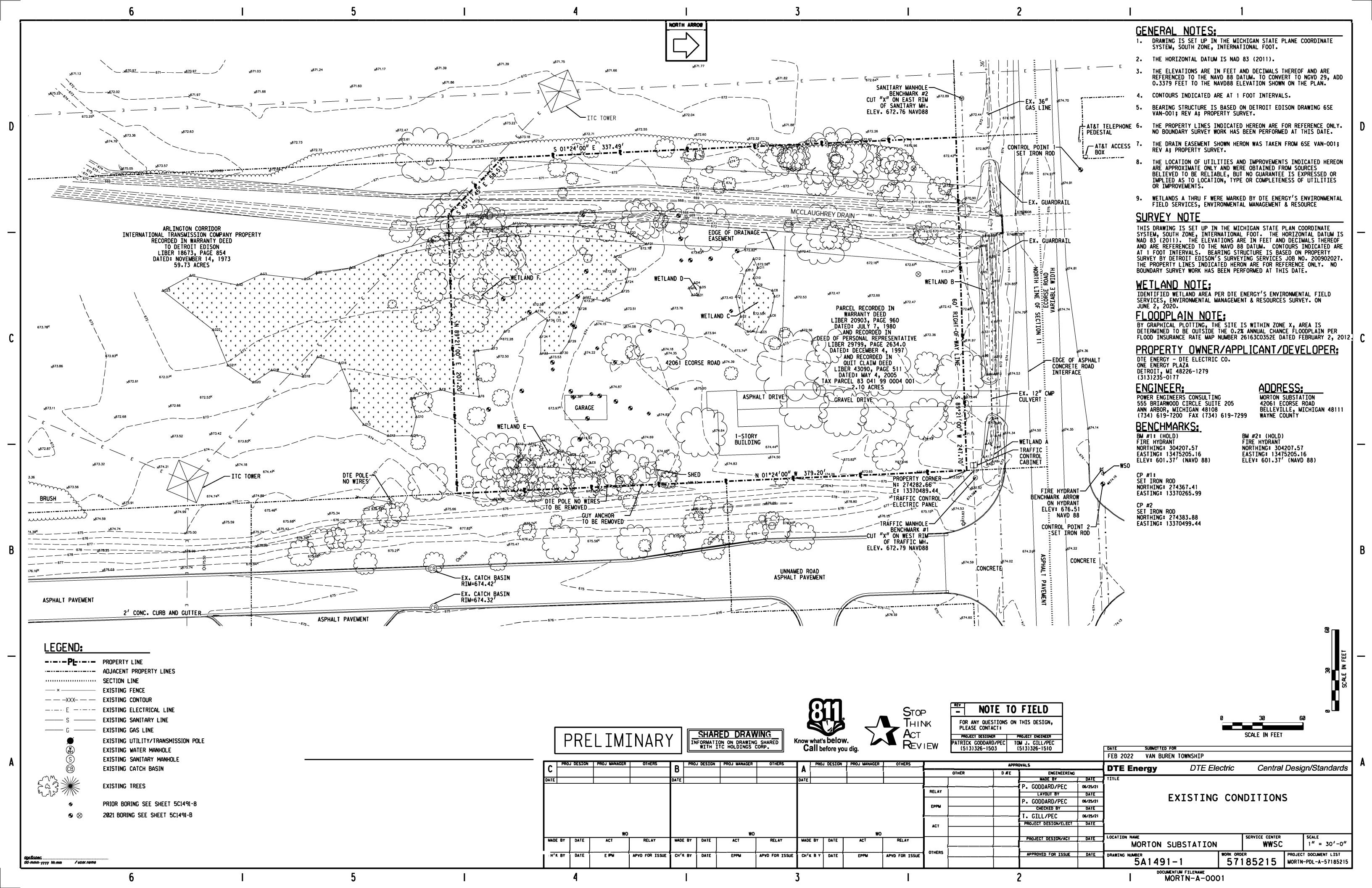
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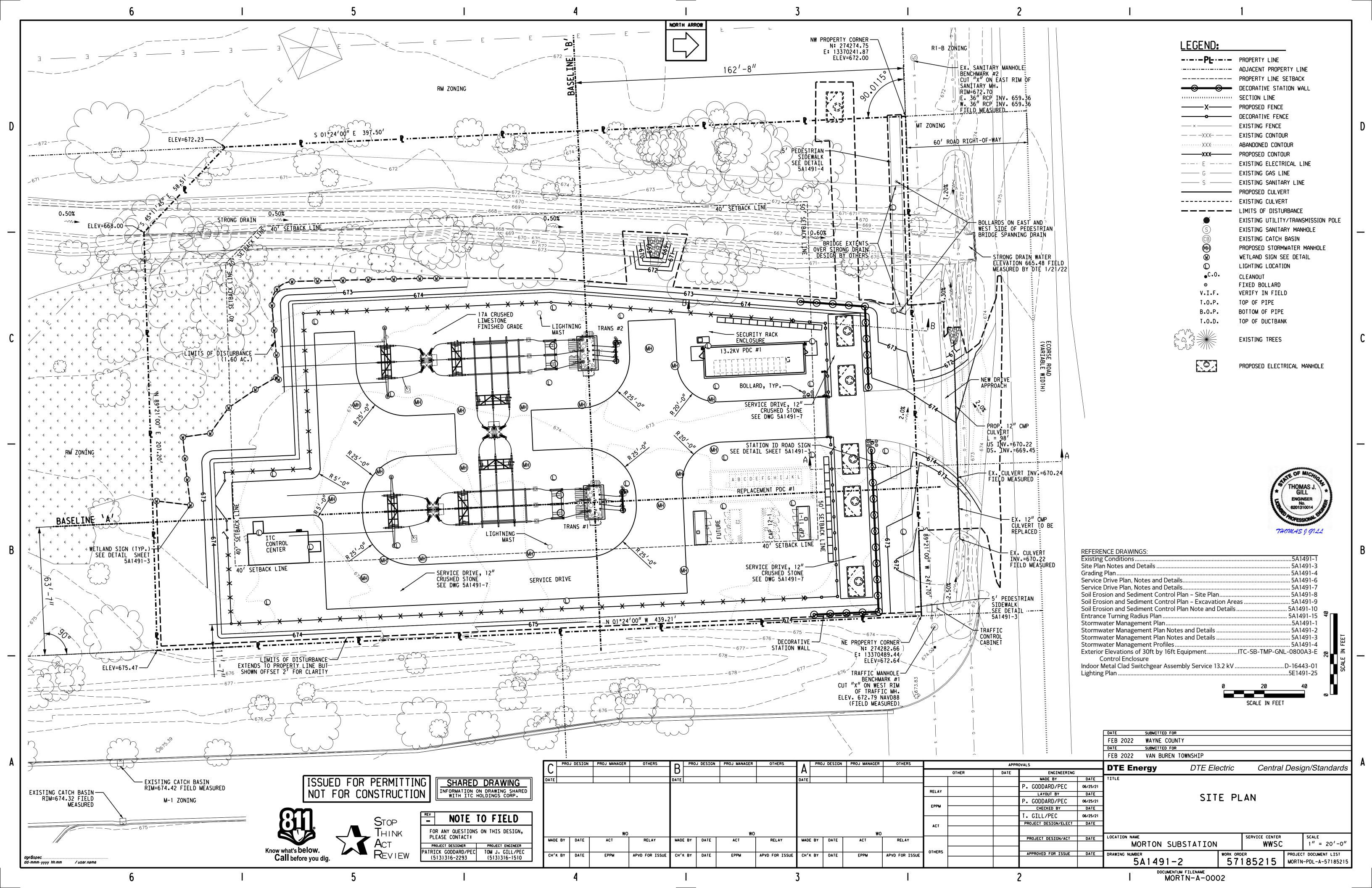
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ONE ENERGY PLAZA
DETROIT, MI 48226-1279
(313)235-0177

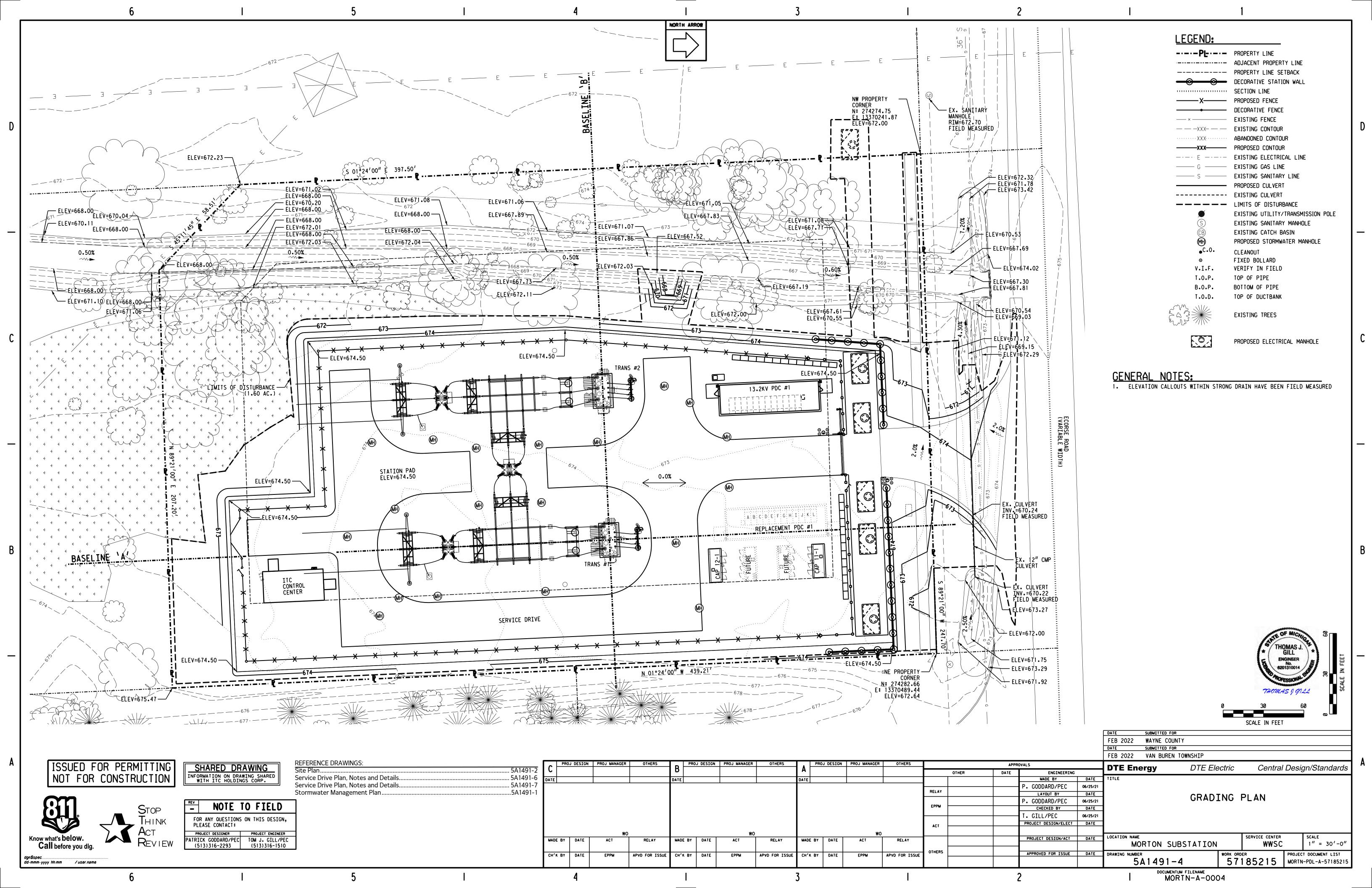
ENGINEER: POWER ENGINEERS CONSULTING 555 BRIARWOOD CIRCLE SUITE 205 ANN ARBOR, MICHIGAN 48108 (734) 619-7200 FAX (734) 619-7299

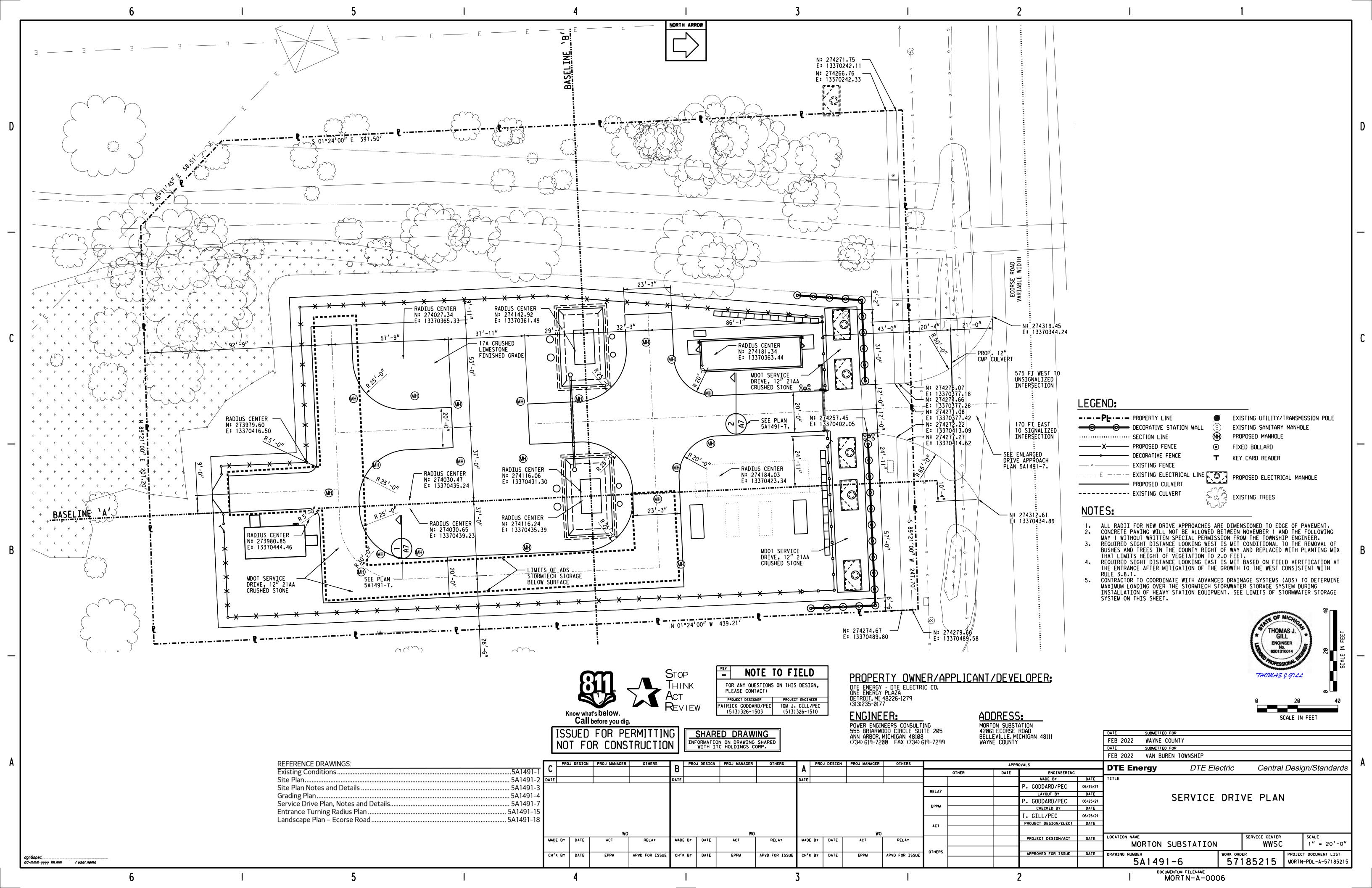
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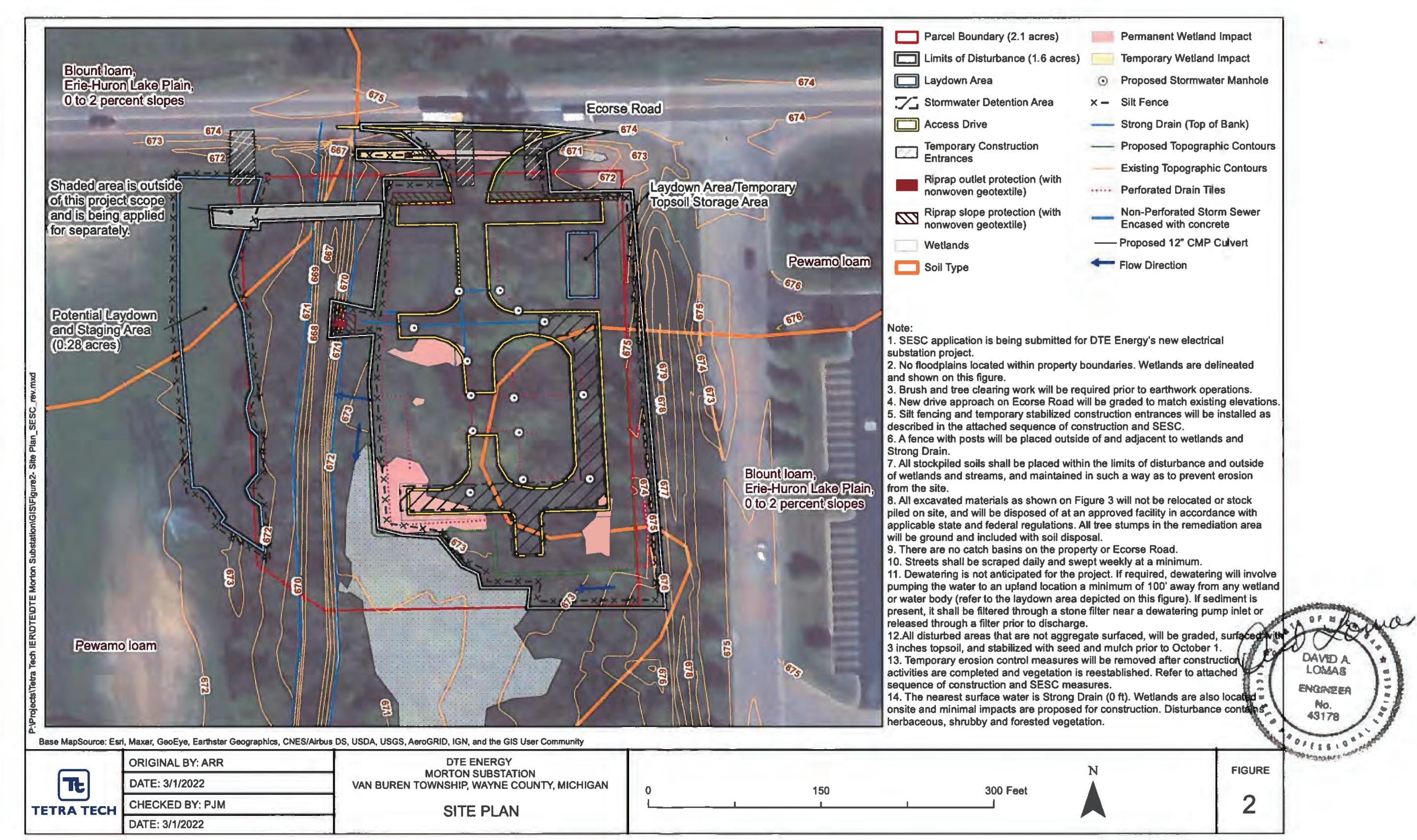
SUBMITTED FOR FEB 2022 WAYNE COUNTY FEB 2022 VAN BUREN TOWNSHIP SUBMITTED FOR 05/18/21 SITE PLAN APPROVAL SUBMITTED FOR 04/06/21 SITE PLAN APPROVAL



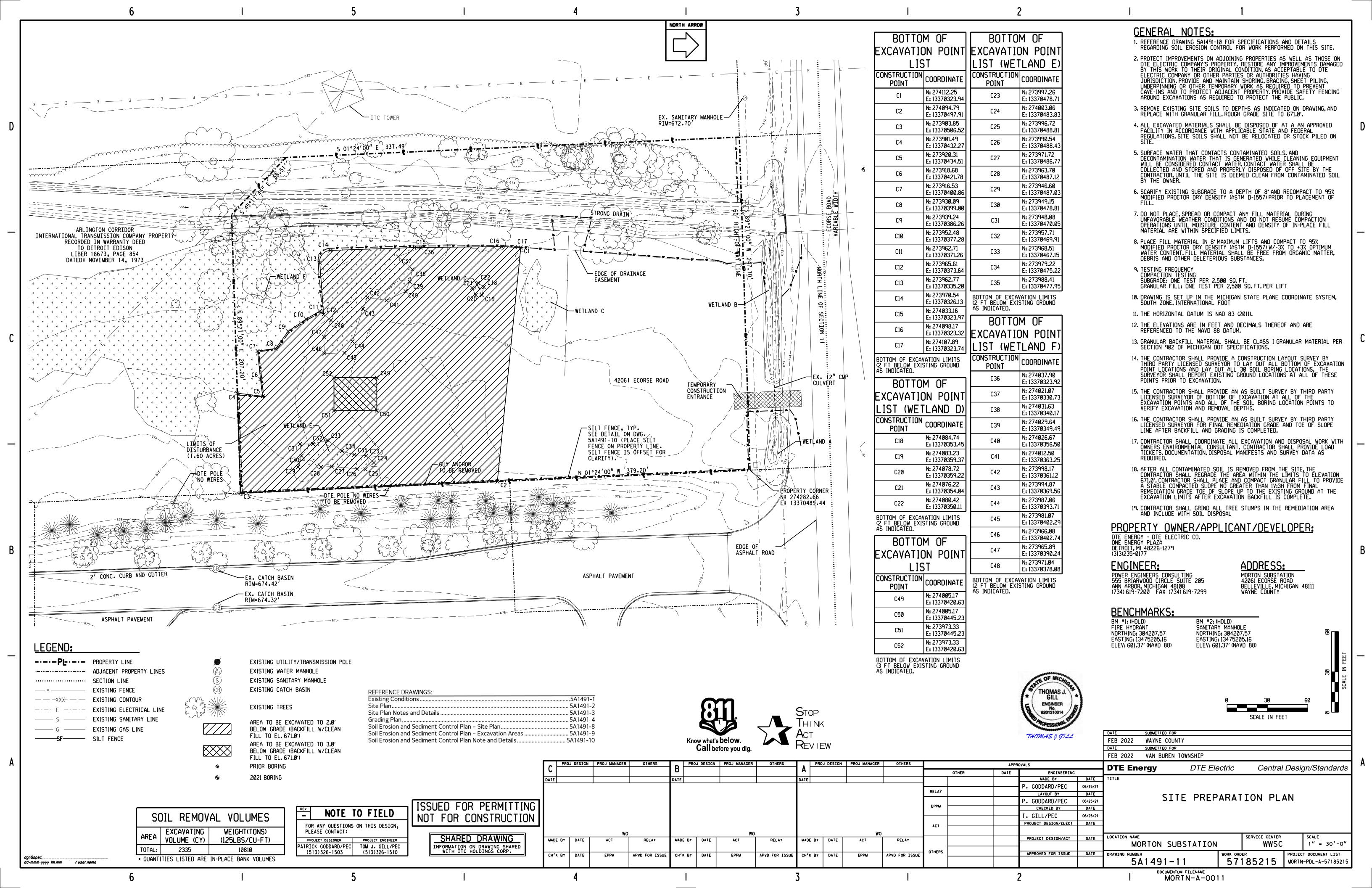


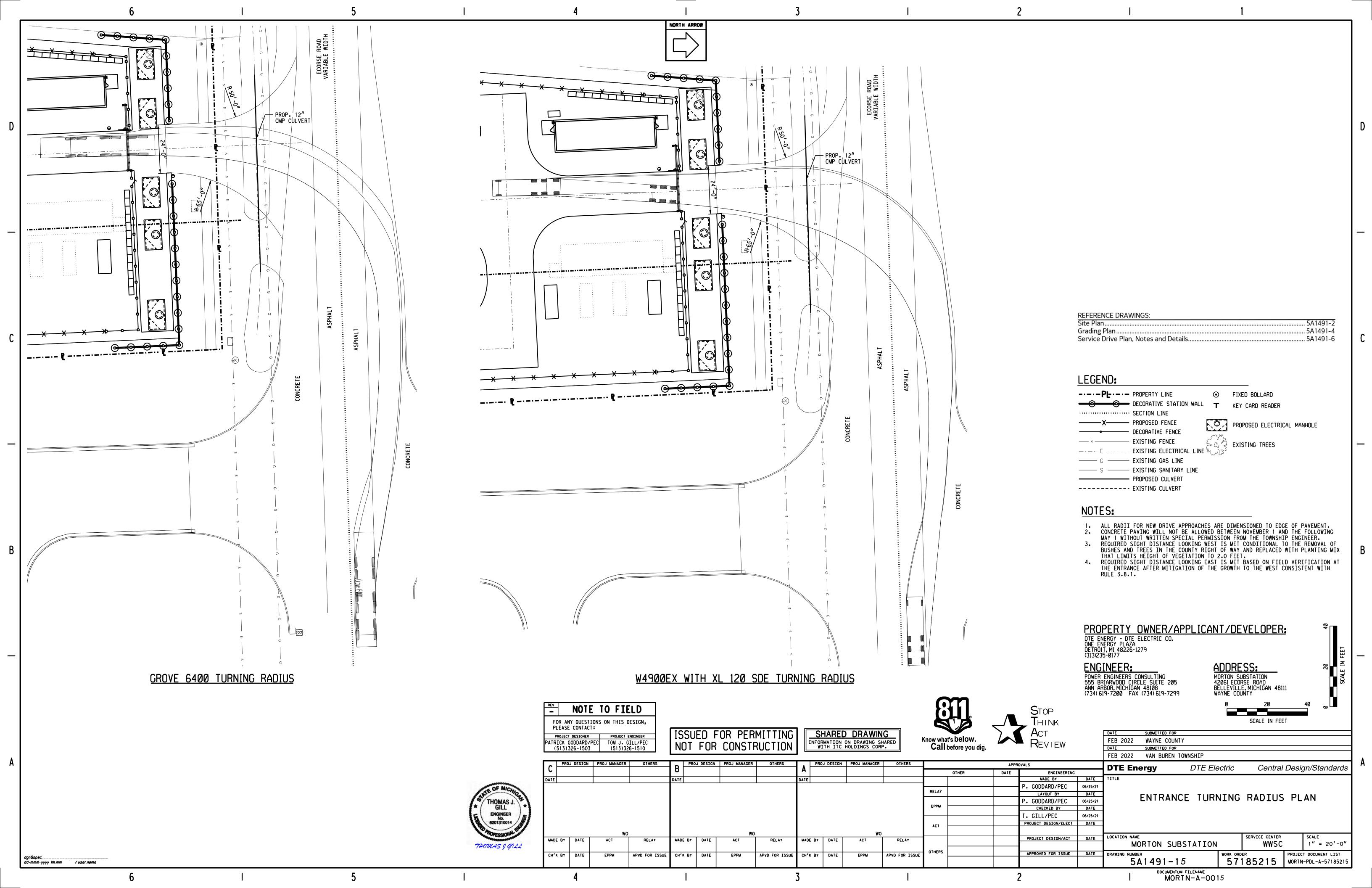


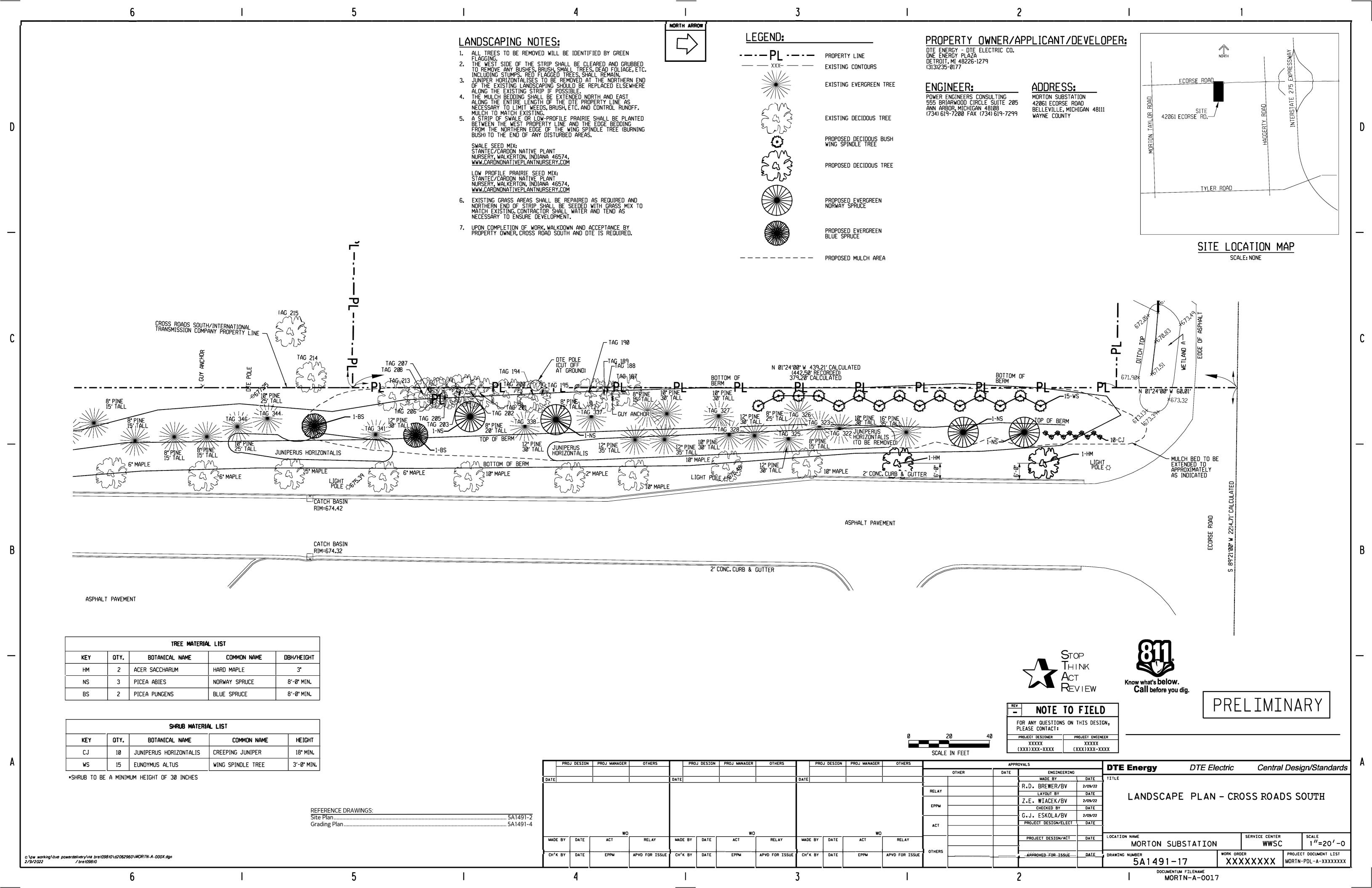


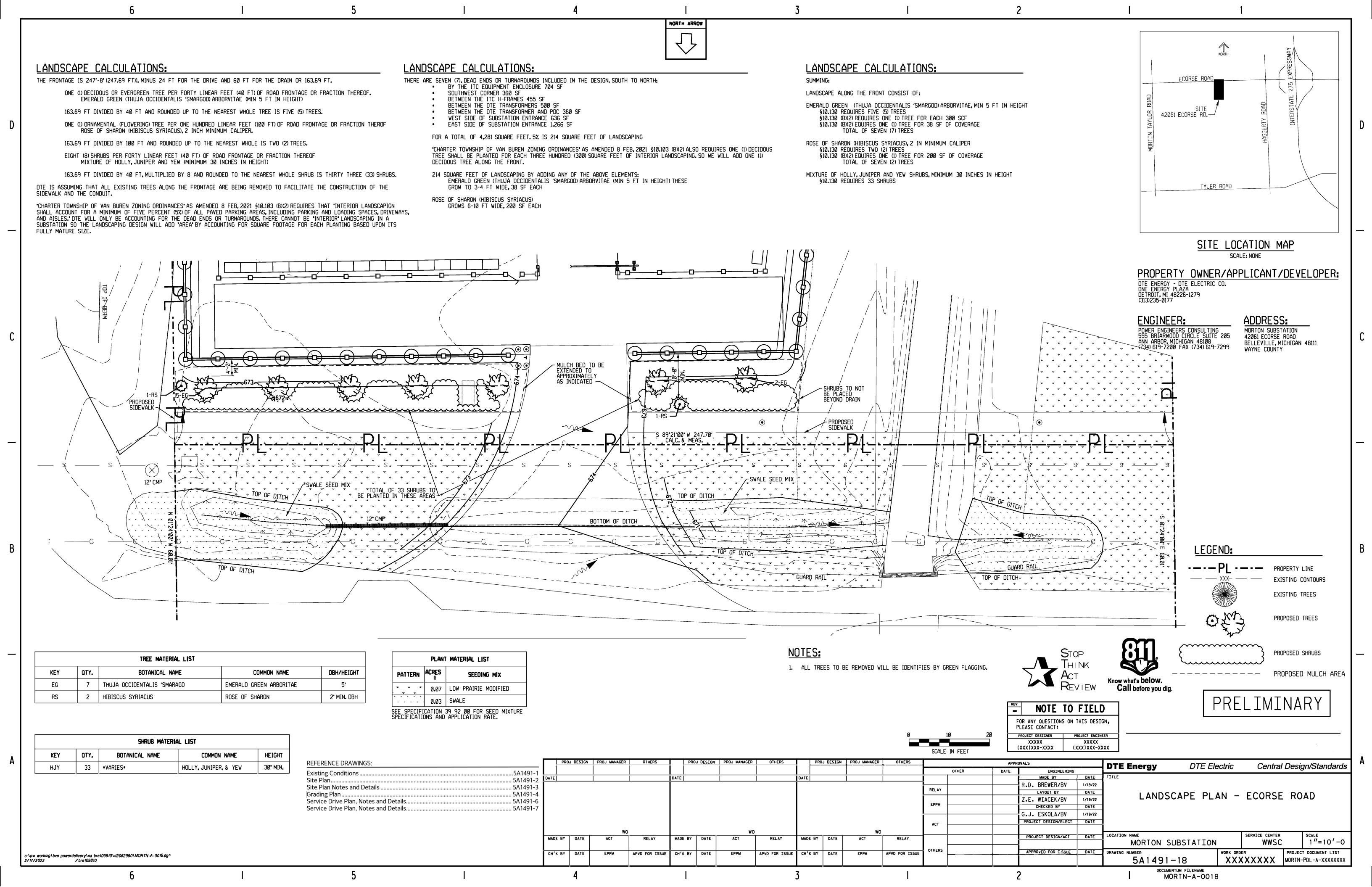


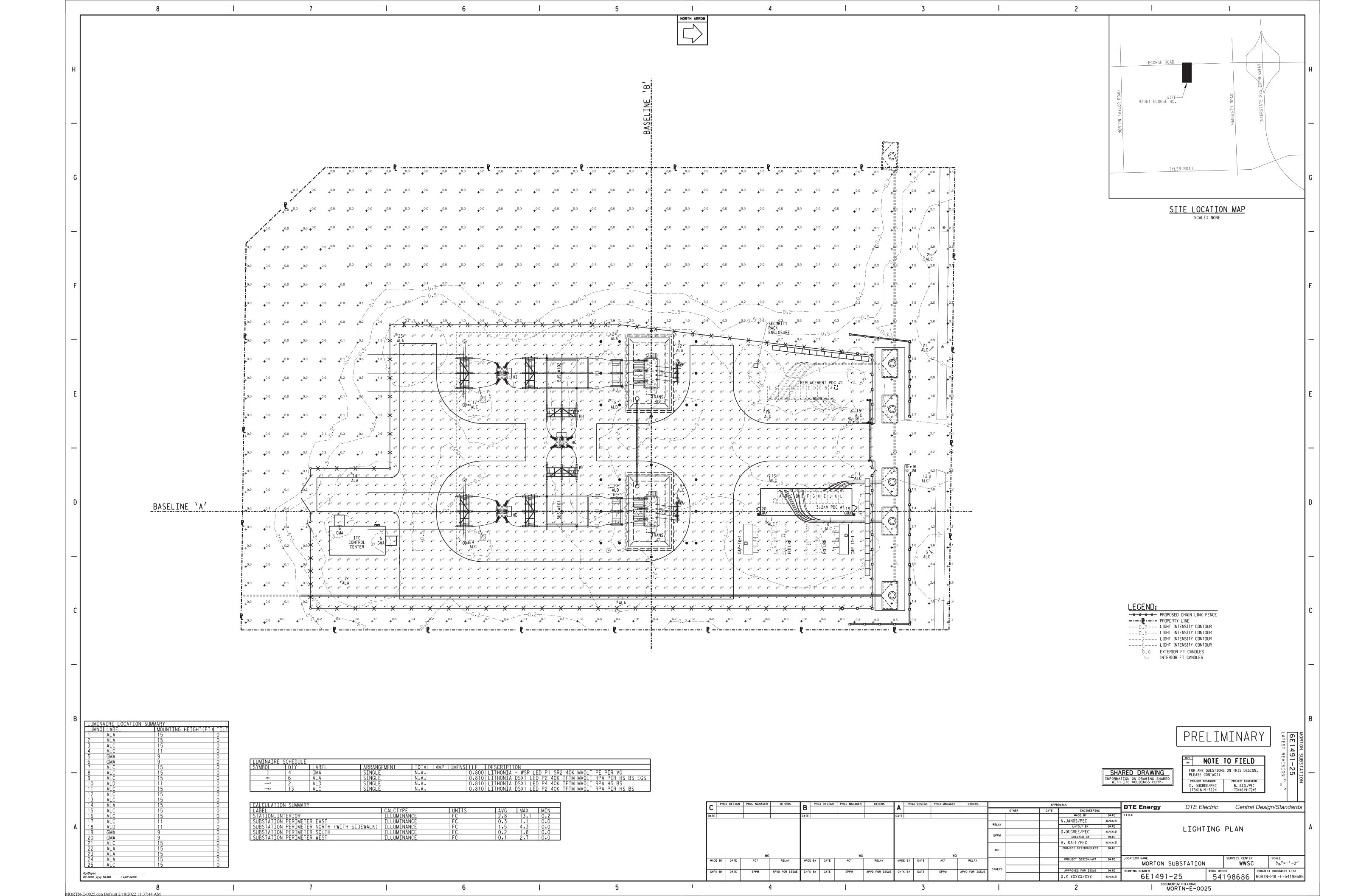


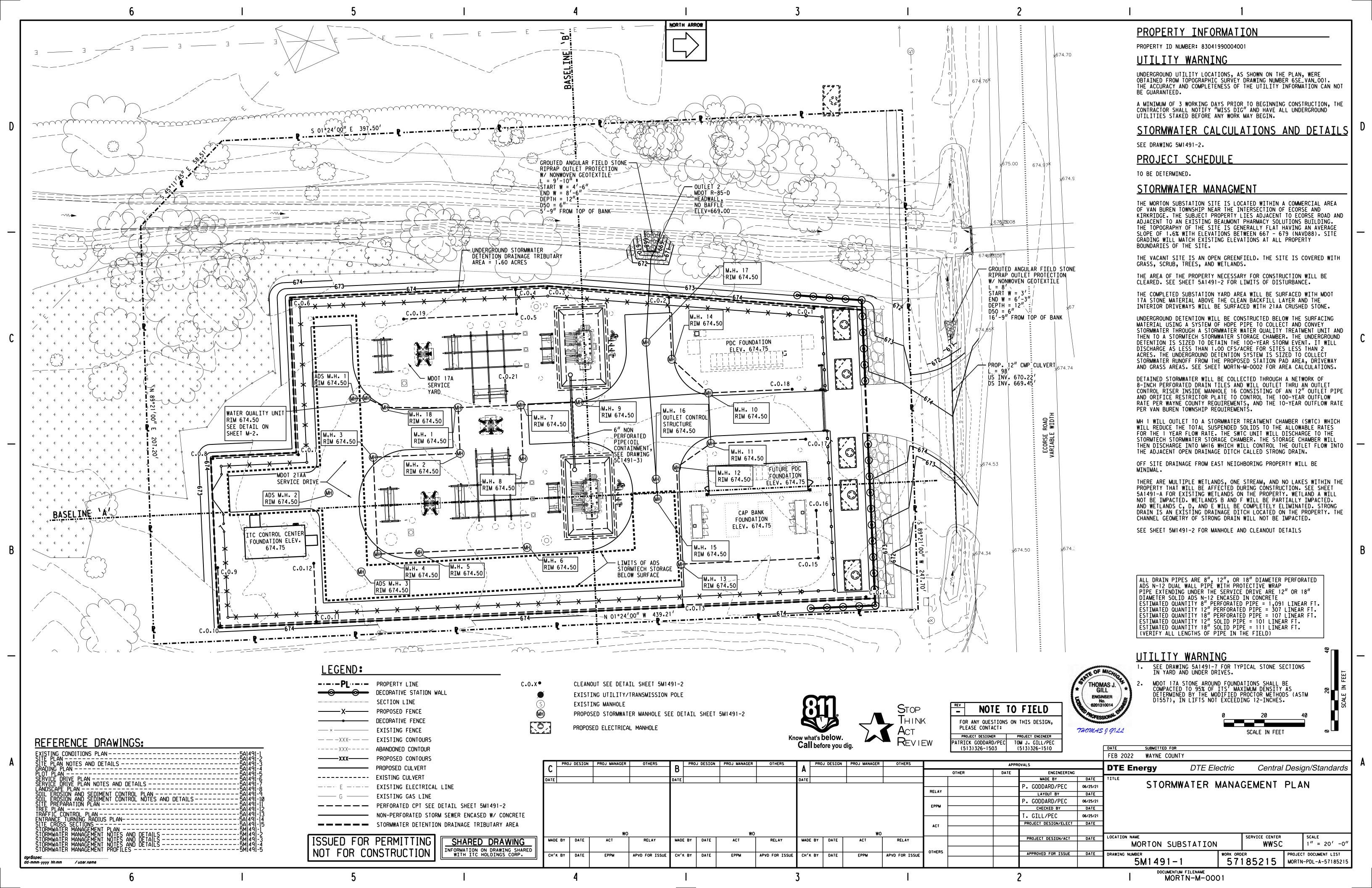


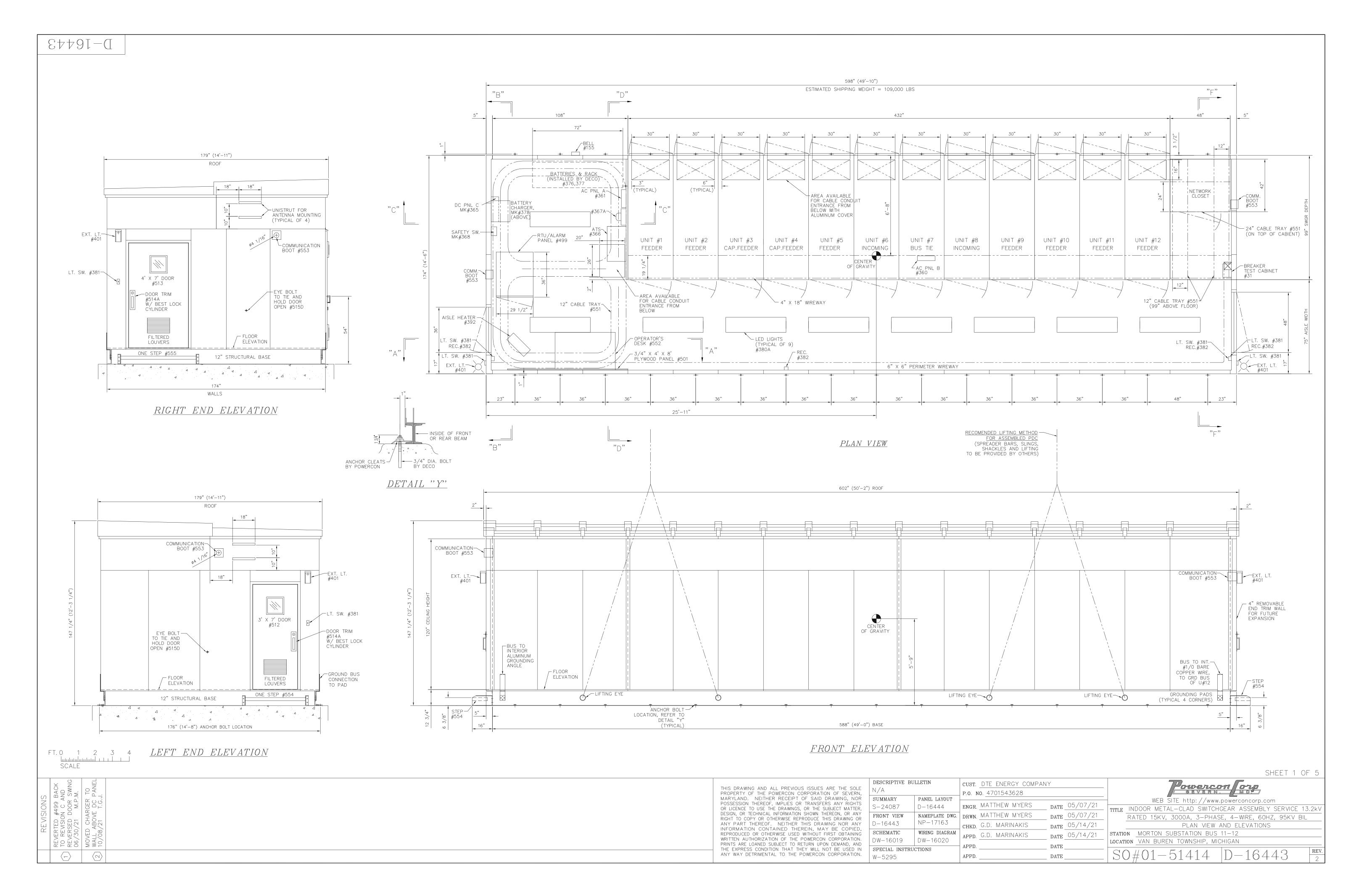


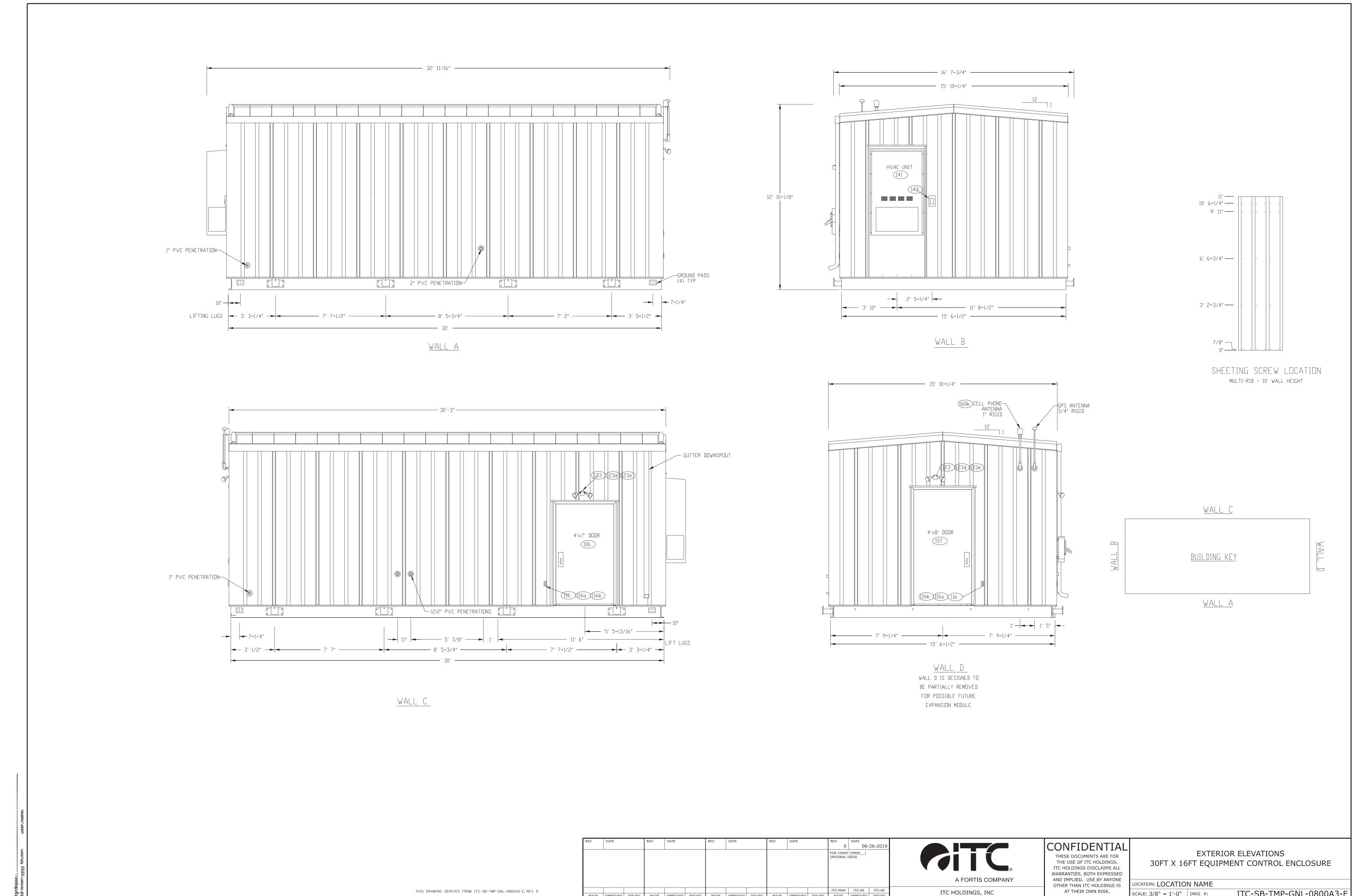












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OTHER THAN ITC HOLDINGS IS AT THEIR OWN RISK.

ITC-SB-TMP-GNL-0800A3-E SCALE: 3/8" = 1'-0" DWG #:

PLANNING & ZONING APPLICATION

Case number_		Date Submitted	
	APPLICANT INF	FORMATION	
Applicant	Derrick Matter, Director of Construction & Faciliti for Camping World	cs Phone(847) 229-6429	
Address	250 Parkway Drive, Suite 270	Fax	
City, State	Lincolnshire, IL	Zip 60069	
E:mail	derrick.matter@ganderoutdoors.com	Cell Phone Number	
Property Owner	Same as Applicant	Phone	
	(if different than applicant)		
Address		Fax	
City, State	Same as Applicant	ZipPhone	
Address	1.	Fax	
City, State		Zip	
	SITE/ PROJECT IX	ACTIVITY OF THE PARTY OF THE PA	
	.300		
Name of Projec	ct Camping World - Belleville	12/1/N X 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Parcel Id No. V	125-83- 060-01-0001-001	Project Address 43646 N. Interstate 94 Service Drive	
	Attach Legal Description	1000	
		Service Dr. Road; Between Morton Taylor Road Road	
and Belleville	Road Road.	Size of Lot Width 783 feet Depth 490 feet	
-	8.794 acres Total Acres of Site to Review 1		
Project Descript	tion: Partial demolition/removal of existing of buildi	ing with improvements to portion of ex. building that will remain.	
Repaying and exp	pansion of parking lot, with striping modifications an	nd expansion of RV storage areas. Relocation of propane station.	
Installation of san	nitary dump station for RV trailers. Storm drain & sto	ormwater detention improvements. Site lighting & fence upgrades.	
Is a re-zoning of	f this parcel being requested? No	YES (if yes complete next line)NO	
Current Zoning	of Site	Requested Zoning	
MANUAL WOOD	SPECIAL PERMIT	INFORMATION	
Does the Propos	sed Use Require Special Approval?	YES (if yes complete next line)(NO)	
1	ng Ordinance for which you are applying		
	42 50 12 50 12		
	ial Woodland within parcel? No	Woodland acreage N/A	
	er of regulated trees outside the Woodland area?		
Detailed descrip	ntion for cutting trees No trees are currently being	proposed for removal.	
		3	
	Marie Control of the		
If applicable app	plication MUST be accompanied with a Tree Su	urvey or statement of no trees, which incorporates all the	
requirements lis	sted in Section 4.45 of Zoning Ordinance 6-2-92	e, as amended.	
	OWNER'S AI	FFIDAVIT	
-			
Brent Moody, Pres	sident of FreedomRoads Property Company, LLC		767
Print	Property Owners Name		
2 +	MAL		
-12/	10/00	November 4, 2019	
Signa	alure of Property Owner	Pate	
STATE OF MICHIG	AN Illinois	JESSICA L (Official	
		Notary Public - Si	
The undersigned, being respects true and corre	ng amy sworn, deposes and says that the foregoing statements and ect	d answers herein contained and accompanied information and date are in all My Commission Exp	ires Mar 8, 2022
Subscribed and sworm		0.19	
Jessica L. Gorski	Notary Public, Lake Count	y, Mrchison My Commission expires March 8 , 20 22 Rev 1/12/08	



MEMO

TO: Van Buren Township Planning Commission

FROM: Dan Power– Director of Planning and Economic Development

RE: Planning Case 19-038: Camping World Partial Demolition and

Site Redevelopment – Amended Preliminary and Final Site Plan

DATE: May 5, 2022

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

The +/- 8.8-acre subject site is located at 43646 North Interstate Service Drive (tax parcel number 83 060 01 0001 001), on the north side I- 94 North Service Drive, between Dewitt and Morton Taylor Roads.

The sale of RV's is considered Outdoor Vehicle Sales and Vehicle Service (minor), which is a special land use in the C-2 (Extensive Highway Business District) Zoning District. The proposed Special Land Use was approved by the Township Board of Trustees on July 7, 2020, following preliminary site plan approval by the Planning Commission on June 24, 2020. The project final site plan was approved by the Township Planning Commission on December 9, 2020, following obtaining approvals by the Township Engineer and the Wayne County Department of Public Services. Construction began on the project in January 2021. Throughout the course of construction, a series of potential design amendments was proposed. At one time, the applicant proposed a plan which was considered tentatively by the Planning Commission on June 9, 2021 to leave the existing building completely intact. This plan was withdrawn. The applicant eventually decided to move forward with the current proposed plans.

To assist in this review, the above materials were provided by the applicant along with other reference materials as listed below:

- A completed application form submitted by the applicant, signed November 4, 2019;
- Amended preliminary and final site plan review letters provided by the Township Principal Planner, Township Engineer, and Fire Marshall;
- Copies of minutes of approval from the Planning Commission meeting held December 9, 2020 and June 9, 2021;

- A graphic exhibit demonstrating a comparison of the 2020 approved and 2022 proposed building elevations and site plans; and
- Selected sheets from a site plan submittal dated April 29, 2022

Staff supports conditional approval of the amended site plan based on the conditions stated in the reports from the Township Principal Planner, Township Engineer, and Fire Marshall. I look forward to assisting the Planning Commission with their review of this request.

Sincerely,

Dan Power, AICP

Planning and Economic Development Director

Public Services Department

Charter Township of Van Buren

MCKENNA



May 3, 2022

Dan Power
Director of Planning and Economic Development
Charter Township of Van Buren
46425 Tyler Road
Belleville, Michigan 48111

Subject: VBT-19-038 Camping World/ 43646 I-94 N. Service Drive; AMENDMENT #3 Site Plan Review

#2; Revised Site Plans Dated April 29, 2022.

Dear Commissioners:

The applicant, Camping World, received final site plan approval on 12/9/2020 from the Planning Commission to demolish portion of an existing building (east wing -15,633 sq. ft.), retain 28,139 sq. ft. of the existing building and create new RV parking and storage areas on site. The site is located on the north side I- 94 North Service Drive, between Dewitt and Morton Taylor Roads and has a new development area of approximately 6.6 acres, including the principle structure and paved areas.

Currently, the applicant is proposing to construct a new 12,700 sq. ft addition on the west side of the building. We have reviewed the site plan request based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows:

COMMENTS

- 1. Zoning and Use. The site is zoned C-2 (Extensive Highway Business District). Section 3.112 of the Zoning Ordinance permits Outdoor Vehicle Sales and Vehicle Service (minor) as special land uses in the C-2 District. The applicant previously received special land use approval from the Board of Trustees on July 7, 2020. While the existing building has service bays, the proposed addition is designed exclusively for service bays, greatly increasing the service capacity of the site. Per the applicant, the number of service bays will be approximately the same as the facility's capacity prior to the demolition of the east wing of the building. The plan states that major services are not to be performed on-site and minor services will include oil changes, minor repairs, vehicle cleaning, and preparation for sales. Per additional clarification provided, all of the repairs proposed onsite will qualify as minor with the paint booth addition intended for touch up of units only.
- 2. Required Information. Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. All of the site plan related details have been noted on the plans, included notes for some of the amended details. As requested, the applicant has provided a side-by-side comparison sheet of the previously approved site plan layout.
- Lot. The parcel has a total area of 8.794 acres. The legal description is included with the tax parcel ID number.



4. Dimensional Requirements. There is no required minimum lot size in the C-2 District. The minimum required front, rear, and side yard setbacks per Section 4.102 of the Zoning Ordinance are 35 feet, 20 feet, and 25 feet, respectively. The proposed building addition complies. A dashed line (eastwest) through the middle of the site on Sheet C1 with the notation "side yard/front yard" appears to be included to provide distinction between the yards as related to proposed fence height.

Section 4.103 (N) of the Zoning Ordinance states, "Off-street parking shall be permitted to occupy a portion of the required front yard setback provided that there shall be maintained a minimum unobstructed and landscaped setback of ten (10) feet between the nearest point of the off-street parking area, exclusive of access driveways and the nearest right-of-way line." The parking lot setback has been provided and is compliant.

Maximum permitted building height in the C-2 District is 4 stories and 40 feet. The existing building has a height of 22 feet and the addition has a proposed height of 40 feet, which are both within the maximum permissible limit.

5. Access and Circulation.

a. Location of Curb Cuts. The site can be accessed by an existing curb cut off North Service Drive measuring 43.9', which is proposed to be retained. The width is adequate for accommodating RV's entering and exiting the site. The lanes of ingress and egress are to be striped on the pavement.

An Emergency Vehicle Access Plan (Sheet C1A) has been incorporated into the plan that depicts a circulation diagram showing turn radii and movement of vehicles through the site. It is our understanding that the Fire Department finds the revised circulation plan proposed for emergency access satisfactory.

b. Cross Access. The site plan does not propose any cross access with the adjacent properties. It is the Township's policy to require cross access wherever feasible. The site abuts a large vacant parcel to the west and north, and an existing commercial use parcel to the east. Per the applicant "Cross-access with neighboring properties is not being proposed due to numerous feasibility issues, including the proposed RV inventory storage areas located on the east & west sides of the site, which are intended to be secured areas."

We acknowledge the facility will be gated for security purposes in which case cross access would not be feasible. The Planning Commission had previously supported this proposal.

c. Sidewalks. The site has an existing sidewalk along its Service Drive frontage which has been shown and labeled on the plans. In addition, the plan proposes a new perpendicular sidewalk constructed of pavers to connect the sidewalk along the Service Drive to the sidewalk in front of the building. A crosswalk has been proposed near the access drive that connects two landscape islands. A crosswalk has been included at the north end of the paver walkway to the front of the building. The proposed addition is entirely for service of vehicles and has no pedestrian walkways or sidewalks proposed with it.



6. Parking and Loading.

- a. Space Dimensions. The site plan provides 69 standard customer parking spaces dimensioned at 9.5 feet wide by 20 feet long and are double striped along with five 12-foot by 20-foot employee parking spaces and 18 12-foot by 30-foot RV customer parking spaces. The site plan also includes 130 RV inventory spaces ranging from 12 feet by 20 feet to 12 feet by 40 feet, all double striped and separated from customer parking by sliding security gates to the east and west sides of the development. A proposed approximate layout for the RV storage areas is depicted on Sheet C1 along with an emergency vehicle maneuvering diagram depicted on Sheet C1A. All storage spaces are shown with double striping.
- **b. Number of Parking Spaces.** The parking requirement is one (1) space per two hundred (200) square feet of *useable floor area* of interior retail stores and two (2) per auto service stall in the service room. With 20 service stalls and 11,756 square feet of useable floor area, the required parking for the development is 99 spaces. The plan proposes 91 customer parking spaces and eight (8) employee parking spaces, to meet the total requirement.
- **c. Barrier-Free Spaces.** The plan includes a total of four (4) barrier-free, van-accessible spaces, which meets the requirement for parking lots containing 76-100 parking spaces. The proposed dimensions are ADA compliant.
- **d. Loading.** As the commercial building is between 20,001 sq. ft. and 50,000 sq. ft., two (2) usable loading spaces measuring 10' x 50' are required. The revised site plan shows two 10' x 100' loading spaces on the north side of the building labeled "at grade". The overhead door for loading/delivery is noted on the north façade close to the two spaces.
- **e. Other.** The site plan proposes concrete curbing along the entire periphery of the site, all paved areas and landscape islands.
- 7. Landscaping and Screening. The site is in the Extensive Highway Business (C-2) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. Our comments on individual landscaping requirements are reflected in the following comments:
 - a. Landscaping Adjacent to the Right-of-Way. Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. The site has a frontage of 783' on N. Interstate 94 Service Drive, which requires a total of 20 deciduous trees + 8 ornamental trees + 157 shrubs. The landscape plan proposes that 7 existing deciduous trees + 13 new deciduous trees + 8 ornamental trees + 222 shrubs (maintained as a screening hedge) will be provided along the road frontage on the Service Drive.
 - b. Parking Lot Landscaping. Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way. Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. A required landscape area is shown and exceeds the



minimum requirement. The frontage is shown with a row of 36" tall boxwood shrubs to meet the screening requirement.

Interior parking lot landscaping. Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. Interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. With 247,009 sq. ft. of total paved area, a total of 12,350 sq. ft. of interior parking lot landscaping is required. The landscape plan states the provision of 12,561 sq. ft. of interior landscape area. One (1) deciduous tree is required to be planted for each three hundred (300) square feet of interior landscaping. Based on the plan, 41 interior landscape trees are required, 11 new trees are proposed with 33 existing trees, to meet Ordinance standards.

- **b.** Loading Area Landscaping. The existing trees that have been detailed on the Landscape Plan provide screening of the loading areas, compliant with Section 10.103 (C) of the Zoning Ordinance.
- c. Display Area Buffering. Section 10.103 (D) requires buffering of display areas at the discretion of the Planning Commission. While existing trees on the site provide some screening, the applicant has proposed new tree plantings to ensure the display area is properly screened.
- d. Greenbelt Buffering. Per Section 10.103 (E), a 10-foot-wide buffer with one (1) tree per thirty (30) linear feet is required between the building and the commercially zoned parcels to the north, east, and south. The plan indicates a greenbelt buffer, around the site, compliant with the 10-foot-wide buffer required. The greenbelt areas have existing trees which are proposed to be preserved and meet the tree count requirement.
- e. Extensive Highway Business (C-2) District Landscaping District. Section 10.103 (F) (3) provides landscaping standards for the Extensive Highway Business District and requires contiguous outdoor space, independent of sidewalks, pedestrian circulation areas and required landscaping, in an amount not less than one (1) square foot for each twenty-five (25) square feet of principal building. With the 40,451.31 square foot building proposal 1,618 sq. ft. of open space is required to meet this open space landscaping requirement. The brick paver walkway area measuring 1,779 sq. ft and the 547 sq. ft landscape area are designated to meet this standard. The plan proposes the addition of benches and concrete precast planters in this area as amenities. Detail of a bench and trash can have been provided. The approved landscape plan includes detail for the proposed decorative metal pre-assembled planter with epoxy coating. The planter is attractive in design and durable.
- f. **Detention Pond Landscaping.** The site plan does not provide the location of a detention pond. The applicant has noted an underground detention system is proposed. As such, no landscape requirements are necessary. The proposed drainage system is subject to review and approval by the Township Engineer and Wayne County.
- **8.** Tree Removal Permit. A tree removal permit is required if the applicant proposes to remove any trees 5" caliper or larger. Per the applicant, the proposal does not involve the removal of any trees on-site. Therefore, a tree removal permit is not required.



- **9. Stormwater Pond.** The site plan does not provide the location of a detention pond. Per the applicant "there is no detention pond being proposed. Stormwater detention requirements are proposed to be met via installation of the proposed underground detention system." The detention system is subject to review and approval by the by the Township Engineer and Wayne County.
- **10. Lighting.** An updated photometric plan has been provided with a variety of pole and wall mounted fixtures. Typical fixture details have been noted on the amended site plan. The revised lighting plan includes a fixture schedule noting the total number of wall and pole mounted light fixtures.
- 11. Architecture and Building Details. The applicant has submitted elevations for all facades of the building. The existing structure is constructed of concrete masonry units which are to be patched, repaired and painted. The previously approved elevations included a blue color band on the top of the façade facing the Service Drive and extending the entire width of the building. The bollards next to the overhead doors were also to be painted a matching blue.

While we understand the applicant's desire to keep the proposed addition consistent with the existing building, we recommended the use of some higher quality materials to enhance the overall appearance of the building. The revised elevations at this time include a stone veneer at the base of the proposed addition for a height of several feet to match the stone columns at the main entrance into the facility. The remaining portion of the building is to be constructed of EIFS. The applicant notes that 'different finish textures are also available to augment the EIFS further'; however, the plan does not note what these finishes might be. We recommend that the applicant present sample finishes for EIFS, along with a colored rendering and building material samples at the Planning Commission meeting, for approval.

- **12. Dumpster.** The amended site plan eliminates the previously proposed dumpster enclosure on the northeast side of the building. The new plan shows a dual dumpster with gates on the west side of the proposed addition constructed of masonry units and gates constructed of steel-reinforced wood. The dumpster enclosure is compliant.
- **13. Fencing.** The site plan notes a 6' tall chain link black vinyl fence within the rear and side yards. The front yard is shown with a 2.5' tall decorative custom-made metal fence with vertical railing which meets the intent of the ordinance.
- **14. Signs.** The site plan identifies location of existing and proposed signage. Per discussions with the Planning Department, the existing signs are allowed to remain as is since the applicant proposes no change to them at this time. Additional signage for emergency vehicle access has been proposed and is subject to review and approval by the Township Fire Department.

RECOMMENDATION

The amended site plan at this time adds significant square footage to the building, but eliminates areas previously shown for outdoor storage. Elements of the site plan related to landscaping, fencing etc., remain unchanged. The applicant has been working on engineering issues for the past several months, and has addressed all of the outstanding planning concerns at this time.



Therefore, we recommend that the Planning Commission grant amended preliminary and final site plan approval for the proposed Camping World addition and site improvements located at 43646 I-94 N. Service Drive, subject to the following conditions:

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

Respectfully,

McKENNA

Vidya Krishnan

Senior Principal Planner

Gage Belko

Assistant Planner

cc: Todd Saums, Director of Water and Sewer

Paul J. Kammer, FTCH, Township Engineers David McInally, Van Buren Township Fire Chief





April 14, 2022 Fishbeck Project No. 191629 Township Project No. 19-038

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

Camping World – 43646 North I-94 Service Drive Engineering and Final Site Plan Review – Addendum

Dear Director Saums:

At the request of Van Buren Township (Township), Fishbeck has reviewed the revised Site Plan dated February 25, 2022, submitted to the Township for Engineering and Final Site Plan Addendum review for the proposed Camping World project, which is located at 73646 North Interstate Highway 94 Service Drive. The previously submitted Final Site Plan Addendum was reviewed, recommended for Engineering, and Final Site Plan approval; contingent on addressing the comments listed in the Fishbeck letter dated January 21, 2022. Initial plans for the site were approved at the December 9, 2020, Planning Commission Meeting. The preconstruction meeting for this project was held on January 7, 2021, and construction has already begun on a portion of the project. The applicant is seeking approval for an amended Final Site plan. A previous Final Site Plan Addendum was approved in our letter dated June 4, 2021.

This project entailed an interior remodel and reconstruction of the existing Camping World site. The proposed construction included: reconstruction of the surrounding concrete pavement; modification to the existing concrete walkway; construction of additional building and parking lot lights; construction of two asphalt RV parking lots; reconstruction of the existing storm sewer system including a proposed underground storage facility and pump station; and other various landscaping and site plan improvements.

The addended plans include demolition of the east end of the existing building, construction of a building addition onto the west side of the existing building, an 6-inch fire suppression line to the existing building, an additional hydrant in the parking lot serviced by an 8-inch main, reconstruction of one (1) the existing sanitary sewer lead, an updated storm sewer system layout, a proposed propane station, and a proposed filling and dump station with water tower, hose bib, water service line from the existing building, and a new sanitary sewer service lead.

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. 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 12-inch ductile iron water main running east-west along the north side of I-94 Service Road and an 8-inch ductile iron water main connecting to a fire hydrant on the north side of the existing building. In accordance with the discussions the applicant and Township, this 8-inch water main is privately owned. There are two (2) existing hydrants along the southern side of the property that are to remain in service at their existing locations.

Proposed (previously approved): The applicant has indicated that the building does not have a fire suppression system.

Changes: The plans indicate a 0.75-inch copper water service from the building to the proposed RV parking lot station, a 6-inch fire suppression connection to the proposed building addition from the existing 12-inch water main, and a proposed 8-inch public water main extension for a new fire hydrant. The proposed building addition also includes a proposed fire department connection (FDC).

Comments:

1. The existing site contains a hydrant that is on a lead that exceeds the maximum allowable length but will remain in service and not be modified from its previously approved layout. All new water main extensions, for hydrants or otherwise, have a maximum dead-end length of 450 feet.

Sanitary Sewer

Existing: The Township's GIS records indicate there is an 8-inch clay sanitary sewer line that runs north-south along the west property line into the 10-inch public sanitary sewer running east-west along I-94 Service Road. In accordance with the discussions with applicant and Township, the Township 8-inch clay sanitary sewer line may have been built with the intention of being privately owned; however, there are no known easements, and the line is privately owned. The plans indicate an existing private 8-inch sanitary sewer service lead connecting into this line.

Proposed (previously approved): The applicant is proposing to install a 4-inch sanitary sewer lead from the RV parking lot with a point of connection to the existing 8-inch public sanitary sewer pipe running along the west property line. The existing 6-inch sanitary sewer service lead was to remain in place and in service.

Changes: The applicant is proposing to remove and replace the existing 6-inch sanitary sewer lead from the existing building with a proposed 6-inch sanitary sewer lead from the new building and tap into the same existing tap location. The proposed sanitary sewer lead from the RV dump station will remain the same.

Comments:

1. After discussions with the Township Water and Sewer Department and confirming with the Engineering Manual, the proposed sanitary sewer lead from the RV dump station should be a minimum of 6-inch diameter sewer.

Storm Sewer

Existing: The Township's GIS records indicate the storm runoff from the existing site is collected through a system of roof drains, catch basins, and an existing storm sewer pipe network which outlets into an open roadside ditch along the north side of I-94 Service Road.

Proposed: The applicant is proposing to modify the existing stormwater system by constructing several additional catch basins and 12-inch private concrete pipes. The proposed additional inlets will capture storm water runoff from the proposed RV parking lots through a system of existing storm sewers into a proposed underground detention facility. The underground system is proposed to outflow through a flow restrictor, into a proposed pump station, and discharge into the existing stormwater open channel on the north side of I-94 Service Road.

Changes: The applicant is proposing additional modifications to the proposed stormwater system to accommodate the expansion of the building. The modifications include additional catch basins and roof drains on the west side of the proposed building addition. The contributing site runoff remains the same as previously approved, as the site plan is not increasing the impervious area, just changing it from parking lot to roof.

Comments

- 1. The connection from the new parking lot (CB2) to the existing system (EX2) needs to be adjusted. Existing information does not indicate whether EX2 contains a sump in the manhole. If EX2 does not contain a sump (or any other storm structures along this run), CB2 should be changed to a structure with a 2-foot sump.
- 2. The pipe connection from CB2 to EX2 should tap the existing system to match 8/10ths elevation of the pipe. The plans show matching inverts.

Paving and Grading

Changes: The addendum plans include minor revisions to the parking lot in relation to the site plan changes, such as the proposed building addition taking parking space from the west parking lot area. Storm water management in this area has been addressed and drainage patterns have been accounted for.

Recommendation

We are recommending the Planning Commission grant the Camping World Project Engineering and Final Site Plan Addendum approval, subject to the comments listed above and in accordance with the Township's Engineering Standards manual. The applicant will be required to address the comments in an Issued for Construction Set prior to moving forward with construction. If you have any questions regarding this project, please contact me at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,

By email

Paul J. Kammer, PE

Senior Civil Engineer

Copy: Dan Power – Township

Brittney Williams – Township Vidya Krishnan– McKenna Andrew Lenaghan Deputy Fire Chief/Fire Marshal O: 734-699-8900 ext. 9416 Van Buren Fire Department 46425 Tyler Rd Van Buren Twp, MI 48111



3/29/2022

Dan Power Director of Planning and Economic Development 46425 Tyler Road Van Buren Township, MI 48111

Camping World 43646 N. Service Drive Van Buren Township, Ml. 48111

To whom it may concern:

I have reviewed a set of plans dated February 25,2022 for the remodel/reconstruction of Camping World. The focus of this review was fire department access, available water supply, and required fire flow. It is further understood that separate plans for the fire suppression, fire alarm and building construction will be submitted at a later date. Items needing correction identified in subsequent reviews have been addressed in fire notes (sheet C-1).

Fire Department Access

The vehicle legend used in the site plan is smaller than the Van Buren Township ladder truck. An updated emergency vehicle access plan showing the turning radius using the following dimensions will need to be verified. **Corrected in 2/25/2022 in plan set.**

Ladder Truck Length- 48 Feet Width- 10 feet Height- 12 feet Ground Clearance- 1 foot Distance between tires- 23 feet 8 inches.

The turning radius of a fire department access road shall be as approved by the AHJ

NFPA 1 2018 18.2.3.5.3.1

The turning radius into the east side gated area located on sheet C1A is not wide enough to accommodate the ladder truck. Corrected in 2/25/2022 plan set

Entrances to fire department access roads that have been closed with gates and barriers shall not be obstructed by parked vehicles.

NFPA 1 2018 18,2,4,1,4

No parking fire lane signage is shown on the plans around the gated areas.

Water Supply/Fire Flow

The maximum distance to a fire hydrant from the closet point on the building shall not exceed 400 feet.

NFPA 1 2018 18.5.3 (1)

A fire hydrant will need to be installed within 100 feet of the fire department connection

A fire hydrant has been added for the FDC.

The following information is required before an assessment of the required fire flow for manual firefighting operations and the need for building fire suppression can be determined:

- Square footage of the building
- 2. Type of construction
- 3. Occupancy type(s)
- 4. Are the occupancies separated by a fire rated wall.
- 5. The minimum water pressure at the end of a dead end main shall be 20 psi (residual) with a minimum flow of 1500 GPM. Calculations must be provided to verify adequate pressure and flow. The private hydrant on the north end of the building will need a flow test.

A flow test was performed and the water supply for the facility was found to be acceptable.

The site plan as submitted is approved

If you have any questions about this plan review report, or require more information, please feel free to contact me

Respectfully submitted,

Andrew Lenaghan Deputy Fire Chief/Fire Marshal Van Buren Township Fire Department ITEM #2: 19-038 – CAMPING WORLD – FINAL SITE PLAN APPROVAL.

APPLICANT, DERRICK MATTER / CAMPING WORLD, IS SEEKING FINAL SITE PLAN APPROVAL TO DEMOLISH THE EAST WING OF THEIR EXISTING BUILDING AND CREATE NEW R.V. PARKING AND STORAGE ON THE SITE.

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

Project Engineer, Paul Tulikangas gave the presentation. The project consists of a partial demolition of the eastern portion of the existing building, expansion, repaving and geometrical improvements to existing parking lot and substantial landscaping improvements throughout the site. The reconfigured parking lot includes new RV trailer parking and customer parking.

Director Power provided a brief overview and displayed the landscaping plan for the site. The Commission granted preliminary site plan approval at the June 24, 2020 meeting and recommended special land use to the Township Board of Trustees which was approved at their July 7, 2020 meeting. The applicant underwent review and approval by the Wayne County Department of Public Services and by the Van Buren Township Engineer and Principle Planner.

Vidya Krishnan of McKenna Associates presented her site plan review letter dated 11-19-20. All conditions of preliminary plan approval have been met at this time. Therefore, McKenna Associates recommends the Planning Commission grant final site plan approval for Camping World located at 43646 N. I-94 Service Drive.

Paul Kammer of Fishbeck Associates presented his site plan review letter dated 11-19-20, recommending the Planning Commission grant the Camping World project engineering and final site plan approval, based on the engineering review of the proposed site, subject to the comments in the review letter and in accordance with the Township's Engineering Standards manual. The applicant will be required to address the comments in the Issued for Construction Plan Set prior to the Preconstruction meeting being scheduled.

All conditions in the Fire Department review letter dated 2-5-20 are complete.

No comments from the Commission or the audience.

Motion Kelley, Jahr second to grant the applicant, Derrick Matter/Camping World, final site plan approval to demolish the east wing of their existing building and create new R.V. parking and storage on the site, located at 43646 North I-94 Service Drive, tax parcel number 83-060-01-0001-001, based on the analysis and subject to the findings in the McKenna review letter dated 11-19-20, Fishbeck review letter dated 11-19-20 and Fire Department review letter dated 2-5-20.

PC Minutes 12-9-20 Page **5** of **8**

Roll Call:

Yeas: Budd, Atchinson, Kelley, Cullin, Jahr, Franzoi and Thompson.

Nays: None. Absent: None.

Motion Carried. (Letters Attached)

ITEM #3: 20-033 - MEIJER INC. STORE ADDITION - PRELIMINARY AND FINAL SITE PLAN

APPROVAL.

APPLICANT, ELEVATUS ARCHITECTURE, ON BEHALF OF OWNER MEIJER, INC. IS SEEKING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO CONSTRUCT A 1,680 SQUARE FOOT ADDITION AND RELATED SITE IMPROVEMENTS.

THE SITE IS LOCATED AT 9701 BELLEVILLE ROAD (TAX PARCEL NUMBER 83-058-99-0006-705), ON THE SOUTH SIDE OF TYLER ROAD AND THE EAST SIDE OF BELLEVILLE ROAD.

Craig Armstrong of Elevatus Architecture gave the presentation. Meijer in response to Covid-19 is rolling out a digital online ordering program in which customers order online and drive to the store for curbside pickup. The 1,680 square foot addition is located on the southern side of the building, there will be a new exterior door facing toward the front parking lot where vehicles will be staged, signage will direct vehicles for pickup coming in along the south drive and heading north to keep traffic far away from the main entrance. There have been modifications to the landscape island to have a net zero impervious area increase and the addition was situated as to not be located over a grease interceptor. Storm drainage for the site will run toward the back of the building to a gutter and downspout system, tying into existing storm system under the building, all lines have been evaluated for the additional storm water and the sizes that are existing are sufficient. The applicant is seeking preliminary and final site plan approval to get the project going as quickly as possible.

Director Power provided a brief overview. Commercial uses exceeding 1,000 square feet in area require site plan review with the Planning Commission. Given the fact that this is a minor addition in the broader context of the large commercial retail site, the proposed use does not require an extensive planning review process. Based on this finding, the Planning Commission may exercise their ability to review the final site plan without first granting a preliminary site plan approval per Section 12.205 (A) (4) of the Zoning Ordinance.

Vidya Krishnan of McKenna Associates presented her site plan review letter dated 11-24-20, recommending the Planning Commission approve the preliminary and final site plan under the provisions of Section 12.205 (A) (4), subject to the following conditions:

- 1. Removal of solid curb line from south cross access drive.
- 2. Notation of width of the sidewalk connector on the site plan.
- 3. Addition of a note clarifying how the curbside pick-up will operated to prevent aisle blockage.
- 4. Replacement for the tree to be removed, if the tree is a regulated tree size.

CHARTER TOWNSHIP OF VAN BUREN PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM June 9, 2021 MINUTES

Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.

Chairperson Thompson called the meeting to order at 7:31 p.m.

ROLL CALL:

Present: Atchinson, Budd, Kelley, Cullin and Thompson.

Excused: Jahr.

Staff: Director Power, Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan and Fishbeck Associate, Stephen

Clayton.

Applicant(s) in Attendance: Peter Bedder on behalf of Kalitta Air LLC.

Audience: Two (2).

APPROVAL OF AGENDA:

Motion Kelley, Cullin second to approve the agenda of June 9, 2021 as presented.

Roll Call:

Yeas: Budd, Atchinson, Kelley, Cullin and Thompson.

Nays: None. Absent: Jahr. Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Atchinson second to approve the regular meeting minutes of May 26, 2021 as presented.

Roll Call:

Yeas: Cullin, Kelley, Atchinson, Budd and Thompson.

Nays: None. Absent: Jahr. Motion Carried.

NEW BUSINESS:

ITEM #1: 19-038 CAMPING WORLD – PRELIMINARY AND FINAL SITE PLAN AMENDMENT

APPROVAL.

THE APPLICANT, DERRICK MATTER/CAMPING WORLD, IS SEEKING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL TO AMEND A PREVIOUSLY APPROVED FINAL SITE PLAN BY RENOVATING THEIR EXISTING BUILDING IN

PLACE OF DEMOLISHING A PORTION OF THE BUILDING AND REDUCING THE PROPOSED SIZE OF A REDEVELOPED RV PARKING AND STORAGE AREA ON THE SITE.

LOCATION:

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

Director Power gave the presentation and informed the Commission and the audience that the applicant has requested to postpone approval until a later meeting in order to address items in the Fire Departments review. Director Power displayed the site plan, an aerial image of the site and a preliminary color rendering. The request is to consider approval of an amended combined preliminary and final site plan for the Camping World site redevelopment. The redevelopment involves maintaining the roughly 15,633 sq. ft. east wing of their existing building instead of demolishing it, retaining the remainder of the building with an area of 28,139 sq. ft., along with the creation of a new RV parking and sales area on site and related site improvements. Director Power has received recommendations from the Principal Planner and Township Engineer, however, fire safety issues have prompted additional discussion with the Fire Department regarding access and fire suppression needs.

Vidya Krishnan of McKenna Associates presented her staff review letter dated 6-4-21. The applicant's amended plan is significantly in compliance to the originally approved plan with the only major notable change being the retention of the entire building footprint, resulting in the corresponding decrease in outdoor RV storage space and the elimination of the propane tank station. The few remaining items can be easily addressed and therefore, McKenna Associates recommends preliminary and final approval of the amended sit plan, subject to the following conditions:

- 1. Clarification regarding the areas included in the 2,501 square feet of open space being provided.
- 2. Review and approval of proposed storm water detention system by the Township Engineer and Wayne County.
- 3. Submission of a colored rendering of the proposed building.

Stephen Clayton of Fishbeck Associates presented his staff review letter dated 6-4-21 recommending the Planning Commission grant the Camping World project, engineering and final site plan approval, subject to the comments noted in the review letter and in accordance with the Township's Engineering Standards manual.

No comments from the Commission or the audience.

The applicant has asked that no action be taken at this meeting and we'll present for action at a later date.

Director Power will provide a set of complete and updated elevations when they have been presented by the applicant.

ITEM #2: 21-008 – KALITTA AIR LLC

STAFF WILL PROVIDE AN UPDATE ON A PROPOSED SITE PLAN FOR A 25,430 SQUARE FOOT BUILDING WITH THREE (3) FLIGHT SIMULATORS, OFFICE AND TRAINING SPACES, ALONG WITH PARKING AND RELATED SITE IMPROVEMENTS. THE PROPOSED BUILDING WILL BE THREE (3) STORIES AND 44 FEET AND 10 INCHES TALL WITH A TOTAL FLOOR AREA OF 55,241 SQUARE FEET.

LOCATION: 50206 TYLER ROAD EXTENSION (TAX PARCEL ID #83-189-99-0008-000). THE

PROPERTY IS LOCATED ON THE NORTH SIDE OF THE TYLER ROAD EXTENSION

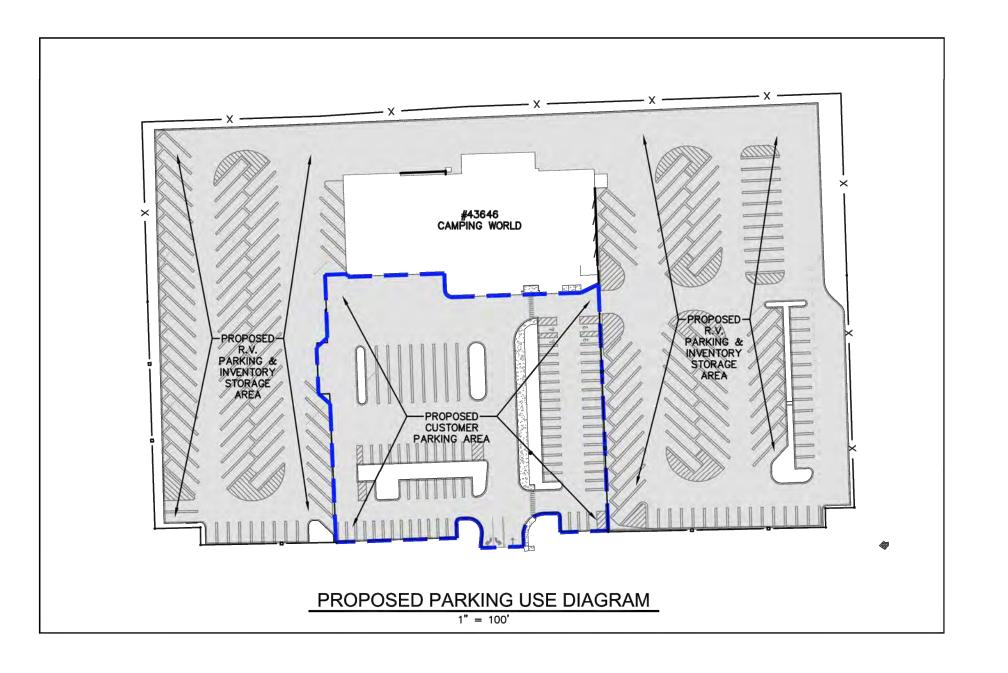
NEAR THE BORDER WITH YPSILANTI TOWNSHIP.

Director Power presented his staff review dated 6-4-21. Kalitta Air is proposing to pursue two phases of construction, the first of which will involve the construction of a 25,430 sq. ft. office and training building containing flight simulators, along with parking lot improvements including replacement of existing parking areas and the addition of 71 parking spaces and related site and storm water improvements. These improvements are in addition to an existing site which contains roughly 146,830 sq. ft. of combined office, warehouse, simulator and hangar spaces currently used by Kalitta Air, a private flight charter company. The proposed site includes two (2) proposed lease parcels with a combined acreage of 17.57 acres with a location of 843 Willow Run Airport.

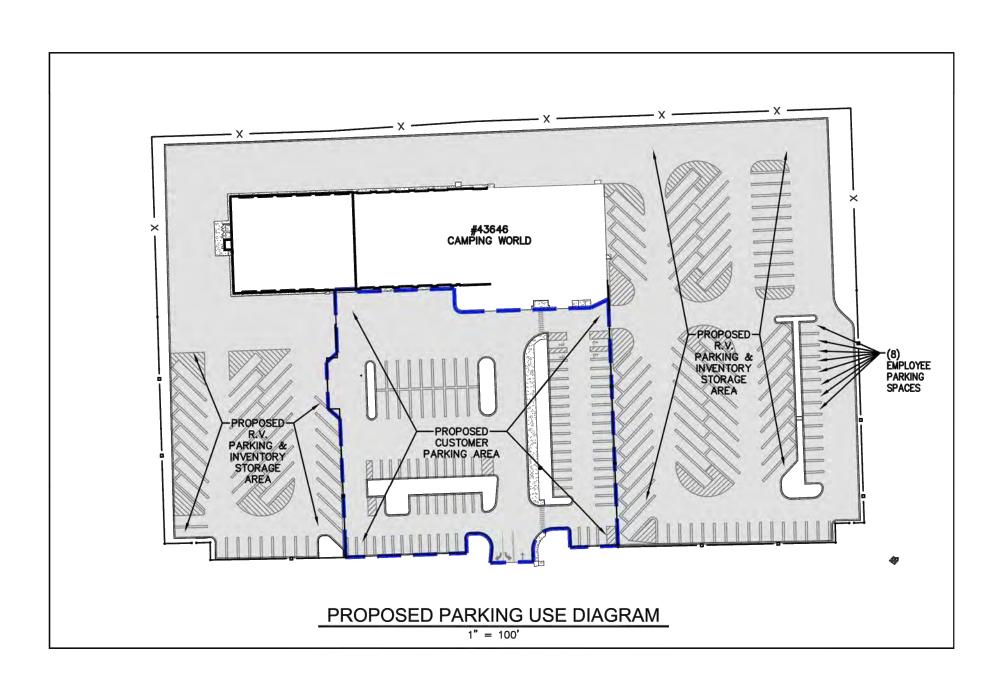
The site plan request was reviewed based on Zoning Ordinance standards described in Section 3.118 (D) (AP – Airport District) allowing for a modified site plan review procedure for developments located at public airports. This involves reviewing the area, height and placement of the principle use; its parking, loading and access management; environmental performance standards; and screening, landscaping and other Ecorse and Beck Road adjacency requirements.

Director Power recommends conditional approval of the submitted civil site plan set dated 1-29-21, subject to conditions per the following comments in his staff review letter dated 6-4-21:

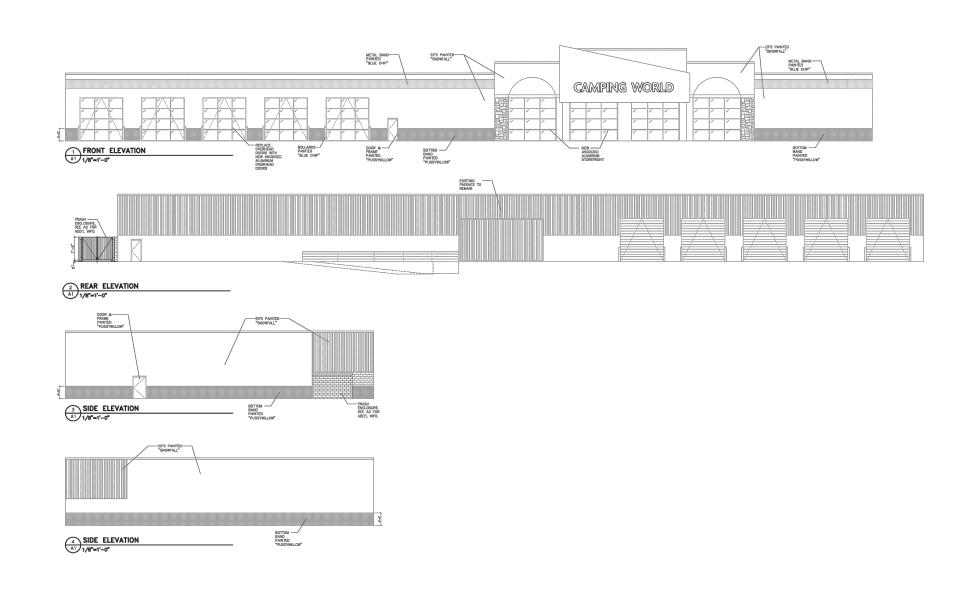
- All necessary approvals from the Wayne County Airport Authority (WCAA) and Wayne County Department of Public Services must be obtained prior to construction.
- Staff will provide a final review of the applicant's off-street parking analysis. If accepted, this analysis must be added to the notes on the final "issue for construction" site plan.
- Double striping shall also be shown for all parking spaces.
- The final issued-for-construction civil site plan submittal shall be signed and sealed by a professional Engineer.
- An existing conditions drawing shall be provided or a revision to sheet C-1.1 shall be provided which shows the full extent of the parcel boundaries of the leased parcels used by Kalitta Air.
- The revision date on the final site plan set must be updated for clarity.
- Prior to construction, the applicant shall obtain any necessary permits for connections to Van Buren Township's utilities systems.
- Prior to construction, final engineering review shall be provided by the Van Buren Township Engineer to demonstrate compliance with the Township's engineering



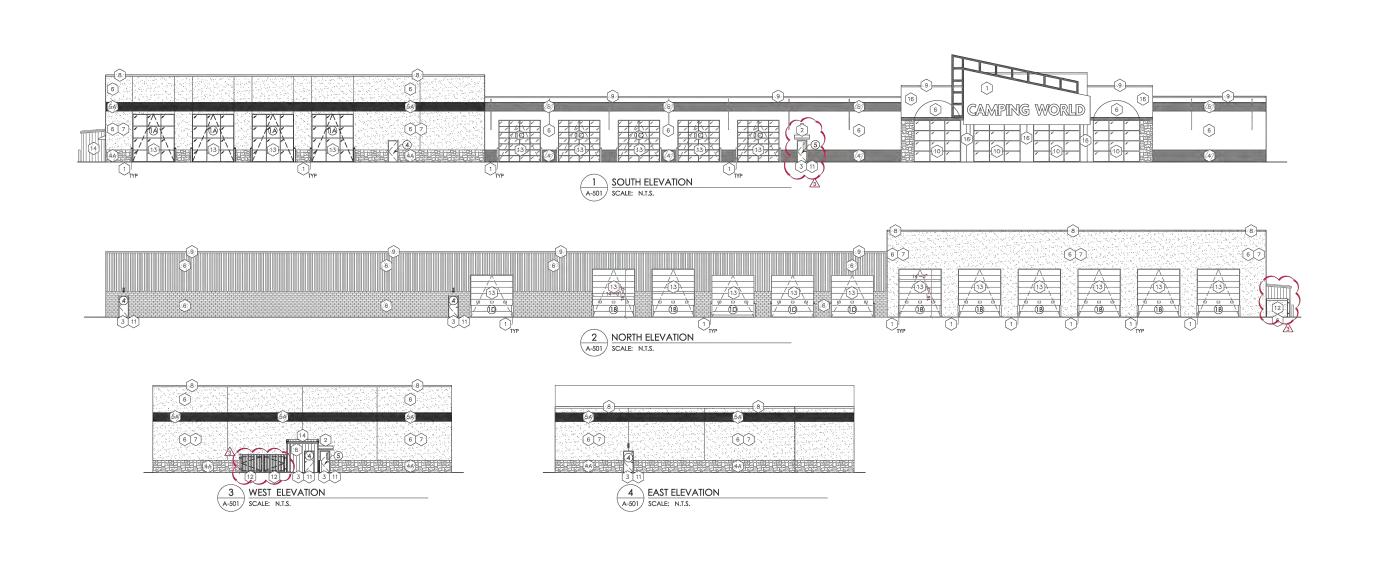
BUILDING/SITE LAYOUT - ORIGINAL S.P.A. (2020)



BUILDING/SITE LAYOUT - AMENDED S.P.A. (2022)



BUILDING ELEVATIONS - ORIGINAL S.P.A. (2020)



BUILDING ELEVATIONS - AMENDED S.P.A. (2022)

CAMPING WORLD, 43646 1-94 SERVICE DRIVE (VAN BUREN TWP.)

Owner / Developer

CAMPING WORLD 43646 N. INTERSTATE 94 SERVICE DRIVE

CONTACT

DERRICK MATTER PHONE: (847) 229-6429

EMIAL: DERRICKMATTER@GANDEROUTDOORS .COM

Civil Engineer

NOWAK & FRAUS ENGINEERS 46777 Woodward Ave. Pontiac, MI 48342-5032 Tel. (248) 332-7931 Fax. (248) 332-8257

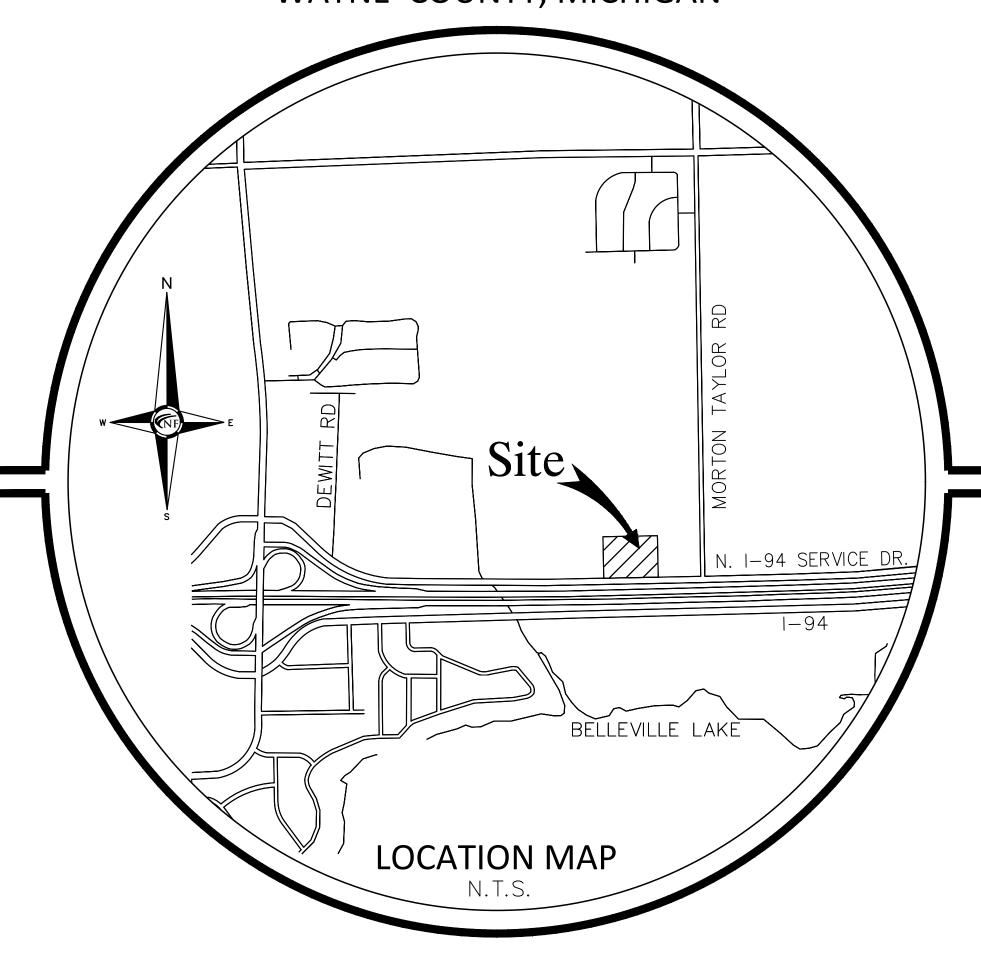
CONTACT:

Fax. (248) 332-8257

PRINCIPAL: BRETT BUCHHOLZ, P.E. EMIAL: BBUCHHOLZ@NFE-ENGR.COM PROJECT MANAGER: PAUL TULIKANGAS, P.E. EMAIL: PTULIKANGAS@NFE-ENGR.COM Tel. (248) 332-7931

Charter Township of Van Buren, Wayne County, Michigan SITE PLAN DRAWINGS Prepared For **CAMPING WORLD**

> PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP OF VAN BUREN, WAYNE COUNTY, MICHIGAN



CAMPING WORLD - BELLEVILLE, MI

THE FOLLOWING UTILITY COMPANIES MAY HAVE FACILITIES WITHIN OR ADJACENT TO THE PROJECT LIMITS: WATER AND SANITARY SEWER VAN BUREN TOWNSHIP 550 S. MAPLE DEPARTMENT OF PUBLIC SERVICES ANN ARBOR, MI 48103 46425 TYLER ROAD CONTACT: TOYA TROUPE (tt2454@ATT.COM) VAN BUREN TWP., MI 48111 (734) 996–2167 CONTACT: MARTY LADD (MLADD@NAVBUREN-MI.ORG) <u>COMCAST / CABLE</u> (734) 699-8900 25626 TELEGRAPH RD. <u>NATURAL GAS</u> SOUTHFIELD, MI 48034 DETROIT EDISON CONTACT: CRAIG PUDAS (CRAIG_PUDAS@CABLE.COMCAST.COM) 3150 E. MICHIGAN AVE. (248) 809-2715 YPSILANTI TOWNSHIP, MI 48198 TRAFFIC SIGNALS (WAYNE COUNTY) CONTACT: CHRIS BURKHART (CHRIS.BURKHART@DTEENERGY.COM) 29900 GOODARD RD. (734) 544-7809 DETROIT, MI 48242 **ELECTRICAL** CONTACT: ERIC LENTZ. P.E. DETROIT EDISON (734) 955–2161 WESTERN WAYNE SERVICE CENTER 8001 HAGGERTY RD. WAYNE COUNTY D.P.S. PERMITTING BELLEVILLE, MI 48111 33809 MICHIGAN AVE. CONTACT: TIFFANY DAVIS OR NAZALYN HILL WAYNE, MI 48184 (734) 397-4015 CONTACT: HIKMAT KASSEM, P.E. (734) 959-6504 x2038

SHEET INDEX - CONSTRUCTION DRAWINGS

- BOUNDARY / TOPOGRAPHIC / TREE SURVEY
- T2 TREE LIST C1 OVERALL SITE PLAN
- C1A EMERGENCY VEHICLE ACCESS PLAN
- C2 DEMOLITION PLAN
- C3A PAVING & GRADING PLAN (1 OF 2)
- C3B PAVING & GRADING PLAN (2 OF 2)
- C4 UTILITY PLAN
- C4A DRAINAGE AREA AND STORM SEWER CALCULATIONS PLAN C4B STORM PROFILE PLAN (1 OF 2)
- C4C STORM PROFILE PLAN (2 OF 2)
- SOIL EROSION AND SEDIMENTATION CONTROL PLAN
- STORM WATER UNDERGROUND DETENTION SYSTEM NOTES & DETAILS (1 OF 2) STORM WATER UNDERGROUND DETENTION SYSTEM NOTES & DETAILS (2 OF 2)
- STORM WATER PUMP SYSTEM DETAILS
- LONG TERM MAINTENANCE OF STORM WATER MANAGEMENT
- SYSTEM EXHIBITS A&B
- C10 WAYNE COUNTY STANDARD DETAILS LANDSCAPE PLAN
- A004 TRASH ENCLOSURE DETAILS
- A102 NEW BUILDING PLAN
- A501 EXTERIOR BUILDING ELEVATIONS
- **E001 ELECTRICAL COVER SHEET**
- **E002 ELECTRICAL SITE PLAN E003 SITE PHOTOMETRIC PLAN**
- **E004 ELECTRICAL SITE DETAILS**

VAN BUREN TOWNSHIP - MD-1 - MISCELLANEOUS DETAILS

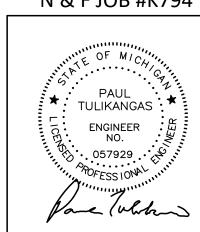
- VAN BUREN TOWNSHIP SE-1 SOIL EROSION & SEDIMENTATION CONTROL DETAILS VAN BUREN TOWNSHIP - SS-1 - SANITARY SEWER DETAILS
- VAN BUREN TOWNSHIP SS-2 SANITARY SEWER DETAILS
- VAN BUREN TOWNSHIP ST-1 STORM SEWER DETAILS
- VAN BUREN TOWNSHIP WM-1 WATER MAIN DETAILS
- VAN BUREN TOWNSHIP WM-2 WATER MAIN DETAILS VAN BUREN TOWNSHIP - SW-1 - SIDEWALK DETAILS

REQUIRED PERMITS DATE SUBMITTED WAYNE COUNTY STORM WATER / ENGINEERING 07/24/2020 revised 10/20/2020 revised 2. VAN BURN TWP. SITE PLAN APPROVAL 01/23/2020 revised 05/29/2020 revised 07/24/2020 submitted 3. VAN BURN TWP. FINAL SITE PLAN APPROVAL 11/16/2020 submitted 4. VAN BURN TWP. - ISSUED FOR CONSTRUCTION 12/15/2020 submitted 12/01/2021 submitted 02/25/2022 submitted 04/29/2022 submitted









CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257 WWW.NOWAKFRAUS.COM

ISSUE DATE: APRIL 29, 2022

LEGAL DESCRIPTION

EAST 488.69 FEET TOT HE PLACE OF BEGINNING.

MONUMENTS AND MONUMENT BOXES.

LEGAL DESCRIPTION PER ALTA/ACSM LAND TITLE SURVEY BY GEODETIC DESIGNS, INC DATED NOVEMBER 29, 2011.

REAL PROPERTY IN THE TOWNSHIP OF VAN BUREN, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: PART OF LOTS 1 TO 10, SEYMOUR AND TROESTER'S SPEEDWAY SUBDIVISION, AS RECORDED IN LIBER 70, PAGE 78 OF PLATS AND PAR OF SOUTHEAST 1/4 SECTION 15, VAN BUREN TOWNSHIP, TOWN 3 SOUTH, RANGE 8 EAST DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 15, TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN; THENCE NORTH 03 DEGREES 36 MINUTES 10 SECONDS WEST 374.01 FEET ALONG THE EAST LINE OF SAID SECTION 15 AND ALONG THE CENTERLINE OF MORTON-TAYLOR ROAD AND ITS SOUTHERLY EXTENSION; THENCE SOUTH 85 DEGREES 51 MINUTES 50 SECONDS WEST 540.61 FEET ALONG A LINE PARALLEL WITH AND 226.00 FEET NORTHERLY OF THE NEW CONSTRUCTION LINIE OF I-94 FREEWAY TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 85 DEGREES 51 MINUTES 50 SECONDS WEST ALONG SAID PARALLEL LINE 132.23 FEET; THENCE WESTERLY 650.76 FEET ALONG SAID PARALLEL LINE AND ALONG THE ARC OF A 57069.78 FOOT RADIUS CURVE TO THE RIGHT WITH CHORD SOUTH 86 DEGREES 11 MINUTES 26 SECONDS WEST 650.76 FEET TO A POINT IN THE WEST LINE OF SEYMOUR AND TROESTER'S SPEEDWAY SUBDIVISION, RECORDED IN LIBER 70 OF PLATS, PAGE 78 THEREOF; THENCE NORTH 03 DEGREES 45 MINUTES 15 SECONDS WEST 492.21 FEET ALONG THE WEST LIINE OF SAID SUBDIVISION AND ITS NORTHERLY PROLONGATION THEREOF; THENCE NORTH 86 DEGREES 23 MINUTES 50 SECONDS EAST 776.49 FEET; THENCE SOUTH 04 DEGREES 30 MINUTES 53 SECONDS

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-517457MI1-ORL, DATED NOVEMBER 23, 2011.

WAYNE COUNTY DPS GENERAL NOTES:

1. ALL WORK WITHIN THE WAYNE COUNTY ROAD RIGHT-OF-WAY (ROW) AND DRAIN EASEMENT SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND GENERAL SPECIFICATIONS INCLUDING SOIL EROSION AND SEDIMENTATION CONTROL OF THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES, AND MDOT 2012 SPECIFICATIONS FOR

2. THESE PLANS ARE NOT VALID WITHOUT ATTACHMENT OF THE WAYNE COUNTY PERMIT SPECIFICATIONS FOR CONSTRUCTION WITHIN THE ROAD ROW, PARKS, DRAIN EASEMENT OR SANITARY SEWER UNDER JURISDICTION OF THE WAYNE COUNTY (07/01/93) REVISED 12/15/2004

3. CONTRACTOR SHALL CONTACT MISS DIG AT 811 TO IDENTIFY AND FLAG/MARK THE LOCATIONS OF ALL UNDERGROUND UTILITIES AT THE PROPOSED CONSTRUCTION AREAS PRIOR TO START OF CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES, AND RESOLVE ANY CONFLICT BETWEEN THE PROPOSED WORK AND THE EXISTING UNDERGROUND OR ABOVEGROUND UTILITIES.

4. CONTRACTOR SHALL MAINTAIN 18" MINIMUM VERTICAL CLEARANCE AND 3 FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN THE PROPOSED AND EXISTING UTILITIES. ANY PROPOSED UTILITY PERMITTED TO CROSS UNDER THE ROAD OR DRAIN, MUST BE PLACED A MINIMUM OF 7 FEET BELOW THE LOWEST POINT OF THE ROAD, OR 6 FEET

BELOW THE DRAIN BOTTOM. OVERHEAD WIRES/CABLES MUST BE INSTALLED 18 FEET MINIMUM ABOVE THE ROAD CENTERLINE. TO RELOCATE ANY UTILITY WITHIN THE ROAD ROW, THE CONTRACTOR SHALL COORDINATE THE RELOCATION WITH THE UTILITY COMPANY AND AS DIRECTED BY THE WAYNE COUNTY ENGINEER. 5. ALL SURVEY MONUMENTS / CORNERS, AND BENCH MARKS LOCATED WITHIN THE CONSTRUCTION AREA MUST BE PRESERVED IN ACCORDANCE WITH PUBLIC ACT 74 AS AMENDED (INCLUDING ACT 34, P.A.20DO) AND AS PER WAYNE COUNTY PERMIT RULE 1.5. THE PERMIT HOLDER AND CONTRACTOR SHALL COORDINATE THE WORK WITH A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF MICHIGAN DURING CONSTRUCTION ACTIVITIES FOR THE PURPOSE OF WITNESSING, PRESERVING OR REPLACING SURVEY

6. EXPOSURE OF ANY UTILITIES UNDER THE PAVEMENT WILL NOT BE PERMITTED, UNLESS APPROVED BY THE WAYNE COUNTY ENGINEER. PAVEMENT REMOVAL AND REPLACEMENT SHALL BE PERFORMED PER APPLICABLE WAYNE COUNTY STANDARD

DETAILS AND AS DIRECTED BY THE WAYNE COUNTY ENGINEER 7. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITHIN THE WAYNE COUNTY ROAD ROW AND DRAIN EASEMENT WITH 3" TOPSOIL, THM SEED MIX AND MULCH.

SLOPES STEEPER THAN 1 ON 3 SHALL BE RESTORED BY PLACING SOD ON 2" TOPSOIL. 8. ALL BACKFILLS UNDER OR WITHIN 3 FEET OF THE PROPOSED OR EXISTING PAVEMENT, CURB OR SIDEWALK SHALL CONFORM TO THE WAYNE COUNTY TRENCH "B" BACKFILL REQUIREMENTS. TRENCH "A" BACKFILL MAY BE USED WITHIN THE ROAD ROW AREAS UNDER CONDITIONS OTHER THAN THOSE SPECIFIED FOR TRENCH "B". 9. CONTRACTOR IS RESPONSIBLE FOR RESTORING OR REPLACING ALL DISTURBED LANDSCAPED AREAS, SPRINKLER SYSTEMS,

FENCES, SIGNS, MAIL BOXES, ETC. WITHIN THE WAYNE COUNTY ROAD ROW AND / OR AS DIRECTED BY THE COUNTY ENGINEER. 10. CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES. OTHERWISE, DETOURING TRAFFIC MUST BE PER APPROVED PLANS. ALL SIGNING AND TRAFFIC

CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF M.M.U.T.C.D. 11. MAINTAIN A SAFE AND ADEQUATE TRAVEL ROUTE FOR PEDESTRIANS AT ALL TIMES THROUGHOUT THE PROJECT DURATION.

12. TUNNELING, BORING AND JACKING OPERATIONS SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY SPECIFICATIONS AND DETAILS. BORE PITS SHALL BE PLACED AT MINIMUM 10 FEET FROM THE BACK OF CURB OR EDGE OF PAVEMENT.

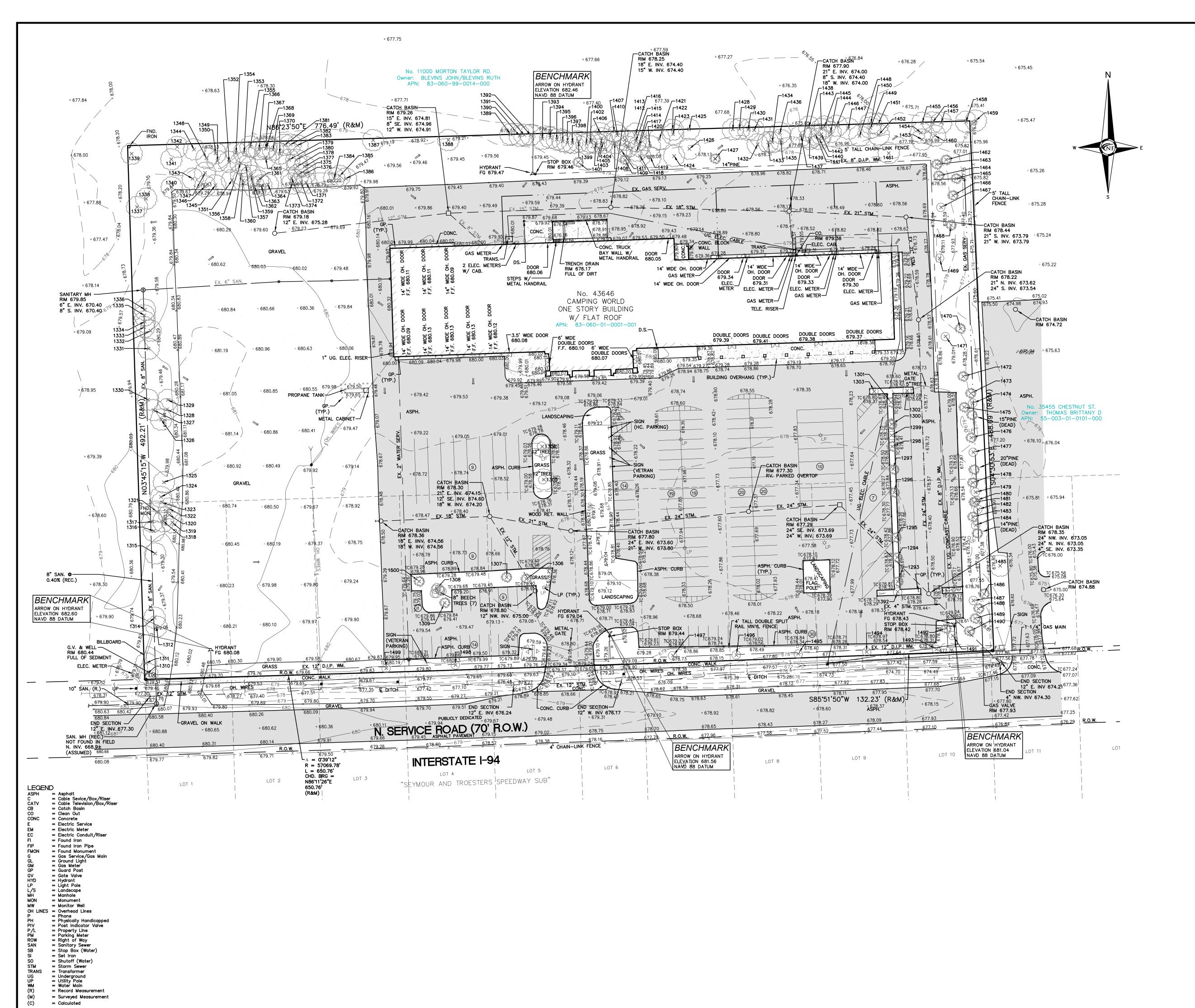
13. REMOVE ALL ABANDONED CONDUITS FROM THE COUNTY ROADS ROW OR AS DIRECTED BY THE WAYNE COUNTY ENGINEER.

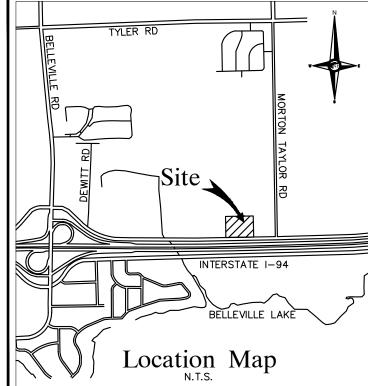
14. CONTRACTOR SHALL PROVIDE COLD WEATHER PROTECTION FOR ALL PROPOSED CONCRETE WORK, (PAVEMENTS, SIDEWALKS, DRIVE APPROACHES, ETC.) AS DIRECTED BY THE WAYNE COUNTY ENGINEER.

15. OVERNIGHT VEHICLE PARKING AND STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENTS ARE NOT PERMITTED WITHIN THE WAYNE COUNTY ROADS RIGHTS-OF-WAY. 16. CONTRACTOR SHOULD OBTAIN A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT FROM THE WAYNE COUNTY DPS. CONTACT THE WAYNE COUNTY SOIL EROSION OFFICE AT (734) 326-5565, OR THE COMMUNITY HAVING JURISDICTION OVER

17. CONTRACTOR SHALL NOTIFY THE WAYNE COUNTY TRAFFIC SIGNAL SHOP AT (734) 955-2154 AT LEAST 72 HOURS PRIOR TO START OF WORK AT OR NEAR ANY

18. CONTRACTOR SHALL NOTIFY WAYNE COUNTY 72 HOURS PRIOR TO START OF CONSTRUCTION. CONTACT THE PERMIT OFFICE AT (734) 858-2764.





LEGAL DESCRIPTION PER ALTA/ACSM LAND TITLE SURVEY BY

REAL PROPERTY IN THE TOWNSHIP OF VAN BUREN, COUNTY OF

AS RECORDED IN LIBER 70, PAGE 78 OF PLATS AND PART OF

WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: PART OF

LOTS 1 TO 10, SEYMOUR AND TROESTER'S SPEEDWAY SUBDIVISION,

SOUTHEAST 1/4 SECTION 15, VAN BUREN TOWNSHIP, TOWN 3 SOUTH, RANGE 8 EAST DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 15, TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN; THENCE

NORTH 03 DEGREES 36 MINUTES 10 SECONDS WEST 374.01 FEET

EXTENSION; THENCE SOUTH 85 DEGREES 51 MINUTES 50 SECONDS WEST 540.61 FEET ALONG A LINE PARALLEL WITH AND 226.00 FEE

NORTHERLY OF THE NEW CONSTRUCTION LINIE OF 1-94 FREEWAY TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 85 DEGREES 51 MINUTES 50 SECONDS WEST ALONG SAID PARALLEL LINE 132.23 FEET; THENCE WESTERLY 650.76 FEET ALONG SAID PARALLEL LINE

AND ALONG THE ARC OF A 57069.78 FOOT RADIUS CURVE TO THE

RIGHT WITH CHORD SOUTH 86 DEGREES 11 MINUTES 26 SECONDS WEST 650.76 FEET TO A POINT IN THE WEST LINE OF SEYMOUR

AND TROESTER'S SPEEDWAY SUBDIVISION, RECORDED IN LIBER 70 OF PLATS, PAGE 78 THEREOF; THENCE NORTH 03 DEGREES 45 MINUTES 15 SECONDS WEST 492.21 FEET ALONG THE WEST LIINE OF SAID SUBDIVISION AND ITS NORTHERLY PROLONGATION THEREOF;

HENCE NORTH 86 DEGREES 23 MINUTES 50 SECONDS EAST 776.49

FEET; THENCE SOUTH 04 DEGREES 30 MINUTES 53 SECONDS EAST

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE

COMPANY COMMITMENT NUMBER NCS-517457MI1-ORL, DATED

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER B90250079-00B, PURSUANT TO

MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR

UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 2-20-2019. THE SURVEY ONLY REFLECTS

THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE

RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY

TITLE SURVEY PROVIDED BY OWNER, PREPARED BY GEODETIC DESIGNS, INC. DATED NOVEMBER 29, 2011.

SIDES= (ONE SIDE) 25'(P); (TOTAL OF 2) 50'

(N) OFF-STREET PARKING SHALL BE PERMITTED TO OCCUPY A PORTION OF THE REQUIRED FRONT YARD SETBACK PROVIDED

EXCLUSIVE OF ACCESS DRIVEWAYS AND THE NEAREST

(P) FF-STREET PARKING SHALL BE PERMITTED IN A REQUIRED

TOTAL OBSERVED PARKING: 181 SPACES INCLUDING 2 BARRIER

THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED

A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF A

VAN BUREN TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK

TOPOGRAPHIC SURVEY ELEVATION INFORMATION SHOWN IS BASED

EXISTING GAS MAIN

INDICATES EX. SURFACE DRAINAGE PATTERN

────── EXISTING STORM SEWER

INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM THE CITY OF

DATUM CONVERSION TO NGVD 29

ON NAVD 88 DATUM. TO CONVERT ELEVATIONS TO NGVD 29

DATUM, ADD 0.42 FEET TO SHOWN ELEVATIONS.

LEGEND

MANHOLE CATCH BASIN

UTILITY POLE GUY POLE

MAX. BUILDING HEIGHT PERMITTED: 4 STORIES/40'

FROM THE CITY OF VAN BUREN ZONING ORDINANCE.

GROSS LAND AREA (PER REC. DESCRIPTION.):

ZONED: C-2 EXTENSIVE HIGHWAY BUSINESS BUILDING SETBACKS:

TO THE TOPOGRAPHY. PARCEL DESCRIPTION PER ALTA/ASCM LAND

383049.79 SQUARE FEET OR 8.794 ACRES.

THAT THERE SHALL BE MAINTAINED A MINIMUM UNOBSTRUCTED AND LANDSCAPED SETBACK OF TEN (10) FEET BETWEEN THE NEAREST POINT OF THE OFF-STREET PARKING AREA,

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND

FACILITY OWNERS AND OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE

UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR II

488.69 FEET TOT HE PLACE OF BEGINNING.

NOVEMBER 23, 2011.

NOTED.

SITE DATA

FRONT= 35' (N)

RIGHT-OF-WAY LINE

SIDE YARD SETBACK.

REAR= 20'

ALONG THE EAST LINE OF SAID SECTION 15 AND ALONG THE CENTERLINE OF MORTON-TAYLOR ROAD AND ITS SOUTHERLY

GEODETIC DESIGNS, INC DATED NOVEMBER 29, 2011.

PARCEL DESCRIPTION

CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

NOWAK & FRAUS ENGINEER 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931

FAX. (248) 332-8257

NOWAK & FRAUS

ENGINEERS

WWW.NOWAKFRAUS.COM

SEAL

PROJECT

Camping World - Belleville 43646 N. Interstate 94 Service Drive

CONTACT

Camping World 43646 N. Interstate 94 Service Drive Belleville, MI 48111

Derrick Matter, Director of Construction & Facilities

Lincolnshire, Illinois 60069

250 Parkway Dr, Suite 270

(847) 229-6429 Derrick.Matter@Ganderoutdoors.com

PROJECT LOCATION Part of the Southeast $\frac{1}{4}$ of Section 15

Town 3 South, Range 8 East THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS Van Buren Twp, Wayne County, Michigan LIMITED BOUNDARY PERFORMED TO BEST FIT RECORD PARCEL LINES

SHEET

Boundary / Topographic / Tree Survey



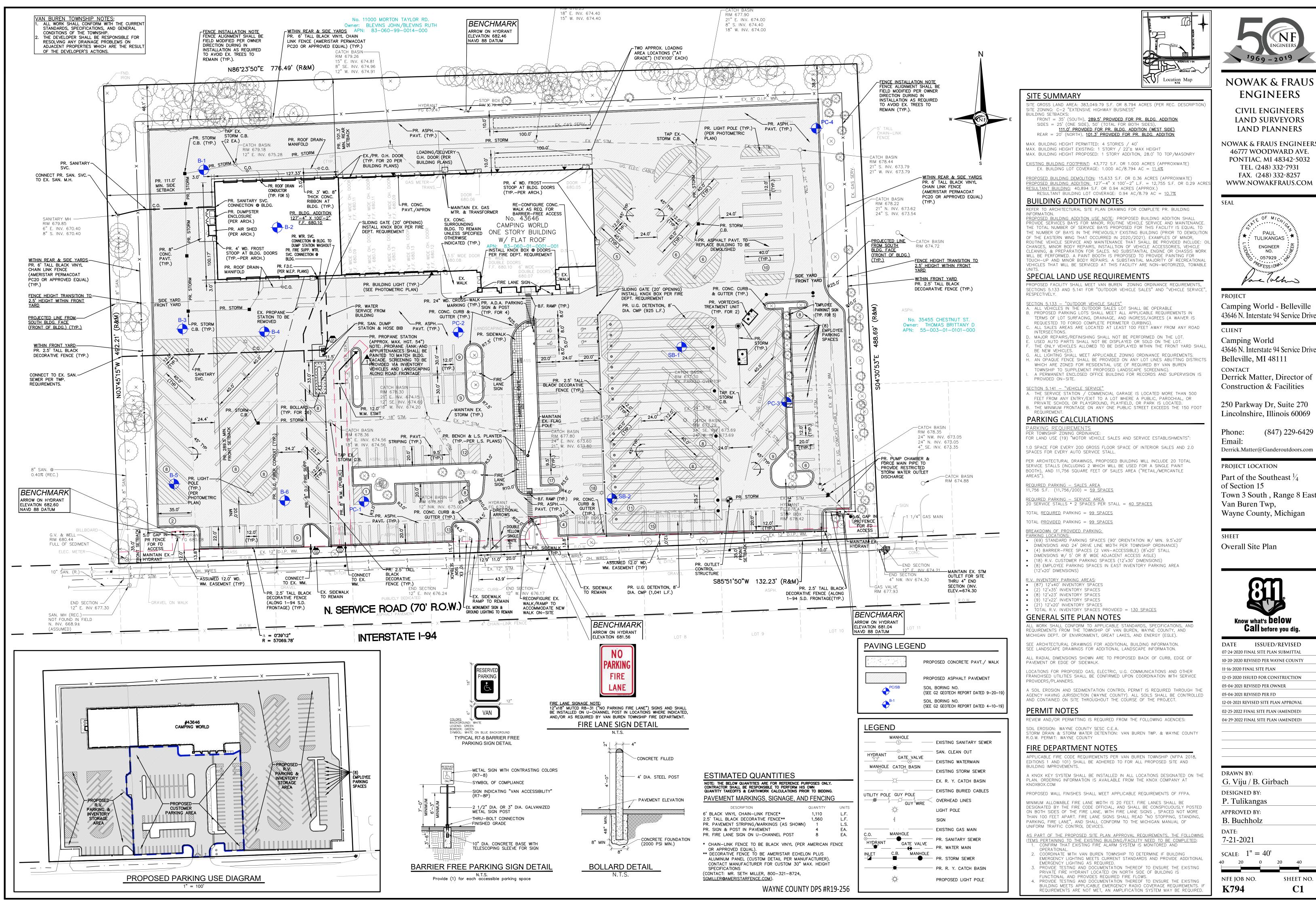
ATE	ISSUED/REVISED	
24-2020 I	FINAL SITE PLAN SUBMITTAL	
20-2020 F	REVISED PER WAYNE COUNTY	
6-2020 F	INAL SITE PLAN	
5-2020 19	SSLIED EOD CONSTRUCTION	

05-04-2021 REVISED PER OWNER 05-04-2021 REVISED PER FD 12-01-2021 REVISED SITE PLAN APPROVAL

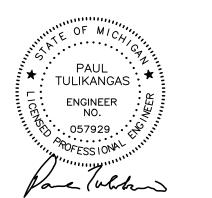
02-25-2022 FINAL SITE PLAN (AMENDED) 04-29-2022 FINAL SITE PLAN (AMENDED)

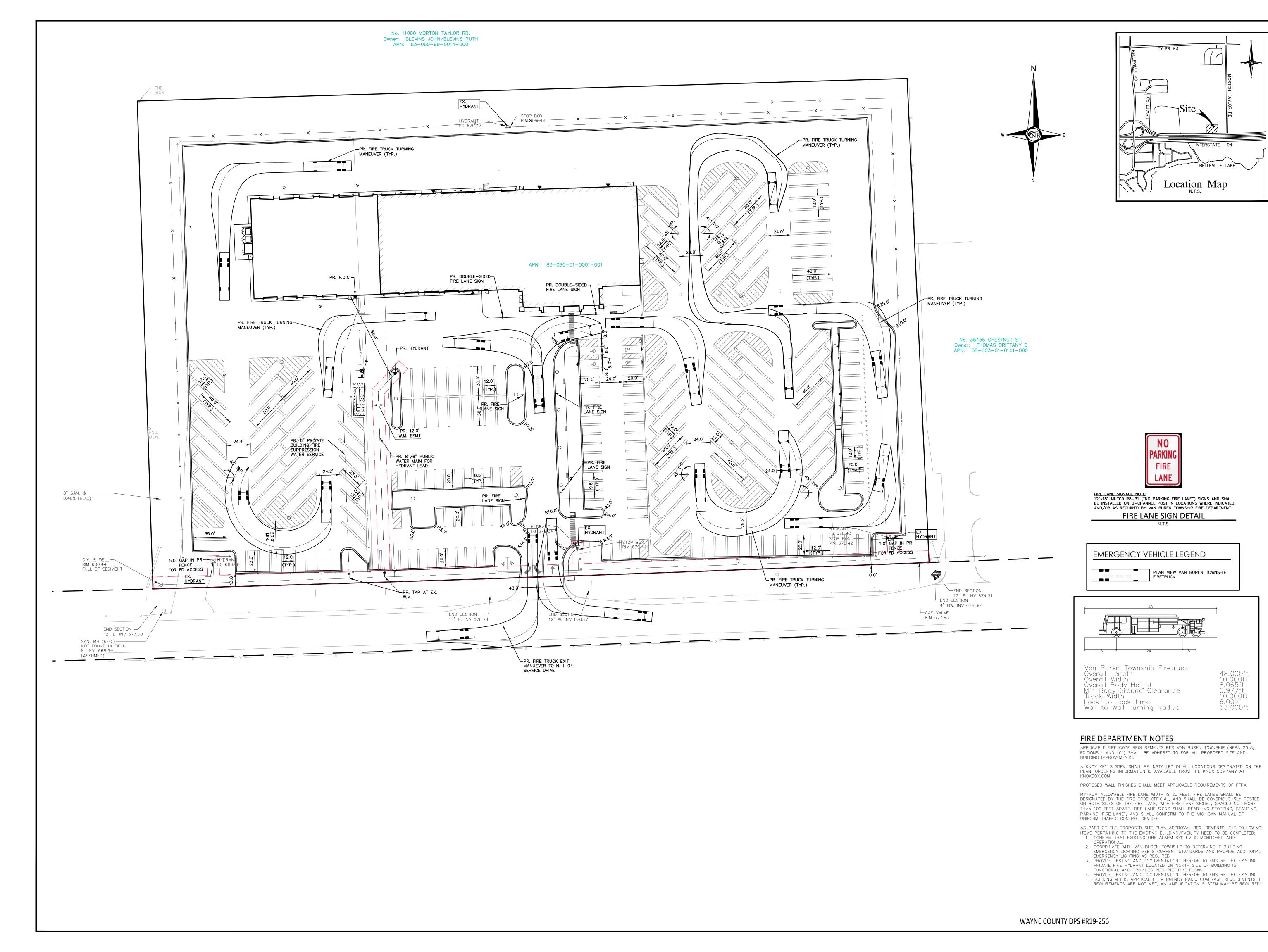
		DRAWN BY: C. Daniels
	EVICTING CANITARY CEWER	
	EXISTING SANITARY SEWER	DESIGNED B
	EXISTING SAN. CLEAN OUT	_
VE	EXISTING WATER MAIN	APPROVED B
SIN	EXISTING STORM SEWER	B. Buchho
	EX. R.Y. CATCH BASIN	DATE:
	EXISTING BURIED CABLES	7-21-2021
/IRE	OVERHEAD LINES	scale: 1" =
	LIGHT POLE	40 20
	SIGN	

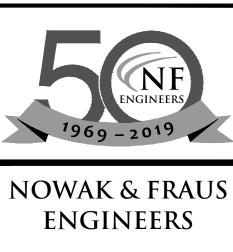
NFE JOB NO. SHEET NO. K794









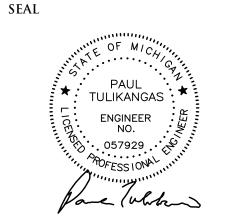


CIVIL ENGINEERS Land Surveyors Land Planners

NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257

WWW.NOWAKFRAUS.COM

. -



PROJECT

Camping World - Belleville 43646 N. Interstate 94 Service Drive

CLIENT

Camping World 43646 N. Interstate 94 Service Drive Belleville, MI 48111

CONTACT
Derrick Matter, Director of
Construction & Facilities

250 Parkway Dr, Suite 270 Lincolnshire, Illinois 60069

Phone: (847) 229-6429

Email:
Derrick.Matter@Ganderoutdoors.com

PROJECT LOCATION

Part of the Southeast \(^1/4\) of Section 15
Town 3 South, Range 8 East Van Buren Twp,
Wayne County, Michigan

SHEET

Emergency Vehicle Access Plan



DATE ISSUED/REVISED

07-24-2020 FINAL SITE PLAN SUBMITTAL

10-20-2020 REVISED PER WAYNE COUNTY

11-16-2020 FINAL SITE PLAN

12-15-2020 ISSUED FOR CONSTRUCTION

05-04-2021 REVISED PER OWNER

05-04-2021 REVISED PER FD
12-01-2021 REVISED SITE PLAN APPROVAL

02-25-2022 FINAL SITE PLAN (AMENDED)
04-29-2022 FINAL SITE PLAN (AMENDED)

DRAWN BY:
C Fllison / B Girbach

C. Ellison / B. Girbach
DESIGNED BY:

P. Tulikangas

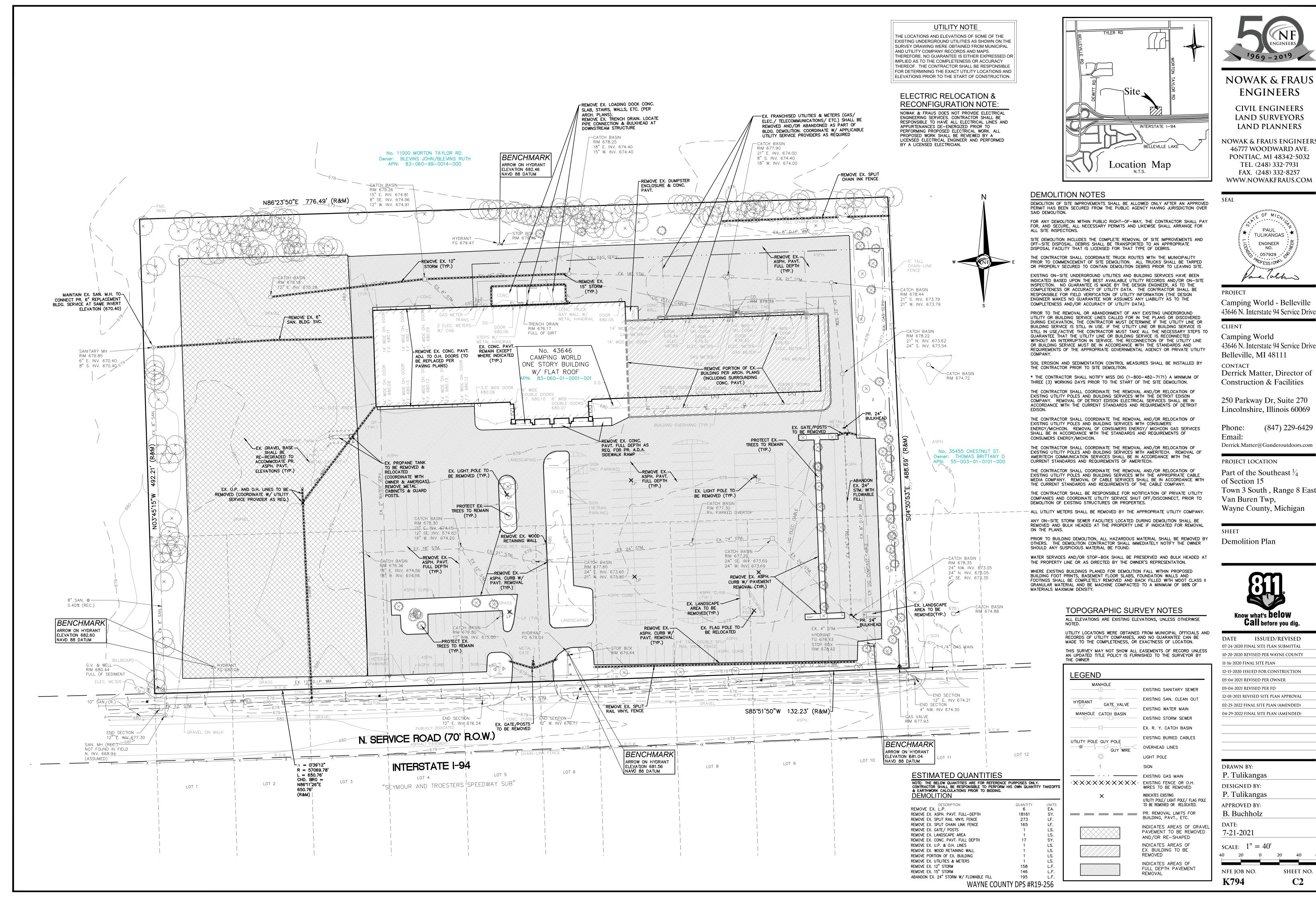
APPROVED BY:

B. Buchholz

DATE:
7-21-2021

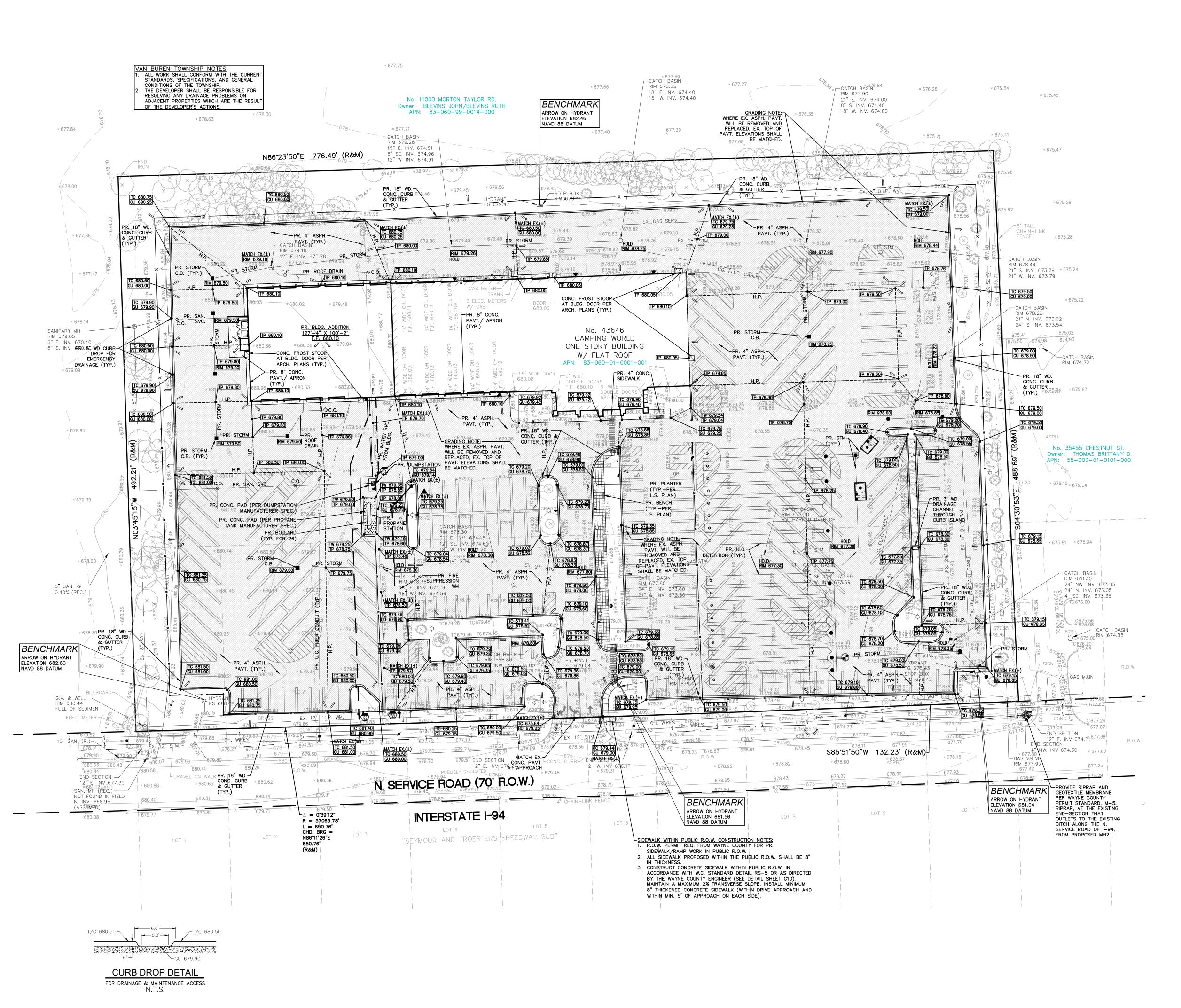
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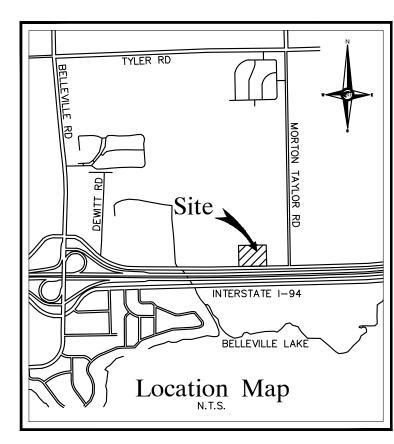
NFE JOB NO. SHEET NO. **C1A**





(847) 229-6429



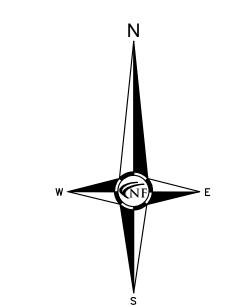




NOWAK & FRAUS ENGINEERS

CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

NOWAK & FRAUS ENGINEER 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257 WWW.NOWAKFRAUS.COM



NOTE:
ALL SIDEWALK AND SIDEWALK
RAMPS RAMPS MUST BE
INSTALLED IN ACCORDANCE

PAVING

4" ASPH. PAVT. 4" CONC. SIDEWALK

CONC. BOLLARD

8" CONC. PAVEMENT

LEGEND

HYDRANT

M.D.O.T. STANDARD PLAN R-28J.

DESCRIPTION

18" WD CURB & GUTTER

CONC. PAD FOR PROPANE STATION

A.D.A. DETECTABLE WARNING PLATE

PAVING LEGEND

MANHOLE

MANHOLE CATCH BASIN

UTILITY POLE GUY POLE

TC 600.00

GU 600.00

TW 600.00

TP 600.00

FG 600.00

___√___

GATE_VALVE

GUY WIRE

CONC. PAD FOR DUMPSTATION

ESTIMATED QUANTITIES

NOTE: THE BELOW QUANTITIES ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM HIS OWN QUANTITY TAKEOFFS & EARTHWORK CALCULATIONS PRIOR TO BIDDING.

QUANTITY

3,470

27,100 309

PROPOSED CONCRETE WALK/PAVEMENT

PROPOSED SURFACE DRAINAGE PATTERN

EXISTING SANITARY SEWER

SAN. CLEAN OUT

OVERHEAD LINES

EXISTING GAS MAIN

PR. SANITARY SEWER PR. WATER MAIN

PR. R. Y. CATCH BASIN

PROPOSED LIGHT POLE

PR. GUTTER ELEVATION

PR. TOP OF CURB ELEVATION

PR. TOP OF WALK ELEVATION

PR. TOP OF PVMT. ELEVATION

FINISH GRADE ELEVATION

LIGHT POLE

SIGN

PR. STORM SEWER

EXISTING WATERMAIN

EXISTING STORM SEWER

EX. R. Y. CATCH BASIN

EXISTING BURIED CABLES

PROPOSED ASPHALT PAVEMENT

SEAL PAUL TULIKANGAS ENGINEER . 057929 , APOFESSIONA' Vace (ulban)

PROJECT Camping World - Belleville

43646 N. Interstate 94 Service Drive CLIENT

Camping World 43646 N. Interstate 94 Service Drive Belleville, MI 48111 CONTACT

Derrick Matter, Director of Construction & Facilities

250 Parkway Dr, Suite 270 Lincolnshire, Illinois 60069

(847) 229-6429 Phone: Email: Derrick.Matter@Ganderoutdoors.com

PROJECT LOCATION Part of the Southeast $\frac{1}{4}$ of Section 15 Town 3 South, Range 8 East Van Buren Twp,

Wayne County, Michigan

SHEET

Paving and Grading Plan-1 of 2



Know what's **below Call** before you dig.

DATE	ISSUED/REVISED
07-24-2020 F	INAL SITE PLAN SUBMITTAL
10-20-2020 R	EVISED PER WAYNE COUNTY
11-16-2020 FI	NAL SITE PLAN
12-15-2020 IS	SUED FOR CONSTRUCTION
05-04-2021 R	EVISED PER OWNER
05-04-2021 R	EVISED PER FD
12-01-2021 RI	EVISED SITE PLAN APPROVAL
02-25-2022 F	INAL SITE PLAN (AMENDED)
04-29-2022 F	INAL SITE PLAN (AMENDED)
DRAWN 1	
G. Viju	/ B. Girbach
DESIGNE	ED BY:
P. Tulil	kangas
APPROVE	ED BY:

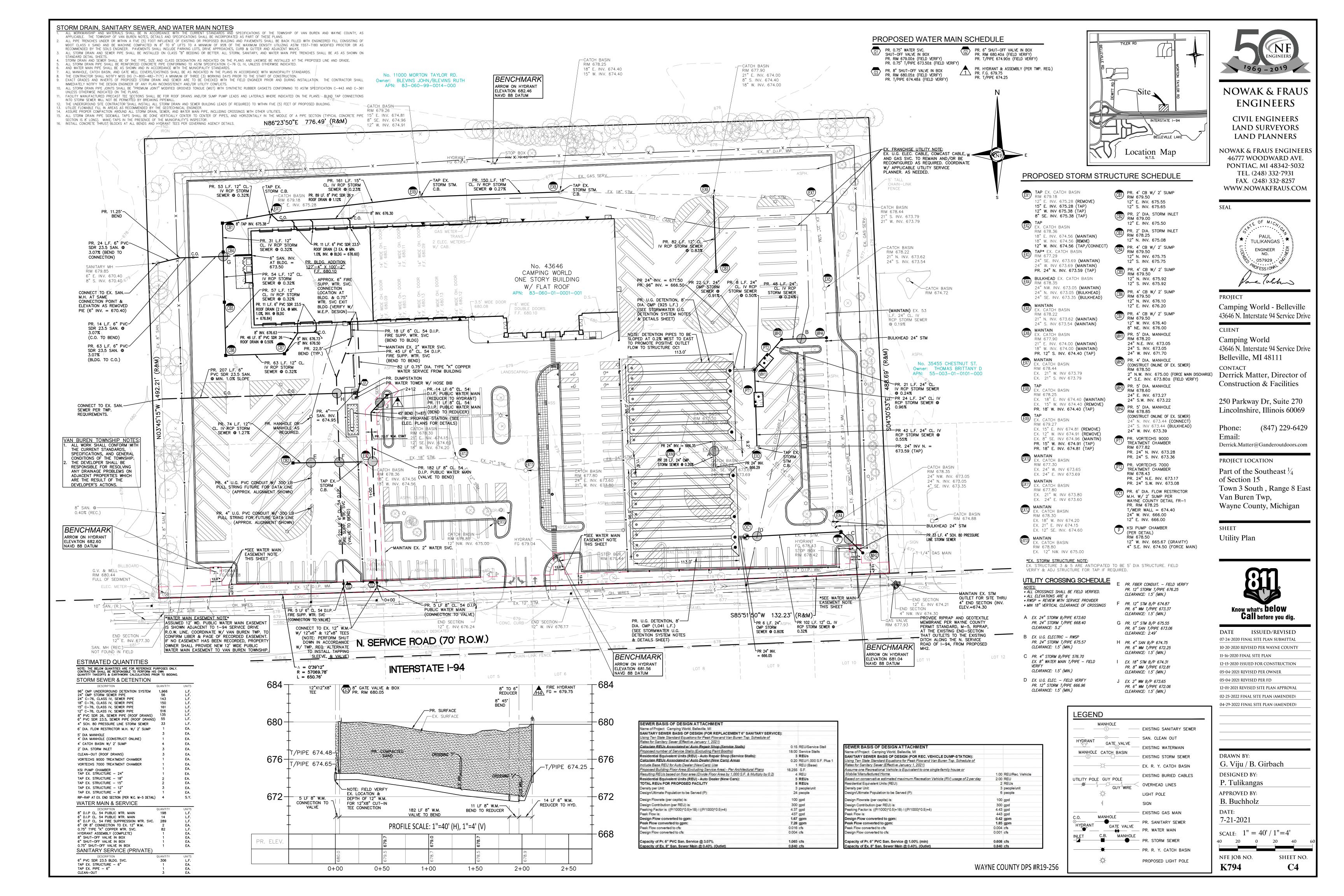
B. Buchholz DATE: 7-21-2021

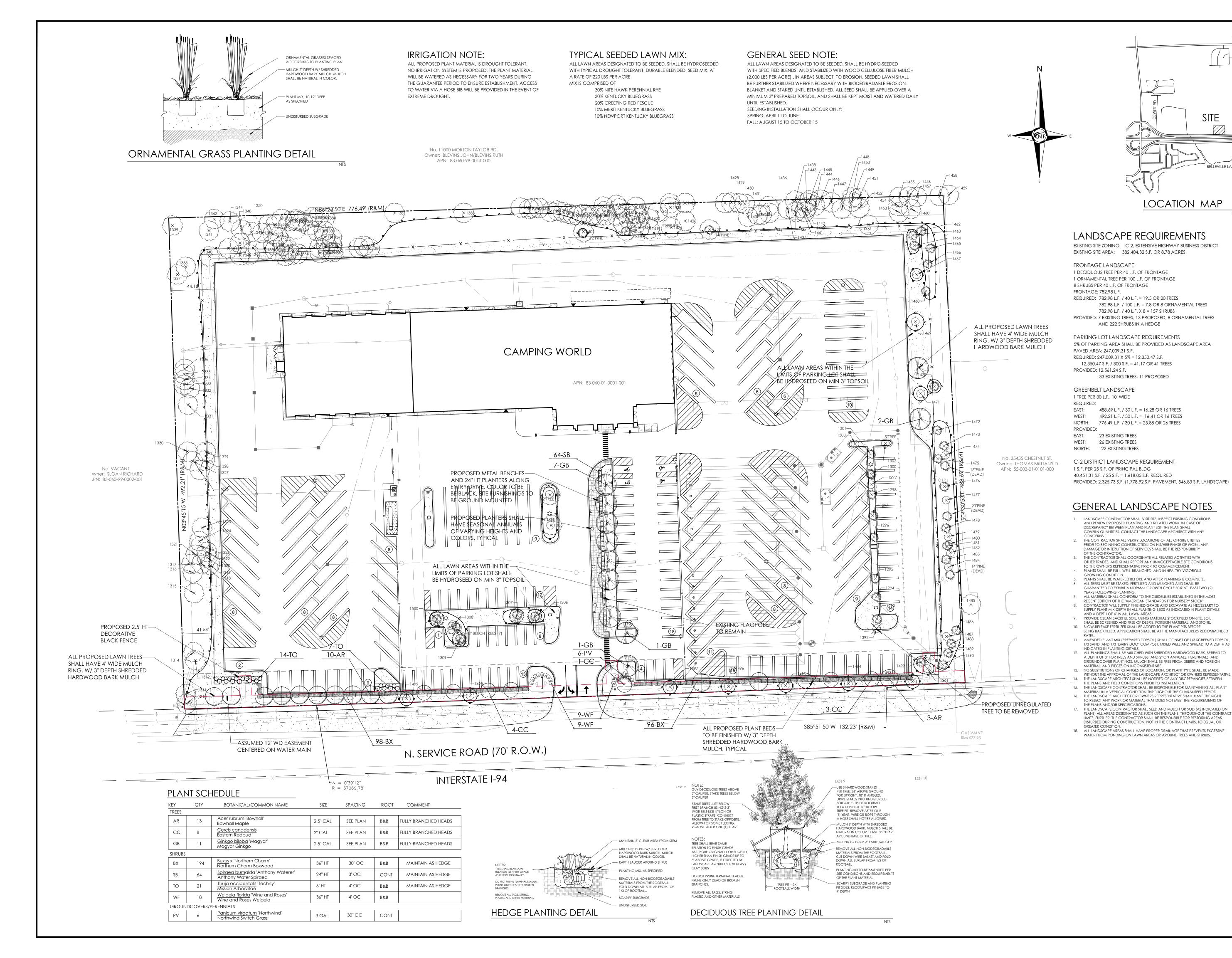
SCALE: 1'' = 40'

SHEET NO. NFE JOB NO.

C3A

WAYNE COUNTY DPS #R19-256





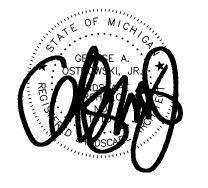


NOWAK & FRAUS Engineers

CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257 WWW.NOWAKFRAUS.COM

SEAL



PROJECT

Camping World - Belleville

CLIENT
Camping World

43646 N. Interstate 94
Service Drive
CONTACT
Derrick Matter Director

Derrick Matter, Director of Construction & Facilities

Lincolnshire, Illinois 60069

250 Parkway Dr, Suite 270

Phone: (847) 229-6429 Email: Derrick.Matter@Ganderoutdoors.com

PROJECT LOCATION

Part of the Southeast \(\frac{1}{4} \)
of Section 15
Town 3 South, Range 8 East
Van Buren Twp,
Wayne County, Michigan

SHEET

Landscape Plan



DATE ISSUED/REVISED

01/23/20 REVISED PER TWP REVIEW

03/30/20 REVISED PER TWP REVIEW

05/29/20 REVISED PER SITE PLAN APPROVAL

11/16/20 FINAL SITE PLAN

12/12/20 ISSUED FOR CONSTRUCTION

04/29/21 REVISED PER OWNER

12/01/21 REVISED SITE PLAN APPROVAL

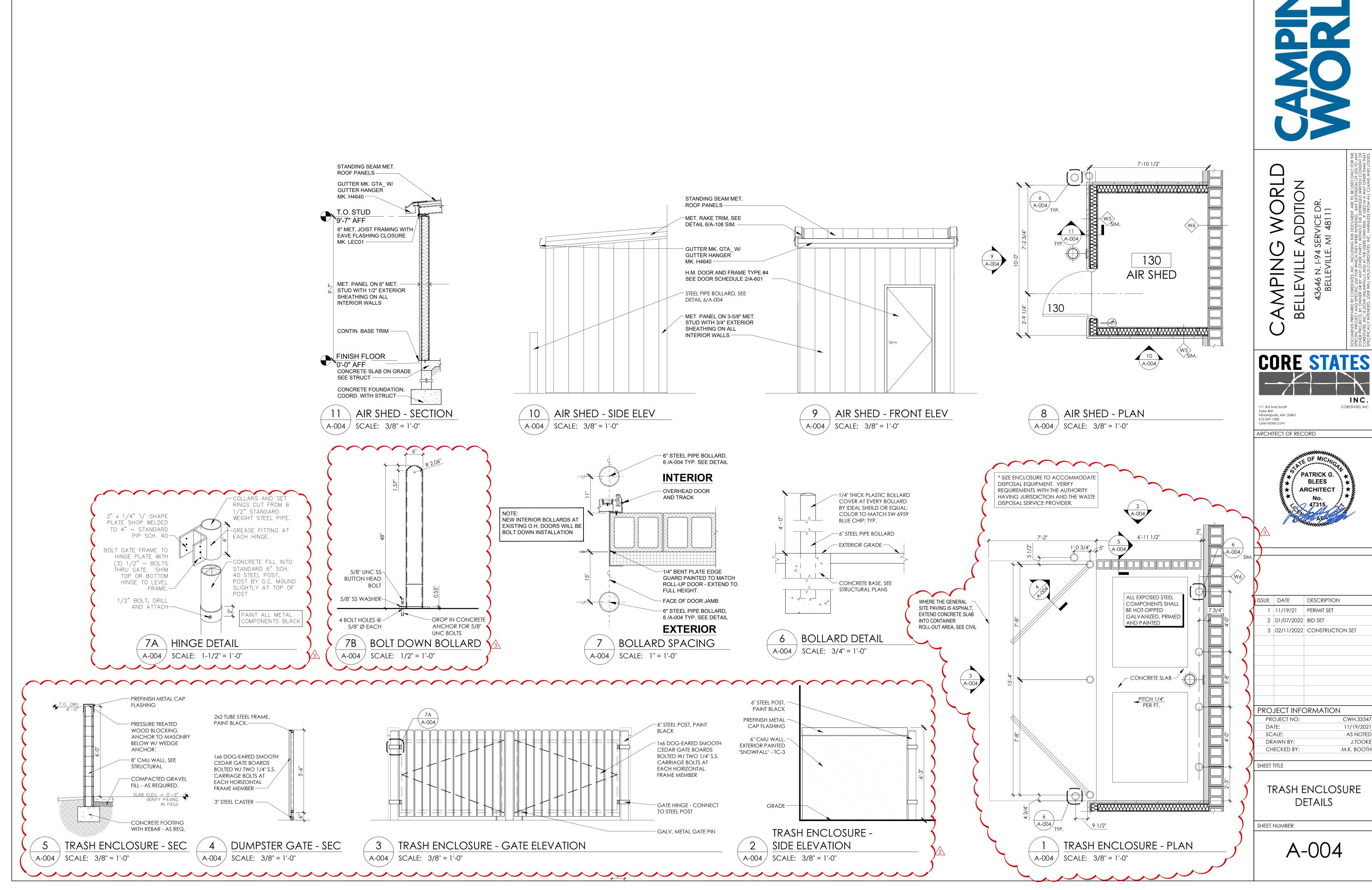
02/17/22 REVISED PER TWP REVIEW

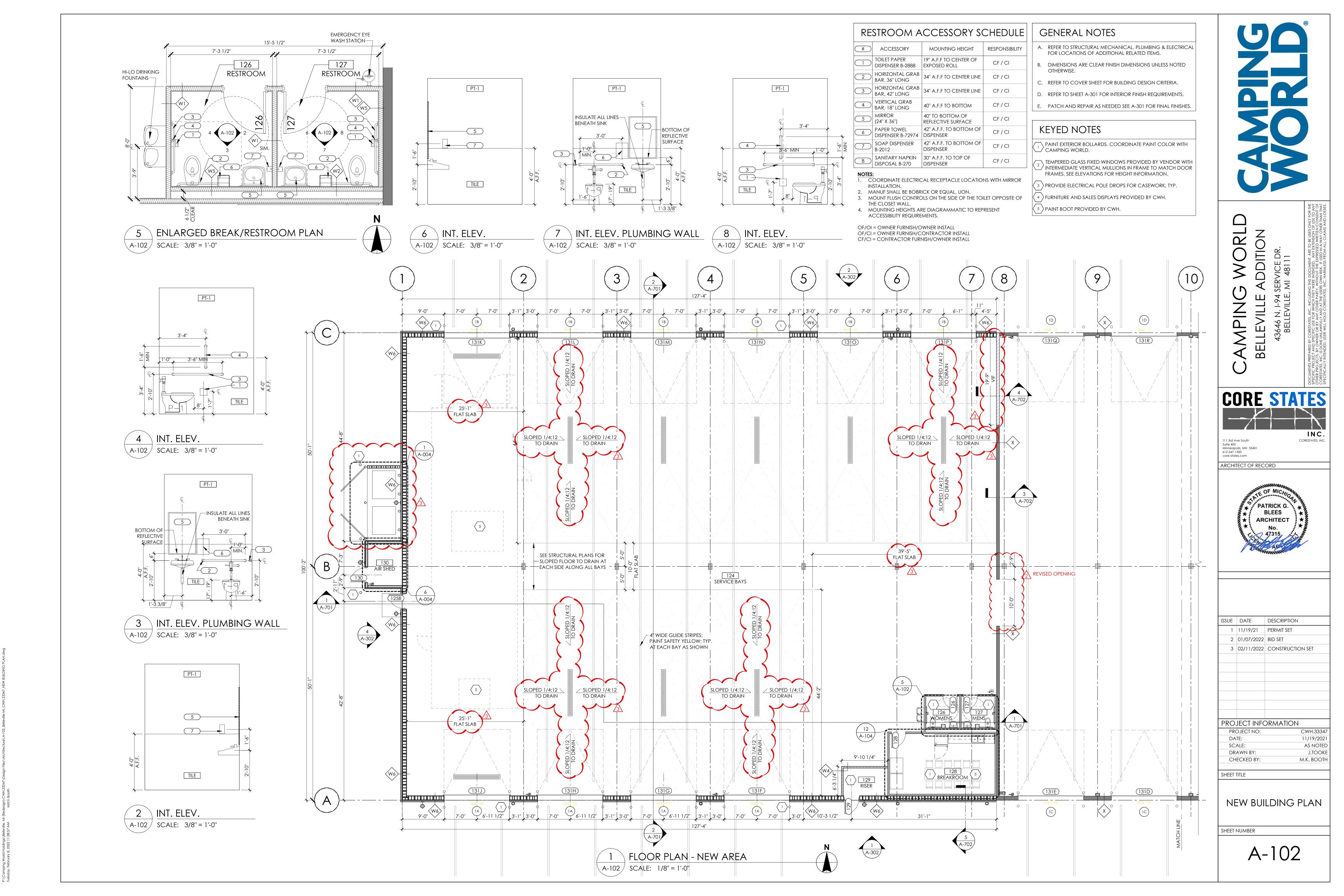
04/29/22 FINAL SITE PLAN (AMENDED)

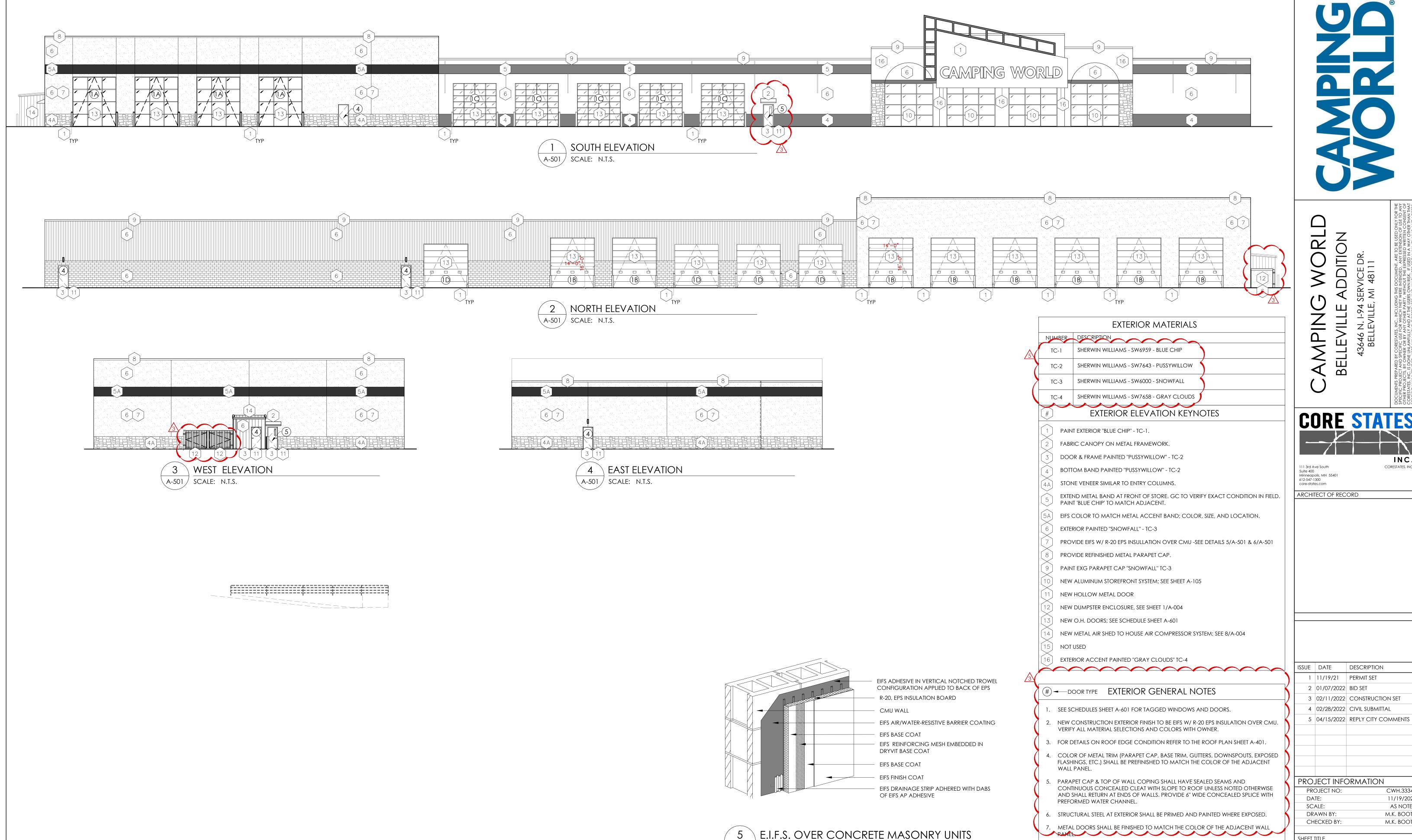
DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
10-02-2019

40 20 0 20 40 NFE JOB NO. SHEET NO.

K794







A-501 SCALE: N.T.S.

CORE STATES INC.

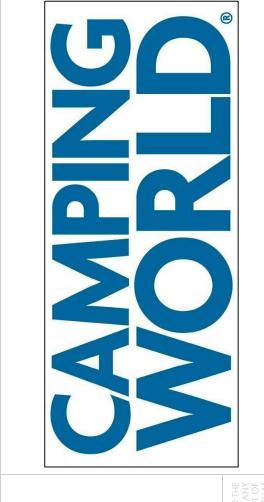
3 02/11/2022 CONSTRUCTION SET 4 02/28/2022 CIVIL SUBMITTAL

11/19/2021 AS NOTED M.K. BOOTH M.K. BOOTH

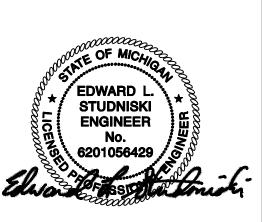
SHEET TITLE

EXTERIOR BUILDING **ELEVATIONS**

SHEET NUMBER



Mechanical and Electrical Engineers 1700 West Highway 36 - Suite 700 Roseville, Minnesota 55113 (651)639-9606 FAX 639-9618 Project No. 81-0358



ISSUE DATE DESCRIPTION 1 11/19/21 PERMIT SET 2 01/07/2022 BID SET 3 02/11/2022 CONSTRUCTION SET

PROJECT INFORMATION PROJECT NO: CWH.33347 11-19-2021 SCALE: AS NOTED DRAWN BY: CHECKED BY

SHEET TITLE

SITE PHOTOMETRIC PLAN

ALE

ELS

SHEET NUMBER

E003