

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, June 22nd, 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:

When: Jun 22, 2022 05:30 PM Eastern Time (US and Canada)

Topic: 6/22/2022 Van Buren Township Planning Commission Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/82374636116>

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Webinar ID: 823 7463 6116

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 AGENDA:

MINUTES: Approval of minutes from the regular meeting of June 8th, 2022.

CORRESPONDENCE:

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1: DISCUSSION: SUMPTER ROAD CORRIDOR PLAN

DESCRIPTION: The Charter Township of Van Buren has completed a draft amendment to its 2020 Master Plan to address a sub area located along and near Sumpter Road between Bemis Road and Industrial Park Drive. The Plan includes an amendment to the Township's Future Land Use Map to change the future land use designation of property as shown in the image to the right, to Sumpter Road Mixed Use District.

ACTION ITEMS:

- A. Presentation from Staff
- B. Planning Commission discussion.
- C. Public Comment.

D. Planning Commission to recommend holding a public hearing at the same time as a public hearing

ITEM # 2: DISCUSSION: SUMPTER ROAD MIXED USE ZONING DISTRICT (SRMU) AND SUMPTER ROAD OVERLAY DISTRICT (SROD)

Discussion to be held regarding and discussion of proposed text amendments to the Van Buren Township Zoning Ordinance to consider the addition of Section 3.121 (Sumpter Road Mixed Use District) and Article 6, Chapter 4 (Supplemental Zoning District Standards – Sumpter Road Overlay District), and related amendments.

ACTION ITEMS: A. Presentation from Staff
 B. Planning Commission discussion
 C. Public Comment
 D. Planning Commission recommendation to schedule public hearing for Sumpter Road Corridor Plan and Zoning Ordinance Amendments.

ITEM # 3 UPDATE: CASE 20-035 – 44605 HULL ROAD AND VICINITY IRRIGATION PONDS.

TITLE: Staff will provide an update on the request by applicant, KW Land Development, on behalf of owner, Wilkin Farm properties, seeks to construct two (2) five-acre irrigation ponds for agricultural purposes pursuant to Chapter 42, Article IV of the Van Buren Township code of ordinances. The irrigation pond approval for the project was granted by the Planning Commission on March 24, 2021. The project is anticipated to begin in July 2022, subject to Board of Trustees approval.

LOCATION: The affected properties include 180.57 acres of land on the south side of Hull Road between Sumpter Road and Martinsville Road, including Parcel 83-134-99-0003-701, 44605 Hull Road / 83-134-99-0001-000, 44975 Hull Road / 83-134-99-0002-705, and Parcel 83-133-99-0003-701.

ACTION ITEMS: A. Presentation by the Township staff.
 B. Planning Commission discussion and questions.

ITEM # 4: UPDATE: CASE 21-025 – AMERISTAR HANGAR

DESCRIPTION: Staff will provide an update on a proposed site plan for a 21,712-sq. ft. hangar with office and storage located on the south portion of Willow Run Airport.

LOCATION: 51500 Tyler Road Extension (tax parcel number 83-189-99-0006-005). The property is located on the north side of the Tyler Road Extension near the border with Ypsilanti Township, at the site of the former “Hangar 2” location.

ACTION ITEMS: A. Presentation by Township staff.
 B. Planning Commission discussion and questions.

ITEM # 5: UPDATE: CASE 19-011: ARBY’S #6830 REMODEL

DESCRIPTION: Staff will provide an update on a proposed site plan for the remodel of the Arby's Store.

LOCATION: 10940 Belleville Road (parcel number 83 064 99 003 708), located on the west side of Belleville Road between the North Interstate 94 Service Drive and Westlake Circle. The site is zoned C-2 – Extensive Highway Business District.

ACTION ITEMS: A. Presentation by Township staff.
B. Planning Commission discussion and questions.

ITEM # 6: UPDATE: CASE 22-027: REOCCUPANCY OF 2153 RAWSONVILLE ROAD

DESCRIPTION: Staff will provide an update on a proposed site plan for the redevelopment of the former Payless Shoes retail store to be repurposed as a retail supply store for beauty supplies in an existing 3,062 square foot building.

LOCATION: 2153 Rawsonville Road (parcel number 83 074 01 0005 002), located on the east side of Rawsonville Road between the South Interstate 94 Service Drive and Grove Road. The site is zoned C-1 – General Business District.

ACTION ITEMS: A. Presentation by Township staff.
B. Planning Commission discussion and questions.

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
June 8, 2022
MINUTES - DRAFT**

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

ROLL CALL:

Present: Cullin, Barr, Jahr and Kelley.

Excused: Budd and Atchinson.

Staff: Director Power and Secretary Harman.

Planning Representatives: McKenna Associates, Vidya Krishnan (remote).

Applicant(s) in Attendance: Rino Soave of Infinity Acquisitions, LLC.

Audience: Six (6) and Two (2) remote viewers.

APPROVAL OF AGENDA:

Motion Barr, Jahr second to approve the agenda of June 8, 2022 as presented. **Motion Carried.**

APPROVAL OF MINUTES:

Motion Cullin, Barr second to approve the regular meeting minutes of May 25, 2022 as presented.

Motion Carried.

PUBLIC HEARING:

ITEM #1: COBBLESTONE CREEK PHASE IV REVISION – PUBLIC HEARING.

A REQUEST BY APPLICANT INFINITY ACQUISITIONS, LLC FOR PRELIMINARY APPROVAL TO AMEND A PHASE OF ATTACHED CONDOMINIUM HOUSING UNITS WITHIN THE 117.06-ACRE COBBLESTONE CREEK PLANNED RESIDENTIAL DEVELOPMENT (PRD) TITLED COBBLESTONE CREEK VILLAS IS CURRENTLY APPROVED TO INCLUDE 104 ATTACHED HOUSING UNITS IN 26 BUILDINGS. THE PROPOSED PRD AS AMENDED WILL INCLUDE 96 UNITS (INCLUDING 44 UNITS ALREADY CONSTRUCTED AND 52 UNITS PROPOSED) IN 25 BUILDINGS (INCLUDING 12 TWO-STORY BUILDINGS ALREADY CONSTRUCTED AND 13 SINGLE-STORY BUILDINGS PROPOSED). A PUBLIC HEARING REQUEST IS REQUIRED FOR A SPECIAL LAND USE, AS THE REQUEST IS TO BE REVIEWED AS A SPECIAL LAND USE PER SECTIONS 6.221(A), 6.119 AND ARTICLE 12, CHAPTER 6 OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE. THE SITE IS ZONED R-1A (SINGLE FAMILY RESIDENTIAL DISTRICT).

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

Director Power summarized the applicant's request prior to the opening of the public hearing. The applicant is requesting preliminary approval to amend a phase of attached condominium housing units in the Cobblestone Creek Planned Resident Development (PRD), Cobblestone Creek

Villas. The site is zoned R-1A (Single Family Residential) and is located on the south side of Huron River Drive, east of Hoeft Road. The area of the request 6.88 acres of the 117.06-acre PRD. The public was invited to speak during the public hearing.

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

Resident informed that the applicant solicited help from the current residents of the Cobblestone Creek Villas. Resident is on the Homeowner's Association Board, supports the applicants request and would like to see the development move forward. The HOA Board has also reached out to the current residents and received two-thirds in support of the development.

No comments from remote viewers.

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

NEW BUSINESS:

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

A REQUEST BY APPLICANT INFINITY ACQUISITIONS, LLC FOR PRELIMINARY APPROVAL TO AMEND A PHASE OF ATTACHED CONDOMINIUM HOUSING UNITS WITHIN THE 117.06-ACRE COBBLESTONE CREEK PLANNED RESIDENTIAL DEVELOPMENT (PRD) TITLED COBBLESTONE CREEK VILLAS. THE REQUEST IS TO BE REVIEWED AS A SPECIAL LAND USE PER SECTIONS 6.221(A), 6.119 AND ARTICLE 12, CHAPTER 6 OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE.

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

Director Power gave a brief presentation. At this time there are a series of significant comments that need to be addressed including limits on the ability to create the new phase, bonding, Planned Residential Development (PRD) modification requirements. The plan is in progress however items will need to be addressed prior to recommending approval, the review will come back to the Commission at a later meeting. Director Power deferred to Planning Consultant Vidya Krishnan and the applicant, Rino Soave for their presentations.

Vidya Krishnan of McKenna Associates summarized her review letter dated 5-11-22. Infinity Homes is seeking to amend an existing PRD agreement for Cobblestone Creek Condominiums. The original condominium project received site plan and PRD approval in 2004 for the construction of a total of 258 units. Infinity Homes is proposing to add several structures to the development. Per sections 6.221 and 6.219 of the zoning ordinance, an amendment to a PRD shall be processed in the same manner as a special land use. The Cobble Stone Creek PRD was originally approved in 2004; however due to the housing recession in 2008, the development was never completed. The attached dwelling unit's portion of the site to be constructed as Phase II remained unfinished with only 12 of 26 buildings completed. The street network was laid out,

but the sidewalk network, landscaping and other site design elements remained incomplete. The proposed amended PRD aims to complete the development by constructing 52 units within 13 additional buildings. The proposed PRD amendment use will promote the use of the land in a socially and economically desirable manner by providing for a different style of housing in the Township. The completing of the remaining site improvements (sidewalk connections, utilities, landscaping enhancements) will make the homes economically viable. There will be no trees removed for this development. Mrs. Krishnan explained the review process. At this time the general standards for the PRD amendment have been met, however as Director Power summarized the Planning Commission still has questions and there are still a lot of site plan details to be addressed prior to sending to the Board of Trustees for approval.

Applicant, Rino Soave of Infinity Homes gave his presentation. This is Infinity Acquisitions, LLC's third development in Van Buren Township and they are the owner of this project having purchased the property approximately six (6) months ago. Mr. Soave worked with the residents of Cobblestone Creek Villas for approximately 3-4 weeks looking at single family residential attached condominium housing units and in meeting with the residents Infinity Homes developed the plan. The proposed units are ranch style condominiums ranging from approximately 1,200 to 1,550 square feet and are a combination of 2 and 3 bedrooms. Mr. Soave was available to answer any questions.

Commissioners had the following questions and comments:

- The units were originally approved at 1,689 sq. ft. and they are being reduced to 1,266 sq. ft.? Yes, the style of the units have changed to meet market standards and to cater to demographics not looking to have stairs. There are not many ranch units in the Township and there is a need for a multi-family component.
- Will the 3 bedroom unit have a 2nd story? Yes, it will have a loft area with stairs.
- Commissioner inquired if the applicant shared the housing elevations with the neighboring homeowners associations? Yes, the applicant has. Commissioner drove through the neighborhood to see how it appears and commented that it is a beautiful neighborhood. The Commission wants to make sure that the development maintains that appearance and that the existing neighbors are happy.
- Commissioner thanked the adjoining homeowners association and neighbors for attending the meeting, it is nice to have them come out in support.

The current President of the homeowners association Board informed the Commission that they worked with Mr. Soave extensively and voted unanimously to support Mr. Soave and his project.

Motion Jahr, Cullin second to table New Business Item #1 Cobblestone Creek Phase IV Villas Revision, special land use review, until such a time as staff and the Planning Commission can review the recently submitted items.

Roll Call:

Yeas: Barr, Cullin, Jahr and Kelley.

Nays: None.

Excused: Budd and Atchinson.

Motion Carried.

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

A REQUEST BY THE APPLICANT INFINITY ACQUISITIONS, LLC FOR PRELIMINARY APPROVAL TO AMEND A PHASE OF ATTACHED CONDOMINIUM HOUSING UNITS WITHIN THE 117.06-ACRE COBBLESTONE CREEK PLANNED RESIDENTIAL DEVELOPMENT (PRD) TITLED COBBLESTONE CREEK VILLAS. THE REQUEST IS SUBJECT TO PRELIMINARY AND FINAL CONDOMINIUM SITE PLAN RECOMMENDATIONS TO THE TOWNSHIP PLANNING COMMISSION AND BOARD OF TRUSTEES PER SECTIONS 6.104 AND 6.119 OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE.

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

Director Power displayed the proposed site plan and deferred to Principal Planner Vidya Krishnan for her presentation.

Vidya Krishnan of McKenna Associates summarized the findings in her review letter dated 5-11-22. Infinity Homes is seeking to amend an existing PRD agreement for Cobblestone Creek Condominiums. The originally approved plan included 154 detached and 104 attached units for a total of 258 units. The 104 detached units were split into phases I and III spread out over 26 buildings, while the attached units were designated as phase III. At this time only 12 of the buildings with 44 units have been constructed. The applicant proposes to construct a total of 52 units within 13 buildings, reducing the overall density by 8 units. Mrs. Krishnan discussed the following site design items relative to amending the original PRD agreement that remain to be addressed:

1. Notation of the setback deviation being requested for buildings 4 and 5 with justification.
2. Submission of an amended Master Deed and Bylaws for review.
3. Clarification regarding landscape maintenance.
4. Addition of architectural gable vent to the front face of all units.
5. Submission of a plan showing the provision of side entry garages as recommended or a notation of a deviation with explanation for why compliance cannot be achieved.
6. Revised PRD agreement.

Rino Soave of Infinity Homes informed that with the modification of the PRD, the association has agreed to extracting the 52 proposed units out and to have two (2) homeowners associations, with a governing board with appointees to maintain each of them. Infinity Homes has agreed to the completion of the road repairs. Based on the design, to incorporate a side entry garage the applicant would have to enhance some of the architectural elements and reconfigure the site plan which may make the buildings larger and bring them over the setback lines. Mr. Soave inquired if there is any architectural element that they can add in place of the side entry garages and also informed that they should not have to go to Wayne County for review as they are reducing, not enlarging.

Vidya Krishnan of McKenna Associates suggested maybe a garage door that is textured or staining of the concrete driveway. Mr. Soave inquired if the textured door would be for every garage door or accenting and informed that he could provide options with concrete.

Director Power informed that the Planning Commission did receive all of the home elevations and suggested putting all items together when the Commission comes back for preliminary plan review. Mr. Soave inquired when the next meeting will be. Director Power informed Mr. Soave that after tonight's meeting staff has clear instructions and he will set up a meeting for submittal requirements and planning an engineering reviews.

Resident expressed concern with the accenting of garage doors. Also commented that a number of the existing 44 condominium units have shared driveways and have nowhere to park. In the new plan each unit has a separate driveway which will help to alleviate the parking problem. The homeowners association strives to keep uniform, resident wants to keep uniformity in relation to the garage doors. Resident feels the site plan put forward is a workable site plan and it's more important to have a workable site plan that is uniform, pleasing to the eye than it is to have a lot of aesthetics going into what type of driveway you're going to have. Commissioner inquired to the resident, his position is to ensure that each unit is as identical as possible, he doesn't want modifications on driveways, such as swirls or textures? Correct. Each unit has a separate driveway, each unit can park 2 cars in their driveway. In the front of the development, the shared driveways are parking 4 cars in the drive and on the street and it doesn't work. Commissioner commented in the design reviews there are ordinances and standards that we have flexibility on and one of the reasons to move to table is that some of the information we need to see more detail on as to what can we do under our PRD rules and what we cannot do, need to make sure that we get it right.

No questions or comments from the remote viewers.

Motion Jahr, Barr second to table New Business Item #2 Cobblestone Creek Villas Revision, until staff and the Planning Commission review of the following items are complete: the terms and amendments to the original PRD agreement document, the limits on creating a new phase for the public improvements of the previous phase are complete , bonding requirements for the project, eligibility for the new phase to use the overarching PRD agreement, the requested modifications are still in line with the full PRD agreement, the new condo documents including the Master Deed, Bylaws and the previous Master Deed need to be reviewed and included in the final PRD, the feasibility of side entry garages, also noting the concerns in the McKenna Associates review letter dated 5-11-22, Director Power's staff letter dated 6-3-22 and Fishbeck Associates review letter dated 6-3-22.

Roll Call:

Yeas: Cullin, Barr, Jahr and Kelley.

Nays: None.

Excused: Budd and Atchinson.

Motion Carried. (Letters Attached)

ITEM #3: EXTENSION REQUEST: 20-005 – PRELIMINARY SITE PLAN REQUEST FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE THRU.

A REQUEST BY NC DESIGNERS ON BEHALF OF OWNER IS REAL ESTATE LLC / BELLEVILLE OIL COMPANY, INC. FOR AN EXTENSION OF A PRELIMINARY SITE PLAN TO DEMOLISH BUILDINGS ON AN EXISTING GASOLINE STATION SITE AND TO CONSTRUCT A NEW CONVENIENCE STORE WITH RETAIL AND FOOD SERVICE, INCLUDING A DRIVE-THRU LANE AND ONE (1) DRIVE-THRU WINDOW, GASOLINE PUMPS AND RELATED SITE IMPROVEMENTS. APPROVAL WAS GRANTED ON MAY 12, 2021.

THE +/- 1.06-ACRE SITE, ZONED C-1 (GENERAL BUSINESS DISTRICT), IS LOCATED AT 11250 HAGGERTY ROAD (TAX PARCEL ID NUMBER 83-051-99-0003-002), AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.

Director Power gave the presentation, the applicant was not present for the meeting. NC Designers on behalf of the owner IS Real Estate / Belleville Oil Company brought forth a request for an extension of the preliminary site plan approval granted on May 12, 2021. The project has been delayed due to unforeseen circumstances, the passing of the Principal Engineer to the project and delays due to the back up of work at Wayne County. The applicant's intent is to move quickly to complete all work necessary to start construction of the project. Director Power will need a motion from the Commission to accept an extension of up to one (1) year.

Commissioner inquired how long of an extension, does the request require an extension of the special land use approval and what time frame is the applicant looking at to begin construction? Director Power confirmed that the extension is a one (1) year extension, the applicant is picking up where they left off on the project. The special land use approval is tied to the preliminary site plan approval, no additional request is needed. Director Power is unsure of the applicant's desired time frame for construction, he will reach out the applicant for more information.

No comments from the audience or remote viewers.

Motion Barr, Jahr second to grant NC Designers a one (1) year extension to the preliminary site plan approved on May 12, 2021 to demolish buildings on an existing gasoline station site and to construct a new convenience store with retail and food service, including a drive-thru lane and one (1) drive thru window, gasoline pumps and related site improvements, located at 11250 Haggerty Road.

Roll Call:

Yeas: Cullin, Barr, Jahr and Kelley.

Nays: None.

Excused: Budd and Atchinson.

Motion Carried.

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

Director Power gave a brief presentation. The Planning Consultant has provided draft Zoning Ordinance amendment language based on the feedback received at the April 27, 2022 meeting. Director Power deferred the presentation to Vidya Krishnan of McKenna Associates.

Vidya Krishnan of McKenna Associates presented her letter dated 5-24-22. McKenna Associates presented a text amendment which included a reference to EV (Electric Vehicle) charging stations. The Planning Commission expressed concern about handicap accessibility being affected, pedestrian walkways being blocked, long duration of parking at these spots and the possibility of a row of EV charging stations on a site and directed McKenna Associates to look into the subject further. Upon further research, EV charging stations may need an ordinance to regulate them separately from gasoline filling stations. McKenna has collected information and hopes to present it as a separate text amendment in the future. At this time the amendment is limited to gasoline filling stations only and the following are the proposed changes:

1. §3.111. C-1, General Business District, sub-section (B) Permitted Uses; move gasoline filling stations to sub-section (C) Special Land Uses.
2. §3.111. C-2, Extensive Highway Business District, making change to C-1 district will automatically move gasoline filling stations from sub-section (B) Permitted Uses to sub-section (C) Special Land Uses.
3. §3.111. FS, Freeway Service District, sub-section (B) Permitted Uses; move gasoline filling stations to subsection (C) Special Land Uses.
4. New Section 5.144. Gasoline or Automobile Filling Stations under Article 5. Development Standards for Specific Uses.

The item is on the Planning Commission's agenda to schedule a public hearing, prior to making a recommendation to the Township Board of Trustees.

Commissioners agreed they are ready to schedule the public hearing.

No comments from the audience or remote viewers.

Motion Jahr, Cullin second schedule the public hearing for the Gasoline Filling and Gasoline Service Station Zoning Ordinance text amendment.

Roll Call:

Yeas: Barr, Culling, Jahr and Kelley.

Nays: None.

Excused: Budd and Atchinson.

Motion Carried.

ITEM #5: DISCUSSION: SUMPTER ROAD MIXED USE ZONING DISTRICT (SRMU) AND SUMPTER ROAD OVERLAY DISTRICT (SROD).

Director Power provided the Commission with the full revised version of the Sumpter Road Mixed Use Zoning District (SRMU) text amendment. There have been no changes since May 27, 2022. Director Power asked the Commission to continue their review of the SRMU text amendment

and the Sumpter Road Overlay District (SROD). At the next open meeting slot available he will schedule review by the Planning Commission prior to scheduling the public hearing for both.

Commissioner inquired if there has been any additional feedback since the 5-25-22 meeting. Director Power informed that one of the residents present at the meeting had sought additional clarification. If he receives any other written correspondence, it will be sent to the Commission.

Commissioner commented that the SROD and SRMU is looking really good and inquired if there is a way to have a smaller agenda on the date of the next review in order to spend time working on the review of both items. Director Power informed that maybe at the June 22nd meeting or a later meeting there will be a smaller agenda.

Commission inquired if the changes are being released online, or in batched releases at later dates. Director Power confirmed that the changes are being release in batches and are posted online.

GENERAL DISCUSSION:

Director Power provided the Commission with a handout for an upcoming training webinar that Commission members can sign up for. Director Power encouraged Commissioners to look at the handout and let him know if they are interested and he will get them signed up.

Commissioner inquired about the Planning Commissions training requirements. Director Power informed that the requirements are two (2) training sessions for Planning Commission and four (4) hours for Board of Zoning Appeals (BZA). Commissioner would like information for the Citizen or Master Plan Certification Course, Director Power will circulate the information to the Commission.

ADJOURNMENT:

Motion Barr, Cullin second to adjourn the meeting at 6:48 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



MEMO

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Draft Sumpter Road Corridor Plan
DATE:	June 16, 2022

Planning Commissioners:

The Sumpter Road Corridor Plan (“the Plan”) will be an update to the Township’s Master Plan which focuses on the sub-area of the Township around the Sumpter Road Corridor and lays a broad foundation for the vision for the Corridor and its future land use. A full draft of the Plan, dated February 4, 2022 has been in circulation among the Township’s neighboring communities and service providers for greater than 42 days as required by Michigan PA 33 of 2008, or the Michigan Planning Enabling Act (MPEA). A public hearing was held regarding the Plan at the Planning Commission’s regular meeting of May 25, 2022.

The full draft of the Plan can be viewed online at www.vanburen-mi.org by navigating to the link titled “Sumpter Road Corridor Plan”. The Planning Commission will be advised to recommend a final draft version of the Plan for adoption by the Township Board of Trustees when the draft Sumpter Road Mixed Use District (SRMU) and Sumpter Road Overlay District (SROD) zoning ordinance amendments are near completion at a later date. In the meantime, the Planning Commission is invited to continue to discuss the draft Plan document.

Thank you for your ongoing participation in this effort.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power', with a stylized flourish at the end.

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

CC: Vidya Krishnan, McKenna Associates – Van Buren Township Planning Consultant
Adam Cook, McKenna Associates



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Sumpter Road Mixed Use Zoning District and Sumpter Road
Overlay District: Update
DATE: June 16, 2022

Dear Planning Commissioners:

Following our discussion at the regular meeting on May 25th regarding the Sumpter Road Mixed Use Zoning District and Overlay District draft zoning ordinance amendments, I provided the latest draft set of these amendments on May 27th via email. This version of the draft zoning ordinance amendments is again included in the packet for the June 22nd Planning Commission meeting, with some comments addressing additional minor changes. Staff will present the overall draft at the June 22nd meeting. At the Planning Commission's discretion, a public hearing may then be scheduled to take public comment and again review the full draft of the Zoning Ordinance amendments at a later meeting date before considering adoption to the Board of Trustees.

Thank you for allowing us to contribute to this discussion.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power', is written in a cursive style.

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

Article 2 Definitions

Section 2.101 General

When not inconsistent with the context, words used in the present tense include the future tense, words need in the singular number include the plural number and words need in the plural number include the singular number. The word “shall” is always mandatory and not merely directory. Terms not herein defined shall have the meanings customarily assigned to them.

Section 2.102 Specific Terms

ACCESSORY DWELLING UNIT. A secondary house or apartment used for residential purposes that shares the building lot of a larger, primary home which is detached from the larger, primary home.

APARTMENT OR APARTMENT UNIT: A renter-occupied dwelling unit that is contained within a building which is not a single-family dwelling, such as a duplex, a mixed use building, cottage retail building, apartment house, or multiple-family high rise dwelling.

BREW PUB: An establishment associated with a license issued by the State of Michigan that authorizes the licensee to brew up to 18,000 barrels of beer per calendar year for sale on the premises and off the premises with a Specially Designated Merchant license.

COTTAGE / ARTISANAL MANUFACTURING includes the following uses and any other similar uses conducted entirely within a completely enclosed building:

- a. The assembly, fabrication, manufacture, compounding, processing, packaging, or treatment of such products as cutlery, food or beverage products, hardware, toiletries, musical instruments, optical goods, toys, rubber stamps and other small molded rubber products, novelties, electrical instruments and pottery, figurines, and other ceramic products using only previously pulverized clay, where these products are not intended for mass production;
- b. The manufacture, compounding, assembling, fabrication, packaging, or treatment of custom products, articles, or merchandise not intended for mass production from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fiberglass, fur, glass, hair, horn, leather, paper, plastics, metals, stone, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarn;

MANUFACTURING AND PROCESSING (LIGHT): Includes the following uses and any other similar uses conducted entirely within a completely enclosed building:

- a. The assembly, fabrication, manufacture, compounding, processing, packaging, or treatment of such products as cutlery, food products, hardware, pharmaceuticals, toiletries, musical instruments, optical goods, toys, rubber stamps and other small molded rubber products, novelties, electrical instruments (e.g., electric or neon signs, appliances, computers, radios, phonographs, televisions and video recorders) and pottery, figurines, and other ceramic products using only previously pulverized clay;
- b. The manufacture, compounding, assembling, fabrication, packaging, or treatment of products, articles, or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fiberglass, fur, glass, hair, horn, leather, paper,

Sumpter Road Corridor Zoning Ordinance Text Amendments
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plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarn;

- c. Tool and die shops, metal working machine shops involving the use of grinding or cutting tools, manufacturing shops for tools, dies, jigs, and fixtures, the manufacture, compounding, assembling, fabrication, packaging or treatment of products, articles or merchandise from sheet metal (excluding large stamping such as automobile fenders and bodies), and the manufacture or assembly of light sheet metal products including heating and ventilating equipment, cornices, eaves and gutters; and
- d. Publishing, printing, forming of boxes and cartons and manufacturing of cardboard products.

MICRO BREWERY: A manufacturer of beer which manufactures 60,000 or fewer barrels of beer a year. Can sell beer to Wholesaler licensees to sell to retailers. May also sell beer to consumers under an On-Premises Tasting Room Permit at the location where it manufactures beer. May also self-distribute beer it manufactures to retailers if it sells fewer than 2,000 barrels of beer a year. No local legislative approval required for licensure, if manufacturing only; On-Premises Tasting Room Permit requires local legislative approval.

RESTAURANT, CARRY-OUT: An establishment where food is prepared and served to a customer solely for the consumption off the premises.

RESTAURANT, DRIVE-IN OR DRIVE-THRU: An establishment where food is prepared and served on the premises for the consumption within automobiles or an establishment with combined drive-in and sit-down facilities.

RESTAURANT, SIT-DOWN: An establishment where food is prepared and served for consumption within the principal building, with or without carry-out facilities, including delicatessens, bakeries, and coffee shops.

SERVICE ROAD. Low-speed, one-way roadways adjacent and parallel to a major roadway which provide direct access to properties fronting on the major roadway.

SMALL DISTILLER: A manufacturer of spirit products that contain more than 10% alcohol by volume which manufactures 60,000 or fewer gallons of spirits a year. Can sell spirits it manufactures to the Commission to sell through Authorized Distribution Agents to retailers. May self-distribute spirits it manufactures to retailers if it sells less than 3,000 gallons of spirits a calendar year to retailers. May sell spirits it manufactures to customers under an On-Premises Tasting Room Permit at the location where it manufactures it and also through an Off-Premises Tasting Room license or Joint Off-Premises Tasting Room license. No local legislative approval required for licensure, if manufacturing only; On-Premises Tasting Room Permit requires local legislative approval.

SMALL WINE MAKER: A manufacturer of wine which manufactures 50,000 or fewer gallons of wine a year. Can sell wine to Wholesaler licensees to sell to retailers. May also sell wine to consumers under an On-Premises Tasting Room Permit at the location where it manufactures it and also through an Off-Premises Tasting Room license or Joint Off-Premises Tasting Room license May self-distribute wine it manufactures to retailers. May hold a Farmer's Market Permit that allows the sale and sampling of its wine at a farmer's market. No local legislative approval required for licensure, if manufacturing only; On-Premises Tasting Room Permit requires local legislative approval.

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Section 3.104. Permitted Uses by District

The following [Table 1](#) lists the permitted uses and special land uses in each district. Refer to [Article 2](#) for a description of the uses listed in the following [Table 1](#).

Whenever a specific development standard is included for a particular use in [Table 1](#), any development must comply with the requirements of the referenced section. All development standards for specific uses are listed in [Article 5](#).

Refer to the footnotes to the Table of Permitted Uses and Special Land Uses in [Section 3.105](#). Footnotes applicable to each zoning district are indicated in parentheses after the zoning district title in the [Table 1](#).

Finally, refer to [Article 6](#) for applicable requirements not listed in [Table 1](#).

Table 1: Table of Permitted Land Uses and Special Land Uses by District

Key:	■ Principal Permitted Use	● Special Land Use	[blank] Use Not Permitted													
USE	R-1A, R-2A, R-1B, and R-1C	RM (A)	RMH	AG	C (B), (C)	C-1 (C)	C-2 (C)	FS	OT (D)	M-1 (E)	M-T (F)	M-2	AP (G)	BRMU	SRMU	DEVELOPMENT STANDARD
RESIDENTIAL USES																
Accessory Caretaker Dwelling					●	●	●	●	●	●	●	●	●			Section 5.117
Apartment Houses		●												●		Section 5.103
Apartments														■	■	
Multiple Family High Rise Dwelling		●														Section 5.103
Single-Family Attached Dwelling		■												■	■	Section 5.116
Single-Family Detached Dwelling	■			■										■	■	Section 5.114
Single-Family Detached Dwelling in RM		■														Section 5.114
Single-Family Farm Dwelling Related to Agricultural Operations				■												
Mobile Home Parks			■													Section 5.126
Mobile Home Subdivisions			■													Section 5.127
Planned Residential Developments	●			●										●		
Two-Family Dwelling		■												■	■	
Accessory Dwelling Unit															■	
LODGING USES																
Bed and Breakfast	●													●	●	Section 5.106
Motels and Hotels					■	■	■							■		Section 5.121
OFFICE USES																
Financial Institution, No Drive-Thru					■	■	■		■					■	■	
Financial Institution, With Drive-Thru					●	●			●							Section 5.105
Financial Institution with Drive-Thru in rear only															●	Section 5.105
High Tech, Data Processing, and Computer Center									■	■		■				

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Use Not
Permitted

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Key: ■ Principal Permitted Use ○ Special Land Use

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Use Not
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USE	R-1A, R-2A, R-1B, and R-1C	RM (A)	RMH	AG	C (B), (C)	C-1 (C)	C-2 (C)	FS	OT (D)	M-1 (E)	M-T (F)	M-2	AP (G)	BRMU	SRMU	DEVELOPMENT STANDARD
Offices of Manufacturing Agents, Sales Representatives, and Others Requiring Display Area and Limited Warehousing									■							Section 5.128
Office, Medical or Dental					■	■	■		■					■	■	
Office, Professional					■	■	■		■					■	■	
Veterinary/Animal Clinics and Hospitals				○		■	■			■				■		
Veterinary/Animal Clinics and Hospitals (no breeding, boarding or training)															■	
COMMERCIAL USES																
Automobile Rental and Leasing Agencies						○	○									Section 5.104
Automobile Wash Establishment, Automatic						○	○			○						
Automobile Wash Establishment, Self-Serve										■						
Brewpub														○	○	
Contractor Establishment, Indoor						■	■							■	■	
Drive-In Theaters							■			○		○				Section 5.113
Event Facilities					■	■	■									
Gasoline Filling Stations						■	■	■								
Gasoline Service Stations								■								
Greenhouses and Nurseries				■	○	○	○							○	○	Section 5.119
Grocery Store					■	■	■							■	■	
Health or Exercise Club or Spa						■	■							■	■	
Mini-Warehouse (Self Storage Facility)						○	○									Section 5.125
Mortuary Establishments						■	■							■	■	
Outdoor Storage of Building or Contracting Equipment and Supplies						○	○			○		○			○	Section 5.132
Open Air Business Uses						○	○									Section 5.129
Outdoor Vehicle Sales						○	○									Section 5.133
Planned Shopping Centers						○	■							○		Section 5.134
Printing Shops and Establishments						■	■		■					■	■	
Private Clubs						■	■			○				■	○	Section 5.135
Private Indoor Instructional Institutions					■	■	■							■	■	
Public Auction Rooms						■	■							■	■	
Recreational Vehicle Storage Yards						○	○			○		○				Section 5.129
Regulated Uses (Tattoo establishments, pawnshops, pool and billiard halls, and massage parlors)										○						Section 5.138
Regulated Uses (Sexually Oriented Businesses)												○	○			Section 5.138
Restaurant, Drive-Thru or Drive-In						○	○									Section 5.136
Restaurant, Carry-Out						■	■	■		■				■	■	
Restaurant, Outdoor Dining						■	■							■	■	Section 5.137
Restaurants, Sit-Down (no entertainment)					■	■	■	■		■				■	■	
Restaurant, Sit-Down (with entertainment)						■	■	■		■				■	■	
Restaurant with walk-up window															■	
Retail Sales, Indoor					■	■	■	■		■				■	■	

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Key: ■ Principal Permitted Use ● Special Land Use

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Use Not
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USE	R-1A, R-2A, R-1B, and R-1C	RM (A)	RMH	AG	C (B), (C)	C-1 (C)	C-2 (C)	FS	OT (D)	M-1 (E)	M-T (F)	M-2	AP (G)	BRMU	SRMU	DEVELOPMENT STANDARD
Service Establishment, Office, Showroom, or Workshop (No Retail Required)					■	■								■	■	
Service Establishment, Office, Showroom, or Workshop (Retail Required)					■	■	■							■	■	
Service Establishment, Personal Services					■	■	■			■				■	■	
Studios					■	■								■	■	
Truck Stops								○								
Vehicle Service, Major										○		○				Section 5.141
Vehicle Service, Minor						○	○									Section 5.141
Vehicle Showrooms					■	■										
Wholesale Sales					○	■				■	■	■				
INDUSTRIAL USES																
Accessory Outdoor Industrial Storage										■	■	■				Section 5.101
Air Freight Forwarders												○				
Cottage or Artisanal Manufacturing															■	
Distribution Centers											○	■				Section 5.112
Instructional Services, Outdoor										○						
Junk Yards												○				Section 5.122
Laboratories, Minor						■	■		■	■	■	■		■	■	
Laboratories, Major										■	■	■				
Manufacturing and Processing, Light										■	■	■				
Manufacturing and Processing, Heavy												■				
Micro Brewery														○	○	
Retail Dry Cleaning Plants and Laundries										■		■				
Small Distiller														○	○	
Small Wine Maker														○	○	
Truck Repair and Maintenance Facility, Major												○				
Truck Repair and Maintenance Facility, Minor										○		○				
Truck and Railroad Terminals												■	■			
Warehousing (Excluding Outdoor Storage and Distribution Center)							■									
Warehousing (Excluding Distribution Center)										■	■	■				
COMMUNITY, EDUCATION, AND INSTITUTIONAL USES																
Adult Day Care Center	○	○	○	○	○	○	○							○	○	Section 5.110
Adult Foster Care, Family Home	■	■		■										■	■	
Adult Foster Care, Large Group Home		○												○	○	
Adult Foster Care, Small Group Home		○												○	○	
Bus Passenger Station						■	■	■						■		
Cemeteries				■												
Child Care Centers	○	○	○	○	○	○	○							○	○	Section 5.108
Day Care or Child Care, Family Home	■	■	■	■										■	■	
Day Care or Child Care, Group Home	○	○		○										○	○	Section 5.111
Hospitals		■												○	○	Section 5.120
Senior Housing			○	○		○	○	○						○	○	Section 5.143
Places of Assembly	○	○	■	○		■	■		○					■	■	Section 5.139
Public Buildings and Uses	■				○	■	■		○					■	■	

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USE	R-1A, R-2A, R-1B, and R-1C	RM (A)	RMH	AG	C (B), (C)	C-1 (C)	C-2 (C)	FS	OT (D)	M-1 (E)	M-T (F)	M-2	AP (G)	BRMU	SRMU	DEVELOPMENT STANDARD
Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations (excluding storage yards) when necessary to serve the immediate vicinity	○	■	■	○	○	■	■			■	■	■		○	○	
Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations (including storage yards) when necessary to serve the immediate vicinity										■	■	■				
Religious Institutions	○	○	■	○		■	■		○					■	■	Section 5.139
School, College or University and Public or Non-Profit	■	■	■		■	■	■		■					■		
School, College or University, Private						■	■		■					■	■	
School, Primary or Secondary	■	■	■		■	■	■							■	■	
School, Vocational or Technical						■	■		■						■	
RECREATION USES																
Campgrounds			■			○	○									Section 5.107
Country Clubs	○			○												
Golf Courses	○			○												Section 5.118
Horses for Personal, Non-Commercial Use	■			■												Section 5.123
Indoor Recreation						○	■			■		■		○	○	
Outdoor Recreation, Amusement						○	○									Section 5.130
Outdoor Recreation, Golf Driving Range	○			○												Section 5.131
Outdoor Recreation, Gun Club				○												Section 5.131
Outdoor Recreation, Private Park	○			○												Section 5.131
Private Clubhouse		■												○		
Private Swimming Pools	■	■		■										■	■	Section 7.206
Publicly-Owned Recreational Facilities	■								■					■	■	
ANIMAL AND AGRICULTURAL USES																
Agricultural Retail Sales				○												Section 5.102
Commercial Agriculture Operations and Buildings				■												
Keeping of Pets and Livestock				■												Section 5.123
Kennels and Raising of Fur Bearing Animals				○												Section 5.124
Public and Private Stables and Riding Academies				■												
Temporary Produce Sales Building				■												Section 5.140
Truck Gardening				■												
AIRPORT USES																
Airports and Related Facilities													■			
Assembly and fabrication plants which use an airplane taxiway from the main airport runway directly to the manufacturing firm.													■			
Airport Commercial and Service Establishments													■			

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Key: ■ Principal Permitted Use ● Special Land Use

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Use Not
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USE	R-1A, R-2A, R-1B, and R-1C	RM (A)	RMH	AG	C (B), (C)	C-1 (C)	C-2 (C)	FS	OT (D)	M-1 (E)	M-T (F)	M-2	AP (G)	BRMU	SRMU	DEVELOPMENT STANDARD
Transportation facilities including truck and rail terminals, bus depots, and similar uses													■			
Laboratories Related to Aviation Industry													■			
Package Expediting Services													■			
Wholesaling and Warehousing Establishments Requiring Air Transport													■			
OTHER USES																
Commercial Radio and Television Towers						●	●									<i>Section 5.109</i>
Drive-Thru Facility (accessory to any principal use)						●	●									
Home Occupations	■			■										■	■	
Mining, excavating, or other removal of sand, earth, minerals, or other materials naturally found in the earth				●								●				
Off-Street Parking Lots (Principal Use)													■			
Parking Garages								■					■	■	■	
Wireless Communication Facilities	●	●	●	●	■	■	■	■	●	■	■	■	■			<i>Section 5.142</i>

Section 3.105. Footnotes to the Table of Permitted Uses and Special Land Uses by District

...

(H) Required Conditions of the BRMU, Belleville Road Mixed Use District

- (1)** Apartments in the BRMU Zoning District are only permitted within building types specified in Section 3.119(F). Minimum floor area per dwelling unit (sq. ft.) in apartment units shall be the same as for apartment units in the RM zoning district as labeled in Section 4.102, Table 2.

(I) Required Conditions of the SRMU, Sumpter Road Mixed Use District

1. Apartments in the SRMU Zoning District are only permitted within building types specified in Section 3.121(F). Minimum floor area per dwelling unit (sq. ft.) in apartment units shall be the same as for apartment units in the RM zoning district as labeled in Section 4.102, Table 2.
2. Industrial uses must be at least 200' from any existing dwelling unless the Planning Commission finds that a modification from this requirement is justified due to the character of the surrounding land uses and the nature of the specific industrial use.
3. Within 100' of any existing dwelling, buildings with commercial uses are subject to the regulations of section 3.110(D) (required conditions of the C, Local Business District), unless the Planning Commission finds that a modification from this requirement is justified due to the character of the surrounding land uses and the nature of the specific commercial use.
4. No senior housing building shall exceed 5,000 square feet.
5. Subject to the greenbelt buffering requirements for C, C-1, C-2, FS, and OT districts as described in Section 10.103(E) of this ordinance.
6. Subject to the greenbelt buffering requirements for M-1 districts as described in Section 10.103(E) of this ordinance.

Commercial, educational and institutional uses in the SRMU zoning district are

Industrial uses in the SRMU zoning district are

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Section 3.110 C, Local Business District

(A) STATEMENT OF PURPOSE	
The Local Business District intended to permit retail business and service uses which are needed to serve nearby residential areas. In order to promote such business development, uses are permitted which would not create hazards, offensive and loud noises, vibration, smoke, glare or excessive truck traffic. The intent of this district is also to encourage the concentration of local business in appropriate locations for the mutual benefit of businesses and patrons. It is intended that marginal strip business development along major streets be discouraged.	

(B) PERMITTED USES	(C) SPECIAL LAND USES
<ul style="list-style-type: none">• Service establishment, personal services• Service establishment, office, showroom or workshop (retail required)• Office, Professional• Office, Medical and Dental• Grocery store• Restaurants, Sit Down with no entertainment• Retail Sales, Indoor• School (Primary or Secondary)• School (College or University, Public or Non-Profit)• Private indoor instructional institutions.• Adult day care centers• Wireless Communication Facilities• Banks and Financial Institutions, No Drive-Thru• Accessory structures and uses customarily incidental to the above permitted uses	<ul style="list-style-type: none">• Publicly owned buildings and uses• Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations but not including storage yards, when necessary to serve the immediate vicinity.• Child care centers• Greenhouses and Nurseries• Accessory Caretaker Dwelling• Senior Housing

The above list is a summary of uses permitted by right or special land use approval in the district. Refer to Section 3.104 (including footnotes) for standards and requirements applicable to permitted and special land uses. In case of a conflict between the above list and the uses listed in Section 3.104 (including footnotes), then Section 3.104 shall prevail. Refer to Article 2 for definitions of uses and refer to Article 5 for development standards for specific uses.

(D) REQUIRED CONDITIONS OF THE C, LOCAL BUSINESS DISTRICT
<ul style="list-style-type: none">• Restrictions on Uses: All permitted uses shall be subject to the following restrictions:<ul style="list-style-type: none">○ All business or service establishments shall be for the purpose of dealing directly with consumers. All goods produced or processed on the premise shall be sold at retail on premises where produced and/or processed for customers of the premises.○ All business activities, including servicing and processing, except for off-street parking or loading, shall be conducted within completely enclosed building.○ No drive-in or drive-through uses shall be permitted.○ No use involving the sales of alcohol for consumption on premises shall be permitted.○ No meat or poultry stores where slaughtering is done on the premises shall be permitted.• Buildings. Buildings in the Local Business District shall be subject to the following limitations:<ul style="list-style-type: none">○ Building for Permitted Uses. No single use may occupy a building or portion of a building greater than five thousand (5,000) square feet and no building occupied by more than one (1) use may be larger than ten thousand (10,000) square feet.○ Other Buildings. Building including one (1) or more uses permitted by right and/or permitted after special approval, which are larger in area than those permitted above shall be subject to special land use review and the following provisions:<ul style="list-style-type: none">• Such building shall be located on a site not less than three (3) acres in area.• No single commercial use may occupy a building or portion of a building greater than ten thousand (10,000) square feet.• No commercial use building occupied by more than one (1) use may be larger than thirty thousand (30,000) square feet.No main or accessory building shall be situated less than fifty (50) feet from any residential district, or from any property line which abuts a residential district or use.

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- The maximum size of a building used for non-commercial or residential uses shall be dictated by compliance with all applicable ordinance regulations for setbacks, parking, greenbelts and other site design requirements.
- **Fabrication and Storage Areas.** Any such building and use shall not have more than forty percent (40%) of the floor area therein devoted to fabricating or storage areas.
- **Garages.** Garages shall be permitted only when used exclusively for the storage of passenger motor vehicles and/or commercial vehicles of not more than a gross vehicle weight rating of ten thousand (10,000) pounds for use in connection with the primary use.

(E) ARCHITECTURAL STANDARDS APPLICABLE TO ALL COMMERCIAL ZONING DISTRICTS

All buildings in commercial zoning districts shall meet the following requirements:

- Brick or another material of similar architectural quality and appearance as determined by the Planning Commission, shall be the principal material for exterior building surfaces.
- Buildings shall incorporate roof articulation, projection and relief, covered walkways into facades which include entrances or display windows or which are adjacent to parking or visible from rights-of-way.

(F) DIMENSION REGULATIONS (C, LOCAL BUSINESS DISTRICT)

Lot Standards		Minimum Setbacks	
<i>Min. Lot Area (sq. ft.)</i>	--	<i>Front Yard</i>	75 <u>(N)</u>
<i>Min. Lot Width (ft.)</i>	--	<i>Side Yard (one)</i>	15 <u>(M)</u> , (P)
<i>Min. Lot Depth (ft.)</i>	--	<i>Side Yard (total of 2)</i>	15 <u>(M)</u>
<i>Max. Lot Coverage (%)</i>	--	<i>Rear Yard</i>	25
<i>Min. Floor Area/Unit (ft.)</i>	--		
<i>Max. Building Height (ft.)</i>	40		
<i>Max. Building Height (stories)</i>	4		

Footnotes: Refer to Section 4.102 wherever a footnote is referenced in parentheses after one of the design regulations.

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Section 3.119 BRMU, Belleville Road Mixed-Use District

(A) STATEMENT OF PURPOSE
<p>The Belleville Road Mixed-Use District intended to encourage and facilitate redevelopment by implementing the following mixed-use policies of the 2020 Van Buren Township Master Plan and Belleville Road District Plan and Market Analysis:</p> <ol style="list-style-type: none"> Mix of Land Compatible Land Uses. Permit a range of compatible land uses, such as residential (from single-family to multi-family), public, institutional, office, retail, personal services uses, and appropriate general business uses. Walkability. Create a walkable, pedestrian-oriented development that does not conflict with motorized traffic. Building Location and Site Design. Ensure that buildings have a strong relationship to the street by requiring development to be human-scale through appropriate building location and site design, including developing areas that include civic spaces and pedestrian amenities and requiring on-street parking along interior streets. Use of Buildings. Allow compatible mixed uses to be located in a single building. Land Assembly for Development. Because frontage land on major roads tends to have higher property values, the mixed-use standards in this Section create a strong economic incentive to combine shallower frontage land with land behind the frontage. By allowing lots to extend deeper into frontage property, typical strip development will be discouraged and a more sustainable mix of land uses will be permitted.

(B) PERMITTED USES		(C) SPECIAL LAND USES
<ul style="list-style-type: none"> • Apartments¹ • Single-Family, Attached Dwelling • Single-Family, Detached Dwelling • Two-Family Dwelling • Hotels and Motels • Financial Institution, No Drive-Through • Office, Medical or Dental • Office, Professional • Veterinary/Animal Clinics and Hospitals (no breeding, boarding, or training) • Contractor Establishment, Indoor • Grocery Store • Health or Exercise Club or Spa • Mortuary Establishment • Printing Shops and Establishments • Private Clubs • Private Indoor Instructional Institutions • Public Auction Rooms • Restaurant, Carry-Out • Restaurant, Outdoor Dining • Restaurant, Sit-Down (with or without entertainment) • Retail Sales, Indoor • Service Establishment, Office, Showroom, or Workshop (No Retail Required) 	<ul style="list-style-type: none"> • Service Establishment, Office, Showroom, or Workshop (Retail Required) • Service Establishment, Personal Services • Studios • Laboratories, Minor • Adult Foster Care, Family Home • Bus Passenger Station • Day Care Home, Family Home • Places of Assembly • Public Buildings and Uses • Religious Institutions • School (College or University, Public or Non-Profit) • School (College or University, Private) • School (Primary or Secondary) • Private Swimming Pools • Publicly-Owned Recreational Facilities • Home Occupations • Parking Garages • Accessory structures and uses customarily incidental to the above permitted uses 	<ul style="list-style-type: none"> • Apartment Houses • Planned Residential Developments • Bed and Breakfast • Greenhouses and Nurseries • Planned Shopping Centers • Adult Day Care Center • Adult Foster Care, Large Group Home • Adult Foster Care, Small Group Home • Child Care Centers • Day Care Home, Group • Hospitals • Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations (excluding storage yards) when necessary to serve the immediate vicinity • Indoor Recreation • Private Clubhouse • Brewpub <ul style="list-style-type: none"> • Micro Brewery • Small Wine Maker • Small Distiller

The above list is a summary of uses permitted by right or special land use approval in the district. Refer to [Section 3.104](#) (including footnotes) for standards and requirements applicable to permitted and special land uses. In case of a conflict between the above list and the uses listed in [Section 3.104](#) (including footnotes), then [Section 3.104](#) shall prevail. Refer to [Article 2](#) for definitions of uses and refer to [Article 5](#) for development standards for specific uses.

1. Apartments in the BRMU Zoning District are only permitted within building types specified in Section 3.119(F). Minimum floor area per dwelling unit (sq. ft.) in apartment units shall be the same as for apartment units in the RM zoning district as labeled in Section 4.102, Table 2.

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Section 3.121. SRMU, Sumpter Road Mixed-Use District

(A) STATEMENT OF PURPOSE		
<p>The Sumpter Road Mixed-Use District is intended to encourage contextually appropriate development and redevelopment by implementing the following mixed-use policies of the 2020 Township Master Plan, Sumpter Road Corridor Plan, and South Side Master Plan:</p> <p>1. Mix of Land Compatible Land Uses. Permit a range of compatible land uses within the semi-rural context of the Sumpter Road corridor, such as residential (from single-family to multi-family), public, institutional, retail, personal services, and appropriate light industrial uses.</p> <p>2. Accommodate All Modes of Transportation. Create walkable, pedestrian-oriented development that does not conflict with motorized traffic and does not inhibit the safety and comfort of non-automobile users of the corridor.</p> <p>3. Building Location and Site Design. Encourage pedestrian-scaled development through appropriate building location and site design. Accommodate the varying size of land parcels in the District by regulating these elements relative to their location on a given parcel.</p> <p>4. Use of Buildings. Allow compatible mixed uses to be located in a single building.</p> <p>5. Land Assembly for Development. Because frontage land on major roads tends to have higher property values, the mixed-use standards in this Section create a strong economic incentive to combine shallower frontage land with land behind the frontage. By allowing lots to extend deeper into frontage property, typical strip development will be discouraged and a more sustainable mix of land uses will be permitted. Clustering of new residential development with open space preservation will be encouraged.</p>		
(B) PERMITTED USES		(C) SPECIAL LAND USES
<p>RESIDENTIAL USES</p> <ul style="list-style-type: none"> • <u>Apartments¹</u> • <u>Dwelling, Single-Family Residential Attached</u> • <u>Dwelling, Single-Family Residential Detached</u> • <u>Two-Family Dwelling</u> • <u>Home Occupations</u> • <u>Accessory Dwelling Unit</u> <p>OFFICE USES⁵</p> <ul style="list-style-type: none"> • <u>Financial Institution with no Drive-Thru</u> • <u>Office, Medical or Dental</u> • <u>Office, Professional</u> • <u>Veterinary/Animal Clinics and Hospitals (no breeding, boarding, or training)</u> <p>COMMERCIAL USES^{3, 5}</p> <ul style="list-style-type: none"> • <u>Contractor Establishment, Indoor</u> • <u>Grocery Store</u> • <u>Health or Exercise Club or Spa</u> • <u>Mortuary Establishment</u> • <u>Printing Shops and Establishments</u> • <u>Private Indoor Instructional Institutions</u> • <u>Public Auction Rooms</u> • <u>Restaurant, Carry-Out</u> • <u>Restaurant, Sit-Down</u> • <u>Restaurant with walk-up window</u> • <u>Retail Sales, Indoor</u> • <u>Service Establishment, Office, Showroom, or Workshop (No Retail Required)</u> • <u>Service Establishment, Office, Showroom, or Workshop (Retail Required)</u> 	<ul style="list-style-type: none"> • <u>Service Establishment, Personal Services</u> • <u>Studios</u> <p>INDUSTRIAL USES^{2, 6}</p> <ul style="list-style-type: none"> • <u>Laboratories, Minor</u> • <u>Cottage or Artisanal Manufacturing</u> <p>COMMUNITY, EDUCATIONAL AND INSTITUTIONAL USES⁵</p> <ul style="list-style-type: none"> • <u>Adult Foster Care, Family Home</u> • <u>Day Care Home, Family Home</u> • <u>Places of Assembly</u> • <u>Public Buildings and Uses</u> • <u>Religious Institutions</u> • <u>School (College or University, Public or Non-Profit)</u> • <u>School (College or University, Private)</u> • <u>School (Primary or Secondary)</u> <p>RECREATION USES⁵</p> <ul style="list-style-type: none"> • <u>Private Swimming Pools</u> • <u>Publicly-Owned Recreational Facilities</u> <p>OTHER USES</p> <ul style="list-style-type: none"> • <u>Home Occupations</u> • <u>Parking Garages</u> <p><u>Accessory structures and uses customarily incidental to the above permitted uses</u></p>	<p>LODGING USES⁵</p> <ul style="list-style-type: none"> • <u>Bed and Breakfast</u> <p>OFFICE USES⁵</p> <ul style="list-style-type: none"> • <u>Financial Institution-with drive-through in rear only</u> <p>COMMERCIAL USES^{2, 5} ← Should be footnotes 3,5</p> <ul style="list-style-type: none"> • <u>Greenhouses and Nurseries</u> • <u>Brewpub</u> • <u>Restaurant, Outdoor Dining</u> • <u>Private Clubs</u> <p>INDUSTRIAL USES^{2, 6}</p> <ul style="list-style-type: none"> • <u>Outdoor Storage of Building or Contracting Equipment and Supplies</u> • <u>Micro Brewery</u> • <u>Small Wine Maker</u> • <u>Small Distiller</u> <p>COMMUNITY, EDUCATIONAL AND INSTITUTIONAL USES⁵</p> <ul style="list-style-type: none"> • <u>Senior Housing⁴</u> • <u>Adult Day Care Center</u> • <u>Adult Foster Care, Large Group Home</u> • <u>Adult Foster Care, Small Group Home</u> • <u>Child Care Centers</u> • <u>Day Care Home, Group</u> • <u>Hospitals</u> • <u>Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations (excluding storage yards) when necessary to serve the immediate vicinity</u> <p>RECREATION USES</p> <ul style="list-style-type: none"> • <u>Indoor Recreation</u>
<p><i>The above list is a summary of uses permitted by right or special land use approval in the district. Refer to Section 3.104(including footnotes) for standards and requirements applicable to permitted and special land uses. In case of a conflict</i></p>		

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between the above list and the uses listed in Section 3.104 (including footnotes), then Section 3.104 shall prevail. Refer to Article 2 for definitions of uses and refer to Article 5 for development standards for specific uses. Use categories in Section 3.121(F) (Sumpter Road Mixed Use District – Building Type Standards) refer to the use categories (e.g., “Residential”) as detailed above. At the discretion of the Planning Commission, additional unlisted uses may be considered if they adhere to the building types in Section 3.121(G) and are justified due to the character of the surrounding land uses. At the Planning Director’s discretion, additional unlisted uses may be referred for special land use review under Article 12, Chapter 3 of this ordinance.

(D) FOOTNOTES AND REQUIRED CONDITIONS OF THE SRMU, SUMPTER ROAD MIXED USE DISTRICT

1. Apartments in the SRMU Zoning District are only permitted within building types specified in Section 3.121(F). Minimum floor area per dwelling unit (sq. ft.) in apartment units shall be the same as for apartment units in the RM zoning district as labeled in Section 4.102, Table 2.
2. Industrial uses must be at least 200’ from any existing dwelling unless the Planning Commission finds that a modification from this requirement is justified due to the character of the surrounding land uses and the nature of the specific industrial use.
3. Within 100’ of any existing dwelling, buildings with commercial uses are subject to the regulations of section 3.110(D) (required conditions of the C, Local Business District), unless the Planning Commission finds that a modification from this requirement is justified due to the character of the surrounding land uses and the nature of the specific commercial use.
4. No senior housing building shall exceed 5,000 square feet.
5. Subject to the greenbelt buffering requirements for C, C-1, C-2, FS, and OT districts as described in Section 10.103(E) of this ordinance.
6. Subject to the greenbelt buffering requirements for M-1 districts as described in Section 10.103(E) of this ordinance.

(E) STREET TYPE STANDARDS

All streets adjacent to and within the Sumpter Road Mixed-Use District shall meet the following requirements when a site is developed under the standards of this District. If the street is existing and does not meet the following requirements, it must be upgraded to the extent possible

<u>Street Type Name</u>	<u>Street Easement or Right-of-Way Width</u>	<u>Street Pavement Width</u>	<u>Location</u>	<u>On-Street Parking</u>	<u>Minimum Required Driveway Spacing</u>
<u>Service Road¹</u>	<u>40 ft.</u>	<u>32 ft.</u>	<u>Immediately east of and parallel to Sumpter Road, north of Hull Road as identified in the Mobility Plan within the 2022 Sumpter Road Corridor Plan. Intended for one-way, northbound traffic.</u>	<u>Yes – Diagonal, one side</u>	<u>See Article 9</u>
<u>Local Street Extended</u>	<u>66 ft.</u>	<u>30 ft.</u>	<u>West of and parallel to Sumpter Road as identified in the 2022 Sumpter Road Corridor Plan.</u>	<u>Yes – Variable configuration</u>	<u>See Article 9</u>
<u>Railroad Street</u>	<u>66 ft.</u>	<u>36 ft.</u>	<u>South of and generally parallel to the Norfolk Southern railroad right-of-way as identified in the 2022 Sumpter Road Corridor Plan.</u>	<u>Yes – Variable configuration</u>	<u>See Article 9</u>
<u>Local Arterial</u>	<u>Variable</u>	<u>Variable</u>	<u>Hull Road and Sumpter Road</u>	<u>Variable</u>	<u>See Article 9</u>

¹– As regulated in Section 9.106(F) of the Zoning Ordinance.

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(F) ALLOWABLE MIXED-USE LOT TYPES¹

All existing or new platted lots within the Sumpter Road Mixed-Use District shall be classified as one of the following subareas, illustrated on the Regulating Plan (Section 3.121(I)):

- (1) **Anchor Lots (A).**
- (2) **Secondary Lots (SL).**
- (3) **Frontage Lots (Deep) (FL-D)**
- (4) **Frontage Lots (Shallow) (FL-S)**

¹ Definitions and characteristics of the identified lot types are included in the 2022 Van Buren Township Sumpter Road Corridor Plan and illustrated in the Regulating Plan in 3.121(I) of this Ordinance. Individual properties' lot type classifications may be altered by conditions such as parcel divisions or combinations or the creation of new access to lots which change their classification. Such conditions shall be reviewed as needed by the Township Planning and Economic Development Director at the time of an application for development or redevelopment or at the time of a proposed property division or combination.

(G) BUILDING TYPE SCHEDULE OF REGULATIONS

Building Type Name	Front Setback	Side Setback	Rear Setback	Height	Allowable Lot Types – Front Locations	Allowable Lot Types – Rear Locations
<u>Mixed Use</u>	0 ft. along Service Road Max. 54 ft. otherwise	10' ¹	Min. 25 ft. or height of building, whichever is greater	Max. 36 ft./ 3 Stories	A FL-S	
<u>Retail</u>	0 ft. along Service Road Max. 54 ft. otherwise	10' ¹	Min. 25 ft. or height of building, whichever is greater	Max. 18 ft./1 story	A FL-S	
<u>Accessory Dwelling Unit</u>	Must be located at rear of principal residential unit; min. 10 ft. separation	5 ft.	Min. 25 ft. or height of building, whichever is greater	Max. 24 ft.		FL-D (Accessory) FL-S
<u>Liner</u>	0 ft. along Service Road Max. 54 ft. otherwise	10' ¹	Min. 25 ft. or height of building, whichever is greater	Max. 30 ft./ 2 Stories	A FL-S	
<u>Cottage Retail</u>	Max. 54 ft.	10' ¹	Min. 25 ft. or height of building, whichever is greater	Max.: 24 ft./ 2 Stories	A FL-D FL-S SL	
<u>Barn-Style</u>	Must be located at rear of principal residential unit; min. 50 ft. separation	5 ft.	Min 5 ft.	Max. 36 ft.	SL (Accessory)	A (Accessory) FL-D (Accessory)
<u>Duplex</u>	Min. 30 ft. Porches may encroach up to 12 ft. into setback	Min. 10 ft. one side / 25' two sides.	Min. 25 ft. or height of building, whichever is greater	Max. 24 ft.	FL-D FL-S ²	
<u>Single-Family House</u>	Min 30 ft.; Porches may encroach up to 12 ft. into setback	Min. 10 ft. one side / 25'	Min. 25 ft. or height of building,	Max. 24 ft.	FL-D FL-S ² SL	

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		<u>two sides.</u>	<u>whichever is greater</u>			
<u>Detached Garage</u>	<u>See Article 7, Chapter 2 (Accessory Structures and Uses)</u>				<u>FL-D (Accessory)</u> <u>FL-S (Accessory)</u> <u>SL (Accessory)</u>	
<u>Workshop</u>	<u>If located at rear of principal building: min. 10 ft. separation, Max. 54' otherwise</u>	<u>10'¹</u>	<u>Min. 25 ft. or height of building, whichever is greater</u>	<u>Max. 18 ft.</u>	<u>SL (Special Land Use)</u>	<u>A (Accessory)</u> <u>FL-D (Special Land Use)</u>
<u>Artisan Studio</u>	<u>If located at rear of principal residential unit: min. 10 ft. separation, max. 54' otherwise</u>	<u>10'¹</u>	<u>Min. 25 ft. or height of building, whichever is greater</u>	<u>Max. 18 ft.</u>		<u>A</u> <u>FL-D</u>
<u>Artist Cottage</u>	<u>If located at rear of principal residential unit: min. 10 ft. separation, max. 54' otherwise</u>	<u>10'¹</u>	<u>Min. 25 ft. or height of building, whichever is greater</u>	<u>Max. 18 ft.</u>	<u>SL</u>	<u>A</u> <u>FL-D</u>
<u>Maker Space</u>	<u>0 ft. along Service Road, Max. 54' otherwise</u>	<u>10'¹</u>	<u>Min. 25 ft. or height of building, whichever is greater</u>	<u>Max. 18 ft.</u>	<u>FL-S (Special Land Use)</u> <u>SL</u>	
<u>Studio Shed / Roadside Stand</u>	<u>No closer to front lot line than principal building</u>	<u>Min. 5 ft.</u>	<u>Min. 5 ft.</u>	<u>Max. 18 ft.</u>	<u>A (Accessory)</u> <u>FL-D (Special Land Use)</u> <u>SL (Special Land Use)</u>	<u>A (Accessory)</u>

¹A minimum side yard setback of 10' is required, unless the Planning Commission finds that there is justification for modification from this minimum side yard setback based on the availability of access to the parcel and neighboring parcels, such as via a rear alley or cross access easement provided to or from a neighboring parcel.

²Only permitted in this lot type where there is direct access to a residential street.

(H) BUILDING TYPE STANDARDS. A range of Building Types permitted in the Sumpter Road Mixed-Use District are described and illustrated in this section. Each Building Type contains a mix of allowable uses by floor, with retail always at the ground floor level of non-residential buildings. Building frontage orientation is coordinated with street frontages in the Building Type illustrations. Such orientation of building fronts and frontages must be followed with the use of each Building Type, though architectural variation that achieves these objectives is permitted. The determination of building type at the time of site development or redevelopment shall be made by the Township's Planning Director. The Planning Director's interpretation of a building type may be appealed via a written request for an appeal for architectural interpretation to the Township's Planning Commission.

by the applicant or other property owners sharing a common property line with the site.

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(1) BUILDING TYPE STANDARDS: MIXED USE BUILDING

Description. The Mixed Use Building Type is a multi-story Building Type with storefronts along all primary frontage lines. This Building Type is ideal for smaller-floorplate retail spaces that can flexibly accommodate the surrounding local trade area.

Permitted Uses and Special Land Use. Ground floor permitted uses are restricted to non-residential uses listed in Section 3.121(B) and (C), while the upper floors may have any use permitted in the District, subject to Section 3.121(B) and (C)

Parking. Parking in front of buildings shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening).



(2) BUILDING TYPE STANDARDS: RETAIL BUILDING

Description. The Retail Building Type is a single-story, limited-use building with storefronts along all primary frontage lines. This Building Type is ideally configured for downtowns and in retail segments of downtown shopping streets, though they may also be used for single-use, suburban areas.

Permitted Uses and Special Land Uses. Commercial and Office uses listed in Section 3.121 (B) and (C) only.

Parking. Parking in front of buildings shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening).



(3) BUILDING TYPE STANDARDS: ACCESSORY DWELLING UNIT

Description. An Accessory Dwelling Unit exists as accessory to a Primary Dwelling Unit and must be located behind the corresponding Primary Dwelling Unit. Accessory Dwelling Units allow for site flexibility and increased density without changing site character. The Accessory Dwelling Unit minimum floor area is 500 sq. ft. for an efficiency unit, 700 sq. ft. for a one bedroom unit, 900 sq. ft. for a two-bedroom unit and 1,100 sq. ft. for a unit with three or more bedrooms.

Permitted Uses and Special Land Uses. Residential uses only.

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(4) BUILDING TYPE STANDARDS: LINER BUILDING

Description. The Liner Building Type is a Mixed Use or Retail Building Type that has been limited in depth to conceal parking behind. This Building Type is ideal for mid-block conditions, and adjacent to – or located toward the edge of – existing strip-type shopping centers.

Permitted Uses and Special Land Use. Commercial and Office uses listed in Section 3.121 (B) and (C) only.

Parking. Parking in front of buildings shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening).



(5) BUILDING TYPE STANDARDS: COTTAGE RETAIL BUILDING

Description. The Cottage Retail Building Type is a mixed-use building type with a residential building form that permits storefronts along all primary frontage lines and extends down the sides of the secondary frontage line. This building type emulates a building form that has evolved in traditional neighborhoods. It is a modestly-scaled building, including a gable and a pitched roof, usually with a storefront at the ground floor. Roofs must have a minimum slope of 4:12. Storefronts shall be located along all primary frontage lines and extend from a primary frontage a minimum of twelve (12) feet into any secondary frontage.

Permitted Uses and Special Land Use. Non-residential uses may only be permitted in the front of the building on the ground floor. Other areas of the building, including upper stories, are limited to Residential uses, in accordance with the uses listed in Section 3.121(B) and (C).

Parking. Parking in front of buildings shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening).

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(6) BUILDING TYPE STANDARDS: BARN-STYLE

Description. The Barn-style Building Type is an agricultural building type accessory to a Principal Building. The barn Building Type satisfies the functionality of a mix of building types and uses on a site without compromising the rural or residential character of the site. The design of the Barn Building Type includes a gambrel, gable, or shed roof profiles and all wood construction on a masonry foundation. Allowable Colors: Red, Brown, White. Allowable roof materials: Standing seam, natural finish.

Permitted Uses and Special Land Use. Non-residential uses as regulated under Section 3.121(B) and (C).

Design.



(7) BUILDING TYPE STANDARDS: DUPLEX BUILDING

Description. The Duplex Building Type is any independent building configuration consisting of exactly two residential units, usually surrounded by a private or common yard, meeting minimum room quantity and size requirements as dictated by the local building code, zoning, or both.

The units can be side-by-side (similar to rowhouses) or stacked one above the other. Similar to single-family residential buildings, duplex buildings include front porches that encroach into the established building setback and optional detached garages. A front porch of at least twelve (12) feet wide and seven (7) feet deep is required for new buildings. The minimum floor area in each duplex dwelling unit is 1,000 square feet. The duplex building type may contain certain non-residential uses but may not contain industrial uses.

Permitted Uses and Special Land Use. All non-industrial uses.

(8) BUILDING TYPE STANDARDS: SINGLE-FAMILY HOUSE

Description. A Single-Family House Building Type exists as the Primary Dwelling Unit on its corresponding site and must be located forward of all other buildings on its site by a distance of minimum 10 feet. Minimum floor area is 1,250 sq. ft. The Single-Family Home Building Type preserves the existing residential character along Sumpter Road, while allowing for a mix of Building types and uses behind. New buildings should generally fit the style of

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Mid-Century American residential construction, such as Ranch, Prairie, Cape Cod, or Modern. Decks and patios must be to the side or rear of structures on new buildings. The single-family house building type may contain certain non-residential uses but may not contain industrial uses.

Permitted Uses and Special Land Use. All non-industrial uses.

(9) BUILDING TYPE STANDARDS: DETACHED GARAGE

Description. The Detached Garage Building Type is accessory to a Primary Dwelling Unit. The Detached Garage allows for vehicular storage and accessory utility activities on a site. The detached garage will adhere to the same size, height, roof pitch, architectural, and setback standards as used for detached accessory buildings in residential zoning districts under Article 7, Chapter 2 (Accessory Structures and Uses).

Permitted Uses and Special Land Use. Vehicular Parking and residential storage.



(10) BUILDING TYPE STANDARDS: WORKSHOP

Description. The Workshop Building Type is a utility building type. The design of the Workshop Building Type includes a one-story building which must consist of wood, brick, Portland Cement stucco, rock-face block or stone construction. Maximum building footprint is 5,000 sq. ft. and maximum building height is 18'.

Permitted Uses and Special Land Use. Uses other than Residential and Commercial Uses as listed in and subject to the regulations of Section 3.121(B) and (C).



(11) BUILDING TYPE STANDARDS: ARTISAN STUDIO

Description. The Artisan Studio is a flexible building type that accommodates entrepreneurial activities including culinary, winemaking, craft fabrication, and other light-footprint industries. The design of the

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Artisan Studio Building Type includes a one-story building and must consist of wood, brick, Portland Cement stucco, rock-face block, or stone construction.

Permitted Uses and Special Land Use. Uses other than Residential Uses as listed in and subject to the regulations of Section 3.121(B) and (C).



(12) BUILDING TYPE STANDARDS: ARTIST COTTAGE

Description. The Artist Cottage is a small-floorplate building, resembling a residential cottage. It is intended to provide space for production of small goods that do not require electrical, mechanical, or plumbing equipment or fixtures of a grade atypical for residential use.

Permitted Uses and Special Land Use. Uses other than Residential Uses as listed in and subject to the regulations of Section 3.121(B) and (C).



(13) BUILDING TYPE STANDARDS: MAKER SPACE

Description. The Maker Space is a building that combines a public-facing retail shopfront with an adjacent light manufacturing space. It may contain direct vehicular access to the interior via a garage bay.

Permitted Uses and Special Land Use. Uses other than Residential Uses as listed in and subject to the regulations of Section 3.121(B) and (C).

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Parking. Parking in front of buildings shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening)



(14) BUILDING TYPE STANDARDS: STUDIO SHED / ROADSIDE STAND

Description. The Studio Shed/Roadside Stand is intended for the sale and production of goods on a seasonal or intermittent basis. These structures are permanent or semi-permanent, and are easily adaptable for other uses. They are “drive up” in nature, rather than “drive through”- the former does not require large expanses of pavement for queuing, nor are orders taken via intercom systems.

Permitted Uses and Special Land Use. Accessory to commercial uses listed in and subject to the regulations of Section 3.121(B) and (C).



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(I) REGULATING PLAN

A Regulating Plan designates the locations where different Building Type standards apply, based on the physical character of the area.



Sumpter Road
Lot Types

Van Buren Township, Wayne County, MI

February 4, 2022 - DRAFT

Legend

- Anchor Lots
- Landlocked Lots
- Primary Lots (Deep)
- Primary Lots (Shallow)

- Parcel Boundaries
- Municipal Boundaries



0 300 600
Feet

Base Map Source: Michigan Center for
Geographic Information, v. 2.0
Data Source: Van Buren Township GIS,
Reference 2021

MCKENNA

Unless otherwise provided in this Ordinance, area, height and placement regulations under this Ordinance shall be in accordance with the Schedule of Regulations in Table 2 and footnotes thereto, which schedule and footnotes hereby made a part of this Section 4.102.

Table 2. Schedule of Regulations

Schedule of Regulations											
Zoning District	Lot Area, Lot Coverage, and Dwelling/Business Unit Standards					Minimum Yard Setbacks				Maximum Building Height	
	Minimum Lot Area (sq. ft.)	Minimum Floor Area Per Dwelling Unit (sq. ft.)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Maximum Lot Coverage (%)	Front (ft.)	Side (ft.)	Total of 2 Sides (ft.)	Rear (ft.)	Feet	Stories
AG, Agricultural and Estates	43,560	2,000 <i>(B)</i>	150	<i>(C)</i>	15	50	10	25	35	30	2
R-1A, Single-Family Residential	20,000	1,800 <i>(B)</i>	100	<i>(C)</i>	15	30	10	25	35	30	2
R-2A, Single-Family Residential	15,000	1,800 <i>(B)</i>	90	<i>(C)</i>	20	30	10	25	35	30	2
R-1B, Single-Family Residential	10,000	1,500 <i>(B)</i>	80	125	30	30	10 <i>(X)</i>	25 <i>(X)</i>	35	30	2
R-1C, Single-Family Residential	8,400	1,250 <i>(B)</i>	70	120	30	30	10 <i>(X)</i>	25 <i>(X)</i>	35	30	2
RM, Multiple Family Residential	10 acres <i>(Q)</i>	See below	400	--	30	35	20 <i>(F)</i>	40 <i>(F)</i>	35	30	2.5
RM Detached Single-Family Residential, Edge Dwelling	7,200	1,250	60'	<i>(C)</i>	30	30	10'	20'	35	30	2 <i>(Y)</i>
RM Detached Single-Family Residential, Interior Dwelling	6,300	1,000	45'	<i>(C)</i>	30	30	5	15	25	30	2 <i>(Y)</i> , <i>(Z)</i> , <i>(AA)</i>
RM Attached Single-Family: Efficiency Units	4,200 <i>(A)</i>	500 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
One Bedroom Units <i>(G)</i>	4,200 <i>(A)</i>	700 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
Two Bedroom Units <i>(G)</i>	5,000 <i>(A)</i>	900 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
Three or More Bedroom Units <i>(G)</i>	6,200 <i>(A)</i>	1,100 <i>(B)</i> , <i>(E)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
RM Apartments: Efficiency Units	2,800 <i>(A)</i>	500 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
One Bedroom Units <i>(G)</i>	2,800 <i>(A)</i>	700 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
Two Bedroom Units <i>(G)</i>	3,500 <i>(A)</i>	900 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
Three or More Bedroom Units <i>(G)</i>	4,800 <i>(A)</i>	1,100 <i>(B)</i> , <i>(E)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
RM Multiple-Family High Rise: Efficiency Units	<i>(J)</i>	500 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	15	75 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150	15
One Bedroom Units <i>(G)</i>	<i>(J)</i>	700 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	15	75 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150	15
Two Bedroom Units <i>(G)</i>	<i>(J)</i>	900 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	15	75 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150	15
Three or More Bedroom Units <i>(G)</i>	<i>(J)</i>	1,100 <i>(B)</i> , <i>(E)</i>	<i>(H)</i>	<i>(H)</i>	15	75 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150	15
RMH, Mobile Home Park	5,550	720	55	--	50	35 <i>(R)</i>	25 <i>(R)</i>	50 <i>(R)</i>	35 <i>(R)</i>	30	2
C, Local Business	--	--	--	--	--	75 <i>(N)</i>	15 <i>(M)</i> , <i>(P)</i>	15 <i>(M)</i>	25	40	4
C-1, General Business	--	--	--	--	--	75 <i>(N)</i>	15 <i>(M)</i> , <i>(P)</i>	15 <i>(M)</i>	25	40	4
C-2, Extensive Highway Business	--	--	--	--	--	35 <i>(N)</i>	25 <i>(P)</i>	50	20	40	4
FS, Freeway Service	--	--	--	--	--	75 <i>(N)</i>	75 <i>(P)</i>	150	75	30	3
OT, Office Technology	--	--	--	--	--	<i>(D)</i> , <i>(T)</i> , <i>(U)</i>	20 <i>(D)</i> , <i>(P)</i> , <i>(V)</i>	40 <i>(D)</i>	30 <i>(D)</i> , <i>(V)</i>	45	3 <i>(W)</i>
M-1, Light Industrial	--	--	--	--	35	50 <i>(O)</i>	40 <i>(P)</i>	80	40	30 <i>(S)</i>	2.5 <i>(S)</i>
M-2, General Industrial	--	--	--	--	35	60 <i>(O)</i>	50 <i>(P)</i>	100	50	40 <i>(S)</i>	4 <i>(S)</i>
MT, Industrial Transportation	--	<i>(B)</i>	--	--	35	50 <i>(O)</i>	50 <i>(P)</i>	100	50	35	3
AP, Airport	250 acres	--	--	--	--	100 <i>(O)</i>	50 <i>(P)</i>	100	100	--	--
BRMU, Belleville Road Mixed Use District	See Section 3.119 for District-Specific Regulations										
SRMU, Sumpter Road Mixed Use District	See Section 3.121 for District-Specific Regulations										

Article 6

Chapter 4. Sumpter Road Overlay District (SROD)

Section 6.401 Intent and Purpose

The Sumpter Road Overlay Zoning District (SROD) establishes regulations applicable to site development including building setbacks, design, parking, access management, landscaping, and signage. This overlay district is based upon careful evaluation, study, and plans completed as part of a master planning effort by the Van Buren Township Planning Commission. Objectives of the overlay district are as follows:

- (A) Promote development consistent with the Sumpter Road Corridor Plan, South Side Master Plan, and 2020 Van Buren Charter Township Master Plan.
- (B) Establish consistent high quality standards for site development and building appearance.
- (C) Achieve well-managed, safe, and efficient flow of motorized and non-motorized traffic, including accessibility and connectivity.
- (D) Foster an environment that is safe and friendly for non-motorized users of Sumpter Road, particularly pedestrians and bicyclists, that contributes to the Township's sustainability as a vital, attractive, economic, and healthy place to live.
- (E) Permit the combination of uses which are complementary to one another within the same structure or zone.
- (F) Enhance the built environment of the area in a manner consistent with the area's established semi-rural character, and provide a sense of place, including the creation of high quality public spaces.

The application of these standards contributes to the Township's economic development objectives and are intended to help sustain and increase the value of private property.

Section 6.402 Definitions

The following definitions shall apply specifically to the SROD, but may be applied broadly throughout the Township where, in the opinion of the Planning Director, the definition has broad applicability:

- (A) **BUILDING ENVELOPE STANDARDS (BES):** Basic parameters regulating building location and form, including the envelope, placement (in three dimensions) and certain permitted/required building elements, such as storefronts, balconies, and street walls. The BES establish both the boundaries within which things may be done, and specific things that must be done. The applicable BES for a site are determined by its subarea in the Overlay District as shown on the Regulating Plan for the Sumpter Mixed-Use District.
- (B) **CORRIDOR PLAN:** Refers to the Sumpter Road Corridor Plan as adopted by the Van Buren Township Planning Commission.

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- (C) **FAÇADE FRONTAGE:** Refers to the façade of a building where the primary public pedestrian entrance must be located. The area in front of the building frontage is considered the “front yard” for the purposes of this Chapter.
- (D) **GROUND FLOOR:** The first level of a building where at least 80 percent of the finished floor elevation is within the finished floor elevation parameters established in the designated BES. The next story above the ground floor is the second floor.
- (E) **STREETSPACE:** Includes all space between building frontages (travel lanes, sidewalks, squares, pedestrian pathways, civic greens, sidewalks, parks, etc.), but not garage entries or alleys.
- (F) **UNDERLYING DISTRICT:** The underlying district is the zoning district upon which an overlay subarea district is laid. The SROD is superimposed upon the underlying zoning districts.

Section 6.403 Overlay District Concept

The Sumpter Road Overlay District (SROD) is a mapped zone that imposes a set of special requirements in addition to those of the underlying zoning district(s).

The SROD is a mandatory overlay district. Property in the SROD may continue to be used as permitted by the standard zoning district and all other legal nonconformities are permitted to continue; however, any new activity that requires site plan approval in accordance with the requirements of the Zoning Ordinance shall also comply with the requirements of the SROD contained in this Chapter. In the event there are conflicts between the requirements of the underlying zoning district and the SROD, the requirements of the SROD shall govern.

Section 6.404 Overlay District Boundaries

The boundaries of SROD shall be on the Zoning Map of the Charter Township of Van Buren. The District will include all parcels that have frontage on Sumpter Road in Van Buren Township as of [Month], 2022.

Section 6.405 Administration

- (A) **Applicability of the SROD.** All proposed uses and development in the SROD shall be reviewed the same as the same uses and development outside of the SROD, in accordance with **Article 12, Chapter 2.**
- (1) **Administrative Review and Site Plan Review.** Administrative Review or Site Plan Review shall be required in accordance with **Article 12, Chapter 2.** Plans must contain all of the information required in **Section 12.203.** and the process shall follow the procedures of **Section 12.205.**
- (2) **Special Land Use Review.** For any development or use in the SROD that requires Special Land Use review, the procedures of **Article 12, Chapter 3** shall be followed.
- (3) **Site Condominium and Subdivision Development.** Any proposed site condominium (**Article 6, Chapter 1.**) or subdivision (Subdivision Control Ordinance) in the SROD shall

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follow the required procedures and regulations with the exception that any design requirement contained in the SROD shall take precedence over any similar design requirement contained in **Article 6, Chapter 1.** or the Subdivision Control Ordinance.

- (B) **Appeals and Variances.** Any appeal or variance from the standards or requirements of the SROD shall be reviewed in accordance with **Article 12, Chapter 4.**
- (C) **Nonconformities.** The requirements of **Article 14.** apply to all nonconformities in the SROD.

Section 6.406 Permitted and Special Land Uses

- (D) **Bemis Road to Hull Road.** The permitted and special land uses in the area between Bemis Road and Hull Road shall be those permitted and special land uses of the underlying zoning district.
- (E) **North of Hull Road.** The permitted and special land uses in the area north of Hull Road shall be in accordance with the Sumpter Road Mixed Use District in Section 3.121 (B) and (C).

Section 6.407 Building Envelope Standards (BES)

- (F) **Standards Applicable to All Areas.** The goal of the Building Envelope Standards (BES) is the creation of a healthy and vital public realm. The BES set the basic parameters governing building form and location, including the building envelope (in three dimensions) and certain required and/or permitted building elements, such as balconies, bay windows, stoops, and shop fronts. BES shall conform to requirements of this Chapter as well as the following general guiding principles:
- (1) Buildings shall be generally aligned and setbacks should generally conform to those immediately adjacent on the same block. Buildings should be used to form both the space of the street and the overall context of the district.
 - (2) Mixed-use and commercial buildings shall be designed to include active front spaces. This contributes to vital and safe public space.
 - (3) Vehicle storage and parking for buildings other than single-family homes, shall be located at the rear of the building(s).
 - (4) Retail, where permitted, shall be located on the ground floor at the Façade Frontage because retail use has the effect of making the street active and interesting.

Section 6.408 Parking, Loading, and Access Management

- (G) **Parking.** The purpose of these standards is to provide adequate off-street parking for sites in the SROD while maintaining attractive site designs and providing safe access to sites using all modes of transportation.

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- (1) **General Parking.** Parking spaces shall be provided as required by Article 9 of the Van Buren Township Zoning Ordinance. Parking in front of buildings in the frontage lot-shallow parcels under Section 3.121 shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening).
 - (2) **Shared Parking.** Shared parking shall be provided wherever possible in accordance with Article 9.
 - (3) **Bicycle Parking.** Adding bicycle parking in the Sumpter Road Corridor area is required in the SROD. One (1) bicycle parking space shall be provided for each fifteen (15) vehicle parking spaces or fraction thereof, placing an emphasis on providing short-term bicycle parking to complement the land uses commonly found in the SROD. Bicycle parking shall be conveniently located near the public entrance. The Planning Commission may increase or decrease the number of required bicycle parking spaces based on expected demand and available areas to locate bicycle parking.
- (H) **Vehicular Access Standards.** The purpose of this subsection is to facilitate through traffic operations, ensure public safety along roadways, and protect public investment in the street system while providing property owners with reasonable access. The standards are specifically designed to apply to Sumpter Road and a limited number of local street extensions that may occur to facilitate access to landlocked parcels or as part of providing access to lots which result from the division of large undeveloped parcels.
- (1) **Application of Standards.** The standards contained herein shall be required in addition to, and where permissible shall supersede, the requirements of the Wayne County Roads Division (WCRD).
 - (2) **Street Network.** All development must be linked to an interconnected network of streets, shared access drives, or other public passageways. The street network and the network of nonmotorized access shall follow the recommendations of the Mobility Plans within the 2020 Van Buren Township Master Plan and the 2022 Sumpter Road Corridor Plan, and the Rural Residential Pattern guidelines within the 2022 Sumpter Road Corridor Plan. The following requirements are intended to create a connected network of local streets that is designed to balance property access with the retention of a semi-rural context.
 - (a) **Street Connectivity.** Street connections for the continuation of the street network onto adjacent properties shall be provided when the potential exists for the continuation of those streets on adjacent parcels.
 - (b) **Public Streets.** Internal streets should be dedicated to the public, consistent with the Master Plan to ensure connectivity between adjacent parcels.
 - (c) **Cross-Access.** Blanket cross-access easements shall be provided for all shared access drives and curb cuts for properties along the east side of Sumpter Road, north of Hull Road, to ensure that the internal circulation system connects to the internal circulation system on adjacent parcels. The blanket cross-access agreement shall

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provide for reciprocal cross-access for connection to adjacent parcels and curb cuts without limitation. This will have the long-term effect of reducing traffic on roads, reducing curb cuts, and encouraging more cohesive development. The cross access shall be formalized into a Service Road (also known as a Slip Street) design as described in Section 3.121 and 9.106(F) of the Zoning Ordinance and in the 2022 Van Buren Township Sumpter Road Corridor Plan.

- (d) **Sumpter Rural Settlement Street Patterns.** The following street pattern requirements apply to areas designated as Sumpter Rural Settlement future land use in the 2022 Sumpter Road Corridor Plan:

- (i) **Dead end street prohibition.** No platted subdivision or site condominium development may be designed with any street intersecting at Hull Road, Sumpter Road, or Bemis Road which does not have provide a second point of access onto Hull Road, Sumpter Road, or Bemis Road.
- (ii) **Rear Alleys.** Lots with less than 150' of frontage which have primary frontage on Hull Road, Sumpter Road, or Bemis Road must have access served by a rear alley or lane that provides access to the rear of the buildings.

(3) Street Design.

- (a) **Design Speed.** Shared access drives and internal streets shall be designed with a maximum design speed of twenty-five (25) miles per hour.
- (b) **Alleys and Rear Access Lanes.** Alleys and lanes that provide access to the rear of buildings are encouraged.
- (c) **Street Cross-Sections.** Street design in the Gateway Mixed Use Subarea shall be in accordance with the Mixed Use District in Section 3.121.

(d) Driveways. At the time of development or redevelopment of any site, new driveways shall be designed, and existing driveways shall be consolidated and closed, such that the minimum driveway spacing standards of Section 9.106(C) of the Zoning Ordinance are met throughout the SROD.

- (4) **Modification of Standards for Special Situations.** During site plan review the Planning Commission shall have the authority to modify the vehicular access standards of this Section 6.308(B). upon consideration of the standards in Section 9.106(G)..

- (I) **Bicycle and Pedestrian Access.** The goal of these standards is to provide adequate access to bicyclists and pedestrians in the SROD, recognizing Sumpter Road as an important gateway between the southern portions of the Township and the City of Belleville. In compliance with the Michigan Planning Enabling Act, any newly constructed public streets or shared access drives in the SROD shall provide access for bicyclists and pedestrians to the greatest extent possible.

- (1) **Bicycle Access.** New developments shall connect to the bicycle transportation network throughout the Township. Bicycle access shall be provided in accordance with the recommendations of the Non-Motorized Transportation Plan within the 2020 Van Buren Township Master Plan.

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- (2) **Bicycle Parking.** Bicycle parking shall be conveniently located near the public entrance and well-lit to discourage theft or vandalism.
- (3) **Pedestrian Access.** New developments shall be designed to allow for safe and efficient pedestrian access between the entrances of buildings and the sidewalks and pedestrian network of the SROD.
- (4) **Crosswalks.** Pedestrian areas that cross vehicular traffic at roads or parking lots shall be clearly marked, and vehicular traffic shall be encouraged to slow down near pedestrian crossings. Accent paving shall be incorporated at key crossings that may accommodate pedestrian traffic. Where accent paving is not used, a “zebra” or “continental” crosswalk marking pattern (alternating white and black bands) shall be installed to increase visibility. Pedestrian crosswalks shall be adequately lighted, have clear sight distances, and be free from view-hindering obstructions such as foliage and poles at crosswalk entries and median refuge islands.

Section 6.409 Architectural and Site Design Standards

The architectural and site design standards of the SROD are intended to customize, simplify, and streamline improvements, renovations, and future development to fit the desired character of the SROD, and to also be consistent with the vision and goals for this area as detailed in the Sumpter Road Corridor Plan. These standards describe and illustrate building and site features that are appropriate for the Sumpter Road corridor and other areas of the SROD. These standards establish the criteria used by the Township in reviewing the design of proposed development, and are intended to require consistent high quality design and development.

(A) Design Principles and Area Character.

- (1) **Connectivity.** The street, driveway, and sidewalk pattern in the SROD shall be designed to maximize auto, pedestrian, and bicycle connectivity.
- (2) **Visibility.** Visibility of building fronts shall not be considered based upon automotive drive-by scale. 6.409(A)(2) will be stricken.
- (3) **Unifying Design.** Developments shall have a unifying design. Corporate “franchise” architecture that is not compatible with the area’s established character, in the determination of the Planning Commission, shall be modified to be compatible with the SROD design theme herein.

(B) Site Design

- (1) **Introduction.** Siting involves a project’s relationship to the site, the street, and adjacent buildings. For example, buildings shall be sited to provide a comfortable and safe environment for pedestrians while accommodating vehicles.
- (2) **Open Space.**

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- (i) **Usable Public Open Space.** Increase the usability of public open space by providing shade, street furniture, special paving for sidewalks, pedestrian pathways, turf, accent and flowering plants, and other site amenities. Usable open space shall be provided within new developments, and be keeping with the semi-rural nature of the area.
 - (ii) **Quality of Open Space.** Open space shall be meaningful, and shall not be fragmented or consist of “leftover” land.
 - (iii) **Open Spaces Between Buildings.** Recognize the importance of spaces between buildings as “outdoor rooms” on the site. Encourage the use of these spaces as open space in the form of covered pedestrian arcades (walkways), outdoor seating areas, or pedestrian plazas with benches.
 - (iv) **Shading.** Pedestrian areas shall include a variety of sun and shading options, with an emphasis on trees, that allow users to choose how they want to use the site and connect with it.
 - (v) **Visibility.** Outdoor spaces and plazas shall be visible from the adjoining buildings to help promote safety.
 - (vi) **Passive Activity.** Open spaces shall be designed with a variety of passive recreational opportunities, including sitting and relaxing, meeting and social interaction, and nodes along urban trails, bikeways, and corridors.
 - (vii) **Plazas.** The use of public plazas shall be encouraged where common open space can feasibly be provided in front of or alongside buildings. Access to and from plazas shall be well lit and meet accessibility requirements under the Americans with Disabilities Act.
- (3) **Parking Lots and Structures.**
- (a) **Shared and Joint Parking Areas.** Shared and joint parking areas that serve multiple businesses and land uses are strongly encouraged, and should primarily be located at the rear of the developments.
 - (b) **Pedestrian Access.** Parking areas shall be designed so that, whenever possible, pedestrians walk parallel to moving cars unless perpendicular crossing is required and marked.
- (4) **Site Amenities.** All sites shall be required to provide amenities compatible with the site’s Subarea and use.
- (a) **Site Furniture.**

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- (i) While site furniture shall be provided as necessary, it should be used sparingly, and be of a rustic design quality keeping with the semi-rural character of the area. Any site furniture shall be made of high quality, long-lasting materials suitable for use in Michigan's climate, and shall be low-maintenance and graffiti-resistant.
- (b) **Outdoor Dining.** All outdoor dining areas shall be encouraged with commercial uses that include the sale of food, and are a preferred amenity for such uses. Where incorporated, outdoor dining areas shall be used to bring activity to plazas/courtyards, public spaces, and shall be placed at the edges of open space, or located along building and street frontages. Outdoor dining areas shall meet the requirements of **Section 5.137** and shall be oriented away from off-site uses that are sensitive to noise or nighttime activity, such as existing residential uses.
- (c) **Decorative Paving.** Decorative special paving shall be used to enhance site design but should be used as an accent and should serve a specific purpose. Decorative paving includes treatments that encompass a rural aesthetic, such as crushed stone and earth. Preferred locations for decorative paving include:
 - (i) Traffic calming at driveways and crossings;
 - (ii) Pedestrian crossings/sidewalks;
 - (iii) Pedestrian plazas and courtyards;
 - (iv) Pedestrian walkways to distinguish between paths of travel and designated sales and/or seating areas;
 - (v) Primary building entrances.

(C) Architectural Character

- (1) **Introduction.** New buildings built between Hull Road and Bemis Road shall be designed to encourage pedestrian access and street life. Design elements used to achieve this include active uses on the ground floor of mixed-use and commercial buildings, clustering of buildings in a manner compatible with a rural village or hamlet, and porches on residential houses.

New or rehabilitated buildings in the built north of Hull Road are intended to foster an environment that, while still handling large volumes of automobile traffic, is also safe for pedestrians. Design elements used to achieve this include pedestrian-scaled façade articulation, pedestrian-scaled lighting, ground-story windows, and regularly spaced building entrances.

Sumpter Road Mixed Use District consistency requirement. Regardless of whether a property is zoned Sumpter Road Mixed Use District, new developments or major site rehabilitation in the Sumpter Road Overlay District north of Hull Road shall adapt to the

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building types as described in Section 3.121, based on the property's lot type as defined in Section 3.121.

(2) Building Height, Form, and Mass

- (a) **Shade.** Awnings and overhangs shall be used in conjunction with street trees to provide shade for pedestrians.
- (b) **Solar Access.** Orient buildings to take advantage of solar access. For optimum solar conditions, the longest side of a building should face south (within 20 degrees of due south) and have relatively clear access to the sun.
- (c) **Human Scale Design.** Incorporate elements into the design of large structures that provide a transition to the human scale, particularly at the ground level. Such elements shall be provided through, but not limited to, covered walkways, building arcades, and trellises.
- (d) **Corner Buildings.** All street-facing façades of a corner building shall be treated equally in regards to building façade relief, material changes, architectural details, and window transparency, placement, and articulation. Corner buildings may be angled to meet the corner at the ground floor only.
- (e) **Design of Site with Multiple Structures.** Sites with multiple structures shall be linked visually and physically. These links can be accomplished through the use of the same or compatible building architecture, materials, colors, signage, landscaping, lighting, and site layout.

(3) Facades, Windows, and Doors

- (a) **Building Entrances Oriented Toward the Street.** Primary building entrances shall be oriented toward the street. Building entrances shall be designed as prominent and easily identifiable and shall form a transition between the exterior and interior. Adequate lighting shall be provided at building entries for security.
- (b) **Nonresidential Building Entrances.** Nonresidential building entrances shall be designed with awnings, canopies, or similar features to protect patrons and employees from the elements. Where nonresidential building has a front yard setback of zero (0) feet, storefront doors must be recessed at least thirty-six (36) inches from the building frontage line.
- (c) **Windows.** Elements of architecture including window and door placement shall be designed to add variety and interest to the project. Nonresidential buildings shall have a minimum of fifty (50%) glass at the ground floor level facing a street, with other exterior wall surfaces at upper stories not exceeding fifty (50%) glass.

Strike the second sentence. Where used at the ground floor, glass shall be nonreflective and transparent.

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- (d) **Additional Sunlight.** Additional sunlight shall be brought into large buildings through the use of atriums or skylights.
 - (e) **Primary Architectural Features.** Primary architectural features must be related to the building's structure, function and/or engineering, and shall not be merely decorative. While some elements may be decorative, the intent of this standard is to avoid developments with architectural elements that look applied, rather than incorporated (e.g. false front treatments, partial roof forms). For example, building facades that incorporate canopies or walls with mock gables must provide a pitched roof component to provide depth and give an authentic appearance.
 - (f) **Physical Façade Design.** The physical design of building facades is required to vary at least every 40 linear feet for any building in the Sumpter Road Overlay District. This can be achieved through such techniques as:
 - (i) Division into multiple buildings;
 - (ii) Break or articulation of the façade;
 - (iii) Significant change in façade design;
 - (iv) Placement of window and door openings, or
 - (v) Position of awnings and canopies.
 - (g) **Mullions.** Mullions – “true divided light” windows or sectional windows shall be used where a divided window design is desired; “snap-in” grills or mullions shall not be used.
 - (h) **Window Visibility.** Windows shall not be blocked from inside a building due to retail display racks, plywood sheets, posters, signs, and similar means, unless window signs are permitted by the Township.
 - (i) **Windows on Masonry Buildings.** Windows on masonry buildings must be recessed at least four (4) inches from the exterior surface of their corresponding facades.
- (4) **Roofs and Upper Story Details**
- (a) **Roof Design.** Roofs shall be given design consideration and treatment equal to that of the rest of the building.
 - (b) **Roofline Elements.** Roofline elements shall be developed along all elevations.
 - (c) **Parapet Walls.** Interest shall be created in the parapet walls along the sides and rear through the use of height variations, relief elements, and the design of scuppers, downspouts, and expansion joints, organized into the pattern of the total building design.

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- (d) **Roof-Mounted Equipment.** Roof-mounted utility and wireless communication facilities shall be integrated directly into the architecture of building(s) as opposed to freestanding locations.

(5) Building Materials and Colors

- (a) **Building Materials in General.** Building materials shall be as described in Section 3.121 for buildings north of Hull Road. Projects shall be designed using durable, low-maintenance, and timeless building materials such as natural brick or stone. Building materials shall reflect the Township's desired character of Belleville Road. Exterior building materials used for buildings in the Township shall generally fall into two categories: Primary and Accent building materials. Primary building materials should cover a majority of the exterior wall surface, and accent building materials shall enhance and support the primary building materials and building as a whole.
- (b) **Prohibited Building Materials:** Unless approved by the Planning Commission as accent building materials, plain concrete block (both painted and unpainted), plywood or T-111 panels, aluminum siding, and similar materials shall be prohibited.
- (c) **Franchise/Corporate Architecture.** The scale, design, and materials of franchise/corporate architecture shall be consistent with the standards of this article.
- (d) **Building Materials in Mixed-Use Buildings.** Mixed-use commercial developments that contain residential units on the upper stories shall utilize building materials with known vibration and sound-reduction qualities in order to minimize noise impacts.
- (e) **Reflective Materials.** Reflective materials shall not be used to clad a building; however, if reflective architectural accents must be used to protect the integrity of the building design, then the materials shall not be a nuisance to the occupants of the existing surrounding structures, or create a safety hazard to any type of traffic.
- (f) **Roof Materials.** Metal seam, asphalt shingles, green roof, concrete tile, clay tile, or a similar grade of roofing material shall be used on all visible pitched roofs.
- (g) **Removal or Concealment of Pipes, Conduits, Wires, and Obsolete or Abandoned Signs.** All building materials including pipes, conduits, wires, and obsolete or abandoned signs that no longer serve a purpose due to renovations or similar actions shall be removed and sign anchors shall be patched to match adjacent surfaces. Operational pipes, conduits, etc. must be hidden.
- (h) **Window Transparency.** On the front facades of buildings, the windows shall be clear glass. No reflective, tinted, or spandrel glass is permitted on the front façade.
- (i) **Awning Materials.** Awning materials shall consist of canvas, fabric, or thin metal. No vinyl or plastic shall be used. Awnings with a high gloss finish shall be prohibited.
- (j) **Colors.**

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- (i) **Primary Building Colors.** Primary building cladding colors shall be red and brown for brick, and other warm earth tones for other primary building materials.
- (ii) **Prohibited Primary Colors.** Intense, bright, black, or fluorescent colors shall be used sparingly and only as accents; such colors shall not be used as the predominant color on any wall or roof of any building. Permitted signs shall be excluded from this standard.
- (iii) **Color Changes.** Material or color changes shall not occur at external corners, but may occur at interior corners, or at other logical terminations. All material or color changes shall be reviewed by the Township and Township authorization is required prior to any material or color changes.
- (iv) **Color Maintenance.** Exterior building colors shall “age” well, and shall be relatively low-maintenance in terms of frequency of touch-ups and re-painting.

(6) Walls and Fences

- (a) **Integration with Building and Site Design.** Where walls and fences are used, they shall be integrated with the overall building and site design.
- (b) **Maximum Height.** Unless otherwise permitted in the SROD, walls and fences shall not exceed three (3) feet in height in the front or side yards in order to avoid the appearance of being a “fortress”.
- (c) **Wall and Fence Material.** Walls must be constructed of red or brown brick, or natural stone. Fences must be constructed of wrought iron, or durable wrought iron-look fencing, black vinyl-coated chain link fencing (in rear or side yards only), or split rail.
- (d) **Prohibited Materials.** The use of razor or barbed wire, electrified, uncoated chain link, fabric, or unfinished concrete block is prohibited.
- (e) **Security Fencing.** If security fencing is necessary, a design which incorporates open grillwork is encouraged, or a combination of short solid walls with pillars and/or recesses to provide architectural articulation.

(7) Security

- (a) **Natural Surveillance, Access Controls, and Activities.** A secure development shall be created for both sites and their occupants by minimizing opportunities for crime and undesirable activities through natural surveillance, access control, and activities.
- (b) **Site Design.** Buildings and windows shall be located to maximize visibility of entryways, pathways, and parking lots. Where possible, building corners shall be designed to allow perpendicular visibility by either installing clear glass, angling off the corner, or locating the sidewalk in a way that allows perpendicular visibility.

Sumpter Road Corridor Zoning Ordinance Text Amendments
DRAFT, May 27, 2022

- (c) **Lighting.** Adequate security and safety lighting for pedestrians from parking spaces to all buildings entries and exits shall be provided (see **Section 8.105.**).
 - (d) **Visual Barriers.** Pedestrian access or entries shall be free from visual barriers such as landscaping to maximize visibility.
 - (e) **Addresses.** Street addresses for commercial, public, or multi-use residential buildings shall be required and easily visible on the front of the building both during the daytime and at night. Address signs shall comply with **Article 11.**
- (8) **Store Vacancy**
- (a) **Locked and Secured.** Vacant stores shall be locked and secured to prevent unauthorized trespassing during the period of vacancy, but shall not be boarded up unless required by the Township, or otherwise appear derelict or abandoned.
 - (b) **Maintenance.** Owners of vacant stores shall find creative temporary alternative uses of storefront window areas such as using them as a display area for public art. Similarly, the exterior façade of vacant stores shall be maintained by the owner at the same level of quality as surrounding occupied and buildings.
 - (c) **Lighting.** An adequate level of exterior security lighting shall be regularly maintained regardless of storefront occupancy status.
- (D) **Lighting.** In the Sumpter Road Overlay District, site light fixtures shall be attractively designed to complement the architecture of the project and surrounding development, and shall improve the visual identification and safety of businesses and residential units. Light pollution shall be minimized and energy conservation technologies shall be used. In addition to the standards of **Section 8.105.**, the following requirements apply in the Belleville Road Overlay District.
- (1) **Safety and Visual Interest.** Lighting shall be used to provide safety and visual interest.
 - (2) **Effect of Landscaping.** When placing light fixtures and luminaries, consideration shall be given to effects of landscape growth on lighting function. Landscaping such as trees and shrubs shall be placed and maintained so that they does not obscure or deteriorate onsite illumination.
 - (3) **Maximum Illumination.** Decorative accent lights and fixtures greater than the minimum required illumination level in **Section 8.105.** for adjoining parking lots may be approved by the Planning Commission at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.
 - (4) **Attractive Design.** Lights fixtures shall be attractively designed to complement the architecture of the project, improve visual identification of businesses, and create an inviting atmosphere for passersby.

Sumpter Road Corridor Zoning Ordinance Text Amendments
DRAFT, May 27, 2022

- (5) **Maximum Height Near Single-Family Residences.** If located within fifty (50) feet of a single-family residential lot, parking lot fixtures shall not exceed twenty (20) feet in height.
- (6) **Parking Lot Light Fixtures.** Light fixtures within parking lots that are not located in a landscape island or median shall be designed with raised bases to protect them from damage by vehicles.
- (7) **Decorative Up-lighting.** Decorative up-lighting that enhances landscape features and building architecture is encouraged as long as it does not compete with street lighting and signs.
- (8) **Scale.** Street lighting shall be scaled for the pedestrian while still meeting vehicular needs. On local streets and within sites, fixtures shall be primarily oriented towards pedestrian's needs. On the major thoroughfares, light fixtures illuminate both pedestrian areas and roadways.
- (9) **Parking Lot Lighting.** Lighting for a parking lot or structure shall be evenly distributed and provide pedestrians and drivers with adequate visibility and safety level at night.
- (10) **Light Color.** The light source used in outdoor lighting shall provide a white light for better color representation and to create a more pedestrian friendly environment. Low pressure sodium lamps are prohibited.
- (11) **Shielding.** All lighting shall be placed and shielded so as to not interfere with the vision of persons on adjacent roads or property.
- (12) **Energy Efficiency.** Energy efficient lighting, such as LED lighting, shall be used for exteriors whenever possible.

Section 6.410. Landscaping and Screening

- (A) **Intent.** Landscaping within the Sumpter Road Overlay District (SROD) is intended to provide a visually appealing experience which maintains a pedestrian-oriented vision for the area and which maintains the rural character of the area surrounding the District. Landscaping aids in a unified and consistent visual theme for the District.

Therefore, compliance with the following specific standards shall be required in conjunction with any site development, redevelopment, alteration or expansion or re-occupancy of a vacant building on a SROD site.

- (B) **Applicability.** The standards of this Section apply in addition to the requirements of the underlying zoning district and those of **Article 10** of the Zoning Ordinance. In the event of a conflict, the more specific requirements of this Section shall apply. Further, in consideration of the overall design and impact of a landscape plan, the Planning Commission may modify or adjust the landscape requirements applicable to a proposed plan provided that the adjustment is consistent with the intent of this BROD and the Zoning Ordinance.

Sumpter Road Corridor Zoning Ordinance Text Amendments
DRAFT, May 27, 2022

(C) Landscape Design Standards.

(1) General Landscaping.

- (a)** General site landscaping shall be provided as required under Article 10 and Sections 3.121(D)(5) and 3.121(D)(6) of the Zoning Ordinance.

(2) Sumpter Road Frontage/Streetscape. In addition to the requirements of **Section 10.103(A)**, all streets and shared access drives shall be landscaped as follows:

- (a)** Sumpter Road streetscape as required herein shall be provided:
- (i)** Along all Sumpter frontage, and
 - (ii)** Along other streets and shared access drives within the boundaries of the SROD.

(b) Frontage Landscaping Requirements.

- (i)** **Street Trees.** In addition to the trees required in the frontage area in **Section 10.103(A)**, deciduous street trees shall be planted within the right-of-way of any streets (i.e., between the sidewalk and the street), access drives, or internal roads, private or public, in an amount equal to at least one (1) deciduous street tree per each forty (40) linear feet or fraction thereof of frontage, except in the case of properties where single family homes or duplexes have frontage on and face Sumpter Road
 - (ii)** **Perennial Beds.** Perennial beds, planted in groups, shall be planted in twenty percent (20%) of the required landscape frontage area defined in **Section 10.103(A)**.
- (c)** **Design Flexibility.** Within the intent of this Chapter, the Planning Commission may approve alternatives it determines to be necessary to accommodate peculiar circumstances or unforeseen problems, or to carry out the spirit, intent and purposes of this Chapter. Further, where streetscape elements have been accomplished along Belleville Road by means of earlier development which substantially accomplishes the overall design objectives, the Planning Commission may modify the requirements to reflect those earlier improvements.
- (d)** **Zero Lot Line Buildings.** With the exception of required right-of-way landscaping, front yard landscaping is not required on private property along zero lot line frontages and where building facades are located at the right-of-way line.

(3) Sumpter Rural Settlement Landscaping. The following landscaping requirements apply to areas designated as Sumpter Rural Settlement future land use in the 2022 Sumpter Road Corridor Plan:

- (a)** **Cluster Housing Landscaping.** Where housing is constructed in a site condominium or platted subdivision within the SROD, and housing is clustered to a net density exceeding 2 units per acre within a larger development, open space must be preserved along at least 50% of the frontage of Sumpter Road.

Sumpter Road Corridor Zoning Ordinance Text Amendments
DRAFT, May 27, 2022

- (b) **Greenway Landscaping.** Where housing is constructed in a site condominium or platted subdivision within the SROD and is not considered Hamlet style housing, lots which are parallel to Sumpter Road and have primary frontage on a street that is perpendicular to Sumpter Road shall be separated by a green space which is one of the following:
- (i) A greenbelt which is 30' minimum in width which contains either preserved woodland or planted trees, or a combination of both. The preserved woodland and/or planted trees shall have a tree density which is equal to one (1) deciduous or evergreen tree for each ten (10) linear feet or portion thereof of road frontage, and if planted shall be planted in a staggered double row; OR
 - (ii) A greenbelt which is 30' minimum in width which contains native perennial and grass plants and contains a surface stormwater management swale or ditch.

DRAFT

Article 9 Parking, Loading, and Access Management

Section 9.106 Driveways and Access Management

(F) Service Road or Shared Driveway Design Standards.

- (1) **Location.** Shared driveways or service roads shall generally be parallel or perpendicular to the front property line and may be located either in front of, adjacent to, or behind, principal buildings. In considering the most appropriate alignment for a service road, the Planning Commission shall consider the setbacks of existing building and anticipated traffic flow for the site.
- (2) **Access Easement.** Shared driveways and service roads shall be within an access easement recorded with the Wayne County Register of Deeds, which permits traffic circulation between properties. This easement shall be sixty (60) feet wide, except an access easement parallel to a public street in front of the building may be forty (40) feet wide. The required width shall remain free and clear of obstructions, and shall not be used for parking unless approved by the Planning Commission.
- (3) **Driveway Storage Length.** A driveway storage area shall be provided between the intersection of the service drive with an arterial road and an internal circulation lane. The depth of the storage area shall be sufficient to accommodate expected vehicle queues. As a guideline, the minimum storage area should be at least sixty (60) feet. A larger or smaller storage area may be required depending upon the trip generation characteristics of uses served by the drive.

Maintenance. Each property owner using a shared driveway or service drive shall be responsible for its maintenance. The Planning Commission shall require a copy of the maintenance agreement between all property owners responsible for the shared facility to ensure that an agreement is in place to provide adequate maintenance.

...

Article 10 Landscaping and Screening

Section 10.103 Landscaping Design Standards

Except as otherwise specified in the general requirements for each zoning district or for the specific land use, all landscaping shall conform to the following standards. The clear vision triangle area requirements of Section 7.108 shall also be met. Existing landscaping that meets the requirements of this Article may be used to comply with the following standards.

...

- (C) **Greenbelt Buffering.** The intent of greenbelt buffering is to reserve an appropriate area of a lot to screen and buffer the lot and its use(s) based on its zoning district and the zoning district of the adjacent lots, regardless of whether the adjacent lots are developed. A greenbelt as specified in Table 7 below shall be provided for all uses requiring Site Plan Review and Administrative Review (Article 12, Chapter 2).

Table 7. Required Greenbelt Specifications

Developing Zoning District	Adjacent To				
	AG, R-1, and R-2 Districts	RM and RMH Districts	C, C-1, C-2, FS, and OT Districts	M-1 District	MT, M-2, and AP Districts, and Railroad and Utility rights-of-way
AG, R-1, and R-2 Districts	<i>a</i>	<i>b</i>	<i>b</i>	<i>b</i>	<i>b</i>
RM and RMH Districts	<i>b</i>	<i>a</i>	<i>b</i>	<i>b</i>	<i>b</i>
C, C-1, C-2, FS, and OT Districts	<i>b</i>	<i>b</i>	<i>a</i>	<i>b</i>	<i>b</i>
M-1 District	<i>c</i>	<i>c</i>	<i>b</i>	<i>a</i>	<i>b</i>
MT, M-2, and AP Districts	<i>c</i>	<i>c</i>	<i>c</i>	<i>b</i>	<i>a</i>

- a. A ten (10) foot wide buffer, with one (1) tree per thirty (30) linear feet. Agricultural lots shall be exempt from this requirement where they abut agricultural and detached single-family residential lots. For proposed single-family residential uses, the greenbelt buffering requirements shall apply only to Subdivision and Site Condominium (Article 6, Chapter 1) development, including Planned Residential Developments (Article 6, Chapter 2).*
- b. A twenty (20) foot wide buffer, with one (1) tree per twenty (20) linear feet (minimum of 50% evergreen trees). A six (6) foot high masonry wall or opaque fence may be installed in lieu of the required trees, subject to Planning Commission review and approval.*
- c. A sixty (60) foot wide buffer, with a staggered double row of evergreen trees spaced fifteen (15) feet on center on a six (6) foot high berm (see Section 10.103(H)) with a flat horizontal area at the crest to be at least three (3) feet in width. The planting shall be in a manner where the evergreen trees provide eighty percent (80%) opacity within three (3) years of planting, measured from the top of the berm. After three (3) years, if this opacity is not achieved then additional evergreen trees and/or shrubs shall be planted to achieve eighty percent (80%) opacity at the time of their planting. A six (6) foot high masonry wall or opaque fence may be installed in lieu of the required berm and trees.*

PLANNING & ZONING APPLICATION

Case number 20-035

Date Submitted 11/10/2020

APPLICANT INFORMATION

Applicant KW Land Development Phone 313-218-3301
Address 73150 Rawsonville Rd. Fax _____
City, State Belleville Mi 48111 Zip 48111
E-mail zander@kngl.com Cell Phone Number _____
Property Owner Wilkin Farm Properties Phone 517-605-1478
(if different than applicant)
Address 8700 Braun Rd Fax _____
City, State Saline Mi Zip 48176
Billing Contact _____ Phone _____
Address _____ Fax _____
City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project Farm Ponds for crop irrigation
Parcel Id No. V125-83- Project Address _____

Attach Legal Description of Property

Property Location: On the East Side of Sumpter Road; Between Hull Road
and Bemis Road. Size of Lot Width _____ Depth _____

Acreage of Site _____ Total Acres of Site to Review 280 Current Zoning of Site Ag/Residential
Project Description: _____

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO
Current Zoning of Site _____ Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? _____ Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

DENNIS C WILKIN

Print Property Owners Name

[Signature]

Signature of Property Owner

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this _____ day of _____, 20____.

Notary Public, _____ County, Michigan My Commission expires _____, 20____.

Rev 1/12/06

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OWNER'S AFFIDAVIT

Dennis C Wilkin

Print Property Owners Name

[Signature]

Signature of Property Owner

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

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Subscribed and sworn before me this _____ day of _____, 20____.

_____, Notary Public, _____ County, Michigan My Commission expires _____, 20____.

Rev 1/12/06



MEMO

TO: Van Buren Township Planning Commission

FROM: Dan Power– Director of Planning and Economic Development

RE: VBT Case 20-035 – Irrigation Pond Review – 44605 Hull Road (and Vicinity)

DATE: March 17, 2021

Planning Commissioners:

KW Land Development, representing owner Wilkin Farm Properties, LLC, has applied seeking an excavation permit for activities proposed on four parcels near the southeast corner of Hull Road and Sumpter Road:

1. Parcel 83-134-99-0003-701
2. 44605 Hull Road / 83-134-99-0001-000
3. 44975 Hull Road / 83-134-99-0002-705
4. Parcel 83-133-99-0003-701

The applicant proposes to dig two (2) 5-acre ponds for irrigating crops and relocating excavated materials off site.

Some irrigation activities are authorized under Michigan's Right-to-Farm Act (PA 93 of 1981). Certain local ordinances which address requirements for irrigation ponds and excavation activities also regulate this proposed use. [Article IV of Chapter 42 of the Van Buren Township Code of Ordinances](#) requires the Planning Commission to review applications for the construction of irrigation ponds that exceed 100 square feet. As they relate to this request, the requirements of Article IV of Chapter 42 specify certain required setbacks, safety signage requirements, and topographic and design information that is necessary to ensure the ponds do not have negative impacts on surface or groundwaters of the subject sites or the downstream drainage network. The applicant has submitted plans dated February 17, 2021 which include some of the required information.

The project will also involve the removal of approximately 192,800 cubic yards of excavated material, some or all of which will be removed from the project site. The removal of excavated materials requires a separate permit from the Township Board of Trustees under Article III of Chapter 42 of the Van Buren Township Code of Ordinances. The proposed ponds will also require a soil erosion permit to be issued by the Wayne County Department of Public Services



(WCDPS) or a verification that such a permit is not required.

Staff have shared review comments based on the plans dated February 17, 2021, and have requested additional information regarding site plan informational details and engineering details relating to the design of the ponds and their discharge conveyance systems. While these comments are addressed, the Planning Commission is invited to preliminarily review and ask questions about the project at their meeting on March 24, 2021. Following this meeting, any required notification can be sent out to neighboring property owners, and the final decisions on the excavation and irrigation pond permits will be made by the Board of Trustees and Planning Commission, respectively.

Thank you for your preliminary consideration of this project.

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

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

CC: Todd Waller and Kenny Farmer – Applicants and property owner representatives
 Dennis Wilkin – property owner
 Paul Kammer – Van Buren Township Engineer, Fishbeck
 Matthew Best, M.S. - Public Services Director, Van Buren Charter Township

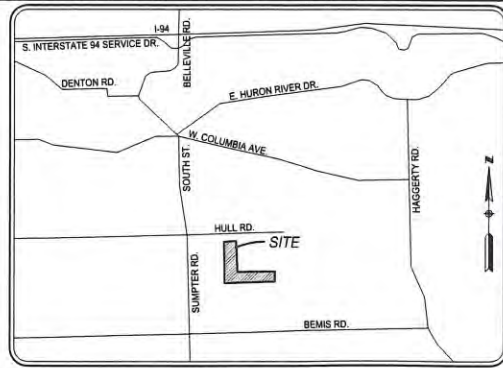
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LEGEND

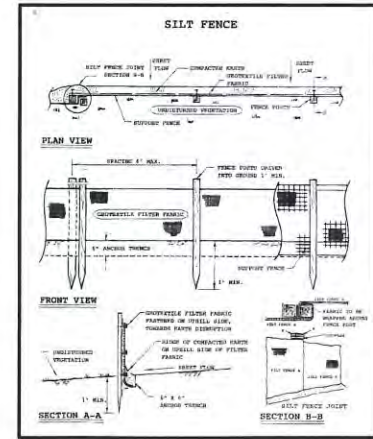
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- VALVE BOX
- GATE VALVE & WELL
- WATER SHUT OFF VALVE
- FIRE HYDRANT
- SPRINKLER VALVE BOX
- LAWN SPRINKLER HEAD
- HAND HOLE
- ELECTRIC RISER OR METER
- TELEPHONE RISER
- CABLE TV RISER
- AIR CONDITION UNIT
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- UTILITY POLE W/ LAMP EXTENSION
- ARROW INDICATES DIRECTION OF FLOW
- LIGHT POLE
- LIGHT POLE WITH LAMP EXTENSION
- TRAFFIC SIGNAL
- POLE WITH TRAFFIC SIGNAL (OVER ROAD)
- GLY WIRE
- GLY POLE
- GROUND LEVEL (DECORATIVE LIGHTING)
- FLAG POLE
- PHONE OR PHONE BOOTH
- METAL OR CONC. POST
- MAILBOX
- SIGN
- WATER FOUNTAIN
- PARKING METER
- BILLBOARD OR LARGE SIGN
- BASKETBALL HOOP
- BOULDER
- STATUE OR SCULPTURE
- BENCH
- STUMP
- DOWNSPOUT INTO STORM DRAIN
- DOWNSPOUT TO GROUND
- CONIFEROUS TREE
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- SECTION CORNER
- TRAVERSE POINT
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LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- 50 FEET FROM ANY PRINCIPAL STRUCTURES.
- 50 FEET FROM TELEPHONE, ELECTRICAL, OR ANY UTILITY OF ANY RECORD EASEMENT.
- WILL NOT BE WITHIN 75 FEET OF SEPTIC FIELD.
- SETBACK REQUIREMENTS ARE ON PLAN.
- SOIL WILL NOT BE REMOVED EXCEPT IN ACCORDANCE WITH ARTICLE III OF CHAPTER 42 OR VAN BUREN TOWNSHIP CODES. (SEE SEC. 42-218)
- SOIL WILL NOT BE EXCAVATED IN A SUCH MANNER THAT RUNOFF, OVERFLOW, SPILLAGE OR SEEPAGE WILL ENDOSE ON PROPERTY OWNER BY ANOTHER PERSON PER CH 42-216 OF VAN BUREN TOWNSHIP CODE.
- SLOPES WILL NOT EXCEED A SLOPE OF ONE (1) VERTICAL FOOT PER FOUR (4) HORIZONTAL FEET.
- PROPOSED WARNING SIGNS AND LIFE SAFETY DEVICES WILL BE PROVIDED IN COMPLIANCE WITH SEC. 42-217 OF VAN BUREN TOWNSHIP.
- PROPOSED CONTOUR ELEVATIONS DEPICTED WILL REMAIN LEVEL 10-12 FEET BELOW EXISTING GRADE SO AS TO ACT AS AN IRRIGATION POND OFF AGRICULTURAL PURPOSES.
- RELIEF IS BEING SOUGHT FOR THE FOLLOWING REQUIREMENTS FOR EXCAVATION UNDER ARTICLE III OF CHAPTER 42 OF THE TOWNSHIP CODE:
SECTION 42-182 (2) THE PROPOSED POND WILL BE USED FOR FARM IRRIGATION PURPOSES AND WATER, SNOW OR WILL BE STANDING OR ACCUMULATE IN THE EXCAVATED AREA.
SECTION 42-182 (3) EXCAVATIONS ARE PROPOSED TO BE 10-12 FOOT IN DEPTH REQUIRING FENCING PERIMETER FENCING IS NOT PROPOSED AND RELIEF IS REQUESTED.
SECTION 42-182 (4) FARM PONDS ARE TO BE PERMANENT IN NATURE AND FILLING WITHIN 340 DAYS IS NOT PLANNED. THEREFORE, RELIEF IS REQUESTED.
- PENDING TOWNSHIP APPROVAL, (DUE TO THE ANTICIPATED DISRUPTION AREA) FOR THE FARM PONDS CONSTRUCTION. WE EXPECT THAT A SOIL EROSION APPLICATION/PERMIT MAY BE REQUIRED FROM WAYNE COUNTY.
- THE PROPOSED IRRIGATION POND TO BE DUG ON NORTH SIDE OF THE NORTH PROPERTY IN QUESTION WILL BE DISCHARGE INTO EXISTING ADJACENT SMALLER POND AS TO THE SECOND PROPOSED IRRIGATION POND, IT WILL NOT BE DISCHARGE TO BRADSHAW DRAIN, BUT RATHER PUMPED INTO/DISCHARGE INTO FIRST PROPOSED IRRIGATION POND TO BE DUG.



SURVEYOR'S COMMENTS

- THIS TOPOGRAPHICAL MAP IS BASED UPON A FIELD SURVEY PERFORMED BY SPALDING DEDECKER DURING THE WEEK OF OCTOBER 5.
- THE PROPERTY LINES/RIGHT-OF-WAY LINES SHOWN ON THIS TOPOGRAPHICAL SURVEY ARE INTENDED TO BE AN APPROXIMATE GRAPHICAL REPRESENTATION BASED UPON A COMBINATION OF A PROVIDED ALTA SURVEY, FOUND FIELD MONUMENTATION AND OCCUPANCY. A COMPLETE PROPERTY LINE ANALYSIS HAS NOT BEEN PERFORMED AND PROPERTY COVENANTS HAVE NOT BEEN SET IN THE FIELD PER THE AGREED SCOPE OF SERVICES.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH AND THEREFORE THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAY TAKINGS AND RESTRICTIVE COVENANTS THAT COULD ENCUMBER THIS PARCEL OF LAND.
- THE BEARING BASE AND COORDINATES OF THIS DRAWING ARE BASED UPON THE LEGAL DESCRIPTIONS AND THE ALTA SURVEY PROVIDED TO US. THE VERTICAL DATUM OF THIS SURVEY IS BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988. CONTROL WAS ESTABLISHED BY GPS OBSERVATION USING THE AVAILABLE MDT CONTINUOUSLY OPERATION STATIONS (CORS).
- THE PROPOSED POND LOCATION AND DIMENSION DEPICTED WERE PROVIDED BY THE CLIENT AS PROPOSED INTENT AND NOT TO EXCEED 5 ACRES. THE PROPOSED SILT FENCE DEPICTED REFLECTS THE CLIENT'S INTENT TO PREVENT SOIL EROSION.

HULL RD.

NORTH SECTION LINE
S88°08'19"W 2699.29' (M)

NORTHEAST CORNER
OF SECTION 34
L.C.R.C. L. 28471, P. 684
FOUND IRON

NOTES

FREEBOARD ELEV. = 674.25
TOP OF WATER ELEV. = 670.26
LOWEST TOP OF BANK ELEV. = 674.20
PROPOSED QUANTITY: 97,600 Cu Yd. (APPROX.)
PROPOSED BOTTOM ELEV. = 659.20
TOTAL AREA: 5.00 AC.

PARCEL III
TAX PARCEL No.
83-133-99-0002-001

NOTES

FREEBOARD ELEV. = 670.85
TOP OF WATER ELEV. = 667.55
LOWEST TOP OF BANK ELEV. = 670.85
PROPOSED QUANTITY: 95,200 Cu Yd. (APPROX.)
PROPOSED BOTTOM ELEV. = 655.85
TOTAL AREA: 5.00 AC.

PARCEL II
OVERALL PARCEL
37.263 ACRES
TAX PARCEL No.
83-134-99-0001-000

PARCEL IV
OVERALL PARCEL
99.561 ACRES
TAX PARCEL No.
83-133-99-0003-701

PARCEL I
TAX PARCEL No.
83-134-99-0003-701

WEST 1/4 CORNER
OF SECTION 34
L.C.R.C. L. 27800, P. 064
FOUND STEEL BAR IN MON BOX

WEST 1/4 CORNER
OF SECTION 34
L.C.R.C. L. 54733, P. 382
FOUND DISK

EAST 1/4 CORNER
OF SECTION 34
L.C.R.C. L. 28471, P. 680
FOUND IRON

HAGGERTY RD

SUMPTER RD.

BEMIS RD

SPALDING
DeDECKER

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905 South Blvd. East
Rochester Hills, MI 48307
Phone: (248) 844-5400
Fax: (248) 844-5404

400 Renaissance Center, Suite 2600
Detroit, MI 48243
Phone: (313) 309-7051
Fax: (313) 309-7101

27333 Meadowbrook Rd., Suite 210
Novi, MI 48377
Phone: (248) 844-6274

www.sda-eng.com
(800) 598-1600

CLIENT:

KW LAND DEVELOPMENT
50966 MARTZ RD
BELLEVILLE, MI 48111



PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY NOTE

UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/COUNTY AGENCIES AND OTHER VARIOUS SOURCES. UNDERGROUND UTILITIES WHICH ARE ON PRIVATE PROPERTY ARE USUALLY NOT DELINEATED UPON A UTILITY COMPANY'S PUBLISHED PLANS. THEIR LOCATION, IF SHOWN UPON THIS SURVEY, ARE APPROXIMATED FROM FOUND PAINT MARKS/STAKES, ETC. AS LOCATED BY THIS FIRM FROM SOURCES WHICH ARE UNKNOWN. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

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POND SURVEY
PROPOSED PLAN

VAN BUREN TOWNSHIP, MI

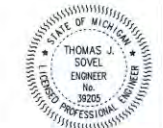
TOPOGRAPHICAL SURVEY

SECTION 34
TOWN 03 SOUTH RANGE 08 EAST
VAN BUREN TOWNSHIP
WAYNE COUNTY, MICHIGAN

NO.	DATE	REVISION
1	10-16-2020	REVISED POND DIMENSIONS
2	02-17-2021	PER VAN BUREN TWP. LTR 12-17-20

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

DRAWER	DATE
M. VAPHAADIS	10-12-2020
CHECKED	DATE
E. ARQUETTE	10-12-2020
FIELD LEADER	PROJECT SURVEYOR
S. MAYER	S. DUNN
PROJECT MANAGER	DEPARTMENT MANAGER
E. ARQUETTE	G. PLATZ
JOB NO.	DRAWING NO.
SM20171	SM20171PRP
SCALE	SHEET NO.
1" = 200'	2 OF 2



Signature of Thomas J. Savel

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Detroit, MI 48243
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PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/COUNTY AGENCIES AND OTHER VARIOUS SOURCES. UNDERGROUND UTILITIES WHICH ARE ON PRIVATE PROPERTY ARE USUALLY NOT DELINEATED UPON A UTILITY COMPANY'S PUBLISHED PLANS. THEIR LOCATION, IF SHOWN UPON THIS SURVEY, ARE APPROXIMATED FROM FOUND PAINT MARKS/STAKES, ETC. AS LOCATED BY THIS FIRM. FROM SOURCES WHICH ARE UNKNOWN, NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

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THEREON IS PROPRIETARY AND IS NOT TO BE USED OR
REPRODUCED WITHOUT WRITTEN PERMISSION OF SPALDING
DeDECKER ASSOCIATES, INC.

VAN BUREN TOWNSHIP, MI
SOIL EROSION AND
SEDIMENTATION CONTROL
PLAN

NO.	DATE	REVISION
1	10-16-2020	REVISED POND DIMENSIONS
2	02-17-2021	PER VAN BUREN TWP LTR 12-17-20
3	05-21-2021	SESC SUBMITTAL
4	06-30-2021	SESC REVISIONS

<p align="center">VERIFY SCALES</p> <p align="center">BAR IS ONE INCH ON ORIGINAL DRAWING</p> <p align="center">IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY</p>	
DRAWER M.VAPHIADIS	DATE 10-12-2020
CHECKED E.ARQUETTE	DATE 10-12-2020
FIELD LEADER S.MAYER	PROJECT SURVEYOR S.DUNN
PROJECT MANAGER E.ARQUETTE	DEPARTMENT MANAGER G.PLATZ
JOB NO. SM20171PRP	DRAWING NO. SM20171PRP
SCALE: 1" = 200'	SHEET NO. 1 OF 2



PARCEL

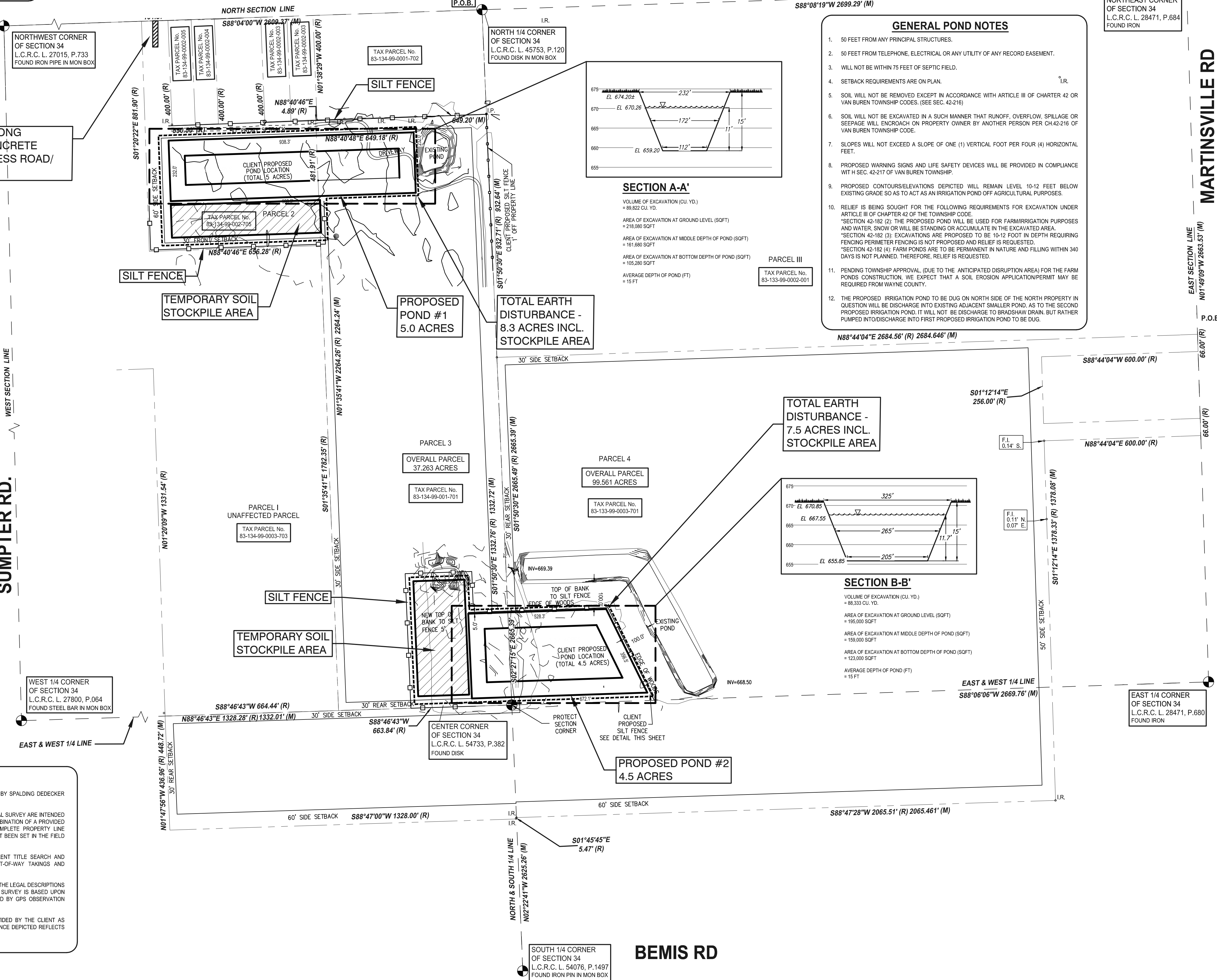
PARCEL SPLIT/COMBINED 04/21/2016 FROM #31 134 900 0002 TO #31 134 900 0002 003. PART OF THE NORTHWEST 1/4 OF SECTION 24, T3S R8E, TOWNSHIP OF VAN BUREN, WAYNE COUNTY, MI DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE DUE WEST 1202.82 FT. ALONG THE NORTH LINE OF SAID SECTION 34 AND THE CENTERLINE OF HULL RD. TO THE POINT OF BEGINNING; THENCE S00 DEGREES 16 MINUTES 28 SECONDS EAST 400 FEET; THENCE DUE EAST 550.50 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 28 SECONDS EAST, 481.91 FEET; THENCE DUE WEST 656.28 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 17 SECONDS EAST, 481.91 FEET; THENCE DUE EAST 101.87 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 17 SECONDS WEST, 481.91 FEET; THENCE DUE WEST 101.87 FEET; THENCE DUE EAST 101.87 FEET; THENCE DUE EAST 101.87 FT. ALONG THE NORTH LINE OF SAID SEC 34 AND THE CENTERLINE OF SAID HULL RD. TO THE POINT OF BEGINNING. ALL OF THE ABOVE CONTAINING 8.192 ACRES.

PARCEL 3

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 34 AND PROCEEDING THENCE SOUTH 01 DEGREES 05 MINUTES 30 SECONDS EAST, 2,665.48 FEET, (PREVIOUSLY DESCRIBED AS SOUTH 00 DEGREES 05 MINUTES 34 SECONDS EAST, 2,665.48 FEET), TO THE NORTH 1/4 CORNER OF SECTION 34, THENCE SOUTH 88 DEGREES 45 MINUTES 14 SECONDS WEST, 174.14 FEET OF SAID SECTION 34, SOUTH 88 DEGREES 45 MINUTES 14 SECONDS WEST, 683.64 FEET, (PREVIOUSLY DESCRIBED AS NORTH 89 DEGREES 20 MINUTES 12 SECONDS WEST 684.20 FEET), THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, NORTH 01 DEGREES 05 MINUTES 34 SECONDS WEST, 2,289.26 FEET, (PREVIOUSLY DESCRIBED AS NORTH 00 DEGREES 14 MINUTES 34 SECONDS WEST, 2,289.26 FEET), TO THE NORTH 1/4 CORNER OF SECTION 34, THENCE SOUTH 88 DEGREES 45 MINUTES 14 SECONDS WEST, 140.00 FEET, (PREVIOUSLY DESCRIBED AS SOUTH 89 DEGREES 35 MINUTES 00 SECONDS EAST, THENCE NORTH 01 DEGREES 38 MINUTES 29 SECONDS WEST, 400.00 FEET, (PREVIOUSLY DESCRIBED AS NORTH 01 DEGREES 05 MINUTES 45 SECONDS EAST; THENCE ALONG THE NORTH LINE OF SECTION 34 AND CONTINUING NORTH 01 DEGREES 05 MINUTES 34 SECONDS WEST, 127.00 FEET, (PREVIOUSLY DESCRIBED AS NORTH 00 DEGREES 14 MINUTES 34 SECONDS WEST, 127.00 FEET), TO THE NORTH 1/4 CORNER OF SECTION 34, 647.78 FEET, (PREVIOUSLY DESCRIBED AS SOUTH 88 DEGREES 45 MINUTES 14 SECONDS WEST, 647.78 FEET), TO THE NORTH 1/4 CORNER OF SECTION 34, A POINT OF BEGINNING, ALL OF THE ABOVE BEING SUBJECT TO THE RIGHTS OF THE PUBLIC IN HULL ROAD.

PARCEL 4

PART OF SECTION 34, TOWNSHIP SOUTH, RANGE & EAS VERN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT DISTANT SOUTH 01 DEGREES 12 MINUTES 14 SECONDS EAST, 1331.80 FEET, (PREVIOUSLY DESCRIBED AS SOUTH 00 DEGREES 31 MINUTES 46 SECONDS WEST) ALONG THE EAST LINE OF SECTION 34 AND CENTERLINE OF MARTINSVILLE ROAD (33 FEET WIDE, 172' WIDTH) FROM THE NORTH-EAST CORNER OF SECTION 34; THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG SAID EAST LINE OF SECTION 34 ABOUT MARTINSVILLE ROAD CENTERLINE SOUTH 01 DEGREES 12 MINUTES 14 SECONDS EAST, 60.00 FEET; (PREVIOUSLY DESCRIBED AS SOUTH 00 DEGREES 31 MINUTES 46 SECONDS WEST); THENCE SOUTH 01 DEGREES 12 MINUTES 14 SECONDS EAST, 1331.80 FEET TO THE INTERSECTION OF SAID EAST LINE OF SECTION 34 WITH THE EAST LINE OF SECTION 34, 1393.73 FEET; (PREVIOUSLY DESCRIBED AS SOUTH 00 DEGREES 31 MINUTES 46 SECONDS WEST); THENCE NORTH 88 DEGREES 44 MINUTES 04 SECONDS EAST, 60.00 FEET; (PREVIOUSLY DESCRIBED AS SOUTH 89 DEGREES 31 MINUTES 56 SECONDS EAST); THENCE ALONG SAID EAST LINE OF SECTION 34 AND MARTINSVILLE ROAD CENTERLINE SOUTHERLY SOUTH 01 DEGREES 12 MINUTES 14 SECONDS EAST, 1331.80 FEET TO THE INTERSECTION OF SAID EAST LINE OF SECTION 34 WITH THE EAST LINE OF SECTION 34, 1393.73 FEET; (PREVIOUSLY DESCRIBED AS SOUTH 89 DEGREES 31 MINUTES 56 SECONDS EAST); THENCE SOUTH 01 DEGREES 12 MINUTES 14 SECONDS EAST, 1393.73 FEET; (PREVIOUSLY DESCRIBED AS SOUTH 89 DEGREES 31 MINUTES 56 SECONDS WEST); THENCE ALONG A LINE, SAID LINE BEING IN PART THE NORTH LINE OF LOTS 18 THROUGH 25 BURTRICK SUBDIVISION REFERRED TO IN LIBER 69, PAGE 100 OF THE PUBLIC RECORDS OF WAYNE COUNTY, MICHIGAN, 25.00 FEET; (PREVIOUSLY DESCRIBED AS SOUTH 89 DEGREES 31 MINUTES 56 SECONDS WEST); THENCE ALONG THE NORTH AND SOUTH 14 LINE OF SAID SECTION 34; THENCE ALONG THE NORTH AND SOUTH 14 LINE OF SECTION 34, SOUTH 01 DEGREES 45 MINUTES 45 SECONDS EAST, 5.47 FEET; (PREVIOUSLY DESCRIBED AS SOUTH 00 DEGREES 31 MINUTES 34 SECONDS EAST); THENCE SOUTH 88 DEGREES 47 MINUTES 00 SECONDS WEST, 1328.00 FEET; (PREVIOUSLY DESCRIBED AS NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST, 1+328.07 FEET); THENCE NORTH 01 DEGREES 47 MINUTES 56 SECONDS WEST, 426.96 FEET; (PREVIOUSLY DESCRIBED AS NORTH 00 DEGREES 31 MINUTES 56 SECONDS WEST, 426.96 FEET); THENCE ALONG THE NORTH AND SOUTH 14 LINE OF SECTION 34, SOUTH 01 DEGREES 45 MINUTES 45 SECONDS WEST, 5.47 FEET; (PREVIOUSLY DESCRIBED AS SOUTH 89 DEGREES 29 MINUTES 12 SECONDS EAST, 1+328.31 FEET); ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 34, TO THE CENTER OF SAID SECTION 34; THENCE ALONG THE NORTH AND SOUTH 1/4 LINE OF SECTION 34 NORTH 01 DEGREES 50 MINUTES 30 SECONDS WEST, 1+326.76 FEET; (PREVIOUSLY DESCRIBED AS NORTH 00 DEGREES 31 MINUTES 56 SECONDS WEST, 1+326.76 FEET); THENCE ALONG THE NORTH AND SOUTH 1/4 LINE OF SECTION 34, SOUTH 01 DEGREES 45 MINUTES 45 SECONDS WEST, 2,684.55 FEET; TO THE POINT OF BEGINNING, ALL OF THE ABOVE BEING SUBJECT TO THE RIGHTS OF THE PUBLIC IN MARTINSVILLE ROAD.



1. THIS TOPOGRAPHICAL MAP IS BASED UPON A FIELD SURVEY PERFORMED BY SPALDING DEDECKER DURING THE WEEK OF OCTOBER 5.
2. THE PROPERTY LINES/RIGHT-OF-WAY LINES SHOWN ON THIS TOPOGRAPHICAL SURVEY ARE INTENDED TO BE AN APPROXIMATE GRAPHICAL REPRESENTATION BASED UPON A COMBINATION OF A PROVIDED ALTA SURVEY, FOUND FIELD MONUMENTATION AND OCCUPATION. A COMPLETE PROPERTY LINE ANALYSIS HAS NOT BEEN PERFORMED AND PROPERTY CORNERS HAVE NOT BEEN SET IN THE FIELD. PER THE AGREED SCOPE OF SERVICES.
3. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH AND THEREFORE THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAY TAKINGS AND RESTRICTIVE COVENANTS THAT COULD ENCUMBER THIS PARCEL OF LAND.
4. THE BEARING BASE AND COORDINATES OF THIS DRAWING ARE BASED UPON THE LEGAL DESCRIPTIONS AND THE ALTA SURVEY PROVIDED TO US. THE PLANNED DATUM OF THIS SURVEY IS BASED UPON THE 1983 NORTH AMERICAN DATUM. VERIFICATION OF 1986 CONTROL WAS ESTABLISHED BY GPS OBSERVATION USING THE AVAILABLE MOUNT CONTINUOUSLY OPERATION STATIONS (CORS).
5. THE PROPOSED POND LOCATION AND DIMENSION DEPICTED WERE PROVIDED BY THE CLIENT AS A PROPOSED INTENT AND NOT TO EXCEED 5 ACRES. THE PROPOSED SILE FENCE DEPICTED REFLECTS THE CLIENT'S INTENT TO PREVENT SOILS EROSION.

PLANNING & ZONING APPLICATION

Case number _____

Date Submitted June 1, 2021

SITE PLAN REVIEW

APPLICANT INFORMATION

Applicant DAVID RYZYI Phone 734-790 0645
Address 65 CADILLAC SQ. Suite 3311 Fax 313-961-9509
City, State DETROIT MI Zip 48226
E:mail dryzyi@manniksmithgroup.com Cell Phone Number 734-790 0645
Property Owner WAYNE COUNTY - WILLOW RUN AIRPORT Phone 734-485-6666
(if different than applicant)
Address 801 WILLOW RUN AIRPORT Fax _____
City, State YPSILANTI MI Zip 48198
Billing Contact DAVID RYZYI Phone _____
Address _____ Fax _____
City, State SAME AS APPLICANT Zip _____

SITE/PROJECT INFORMATION

Name of Project AMERISTAR HANGER
Parcel Id No. V125-83- WILLOW RUN AIRPORT Project Address WILLOW RUN AIRPORT

Attach Legal Description of Property

Property Location: On the N Side of TYLER EXT. Road; Between AIRPORT DR Road
and BECK Road. Size of Lot Width _____ Depth _____

Acreage of Site _____ Total Acres of Site to Review 1.389 Current Zoning of Site AIRPORT

Project Description: NEW HANGER WITH OFFICE + STORAGE
LOCATED ON SOUTH PORTION OF WILLOW RUN AIRPORT
FORMER SITE OF HANGER #2

Is a re-zoning of this parcel being requested? IN YES (if yes complete next line) NO
Current Zoning of Site AIRPORT Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? NO YES (if yes complete next line) NO

Section of Zoning Ordinance for which you are applying _____

Is there an official Woodland within parcel? _____ Woodland acreage _____

List total number of regulated trees outside the Woodland area? _____ Total number of trees _____

Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

WAYNE COUNTY - PROPERTY TO BE LEASED BY
AMERISTAR JET CHARTER INC.

Print Property Owners Name

D.A. Ryzyi for Ameristar

Signature of Property Owner LEASE

D.A. Ryzyi

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and data are in all respects true and correct.

Subscribed and sworn before me this 2th day of June, 2021.

MA ME Notary Public, Wayne County, Michigan

My Commission expires 4/13

2024
Rev 1/12/06

NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF WAYNE
MY COMMISSION EXPIRES APR 13, 2024
BRITTANY BEAUDRY
ACTING IN COUNTY OF WAYNE

PLANNING & ZONING APPLICATION

Case number _____

Date Submitted June 1, 2021

SITE PLAN REVIEW

APPLICANT INFORMATION

Applicant DAVID RYZYI Phone 734-790 0645
Address 65 CADILLAC SQ. Suite 3311 Fax 313-961-9509
City, State DETROIT MI Zip 48226
E:mail dryzyi@manniksmithgroup.com Cell Phone Number 734-790 0645
Property Owner WAYNE COUNTY - WILLOW RUN Phone 734-485-6666
(if different than applicant)
Address 801 WILLOW RUN AIRPORT Fax _____
City, State YPSILANTI MI Zip 48198
Billing Contact DAVID RYZYI Phone _____
Address _____ Fax _____
City, State SAME AS APPLICANT Zip _____

SITE/ PROJECT INFORMATION

Name of Project AMERISTAR HANGER
Parcel Id No. V125-83- WILLOW RUN AIRPORT Project Address WILLOW RUN AIRPORT

Attach Legal Description of Property

Property Location: On the N Side of TYLER EXT. Road; Between AIRPORT DR Road
and BECK Road. Size of Lot Width _____ Depth _____
Acreage of Site _____ Total Acres of Site to Review 1.389 Current Zoning of Site AIRPORT
Project Description: NEW HANGER WITH OFFICE + STORAGE
LOCATED ON SOUTH PORTION OF WILLOW RUN AIRPORT
FORMER SITE OF HANGER #2

Is a re-zoning of this parcel being requested? IN YES (if yes complete next line) NO
Current Zoning of Site AIRPORT Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? NO YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? _____ Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

WAYNE COUNTY - PROPERTY TO BE LEASED BY
AMERISTAR JET CHARTER INC.

Print Property Owners Name

D.A. Ryzyn for Ameristar
Signature of Property Owner LEASE.

6/1/2021

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this _____ day of _____, 20____.

Notary Public, _____ County, Michigan My Commission expires _____, 20____.

Rev 1/12/06

Project Narrative
Ameristar Hanger at Willow Run Airport
22,800 SF Hanger and Office Building
Old Hanger # 2 Area

Ameristar Jet Charter, Inc. is relocating from its existing location in Hanger 1 at Willow Run Airport to this new location at Willow Run Airport. This location will be leased from the Airport Authority. The new hanger will allow for 3 jets to be stored inside the hanger. There will be a pilots lounge and station office in addition to stock rooms a workshop, locker rooms, rest rooms, chemical storage in a depressed room, manual library and utility rooms.

The total square foot is 22,800. There will be up to 12 employees at the site and the hanger will open to the north to the existing apron. A tug will be used to pull in the planes from the apron into the hanger and leave the hanger via separate doors on the opposite south side of the hanger. The hanger will be in the middle with storage and office space on both east and west ends.

Access to the site will be from Tyler Road Extension with a single drive as shown on the site plan. The location of the hanger has been review by the Airport Authority and was place outside the BRL and future line of site for an extended taxiway as shown on the Airports Master Plan. There are three areas shown on the site plan, the developed area, the non-developed area and the existing apron area in front of the proposed hanger.

Site Plan Review Checklist

Ameristar Hanger at Willow Run Airport

Title and date of plan, including the date and nature of all subsequent revisions: **Show on all plan sheets submitted.**

North arrow and scale. The scale shall be not less than 1 inch equals 50 feet for property under 3 acres and at least 1 inch equals 100 feet for those 3 acres or more: **Shown on all plan sheets submitted.**

The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties: **Shown on site plans sheet C2.0 and C3.0.**

Boundary of the tract shown by a heavy line: a legal description or the parcel and the acreage: **Site Plan sheet C3.0.**

The name, firm, address and telephone number of the professional civil engineering or architectural firms responsible for the preparation of the site plan (including imprint of professional seal): **Cover Sheet C 0.0.**

A description of the proposed use including the nature of the proposed use and other general information describing the use: **Project Narrative.**

A schedule of parking needs. Separate drawings may be submitted to indicate usable floor areas, etc. for computation of parking needs. Each individual parking space shall be indicated including typical parking space dimensions for regular and handicapped spaces and type of lot surfacing: **Parking provided is for 13 spaces shown on Site Plan C 3.0. The maximum number of employees and visitors is 12. Required Parking = nine.**

Traffic and pedestrian circulation patterns both within the site and on the public streets adjacent to the site and the proposed location and dimensions of any pedestrian sidewalks, malls and open areas for parks and recreation either required or otherwise deemed necessary by the Planning Commission. A concrete sidewalk 5 feet in width shall be provided within the public right of way 1 foot from the subject site's property line where the subject site borders a public right of way: **Internal walks show on Site Plan C3.0, not adjacent to any public ROW.**

Entrance details including sign locations and size: **Shown on Site Plan C3.0.**

Detailed landscape plan (including topography and utilities above and below ground) sealed by a registered landscape architect in conformance with the requirements of [Article 10](#) of this Ordinance, indicating the location, type and size of trees, plants, berms etc.: **No Landscaping Required by Article 10, not adjacent to any public ROW.**

A note specifying annual landscape maintenance procedures such as the following: "Owner agrees to seasonal maintenance program and will replace all diseased, dead or damaged plants, replenish mulch, control weeds, fertilize and prune beginning upon completion of construction of landscaping.: **Not Required.**

The location and type of outdoor lighting, proposed illumination patterns (including a photometric plan), and method of screening to prevent glare onto adjacent properties: **There are no light poles planned for the site. There will be light packs on the exterior of the building.**

The location, height and area of all signs: **Site Plan C 3.0.**

Information and plans for the storage, loading, disposal and transfer of any hazardous/toxic waste (gas, oil, transmission fluid, lubricants, solvents, etc.). If any underground tank is used, the location, size, construction and use

of the tank shall be specified on the site plan: **Floor Plan Sheet A101 has a storage location in the building for any potential hazardous materials. Disposal will be by pick up from a waste disposal company.**

With nonresidential proposals, the number of offices, number of employees, the number of floors, typical floor plans and the gross and usable floor area shall be provided: **See plan Sheet A101, floor plans. Single floor, 12 employee's maximum. Floor areas defined in development summary on Site Plan sheet C3.0.**

Information regarding the number of times separate plans have been submitted to the Township for review of additions or alterations to the existing building or site in the past: **Index on all plan sheets.**

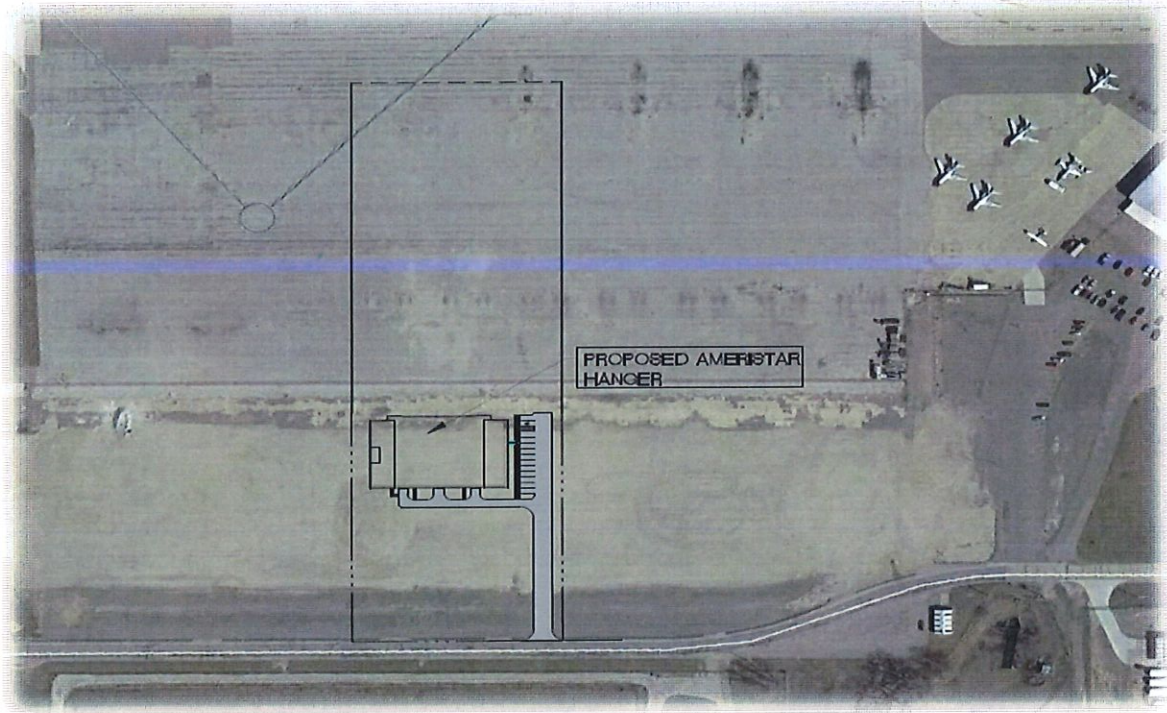
Clear documentation for all proposed changes to the existing site, building or land use: **Existing vacant land. Land use to remain Airport Hanger.**

Any other information as required by the Planning Commission or Director of Planning which will assist in evaluation of the proposed use: **Ameristar Jet Charter, Inc. is relocating from its existing location in Hanger 1 to this new location at Willow Run Airport.**

SITE PLAN SUBMITTAL

AMERISTAR HANGER WILLOW RUN AIRPORT

YPSILANTI, MI 48198



AMERISTAR JET CHARTER, INC.

JUNE 1, 2021

PREPARED FOR:
WAYNE COUNTY AIRPORT AUTHORITY
VAN BUREN TOWNSHIP



SITE PLAN SUBMITTAL
AMERISTAR HANGER
WILLOW RUN AIRPORT
22,800 SF HANGER AND OFFICE BUILDING
TABLE OF CONTENTS

SECTION 1	GENERAL INFORMATION
	Planning and Zoning Application
	Project Narrative
	Site Plan Review Checklist

SECTION 2	SITE PLANS
------------------	-------------------

SITE PLAN INFORMATION INCLUDED ON PLAN SHEETS

Cover Sheet
Existing Conditions
Overall Site Plan at Airport
Site Plan
Utility Plan
Building Floor Plan
Building Elevations



MEMO

TO: David Rzyzi – Mannik and Smith, Inc.
FROM: Dan Power, AICP – Director of Planning and Economic Development
RE: Ameristar Site Plan – Willow Run Airport of Van Buren Township
PLANS DATED: December 16, 2021
DATE: January 27, 2022

The applicant proposes to construct a 20,244-square foot (sq.ft.) hanger building along with 13 parking spaces and related site improvements. This site plan will establish Ameristar Jet Charter, a passenger and cargo charter flight service company, as a tenant at the Willow Run Airport of Van Buren Township, Michigan. The site is zoned AP – Airport District. The property address assigned to the site, which is a lease parcel within the overall airport parcel (parcel tax ID number 83 189 99 0006 005), is 51500 Tyler Road Extension. The following is a report on the proposed site plan's compliance with the Van Buren Charter Township Zoning Ordinance.

Review process. I have reviewed the site plan request based on Zoning Ordinance standards. The review process described in Section 3.118(D) (*AP, Airport District – Required Conditions of the AP, Airport District*) allows for a modified site plan review procedure for developments located at public airports. This involves reviewing the area, height and placement of the principal use; its parking, loading and access management; environmental performance standards; and screening, landscaping and other Ecorse and Beck Road adjacency requirements. I have also reviewed the applicable administrative review standards of Section 12.203 of the Van Buren Township Zoning Ordinance. I will first make some comments regarding the proposed use. Then, relevant review standards from Sections 3.118(D) and 12.203 are discussed in the sections on the following pages. Throughout this report, requested conditions are underlined.

Comments regarding proposed uses. “Airports and related facilities” are defined in Section 2.102 of the Van Buren Township Zoning Ordinance and are permitted uses by right in the AP zoning district. The proposed use as a hanger for a private aviation company is consistent with the definition of “Airports and related facilities” and is permitted by right. The proposed use of the building as stated on sheet 3.0 is as a hangar.

Requirements per Section 3.118(D)(1)(a)(i) of the Van Buren Township Zoning Ordinance – Required Conditions of the AP, Airport District.

- a. **Area, height, and placement.** Uses located on the airport property owned by a public governmental agency shall meet the area, height, and placement regulations, including setbacks, of the zoning district they are located in.

The proposed site is part of a broader public airport property which has public road frontage on Beck Road and Ecorse Road in Van Buren Charter Township. The proposed site meets the required front (100'), side (50' for one / 100' combined), and rear (100') yard setbacks with respect to the proposed buildings' setbacks from the nearest adjacent public roads and parcels. The property line of the nearest adjacent non-airport parcel is over 700' to the southwest of the proposed lease parcel for this site. The minimum area of 250 acres in the AP zoning district is intended to be applied to the airport property at large and does not apply to this specific site. According to architectural drawings dated December 16, 2021, the roof peak height of the proposed hanger building is 43'0". There is a discrepancy between the area of the building stated on the plan drawing on sheet 3.0 (20,244-sq. ft.) and in the site data notes on the same sheet (21,712-sq. ft.). This discrepancy must be clarified.

- b. **Parking, loading and access management.** Uses located on the airport property owned by a public governmental agency shall meet the parking and loading requirements of Article 9 in this Zoning Ordinance.

Article 9 of the Zoning Ordinance includes various required standards related to the number of parking spaces and the design and configuration of parking areas and driveways. These requirements are evaluated below.

Number of parking spaces. 13 new parking spaces are proposed. These proposed spaces should be evaluated in the context of the parking demand generated by each section of the floor plan, in accordance with Section 9.102 of the Van Buren Township Zoning Ordinance. The applicant indicates that there will be 12 employees. The hangar use will occupy roughly 15,000 square feet. This use has similar spatial requirements as warehousing, which requires five spaces plus one space per 1,750 square feet of warehousing space per Section 9.102. However, the hangar will be used to park airplanes and requires no parking spaces on its own. The building will also contain roughly 1,700 square feet of industrial office area, which requires five spaces plus one space per 550 square feet of gross floor area (total of 9) or one space per employee at peak shift (12), whichever is greater. The applicant's 13 proposed parking spaces exceed the minimum requirement of 12 and is therefore acceptable.

Design and configuration of parking areas. Where formal standard 90-degree off-street parking spaces are proposed, per section 9.104(B), 9.5' x 20' spaces with a 24' adjacent maneuvering lane is required. Double-striped spaces are also required and are shown on the plans.

Drainage. Per section 9.104(A) of the Zoning Ordinance, off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings. The applicant must gain Wayne County Airport Authority (WCAA) and Wayne County Department of Public Services (WCDPS) approval for their proposed stormwater design. Where possible, the proposed site must meet Van Buren Township Engineering standards.

- **Driveways and Access Management.** Access is provided to the site from an

existing private Tyler Road Extension at the site's southern end. The applicant shall secure approval from the Willow Run Airport Authority Fire Marshall for the proposed access design. The access in the front of (south of) the building is 20' wide with a dead-end length not exceeding 150'. The Fire Department must evaluate this access to determine suitability.

Loading and truck maneuvering. Section 9.105 of the Zoning Ordinance requires loading spaces "on the same premises with every building, structure or part thereof, involving the receipt or distribution of vehicles or materials or merchandise". The applicant has revised plans to show one (1) 10' x 50' loading area to the northeast of the hangar.

Parking lot landscaping. According to Section 9.104(L) of the Zoning Ordinance, parking areas shall be landscaped and screened pursuant to Article 10. Because the site has no direct public road frontage and is adequately separated from adjacent public roads, relief can be provided from parking lot screening per section 10.103(A) of the Zoning Ordinance. Landscaped areas will be subject to review by the Wayne County Airport Authority (WCAA) and may be subject to limits in order to comply with airport standards, including limiting attractiveness to certain wildlife. If suitable landscaping can be provided in compliance with these standards, the applicant shall comply with Section 10.103(B), including that landscaped areas should be added where necessary to account for a minimum of five percent (5%) of all paved areas.

- c. **Environmental Performance Standards.** Uses located on the airport property owned by a public governmental agency shall meet the "Environmental Performance Standards Applicable to Specific Uses and Districts" of Section 8.102 of this Zoning Ordinance.
- d. **Screening, landscaping and other Ecorse and Beck Road adjacency requirements.** If the proposed building/use is adjacent to Ecorse or Beck Roads the site plan shall be required to meet the "Frontage Landscaping" requirements in Section 10.103, the "Mechanical and Utility Equipment Screening" requirements in Section 10.103, the "Exterior Lighting" requirements in Section 8.105, and the "Garbage, Refuse, and Recycling Collection Areas" requirements in Section 7.122 of this Zoning Ordinance. The site is not adjacent to Ecorse or Beck Road and these requirements therefore do not apply.

Administrative Site Plan Review Requirements per Section 12.203 of the Van Buren Township Zoning Ordinance – In General.

- 2. **Title and date of plan, including the date and nature of all subsequent revisions; North arrow and scale; Design firm information; Dimensions of lot and adjacent property lines; Boundary of tract; Lighting; Signage information; Plan submittal information; and Documentation of changes.** These have been provided.
- 3. **Description of use.** The proposed use of the building as stated on sheet 3.0 is as a hangar.

4. **A schedule of parking needs** must be provided as stated previously.
5. **Traffic and pedestrian circulation design.** A sidewalk is not necessary because the site lacks public street frontage.
6. **Landscape plan and landscape maintenance information.** Regarding these requirements, there are no frontage landscaping requirements as the property does not have direct frontage on Beck Road or Ecorse Road, per Section 3.118(D)(1)(a)(i)(d). See the landscaping comments on the previous page.
7. **Hazardous materials.** The applicant has indicated that no hazardous materials are anticipated on the site.
8. **Office and staffing information.** A floor plan showing the proposed office layout has been provided on architectural sheets dated May 28, 2021.
9. **Other information.** Any other information as required by the Planning Commission or Director of Planning which will assist in evaluation of the proposed use. The following additional comments are based on miscellaneous Township zoning requirements and engineering standards for fire department access and hydrant spacing.
 - Permits related to building and building trades must be obtained from the Township Building Department prior to construction.
 - A sign permit application shall be submitted for any proposed signage on the site.
 - The proposed site will also connect to the Van Buren Township Public Sanitary Sewage disposal system.
 - The proposed site will connect to the Ypsilanti (YCUA) water supply system. It is our understanding that YCUA will be the holder of standard construction details for water utilities. YCUA standard water main details have been added to the plan set.
 - A permit for a sanitary sewer connection must be obtained from the Township Water and Sewer Department prior to construction.
 - Comments provided by the Van Buren Township Fire Marshal in his letter dated 1-24-2022 must be addressed and the revisions must be shown on a revised set of plans.

Recommendation: The submitted civil site plan set dated December 16, 2021 is recommended for **approval** subject to the following requirements which must be addressed prior to the commencement of construction:

- There is a discrepancy between the area of the building stated on the plan drawing on sheet 3.0 (20,244-sq. ft.) and in the site data notes on the same sheet (21,712-sq. ft.). This discrepancy must be clarified.
- The applicant must gain Wayne County Airport Authority (WCAA) and Wayne County Department of Public Services (WCDPS) approval for their proposed stormwater design.
- The applicant shall secure approval from the Willow Run Airport Authority Fire Marshall for the proposed access design.

- Permits related to building and building trades must be obtained from the Township Building Department prior to construction.
- Comments provided by the Van Buren Township Fire Marshal in his letter dated 1-24-2022 must be addressed and the revisions must be shown on a revised set of plans.
- A sign permit application shall be submitted for any proposed signage on the site.
- A permit for a sanitary sewer connection must be obtained from the Township Water and Sewer Department prior to construction.

Two (2) final sets of signed civil site plan drawings must be provided to the Van Buren Township Department of Public Services. Please do not hesitate to reach out if you have further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power", with a stylized, cursive script.

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

CC: Todd Saums – Van Buren Charter Township Director of Water and Sewer
David McNally and Andrew Lenaghan– Van Buren Charter Township Fire Department
Paul Kammer – Van Buren Charter Township Engineer, Fishbeck

Andrew Lenaghan
Deputy Chief
O: 734-699-8900 Ext. 9426

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



February 23, 2022

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

Ameristar Hanger
51500 Tyler Road Extension
Van Buren Township, Michigan 48111

A site plan for the Ameristar Hanger was reviewed for compliance with the Van Buren Township adopted fire code NFPA 1 2018. Fire Department access and water supply were the focus of this review.

Water Supply

The following fire protection devices will need to be relocated:

- ~~1- The FDC needs to be relocated to the south east corner of the building.~~
- ~~2- Eliminate the fire hydrant in front of the enclosed dumpster and relocate to the North corner of the hanger on the airport side.~~
- ~~3- Relocate the hydrant that is currently shown on the access drive further up the drive to place it within 50 feet of the FDC.~~
- 4- All Fire hydrants shall conform to the Van Buren Township Engineering Standards.

All water supply issues underlined have been addressed on page C4.0

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

Fire Department Access

These issues still require modifications to the site plan.

If a security gate is to be installed, an approved access control device will be required.
NFPA 1 2018 18.221

The approved gate access shall be a KNOX GATE and KEY SWITCH available at:
www.knoxbox.com

The width of the access roads in the front and the side of the hanger shall be increased to 30 feet.
NFPA 1 2018 18.2.3.5.1.1.2

The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.
NFPA 1 2018 18.2.4.1.1

If you have any questions regarding this review, I can be reached at alenaghan@vanburen-mi.org or 734-699-9416

Respectfully Submitted.

Andrew Lenaghan
Deputy Chief/ Fire Marshal
Van Buren Township

AMERISTAR HANGER
WILLOW RUN AIRPORT
VAN BUREN TOWNSHIP, MI

SHEET NO.	SHEET TITLE
C0.0	TITLE SHEET
C0.1	GENERAL NOTES
C1.0	EXISTING CONDITIONS & DEMO PLAN
C2.0	OVERALL SITE PLAN
C3.0	SITE PLAN
C3.1	LEASE PLAN
C4.0	UTILITY PLAN
C4.1	STORM SEWER PLAN
C4.2	STORM SEWER PROFILES
C4.3	STORM DETAILS
C4.4	STORM WATER MANAGEMENT PLAN
C4.5	STORM DETAILS
C5.0	GRADING PLAN
C6.0	PAVEMENT DETAILS
C7.0	SESC PLAN
C7.1	SESC DETAILS
WM-1	VAN BUREN TOWNSHIP WATER MAIN DETAILS
WM-2	VAN BUREN TOWNSHIP WATER MAIN DETAILS
SS-1	VAN BUREN TOWNSHIP SANITARY DETAILS
SS-2	VAN BUREN TOWNSHIP SANITARY DETAILS
ST-1	VAN BUREN TOWNSHIP STORM DETAILS
MD-1	VAN BUREN TOWNSHIP MATERIAL DETAILS

Land Use Summary		
Characteristic	Existing Conditions	Proposed Conditions
Total Development Area (ac)	1.57	1.57
Impervious Area (ac)	1.57	1.57
Total Pervious Area (ac)	0.00	0
Pervious Area Breakdown by Cover Type		
Meadow/fallow/natural areas (non-cultivated)	0 acres	0 acres
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A
Improved areas (turf grass, landscape, row crops)	0 acres	0 acres
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A
Wooded Areas	0 acres	0 acres
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A
Calculated CPVC Volume (cubic feet)	5,418	
CPVC Volume Provided (cubic feet)	5,418	
CPRC Volume Provided (cubic feet)	10,293	



SITE MAP
NOT TO SCALE

PROJECT CONTACTS

OWNER

AMERISTAR JET CHARTER INC.
CONTACT: MR. TOM WACHERNDORFER
813 WILLOW RUN AIRPORT
YPSILANTI, MI 48198
(734) 467-0803

DEVELOPER

THE DELVENTAHL COMPANY
CONTACT: MR. JESS M. SAYLOR JR.
3796 ROCKLAND CIRCLE
MILLBURY, OH 43447
(419) 224-5570


CIVIL ENGINEER

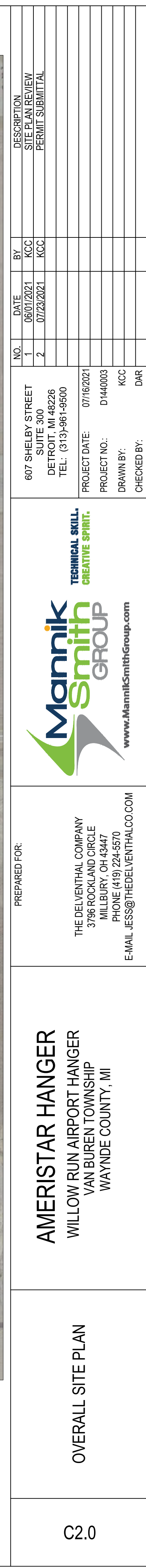
MANNIK SMITH GROUP
CONTACT: DAVID A. RYZYI, P.E.
65 CADILLAC SQUARE, SUITE 3311
DETROIT, MI 48226
(313) 961-9500
DRYZYI@MANNIKSMITHGROUP.COM

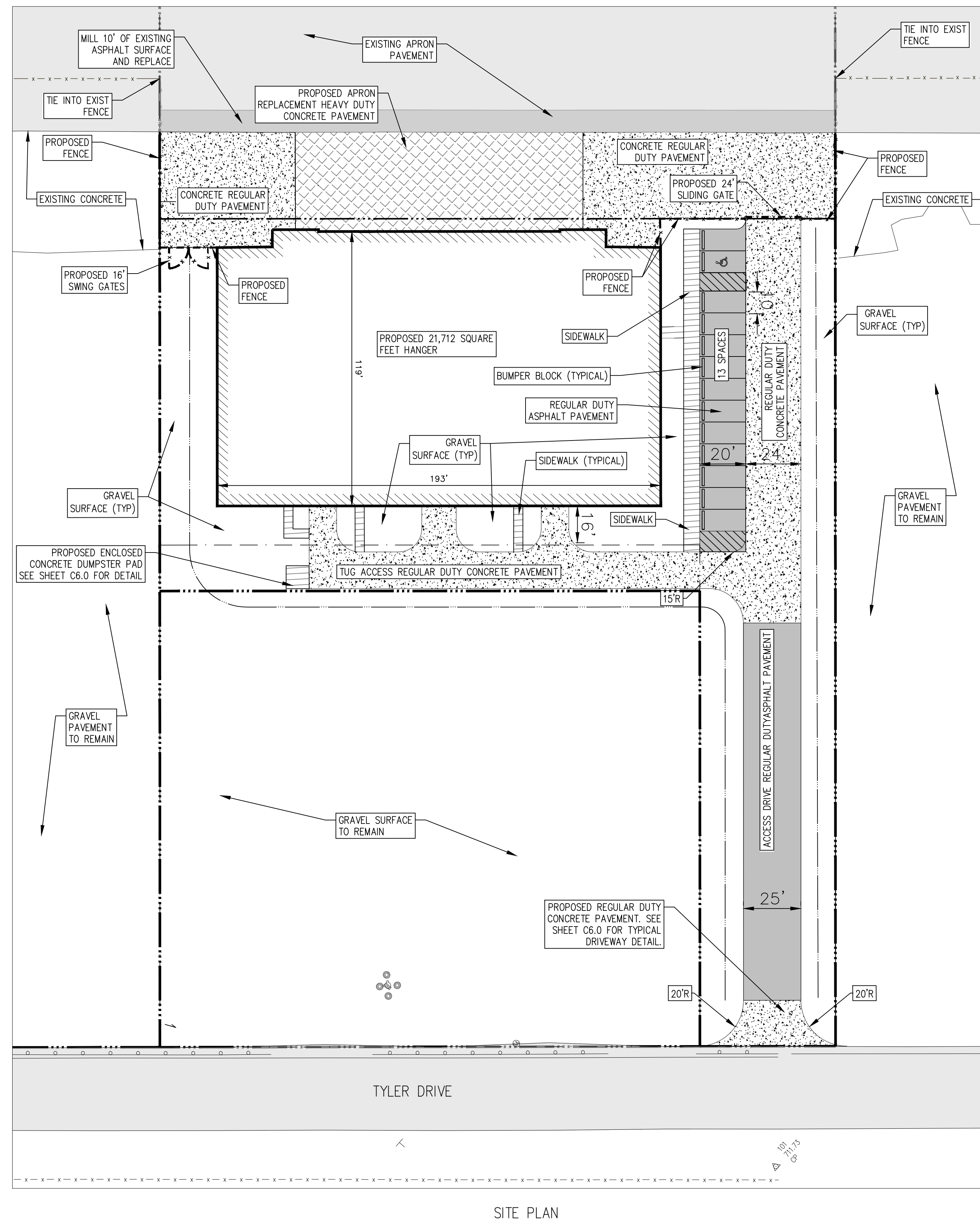
ARCHITECT

POGGEMYER DESIGN GROUP
JASON COLLERT
1168 NORTH MAIN STREET
BOWLING GREEN, OH 43402
PHONE (419) 352-7537

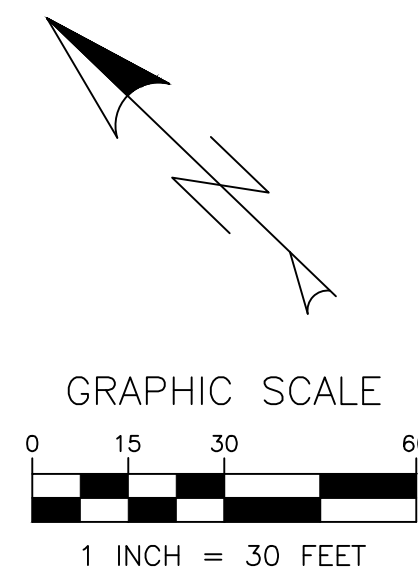
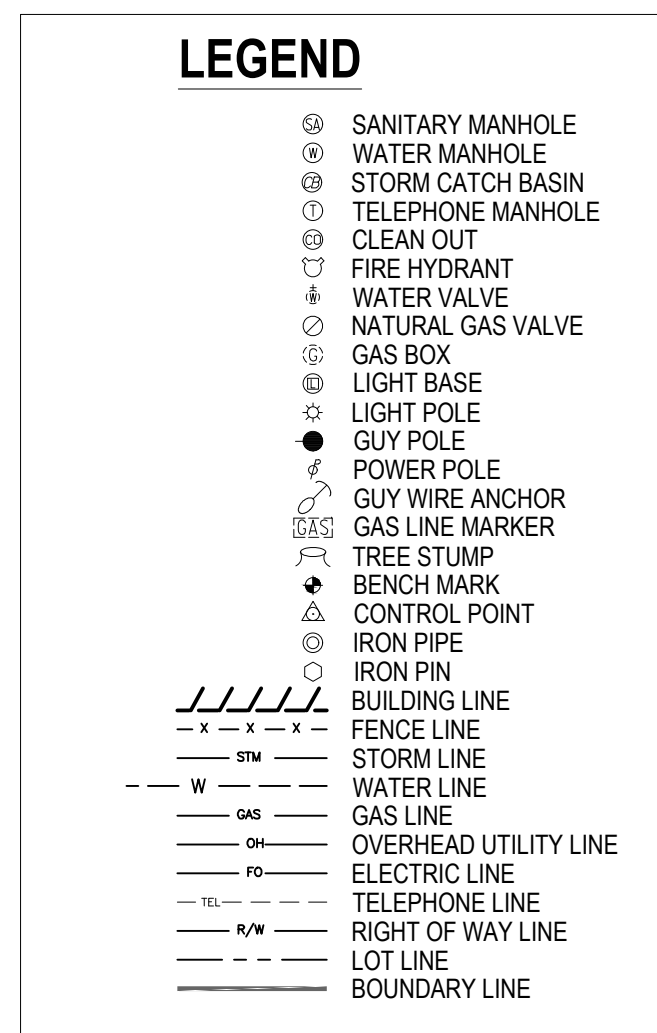
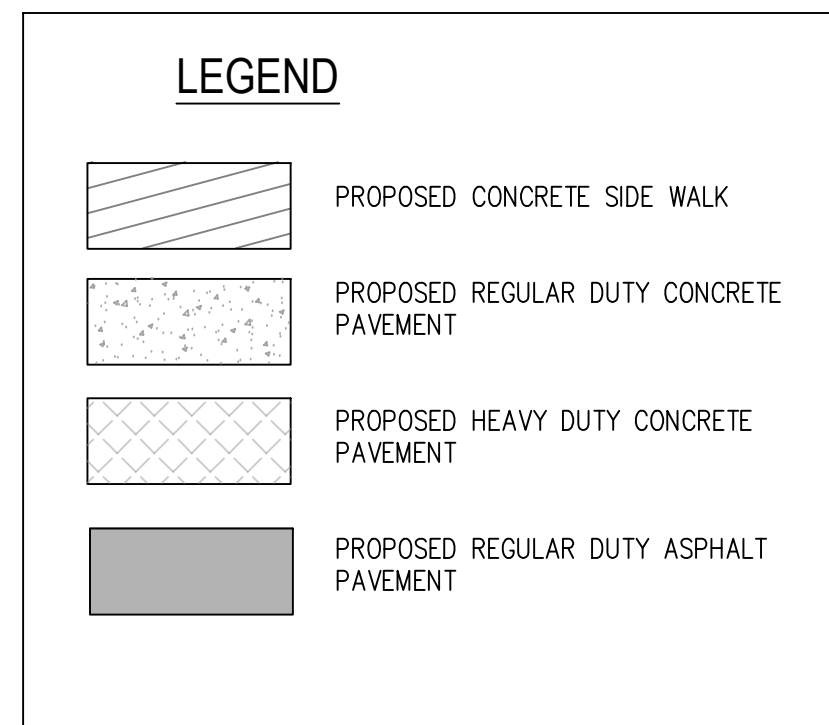


C.O.	TITLE SHEET	AMERISTAR HANGER WILLOW RUN AIRPORT HANGER VAN BUREN TOWNSHIP WAYNEDE COUNTY, MI	PREPARED FOR: THE DELVENTHAL COMPANY 3756 ROCKLAND CIRCLE VAN BUREN, MI 48157 PHONE: (419) 224-5570 E-MAIL: JESS@THEDELVENTHALCO.COM	 TECHNICAL SKILL. CREATIVE SPIRIT. www.MannikSmithGroup.com	607 SHELBY STREET	NO.	DATE	BY	DESCRIPTION
					DETROIT, MI 48226	1	06/07/2021	KCC	SITE PLAN REVIEW
					TEL: (313) 486-19500	2	07/23/2021	KCC	PERMIT SUBMITTAL
			PROJECT DATE: 07/23/2021						
			PROJECT NO.: D1440003						
			DRAWN BY: KCC						
			CHECKED BY: DMS						

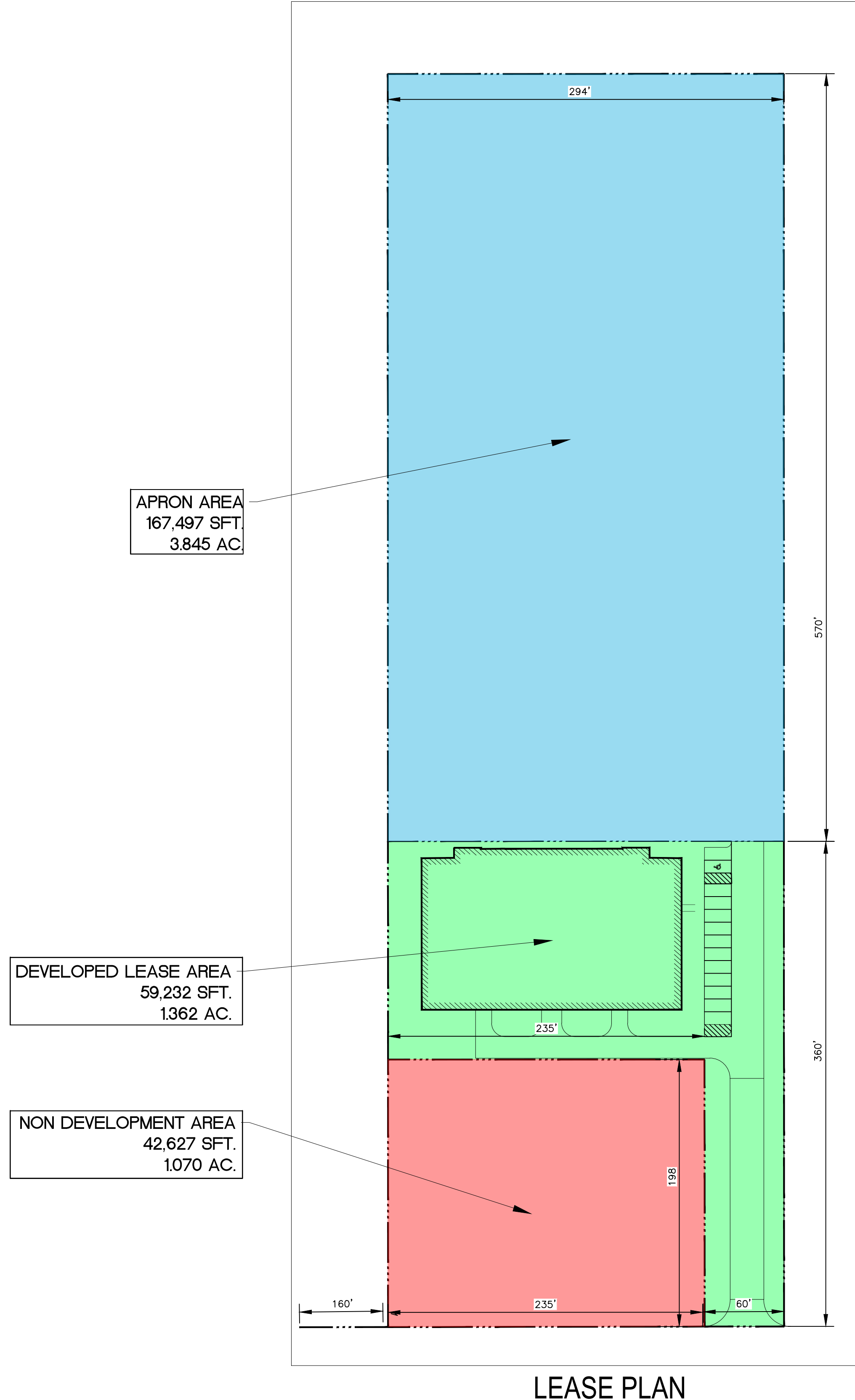




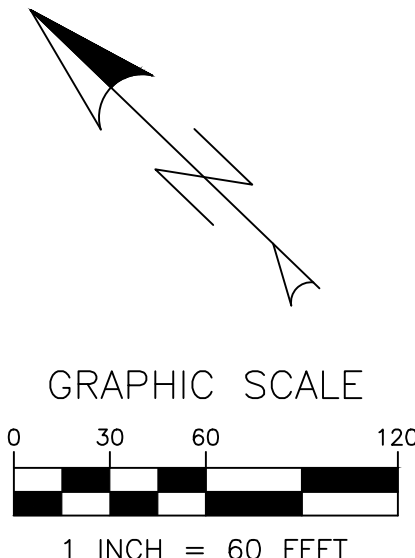
SITE DATA:
DEVELOPED AREA: 1.362 AC.
NON DEVELOPED AREA: 1.070 AC.
PROPOSED USE: HANGER
ZONING: AP, AIRPORT
BUILDING HEIGHT: 43 SFT
BUILDING FLOOR AREA: 21,712 SFT
NUMBER OF EMPLOYEES: 12
PROPOSED PARKING SPACES: 13
SPACES, 1 ADA
NO UNDERGROUND OIL TANKS



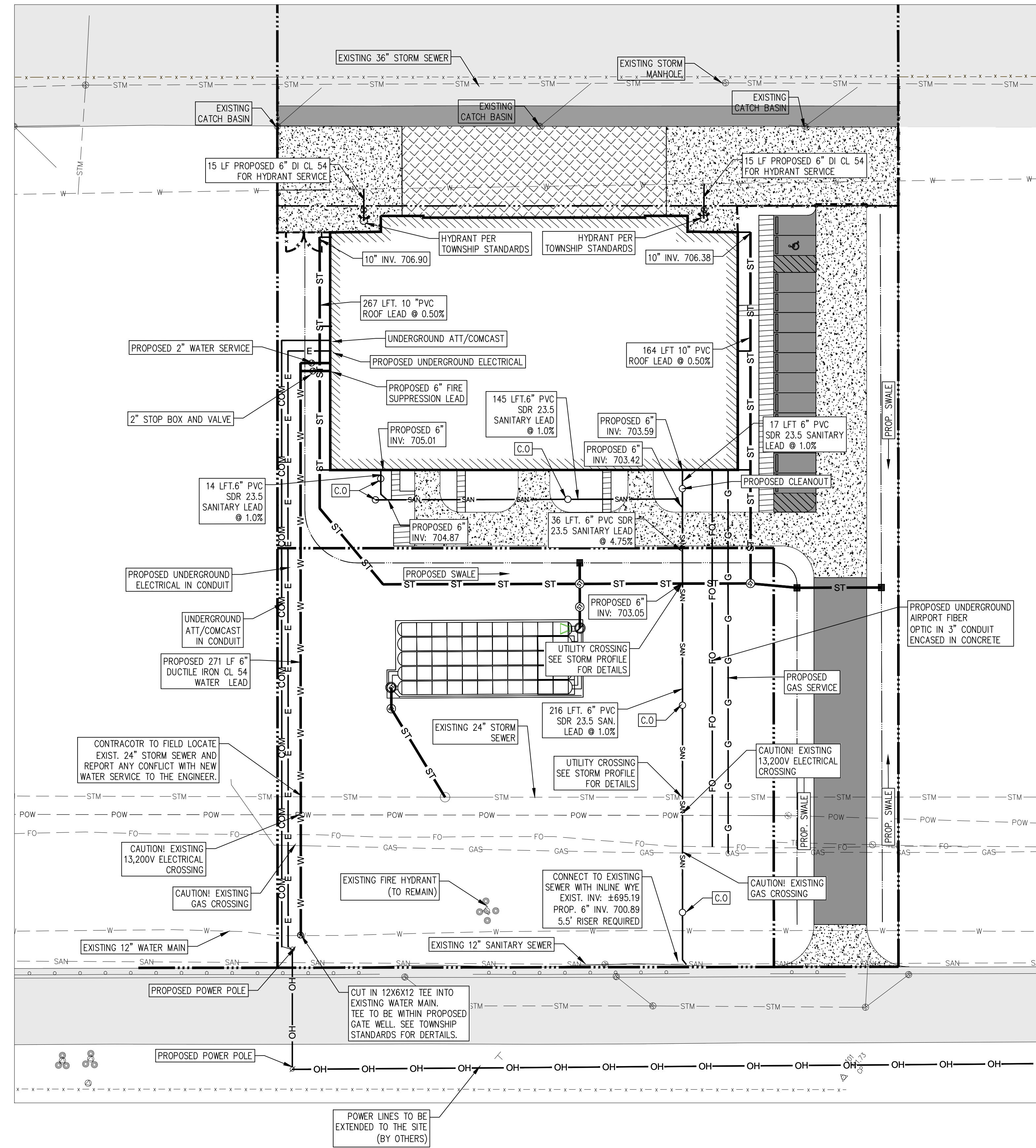
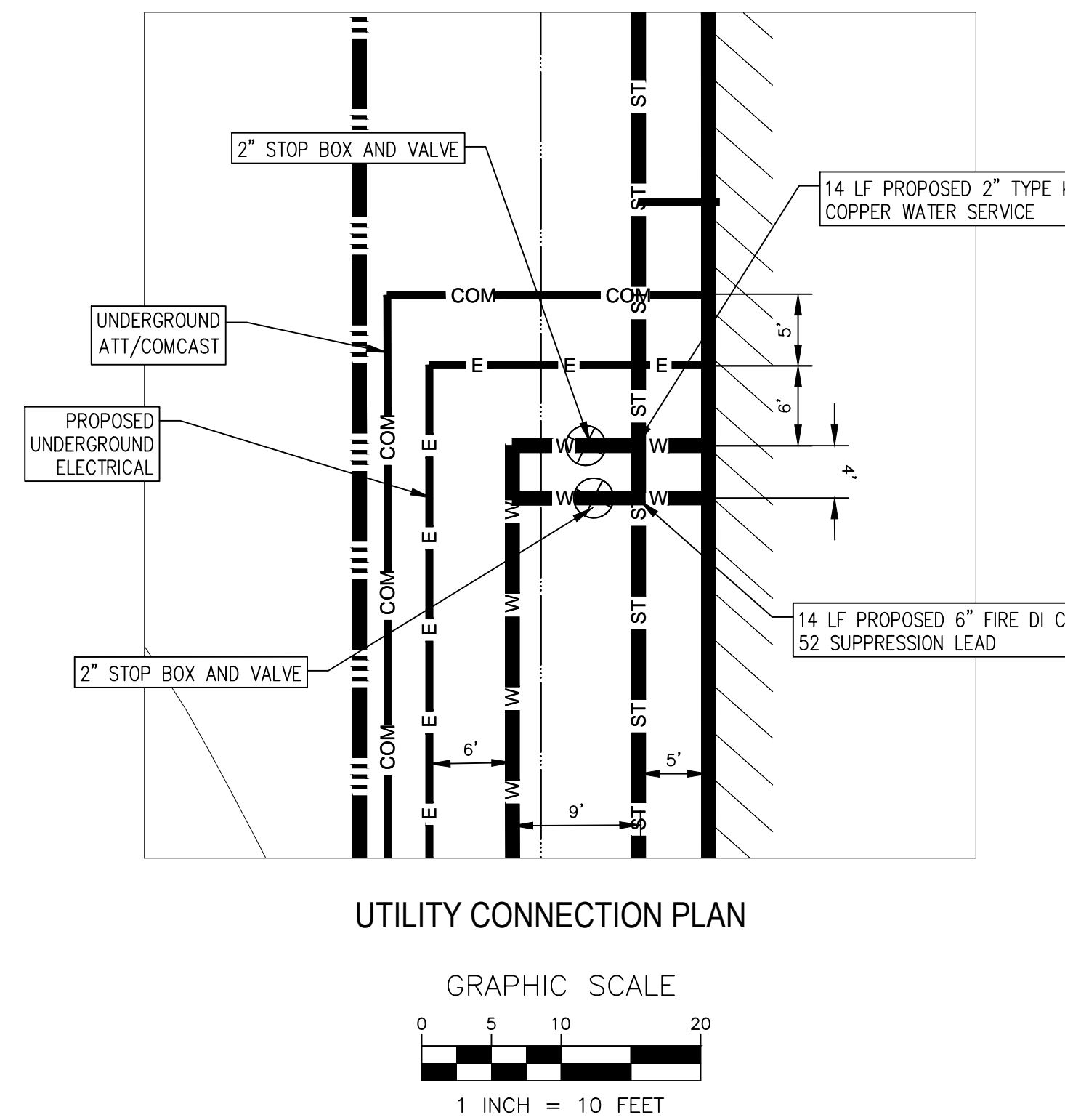
0	C3.0	SITE PLAN	AMERISTAR HANGER WILLOW RUN AIRPORT HANGER VAN BUREN TOWNSHIP WAYNE COUNTY, MI	PREPARED FOR: THE DELVENTHAL COMPANY 3796 ROCKLAND CIRCLE MILLBURY, OH 43447 PHONE (419) 224-5570 E-MAIL JESS@THEDELVENTHALCO.COM	 TECHNICAL SKILL. CREATIVE SPIRIT! www.MannikSmithGroup.com	607 SHELBY STREET SUITE 300 DETROIT, MI 48226 TEL: (313)-961-9500	NO.	DATE	BY	DESCRIPTION
						1	06/01/2021	KCC	SITE PLAN REVIEW	
						2	07/23/2021	KCC	PERMIT SUBMITTAL	
			PROJECT DATE: 07/16/2021							
			PROJECT NO.: D1440003							
			DRAWN BY: KCC							
			CHECKED BY: DAR							



LEASE PLAN

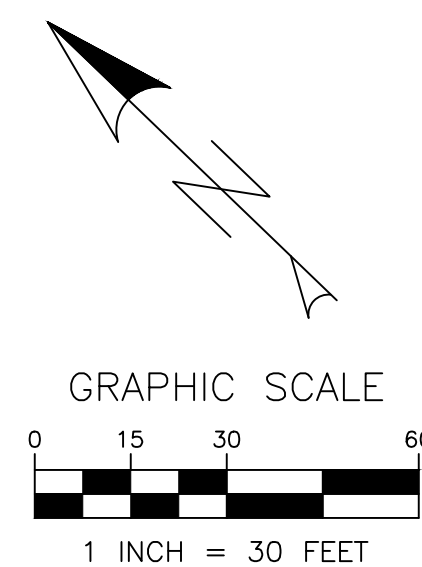


C3.1	LEASE PLAN	AMERISTAR HANGER WILLOW RUN AIRPORT HANGER VAN BUREN TOWNSHIP WAYNE COUNTY, MI	PREPARED FOR: THE DELVENTHAL COMPANY 3796 ROCKLAND CIRCLE MILLBURY, OH 43447 PHONE (419) 224-5570 E-MAIL JESS@THEDELVENTHALCO.COM	 <p>TECHNICAL SKILL. CREATIVE SPIRIT.</p> <p>www.MannikSmithGroup.com</p>	PROJECT NO.: D1440003 DRAWN BY: KCC CHECKED BY: DAR	PROJECT DATE: 07/16/2021	607 SHELBY STREET SUITE 300 DETROIT, MI 48226 TEL: (313)-961-9500	NO. 1 2	DATE 06/01/2021 07/23/2021	BY KCC KCC	DESCRIPTION SITE PLAN REVIEW PERMIT SUBMITTAL
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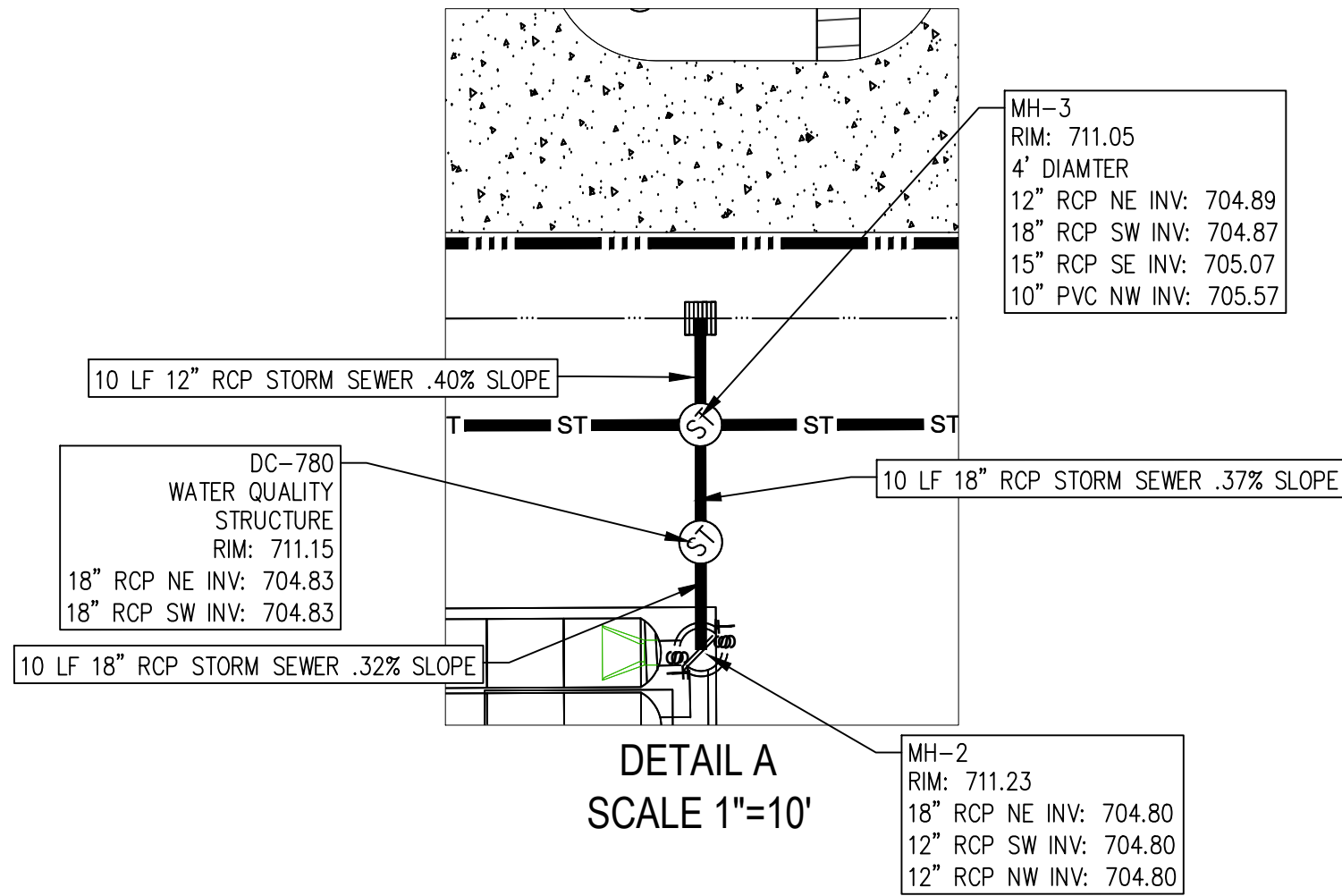
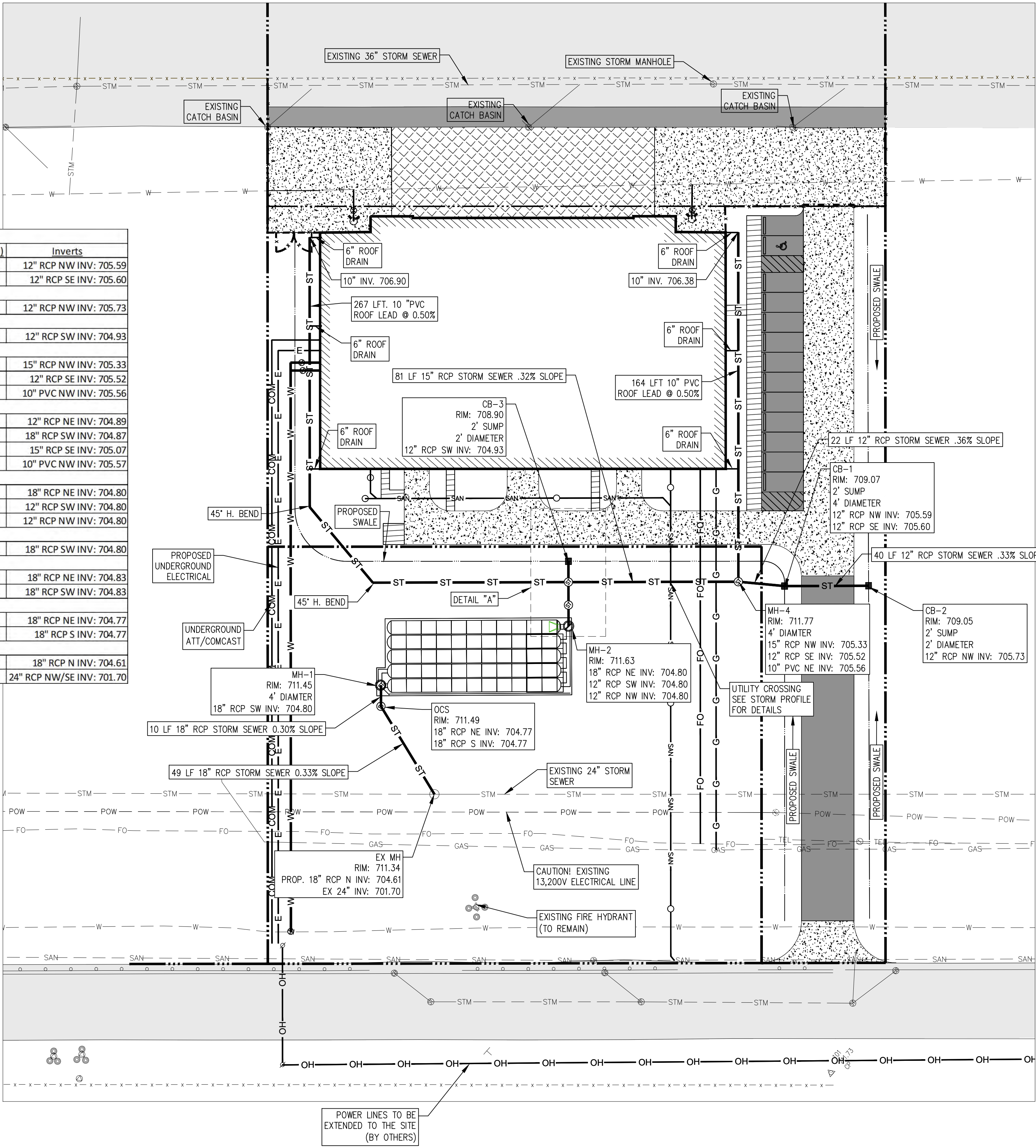
**NOTE: SEE SHEET C4.1 FOR STORM
SEWER UTILITY PLAN.**

- # LEGEND
- | | |
|-----------|-----------------------|
| ① | SANITARY MANHOLE |
| ② | WATER MANHOLE |
| ③ | STORM CATCH BASIN |
| ④ | TELEPHONE MANHOLE |
| ⑤ | CLEAN OUT |
| ⑥ | FIRE HYDRANT |
| ⑦ | WATER VALVE |
| ⑧ | NATURAL GAS VALVE |
| ⑨ | GAS BOX |
| ⑩ | LIGHT BASE |
| ⑪ | LIGHT POLE |
| ⑫ | GUY POLE |
| ⑬ | POWER POLE |
| ⑭ | GUY WIRE ANCHOR |
| ⑮ | GAS LINE MARKER |
| ⑯ | TREE STUMP |
| ⑰ | BENCH MARK |
| ⑱ | CONTROL POINT |
| ⑲ | IRON PIPE |
| ⑳ | IRON PIN |
| — — — — — | BUILDING LINE |
| — — — — — | FENCE LINE |
| — — — — — | STORM LINE |
| — — — — — | WATER LINE |
| — — — — — | GAS LINE |
| — — — — — | OVERHEAD UTILITY LINE |
| — — — — — | ELECTRIC LINE |
| — — — — — | TELEPHONE LINE |
| — — — — — | RIGHT OF WAY LINE |
| — — — — — | LOT LINE |
| — — — — — | BOUNDARY LINE |



	UTILITY PLAN	AMERISTAR HANGER WILLOW RUN AIRPORT HANGER VAN BUREN TOWNSHIP WAYNE COUNTY, MI	PREPARED FOR: THE DELVENTHAL COMPANY 3796 ROCKLAND CIRCLE MILLBURY, OH 43447 PHONE (419) 224-5570 E-MAIL JESS@THEDELVENTHAL.CO.COM	 <p>TECHNICAL SKILL. CREATIVE SPIRIT.</p> <p>www.MannikSmithGroup.com</p>	PROJECT NO.: D1440003 PROJECT DATE: 07/16/2021 DRAWN BY: KCC CHECKED BY: DAR	NO. DATE BY DESCRIPTION 1 06/01/2021 KCC SITE PLAN REVIEW 2 07/13/2021 KCC PERMIT SUBMITTAL
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Storm Structure Table				
Structure	Rim Elevation	Sump Depth (IN)	Manhole Diameter (IN)	Inverts
CB-1	709.07	24	48	12" RCP NW INV: 705.59
				12" RCP SE INV: 705.60
CB-2	709.05	24	24	12" RCP NW INV: 705.73
CB-3	708.90	24	24	12" RCP SW INV: 704.93
MH-4	711.77	0	48	15" RCP NW INV: 705.33
				12" RCP SE INV: 705.52
				10" PVC NW INV: 705.56
MH-3	711.05	0	48	12" RCP NE INV: 704.89
				18" RCP SW INV: 704.87
				15" RCP SE INV: 705.07
				10" PVC NW INV: 705.57
MH-2	711.23	0	48	18" RCP NE INV: 704.80
				12" RCP SW INV: 704.80
				12" RCP NW INV: 704.80
MH-1	711.45	0	48	18" RCP SW INV: 704.80
DC-780	711.15	0	48	18" RCP NE INV: 704.83
				18" RCP SW INV: 704.83
OCS	711.49	0	48	18" RCP NE INV: 704.77
				18" RCP S INV: 704.77
EX MH	711.34	0	48	18" RCP N INV: 704.61
				24" RCP NW/SE INV: 701.70

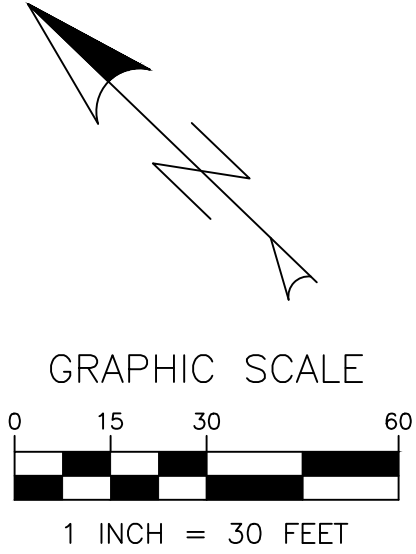


NOTE: ALL STORM SEWER TO BE REINFORCED CONCRETE PIPE (RCP) CLASS IV.

ROOF DRAINS ARE TO BE PVC SDR 26.

LEGEND

- ⊙ SANITARY MANHOLE
- ⊙ WATER MANHOLE
- ⊙ STORM CATCH BASIN
- ⊙ TELEPHONE MANHOLE
- ⊙ CLEAN OUT
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ NATURAL GAS VALVE
- ⊙ GAS BOX
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- ⊙ LIGHT POLE
- ⊙ GUY POLE
- ⊙ POWER POLE
- ⊙ GUY WIRE ANCHOR
- ⊙ GAS LINE MARKER
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- ⊙ BENCH MARK
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- BUILDING LINE
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- - - WATER LINE
- - - GAS LINE
- - - OVERHEAD UTILITY LINE
- - - ELECTRIC LINE
- - - TELEPHONE LINE
- - - RIGHT OF WAY LINE
- - - LOT LINE
- - - BOUNDARY LINE



DESCRIPTION	SITE PLAN REVIEW	PERMIT SUBMITTAL
BY	KCC	KCC
DATE	06/01/2021	07/23/2021
NO.	1	2
607 SHELBY STREET SUITE 300 DETROIT, MI 48226 TEL: (313) 961-9500	07/23/2021 PROJECT NO.: D144003 DRAWN BY: KCC CHECKED BY: DAR	
TECHNICAL SKILL: CREATIVE SPIRIT: Mannik Smith GROUP www.MannikSmithGroup.com		
PREPARED FOR: THE DELVENTHAL COMPANY 3756 ROCKLAND CIRCLE MILLBURY, OH 43447 PHONE (419) 224-5570 E-MAIL JESS@THEDELVENTHALCO.COM		
AMERISTAR HANGER WILLOW RUN AIRPORT HANGER VAN BUREN TOWNSHIP WAYNE COUNTY, MI		
STORM WATER PLAN		
C4.1		

RECEIVED

PLANNING & ZONING APPLICATION

MAR 22 2019

Case number 19-011

Date Submitted March 20, 2019

BY: _____

APPLICANT INFORMATION

Applicant Jason J. Potter Phone 616.447.3397
 Address Progressive AE, 1811 4 Mile Rd. NE Fax _____
 City, State Grand Rapids, MI Zip 49525
 E:mail potterj@progressiveae.com Cell Phone Number (616) 361-2664
 Property Owner *Arby's Restaurant Group (Attn: Michele Inglese) Phone 678.514.4551
 (if different than applicant)
 Address 1155 Perimeter Center West, Ste 1200 Fax _____
 City, State Atlanta, GA Zip 30338
 Billing Contact Progressive AE (Attn: Jason J. Potter) Phone 616.447.3397
 Address 1811 4 Mile Rd. NE Fax _____
 City, State Grand Rapids, MI Zip 49525

SITE/PROJECT INFORMATION

Name of Project Arby's #6830 Remodel
 Parcel Id No. V125-83-064 99 003 708 Project Address 10940 Belleville Rd; Belleville, MI 48111

Attach Legal Description of Property

Property Location: On the west Side of Belleville Road; Between private access drive Road
 and N Interstate 94 Service Drive Road. Size of Lot Width no change Depth no change
 Acreage of Site 1.06 Total Acres of Site to Review .08 Current Zoning of Site C2

Project Description:

Remodel of existing facility; addition of 36 SF at front of building (no change to roof line); new exterior finishes;
modifications to parking for accessibility upgrades

Is a re-zoning of this parcel being requested? noYES (if yes complete next line) NO

Current Zoning of Site _____

Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval?

YES (if yes complete next line) NO

Section of Zoning Ordinance for which you are applying _____

Is there an official Woodland within parcel? no

Woodland acreage _____

List total number of regulated trees outside the Woodland area? _____

Total number of trees _____

Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

AAIOK MARK MITRA

Print Property Owners Name

Collier
 Signature of Property Owner

3-12-2019

Date

STATE OF FLORIDA
 COUNTY OF COLLIER

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 12th day of March, 2019

Collier Notary Public, COLLIER County, Florida

My Commission expires May 31st, 2019

Rev 1/23/11





Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR Kevin McNamara	CLERK Leon Wright	TREASURER Sharry A. Budd	
TRUSTEE Sherry A. Frazier	TRUSTEE Kevin Martin	TRUSTEE Reggie Miller	TRUSTEE Paul D. White

June 20, 2019

Arby's Restaurant Group
Attn: Jason J. Potter
1811 4 Mile Rd NE
Grand Rapids, MI 49525

RE: Administrative Review SPR # 19-011 Arby's Remodel 10940 Belleville Road Review #2

I have reviewed the plans dated 6/18/19 for the proposed Arby's remodel at 10940 Belleville Road. I have the following comments based on that review. Please consider the following:

- 1. Frontage Landscaping:** The Township's Zoning Ordinance requires that the landscaping adjacent to the public right of way have shrubs planted at eight (8) per forty (40) linear feet of road frontage. Based on our calculations the plans would be required to add twenty-four (24) shrubs along the road right of way.

Decision: Based on the above comments, staff is granting planning approval of the plans dated 6/18/19 for the Arby's remodel subject to the following conditions:

1. That the applicant plant twenty-four (24) shrubs in the landscaping area adjacent to the I-94 North Service drive.

If you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development



VAN BUREN

CHARTER TOWNSHIP

Kevin McNamara | Supervisor • **Sharry A. Budd** | Treasurer • **Leon Wright** | Clerk
Reggie Miller | Trustee • **Kevin Martin** | Trustee • **Sherry Frazier** | Trustee • **Donald Boynton Jr.** | Trustee

January 26, 2022

Arby's Restaurant Group
Attn: Jason J. Potter
1811 4 Mile Rd NE
Grand Rapids, MI 49525

Re: Administrative Review SPR # 19-011 Arby's Remodel 10940 Belleville Road Review #2 - continued

I have reviewed the plans dated 6/18/19 for the proposed Arby's remodel at 10940 Belleville Road and the previous analysis of this project by the former Planning Director. I concur with the recommendations shared by former Director Akers and concur with the following recommendation:

- Frontage Landscaping:** The Township's Zoning Ordinance requires that the landscaping adjacent to the public right of way have shrubs planted at eight (8) per forty (40) linear feet of road frontage. Based on our calculations the plans would be required to add twenty-four (24) shrubs along the road right of way.

Decision: Based on the above comments, staff is granting planning approval of the plans dated 6/18/19 for the Arby's remodel subject to the following conditions:

- That the applicant plant twenty-four (24) shrubs in the landscaping area adjacent to the I-94 North Service drive prior to a certificate of occupancy granted for the remodeled building.

If you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

Dan Power

Director of Planning and Economic Development, Van Buren Charter Township



10940 BELLEVILLE RD
BELLEVILLE, MI 48111

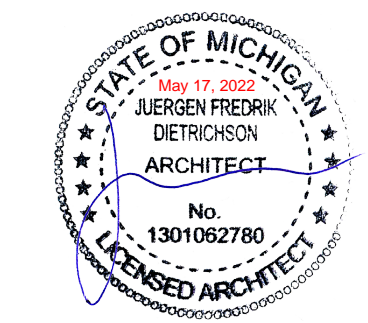


EXISTING CONDITIONS

*ELEVEN (11) MONTH GC SITE VISIT AND WARRANTY NOTE:
GENERAL CONTRACTOR IS REQUIRED TO ATTEND A WARRANTY
WALK-THROUGH AT THE STORE W/ ARBY'S PERSONNEL ELEVEN
(11) MONTHS FROM THE DATE OF COMPLETION

*ASBESTOS REMOVAL NOTE: GENERAL CONTRACTOR IS REQUIRED
TO COMPLY TO ALL FEDERAL AND STATE ASBESTOS REMOVAL
REGULATIONS PRIOR TO DEMOLITION AND RENOVATION
PROCESSES.

SEALS



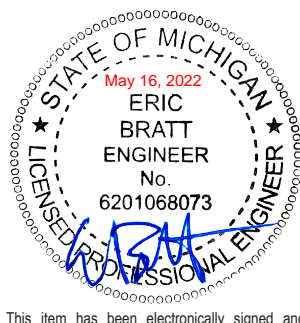
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sealed by Jurgen Fredrik Derichson using a
Digital Signature and date. Printed copies of
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ARCHITECT



05.12.22

STRUCTURAL



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MECHANICAL



This item has been electronically signed and
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ELECTRICAL

DRAWING INDEX

SHEET #	SHEET TITLE
GENERAL	
T101	TITLE SHEET
AR101	ARCHITECTURAL RENDERINGS
AR102	ARCHITECTURAL RENDERINGS
SITE WORK	
AS101	ARCHITECTURAL SITE PLAN
AS201	BARRIER FREE PLAN & SITE DETAILS
AS301	DRIVE-THRU CANOPY SITE DETAILS
AS302	DRIVE-THRU MENU BOARD SITE DETAILS
AS401	SITE LIGHTING PHOTOMETRIC PLAN
AL101	ARCHITECTURAL LANDSCAPE PLAN

DEMOLITION	
D101	DEMO FLOOR PLAN
D102	DEMO REFLECTED CEILING PLAN
D201	DEMO EXT. ELEVATIONS
D202	DEMO EXT. ELEVATIONS

STRUCTURAL	
S101	STRUCTURAL NOTES & PLAN
S301	STRUCTURAL NOTES & WALL SECTIONS
S302	WALL SECTIONS
S303	FOUNDATION & FRAMING DETAILS

ARCHITECTURAL	
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A102	REFLECTED CEILING PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	WALL SECTIONS
A302	WALL SECTIONS
A303	EXTERIOR DETAILS
A304	STANDARD MFR. DETAILS (FOR REFERENCE ONLY)
A401	ENLARGED PLAN, ELEV., SCHEDULE & DETAILS
A501	DOOR SCHEDULE & DETAILS
A601	TYPICAL INTERIOR PARTITION DETAILS

EQUIPMENT	
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PLUMBING	
P101	PLUMBING FLOOR PLAN
P201	PLUMBING SCHEDULES & DETAILS

MECHANICAL	
M101	HVAC FLOOR PLAN

ELECTRICAL	
E101	LIGHTING PLAN
E201	POWER PLAN
E301	EM LIGHTING PHOTOMETRIC PLAN

DEOR DRAWINGS (BY OTHERS)	
D1	TITLE PAGE
D2	FLOOR PLAN
D3	REFLECTED CEILING PLAN
D4	GC PLAN
D5	FLOORING DETAILS
D6	WALL FINISHES
D8	ELEVATIONS
D8a	ELEVATIONS
D9	PRODUCT DETAILS
D9a	PRODUCT DETAILS
D10	SPECIFICATIONS
D11	SPECIFICATIONS

DRAWING LEGEND

DETAIL NO. X	SECTION BUBBLE	REVISION NUMBER
SHEET NO. XX		WORK POINT
DETAIL NO. X	DETAIL REFERENCE BUBBLE	DOOR NUMBER
SHEET NO. XX		ELEVATION DATUM

PROJECT CONTACTS INFORMATION

OWNER
CONTACT: MICHELE BOYCE
INSPIRE BRANDS - ARBY'S
3 GLENLAKE PKY NE
ATLANTA, GA 30328
MBOYCE@INSPIREBRANDS.COM
678.514.4551

CONSTRUCTION MANAGER
CONTACT: EDWARD R. VEILLETTE
DAVACO INC.
4050 VALLEY VIEW LAKE
SUITE 150
IRVING, TX 75038
EDWARD.VEILLETTE@DAVACO.COM
678.618.3633

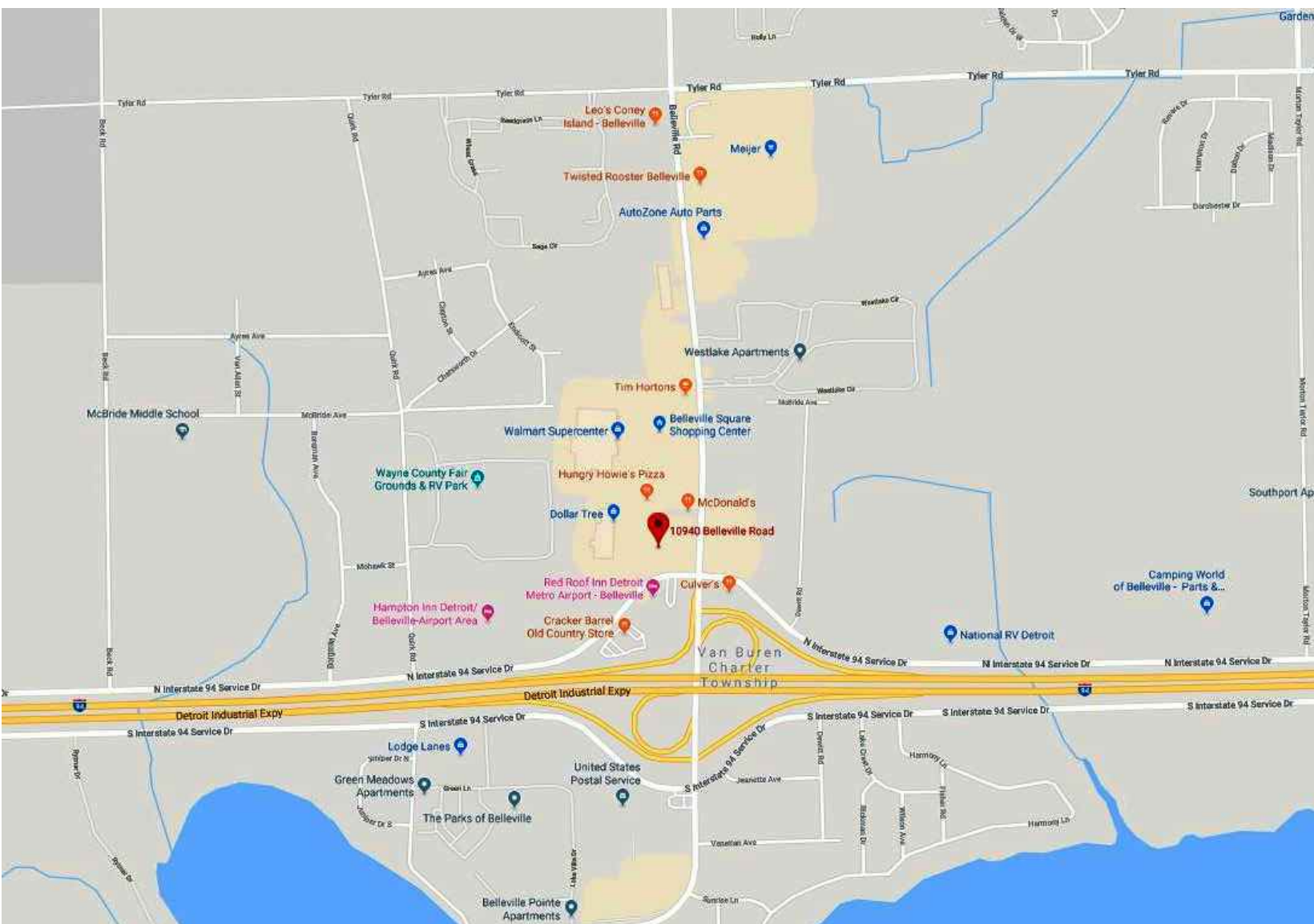
ARCHITECTURAL/DESIGNER
CONTACT: JASON J. POTTER
PROGRESSIVE AE
1811 4 MILE ROAD
GRAND RAPIDS, MI 49525
POTTERJ@PROGRESSIVEAE.COM
616.447.3397

STRUCTURAL
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GONZALEZM@PROGRESSIVEAE.COM
616.447.3312

VICINITY MAP



LIST OF ABBREVIATIONS

A.I.C.	-ALT. INTERRUPTING CAPACITY
A.B.	-ANCHOR BOLT
A.F.F.	-ABOVE FINISHED FLOOR
ALT.	-ALTERNATE
ALUM.	-ALUMINUM
AUX.	-AUXILIARY
ARG.	-ARBY'S RESTAURANT GROUP
B.O.	-BOTTOM OF
BD.	-BOARD
BL'G.	-BLOCKING
BM.	-BEAM
BOT., BOTT.	-BOTTOM
BRZ.	-BRONZE
©	-CENTER LINE
CLG.	-CONDUIT
COL.	-CEILING
CONC.	-COLUMN
CONN.	-CONCRETE
CONNT.	-CONNECTION
CONT.	-CONTINUOUS
CONTR.	-CONTRACTOR
CTR.	-CENTER
C.W.	-COLD WATER
Ø	-DIAMETER, PHASE
DIA.	-DIAMETER, DIAGRAM
DBL.	-DOUBLE
D/T	-DRIVE-THRU
DWG.	-DRAWING

E.F.	-EXHAUST FAN
EA.	-EACH
ELECT.	-ELECTRIC
ELEV.	-ELEVATION
EQ.	-EQUAL
EQUIP.	-EQUIPMENT
E.W.	-EACH WAY
EXT.	-EXTERIOR
F.C.O.	-FLOOR CLEAN OUT
F.D.	-FLOOR DRAIN
F.E.	-FIRE EXTINGUISHER
FIN.FL.	-FINISH FLOOR
F.V.	-FIELD VERIFY
F.O.M.	-FACE OF MASONRY
F.O.S.	-FACE OF STUD
F.R.P.	-FIRE RATED PANELING
F.S.	-FLOOR SINK
FT.	-FOOT
FTG.	-FOOTING
GA.	-GAUGE
GALV.	-GALVANIZED
G.C.	-GENERAL CONTRACTOR
G.P.M.	-GALLONS PER MINUTE
GRD.	-GROUND
G.W.	-GREASY WASTE
GYP.	-GYPSUM
HORIZ.	-HORIZONTAL
HT.	-HEIGHT
H.W.	-HOT WATER
H.D.	-HAND DRYER
H.P.	-HORSE POWER, HIGH POINT

I.D.	-INTERIOR DESIGN
INSUL.	-INSULATION
L.L.H.	-LONG LEG HORIZONTAL
L.L.V.	-LONG LEG VERTICAL
L.P.	-LOW POINT
LAV.	-LAVATORY
LOC.	-LOCATION
LG.	-LONG
MAS.	-MASONRY
MAX.	-MAXIMUM
MIN.	-MINIMUM
MTD.	-MOUNTED
MTL.	-METAL
N.I.C.	-NOT IN CONTRACT
O.C.	-ON CENTER
O.D.	-OUTSIDE DIMENSION
O.H.	-OVERHANG
O/O	-OUT TO OUT
Ø	-PHASE, DIAMETER
PL.	-PLATE
PL.YWD., PLWD.	-PLYWOOD
P.O.S.	-POINT OF SALE
PREFAB.	-PREFABRICATED
P.S.F.	-POUNDS PER SQ. FOOT
P.S.I.	-POUNDS PER SQ. INCH
P.T.	-PRESSURE TREATED
P.TN.	-PARTITION
P.V.C.	-POLYVINYL CHLORIDE

R.D.	-ROOF DRAIN
RECEPT.	-RECEPTACLE
REINF.	-REINFORCING
REQ'D.	-REQUIRED
R.W.L.	-RAIN WATER LEADER
SQ.	-SQUARE
S/S, S.S.	-STAINLESS STEEL
STL.	-STEEL
STRUC.	-STRUCTURAL
SURF.MTD.	-SURFACE MOUNTED
S.W.	-SAFE WASTE
T&G	-TONGUE AND GROOVE
T.O.S.	-TOP OF SLAB
TYP.	-TYPICAL
U.N.O.	-UNLESS NOTED OTHERWISE
UR.	-URINAL
VEN.	-VENEER
VERT.	-VERTICAL
VEST.	-VESTIBULE
V.T.R.	-VENT THRU ROOF
V.I.F.	-VERIFY IN FIELD
W.	-WIDE, WASTE
W/C.	-WITH
W.C.O.	-WATER CLOSET
W.D.	-WALL CLEAN OUT
W.O.	-WOOD
W.H.	-WATER HEATER
W.I.B.	-WALK IN BOX
W.P.	-WATER PROOF
W.W.F.	-WELDED WIRE FABRIC
W.W.M.	-WELDED WIRE MESH

FILE NO.: 74040099

INSPIRE BRANDS
ARBY'S RESTAURANT GROUP
1811 4 MILE RD NE
ATLANTA, GA 30328
OFFICE (878) 514-4100



BIDS & PERMITS
2022 OWNER REVIEW
PLANNING DEPT. COMMENTS
ISSUED FOR PLANNING APPROVAL

05/12/22
04/26/22
06/18/19
03/06/19

REMODEL - 3004 SERIES
ARBY'S # 6830
INSPIRE 3000 - DUAL LINE
10940 BELLEVILLE RD
BELLEVILLE, MI 48111

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616 361 2664 OFFICE 616 361 1493 FAX
www.progressiveae.com

T101

TITLE SHEET



NORTH WEST PERSPECTIVE SHOWING MAIN ENTRY

FILE NO.: 74040099

INSPIRE BRANDS
ARBY'S RESTAURANT GROUP
1000 PHILADELPHIA AVE
ATLANTA, GA 30328
OFFICE (878) 514-4100



AR101: ARCHITECTURAL
RENDERINGS

BIDS & PERMITS
2022 OWNER REVIEW
PLANNING DEPT. COMMENTS
ISSUED FOR PLANNING APPROVAL

05/12/22
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REMODEL - 3004 SERIES
ARBY'S # 6830
INSPIRE 3000 - DUAL LINE
10940 BELLEVILLE RD
BELLEVILLE, MI 48111

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1

2

3

4

5

6

NORTH EAST PERSPECTIVE SHOWING DRIVE-THRU



1

2

3

4

5

6

FILE NO.: 74040099

INSPIRE BRANDS
ARBY'S RESTAURANT GROUP
1000 ATLANTA AVENUE
ATLANTA, GA 30328
OFFICE (878) 514-4100



ARCHITECTURAL
AR102: RENDERINGS

BIDS & PERMITS
2022 OWNER REVIEW
PLANNING DEPT. COMMENTS
ISSUED FOR PLANNING APPROVAL

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D

C

B

A

BARRIER FREE SITE COMPLIANCE NOTES

- GENERAL NOTE:
- GC TO SURVEY THE SITE FOR ACCESSIBILITY PURPOSES. GRADES MUST BE CHECKED W/ A MIN. 2'-0" LONG LEVEL.
 - GC SHALL INFORM ARCHITECT IF SITE CONDITIONS (DIMENSIONAL OR OTHERWISE) WILL NOT ALLOW FOR NEW ACCESSIBLE ROUTE AS INDICATED.
- PARKING LOT:
- VAN ACCESSIBLE SIGNAGE MUST BE PROVIDED AT INDICATED CAN ACCESSIBLE PARKING SPACE.
 - PARKING SPACES AND ACCESSIBLE AISLES TO HAVE MAX 1:48 (2%) RUNNING AND CROSS SLOPE.
 - CROSSWALK FROM ACCESS AISLE TO ACCESSIBLE RAMP TO HAVE MAX 1:20 (5%) RUNNING SLOPE AND MAX 1:48 (2%) CROSS SLOPE.
- CURB RAMPS:
- CHANGES IN LEVEL $\frac{1}{4}"$ MAX (OR $\frac{1}{2}"$ MAX WITH BEVELED EDGE 1:2 MAX SLOPE).
 - TRANSITION TO BE FLUSH AND FREE OF ABRUPT CHANGES.
 - MUST MAINTAIN 36" MINIMUM WIDTH (EXCLUSIVE OF FLARED SIDES).
 - RUNNING SLOPE: NEW 1:12 (8.33%) MAX - EXISTING 1:10 UP TO 6" RISE.
 - RAMP SURFACE TO HAVE MAX 2% CROSS SLOPE.
 - GUTTER PAN SLOPE MAX 1:12 (5%).
- SIDEWALKS:
- SIDEWALKS TO HAVE MAX 1:50 (2%) CROSS SLOPE.
 - SIDEWALKS TO HAVE MAX 1:20 (5%) RUNNING SLOPE.
 - MINIMUM WIDTH 36".
 - CHANGES IN LEVEL: $\frac{1}{4}"$ MAX (OR $\frac{1}{2}"$ MAX WITH A BEVELED EDGE 1:2 MAX SLOPE).
- ENTRY DOOR LANDINGS:
- LANDING SURFACE, INSIDE AND OUTSIDE, TO HAVE MAX 2" SLOPE IN ANY DIRECTION.

SITE INFORMATION:

PROPERTY INFORMATION:

SITE LOCATION: CHARTER TOWNSHIP OF VAN BUREN, MI
PROPERTY ADDRESS: 10940 BELLEVILLE RD.
ZIP: 48111
CITY: BELLEVILLE
STATE: MICHIGAN
COUNTY: WAYNE

SITE LEGAL DESCRIPTION:

16E1 3 1 2BE1 3B1 2BE1 3 1 3B2E1 3B1 3B2 PT OF SE 1/4 SEC 16T3S R8E DESC S BEG N 02D 58M 30S E 1527.80FT ND N 87D 01M 30S W 272.00 FT FROM THE SE COR SEC 16 TH N 87D 01M 30S W 156.00 FT TH S02D 58M 30S W 343.00 FT TH S23D 48M 09S5 E 20.88 FT TH N 66D 44M E121.12 FT TH N 02D 58M 30S E 156.75 FT TH S88D 10M 59S E 37.96 FT TH N 02 D 58M 30S E 150.57 FT TO POB 1.04 AC.

SITE PARCEL NUMBER: 83 064 99 0003 708
LOCATION ID: BELV-010940-0000-02

USE: EXISTING FAST FOOD RESTAURANT WITH DRIVE THRU WINDOW.

ZONING INFORMATION:

ZONING DISTRICT: C2- EXTENSIVE HIGHWAY BUSINESS DISTRICT

PARKING INFORMATION:

PARKING REQUIREMENTS:

(1) PARKING STALL PER TWO (2) SEATS OF LEGAL CAPACITY;
(1) PARKING STALL PER EMPLOYEE AT MAX SHIFT

PARKING DATA:

EXISTING PARKING COUNT (TOTAL):	35 SPACES
EXISTING PARKING COUNT (BARRIER FREE):	02 SPACES (1 VAN ACCESSIBLE)
BARRIER FREE PARKING SPACES REQUIRED:	02 SPACES (1 VAN ACCESSIBLE)

PROPOSED PARKING COUNT (TOTAL): 35 SPACES
PROPOSED PARKING COUNT (BARRIER FREE): 02 SPACES (1 VAN ACCESSIBLE)
PROPOSED BARRIER FREE PARKING SPACES REQUIRED: 02 SPACES (1 VAN ACCESSIBLE)

PARKING STALL DIMENSIONS:

MIN PARKING STALL DIMENSION:
WIDTH: 9'-6" (UNLESS NOTED OTHERWISE - ACCESSIBILITY STALLS)
LENGTH: 20'-0"

DRIVE-THRU STACKING REQUIREMENT:

(5) STACKING SPACES BETWEEN THE PICK-UP WINDOW AND THE ORDER STATION
(10) STACKING SPACES WHICH DO NOT CONFLICT WITH ACCESS TO REQUIRED PARKING SPACES PER ORDER PICKUP STATION.

NOTE:

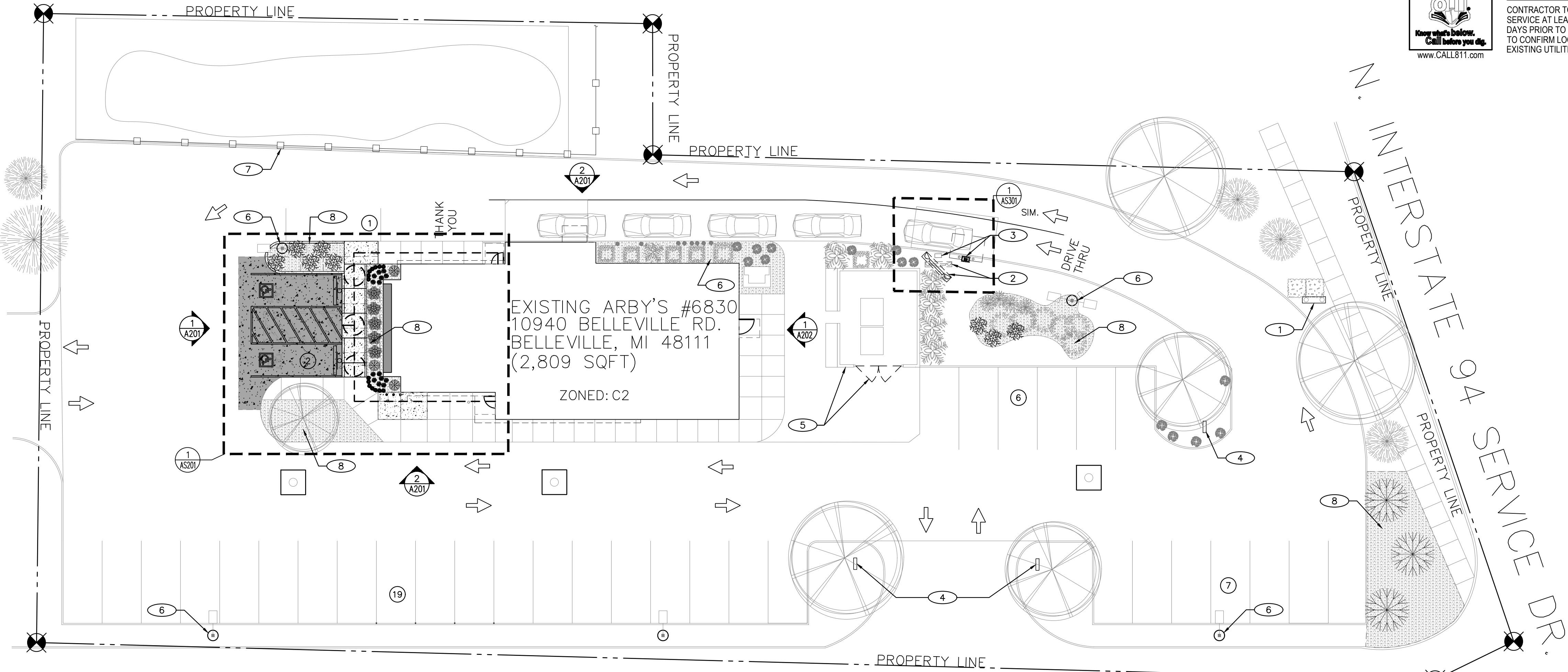
NO CHANGE TO NUMBER OF PARKING SPACE AND DRIVE-THRU STACKING.

GENERAL SITE NOTES

- GC TO VERIFY ALL EXISTING ELEVATIONS & BUILDING CONDITIONS (INCLUDING EXISTING DIMENSIONS) IN FIELD PRIOR TO COMPLETION OF BIDS & START OF CONSTRUCTION.
 - GC TO MAKE ALL ELECTRICAL CONNECTIONS TO EXISTING CIRCUITS. VERIFY ADEQUATE CAPACITY OF CIRCUIT & WIRING PRIOR TO MAKING CONNECTION. GC TO EXTEND EXISTING ELECTRICAL & DATA CONDUITS.
 - PROVIDE SILICONE SEALANT @ PERIMETER OF BUILDING.
 - CONTRACTOR SHALL PATCH & REPAIR EXIST PARKING LOT AS DIRECTED BY OWNER & THE FOLLOWING;
 - GC TO PROTECT EXISTING UNDERGROUND IRRIGATION SYSTEM FROM DAMAGE DURING CONSTRUCTION.
- CRACK REPAIRS
- A. CONTRACTOR SHALL FILL EXIST CRACKS AS DIRECTED BY OWNER. PRIOR TO FILLING CRACKS, CONTRACTOR SHALL CLEAN CRACKS USING COMPRESSED AIR & OTHER TOOLS NECESSARY TO REMOVE ALL LOOSE DIRT, VEGETATION & FOREIGN MATERIAL. CLEAN CRACKS NO MORE THAN 10 MINUTES AHEAD OF THE FILLING OPERATION. APPLY FILL MATERIAL TO DRY & THOROUGHLY CLEAN CRACKS. FILL ALL VISIBLE CRACKS W/ EITHER PENETRATION GRADE ASPHALT CEMENT, RUBBER-R-ROAD PRODUCT # 570, POLYESTER FIBERS, A PLANT BLENDED LIQUID MIXTURE OF A POLYMER MODIFIED ASPHALT CEMENT & POLYESTER FIBERS, ASPHALT RUBBER PLUS, TYPE 2 AS MANUFACTURED BY CRAFCO, INC., OR APPROVED EQUAL.
- B. CRACK SEAL MATERIAL SHALL BE PLACED WHEN AIR TEMPERATURE IS BETWEEN 45 DEGREES F & 85 DEGREES F. NO MATERIAL SHALL BE PLACED UNLESS THE PAVEMENT IS DRY & CRACKS ARE FREE OF MOISTURE. CONTRACTOR MUST ALLOW THE MATERIAL TO COOL SUFFICIENTLY BEFORE OPENING TO TRAFFIC.
- STRIPING
- A. PAVEMENT STRIPING & MARKINGS SHALL BE REPCOLITE 47610 TRAFFIC MARKING PAINT - WHITE, OR 47660 TRAFFIC MARKING PAINT - YELLOW. CONTACT REPCOLITE PAINTS, INC., HOLLAND MI, 616-396-1275; SHERWIN WILLIAMS - SETFAST PREMIUM ALKYD ZONE MARKING PAINT, A300 (WHITE), A303 (YELLOW) OR APPROVED EQUAL; SHERWIN WILLIAMS - SETFAST LATEX TRAFFIC MARKING PAINTS , TM2133 (BLUE) OR APPROVED EQUAL. SURFACE SHALL BE CLEAN & DRY PRIOR TO PLACEMENT OF PAINT STRIPING. SWEEP & CLEAN SURFACE. APPLY TWO COATS OF PAINT STRIPING @ MANUFACTURER'S RECOMMENDED RATE A MINIMUM OF 4" WIDE. APPLY PAINT W/ MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. PAINT SHALL NOT BE THINNED MORE THAN 0.5 GALLONS TO A 5 GALLON AMOUNT OF PAINT.
- SIGNAGE
- A. ALL SIGN WORK, PLACEMENT & REQUIREMENTS ARE BY SIGN VENDOR UNDER SEPARATE PERMIT. SIGN VENDOR IS TO OBTAIN SPECIFICATIONS FROM ARBY'S DIRECTOR OF CONSTRUCTION. SIGN VENDOR IS REQUIRED TO MEET ALL ZONING ORDINANCES, CODES & STANDARDS OF THE AHJ.
- LANDSCAPING
- A. EXISTING LANDSCAPING TO REMAIN. GC SHALL TAKE MEASURES TO PROTECT ALL LANDSCAPING DURING CONSTRUCTION & COORDINATE W/ OWNER'S REP. FOR EXACT AREAS REQUIRING WORK AFTER CONSTRUCTION; UNLESS NOTED OTHERWISE.

SITE KEYED NOTES

- EXISTING PLYON SIGN TO REMAIN; SIGN VENDOR TO REPLACE SIGN FACE W/ NEW INSPIRE SIGN FACE DONE (BY OTHERS). SIGN VENDOR TO CLEAN & PAINT POST & CABINET.
- REMOVE EXISTING MENU BOARD & SALVAGE OR PROVIDE NEW, CONFIRM W/ARG. REP. FOR NEW LOCATION. GC TO COORDINATE EXACT LOCATION & ORIENTATION W/ ARG. REP. REFER TO DETAILS ON DWG. A302. FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING D.T. SPEAKER; G.C. IS TO RETAIN SPEAKER COMPONENT. SIGN VENDOR TO FURNISH & INSTALL NEW CANOPY W/ INTEGRAL SPEAKER BOX. G.C. TO PROVIDE CIRCUIT FOR LIGHT & REUSE SPEAKER COMPONENT FOR RE-INSTALLATION COMMUNICATION PORTIONS. POUR NEW 3'X3'X3' 3000 PSI CONC. FOOTING W/ # 4 REBAR 12" EA. WAY. G.C. TO FIELD LOCATE EXACT LOCATION OF NEW CANOPY IN FIELD W/ ARG CONSTRUCTION MGR. PRIOR TO POURING NEW FOOTING. RE: DETAIL 1/AS301 & DESIGN TEAM DETAILS ON DRAWING AS301 FOR REFERENCE.
- SIGN VENDOR TO REPLACE DIRECTIONAL SIGNAGE FACE.
- EXISTING CONC BLOCK DUMPSTER ENCLOSURE & CHAIN LINK GATES W/ VINYL SLATS TO REMAIN; CLEAN & PAINT ENCLOSURE (SHERWIN WILLIAMS #SW2808 "ROCKWOOD DARK BROWN"). REPLACE ALL VINYL SLATS WITH NEW.
- SCRAPE, CLEAN & REPAINT EXISTING CONC. LIGHT POLE BASE TYP. (6). (SHERWIN WILLIAMS #SW2808 "ROCKWOOD DARK BROWN").
- SCRAPE, CLEAN & REPAINT EXISTING FENCE. (SHERWIN WILLIAMS #SW2808 "ROCKWOOD DARK BROWN").
- NEW LANDSCAPED AREA; SEE DRAWING AL101 FOR ADDITIONAL LANDSCAPING WORK AND REQUIREMENTS.





MA ADIRONDACK CRABAPPLE



JC BLUE PACIFIC JUIPER



IV LITTLE HENRY DWARF SWEETSPRIE



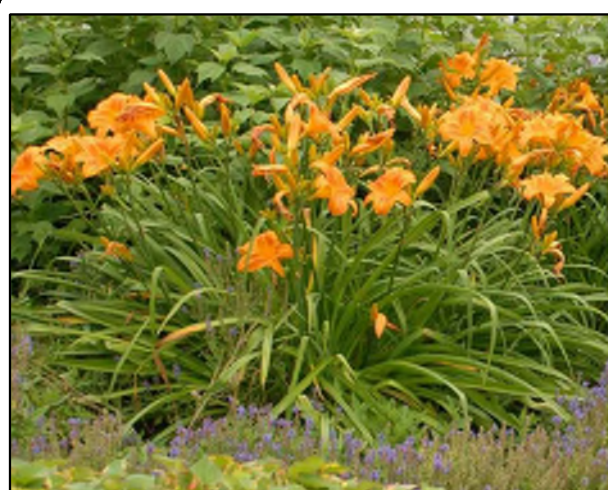
MS FLAME GRASS



JS BLUE STAR JUNIPER



HH HAPPY RETURN DAYLILY



HR ROCKET CITY DAYLILY

EXISTING LANDSCAPE KEYED NOTES

- EXISTING DETENTION BASIN TO REMAIN.
- EXISTING DECIDUOUS TREES TO REMAIN.
 - 12" PEAR (QTY: 6)
- EXISTING EVERGREEN TREES TO REMAIN;
 - 20' BLUE SPRUCE (QTY: 3)
 - 25' SPRUCE TREES ON ADJACENT PROPERTIES (QTY: 8)
- EXISTING PERENNIAL BED. (INCLUDING PERENNIALS & DAYLILIES) TO REMAIN.
- EXISTING EVERGREEN BUSHES TO REMAIN;
 - BURNING BUSH; TYP. (QTY: 7)
 - BOXWOOD; TYP. (QTY: 6)
 - YEW; TYP. (QTY: 2)
- EXISTING DAYLILES REMAIN; TYP. (QTY: 26)
- EXISTING GRAVEL BED WITH NO VEGETATION TO REMAIN.

DEMOLISHED LANDSCAPE KEYED NOTES

- REMOVE AND DISPOSE OF THE DEAD JUNIPERS IN PERENNIAL BED.
- REMOVE AND DISPOSE OF JUNIPERS IN GRAVEL BED.; PREPARE AREA FOR NEW LANDSCAPING AND MULCH. REFER TO NEW LANDSCAPE NOTES THIS PAGE.
- REMOVE AND DISPOSE OF YEW (QTY: 4) & BURNING BUSHES (QTY: 3) IN FRONT OF BUILDING
- REMOVE AND DISPOSE OF TREE; PREP AREA FOR NEW LANDSCAPING AND MULCH. REFER TO NEW LANDSCAPING NOTES THIS PAGE.

NEW LANDSCAPE WORK KEYED NOTES

- PROVIDE AND INSTALL NEW BLACK DYED HARDWOOD MULCH IN ALL EXISTING LANDSCAPE BEDS; REMOVE GRAVEL IN BEDS AS NECESSARY.

LANDSCAPING GENERAL NOTES.

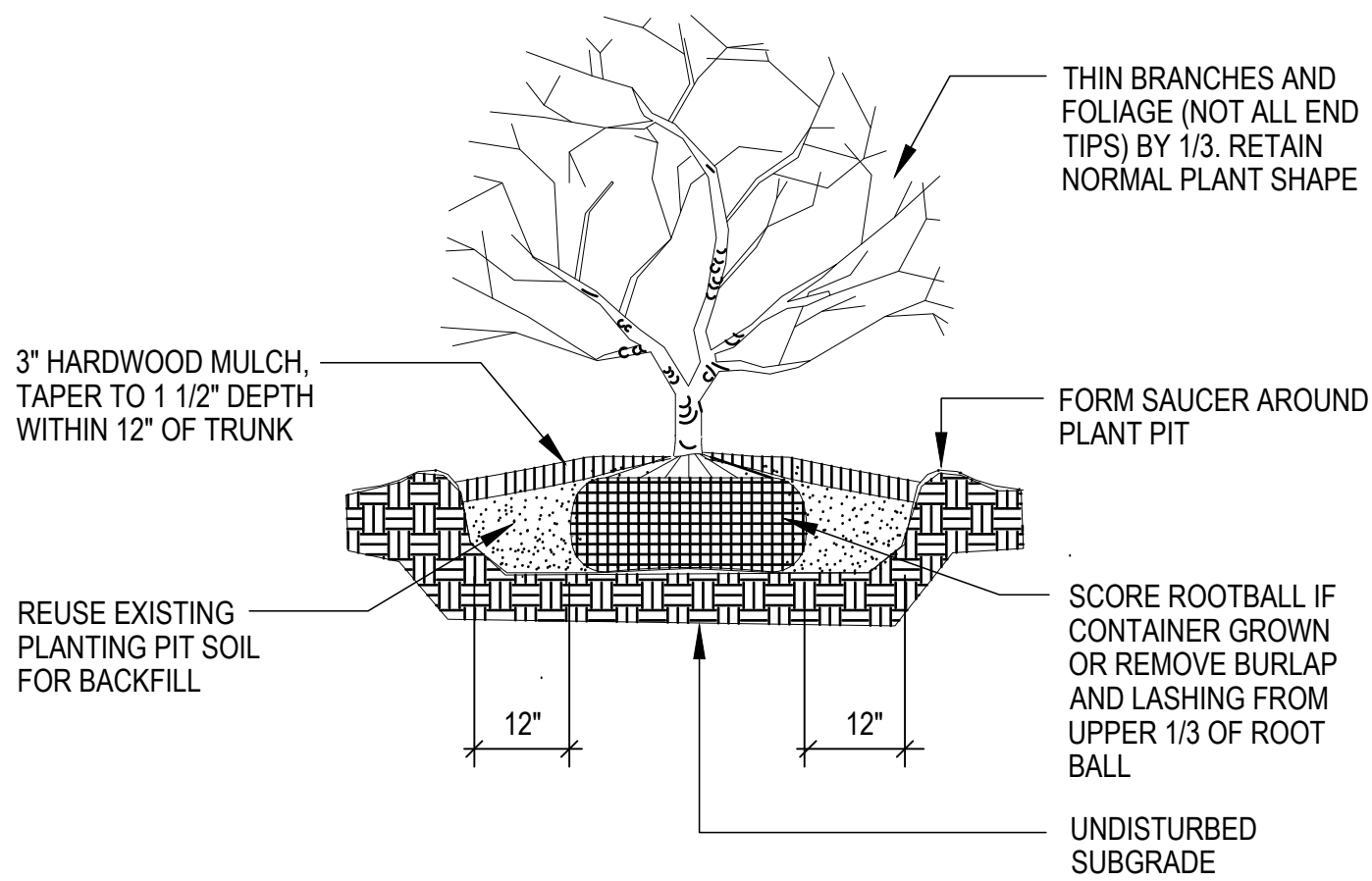
- CONTRACTOR RESPONSIBLE FOR UNDERSTANDING PROJECT CONDITIONS AND VERIFYING PLANT QUANTITIES. NOTIFY ARCHITECT OF ANY PLAN DISCREPANCIES.
- CONTRACTOR SHALL TAKE MEASURES TO PROTECT ALL EXISTING LANDSCAPING DURING CONSTRUCTION UNLESS NOTED OTHERWISE.
- PLANT LOCATIONS TO BE STAKED IN FIELD FOR REVIEW AND APPROVAL BY ARCHITECT AND/OR ARG REPRESENTATIVE. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UNDERGROUND UTILITIES. CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD STAKING ALL LINES.
- ALL AREAS DISTURBED BY CONSTRUCTION TO BE TOP-SOILED AND SEEDED UNLESS SHOWN OTHERWISE ON PLAN.
- CONTRACTOR TO CONTACT MISS DIG AT PHONE NUMBER 811 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES
- CONTRACTOR TO COORDINATE WITH PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR
- NOTIFY ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUB-GRADE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS
- SHRUB PLANTING BEDS AND TREE SAUCERS TO RECEIVE 3" SHREDDED HARDWOOD MULCH. PERENNIAL BEDS TO RECEIVE 2" DEPTH MULCH AND GROUND COVER AREAS TO RECEIVE 1" DEPTH; COLOR OF MULCH SHOULD BE BLACK.
- ALL SHRUB BEDS TO HAVE ALUMINUM EDGING
- PLANTING MIXTURE FOR PERENNIALS SHALL BE SIX INCH DEPTH OF FOUR PARTS BY VOLUME OF TOPSOIL TO ONE PART OF SPHAGNUM PEAT MOSS.
- CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUND COVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NOTIFY ARCHITECT AND/OR ARG REPRESENTATIVE (3 DAYS MIN NOTICE) TO INSPECT AND TAG PLAN MATERIAL IN THE NURSERY PRIOR TO JOBSITE DELIVERY AND INSTALLATION.

NEW LANDSCAPE LEGEND

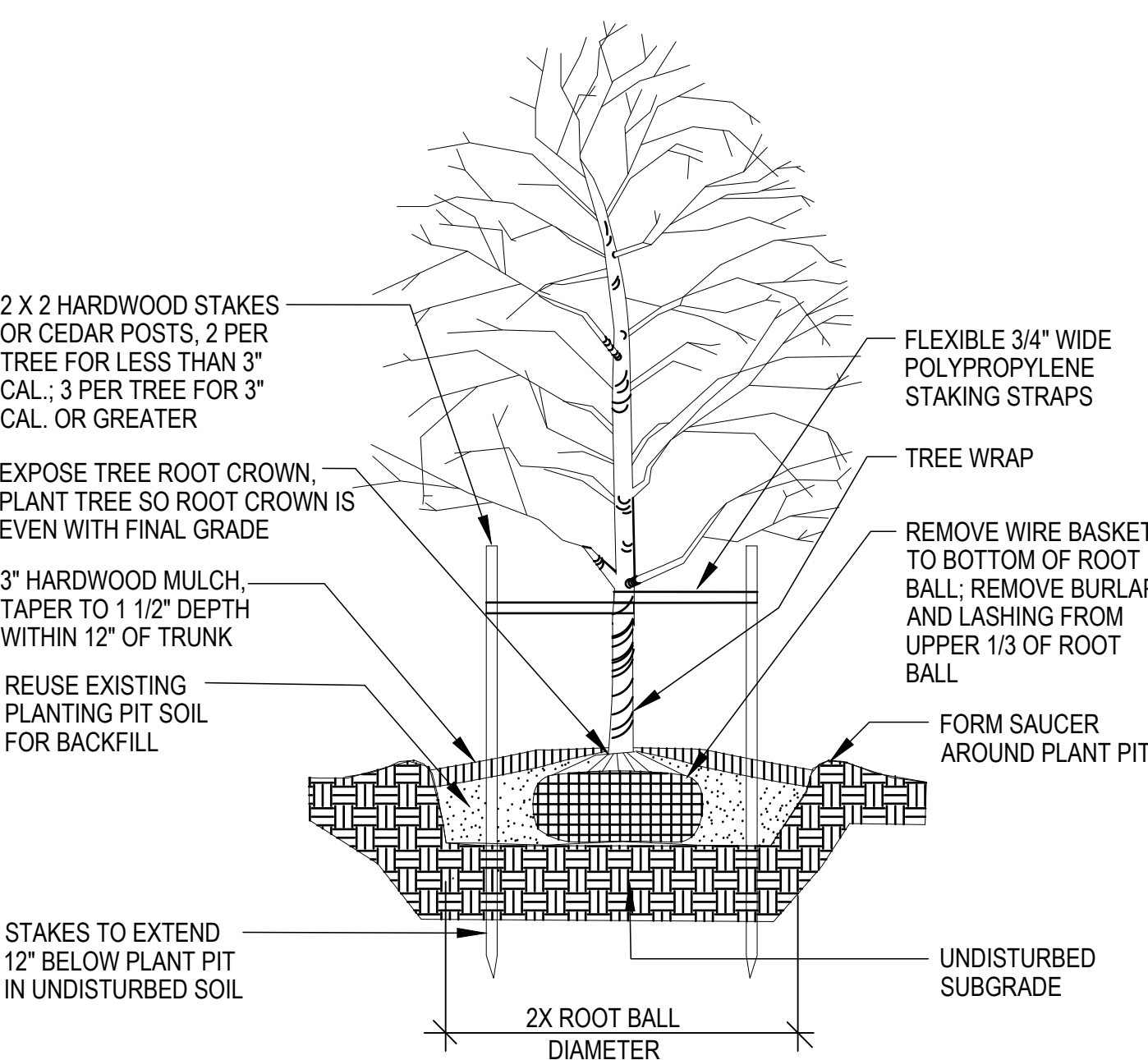
TYPE QTY	DESCRIPTION
IV 5	ITEA VIRGINICA "LITTLE HENRY" LITTLE HENRY DWARF SWEETSPRIE; NO.3 CONT.; 18" HT. RE:DETAIL 1/AL101
HH 18	HEMEROCALLIS "HAPPY RETURNS" HAPPY RETURNS DAYLILY; NO.1 POT; 14: 0.C.
HR 14	HEMEROCALLIS "ROCKET CITY" ROCKET CITY DAYLILY; NO.1 POT; 18" 0.C.
JC 5	JUNIPERUS CONFERTA "BLUE PACIFIC" BLUE PACIFIC JUNIPER; NO.3 CONT.; 24" SPREAD RE: DETAIL 1/AL101
JS 3	JUNIPERUS SQUAMATA "BLUE STAR"; BLUE STAR JUNIPER; NO.3 CONT.; 15" SPREAD. RE: DETAIL 1/AL101
MA 3	MALUS "ADIRONDACK"; ADIRONDACK CRABAPPLE, 2" CAL., B&B RE: DETAIL 2/AL101
MS 3	MISCANTHUS SINENSIS "PURPUSCENS"; FLAME GRASS; NO.5 CONT.



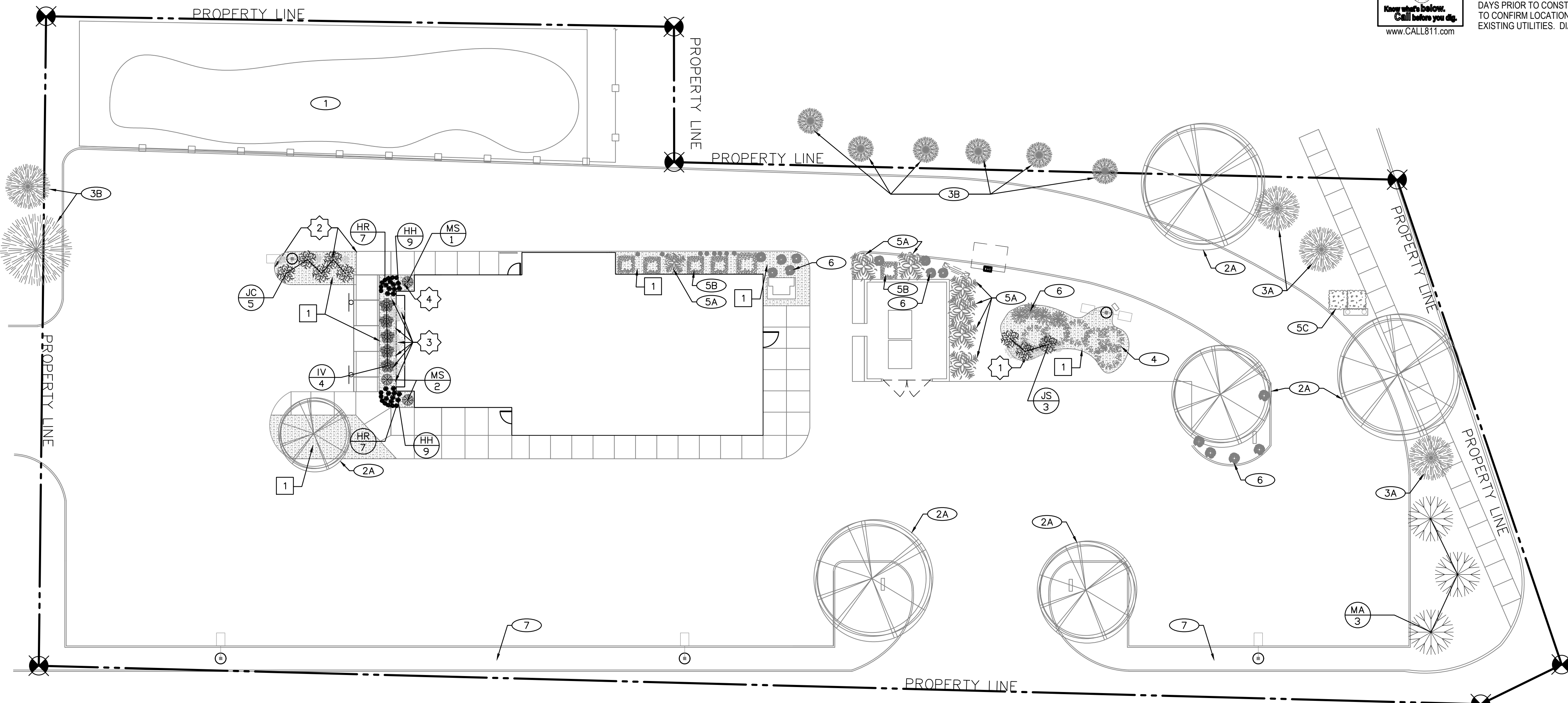
CALL 811 NOTE:
CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.



1 SHRUB PLANTING DETAIL
NO SCALE



2 DECIDUOUS TREE PLANTING DETAIL
NO SCALE



ARCHITECTURAL LANDSCAPE PLAN
1/16"=1'-0" 0 16'

DRAIN BY JC/ENG BY JJP
CHECKED BY GHS
PROJECT LDR JJP/RTM
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REMODEL - 3004 SERIES
ARBY'S # 6830
INSPIRE 3000 - DUAL LINE
10940 BELLEVILLE RD
BELLEVILLE, MI 48111

05/12/22
04/26/22
06/18/19

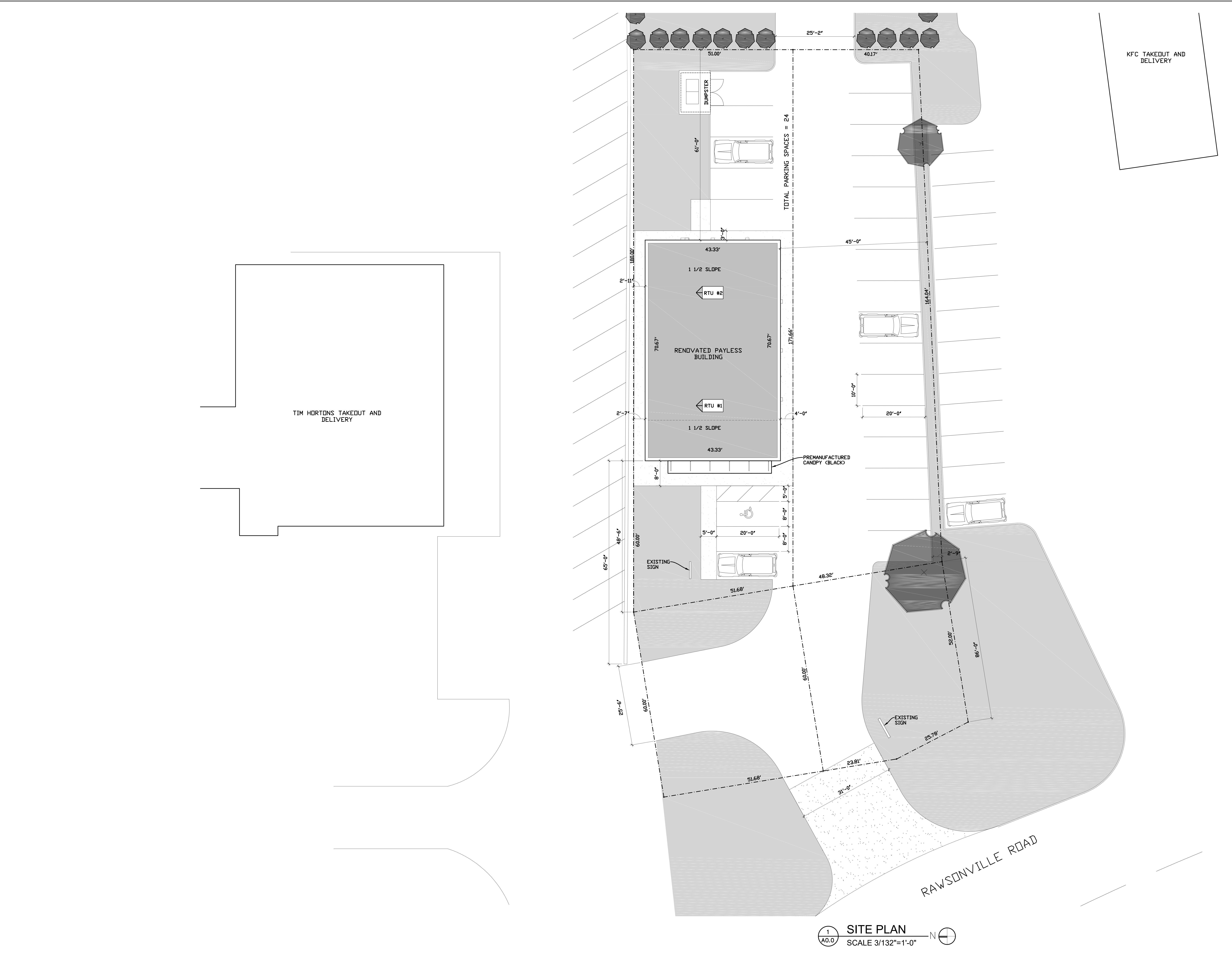
BIDS & PERMITS
2022 OWNER REVIEW
PLANNING DEPT. COMMENTS

INSPIRE BRANDS
ARBY'S RESTAURANT GROUP
1000 PARKWAY
ATLANTA, GA 30328
OFFICE (878) 514-4100

ARCHITECTURAL
LANDSCAPE PLAN
AL101

FILE NO.: 74040099

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Centric**design**Studio

Client:
HAIR ESSENTIALS

Project:
**RENOVATION OF
EXISTING PAYLESS
BUILDING**

Location:
2153 RAWSONVILLE RD.
BELLEVILLE, MI

Design Build Team:

Seal:



Date: 09/22/2021
Submitted For: PERMITS

Sheet Title:

SITE PLAN

Date: 09-16-2021
Drawn by: MICHELE ROBINSON
Checked by: S. LITTLE

Project Number: 21-07
Sheet Number: **A-0**

Do Not Scale Drawings: