

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, December 14<sup>th</sup>, 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:

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

**CALL TO ORDER:**

**ROLL CALL:**

**ELECTION OF OFFICERS:**

- Item #1: Chairperson
- Item #2: Vice-Chairperson
- Item #3: Secretary
- Item #4: Primary Liaison to Board of Zoning Appeals (BZA)
- Item #5: Secondary Liaison to Board of Zoning Appeals (BZA)

**APPROVAL OF AGENDA:**

**MINUTES:** Approval of minutes from the regular meeting of November 9, 2022.

**CORRESPONDENCE:**

**PUBLIC HEARING:**

**ITEM # 1: ZONING ORDINANCE TEXT AMENDMENTS – RESIDENTIAL ZONING REGULATIONS**

**TITLE:** Proposed amendments that will modify the requirement for at least thirty percent (30%) of all structures within a proposed residential plat or site

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condominium project to have the garage door oriented other than to the front of the lot (i.e., oriented to the side or rear of the lot), and will allow modifications to restrictions on minimum separation distance between buildings in Planned Residential Developments (PRDs). The amendments will include updates to Sections 5.115(B) (Dwelling, Single-Family Residential (All Site Condominiums and Subdivisions)), 6.203(A) (Planned Residential Developments – Modifications, Modifications Permitted) and 6.207(B)-6.207(C) (Planned Residential Developments – Design, Building Setbacks and Building Separation).

ACTION ITEMS: A. Open public hearing.  
B. Public comment.  
C. Close public hearing.

**ITEM # 2: 5M VAN BUREN LLC / INTEGRITY COMPONENT AND DESIGN – SPECIAL LAND USE REVIEW**

TITLE: A request by Rand Construction Engineering, Inc. on behalf of owner 5M Van Buren LLC to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies. Outdoor storage of building equipment and supplies is a Special Land Use in the M-1 (Light Industrial) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

LOCATION: The project is proposed to be located at the 21.3-acre site located at 5925 Beck Road (parcel ID number 83 014 99 0001 703), on the east side of Beck Road south of Michigan Avenue. The parcel is zoned M-1 – Light Industrial.

ACTION ITEMS: A. Open public hearing.  
B. Public comment.  
C. Close public hearing.

**ITEM # 3: NIGHT HAWK PROPERTIES / ZIPPY AUTO WASH – SPECIAL LAND USE REVIEW**

TITLE: A request by David Brewer of Vanston / O'Brien Inc. on behalf of owner Night Hawk Properties to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site. Automatic automobile wash establishments are a Special Land Use in the C-2 – Extensive Highway Business District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

LOCATION: The project is proposed to be located at 11650 Belleville Road (parcel ID number 83 081 99 0004 709), which is zoned C-2 – Extensive Highway Business District. The property is located on the west side of Belleville Road between Venetian Avenue and Sunrise Lane.

ACTION ITEMS: A. Open public hearing.  
B. Public comment.  
C. Close public hearing.

**OLD BUSINESS:**

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

**TITLE:**                    A request by Chris Garner on behalf of owner SB – Invest L.P. to construct an independent multi-family residential senior housing development with 132 dwelling units with a combined gross floor area of approximately 154,110 square feet. Senior housing developments are a Special Land Use in the RM (Multiple Dwelling Residential) District. The project is proposed to be titled “Brookwood”.

**LOCATION:**                The project is proposed to be located on the north side of Tyler Road, between Morton Taylor and Haggerty Roads on a 44.4-acre site. The site has tax parcel ID # 83 043 99 0015 000 and is zoned RM – Multiple Dwelling Residential District.

**ACTION ITEMS:**                A. Presentation by the Township staff.  
   B. Presentation by the applicant.  
   C. Planning Commission discussion.  
   D. Public Comment.  
   E. Planning Commission considers recommendation for special land use approval to Township Board of Trustees.

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

**TITLE:**                    A request by Chris Garner on behalf of owner SB – Invest L.P. to construct an independent multi-family residential senior housing development with 132 dwelling units with a combined gross floor area of approximately 154,110 square feet. The project is proposed to be titled “Brookwood”.

**LOCATION:**                The project is proposed to be located on the north side of Tyler Road, between Morton Taylor and Haggerty Roads on a 44.4-acre site. The site has tax parcel ID # 83 043 99 0015 000 and is zoned RM – Multiple Dwelling Residential District.

**ACTION ITEMS:**                A. Presentation by the Township staff.  
   B. Presentation by the applicant.  
   C. Planning Commission discussion.  
   D. Public Comment.  
   E. Planning Commission considers preliminary site plan approval.

**NEW BUSINESS:**

**ITEM # 1:                    ZONING ORDINANCE TEXT AMENDMENTS – RESIDENTIAL ZONING REGULATIONS**

**TITLE:**                    Proposed amendments that will modify the requirement for at least thirty percent (30%) of all structures within a proposed residential plat or site condominium project to have the garage door oriented other than to the front of the lot (i.e., oriented to the side or rear of the lot), and will allow modifications to

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restrictions on minimum separation distance between buildings in Planned Residential Developments (PRDs). The amendments will include updates to Sections 5.115(B) (Dwelling, Single-Family Residential (All Site Condominiums and Subdivisions)), 6.203(A) (Planned Residential Developments – Modifications, Modifications Permitted) and 6.207(B)-6.207(C) (Planned Residential Developments – Design, Building Setbacks and Building Separation).

- ACTION ITEMS:
- A. Presentation by the Township staff.
  - B. Presentation by the applicant.
  - C. Planning Commission discussion.
  - D. Public Comment.
  - E. Planning Commission recommends further future discussion or recommends adoption of the proposed amendments by the Township Board of Trustees.

**ITEM # 2: 5M VAN BUREN LLC / INTEGRITY COMPONENT AND DESIGN – SPECIAL LAND USE REVIEW**

TITLE: A request by Rand Construction Engineering, Inc. on behalf of owner 5M Van Buren LLC to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies. Outdoor storage of building equipment and supplies is a Special Land Use in the M-1 (Light Industrial) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

LOCATION: The project is proposed to be located at the 21.3-acre site located at 5925 Beck Road (parcel ID number 83 014 99 0001 703), on the east side of Beck Road south of Michigan Avenue. The parcel is zoned M-1 – Light Industrial.

- ACTION ITEMS:
- A. Presentation by the Township staff.
  - B. Presentation by the applicant.
  - C. Planning Commission discussion.
  - D. Public Comment.
  - E. Planning Commission considers recommendation for special land use approval to Township Board of Trustees.

**ITEM # 3: 5M VAN BUREN LLC / INTEGRITY COMPONENT AND DESIGN – PRELIMINARY SITE PLAN REVIEW**

TITLE: A request by Rand Construction Engineering, Inc. on behalf of owner 5M Van Buren LLC to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies . Outdoor storage of building equipment and supplies is a Special Land Use in the M-1 (Light Industrial) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

LOCATION: The project is proposed to be located at the 21.3-acre site located at 5925 Beck Road (parcel ID number 83 014 99 0001 703), on the east side of Beck Road south



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of Michigan Avenue. The parcel is zoned M-1 – Light Industrial.

- ACTION ITEMS:
- A. Presentation by the Township staff.
  - B. Presentation by the applicant.
  - C. Planning Commission discussion.
  - D. Public Comment.
  - E. Planning Commission considers preliminary site plan approval.

**ITEM # 4: NIGHT HAWK PROPERTIES / ZIPPY AUTO WASH – SPECIAL LAND USE REVIEW**

TITLE: A request by David Brewer of Vanston / O’Brien Inc. on behalf of owner Night Hawk Properties to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site. Automatic automobile wash establishments are a Special Land Use in the C-2 – Extensive Highway Business District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

LOCATION: The project is proposed to be located at 11650 Belleville Road (parcel ID number 83 081 99 0004 709), which is zoned C-2 – Extensive Highway Business District. The property is located on the west side of Belleville Road between Venetian Avenue and Sunrise Lane.

- ACTION ITEMS:
- A. Presentation by the Township staff.
  - B. Presentation by the applicant.
  - C. Planning Commission discussion.
  - D. Public Comment.
  - E. Planning Commission considers recommendation for special land use approval to Township Board of Trustees.

**ITEM # 5: NIGHT HAWK PROPERTIES / ZIPPY AUTO WASH – SPECIAL LAND USE REVIEW**

TITLE: A request by David Brewer of Vanston / O’Brien Inc. on behalf of owner Night Hawk Properties to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site. Automatic automobile wash establishments are a Special Land Use in the C-2 – Extensive Highway Business District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

LOCATION: The project is proposed to be located at 11650 Belleville Road (parcel ID number 83 081 99 0004 709), which is zoned C-2 – Extensive Highway Business District. The property is located on the west side of Belleville Road between Venetian Avenue and Sunrise Lane.

- ACTION ITEMS:
- A. Presentation by the Township staff.
  - B. Presentation by the applicant.
  - C. Planning Commission discussion.
  - D. Public Comment.
  - E. Planning Commission considers preliminary site plan approval.

**ITEM # 6: TYLER EDWARDS / MENARD’S, INC. - PRELIMINARY VARIANCE DISCUSSION**

**TITLE:** Tyler Edwards on behalf of Menard’s, Inc. seeks a dimensional variance to install an addition to the existing accessory drive-thru canopy, which is attached to the principal building, to within fifteen (15) feet of the side lot line, contrary to the requirements of Section 3.112(E) of the Van Buren Township Zoning Ordinance which requires a 25’ side yard setback.

**LOCATION:** The project is proposed to be located at 10010 Belleville Road, located on the west side of Belleville Road between Westlake Circle and Tyler Road on a 24.0-acre site. The site has tax parcel ID # 83 061 99 0005 726 and is zoned C-2 – Extensive Highway Business District.

**ACTION ITEMS:**

- A. Presentation by the Township staff.
- B. Presentation by the applicant.
- C. Planning Commission discussion.

**ITEM # 7: 2022 Planning Commission Annual Report**

**ACTION ITEMS:**

- A. Overview by the Township Staff.
- B. Planning Commission discussion.
- C. Planning Commission considers approval of the annual report.

**ITEM # 8: 2023 Planning Commission Meeting Schedule**

**ACTION ITEMS:**

- A. Overview by the Township Staff.
- B. Planning Commission discussion.
- C. Planning Commission considers approval of the meeting schedule.

**GENERAL DISCUSSION AND UPDATES**

- Augusta Township Distribution of Master Plan

**ADJOURNMENT:**

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

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

**ROLL CALL:**

**Present:** Cullin, Grant, Budd and Kelley.

**Excused:** Atchinson, Jahr and Barr.

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

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

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

**Audience:** Ten (10) and Two (2) remove viewers.

**APPROVAL OF AGENDA:**

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

**APPROVAL OF MINUTES:**

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

**PUBLIC HEARING:**

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

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

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

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

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

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

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

Members of the audience had the following questions and comments:

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

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

#### **OLD BUSINESS:**

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

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

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

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

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

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

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

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

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

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

No comments from the audience.

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

**Roll Call:**

**Yeas: Grant, Budd, Cullin and Kelley.**

**Nays: None.**

**Excused: Atchinson, Barr and Jahr.**

**Motion Carried. (Letters Attached)**

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

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

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

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

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

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

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

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

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

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

Director Power displayed the architectural elevations.

Commissioners had the following questions and comments:

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

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

No comments from the audience.

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

**Roll Call:**

**Yeas: Budd, Grant, Cullin and Kelley.**

**Nays: None.**

**Excused: Atchinson, Barr and Jahr.**

**Motion Carried. (Letter Attached)**

**NEW BUSINESS:**

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

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

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



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

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

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

No comments from the audience.

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

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

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

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

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

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

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

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

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

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

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

Commissioners had the following questions and comments:

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

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

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

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

**GENERAL DISCUSSION:**

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

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

**ADJOURNMENT:**

**Motion Budd, Cullin second to adjourn the meeting at 7:49 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



## MEMO

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TO: Van Buren Township Planning Commission

FROM: Dan Power– Director of Planning and Economic Development

RE: Election of Officers

DATE: December 7, 2022

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The Planning Commission should hold the election of their officers at the first regular business meeting of the Planning Commission in December per Article 3, Section 1 of the Planning Commission bylaws. The Planning Commission bylaws state that officers shall be elected by a majority vote of the Commissioners. The following are the current officers of the Planning Commission.

- Chairperson: Commissioner Kelley
- Vice-Chairperson: Commissioner Jahr
- Secretary: Commissioner Atchinson

The typical process for electing an officer is to have a nomination, a second to the nomination, and then a vote on the nomination by the full commission. The vote typically occurs in the following order:

- Chairperson
- Vice-Chairperson
- Secretary

The Planning Commission should also elect or reelect a liaison to the Board of Zoning Appeals (BZA). For the year 2022, Jeffrey Jahr was elected as the Board of Zoning Appeals member and Medina Atchinson was elected as the alternate Board of Zoning Appeals member.

The commissioners elected to their positions will need to take their respective office at the same meeting at which they were elected. Due to this the person elected chairperson will need to assume their responsibilities immediately after the close of the elections. Please feel free to contact me prior to the meeting if there are any questions.

Sincerely,

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



# VAN BUREN

## CHARTER TOWNSHIP

RECEIVED

JUL 27 2022

### DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

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

Initial: \_\_\_\_\_

## PLANNING & ZONING APPLICATION

### CASE INFORMATION

|                     |                               |
|---------------------|-------------------------------|
| CASE NUMBER: 21-032 | DATE SUBMITTED: July 27, 2022 |
|---------------------|-------------------------------|

### APPLICANT INFORMATION

|                                       |                          |
|---------------------------------------|--------------------------|
| NAME: Chris Garner                    | PHONE:                   |
| ADDRESS: 23944 Eureka Road, Suite 105 | CELL PHONE: 734-507-5200 |
| CITY, STATE & ZIP: Taylor, MI 48180   | FAX:                     |
| EMAIL: chris@livepgm.com              |                          |

### PROPERTY OWNER INFORMATION (If different than the applicant)

|                                     |                          |
|-------------------------------------|--------------------------|
| NAME: SB-Invest L.P.                | PHONE:                   |
| ADDRESS: 23944 Eureka               | CELL PHONE: 734-507-5200 |
| CITY, STATE & ZIP: Taylor, MI 48180 | FAX:                     |
| EMAIL: chris@livepgm.com            |                          |

### BILLING CONTACT

|                                       |             |
|---------------------------------------|-------------|
| NAME: Chris Garner                    | PHONE:      |
| ADDRESS: 23944 Eureka Road, Suite 105 | CELL PHONE: |
| CITY, STATE & ZIP: Taylor, MI 48180   | FAX:        |
| EMAIL: chris@livepgm.com              |             |

### SITE/PROJECT INFORMATION

|  |   |  |                                      |
|--|---|--|--------------------------------------|
| NAME OF PROJECT: Van Buren Township Multifamily Residential  |   |  |                                      |
| PARCEL ID NO: V125-83- 043-99-0015-000   |   | PROJECT ADDRESS: 0.15 miles east of Tyler & Morton Taylor Road |                                      |
| *APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY   |   |  |                                      |
| PROPERTY LOCATION: On the <u>North</u> Side of <u>Tyler</u> Road; Between <u>Morton Taylor</u> Road and <u>Lancaster</u> Road. |   |  |                                      |
| SIZE OF LOT WIDTH: 728 feet  | SIZE OF LOT DEPTH: 2,617 feet                         | ACREAGE OF SITE: 43.78   | TOTAL ACRES OF SITE TO REVIEW: 43.78 |
| CURRENT ZONING: RM   | IS A REZONING OF THIS PARCEL BEING REQUESTED? Y / (N) |  | REQUESTED ZONING:                    |
| PROJECT DESCRIPTION: 132 unit Multifamily Development  |   |  |                                      |



**SPECIAL PERMIT INFORMATION**

|  |   |
|--|---|
| DOES THE PROPOSED USE REQUIRE SPECIAL APPROVAL? <u>Y</u> N   |   |
| IF YES, SECTION OF ZONING ORDINANCE FOR WHICH YOU ARE APPLYING FOR SPECIAL APPROVAL:<br>Section 3.104 Permitted Uses by District and Section 3.107 RM, Multiple Dwelling Residential District  |   |
| IS THERE AN OFFICIAL WOODLAND WITHIN THE PARCEL? <u>Y</u> N  | IF YES, WOODLAND ACREAGE:<br>14.5 acres   |
| TOTAL NUMBER OF REGULATED TREES OUTSIDE THE WOODLAND AREA: 173 trees   | TOTAL NUMBER OF TREES:<br>979 trees known and surveyed within project area.<br>2,000 total estimated trees across full property |
| DETAILED DESCRIPTION FOR CUTTING TREES:<br>Predominantly high-quality hardwood trees in dense woodland; southeast corner includes lower-quality trees and more invasive scrub-shrub area. Trees to be retained will be identified through painting or flagging and tree protection fencing will be placed around the critical root zone for these 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 THE TOWNSHIP'S ZONING ORDINANCE 6-2-92, AS AMENDED.  |   |

**OWNER'S AFFIDAVIT**

Christopher Garner  
PRINT PROPERTY OWNER'S NAME

[Signature]  
SIGNATURE OF PROPERTY OWNER *Mayor Member*

7/25/22  
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 27<sup>th</sup> day of July, 2022.  
Jessica M. Zilka Notary Public, Wayne County, Michigan My Commission expires 10/30, 2027.  
*Jessica M. Zilka*

JESSICA M ZILKA  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires 10-30-2027  
Acting in the County of Wayne



## MEMO

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|       |   |
|-------|---|
| TO:   | Van Buren Township Planning Commission                          |
| FROM: | Dan Power– Director of Planning and Economic Development        |
| RE:   | Case 21-032 – Brookwood Multi-Family Senior Housing Development |
| DATE: | December 7, 2022  |

---

The Planning Commission will review the request by applicant by Chris Garner on behalf of owner SB – Invest L.P. to construct an independent multi-family residential senior housing development titled “Brookwood”, which will contain 132 dwelling units with a combined gross floor area of approximately 154,110 square feet. The proposed units will be configured as two-, four-, and six-unit singly-story buildings, and the project site will also have a clubhouse. The proposed site is located on the north side of Tyler Road, between Morton Taylor and Haggerty Roads on a 44.4-acre site with tax parcel ID # 83 043 99 0015 000. The site is zoned RM – Multiple Dwelling Residential District. Senior housing developments are a Special Land Use in the RM District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

For the Planning Commission’s reference, this review packet contains a completed application form; reports from the Township’s Planning Consultant, Township Engineer and Fire Marshal; a copy of the public hearing notice that was published and distributed for this request; excerpts from a combined civil and architectural plan set for the project dated September 19<sup>th</sup>, 2022; a response to planning comments dated December 1<sup>st</sup>, 2022; a draft traffic study report dated November 30<sup>th</sup>, 2022 (electronic packet only); and a draft conservation easement boundary.

The applicant has been working steadily to address staff’s comments and also to coordinate with several of the large homeowners’ associations surrounding the site. Following the postponement of a decision on this project at the regular Planning Commission meeting held November 9, 2022, the applicant provided additional information and revisions to the project. These revisions and additional submittals are noted in detail in the applicant’s letter dated December 1, 2022. These revisions are also summarized in the list below:

- A summary of comparison senior housing projects in Grand Rapids, Ann Arbor, and Chelsea, Michigan was forwarded to Planning Commissioners via email on November 23<sup>rd</sup>, 2022;
- An updated Traffic Impact Study dated November 30<sup>th</sup>, 2022, which includes projected traffic from the Hampton Manor senior housing project located at 43345 Tyler Road was provided;
- A stone strip has been proposed to provide separation between driveways serving adjacent units with side entry garages;
- Tree protections have been noted, and new trees have been proposed, along the east



- property line;
- Strategic unit-to-unit landscape screening has been provided between proposed units 87 and 60, and proposed units 57 and 97, and elsewhere;
  - A draft conservation easement to EGLE has been provided which covers a significant portion of the northern part of the property; and
  - The entry boulevard traveling lane widths have been increased to 22 feet.

In addition to the recommendations of the other staff, I recommend the following as conditions of approval for the proposed preliminary site plan and special land use:

- The pump station will require Township Board approval as part of any special land use approval by the Board of Trustees; and
- A set of deed and / or lease restrictions requiring the primary occupancy of each unit to be by seniors must be provided to Township staff.

If the special land use is recommended for approval by the Planning Commission and the preliminary site plan is approved, the project will proceed to the Township Board of Trustees for special land use approval consideration. If the special land use is granted, the project will undergo detailed engineering review by Wayne County and Van Buren Township. The project will then be reviewed again for final site plan approval by the Planning Commission before permits are issued.

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

Sincerely,



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



**MCKENNA**

October 7, 2022

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

**Subject: VBT 21-032 Brookwood Senior Housing / Tyler Road; Special Land Use Review #1;  
Revised Site Plans Dated 9/19/2022.**

Dear Commissioners:

The applicant, Chris Garner of Garner Property Management, has submitted a proposal to construct a senior housing development called Brookwood on a 44.23-acre site. The proposed four-phase condominium development will include 132 independent living units, in groupings of 2, 4, and 6-units. The site is located on the north side of Tyler Road, between Morton Taylor Road and Haggerty Roads.

The site is zoned RM (Multiple Family Residential District). Section 3.107 of the Zoning Ordinance permits senior housing as a special land use in the RM District. We have reviewed the special land use request based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

### **Special Land Use Review Comments**

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

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

The need for senior housing in Van Buren has been discussed at several board meetings at the Township previously and a senior housing ordinance has been in place for several years to allow for the construction of such facilities which would provide an opportunity for residents to 'age in place'. The proposed use is independent housing for seniors. The Township recently approved another independent housing facility for seniors on Belleville Road; however, that proposal involved a single 3 story building with 128 living units. The proposed development provides for single story living option for seniors who would prefer to live in an attached single family style unit, to an apartment style unit. The subject site is located along a major thoroughfare in the Township. Therefore, the proposed use will promote the use of the land in a socially and economically desirable manner by providing for much needed housing in the Township. Any impacts resulting from the proposed development on the adjacent properties will be mitigated through setbacks, landscaping and screening, which are reviewed in our site plan review letter under separate cover.

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

The site is zoned RM (Multiple Family Residential District) and has direct access to Tyler Road, providing a convenient location for access to Township services and commercial districts.

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

The proposed senior housing development abuts a multifamily residential use to the east, single family residential uses to the north, single family residential and an assisted living senior facility to the south, and

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

○ 248.596.0920  
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**MCKA.COM**

**Communities for real life.**

commercial, single family residential, and vacant land to the west. With the preservation of extensive natural features on the northern approximately 1/3<sup>rd</sup> of the site, the provision of the required landscaping, and similar uses found in the general area, we find that the proposed development will be compatible with the adjacent uses of land.

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

The proposed development is designed to comply with the site design requirements for senior housing set forth in the Zoning Ordinance. Therefore, we do not anticipate any adverse impacts on public health, safety, and welfare.

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

The proposed senior housing facility can be adequately served by public services and facilities without diminishing or adversely effecting public services and facilities to existing land uses in the area. The applicant is working with the Township Engineer to meet all utility requirements.

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

The proposed senior housing facility is not anticipated to cause injury to other property in the neighborhood in which it is to be located.

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

The subject site has significant wetland and tree cover. Per the applicant the wetlands on the northern portion of the site and to the west are classified as regulated wetlands by EGLE and to be preserved. The plan proposes the removal of a total of 505 trees (equaling 549 tree credits) within the area of disturbance. The landscape plan also proposes extensive landscaping in compliance with the Ordinance requirements. As a result, there isn't any room on the site for additional replacement trees. Therefore, the applicant is proposing to deposit monies worth the 549 tree credits into the Township General Fund Tree Preservation Line. We have reviewed the adequacy of tree credit payment proposed in our site plan review letter under separate cover. In addition to the tree removal permit and replacement credits, the applicant is creating multiple detention ponds to mitigate the impact of increased impervious surfaces and wetland disturbance in the area. This provision has also been reviewed in our site plan review letter. Overall, we find that the proposed project adequately considers the natural environment while conserving (or providing credit to) natural resources of the area.

**8. Is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located and meets applicable site design standard for special approval uses.**

The proposed Senior Housing Facility is within the provisions of uses requiring special approval and is in harmony with the purposes and conforms to the applicable regulations of the Multiple Family Residential zoning district and meets applicable site design standard for special approval uses.

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

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



**Specific Approval Criteria for Senior Housing [Section 5.143]:** In pursuit of the purpose and intent of the regulations set forth in Section 5.143, senior housing developments are permitted in RM, RMH, C, C-1, C-2, and M-U zoning districts subject to special use and site plan approval. The subject site is zoned RM (Multiple Family Residential) District and the proposed senior housing development is subject to the following use specific standards:

1. **The minimum senior housing site area shall contain 5,500 square feet per independent living unit, 2,000 square feet per dependent living bed, or the total area required for each type.** This standard has been met. With 132 independent living units proposed and a total site area of 1,934,064 sq. ft., the site contains over 14,000 sq. ft. of land area per unit.
2. **The required minimum usable floor area for two-bedroom independent living units is 850 square feet.** This standard can be met. All units proposed are two-bedroom; however, the square footage of the typical unit must be clearly noted on Sheet C3.0 and must have a minimum area off 850 sq. ft.
3. **The proposed site must have at least one (1) property line abutting an existing or planned major thoroughfare with a right-of-way width of 120' feet or more as described in the Wayne County Master Thoroughfare Plan. All vehicular ingress and egress must be directly from the major thoroughfare.** This standard has been met. The proposed senior housing Facility has frontage and direct access to Tyler Road which to our knowledge and prior records is designated as major thoroughfare with a 120' r-o-w width. Correct the notations on Sheet C-3 to identify the full r-o-w as 120' rather than 66'.
4. **The maximum building height for a senior housing development shall not exceed forty (40') feet.** This standard has been met. The proposed buildings are single-story structures with a maximum height of 20 feet.
5. **The minimum setbacks for senior housing are 50' each for the front rear and side yards.** This standard has been met. The proposed senior housing development exceeds all required setbacks along the property lines.
6. **A minimum of twenty-five (25%) percent of the site, exclusive of existing or planned public road right-of-way, must be maintained as landscaped open space. Courtyards larger than 2,400 square feet may be counted as required open space. Recreation facilities, active and/or passive, including paved walkways and covered sitting areas shall be provided in a manner that meets the needs of the resident population.** This standard has been met. The site plan includes the preservation of large portions of wetlands, provision of outdoor recreation facilities such as pickleball court, walking paths, landscaped and lawn areas. The revised site plan submission includes open space calculations, totaling 72.8% of total site area, or about 32.3 acres. Each unit also includes porch and patio space.
7. **Senior housing buildings must present a residential architectural image in terms of building facades, the composition and use of exterior wall surface materials, and building length. Any building façade longer than 100 feet must provide for variations in the outside wall and roof line. Exterior building materials must be high quality and comply with Ordinance requirements. Building facades must not exceed 600 feet.** This standard has been met. The structures are to be constructed of primarily masonry (Face brick- 58%), with accents of fiber cement siding and trim (18%) and the remaining façade comprised of doors and windows (24%). The percentage of various materials used on each façade complies with section 5.143(l)(1) and we find the variation of façade materials, heights, and depths is appropriate for this development.



8. **Accessory structures and uses are limited to those that are customary or incidental for the servicing of the developments' residents and employees.** This standard has been met. Accessory structures include attached garages and a clubhouse with passive recreational amenities for use by residents only. Additionally, limited guest parking lots are being provided. The proposed uses meet maximum permitted lot coverages for the RM District.
9. **The senior housing development shall comply with the parking requirements of the Ordinance.** This standard can be met. The site plan proposes 284 spaces; 20 lot spaces and 264 garage spaces (2 per unit), over and above the 170 spaces required for the development. To limit excessive impervious surface area and the negative impacts on stormwater management, Van Buren Township prohibits parking in excess of 20% of the minimum required. The site plan includes a note on Sheet C3.0 stating that most of the parking is within garages and that the additional parking area is intended to serve guests and should not impact stormwater run-off. The applicant is seeking relief from this standard from the Planning Commission as allowable per Section 9.101 (I).
10. **The senior housing development shall comply with the landscaping and screening standard set forth in the ordinance.** This standard can be met, provided the few comments on landscaping noted in our site plan review letter under separate cover are addressed.
11. **The senior housing development shall comply with the sign regulations of the Ordinance.** This standard has been met. The applicant has proposed a monument sign at the entry off Tyler Road, 30 feet from the r-o-w, and has provided a rendering of the sign along with material details, not to exceed 40 square feet, per Ordinance requirements.

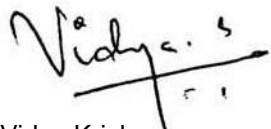
#### Recommendation

The applicant has worked with the Township over the past several months to address all of the concerns previously raised. We find that the proposed senior housing development meets the criteria for special land use approval, subject to conditions. Therefore, we recommend that the Planning Commission recommend special approval to the Township Board, subject to the following conditions:

1. Clarification regarding minimum floor area of each unit.
2. Approval of utility plan and storm water detention plan by Township Engineer and Wayne County.
3. That all of the conditions of preliminary site plan approval are met including landscaping and parking.
4. Final site plan approval.

Respectfully,

**McKENNA**



Vidya Krishnan  
Senior Principal Planner



Gage Belko  
Assistant Planner

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





**MCKENNA**

October 7, 2022

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

**Subject: VBT 21-032 SPR & SLU, Brookwood Senior Housing / Tyler Road; Site Plan Review #2;  
Revised Site Plans Dated September 19, 2022**

Dear Commissioners:

The applicant, Chris Garner of Garner Property Management, has submitted a proposal to construct a senior housing development called Brookwood on a 44.23-acre site. The proposed four-phase condominium development will include 132 independent living units, in groupings of 2, 4, and 6-units. The site is located on the north side of Tyler Road, between Morton Taylor Road and Haggerty Roads.

We have reviewed the site plan request based on Zoning Ordinance standards and sound planning and design principles. We have also reviewed the special land use request in a letter under separate cover. Our comments are as follows (items requiring changes or additional information are underlined):

## COMMENTS

1. **Zoning and Use.** The site is zoned RM (Multiple Family Residential District). Section 3.107 of the Zoning Ordinance permits senior housing as a special land use in the RM District. The applicant has noted that the site will be developed in four phases, to be determined during the engineering design phase. The proposed timeline for each phase must be noted. Each phase when completed must standalone and be fully self-sufficient.
2. **Required Information.** All of the information required per Section 12.203 of the Zoning Ordinance on a site plan, has been provided.
3. **Lot.** Per the submitted plans, the site is a single parcel comprised of 44.23 acres, with a proposed area of disturbance of 25.9 acres.
4. **Dimensional Requirements.** The minimum lot width and minimum lot area for parcels in the RM, Multiple Family Residential District is 400 ft. and 10 acres. Further, the minimum lot area requirement for 2-bedroom units (which all of the proposed units are), is 5,000 sq. ft. As a result, the minimum required lot area for the site is 15.15 acres. With an area of 44.23 acres, the site complies.

The maximum building height for senior housing is 2 stories, or 30 ft. and the front, side, and rear setbacks in this District are 35 ft., 20 ft., and 35 ft. respectively. The proposed plan complies with all dimensional requirements of the RM District. Additional dimensional requirements for senior housing uses are discussed later in this letter.

## 5. Access and Circulation.

- a. **Location of Curb Cuts.** The site plan includes one proposed curb cut along the site's Tyler Road frontage. The boulevard access drive has two unidirectional lanes, one for ingress and one for egress, with proposed widths of 20 ft. each with a 20-ft. landscaped divider. Pavement markings

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**Communities for real life.**

are proposed. Tyler Road has a single lane in either direction with a left turn lane along the site's frontage. With 132 additional units and corresponding trips in and out of the site, the proposed development is likely to have some impact on the roadway. In prior discussions with the applicant, we had stressed on the need for a detailed traffic study and the possibility of providing a second access drive off Morton Taylor Road by acquiring a parcel along that roadway's frontage. After some research, we were informed by the applicant that an access onto Morton Taylor is not feasible due to the location of regulated wetlands along the frontage of those parcels and EGLE not being in support of any wetland encroachment.

A traffic study dated February 2, 2022 was originally provided by the applicant. An updated traffic study, dated September 9, 2022, was provided with this submission. The most recent study evaluates a complete build, stating that the development will generate 26 weekday morning peak hour trips and 33 weekday afternoon peak hour trips. Per the study's conclusion, post development there will continue to be acceptable service levels at the intersection and no additional turning lanes are needed for site access.

- b. Cross Access.** Cross access is encouraged by the Township wherever feasible. The parcels to the east, west, and north are currently zoned RM, R-1C, and R-1C respectively. The applicant had previously stated that access to the east and north are not feasible due to the existing development's layout to the east, and wetlands to the north. As previously recommended, the revised plan includes a break in the curb on the northwest portion of the site (Area 3) for a potential stub for future connection to Morton Taylor if and when those parcels are developed.
- c. Sidewalks.** The plan notes the construction of a new 5-ft. concrete sidewalk along the site's Tyler Road frontage. The plan also proposes an internal network of 5-ft. concrete sidewalks along all streets (but not necessarily both sides), connecting back to the public sidewalk. The sidewalk continues across the site entry drive, allowing for a differentiation in materials to the effect of a crosswalk.

Part of the proposal includes small parking lots for guest parking. The revised plan proposes sidewalks and crosswalks adjacent to these lots for safer pedestrian access to the units across the street. Additional connections to the interior pond paths have also been provided.

## 6. Parking and Loading.

- a. Space Dimensions.** Parking spaces on the site are dimensioned at 9.5 feet wide by 20 feet long, compliant with Ordinance standards. All parking spaces are proposed to be double striped in accordance with Section 9.104.
- b. Number of Parking Spaces.** The revised plan includes parking calculations for the proposed clubhouse as a 'Non-Commercial Recreational Use Operated by a Resident Organization' with the requirement of 3.5 spaces per 1000 sq. ft of gross floor area plus 3.25 spaces per tennis court (if any), for a total of 18 required spaces. 18 spaces are being proposed, including 4 barrier-free parking spaces.  
The site plan notes the parking standard for "Housing for Seniors: Independent Living" (Section 9.102(A)(3)) is one and a quarter (1.25) space for each dwelling unit plus one (1) for each employee in the largest shift. With 132 units and a maximum of 5 employees, 170 spaces are required. The site plan proposes 284 spaces; 20 lot spaces and 264 garage spaces (2 per unit). To limit excessive impervious surface area and the negative impacts on stormwater management,





Van Buren Township prohibits parking in excess of 20% of the minimum required. The site plan includes a note on Sheet C3.0 stating that most of the parking is within garages and that the additional parking area is intended to serve guests and should not impact stormwater run-off. The Planning Commission can grant relief from this standard per Section 9.101(I).

- c. **Barrier Free Spaces.** The plan indicates six (6) barrier-free spaces, four (4) located at the clubhouse and two (2) within separate guest lots. Given that most of the parking provided is within the garage space for each unit, we find this provision acceptable.
- d. **Loading.** For the clubhouse, one (1) 10 ft. x 25 ft. space must be provided; the revised submission includes one (1) 10 ft. x 27.5 ft loading space.

**7. Landscaping and Screening.** The site is located in the RM, Multiple Family Residential District. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. Our comments on individual landscaping requirements are reflected in the following comments:

- a. **Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. The site has a frontage of 680' on Tyler Road, which requires a total of 17 deciduous or evergreen trees + 7 ornamental trees + 136 shrubs. The landscape plan shows 16 deciduous or evergreen trees, 11 ornamental trees, and 136 shrubs. There appears to be a discrepancy between what is shown on the plan and what is noted on Sheet L1.0 – this should be corrected, and we recommend the replacement of one of the ornamental trees for either a deciduous or evergreen tree.
- b. **Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way. Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. All of the outside parking provided is within small lots. As recommended, to meet the intent of the ordinance the applicant proposes to install shrubs at the ends of the parking lots, screening the view of the parking lot from nearby units.

**Interior parking lot landscaping.** Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. Interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. Most of the parking is devoted to private driveways for each dwelling unit. Only 38 spaces are proposed in the several small lots throughout the development, including the clubhouse, constituting a negligible landscaping requirement, which is met through the landscaping provided around the parking areas.

- c. **Loading Area Landscaping.** Section 10.103 (C) of the Zoning Ordinance requires an opaque wall or a greenbelt for required screening. Because of the location of the proposed loading zone adjacent to both the clubhouse parking lot and an intersection, screening of this space does not serve any purpose.
- d. **Display Area Buffering.** This requirement is not applicable.
- e. **Greenbelt Buffering.** Section 5.143 (L)(1) of the Zoning Ordinance, requires a 20-foot-wide buffer with one (1) tree per twenty (20) linear feet between the senior housing development and all adjacent uses. The revised landscape plan shows the required 20' wide greenbelt along the





east and west property lines. Existing tree cover may be used to meet greenbelt requirement; however, any gaps in the vegetation must be provided with new tree cover. To ensure that the intent of screening is met, the applicant can use identify gaps in the existing tree survey and note the number of trees being planted to meet this requirement.

- f. **Detention Pond Landscaping.** The site plan includes five detention ponds interspersed throughout the site. The plantings proposed or around the drainage areas are subject to review and approval by Wayne County.
- g. **Other.** Section 5.143 (L)(2) of the Zoning Ordinance, requires specific additional landscaping requirements for senior housing developments pursuant to §10.103(F)(1) of the Zoning Ordinance. Section 10.103(F)(1) of the Zoning Ordinance requires senior housing developments to provide a minimum of two (2) deciduous or evergreen trees and four (4) shrubs per dwelling unit. With 132 units proposed, 264 deciduous or evergreen trees and 528 shrubs are required. The revised plan notes 264 trees and 528 shrubs will be provided.
8. **Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger. A detailed tree survey of all the existing trees on the site has been provided. The plan proposes the removal of a total of 505 trees (equaling 549 tree credits) within the area of disturbance. The landscape plan also proposes extensive landscaping in compliance with the Ordinance requirements. As a result, there isn't any room on the site for additional replacement trees. Therefore, the applicant is proposing to deposit monies worth the 549 tree credits into the Township General Fund Tree Preservation Line.
9. **Stormwater Pond.** Storm water detention calculations are subject to review and approval by the Township Engineer and Wayne County.
10. **Lighting.** A detailed photometric plan has been provided, including manufacturers cut sheets for proposed pole mounted fixtures. Illumination intensity for the development complies with the requirements of Section 8.105(B)(2). In this revised submission, additional lighting has been proposed for the guest parking lots to ensure pedestrian and vehicle safety.
11. **Architecture and Building Details.** Section 5.143 includes façade standards for senior living. The applicant has submitted detailed elevations and renderings of the typical dwelling unit. The structures are to be constructed of primarily masonry (face brick - 58%), with accents of fiber cement siding and trim (18%) and the remaining façade comprised of doors and windows (24%). The percentage of various materials used on each façade complies with section 5.143(l)(1).  
  
Although not applicable to senior housing, the applicant has addressed the Planning Commission's recent concerns regarding developments with predominantly front entry garages. The floor plans and the layouts indicate that the 4 and 6-unit buildings will have the garages placed sideways, along for a driveway in the front, but a façade with a greater number of windows rather than garage doors. The submittal includes a colored rendering of only the 6-unit building. Colored renderings for the proposed 2 and 4-unit buildings must be provided. The proposed clubhouse is a single-story structure designed along the same lines as the units with similar materials and color palette.
12. **Dumpster.** The site plan does not include a dumpster. Curbside trash pickup is anticipated for the site.



**13. Signs.** The site plan includes a monument sign at entrance drive to the site, off Tyler road. Details have been provided on Sheet AC200. The ordinance requires that the sign location must conform to the underlying zoning district. In case of the subject site, the RM zone requires a 30' setback for the sign. The revised plan notes the sign placed 30 feet from the front property line, as required per Section 11.108.

The proposed sign has a 2'5" base with two columns on the sides and a full sign face to be constructed of stone to match the building. The height of the sign is noted as 6'. Sign area is calculated at 32 sq. ft., in compliance with the Ordinance 40 sq. ft. maximum. No signage lighting is being proposed at this time; *if signage lighting is to be included in the future, it must comply with standards of Section 11.114.*

**14. Other.** Per Sheet AU100, mechanical units are to be placed at the rear of each dwelling, with sufficient distance between the units and neighboring dwellings. Since the mechanical units are intended to serve individual dwelling units, they are not anticipated to generate any noise concerns.

## RECOMMENDATION

The site plan includes most of the details required by the Zoning Ordinance. Any items that are either missing or require additional information can be included at final site plan review. Therefore, we recommend that the Planning Commission approve the preliminary site plan for Brookwood Senior Housing, subject to the following conditions:

1. Notation of a detailed phasing timeline and clarification regarding the self-sufficiency of each phase.
2. Planning Commission approval of the additional parking to be provided, to satisfy visitor parking needs.
3. Correction to discrepancy in right-of-way landscaping and substitution of an ornamental tree with a deciduous or evergreen tree.
4. Details of existing tree cover along east and west property lines and trees to be planted, if any, to fill in gaps for screening.
5. Wayne County and Township Engineer approval of detention pond designs and landscaping.
6. Submission of colored rendering of 2 and 4-unit buildings.
7. Special Land Use Approval by Township Board of Trustees.

Respectfully,  
**McKENNA**



Vidya Krishnan  
Senior Principal Planner



Gage Belko  
Assistant Planner

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



November 2, 2022  
Fishbeck Project No. 211142  
VBT Project No. 21-032

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

## **Brookwood Van Buren TWP Multi Family Residential Site Plan Preliminary Site Plan Review #2**

Dear Director Power:

At the request of Van Buren Township (Township), Fishbeck has reviewed the updated Preliminary Site Plans submitted to the Township and distributed for Preliminary Site Plan review #2 on November 1, 2022 for the Brookwood Multi Family Residential Facility located on Tyler Road in Van Buren Township, Michigan. The accompanying review letter is an update to the previous Preliminary Site Plan review and letter dated October 7, 2022. The updated plans were submitted with changes to some design elements, while others still remain and are listed as open items in this letter.

This project entails construction of 132 housing units (constructed in two, four and six dwelling units) and a club house to the North of Tyler Road and to the East of Morton Taylor Road. The entire site is proposed to be constructed over four phases.

Proposed construction includes: housing units and clubhouse; 304 parking spaces throughout the development (some of which are garage spaces); hot mix asphalt (HMA) paved roadways with concrete curb and gutter and concrete driveways and sidewalks; a full stormwater management system including an enclosed underground storm system and five separate detention ponds; a new public water main system including eleven hydrants and service lines to each housing unit; a 10-inch PVC sanitary piping system with service connections to the proposed buildings; and other various landscaping and site plan improvements.

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

Our review comments are as follows:

### **General**

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

1. The applicant is responsible for meeting all requirements listed in the Engineering Standards Manual.
2. All easements, proposed and existing, must be indicated on the plans.
3. Soil boring information, including the ground water elevations, must be provided.

4. Existing drainage patterns shall be shown on the plans and any incoming flow to the site must be shown how it will be accounted for.
5. Plans must include the 100-year flood elevation when within the site.
6. Plans must include the following required notes:
  - a. The Developer is responsible for resolving any drainage problems on adjacent properties which are the result of the Developer's actions.
7. Radii of all points of curvature should be indicated.
8. In addition to all the General Plan Requirements and Site Plan Requirements, additional general engineering items will be required as part of the Engineering Plan Review requirements. Those items can be found in the Engineering Standards Manual – Chapter II, as briefly summarized below, and described in each section. The applicant is responsible for verifying all information is included, per the Township Standards. Exclusion of any items from this letter does not preclude the requirement.
  - a. Plan and profile views for all storm sewer, sanitary sewer mains, and water main (all sizes). The labels shall include but are not limited to size, type, class, depth of bury, and inverts. Backfill requirements, utility crossing info (top & bottom of pipes), building leads, tees, etc. must also be included.
  - b. Quantity lists itemizing all proposed items that appear on each sheet, as well as a project wide total quantity.

## Water Main Service

**Existing:** The Township's Geographic Information System (GIS) records and the applicant's plan indicate there is an existing 12-inch asbestos cement (AC) watermain running east-west along the north side of Tyler Rd. Existing information shows 1 hydrant and 1 gate valve in well along the 12-inch water main. There are also two 42-inch GLWA AC pipe watermains running east-west along Tyler Rd.

**Proposed:** The applicants plan shows a new 8-inch public water main system tying into the existing 12-inch AC water main in two locations on the north side of Tyler Rd. A new gate valve and well will be installed on the existing Township 12-inch water main between the proposed 8-inch taps. The new water main system continues north through the development and terminates at a hydrant at the very north end of the site. The new system includes 11 new hydrants and 2-inch domestic service lines at each housing unit.

### Comments:

1. It is noted that a second tap to the Township main in Tyler Rd. is proposed to provide a water main loop through the site. The plans show the second water main tap running along the west side of the site and tying into the water main in the road on the north end of Area II. The applicant shall work with the Township Water and Sewer Director and the Township Engineer to determine the final layout for all water main within the proposed system. The maximum lengths of dead-end main are 450 feet for 8-inch mains.
2. Applicant shall verify a sufficient number of valves are provided per the valve spacing requirements in the Township Engineering standards.
3. Hydrant placement will be subject to review by the Township Fire Marshal and may need adjustment, depending on final property layout. Final say on all hydrant coverage, locations, and accessibility will be made by the Township Fire Marshall.
4. It should be noted that all public water main is now required to be shown in profile view. The applicant shall be prepared to show plan and profiles for all water main on site. This is a new EGLE requirement for all public water main, regardless of size. The applicant will be required to prepare the EGLE Drinking Water application and submit (3) sets of plans for submittal to EGLE upon Township approval of the water main layout. Water main profiles shall include pipe size, class, grade, invert elevations, depth of bury, and rim elevations for gate wells.

5. Verify all water main has a minimum of 10-feet of horizontal separation between all other utilities. In several locations the proposed water main appears to have less than 10-feet of horizontal separation from storm sewer.

***Additional Comments (11/2/2022):***

6. The loop on the plans and as referenced in comment #1 should continue further to the north in order to extend the redundancy of the system, rather than come to a single pinch point on the north side of Area II. The dual taps along Tyler Road become less effective without the transfer of that redundancy further north. The applicant shall look at having two (2) feeds connecting between Area II and Area III.
7. Coordination and discussions between the Applicant and the Township are ongoing with regards to a connection on the north side of the development. In order to create the most reliable and redundant system possible, Fishbeck recommends further research and discussions with EGLE be conducted to fully understand the requirements and regulations of the protected wetlands. It is understood that initial conversations were conducted, as described in the EGLE Preapplication letter (dated April 1, 2022) which requests that the applicant explore alternative designs to help avoid and/or minimize project effects on aquatic resources.

## Sanitary Sewer

**Existing:** The Township's GIS records indicate a 15-inch public reinforced concrete pipe (RCP) sanitary sewer main running east-west along the south side of Tyler Rd with two sanitary manholes, one manhole at the east property line and one at the west property line. The sanitary main flows west towards Morton Taylor Rd. Township GIS records also indicate a 10-inch sanitary stub at the very northeast corner of the site however, the proposed plans do not show the northern most portion of the property being developed.

**Proposed:** The applicant's plan indicates a proposed 10-inch polyvinyl chloride (PVC) pipe sanitary sewer main to be constructed throughout the development with 6-inch PVC leads and cleanouts at each housing unit. The sanitary system is proposed to outlet via a pump station located at the south side of the site on the west side of the entrance drive. A 3-inch sanitary force main is proposed to be directionally drilled under Tyler Rd and connect the pump station to a new manhole constructed over the existing 15-inch sanitary main. The directional drilled sanitary sewer will be crossing under the two (2) existing 42-inch GLWA water mains in Tyler Rd.

***Comments (Updated 11/2/2022):***

1. Township GIS indicates that the stub from the northern segment of the Hickory Woods development to the east has the size and the depth to accommodate the flow from the Brookwood Development if flow is diverted to the north. The applicant shall continue to determine the possibility of discharging to this stubbed segment on the north side. It is understood that similar difficulties to the water main extension exist with the sanitary sewer extension. The applicant has had preliminary discussions with EGLE regarding this disruption which requests the applicant to explore alternate designs (see comment #7 under the water main section). In order to better understand the issues at hand with extension to the north, the applicant is advised to develop a detailed response on the hardships and road blocks that prohibit this path.
2. If it is determined that an extension north is infeasible, the use of a pump station will require Township Board approval.
3. Township staff and the Township Engineer will work with the applicant on the requirements of using a pump station to outlet the sanitary sewer. In previous discussions, it was explained that any pump station or lift station that maintains the flow from more than one (1) public service must be turned over to the Township and become the responsibility of the governing agency. That said, discussions with the applicant continue regarding the ongoing maintenance responsibilities, with the possibility of an SAD for the yearly maintenance.

4. If the use of a pump station is approved, pump station design requirements must follow the Township Engineering Standard Manual. Review of all elements of the pump station design will be required as part of the Engineering review.
5. Profile views of all sanitary sewers will be required during Engineering review. Profiles shall label cover, utility crossing separation minimums, and all other information necessary to show the pipes are meeting minimum criteria. Profiles for sanitary leads are not required.

## Storm Sewer

**Existing:** The applicant's plans show an existing 10-inch RCP storm sewer with two catch basins running east-west along the north side of Tyler Rd. There are no other storm sewers located on the site. Within the property there are several wetland areas that have been surveyed and are shown by the applicant.

**Proposed:** The applicant's plan proposes a full stormwater management system with several catch basins and underground sewers that outlet to five separate detention ponds with sediment forebays. The three southern detention ponds outlet to a storm main that conveys metered flow north through the site and ultimately outlet to the wetlands in the northwest corner of the site. Ponds one and five also connect to this storm main by pond one utilizes the same ultimate outlet to the wetlands.

### Comments:

1. Profile views and storm sewer calculations, per the Engineering Standards Manual, will be required during Engineering review.
2. The included detention volume calculations appear to follow the Wayne County requirements. The Township will request to see that Wayne County has reviewed and commented on the stormwater system prior to reviewing the system itself. It is recommended that the applicant keep an open line of communication with the Township with respect to the storm water design, keeping in mind that the Township standards must be considered when designing the system.

## Paving and Grading

1. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans that show detailed ramp grades and parking grades for Americans with Disabilities Act 2010 (ADA) ramp areas. The current layout of crosswalks does not indicate locations of ADA ramps, and it appears that some ramps may be difficult to properly install due to the proximity of driveway cuts and intersection layout. During Engineering review, all ramp layout and grading must be included with the roadway layout prior to approval.

### ***Additional Comments (11/2/2022):***

2. In general, it is advised the applicant read through Chapter VII of the Van Buren Township Engineering Standards Manual. There are design parameters that must be met and will be more thoroughly reviewed during Engineering Review. The applicant is responsible for meeting all requirements, including the minimum HMA Pavement thickness for Local Residential roadways, including subdivisions, site condos, and other residential entities **MUST BE** a minimum of 4.5 inches of HMA over 8 inches aggregate base.
3. Approval of recycled Asphalt as Aggregate Base will need further discussion and exploration.
4. During Preliminary Site Plan review #1, the Township Fire Marshall expressed concerns with the overall cross section of the roadway and turning radii at many of the intersections. Discussions on the roadway width led to a slight change in the cross section of the road. Roadway width remained at 27 feet from back of curb to back of curb, however, the curb and gutter width was reduced to 18-inches, giving a paved road surface width of 24 feet. This width is acceptable for Engineering.

5. Additionally, the applicant has updated some of the interior intersection radii to better accommodate the turning radii of Township fire trucks. The Township Fire Marshall will have final approval for maneuverability around the site.
6. During Engineering design, roadway profiles must be included and follow all requirements of the Engineering Standards Manual.

## Soil Erosion and Sedimentation Control

1. Make sure the SESC plan provided is clear and concise, showing all elements that are needed for all areas of earth disturbance, and in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency.  
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>.

## Recommendation

Fishbeck recommends the Planning Commission grant the Brookwood Van Buren TWP Multi Family Residential Site Plan Preliminary Site Plan approval for engineering feasibility, subject to the comments listed above and in accordance with the Township's Engineering Standards manual for the Engineering Review Submittal. A more in-depth engineering review will be completed during the Final Site Plan and Engineering Review stage of the process. It is also recommended that the applicant continue discussions with Township staff regarding the items listed in this letter. It is also recommend that discussions with Wayne County for roadways and stormwater being now, if they haven't already, to determine their requirements before finalizing certain design elements. If you have any questions regarding this project or our comments listed above, please contact me at 248.324.2137 or [pkammer@fishbeck.com](mailto:pkammer@fishbeck.com) or Mike Leppek at 248.324.4796 or [mtleppek@fishbeck.com](mailto:mtleppek@fishbeck.com).

Sincerely,



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



**Mike Leppek, PE**  
Civil Engineer

Attachment

By email

Copy: Brittney Williams – Township  
Vidya Krishnan– McKenna



Andrew Lenaghan  
Deputy Fire Chief/Fire Marshal  
O: 734-699-8900 Ext 9416  
C: 734-294-7132

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



October 26, 2022

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

Wade Trim  
555 S. Saginaw St. STE 201  
Flint, MI 48502

RE: Brook wood Multi-Family Residential Development

A preliminary site plan review was performed on the Brookwood Multi-Family Residential Development for Wade Trim. The focus of this review was Water Supply and Fire Department Access. The Code used in the review is the Van Buren Township adopted fire code IFC 2021. The buildings were classified as Residential Group 2 (R-2).

### Water Supply

The Fire Flow required per building is 2000 gpm for 2 hours  
4801-6200 square feet.

Type 5 (wood frame construction)

**Table B105.1 (2) IFC 2001**

~~For a fire flow of 2000 gpm, the maximum distance from any point on a street or road frontage to a hydrant is 225 feet. Table C102.1 IFC 2021~~

**On sheet C5.2 the distance of 225 feet is exceeded. A hydrant will need to be added in the area of unit 20-21.**

**Hydrant added in front of Units 20-21 (9/22)**

**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

~~Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. D103.1 IFC 2021~~

### **No Corrections made to Street Width (9/22)**

**Per the last revision of the site plans, the street width is 27 feet, back of curb to back of curb. The mountable curb needs to be reduced from 30 inches to 18 inches. (10/26)**

~~Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20–26 feet wide. D103.6.1 IFC 2021~~

**Noted in latest site plan set, posted signage showing no parking on either side of the street. (10/26)**

~~Multiple family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved access roads. D106.1 IFC 2021~~

**At the planning staff review meeting on 8/17, it was agreed upon that if the housing units were equipped throughout with an automatic sprinkler system, an exception would be made (Per Code Allowance) to allow one access road.**

The required turning radius of a fire apparatus access road shall be determined by the fire code official. 503.2.4 IFC 2021

**After review of the sectional site plans, adjustments in the turns need to be made to allow for the ladder truck to turn without having to utilize the mountable portion of the curb.**

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

Andrew Lenaghan  
Deputy Fire Chief/Fire Marshal  
Van Buren Township

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing on **November 9, 2022 at 5:30 p.m.** The meeting will be held in person at Van Buren Township Hall, located at **46425 Tyler Road, Van Buren Township, MI 48111**, in the Board Room. **Members of the public may additionally participate in the meeting electronically** per guidance provided by the Wayne County Local Public Health Department for meetings of governmental bodies held under public act 228 of 2020, effective January 1, 2022. Instructions for attending the meeting electronically are provided in this notice. The Planning Commission will consider the following request:

**Case 21-032:** A request by Chris Garner on behalf of owner SB – Invest L.P. to construct an independent multi-family residential senior housing development with 132 dwelling units with a combined gross floor area of approximately 154,110 square feet. The project is proposed to be located on the north side of Tyler Road, between Morton Taylor and Haggerty Roads on a 44.4-acre site. The site has tax parcel ID # 83 043 99 0015 000 and is zoned RM – Multiple Dwelling Residential District. Senior housing developments are a Special Land Use in the RM (Multiple Dwelling Residential) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

Members of the public may access the agenda materials via the Township website – [www.vanburen-mi.org](http://www.vanburen-mi.org) by **November 7, 2022**. On the meeting website, members of the public will also gain access to **means of participating in the electronic meeting. On the agenda for the meeting**, a unique Zoom weblink and dial-in phone number with a meeting ID for meeting videoconference or teleconference access will be provided. The meeting will be available to view live on the Van Buren Township YouTube Channel which can be reached from the live meeting link located on the Van Buren Township website home page ([www.vanburen-mi.org](http://www.vanburen-mi.org)). Closed captioning will be available after YouTube fully renders meeting video.

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

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

Posted: October 17, 2022  
Published: October 20, 2022



**To:** Dan Power, AICP, Director of Planning and Economic Development

**From:** Kevin Royston P.E., and Veronica Clark

**Date:** 12/1/2022

**Subject:** Brookwood Multifamily Housing Van Buren

Dear Mr. Power,

We have received Dan Power's email for the Planning Commission Meeting comments and concerns on November 10, 2022 and offer the following in response. Please note our responses are provided in italicized font below the original comment:

**Sample Project(s):**

1. Several of our Planning Commissioners were interested in seeing some examples of similar built projects. Are there any 2-, 4-, and 6-unit products for seniors in the area with a comparable layout we could recommend them to go visit?

*Response: Luke Bonner with Bonner Advisory Group emailed examples of similar build projects with 2-, 4-, and 6- unit products for seniors in the area with a comparable layout to Dan Power on November 23, 2022.*

**Traffic:**

1. I recalled a traffic study scoping meeting I had with Wade Trim last Fall. This meeting was with Lori Pawlik and Bridget Bienkowski on 10/7/2021. I forwarded them the completed traffic study from the 84-unit assisted living *Hampton Manor* project after that meeting. You might connect with them to get some additional information regarding what assumptions were to be made in the initial traffic study scope. At the Planning Commission's direction, I advise that a refined version of your TIS should include assumptions from the following:
  - Starting in the next year: 84 combined assisted living and memory care units, and any affiliated medical staff and medical vehicle traffic. SE corner of Morton Taylor and Tyler Road.
  - Starting in the next 2-3 years: 88 single family homes at the northwest corner of Morton Taylor and Tyler Road.

*Response: As discussed with Dan Power, the trips generated as part of the Traffic Impact Study prepared by Traffic Engineering Consultants, Inc. in February 2020 for the Hampton Manor of Van Buren was added to the Build condition trips in the Brookwood Traffic Impact Study. The Hampton Manor will be located at the southeast quadrant of Tyler Road & Morton Taylor Road. It was also agreed that the traffic generated by the 88 single family homes will not need to be included in the Brookwood study at this point in time.*

**Driveways/Parking Configuration:**

1. Consider layouts that would not require shared side entry driveways and present those to us. This may include separating side entry garage driveways with a buffer between units. It may also include relocating side entry garages to the outer units. Be sure to provide dimensions.

*Response: Due to the Townships requirement to hide the garage doors from the main road, side entry garage doors have been proposed along with a 3-foot wide stone strip buffer between driveways including dimensions. Please see detail on Overall Site Plan on sheet C3.0.*

**Tree Protections:**

1. All tree protection or replacements along the east lot line will be critical

*Response: Tree protection is shown for any tree close to the disturbance line. A staggered row of spruce trees with some deciduous and ornamental trees is proposed along the east property line. See tree survey plans on sheets C1.6 to C1.9 and landscape plans on sheets L1.3 to L1.4.*

**Attached Single-Family Residential Housing Standards:**

1. Generally, Section 5.143 of our Zoning Ordinance (Senior Housing) takes precedence over standards for other uses. We are currently trying to address one of our Planning Commissioner's concerns in this regard and I will report back. We may have some design suggestions based on some of the applicable standards of Sec. 5.116, such as providing some additional separation between units 87 and 60, units 57 and 97. We can discuss this more next week.

*Response: We have reviewed the units recommended by the Township for additional setback opportunities. Based on our current floor plans, we could not reduce square footage any further. Doing so would cause us to either eliminate a building or eliminate units. We also considered architectural alterations that could support a setback to this units. Unfortunately, there were no architectural options to increase the setback. Our proposed solution is to plant arborvitae as a natural vegetation screening option. These native evergreens grow vertically quickly and require little to no maintenance. They are also a generally accepted landscape detail use in many residential applications. We added arborvitae between units 87 and 60, units 57 and 97 and among other areas we thought were appropriate throughout the site. When applicable, we kept the arborvitae hedge closer to the sides of the buildings, to increase the "backyard" space for residents.*

**Utilities, Road Connections:**

1. We'll stand by for any additional information you have regarding your proposed conservation easement. The comments received last night complement the project's preservation of and lack of disturbance to the wetlands on the project's north end. In the meantime, please familiarize yourself with the Township Engineer's comments on water and sanitary, among his other comments. We'll look to your team for a proposal on the funding mechanism for the long-term maintenance of the proposed pump station that we can review.

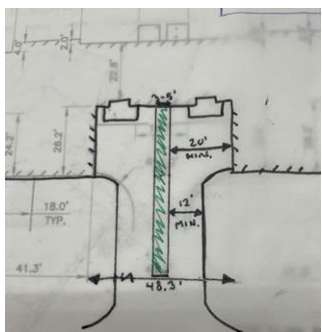
*Response: We sent Dan Power a proposed DRAFT conservation easement on November 22, 2022. We will be working with EGLE and the Township to finalize the conservation easement. We will be sure to familiarize ourselves with the Township Engineer's comments on water and sanitary sewer, among his other comments. We will propose a funding mechanism for the long-term maintenance of the proposed pump station for your review during the engineering stage of the review.*

**Email from Dan Power on November 1, 2022**

1. Verify that the widened boulevard near the front of the site will allow two-way access on each side, in the event of obstruction of some or all of the site's roadways. If not, I would recommend adjusting this during final site plan review or if possible, prior to the Township Board's consideration of a special land use approval.

*Response: Boulevard drive aisles were widened from 20.2 feet face of curb to face of curb (fc-fc) to 22 feet fc-fc. See Site Plan - I sheet C3.1*

2. Consider a modification to the layout detail to the driveways which provides a small separation between the two adjoining side entry garages. There is concern about shared driveways from the experience of other residential projects in the Township. Consider widening these driveways to be separated by a 3-5' grass strip in between, perhaps with a single paved apron to serve two sites but with the run of driveway separated by the grass strip. We would vet this with the Township Engineer, but I would like you to consider this. See the example below.



*Response: A 3-foot wide stone strip was added to show separation between driveways. Please see detail on Overall Site Plan on sheet C3.0.*

**Zoom phone conversation between Van Buren Township, Wade Trim and Luke Bonner on October 19, 2022**

1. Can you provide screening behind parking spots across from clubhouse?

*Response: A staggered row of spruce trees and a row of dense yew was added to screen the headlights from the parking spots across from the clubhouse. See Landscape Plan - II and Landscape Plan - III sheet L1.2 and L1.3.*

Brookwood Fenton  
Page 4

If you have any questions or require additional information, please contact our office.

Very truly yours,

Wade Trim, Inc.

Kevin Royston P.E.  
Project Manager

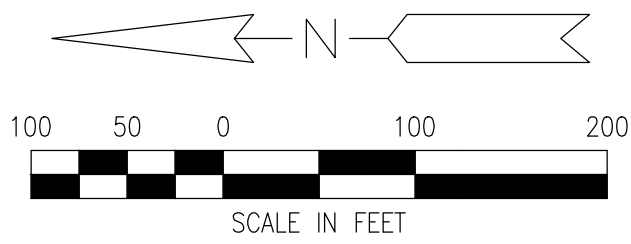
Veronica Clark  
Engineer

VC:BO

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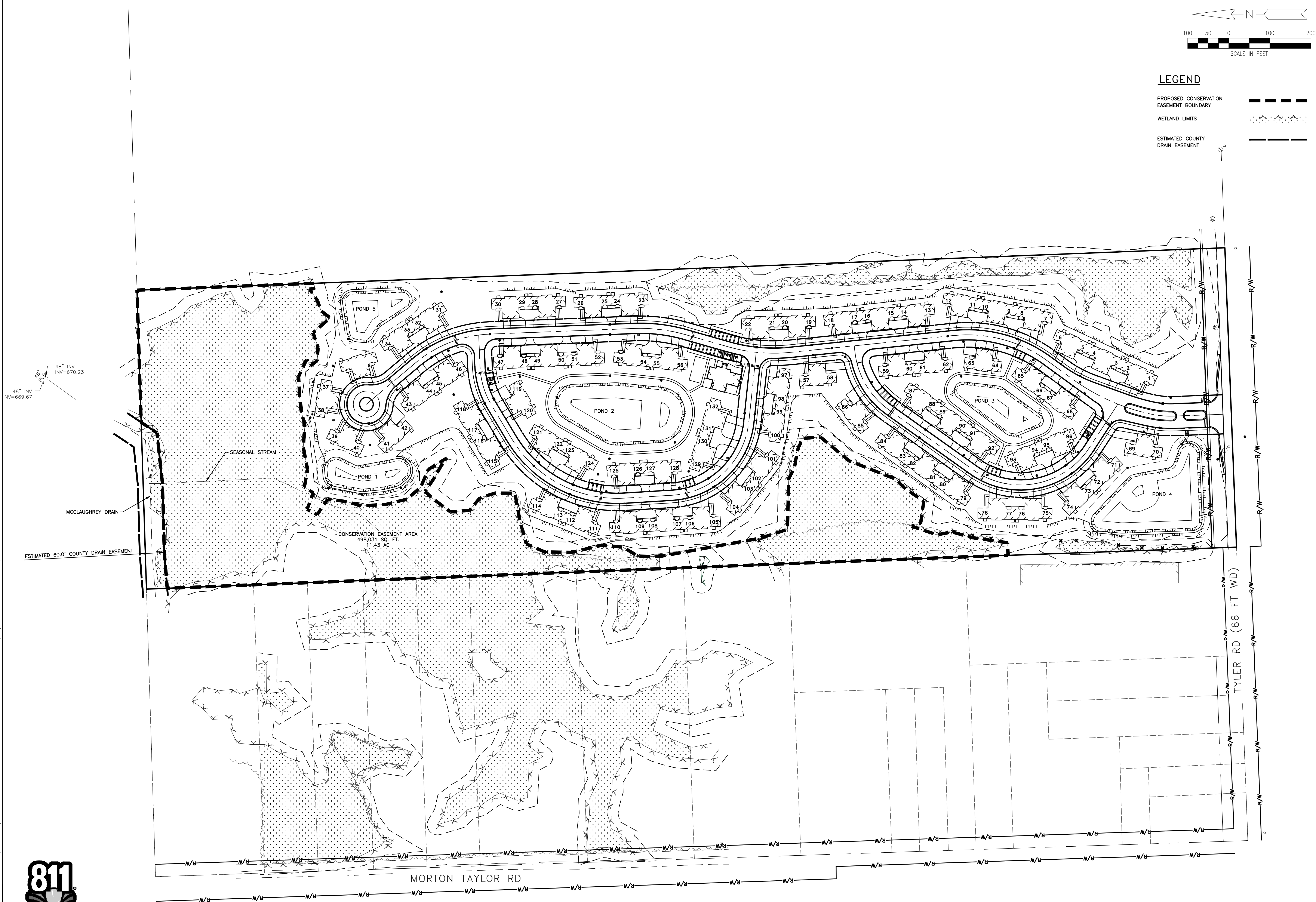
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LEGEND

- PROPOSED CONSERVATION EASEMENT BOUNDARY
- WETLAND LIMITS
- ESTIMATED COUNTY DRAIN EASEMENT



PROJECT MANAGER: - C:\PW\_WORK\WADE-TRIM\_VCLARK\01129952\PLTS-EGLE CONSERVATION EASEMENT PLANDWG - C2.0 - PLOTTED 11/22/2022 8:23 AM BY CLARK, VERONICA



Know what's below.  
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| REV# | DATE | DESCRIPTION | BY |
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855 S. Saginaw Street, Suite 201  
Taylor, MI 48180  
810.335.2552  
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GARNER PROPERTY MANAGEMENT  
23944 EUREKA ROAD, SUITE 105  
TAYLOR, MI 48180  
PROPOSED EGLE CONSERVATION EASEMENT PLAN  
FOR  
VAN BUREN TOWNSHIP MULT-FAMILY RESIDENTIAL

|             |             |     |
|-------------|-------------|-----|
| ISSUED FOR: | DATE:       | BY: |
|             |             |     |
| JOB NO.     | GPM2001.01F |     |
| SHEET       | C1.0        |     |





## MEMO

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|       |  |
|-------|--|
| TO:   | Van Buren Township Planning Commission                       |
| FROM: | Dan Power– Director of Planning and Economic Development     |
| RE:   | Residential Development Standard Zoning Ordinance Discussion |
| DATE: | December 7, 2022   |

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Commissioners:

The Planning Commission and staff have worked steadily on a set of Zoning Ordinance amendments to adjust a minimum requirement that 30% of garages in residential subdivisions and site condominiums must be side- or rear-entry garages and minimum residential building separation requirements of 20 feet in Planned Residential Developments (PRD's). Staff began this process following an initial review of a specific application by Pulte Homes to acquire and develop 30 acres of planned multi-family and commercial development near the corner of Morton Taylor and Tyler Roads as a PRD with single-family home sites. Staff explored some of the constraints on this potential project by the side entry garage and building separation requirements. Staff reviewed specific development interest and residential building trends, findings from the Master Plan, and regional and comparison community context to evaluate whether the proposed Zoning Ordinance amendments would be justifiable. These items were discussed in detail at a regular meeting held on October 26<sup>th</sup>, 2022. Minutes from this discussion are included in this packet.

In the October 26<sup>th</sup> meeting, Planning Commissioners came to a consensus that the proposed amendments to Section 5.115(B) (Dwelling, Single-Family Residential (All Site Condominiums and Subdivisions) of the Zoning Ordinance, pertaining to garage door orientation, were ready to be considered in a public hearing. Regarding the required minimum 20-foot separation between dwellings in PRD's, the Planning Commission ultimately decided to strike the provision in the PRD ordinance that outright prohibited modifications from this requirement. The more simplified version of the proposed zoning ordinance text amendments that address this change are included in this packet. The specific language regarding building separation is in a set of proposed revisions to Sections 6.203(A) (Planned Residential Developments – Modifications, Modifications Permitted) and 6.207(B)-6.207(C) (Planned Residential Developments – Design, Building Setbacks and Building Separation).

A public hearing has been set to take comments on the proposed zoning ordinance amendments summarized above on December 14<sup>th</sup>. A public hearing notice was published in the Belleville Area Independent newspaper on November 23<sup>rd</sup>, 2022. At the public hearing on December 14<sup>th</sup>, the Planning Commission will receive public comments on the proposed set of zoning ordinance amendments. If they so choose, the Planning Commission may then vote to forward the proposed amendments, either as written or with minor changes, to the Township Board of Trustees for consideration. If the proposed text amendments are forwarded for the Township Board's



consideration, they will be considered over the course of two (2) readings at regular meetings of the Township Board of Trustees prior to adoption.

Thank you for allowing me to assist in this ordinance research and development effort.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power". The signature is fluid and cursive, with the first name "Dan" and last name "Power" clearly distinguishable.

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

CC: Vidya Krishnan, Senior Principal Planner / Van Buren Township Planning Consultant –  
McKenna Associates

## Section 6.203. Modifications

**(A) Modifications Permitted.** The Township Board of Trustees may, upon recommendations from the Planning Commission, permit modifications to the following requirements, subject to any specific limitations for any specific requirements also enumerated in this Ordinance, and upon finding that the modification will result in a substantial benefit to the users and community as whole:

(1) PRD Site Area (Section 6.204(C)).

(2) Density (Section 6.206).

(3) Building Setbacks (Section 6.207(B)) and Building Separation (Section 6.207(C)).

(4) Lot Area and Width (Section 6.207(D)).

## Section 6.207. Design

A PRD shall comply with the following standards:

**(B) Building Setbacks.** Buildings in a PRD shall comply with the following building setback requirements:

(3) Notwithstanding Section 6.207(B)(1) and Section 6.207(B)(2) above, the minimum side and rear yards for all buildings in a PRD shall be the same as in the zoning district in which the PRD is located. The Township Board, upon recommendation from the Planning Commission, may modify the minimum side and rear yard setback requirements based on sound planning and design principles, taking into account the degree of compatibility between adjoining uses, sensitivity to the characteristics of the site, the need for free access for emergency vehicles, the need for adequate amounts of light and air between buildings and the need for proper amounts of open space for the exclusive use of residents of the PRD. However, the minimum building separation requirements of Section 6.207(C) may not be modified.

## Section 5.115 Dwelling, Single-Family Residential (All Site Condominiums and Subdivisions)

### (B) Application of standards.

#### (6) Definitions.

- (b) **“Substantially different”** means that a structure, when compared to another structure, differs from that structure as measured by ~~three (3)~~ four (4) or more of the following ~~five (5)~~ six (6) criteria:
  - (i) **Roof style.** Roof style is determined by location and orientation of the principal ridge line and adjacent sloping sections. Different roof styles include but are not limited to gable, reverse gable, Cape Cod, gambrel, hip, mansard and flat, etc.
  - (ii) **Roof pitch.** Roof pitch is determined by measuring the ratio of vertical to horizontal units in the sloping segments of the principal section of the roof of a structure. Different roof pitches are three (3) or more vertical units in twelve (12) from each other including, for example, 6:12 and 9:12 or 8:12 and 11:12, etc.
  - (iii) **Exterior Material.** Exterior material describes the material present area of structure. Different exterior materials include but are not limited to horizontal siding, vertical siding, shingles/shakes, brick, stone and stucco, etc.
  - (iv) **Location of Major Design Features Relative to Main Mass.** Major design features include but are not limited to attached garages, porches, porticos, breeze-ways, gables, dormers and/or similar major features. Different locations of major design features relative to the main mass of a structure include but are not limited to in front of, beside, on top of, and/or in some other location relative to the main mass of the structure.
  - (v) **Location of Windows Doors Relative to Main Mass.** Windows and doors on a structure can take on various configurations. Different location of windows and doors relative to the main mass of a structure include but are not limited to center door, off-center door and no door, with windows on either or both sides of and/or above the door.
  - (vi) **Garage door orientation.** The garage door on a principal dwelling which is oriented toward the side, rear, or front of the lot, in contrast to the garage door’s orientation on the neighboring property.

- (8) **Garage Door Orientation.** In addition to the requirement that a structure be found to be substantially different as defined herein, at least thirty percent (30%) of all structures within a proposed residential plat or site condominium project shall have the garage door oriented other than to the front of the lot (i.e., oriented to the side or rear of the lot). A deviation from the 30% requirement can be granted by the Board upon recommendation from the Planning Commission if the negative impacts of front garage door orientation are offset by recessing the garage door a minimum of five (5) feet from the front face of the dwelling, use of architectural enhanced garage doors, expanded brick on the front façade, limits on the ratio of the area of the garage door area to the area of the dwelling’s front façade, or other enhancements deemed acceptable by the Planning Commission.

- Is there anything that requires the Planning Commission to see a material sample? Director Power informed that in the past, applicants have brought samples. Director Power will check the language in the PRD, he does not believe that colors are required. Also, one of the later changes made by the applicant was to add brick to the rear of the elevation.

No comments from the audience.

**Motion Jahr, Barr second to grant the applicant, Lawrence Duty, an amendment to the approved Country Walk Phase III site plan to allow for one (1) new model architectural elevation to be built at the site located at 42482 North Cumberland Drive, based on the analysis and subject to the conditions in the staff review letter dated 10-25-22, specifically noting the proposed unit is subject to approval by the Country Walk Phase III Homeowner's Association.**

**Roll Call:**

**Yeas: Budd, Grant, Barr, Atchinson, Cullin, Jahr and Kelley.**

**Nays: None.**

**Excused: None.**

**Motion Carried. (Letter Attached)**

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

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

Director Power gave the presentation summarizing his memo dated 10-20-22. The Planning Commission and staff have been working on a set of zoning ordinance amendments to adjust the minimum requirement that 30% of garages in residential subdivisions and site condominiums must be side or rear-entry garages and minimum residential building separation requirements of 20 feet in planned residential developments (PRD's). Director Power discussed the following in his review: Specific development interest and residential building trends, Master Plan guidance, regional and comparison community context and the scope of the ordinance across the Township. The Commission was provided the most recent draft of the proposed set of zoning ordinance text amendments. Director Power encouraged the Commission to have further discussion with decision points on the proposed text amendments using a checklist guide that he provided.

Vidya Krishnan of McKenna Associates informed that every item has been discussed in the new ordinance amendment for building separation. A correction have been made, landscaping would be allowed between homes, it has to be low shrubs, made sure to have positive drainage, no fences and in the PRD's there is a construction access agreement between all properties. Mrs. Krishnan suggested to schedule a public hearing, the Commission is not required to make a decision. The public hearing would give the opportunity to receive public feedback.

Commissioners had the following questions and comments:

**Side Entry Garage Language:**

- Commissioner is happy with the changes, they are adequate and protect side entry garages.
- Commissioner drove through Country Walk recently, hardly saw the porches in one direction and saw mainly garage doors in the opposing direction. The garage door protrudes so far forward, if the porch is small that is all you see. Vidya Krishnan informed that the amendments state that the garage has to be 5 feet behind the front door, which fixes the existing issue.
- Commissioner agreed after walking through a similar neighborhood, the 4-5 foot setback of the garage fixes the issue of concern.
- Planning Commissioners agree they are ready to schedule the public hearing for the side entry garage language.

**Building Separation Language:**

- In the perception of density, do we want a community with homes only 10 feet apart? Is this good for the community? The Township does have rural character, most people do want single family homes versus attached. Maybe get more feedback at the public hearing.
- If you look at Townsend Park, some of the homes are 10 feet apart. The houses that have a sidewalk up against the house, the drainage is questionable. The beginning of the neighborhood with the larger separation looks more desirable.
- Need to narrow down what is available within the community. Community outreach, if building next to another subdivision, have developers reach out to them. See if this is something that the community really wants.
- In the southern side of the Township, the separation variance changes the whole concept.
- We have had the same thing over and over for years. We obtained input from the community during the Master Plan review. They told us they wanted more housing and different housing types.
- There was a lot of feedback, if we do move forward, with what restrictions?
- Director Power informed in regard to the area referenced in the Sumpter Road Corridor, that area mimicked the Roulo subdivision where the homes are still mostly 20 feet apart. There would not likely be a request for these types of development there.
- Concerned that people in the northern section of the Township are being closed in on.
- Commissioner made a good point as in what is missing? Would you want a house 10 feet apart from your neighbor? Townhomes still have a firewall, these houses don't. In Colorado, homes less than 12 feet apart are considered a fire hazard. Looking at the Master Plan, need to have high standards and excellence in design if we have smaller lots and smaller houses.
- The questions isn't whether a future resident wants to move into homes that are 10 feet apart. The question is do we want the Planning Commission to have the ability to make these changes on a case by case basis. Why do we have this language if it is not important? Looked at what is proposed, great job by staff. Convinced to simply remove the restriction and leave it up to the Planning Commission to make a recommendation to the Board. Commissioner is in favor of a strikethrough to the last line of Section 6.207 (B)(3).

- The Board does not approve houses only PRD's. The concern is with developers, who draws the line? Agree that 20 feet is too much.
- This would be case by case and may have to say "no" to a lot of them, but it gives the Commission the ability.
- If they go strictly by the Planning Commission, it could drive up the aesthetics.
- Developers should talk to neighboring communities and subdivisions to get feedback before they come before the Board.
- Commissioner agrees with the strikethrough of the last line in Section 6.207 (B)(3). Feels like this captures what she's been trying to get across. If we want to be premier, we need to expose ourselves to more developers and have the ability to say "no". These developments are being developed in other areas with amenities and open areas, we haven't had that here. Want the developers to be able ask for what they want.
- Vidya Krishnan informed that at this time the PRD allows to grant a deviation from everything but the building separation. The simplest way to tackle this is to take out the last line of the clause. The Planning Commission would have the ability to modify.
- Director Power agreed with the Commissions conversation about reaching out to the neighbors. It makes sense to encourage community outreach and maybe introductions to neighboring homeowners associations as well. Vidya Krishnan agreed and informed that Director Power has been clear to several applicants to reach out to their neighbors.
- Commissioner inquired if we have a Homeowners Association Committee? Trustee Boynton informed that yes, we do have a Committee. Commissioners can contact Dan Selman to put items on their agenda for discussion.
- Commissioners agreed on the strikethrough, supported scheduling a public hearing and requested to see a clean copy of the language.

No comments from the audience.

**Motion Jahr, Atchinson second to schedule a public hearing for the side entry garage and building separation requirements for residential developments. Motion Carried.**

#### **GENERAL DISCUSSION:**

Director Power informed that there will be a Planning Commission meeting on Wednesday, November 9, 2022.

Commissioner discussed that with having a lot of work on ordinance, it would probably be good to break out into subcommittees for future ordinance work to hash out the details. Commissioners agreed and mentioned that they could rotate members on the subcommittees.

Commissioners attended the MAP conference, learned a lot and had a great experience.

#### **ADJOURNMENT:**

**Motion Atchinson, Jahr second to adjourn the meeting at 7:38 p.m. Motion Carried.**

# CHARTER TOWNSHIP OF VAN BUREN PLANNING COMMISSION NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **December 14, 2022 at 5:30 p.m.** The meeting will be held in person at Van Buren Township Hall, located at **46425 Tyler Road, Van Buren Township, MI 48111**, in the Board Room. Instructions for attending the meeting electronically are provided in this notice. The Planning Commission will consider the following items:

**Zoning Ordinance Text Amendments:** Proposed amendments that will modify the requirement for at least thirty percent (30%) of all structures within a proposed residential plat or site condominium project to have the garage door oriented other than to the front of the lot (i.e., oriented to the side or rear of the lot), and will allow modifications to restrictions on minimum separation distance between buildings in Planned Residential Developments (PRDs). The amendments will include updates to Sections 5.115(B)(8) (Dwelling, Single-Family Residential (All Site Condominiums and Subdivisions)), 6.203(A) (Planned Residential Developments – Modifications, Modifications Permitted) and 6.207(B)-6.207(C) (Planned Residential Developments – Design, Building Setbacks and Building Separation).

**Case 20-037:** A request by Rand Construction Engineering, Inc. on behalf of owner 5M Van Buren LLC to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies . The project is proposed to be located at the 21.3 acre site located at 5925 Beck Road (parcel ID number 83 014 99 0001 703). The parcel is zoned M-1 – Light Industrial. Outdoor storage of building equipment and supplies is a Special Land Use in the M-1 (Light Industrial) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.



**Case 22-010:** A request by David Brewer of Vanston / O'Brien Inc. on behalf of owner Night Hawk Properties to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site. The project is proposed to be located at 11650 Belleville Road (parcel ID number 83 081 99 0004 709), which is zoned C-2 – Extensive Highway Business District. Automatic automobile wash establishments are a Special Land Use in the C-2 – Extensive Highway Business District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.



On the agenda for the meeting, a unique Zoom weblink and dial-in phone number with a meeting ID for meeting videoconference or teleconference access will be provided. The meeting will be available to view live on the Van Buren Township YouTube Channel. A complete procedure for public comment by electronic means is provided on a guide which is accessible on the Van Buren Township website ([www.vanburen-mi.org](http://www.vanburen-mi.org)). Participants may also choose to submit written comments that will be read into record during public comment by the Chairperson. Submit any written comments or questions about the meeting via e-mail to [dpower@vanburen-mi.org](mailto:dpower@vanburen-mi.org). To comply with the Americans with Disabilities Act (ADA), any citizen requesting accommodation to attend a meeting, and/or to obtain this notice in alternate formats, please contact the Clerk's Office at 734.699.8900, extension 9205.

Posted: November 19, 2022

Published: November 24, 2022



PRINT PACKET

PLANNING & ZONING APPLICATION

Case number 20-037 Date Submitted 11/25/2020

APPLICANT INFORMATION

Applicant Rand Construction Engineering, Inc. (Allen Scott) Phone \_\_\_\_\_  
 Address 1270 Rickett Road Fax \_\_\_\_\_  
 City, State Brighton, MI Zip 48116  
 E-mail ajscott@randconstruction.com Cell Phone Number (810) 923-2860  
 Property Owner 5M Van Buren, LLC Phone \_\_\_\_\_  
 Address 3300 W. Jefferson (if different than applicant) Fax \_\_\_\_\_  
 City, State Trenton, MI Zip 48183  
 Billing Contact Rand Construction Engineering, Inc. (Lisa Acre) Phone (810) 224-5693  
 Address 1270 Rickett Road Fax \_\_\_\_\_  
 City, State Brighton, MI Zip 48116

SITE/ PROJECT INFORMATION

Name of Project Integrity Component & Design  
 Parcel Id No. V125-83- 014-99-001-703 Project Address 5925 Beck Road  
 Attach Legal Description of Property  
 Property Location: On the East Side of Beck Road; Between Michigan Ave. and Van Born Road.  
 Size of Lot Width \_\_\_\_\_ Depth \_\_\_\_\_  
 Acreage of Site 21.34 Total Acres of Site to Review 21.34 Current Zoning of Site M-1 Light Industrial  
 Project Description: Site development with culvert construction, utilities, asphalt drives & parking areas, gravel staging areas and the construction of a manufacturing facility.  
 Is a re-zoning of this parcel being requested? No YES (if yes complete next line) NO  
 Current Zoning of Site M-1 Light Industrial 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

5M VAN BUREN LLC

Print Property Owners Name

[Signature]

Signature of Property Owner

SANDRA K. JONES  
 NOTARY PUBLIC, STATE OF MI  
 COUNTY OF OAKLAND  
 MY COMMISSION EXPIRES Nov 17, 2023  
 ACTING IN COUNTY OF Oakland

11-25-20

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 data are in all respects true and correct.

Subscribed and sworn before me this 25th day of NOV 20 20  
Sandra K Jones Notary Public, Oakland County, Michigan My Commission expires NOV 17, 20 23  
Sandra K Jones

Rev 1/12/06





## MEMO

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|       |  |
|-------|--|
| TO:   | Van Buren Township Planning Commission                   |
| FROM: | Dan Power– Director of Planning and Economic Development |
| RE:   | Case 20-037 – Integrity Component and Design             |
| DATE: | December 7, 2022   |

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The Planning Commission will review the request by Rand Construction Engineering, Inc. on behalf of owner 5M Van Buren LLC to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies. The proposed site is located at the 21.3-acre site located at 5925 Beck Road (parcel ID number 83 014 99 0001 703), on the east side of Beck Road south of Michigan Avenue. The parcel is zoned M-1 – Light Industrial. Outdoor storage of building equipment and supplies is a Special Land Use in the M-1 (Light Industrial) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

For the Planning Commission's reference, this review packet contains a completed application form; reports from the Township's Planning Consultant, Township Engineer and Fire Marshal; a copy of the public hearing notice that was published and distributed for this request; excerpts from a combined civil and architectural plan set for the project dated October 13<sup>th</sup>, 2022.

If the special land use is recommended for approval by the Planning Commission and the preliminary site plan is approved, the project will proceed to the Township Board of Trustees for special land use approval consideration. If the special land use is granted, the project will undergo detailed engineering review by Wayne County and Van Buren Township. The project will then be reviewed again for final site plan approval by the Planning Commission before permits are issued.

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

Sincerely,

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



**MCKENNA**

November 17, 2022

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

**Subject: VBT-20-037 Integrity Component and Design / 5925 Beck Road; Special Land Use Review #2; Revised Site Plans Dated October 13, 2022.**

Dear Commissioners:

We have reviewed the application submitted by Rand Construction Engineering, Inc., on behalf of Integrity Component and Design to construct a 68,228 square foot manufacturing, office, and warehouse facility, along with site development including culvert construction, utilities, asphalt drives, parking areas, and gravel staging areas, at 5925 Beck Road. The site is located on the east side of Beck Road south of Michigan Ave, is zoned M-1 (Light Industrial District) with a total area of 21.34 acres. Section 3.115 (C) of the Zoning Ordinance permits Outdoor Storage of Building or Contracting Equipment and Supplies as a special land use in the M-1 District.

We have reviewed the special land use request based on Zoning Ordinance standards and sound planning and design principles. The site plan review is under separate cover. Our comments are as follows (items requiring changes or additional information are underlined):

### **Special Land Use Review Comments**

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

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

This standard has been met. The subject site is vacant and located in an area with industrial zoning. We find that the proposed use of it for an industrial purpose will promote the use of land in a socially and economically desirable manner and as visualized in the Master Plan. Any impacts on the adjacent properties resulting from the site improvements will be mitigated through setbacks, landscaping and screening, which are reviewed in our site plan review letter under separate cover.

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

This standard has been met. The site is in proximity to Michigan Avenue, and the applicant's limitation on all truck traffic using the site to the north (also owned by the applicant) for access to Michigan Avenue and other freeways makes access to it convenient for the public and negating additional truck traffic along Beck Avenue.

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

This standard has been met. The subject site, all the parcels abutting it and in the vicinity are planned for heavy industrial uses although there are a few existing non-conforming single family dwellings on Beck road. The site abuts vacant land to the south and east. The site to the north is located in Canton Township and is occupied by the applicant's facility which involves retail sales and outdoor storage of building materials too. Cross access to this site has been provided for in the plans, directing all truck traffic to Michigan Avenue. Only customer and employee access is provided off of Beck Road limiting potential impacts on the existing dwellings.

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

This standard can be met. The applicant is seeking approval from the Planning Commission to defer installation of a sidewalk along the site's frontage at a future date when Beck road is paved. In the interest of public safety, the Planning Commission has always required sidewalks to be provided. Even though a proposed sidewalk would not connect to any other sidewalk at this time, it will be a start to providing safe pedestrian access along beck road.

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

This standard can be met. The applicant is working with the Township Engineer to meet all utility requirements.

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

This standard has been met. The limitation of truck traffic on Beck Road significantly reduces any adverse impacts from heavy traffic on existing dwellings along Beck road.

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

This standard has been met with the provision of adequate replacement trees, interior parking lot landscaping, and detention ponds. The applicant is working with Wayne County to ensure detention ponds are satisfactory.

**8. Is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located and meets applicable site design standard for special approval uses.**

This standard can be met. The proposed use of outdoor storage is within the provisions of uses requiring special approval. Provided issues noted in our site plan review letter and the comments above are addressed, the proposed use can be in harmony with the purposes and applicable regulations of the M-1 zoning district and meet applicable site design standard for special approval uses.

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

This standard has been met. The proposed outdoor storage is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.



**Specific Approval Criteria for Outdoor Storage of Building or Contracting Equipment and Supplies**

**[Section 5.132]:** Outdoor Storage of Building or Contracting Equipment and Supplies are permitted as a Special Land Use in the M-1 District, and is subject to the following use specific standards:

1. **Such storage shall be located within an area no closer than one hundred (100) feet from any street right-of-way line and two hundred (200) feet from any residential district.**

This standard has been met. No storage is proposed closer than one hundred (100) feet from the Beck Road right-of-way. Additionally, the subject site is surrounded by M-1 Zoning and no storage is located within two hundred (200) feet of a residential zoning district.

2. **No yard setback areas shall be used for outdoor storage.**

This standard has been met. There is no outdoor storage area located within a required yard setback.

3. **A roadway(s) shall be provided, graded, surfaced and maintained from the street to the rear of the property to permit free access of public safety vehicles at any time.**

This standard has been met. The asphalt access drive and parking lot acts as the required roadway from the street to the rear of the property to permit free access of public safety vehicles at any time.

4. **All such open storage shall be screened from all streets and on all sides pursuant to Section 10.103 (E). The Planning Commission may require a six (6) foot high permanent wall or additional landscaping with a fence.**

This standard can be met. The outdoor storage areas are proposed to be screened from Beck Road by a 6' tall chain link fence with gates. To comply with the ordinance requirement, the fence and gates must be made of decorative material, while the Planning Commission can approve chain link for other areas of the site. In addition, per Section 10.103 (E), a ten (10) foot wide buffer, with one (1) tree per thirty (30) lineal feet is required along all lot lines. The ten (10) foot wide buffer has been delineated along all lot lines. The applicant intends to use existing tree cover to provide the required buffering, a detailed tree survey has been included to ensure the existing screen cover meets the Ordinance requirements.

5. **All stored materials shall not be piled to a height of more than six (6) feet, except materials may be stacked to a height of fourteen (14) feet provided the materials above six (6) feet in height are packaged or wrapped, neatly stacked, not accessible to customers, and are on a rack designed to safely store the materials.**

This standard can be met. The applicant has noted on the cover sheet that they are requesting a variance from the Zoning Board of Appeals to increase outdoor storage elevations to 12 feet, and in some cases to 14 feet. If the Ordinance limit is 14 feet, it is unclear why a variance would be needed to stack to a height of 12-14 feet. Clarify the statement or delete the note if irrelevant.

6. **That portion of the land used for open storage shall be surfaced in a manner acceptable to the Planning Commission, demonstrated to be appropriate for its intended use.**

This standard has been met. The portion of the land used for open storage is proposed to be paved.



**7. The owner shall be responsible for ensuring that mud and similar debris shall not be transported from the site and deposited onto adjacent roadways.**

This standard has been met. The applicant has included a note on the Cover Sheet indicating that mud and similar debris will not be transported from the site and deposited onto adjacent roadways and that any such debris will be promptly cleaned up.

**Recommendation**

Most of the general standards for consideration of special land use approval and specific standards for outdoor storage use have been addressed at this time with a few minor exceptions which require revisions to details on the site plan. Therefore, we recommend that the Planning Commission recommend approval of the proposed special land use request to the Board of Trustees, subject to the following conditions:

1. Installation of a sidewalk along the site's Beck Road frontage or Planning Commission approval of deferred installation with terms and conditions.
2. Revision to fencing proposed.
3. Clarification regarding need for variance or deletion of note.
4. Site plan approval.

Respectfully,  
**McKENNA**

Vidya Krishnan  
Senior Principal Planner

Gage Belko  
Assistant Planner

c: Dan Power, Director of Planning and Economic Development  
Paul Kammer, FTCH, Township Engineers  
Andrew Lenaghan, Fire Marshal



**MCKENNA**

November 17, 2022

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

**Subject: VBT-20-037 Integrity Component and Design / 5925 Beck Road; Site Plan Review #4;  
Revised Site Plans Dated October 13, 2022.**

Dear Commissioners:

We have reviewed the application submitted by Rand Construction Engineering, Inc., on behalf of Integrity Component and Design to construct a 68,228 square foot manufacturing, office, and warehouse facility, along with site development including culvert construction, utilities, asphalt drives, parking areas, and gravel staging areas, at 5925 Beck Road. The site is located on the east side of Beck Road south of Michigan Ave, has a tax parcel identification number: V-125-83-014-99-001-703 is zoned M-1 (Light Industrial District) with a total area of 21.34 acres. Section 3.115 (C) of the Zoning Ordinance permits Outdoor Storage of Building or Contracting Equipment and Supplies as a special land use in the M-1 District.

**Background.** The applicant originally submitted for site plan approval consideration in December 2020. After an original review of the plan, changes were made and resubmitted for preliminary site plan consideration in March 2021. However, the applicant then put the project on hold pending approval of plans for an expansion within their Canton Township site which abuts the subject site to the north. That plan proposed a connection between the two sites. At this time, the plans submitted to Canton Township have received preliminary approval, and the applicant has submitted new plans for consideration.

We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. The special land use review is under separate cover. Our comments are as follows (items requiring changes or additional information are underlined):

## COMMENTS

1. **Zoning and Use.** The site is zoned M-1 (Light Industrial District). The original site plan notes the proposed use as a roof and floor truss manufacturing facility. However, the applicant has revised their application and is now proposing outdoor industrial storage. Section 3.115 (C) of the Zoning Ordinance permits Outdoor Storage of Building or Contracting Equipment and Supplies as a special land use.
2. **Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. The applicant has submitted all required material.
3. **Dimensional Requirements.** The required front, rear and side yard setbacks for the M-1 District are 50 feet, 40 feet, and 40 feet, respectively. The proposed building has been dimensioned with setbacks that are compliant. The plan also notes a "future expansion area" on the east side of the building which is compliant with the rear yard setback. The maximum permitted building height in the M-1 district is 30 feet and the proposed building height is noted as 25 feet. The maximum permitted lot coverage by buildings is 35%, and the site plan notes coverage of 7.41%, well within limits.

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#### 4. Access and Circulation.

- a. **Location of Curb Cuts.** The site plan includes a new curb cut off Beck Road which appears to be intended for 2-way movement of vehicles. The approach into the site off Beck Road includes an acceleration and deceleration area, which is subject to review and approval by Wayne County.

The applicant owns the site immediately to the north of the subject site, located in Canton Township and recently received site plan approval for certain change son that site. At this time the applicant has noted that all truck traffic generated from the subject site will be directed north through the Canton Township site, and onto Michigan Avenue. The access onto Beck Road will be limited to passenger vehicles only since Beck Road is to remain unpaved. The revised site plan shows curb cuts on northeast portion of the site, leading to Canton Township. These curb cuts are 45 feet wide, which is appropriate for an industrial site.

- b. **Cross Access.** Properties to the north and south are currently occupied by residential, industrial, vacant, and natural preservation uses; they are zoned Industrial and Master planned as such. The Township encourages cross access wherever feasible. As noted previously, the applicant owns the site to the north and has cross access points have been established in the northeast portion of the site. The circulation drives and cross access patterns are also subject to review and approval by the Township Engineer.
- c. **Sidewalks.** Beck Road does not have a sidewalk along it at this time. Per Section 9.107 of the Zoning Ordinance, all developments requiring site plan review shall provide sidewalks along all public streets. The site plan indicates a 7' wide sidewalk along the site's frontage with a note that the sidewalk will be installed when Beck Road is paved. The applicant is requesting that the Planning Commission allow the sidewalk installation to be deferred to a time when Beck Road is paved. Since there is no proposed timeline currently for the paving of Beck Road, the applicant is essentially requesting an indefinite deferment for sidewalk installation. The Commission has recently stated the importance of sidewalks to provide safety for pedestrians and is generally not in support of granting a deviation. Planning Commission input is sought regarding this matter.
- d. **Traffic Study.** Beck Road is unpaved along the site's frontage and extending from Michigan Avenue to Ecorse Road. The proposed use involves truck traffic. The applicant previously submitted a traffic study that utilized ITE trip generations. The conclusion of the traffic study stated that under the developed conditions shown in the site plan, the project will generate less than 20 directional trips in both the AM and PM peak hours of traffic. The study has not been updated to address the potential cross access or revised representations by the applicant regarding potential truck routes. An updated copy of the traffic study must be provided. Beck Road is under Wayne County jurisdiction and any future proposed improvements to the roadway will be determined/required by the County.
- e. **Curbs.** Per Section 9.104 (I) concrete curbs at least six (6) inches high shall be provided and maintained around all parking areas, including where parking spaces abut landscaping, property lines or required setback areas. The revised plan submitted at this time shows a curb at the perimeter of all paved areas on the site.





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

- a. **Space Dimensions.** The applicant has proposed parking space dimensions and maneuvering lanes, compliant with the Zoning Ordinance. Van Buren Township requires parking spaces to be double striped, which has been shown on the site plan.
- b. **Number of Parking Spaces.**

| Standard  | Applicable Measurement                                    | Number of Spaces Required | Number of Spaces Provided |
|---|---|---------------------------|---------------------------|
| <b>Manufacturing:</b> Five (5), plus either one (1) per each 550 square feet gross floor area or one (1) per each employee at peak shift, whichever is greater.       | 38,167 sq. ft. of GFA                                     | 74                        | 74                        |
| <b>Warehouse Storage:</b> Five (5) plus one (1) per 1,750 square feet of gross floor area plus one (1) per 350 useable square feet of office, sales or similar space. | 27,010 sq. ft. (storage GFA) + 2,441 sq. ft. (office UFA) | 27                        | 28                        |
|   | <b>Minimum Required:</b>                                  | <b>101</b>                | <b>102</b>                |
| <b>Deficiency:</b>  |   |                           | <b>None</b>               |

The site plan includes notation of number of employees at the peak shift which is 30 employees and since the manufacturing parking requirement based on square footage is greater, that standard is used. Usable office space is 80% of the gross office space, or 2,441 sq. ft.

Per Section 10.103(B)(2) no more than 20 parking spaces can be in an uninterrupted row. The north side of the building previously proposed a row of 28 spaces; a landscape island has been included in the revised submittal to ensure compliance.

- c. **Barrier Free Spaces.** The plan indicates a total of five (5) barrier free spaces, as required for parking lots containing 101-150 parking spaces. One of the spaces is van accessible per ADA standards.
- d. **Loading.** The site plan includes three 10 ft. x 50 ft. loading zones and one 10 ft. x 25 ft. loading zone, compliant with the Zoning Ordinance.
- e. **Site Area.** Significant portions of the site on the north and south sides of the proposed building were labeled as 'gravel' previously. The revised plan proposes asphalt paving for all parking, circulation and storage area, as required by the Zoning Ordinance. The amount of pavement on the site is significant, though the applicant has noted they intend to utilize all paved storage areas for facility operations. Due to required setbacks and necessary truck circulation, this layout is likely most appropriate.





## 6. Landscaping and Screening.

- a. **Landscaping Adjacent to Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. The site has a frontage of 180' on Beck Road excluding the access drive, which requires a total of 5 deciduous trees + 2 ornamental trees + 36 shrubs. The applicant has provided 6 deciduous trees + 3 ornamental trees + 44 shrubs along the Beck Road frontage, compliant with the frontage landscape standards.
- b. **Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public rights-of-way. The parking lot is screened from the Beck Road right of way by existing trees the applicant is proposing to retain as well as new trees proposed around the parking lot and along the access drive.

**Interior Parking Lot Landscaping.** Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. Interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. The site plan notes there is a total of 126,180 sq. ft. of parking area (not including the outdoor storage area), resulting in a 6,309 sq. ft. interior parking lot landscaping requirement. The plan complies with a area totaling 6,456 square feet. Additionally, one (1) deciduous tree is required to be planted for each three hundred (300) square feet of interior landscaping. This site requires a total of 21 parking lot trees and the planting list notes 23 trees provided for interior lot landscaping, compliant with the Zoning Ordinance.

- c. **Loading Area Landscaping.** Loading area landscaping has been accomplished with the proposed landscaping throughout the site.
  - d. **Greenbelt Buffering.** A ten (10) foot wide buffer, with one (1) tree per thirty (30) lineal feet is required along all lot lines. The ten (10) foot wide buffer has been delineated along all lot lines. The applicant intends to use existing and new tree cover to provide the required buffering, a detailed tree survey has been included to ensure the existing screen cover meets the Ordinance requirements.
  - e. **Open Space Landscaping.** All remaining open areas on the site that are not required landscaping areas as described elsewhere in this Article shall be planted with one (1) deciduous or evergreen tree per three thousand (3,000) square feet of open area. With 82,000 sq. ft. of open space, 27 trees are required. The applicant is proposing to utilize 16 existing trees and 11 new trees to satisfy the requirement.
  - f. **Stormwater Basin Landscaping.** The landscape treatment for the side slopes and bottom of the basin is proposed to be planted with native plants consisting of a native seed mix and plugs. Additionally, trees and shrubs are proposed to be planted around the perimeter of the basin. The landscaping around the detention pond is subject to review and approval by Wayne County and the Township Engineer.
7. **Tree Removal Permit.** A tree survey has been submitted. The applicant is proposing to remove 81 trees, of which 41 trees are designated as removable trees in the Zoning Ordinance and do not require replacement. The remaining 40 trees are qualify as regulated trees with a d.b.h of 5" or greater, requiring replacement. The plan proposes a 1:1 replacement, provided mostly at the edge of the paved area, compliant with ordinance standards.



8. **Stormwater Pond.** The site plan proposes two detention basins. The detention system is subject to review and approval by the Township Engineer and Wayne County.

9. **Lighting.** The applicant has submitted a photometric plan. It appears from the lighting schedule that a total of 59 fixtures are proposed which include wall and pole mounted lights. Manufacturer's cut sheet details for proposed wall and pole mounted fixtures with shielding has been provided. Maximum permitted light pole height is 25' from grade to top of fixture. The pole mounted lights are 25' tall from grade to base of fixture. Average illumination intensities meet standards established in Section 8.105 (B) (3), with minimal light trespass at the property line (except for the northern property line abutting the applicant's Canton Township property).

10. **Architecture and Facades.** The applicant has provided building elevations and colored building renderings. While the ordinance does not have specific architectural requirements for industrial buildings located in this area, the Planning Commission has consistently required architecture of a higher quality for all buildings in the Township.

The industrial portion of the building is proposed to be constructed of prefinished metal siding and a prefinished metal roof with a very narrow band of smooth faced concrete block at the foundation level. The façade facing Beck Road has 10' band of split face concrete block topped by metal siding. The office portion of the structure is to be constructed of split face CMU, hardie siding and trim and provided with an asphalt shingled roof. A colored rendering for the proposed building has been provided, showing shaded of white, grey, and beige. Building material samples and colors must be presented to the Planning Commission for review and approval.

11. **Dumpster.** The site plan notes a dumpster enclosure with gates on the east side of the building. The plan previously proposed a dual dumpster. The applicant has clarified in a response letter dated October 13, 2022 that the single dumpster is adequate for the site. Typical enclosure details have been noted and meet ordinance standards, including steel reinforced composite wood gates and protective bollards.

12. **Signs.** An internally illuminated 168 sq. ft. wall sign is proposed on the west (front) elevation facing Beck Road. The M-1 district permits 3 sq. ft. of wall signage per 1 linear foot of building frontage, not to exceed 200 square feet per business. With a building frontage of 278 ft., the proposed sign complies. The applicant has noted that no ground/monument signs are proposed at this time.

13. **Fences.** The site plan proposes a 6' tall chain link fence along the site's north and south property lines with chain link gates along Beck Road frontage. The plan also proposes a 6' tall decorative aluminum fence along the **rear** east property line. It is unclear why a decorative fence would be installed on the rear and a chain link fence along the front. It also appears that the applicant is using Horner Drain as a natural fence/barrier on either side of the gate. Per Section 7.205 (B)(2)(c) all portions of a fence visible from the public right-of-way must be decorative. Therefore, the gate along the site's Beck Road frontage and for portions that would be visible from the public rights-of-way must be changed to decorative style.

The Planning Commission has the discretion to approve chain link in the side or rear yard for portions not visible from the r-o-w. Typical fence details have been noted on Sheet C7.0. We recommend that the chain link fence be black vinyl coated as approved on other industrial parcels and an alternate design for top of the decorative fence. A spiked design is a safety concern.

**RECOMMENDATION**

Most of the items noted in our previous review letters have been addressed, especially the truck circulation plan for the site. A few additional items of information remain to be addressed but can be addressed during the final site plan review process. Therefore, we recommend that the Planning Commission grant preliminary site plan approval based on the revised plans dated October 13, 2022, subject to the following conditions:

1. Installation of a sidewalk along the site's Beck Road frontage or Planning Commission approval of deferred installation with terms and conditions.
2. Wayne County Road Commission approval of roadway improvements to Beck Road along the site's frontage.
3. Submission of an updated traffic study for the site based on establishment of cross access with site to the north.
4. Approval of proposed stormwater detention system by the Township Engineer and Wayne County.
5. Approval of proposed detention pond area planting by Wayne County.
6. Planning Commission approval of proposed building materials and colors.
7. Replacement of fence and gates along frontage and visible from public right-of-way to a decorative style.
8. Modification to proposed chain link fence and decorative fence design.
9. Approval of the proposed special land use by the Board of Trustees.

Respectfully,  
**McKENNA**

Vidya Krishnan  
Senior Principal Planner

Gage Belko  
Assistant Planner

cc: Dan Power, Director of Planning and Economic Development  
Paul Kammer, FTCH, Township Engineers  
Andrew Lenaghan, Fire Marshal

August 15, 2022  
Fishbeck Project No. 201541  
Township Project No. 20-034

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

## **Integrity Component and Design – 5925 Beck Road Preliminary Site Plan Review**

Dear Director Power:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Preliminary Site Plan dated July 7, 2022, submitted to the Township for preliminary site plan approval, for the proposed Integrity Component and Design Site located at 5925 Beck Road. At this time, Fishbeck examines and reviews the feasibility of the engineering aspects of the site design but will not conduct a full engineering review until the engineering review submittal.

This project entails the construction of a new design and manufacturing facility located off Beck Road, south of US-12/Michigan Avenue on the northern side of the Township. The proposed development includes construction of a new 68,228 square-foot building, a new hot mix asphalt (HMA) driveway with a new curbed entrance from Beck Road; construction of a 101-space parking lot with paved storage areas; construction of a full site storm water management system including the removal and replacement of the Apple Run Drain culvert, a full underground storm sewer pipe system, and the addition of three separate detention ponds; construction of a new public water main system including six hydrants, a fire suppression line, and a standard service line; relocation of the sanitary sewer main and connection with a sanitary sewer lead; and other various landscaping and site plan improvements.

Our review comments are as follows:

### **General**

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

1. Any irrigation will be required with the submittal of the Engineering Plans.
2. All easements, proposed and existing, must be indicated on the plans.
3. All benchmark information must be listed on the plans with all elevations listed in National Geodetic Vertical Datum 29 (NGVD 29) or include a conversion factor to the NGVD 29 datum.
4. Soil boring information, including the ground water elevations, must be provided.
5. Engineering Plans must include the applicable Standard Detail Drawings as found in Appendix A of the Township *Engineering Standards Manual*. The Township can provide full size sheets of multiple details upon request.

6. Plans indicate that a permit application has been submitted to Michigan Department of Environment, Great Lakes, and Energy (EGLE) for the proposed work within the wetlands. Applicant to verify the requirements of the EGLE wetland permit.
7. Plans currently indicate a future sidewalk near Beck Road. Is any portion of this sidewalk along Beck Road proposed for this project? Future sidewalk hatching and linework is similar to proposed concrete work. Plans should clearly indicate which work is proposed vs future work. Township ordinance require installation of the sidewalk along all frontage. Applicant must discuss further with the Township for approval of a “future installation”.
8. A few sheets show what appears to be future development of the Mans Lumber property at 47255 Michigan Ave. Please clarify linework shown for Mans Lumber improvements.

## Water Main Service

**Existing:** The Township’s Geographic Information System (GIS) records indicate a publicly owned 12-inch asbestos cement water main running north-south along the west side of Beck Road. No other water main is located in the vicinity of the project site.

**Proposed:** The applicant’s plan indicates a newly proposed 12-inch water main connecting to the existing Township main on the west side of Beck Road. The 12-inch water main extends along the property driveway to a 12”x12”x12” tee with a 12-inch water main going south and a 12-inch water main going north. The southern 12-inch water main extension turns east and terminates at a hydrant in a curb island. The northern 12-inch water main extension includes a water service lead and a fire suppression lead for the building before it turns east and extends to the far east side of the site where it terminates at a hydrant and a stub for future expansion. The proposed design includes six hydrants total located on site, five isolation valves with three of the valves at the live tap at the 12-inch main in Beck Road and two of the valves are at the proposed 12”x12”x12” tee by the proposed building.

### Comments:

1. Applicant must provide information on the future extension and tie-in to the Township water main to the east (Costco site).
2. The applicant must indicate the proposed installation method of crossing Beck Road and get final approval from the Wayne County Department of Public Services (DPS). Engineering plans must include all proposed and existing information on how the water main is planned on being installed including the tapping method. Plans must indicate methodology, construction technique, profiles, areas of disturbance, existing right-of-way (ROW) lines on Beck Road, potential easements from property owners, pavement and turf restoration, and approval from Wayne County for all work within the ROW and drainage crossing.
3. **The maximum allowable length for a “dead end” 12-inch water main is 1000 feet. The minimum water pressure at the dead end must be 20 psi (residual) with a minimum flow of 1,500 gpm.** Calculations must be provided to verify adequate pressure and flow. During Preliminary Staff Review, the applicant was informed that a water main loop would be required due to the distance from the roadway connection point. The applicant had indicated that there were preliminary discussions with the property owner to the east (Costco) regarding bringing their water main westerly and connecting to the new main onsite to the east.
4. The size of the fire suppression lead must be indicated on the plans. The fire suppression line should be fed from a looped portion of the water main. Currently, it is connected to a main that contains two additional hydrants. Reconfigure the fire suppression connection to tap the 12-inch main and required loop.
5. The stub for future extension at the east side of the site must include an isolation valve.
6. Please note that although Township standards do not require profiles for water mains below 16-inches, EGLE now requires profiles for all water main 8-inches and greater. Profiles for all water main will be needed for final engineering plans.

7. Hydrants must be located, at a minimum, 5 feet behind the curb.
8. Final Water Main plans will be required to be submitted to EGLE for approval of all public water main design. Upon acceptance of the Engineering Plans, the applicant will be responsible for submitting three sets of full size paper copies of the plans, in conformance with the requirements from EGLE, as well as the EGLE Permit Application for Drinking Water Systems.

## Sanitary Sewer

**Existing:** The Township's geographic information system (GIS) records indicate there is a 21-inch public reinforced concrete pipe (RCP) sanitary sewer line that runs through the existing property from west to east. There are multiple manholes within the sewer run.

**Proposed:** The applicant's plan show removing or abandoning the majority of the existing 21-inch sanitary running through the property and constructing a new 21-inch sanitary sewer that will run along the north edge of the site and tie into an existing manhole just outside the northeast corner of the property. Four new manholes will be constructed around the site and a 6-inch PVC service tap will be located near the northwest corner of the proposed building.

### Comments:

1. Basis of design flow computations for sanitary sewers must be included in the Engineering Plan set.
2. Applicant must verify whether the sanitary easement indicated on the plans is existing or proposed, and will rededicate a new easement to the Township prior to the acceptance of the sewer. Maintenance of flow in the 21-inch sewer will be required at all times. At no time shall any backup or surcharging of the sewer will be allowed. Active bypass will be required and emergency back-up pumps will be onsite and ready to use when constructing. Monitoring of upstream manholes will also be required as part of the Contractor's monitoring plan.
3. Provide an easement or other written permission for the sanitary work outside of the property lines at the northeast corner of the site.
4. Applicant must show that the new sewer route provides enough slope to meet minimum standards for a 21-inch sewer. Profiles will be required as part of Engineering review.
5. Final Sanitary Sewer plans must be submitted to EGLE for approval of all public sanitary sewer design. Upon acceptance of the Engineering Plans, the applicant will be responsible for submitting an electronic version of the plans to the Township, in conformance with the requirements from EGLE (Part 41).

## Storm Water Management

**Existing:** The Township's GIS records indicate no underground storm sewer system along Beck Road, however there are multiple drains that are located within the proposed site. The existing topographic survey provided by the applicant indicates existing farm crossing culverts (double barrel 70-inch reinforced concrete pipes) within the Apple Run Drain.

**Proposed:** The applicant is proposing to remove and replace the existing culverts with a new aluminum box culvert under the proposed driveway. Storm water runoff collection will be done with a series of catch basins and underground sewers, ultimately discharging into three separate detention ponds with forebays. All three detention ponds ultimately outlet the metered flow into the Apple Run Drain.

### Comments:

1. In general, the grading of the ponds on the plans does not match the calculations and cross sections of the forebays and detention ponds in the details. The plans also show oversized forebays discharging into what appear to be miniature detention pond/outlet structure areas. Elevations read that "First Flush" elevations

differ between forebay and detention pond and overall storage is unclear. Standard engineering practices would place the forebay on the upstream outlets from the parking lot to detain for the required period of 24 hours, discharging into the larger detention pond area (with a permanent pool), which detains flow and discharges at a slower rate (bankfull for 40 hours). The current design is unclear and does not follow standard practices.

2. The applicant shall consider combining storage ponds. It is understandable that space may be limited and splitting ponds may be necessary, however, 3 ponds in a relatively small space seems excessive. The applicant shall look at regrading the driveway in hopes to discharge flow away from Pond A in order to eliminate it. Maintaining 3 separate ponds/systems will be very difficult and eventually may become non-functioning.
3. The applicant must submit for stormwater approval and begin discussions with Wayne County prior to the Township accepting submission for Engineering and Final Site Plan approval. The Township will request to see that Wayne County has reviewed and commented on the stormwater system prior to reviewing the system itself.
4. Calculations for the design of the storm sewer system **must be** provided in accordance with the Township Design Standard Manual as part of the Engineering Plan submittal. **The maximum allowable discharge in the Township for detention basins in 0.1 cubic feet per second (cfs)/acre.** The new Wayne County standards shall be compared to the Township standards and the most stringent requirement shall govern. The plans shall show how the number compare and the size of the pond shall be based on this number.
5. Additional requirements from the Township Engineering Standards Manual for pond design must be adhered to, including but not limited to: buffer strip size, detention pond stored depth above permanent pool (5 feet), etc.
6. Township standards require a 4-foot deep permanent pool of water for detention ponds. Currently Detention Pond A shows a 1-foot permanent pool of water and Detention Pond C shows an 8-foot permanent pool of water. Excavation for Detention Pond C could be reduced to only include a 4-foot permanent pool of water.
7. Applicant shall design storm sewer system to have minimum cover of 4 feet above all storm sewers wherever possible. An absolute minimum cover of 2.5 feet is allowable, upon approval from the Engineer.
8. The permanent water elevation within the existing Apple Run Drain should be field measured and indicated on the plans.
9. Applicant will need to confirm all EGLE requirements through a Joint Permit Application (Parts 31, 301, 303).
10. Plastic pipe will be allowed only in residential private sewers outside the influence of paved surfaces. Plastic pipe is not allowed in commercial or industrial properties.
11. All storm sewers onsite must be class IV, C-76, reinforced concrete pipe, in accordance with the Township Engineering Standards Manual.

## Paving and Grading

1. As part of the Engineering review process, the applicant will be required to provide more detail grades in parking and sidewalk areas needing to comply with the Americans with Disabilities Act 2010 (ADA). These areas must show that all longitudinal and transverse grades comply with ADA guidelines.
2. Concrete bumper blocks are not permitted.

## Soil Erosion and Sedimentation Control (SESC)

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



## Recommendation

We are NOT recommending the Planning Commission grant the Integrity Component and Design Preliminary Site Plan approval for engineering feasibility at this time. Fishbeck believes there are many aspects of water main and storm water management that need to be worked out further prior to progressing forward. The applicant shall begin conversations with Wayne County regarding storm water management and integrate requirements from the Township Engineering Standards manual prior to resubmitting. Further discussions with Township staff will also be important to understand the reasoning behind certain design changes. It is important that the applicant have a concept for all Township infrastructure (water, sewer, storm water management) that will not drastically change the layout of the site after preliminary stie plan approval. If you have any questions regarding this project, please contact me at 248.324.2137 or [pkammer@fishbeck.com](mailto:pkammer@fishbeck.com).

Sincerely,



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



**Mike Leppek, PE**  
Civil Engineer

By email

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



Andrew Lenaghan  
Deputy Fire Chief/ Fire Marshal  
O: 734-699-8900 Ext. 9416  
C: 734-294-7132

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



November 3, 2022

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

Re: Integrity Component and Design

I have reviewed a set of revised preliminary site plans for 5925 Beck Road, Integrity Component and Design. The focus of the review is Fire Department access and water supply.

### Water Supply

All water supply concerns have been addressed in subsequent reviews.

### Fire Department Access

~~Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency access shall be approved by the fire code official.~~

~~IFC D103.5 (5)~~

**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.

~~If a gate is to be installed the following shall apply:~~

~~An electric gate shall have a Knox gate key switch installed for fire department use.~~

~~A manual gate shall have Knox Padlock for use by the fire department.~~

~~The switch and or lock can be found at [www.knoxbox.com](http://www.knoxbox.com)~~

**Compliance with these (2) issues has been added to the General Notes on the Cover Sheet.**

~~The fire truck maneuvering plan shown on sheet C 8.0 will need to be updated utilizing the department's ladder truck. The dimensions of the truck are the following:~~

~~Length 49' 7"~~

~~Height 12'~~

~~Weight 83,000 lbs.~~

~~Turning Radius 44 feet~~

~~Right Hand Curb to Curb 39 feet~~

~~Left Hand Curb to Curb 37 feet~~

~~Distance Between Front and Rear wheels 23' 6"~~

~~Front Overhang 12' 8"~~

**The Fire Truck Maneuvering plan on sheet C 8.0 is adequate.**

~~**Emergency Responder Radio Coverage System is required unless it can be proven after the building is constructed and occupied, that coverage is sufficient. This will be verified by AHJ prior to final C/O.**~~

**NFPA 72 24.5.2.2.3**

**Addressed in the General Notes on the Cover Sheet**

The fire department requires involvement in the continuing plan review, inspection, and Certificate of Occupancy process and will require various inspections during the construction phases and immediately prior to opening to verify compliance with the appropriate codes. One set of as built construction drawings, schedules, and details, as it relates to construction, fire protection and response, will be required, as well as **a digital cad layout** of the building by this department prior to our final C of O inspection.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes. Van Buren Fire Department reserves the right to request changes if life safety violations are found during final walk through.

Respectfully Submitted,

Andrew Lenaghan

Deputy Fire Chief/ Fire Marshal

# CHARTER TOWNSHIP OF VAN BUREN PLANNING COMMISSION NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **December 14, 2022 at 5:30 p.m.** The meeting will be held in person at Van Buren Township Hall, located at **46425 Tyler Road, Van Buren Township, MI 48111**, in the Board Room. Instructions for attending the meeting electronically are provided in this notice. The Planning Commission will consider the following items:

**Zoning Ordinance Text Amendments:** Proposed amendments that will modify the requirement for at least thirty percent (30%) of all structures within a proposed residential plat or site condominium project to have the garage door oriented other than to the front of the lot (i.e., oriented to the side or rear of the lot), and will allow modifications to restrictions on minimum separation distance between buildings in Planned Residential Developments (PRDs). The amendments will include updates to Sections 5.115(B)(8) (Dwelling, Single-Family Residential (All Site Condominiums and Subdivisions)), 6.203(A) (Planned Residential Developments – Modifications, Modifications Permitted) and 6.207(B)-6.207(C) (Planned Residential Developments – Design, Building Setbacks and Building Separation).

**Case 20-037:** A request by Rand Construction Engineering, Inc. on behalf of owner 5M Van Buren LLC to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies . The project is proposed to be located at the 21.3 acre site located at 5925 Beck Road (parcel ID number 83 014 99 0001 703). The parcel is zoned M-1 – Light Industrial. Outdoor storage of building equipment and supplies is a Special Land Use in the M-1 (Light Industrial) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.



**Case 22-010:** A request by David Brewer of Vanston / O'Brien Inc. on behalf of owner Night Hawk Properties to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site. The project is proposed to be located at 11650 Belleville Road (parcel ID number 83 081 99 0004 709), which is zoned C-2 – Extensive Highway Business District. Automatic automobile wash establishments are a Special Land Use in the C-2 – Extensive Highway Business District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.



On the agenda for the meeting, a unique Zoom weblink and dial-in phone number with a meeting ID for meeting videoconference or teleconference access will be provided. The meeting will be available to view live on the Van Buren Township YouTube Channel. A complete procedure for public comment by electronic means is provided on a guide which is accessible on the Van Buren Township website ([www.vanburen-mi.org](http://www.vanburen-mi.org)). Participants may also choose to submit written comments that will be read into record during public comment by the Chairperson. Submit any written comments or questions about the meeting via e-mail to [dpower@vanburen-mi.org](mailto:dpower@vanburen-mi.org). To comply with the Americans with Disabilities Act (ADA), any citizen requesting accommodation to attend a meeting, and/or to obtain this notice in alternate formats, please contact the Clerk's Office at 734.699.8900, extension 9205.

Posted: November 19, 2022

Published: November 24, 2022



# VAN BUREN

## CHARTER TOWNSHIP

RECEIVED

JUN 22 2022

### DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

46425 TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

PHONE (734) 699-8913 FAX (734) 699-8958

Initial: \_\_\_\_\_

## PLANNING & ZONING APPLICATION

### CASE INFORMATION

|              |                 |
|--------------|-----------------|
| CASE NUMBER: | DATE SUBMITTED: |
|--------------|-----------------|

### APPLICANT INFORMATION

|   |                          |
|---|--------------------------|
| NAME: David Brewer - Vanston/O'Brien Inc. | PHONE: 734-424-0661      |
| ADDRESS: 8150 Jackson Rd                  | CELL PHONE: 734-260-9320 |
| CITY, STATE & ZIP Ann Arbor MI 48103      | FAX: 734-424-0677        |
| EMAIL: dave.brewer@vanston.com            |                          |

### PROPERTY OWNER INFORMATION (If different than the applicant)

|   |             |
|---|-------------|
| NAME: Night Hawk Properties, LLC          | PHONE:      |
| ADDRESS: 8717 Edgewood Park Drive         | CELL PHONE: |
| CITY, STATE & ZIP Commerce Twp., MI 48382 | FAX:        |
| EMAIL:                                    |             |

### BILLING CONTACT

|                                    |                          |
|------------------------------------|--------------------------|
| NAME: Corey Weaver                 | PHONE:                   |
| ADDRESS: P.O.Box 550               | CELL PHONE: 734-904-3869 |
| CITY, STATE & ZIP Saline, MI 48176 | FAX:                     |
| EMAIL: mrweaver@comcast.net        |                          |

### SITE/PROJECT INFORMATION

|   |  |                                      |                                     |
|---|--|--------------------------------------|-------------------------------------|
| NAME OF PROJECT: Zippy Auto Wash  |  |                                      |                                     |
| PARCEL ID NO: V125-83- 081-99-0004-709  |  | PROJECT ADDRESS: 11650 Belleville Rd |                                     |
| *APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY  |  |                                      |                                     |
| PROPERTY LOCATION: On the <u>W</u> Side of <u>Belleville Rd</u> Road; Between <u>Sunrise</u> Road and <u>Venetian</u> Road. |  |                                      |                                     |
| SIZE OF LOT WIDTH: 275  | SIZE OF LOT DEPTH: 261                                       | ACREAGE OF SITE: 6                   | TOTAL ACRES OF SITE TO REVIEW: 1.65 |
| CURRENT ZONING: C-2   | IS A REZONING OF THIS PARCEL BEING REQUESTED? Y / N <u>N</u> |                                      | REQUESTED ZONING:                   |
| PROJECT DESCRIPTION: 4900 SF Express exterior auto wash on a proposed parcel split of 1.65 ac. with vacuum facilities.      |  |                                      |                                     |

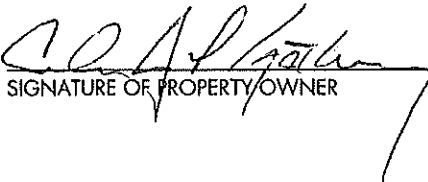
**SPECIAL PERMIT INFORMATION**

|   |                                     |
|---|-------------------------------------|
| DOES THE PROPOSED USE REQUIRE SPECIAL APPROVAL? Y / N <u>Y</u>  |                                     |
| IF YES, SECTION OF ZONING ORDINANCE FOR WHICH YOU ARE APPLYING FOR SPECIAL APPROVAL:<br>Section 6.02, D   |                                     |
| IS THERE AN OFFICIAL WOODLAND WITHIN THE PARCEL? Y / N <u>N</u>   | IF YES, WOODLAND ACREAGE:           |
| TOTAL NUMBER OF REGULATED TREES OUTSIDE THE WOODLAND AREA: <u>12</u>  | TOTAL NUMBER OF TREES:<br><u>25</u> |
| DETAILED DESCRIPTION FOR CUTTING TREES:<br>Grouping of trees are required to be removed for construction of the proposed use and storm water controls on site.  |                                     |
| 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 THE TOWNSHIP'S ZONING ORDINANCE 6-2-92, AS AMENDED. |                                     |

**OWNER'S AFFIDAVIT**

Charles P. Gotberg, President Night Hawk Properties, LLC

PRINT PROPERTY OWNER'S NAME

  
SIGNATURE OF PROPERTY OWNER

06/20/2022  
DATE

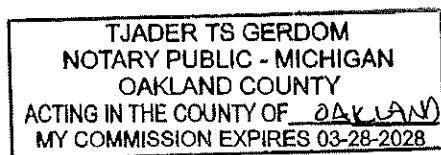
STATE OF MICHIGAN  
COUNTY OF WAYNE

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 20<sup>th</sup> day of June, 2022

TJADER TS GERDOM Notary Public, OAKLAND County, Michigan

My Commission expires MARCH 28, 2028







## MEMO

---

TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: Case 22-010 – Zippy Auto Wash  
DATE: December 7, 2022

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The Planning Commission will review the request by David Brewer of Vanston / O'Brien Inc. on behalf of owner Night Hawk Properties to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site. The project is proposed to be located at 11650 Belleville Road (parcel ID number 83 081 99 0004 709), which is zoned C-2 – Extensive Highway Business District. The site is on the west side of Belleville Road, between Venetian Avenue and Sunrise Lane. The parcel is zoned C-2 – Extensive Highway Business District. Automatic automobile wash establishments are a Special Land Use in the C-2 – Extensive Highway Business District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

For the Planning Commission's reference, this review packet contains a completed application form; reports from the Township's Planning Consultant, Township Engineer and Fire Marshal; a copy of the public hearing notice that was published and distributed for this request; excerpts from a combined civil and architectural plan set for the project dated November 11<sup>th</sup>, 2022.

If the special land use is recommended for approval by the Planning Commission and the preliminary site plan is approved, the project will proceed to the Township Board of Trustees for special land use approval consideration. If the special land use is granted, the project will undergo detailed engineering review by Wayne County and Van Buren Township. The project will then be reviewed again for final site plan approval by the Planning Commission before permits are issued.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power', is written over a light blue horizontal line.

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



**MCKENNA**

November 16, 2022

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

**Subject: VBT-20-010 Zippy Auto Wash / Belleville Road; Special Land Use Review #1; Revised Site Plan Dated October 10, 2022.**

Dear Commissioners:

The applicant, Zippy Auto Wash, LLC., proposes to construct a 4,900 square foot building to offer express (automatic) exterior automobile wash services, free floor mat wash and dry, free vacuums, and other complementary services. The site is located on the west side of Belleville Road, south of S. I-94 Service Drive, to the east of Van Buren Urgent Care. The site is zoned C-2 (Extensive Highway Business District), and is within the Belleville Road Overlay District (BROD). Section 3.112 of the Zoning Ordinance permits Auto Wash Establishments as special land use in the C-2 District.

We have reviewed the special land use request based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

### **SPECIAL LAND USE REVIEW COMMENTS**

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

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

The site, after the proposed lot split, would be a largely undeveloped parcel of land, located at the southern edge of the main commercial area within the Township. The site includes an existing access drive leading to the urgent care facility to the site's west. A fast-food drive-through restaurant abuts the lot to the north while a retail plaza abuts the site to the south. The proposed modern car wash facility will serve the need of residents south of I-94 Service Drive where no such modern facility exists at the present time. The use of the property bound on all sides by non-residential uses will promote the use of land in a socially and economically desirable manner as planned for the area. Any impacts resulting from the proposed development will be mitigated through setbacks, landscaping and screening, which are reviewed in our site plan review letter under separate cover.

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

The proposed use is located right off Belleville Road, just south of I-94 and the I-94 Service Drive, making access to it convenient for the public. The site is also part of the Belleville Road Overlay District (BROD) which is the main commercial hub for the Township.

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

○ 248.596.0920  
F 248.596.0930  
**MCKA.COM**

**Communities for real life.**



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

There are a multitude of service-oriented businesses located on Belleville Road within the BROD. As previously noted, the subject site is located at the south end of the BROD and is surrounded by non-residential uses. The proposed use of the site is compatible with the other service-based uses in the area. Any potential impacts are addressed through site design elements such as landscaping, screening and other site design elements.

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

The proposed site changes involve improvements to site landscaping and pedestrian access, which are likely to enhance public health, safety, and welfare. The building is angled in such a way as to shield pedestrians and adjacent properties from the service areas on the site. Comments addressing the site layout, circulation, and access are discussed in our site plan review letter under separate cover.

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

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

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

The proposed site improvements will not cause injury to other properties in the neighborhood in which it is located. As noted previously, the site is located in a corridor with similar higher intensity commercial uses.

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

Though several regulated trees are to be removed to accommodate the proposed building and site improvements, adequate tree replacement is proposed in conformance to Ordinance standards. Further, additional trees and shrubs for landscaping, as well as berms and detention ponds on site, help meet this standard.

**8. Is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located and meets applicable site design standard for special approval uses.**

The proposed auto wash facility is within the provisions of uses requiring special approval and is in harmony with the purposes and conforms to the applicable regulations of the C-2 zoning district and meets applicable site design standard for special approval uses.

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

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

**There are no specific standards for Auto Wash Establishments in the Zoning Ordinance.**



**RECOMMENDATION**

The proposed use meets the general standards for consideration of special land use approval. Therefore, we recommend the Planning Commission recommend approval of the special land use to the Township Board of Trustees, subject to site plan approval.

Respectfully,  
**McKENNA**

Vidya Krishnan  
Senior Principal Planner

Gage Belko  
Assistant Planner

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



**MCKENNA**

December 7, 2022

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

**Subject: VBT-20-010 Zippy Auto Wash / Belleville Road; Site Plan Review #3; Revised Site Plan Dated November 22, 2022.**

Dear Commissioners:

The applicant, Zippy Auto Wash, LLC., proposes to construct a 4,900 square foot building to offer express (automatic) exterior automobile wash services, free floor mat wash and dry, free vacuums, and other complementary services. The site is located on the west side of Belleville Road, south of S. I-94 Service Drive, to the east of Van Buren Urgent Care. We have reviewed the revise site plan submission based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

#### COMMENTS

1. **Zoning and Use.** The site is zoned C-2 (Extensive Highway Business District). Section 3.112 of the Zoning Ordinance permits automobile wash establishments as a special land use in the C-2 Extensive Highway Business District. The site also falls within the Belleville Road Overlay District (BROD), which carries additional site design standards. Our comments on the request for special land use are noted in a letter under separate cover.
2. **Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. All of the required information has been provided. *The applicant has submitted a request for parcel division / boundary adjustment as part of the creation of this parcel and is awaiting approval.*
3. **Lot.** The plans note that the proposed site is a total area of 1.65 acres, following a lot split from the 6.0-acre parent parcel, which is being sought. The legal descriptions for both the existing parcel and the proposed parcel have been included with the parent tax parcel ID number.
4. **Dimensional Requirements.** There is no required minimum lot area or width in the C-2 Extensive Highway Business District.

The minimum required front, rear, and side yard setbacks for the C-2 District is 35 feet, 20 feet, and 25 feet respectively. The proposed building location complies with all the setback dimensions. Maximum permitted building height in the C-2 District is 4 stories and 40 feet. The elevations proposed indicate a building height of 25 feet, compliant with the Zoning Ordinance.

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
**MCKA.COM**

**Communities for real life.**



## 5. Access and Circulation.

- a. **Location of Curb Cuts.** Two-way access to the proposed facility will be provided via a curb cut along the existing private street off Belleville Road, which also provides access to the Urgent Care to the site's west. The access drive into the site has a proposed width of 37.8 feet to accommodate the turning radius of loading trucks. Turn template diagrams have been provided. Striping and directional arrows for the driveway have also been included on the revised plan.
- b. **Cross Access.** Access to the site is being provided through an existing access drive off Belleville Road, which also serves the Urgent Care to the site's west. The drawings indicate the road falls entirely within the applicant's property and within a 60-foot-wide utility and ingress-egress easement, as required per Ordinance street design standards. This road serves as the frontage required for the Urgent Care, provided an irrevocable easement is established. A legal description of the access easement showing permanent access across the property to the rear of the parcel, has been provided and must be recorded in conjunction with the lot split.

The facility also shows an 11-foot-wide emergency access connection between the vacuum area parking and the building vehicle entrance on the southeast corner. Painted arrows and signage are proposed to indicate this lane as a one-way exit.

- c. **Sidewalks.** The site has an existing sidewalk along its Belleville Road frontage and along the north side of the interior private road, which are both proposed to remain.

## 6. Parking and Loading.

- a. **Space Dimensions.** Parking spaces on the site are dimensioned at 9.5 feet wide by 18 feet long, abutting a sodded area, and compliant with the Zoning Ordinance. Vacuum stalls are dimensioned at 12 feet wide by 20 feet long.
- b. **Number of Parking Spaces.** The parking requirement for the proposed use is one (1) for each employee on the largest shift, plus two (2) spaces for each stall. Additionally, five (5) stacking spaces per wash lane are required. The applicant notes a maximum shift of three (3) employees and the plan shows one wash lane/stall, thus requiring 5 parking spaces, which are provided on the plan. Two of these spaces will have access to a proposed EV charging station. The site plan also shows room for 10+ stacking spaces, which is more than enough for the single wash lane. Finally, the site plan shows 12 vacuum stall parking spaces, one of which is barrier-free. All parking spaces are shown as double-striped, compliant with the Zoning Ordinance.
- c. **Barrier Free Spaces.** The plan proposes one (1) barrier free space, which is ADA compliant.
- d. **Loading.** As the proposed building is between 0 – 10,001 sq. ft., one (1) 10' x 25' loading space is required, which is shown on the plan adjacent to the proposed dumpster.
- e. **Bicycle Parking.** Chapter 3 of Article 6 provides standards for buildings within the Belleville Road Overlay District (BROD). Per this chapter, one (1) bicycle parking space shall be provided for each twenty-five (25) vehicle parking spaces or fraction thereof. With 5 proposed parking spaces and 12 vacuum stall spaces, one (1) bicycle parking space is



required. A bike rack has been proposed along the site's Belleville Road frontage, adjacent to the northern landscaped seating area.

7. **Landscaping and Screening.** The site is located in the Extensive Highway Business (C-2) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. Our comments on individual landscaping requirements are reflected in the following comments:

- a. **Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. The site has a frontage of 240 feet on Belleville Road, which requires a total of 6 deciduous trees + 3 ornamental trees + 48 shrubs. The landscape plan meets these requirements. Section 6.310 (C) (2) (b) states: 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 street (i.e., between the sidewalk and the street), in an amount equal to at least one (1) deciduous street tree per each forty (40) linear feet or fraction thereof of frontage (minus curb cuts or protected area). Six (6) street trees are required and six (6) are proposed – three existing and three planted.

- b. **Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way. Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. The parking area on the subject site is mostly screened from view by the building placed at an angle. The landscaping along the frontage area and on the southeast side of the site provides the required additional screening.

**Interior Parking Lot Landscaping.** Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. Interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. One (1) deciduous tree shall be planted for each three hundred (300) square feet of interior landscaping. Per the calculations on the plan, 5% of paved areas is equal to 921 square feet. The plan provides for 1800 sq. ft on interior parking lot landscaping and complies. Six (6) deciduous trees have been planted within these areas in compliance with the Zoning Ordinance.

- c. **Loading Area Landscaping.** Section 10.103 (C) of the Zoning Ordinance requires an opaque wall or a greenbelt for required screening. The revised site plan notes the location of a loading zone and shows a sodded area with four closely planted trees, which are adequate for screening.

- d. **Display Area Buffering.** This requirement is not applicable.

- e. **Greenbelt Buffering.** Section 10.103 (E) provides greenbelt buffering standards. A ten (10) foot wide buffer, with one (1) tree per thirty (30) linear feet is required on all sides of the proposed development. With 795 linear feet of frontage on both public and private right of ways, a total of 27 greenbelt trees are required. The applicant notes the provision of 27 trees (both existing and proposed) and shows a line delineating the 10-foot greenbelt; however, the plan shows a parking space (northwest side) and a drive aisle (south side), marginally encroaching on this buffer. The proposed encroachment is minimal and does not impact the



efficacy of the greenbelt. Planning Commission has the discretion to modify the requirement.

- f. **Detention Pond Landscaping.** The site plan incorporates a detention pond and a rain garden into the development. Sufficient perimeter plantings of trees and shrubs in these areas has been provided, including screening of mechanical equipment. The proposed drainage system is subject to review and approval by the Township Engineer and Wayne County. Any planting around the drainage areas are under Wayne County's jurisdiction and must be approved by the County.
- g. **Specific Landscaping for C-2 Zoning District.** Developments in the C-2 District require contiguous outdoor space, independent of sidewalks, pedestrian circulation areas and required landscaping, in an amount not less than one (1) square foot for each twenty-five (25) square feet of principal building and in no case less than two hundred fifty (250) square feet in total. This area must be planted with one tree per 3,000 square feet, 35% of which shall be deciduous. Based on the building size the required open space is under the 250 sq. ft. threshold so 250 sq. ft. of open space is the minimum required for the site. This standard has likely been met with the proposed seating area and the existing grassy area in the northeast corner of the site. The plan notes a total open area of 12,000 square feet and the provision of 4 trees in compliance with the ordinance standards.
- h. **BROD Landscape Standards.** Section 6.310 provides landscape standards for development projects within the BROD. Some of these standards are discussed in their respective landscape standards above. In addition, the following landscape requirements apply:
  - Perennial beds, planted in groups, shall be planted in twenty percent (20%) of the required landscape frontage area defined in Section 10.103(A). The revised plan calculates a required 480 square feet of perennial beds, which have been provided.
  - A minimum eight (8) foot street lawn, five (5) foot wide sidewalk, and five (5) foot buffer area between the off-street parking and/or vehicular use area and the sidewalk shall be provided, including along the shared access drive. The street lawn shall include trees in accordance with Section 6.310(C)(2). The five (5) foot buffer area shall extend the length of the parking lot and include an opaque screen of landscaping at least three (3) feet in height. The opaque landscape screen shall be composed of upright shrubs planted as a hedge. The hedge shall attain opacity and a height of three (3) feet within twelve (12) months of planting under normal growing conditions. A 22.65-foot street lawn, 5-foot sidewalk, and 10.5-foot buffer have been noted on the plan. The buffer includes berms with plantings, upright hedges, and decorative walls for screening.
8. **Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger. The site includes a stand of large Oak and Poplar trees on the south side of the site, shown on Sheet C-2. A tree survey list has been included and notes that a total of 25 trees are to be removed of which 12 are considered as regulated trees. The landscape plan proposes a 1:1 replacement of the trees to be removed. The replacement trees are in addition to required landscaping.
9. **Stormwater Pond.** As previously stated, the proposed development is to contain a bioretention area. Storm water detention calculations are subject to review and approval by the Township Engineer and Wayne County.



**10. Lighting.** A photometric plan has been submitted, including manufacturer cut sheets. The plan indicates several wall mounted fixtures on the building façade and several pole fixtures throughout the site. Illumination intensity meets the standards from Section 8.105. The fixture details submitted are downward directed and shielded and revised wall-mounted sconce fixtures have been proposed, more in keeping with the recommendations for the BROD per Section 6.309(D).

**11. Architecture and Building Details.** The applicant has submitted elevations and renderings for the proposed building. The structure is to be uniformly constructed of a gray 'block' type façade with distinct white 'block' trim surrounding doors and windows. The east and west elevations (as labeled in Sheet A-1, correcting for the angled position of the building) are the smaller facades that include large overhead glass doors for vehicle entry. The north elevation has eight windows while the south elevation has two windows and two doors and is mostly hidden from public view.

The site is part of the Belleville Road Overlay District, the Township's primary business district. The Planning Commission has consistently required a high standard of design for developments in this area. Chapter 3 of Article 6 provides standards for buildings within the Belleville Road Overlay District (BROD) and are summarized below:

- a. Details of the proposed benches and wall construction in the front plaza area have been provided on Sheet A-2. The wall is proposed to match the existing decorative wall to the property's northeast. The benches are proposed to be constructed of carbon steel flat bar in vertical straps.
- b. Decorative special paving has been proposed for the seating areas as an accent material to enhance site design.
- c. 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. We have worked with the applicant since the initial concept to incorporate as much glass as is feasible considering the nature of the use. The applicant was intending to apply for consideration for a variance from the ZBA for the percentage of glazing on a facade facing the public street. However, after preliminary input from the PC, the applicant revised the elevations and angle of the building to meet the letter of the Ordinance. As a result, the east façade is now the primary façade facing the street and the larger proposed windows, satisfy the requirement.
- d. The intent of the BROD is to encourage developments with architectural elements that look applied and contextual and discourage 'corporate' architecture. The applicant has previously noted the grey-blue concept as being the signature Zippy Car Wash style. The modern color palette at the south edge of the BROD district is not undesirable and the plan notes the primary material as ½ High Structural Block with single score block (sc) accents.
- e. The revised elevations have updated the previously proposed vinyl siding to Hardi-board siding, compliant with materials standards for the BROD district.

**12. Dumpster.** A dumpster enclosure has been labeled on the site plan along the site's western edge. Details for this enclosure have been provided on Sheet C-7. Further, plantings around the enclosure are proposed as a buffer to the existing business to the site's west.



- 13. Signs.** The site has the existing Meridian Plaza sign along its Belleville Road frontage, which lists several medical office entities located in the rear half of the site. Only one monument sign is allowed per frontage of a lot or development. The applicant is proposing a new monument sign to be located at the southeast corner of the site and has noted that that they will not be listed on the Meridian Plaza sign. Since the subject site is being split off from the parent parcel, the Meridian Plaza sign will essentially be located on a parcel that does not have the businesses listed on it. The applicant must grant a sign easement in addition to the access easement, to ensure the legality of the sign or replace the Meridian Plaza sign with a sign that includes Zippy Car Wash.

### RECOMMENDATION

Most of the required site plan items have been addressed at this time. The remaining items require review and approval by other entities and can be included for final site plan review. Therefore, we recommend that the Planning Commission grant preliminary site plan approval for Zippy Auto Wash to be located on Belleville Road as noted, subject to the following conditions:

1. Completion of lot split prior to final site plan approval.
2. Submission of a copy of an irrevocable cross access easement agreement with the Urgent Care to the west.
3. Approval of the proposed stormwater detention system by the Township Engineer and Wayne County.
4. Approval of detention pond landscaping by the County.
5. Revision to on-site signage along Belleville Road frontage to include Zippy Auto on a new replacement monument sign or granting of an easement for the Median Plaza sign.
6. Approval of special land use by the Township Board of Trustees.

Respectfully,

**McKENNA**

Vidya Krishnan  
Senior Principal Planner

Gage Belko  
Assistant Planner

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



December 7, 2022  
Fishbeck Project No. 221112  
Van Buren Township Project No. 22-010

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

## **Zippy Auto Wash Preliminary Site Plan Review #2**

Dear Director Power:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Preliminary Site Plan dated November 22, 2022, submitted to the Township for preliminary site plan approval, for the proposed Zippy Auto Wash located on Belleville Road in Van Buren Township, Wayne County (County), Michigan. It should be noted that the previous iteration of the Preliminary Site Plan, dated October 18, 2022, was reviewed and not accepted, due to lack of information on site utilities and the site storm water management system. Fishbeck engaged in conversations with the applicant's Civil Engineering consultant to clarify some requirements prior to this submittal.

This project entails construction of a 4,900 square-foot building on the west side of Belleville Road on the outlot of Van Buren Urgent Care. The proposed construction includes; a 17-space concrete paved parking lot with curb, concrete driveway with connection to Venetian Avenue, concrete sidewalk, a storm water collection and detention system, water and sanitary service connections to the proposed building, and other various landscaping and site plan improvements.

At this time, Fishbeck examines and reviews the feasibility of the engineering aspects of the site design but will not conduct a full engineering review until the engineering review submittal.

Our review comments are as follows:

### **General**

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

1. All site work shall be done in accordance with the Township standards and details. Township details will be required in the plan set for final engineering review. The Township can provide full size Standard Detail sheets if requested, otherwise, the singular detail sheets can be found at the back of the standards manual.
2. Soil boring information, including the ground water elevations, must be provided for the final engineering review process.

### **Water Main Service**

**Existing:** The Township's Geographic Information System (GIS) records and the applicant's plan indicate there is an existing 8-inch ductile iron watermain running north-south through the eastern portion of the property, and

existing 8-inch ductile iron watermain running east-west through the southern portion of the property and an existing water main running north-south through the adjacent property to the west. Existing information indicates one (1) hydrant and one (1) gate valve along the southern 8-inch water main. Existing GIS also indicates the water main running along the adjacent property is a private main.

**Proposed:** The applicant's plan does not indicate any proposed water main adjustments to the existing system. A new hydrant is being added by the entrance drive-off of Belleville Road and a new water main service is indicated being tapped off of the existing 8-inch water main running east-west on the south side of the site.

**Comments:**

1. The 2-inch service tap shall follow Township standard details and the fire hydrant placement will be subject to the Township Fire Marshall Review.
2. The Township will further investigate the Township Water System Master Plan. If the Master Plan indicated a looped connection to the east side of Belleville Road if desired, further conversation will need to be discussed between the Township and the Applicant.

## Sanitary Sewer

**Existing:** The Township's GIS records indicate a PRIVATE 8-inch truss pipe sanitary sewer main running east-west along the north side of the property line. This private line appears to have been installed with future build outs in mind, west of the urgent care. Existing sanitary service taps are indicated west of the Urgent Care Building. The private 8-inch sewer flows east towards Belleville Road where it connects to the public 12-inch main via a manhole.

**Proposed:** The applicant's plan indicates a pair of 6-inch sanitary sewer service leads connecting to a series of sediment/reclamation tanks. Flow from the tanks is then routed southeast, where a third service line from the building is picked up with a wye connection. The ultimate service outlet connection taps into the 12-inch sanitary main running north-south on the west side of Belleville Road.

The applicant has also offered the following write-up for the Sanitary/Water reclamation system, which corresponds to the Sanitary Basis of Design shown on the plans:

*There is a service lead that services (2) single occupancy restrooms, (1) break room sink, (1) drinking fountain and some floor drains. The effluent if this pipe is not suitable for reclaim so this lead bypasses the reclaim system.*

*100% of the wash water that enters the conveyor pit travels through the reclaim system and allows solids to settle out and also capture materials that are buoyant in water such as oil by filtering through three underground 1500-gallon filter tanks prior to outlet to the public sewer. Prior to outlet, water is reclaimed into the wash system and used for various pre-rinse applications. Regular scheduled maintenance on the tank system is completed by solids removal service licensed by MDEQ.*

**Comments:**

1. More details will be required for the sanitary lead connection into the 12-inch main on the west side of Belleville Rd. There is sidewalk that will have to be removed and replaced and restoration of the connection area. All work within the ROW will have to be approved by Wayne County.

## Storm Water Management

**Existing:** The Township GIS indicates an ultimate drainage outlet on the far southwest (SW) side of the Urgent Care property. The current property does not have any underground storm system and drains by sheet flow to the SW. The existing driveway and Urgent Care property have an underground storm water collection system that ultimately discharges into the 36-inch outlet pipe to the SW.

**Proposed:** The Applicant's plan proposed site runoff to be collected with catch basins and detained with an underground detention system. Water quality will be treated using a pretreatment unit placed before the

underground detention system. The underground detention system includes an outlet control structure and will ultimately discharge to an existing 15-inch storm sewer in the southwest corner of the site.

#### Comments:

1. Calculations and details for the stormwater management plan will be fully reviewed during the final engineering review process. Details and cross sections of the underground detention system, outlet control structure and pretreatment units will be required as well.
2. We also encourage the applicant to begin stormwater design discussions with the County, to ensure they are not going to require something that is not currently considered. Prior to accepting plans for Final Site Plan and Engineering Review, the Township will request to see the County has reviewed and commented on the stormwater system prior to reviewing the system itself.
3. Minimum size storm sewer on site shall be 12-inch. Roof drain collection can be 8-inch, but shall expand to a 12-inch under the parking lot.
4. All 12-inch storm sewer must be RCP CL IV, unless otherwise approved.

### Paving and Grading

1. All geometrics will be subject to review by the Township Fire Marshal for emergency accessibility for fire trucks and other equipment.
2. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans indicate detailed ramp grades for Americans with Disabilities Act 2010 (ADA) ramp areas.
3. Please provide additional detail on the spillways through the curbs and sidewalks. A spillway through a sidewalk is located by the ADA parking area and

### Soil Erosion and Sedimentation Control (SESC)

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

### Recommendation

Fishbeck offers no objection and recommends the Planning Commission grant Preliminary Site Plan Approval to the Zippy Auto Wash, based on the preliminary site plans submitted to the Township on November 22, 2022. The Applicant shall review and amend any of the plan comments listed in the letter above and it is also recommended that the Applicant begin conversations with the County regarding storm water management and ROW impacts and implement requirements of both the Township and the County into the plans prior to Engineering Review.

If you have any questions regarding this project or our comments listed above, please contact me at 248.324.4796 or [mtleppek@fishbeck.com](mailto:mtleppek@fishbeck.com). Sincerely,



**Mike Leppek, PE**  
Civil Engineer



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

By email

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

Andrew Lenaghan  
Deputy Fire Chief/Fire Marshal  
O: 734-699-8900 ext. 9416  
C: 734-294-7132

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



November 1, 2022

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

Zippy Car Wash  
Belleville Road  
Van Buren Township, Michigan 48111

The site plan for a Zippy Car Wash Facility was reviewed for compliance with the Van Buren Township adopted fire code NFPA 1 2018. Fire Department access and water supply were the focus of this review.

### **Water Supply**

~~To determine the required fire flow for this facility, a construction type per NFPA is required.~~

An additional hydrant has been added to the entrance off Belleville rd. The required fire flow for a 4900 ft<sup>2</sup> structure has been met.

### **Fire Department Access**

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

No Parking Fire Lanes will need to be shown on future submittals.

***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.

Dead ends of Fire Department access in excess of 150 shall be provided with approved provisions for fire apparatus to turn around. **NFPA 1 18.2.3.5.4**

**On sheet C-3 The 15 ft opening between the vacuum stations needs to be widened to at least 20ft.**

If you have any questions feel free to contact me at [alenaghan@vanburen-mi.org](mailto:alenaghan@vanburen-mi.org)

Andrew Lenaghan  
Deputy Fire Chief/ Fire Marshal  
Van Buren Township

# CHARTER TOWNSHIP OF VAN BUREN PLANNING COMMISSION NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **December 14, 2022 at 5:30 p.m.** The meeting will be held in person at Van Buren Township Hall, located at **46425 Tyler Road, Van Buren Township, MI 48111**, in the Board Room. Instructions for attending the meeting electronically are provided in this notice. The Planning Commission will consider the following items:

**Zoning Ordinance Text Amendments:** Proposed amendments that will modify the requirement for at least thirty percent (30%) of all structures within a proposed residential plat or site condominium project to have the garage door oriented other than to the front of the lot (i.e., oriented to the side or rear of the lot), and will allow modifications to restrictions on minimum separation distance between buildings in Planned Residential Developments (PRDs). The amendments will include updates to Sections 5.115(B)(8) (Dwelling, Single-Family Residential (All Site Condominiums and Subdivisions)), 6.203(A) (Planned Residential Developments – Modifications, Modifications Permitted) and 6.207(B)-6.207(C) (Planned Residential Developments – Design, Building Setbacks and Building Separation).

**Case 20-037:** A request by Rand Construction Engineering, Inc. on behalf of owner 5M Van Buren LLC to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies . The project is proposed to be located at the 21.3 acre site located at 5925 Beck Road (parcel ID number 83 014 99 0001 703). The parcel is zoned M-1 – Light Industrial. Outdoor storage of building equipment and supplies is a Special Land Use in the M-1 (Light Industrial) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.



**Case 22-010:** A request by David Brewer of Vanston / O'Brien Inc. on behalf of owner Night Hawk Properties to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site. The project is proposed to be located at 11650 Belleville Road (parcel ID number 83 081 99 0004 709), which is zoned C-2 – Extensive Highway Business District. Automatic automobile wash establishments are a Special Land Use in the C-2 – Extensive Highway Business District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.



On the agenda for the meeting, a unique Zoom weblink and dial-in phone number with a meeting ID for meeting videoconference or teleconference access will be provided. The meeting will be available to view live on the Van Buren Township YouTube Channel. A complete procedure for public comment by electronic means is provided on a guide which is accessible on the Van Buren Township website ([www.vanburen-mi.org](http://www.vanburen-mi.org)). Participants may also choose to submit written comments that will be read into record during public comment by the Chairperson. Submit any written comments or questions about the meeting via e-mail to [dpower@vanburen-mi.org](mailto:dpower@vanburen-mi.org). To comply with the Americans with Disabilities Act (ADA), any citizen requesting accommodation to attend a meeting, and/or to obtain this notice in alternate formats, please contact the Clerk's Office at 734.699.8900, extension 9205.

Posted: November 19, 2022

Published: November 24, 2022





# VAN BUREN CHARTER TOWNSHIP

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

46425 TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

PHONE (734) 699-8913 FAX (734) 699-8958

## BOARD OF ZONING APPEALS APPLICATION

### APPLICANT INFORMATION

|   |                                |
|---|--------------------------------|
| NAME: <u>Menard, Inc - Tyler Edwards</u>      | PHONE: <u>715 - 876 - 2143</u> |
| ADDRESS: <u>5101 Menard Drive</u>             | CELL PHONE:                    |
| CITY, STATE & ZIP: <u>Eau Claire WI 54703</u> | FAX:                           |
| EMAIL: <u>tedwards@menard-inc.com</u>         |                                |

### PROPERTY OWNER INFORMATION (If different than the applicant)

|   |                                |
|---|--------------------------------|
| NAME: <u>Menard, Inc.</u>                     | PHONE: <u>715 - 876 - 2143</u> |
| ADDRESS: <u>5101 Menard Drive</u>             | CELL PHONE:                    |
| CITY, STATE & ZIP: <u>Eau Claire WI 54703</u> | FAX:                           |
| EMAIL: <u>tedwards@menard-inc.com</u>         |                                |

### SITE INFORMATION

|  |  |                             |
|--|--|-----------------------------|
| PROJECT ADDRESS: <u>10010 Belleville Rd</u>  |  |                             |
| PROPERTY LOCATION: On the <u>West</u> Side of <u>Belleville Rd</u> Road; Between <u>Tyler</u> Road and <u>44 Service</u> Road.             |  |                             |
| SIZE OF LOT WIDTH: <u>990'</u>   | SIZE OF LOT DEPTH: <u>1,359'</u>                 | ACREAGE OF SITE: <u>23A</u> |
| DATE PROPERTY ACQUIRED: <u>8/3/15</u>  | TYPE OF OWNERSHIP OF PROPERTY: <u>Deed owner</u> |                             |
| STATE ALL DEED, SUBDIVISION IMPROVEMENT AND PROPERTY RESTRICTIONS IN EFFECT AT THIS TIME, TOGETHER WITH DATES OF EXPIRATION:<br><u>N/A</u> |  |                             |

### VARIANCE REQUEST

|  |
|--|
| VARIANCE TO ZONING ORDINANCE SECTION(S): <u>4.102</u>  |
| EXPLANATION OF THE PRACTICAL DIFFICULTY OF THE PROPERTY AS DEFINED IN SECTION 19.07 (OR EXPLANATION OF REQUEST FOR ADMINISTRATIVE REVIEW): <u>Please see attached letter</u>                   |
| APPLICANT MUST ALSO SUBMIT PHOTOGRAPHS OF THE BUILDING AND/OR STRUCTURES ON SITE AS WELL AS SKETCH PLAN OR PLOT PLAN SHOWING THE DIMENSIONS OF THE LOT AND THE EXISTING AND PROPOSED SETBACKS. |

### OWNER'S AFFIDAVIT

Tyler Edwards - Menard, Inc. [Signature] 8/3/22  
PRINT PROPERTY OWNER'S NAME 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\_\_\_\_.





## MEMO

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|       |  |
|-------|--|
| TO:   | Van Buren Township Planning Commission                   |
| FROM: | Dan Power– Director of Planning and Economic Development |
| RE:   | Case 22-042 – Menards Side Yard Setback Variance Request |
| DATE: | December 7, 2022   |

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Commissioners:

Applicant Tyler Edwards on behalf of Menard's, Inc. has applied for a dimensional variance, to install an addition to the existing accessory drive-thru canopy, which is attached to the principal building. The proposed addition would be located within fifteen (15) feet of the side lot line, contrary to the requirements of Section 3.112(E) of the Van Buren Township Zoning Ordinance which requires a 25-foot side yard setback. The proposed expansion area that is the basis for this review is intended to serve an extended drive-up lane for the Menards Store.

The subject site is located at 10010 Belleville Road, on the west side of Belleville Road between Westlake Circle and Tyler Road on a 24.0-acre site. The site has tax parcel ID # 83 061 99 0005 726 and is zoned C-2 – Extensive Highway Business District.

The site was the subject of a complete site plan review process for a 229,391 square foot Menards Store which was constructed in 2017-2018. In July 2020, the applicant submitted a proposed site plan which identified an existing canopy on the north / side yard of the Menards Store and a proposed fence and gate. The site plan submitted at this time did not include a clear depiction of an attached structure or building other than the proposed fence/gate. Over the course of the following two years, the applicant and staff communicated regarding the proposed expansion. It was found that the extended pavement and gate addition have impacted an existing greenbelt along the north end of the site adjacent to the Meadows of Van Buren Condominiums, which is zoned RM – Multiple Family Residential. If the greenbelt along this portion of the site is reduced to less than 20 feet in width due to the proposed expansion, the Planning Commission will have to grant a modification to this greenbelt width standards.

In July 2022, the applicant submitted a building permit application which included additional details regarding the request, including a detail 1/CT2 which demonstrates that the proposed addition includes a canopy with columns and an overhead door, which constitutes an attached accessory structure. This attached accessory structure is subject to the setback requirements of the Van Buren Township Zoning Ordinance, which includes a 25-foot side yard setback. This important distinction led to the specific variance item / zoning deficiency around the building setback which would not apply to a fence or gate. As a result, the applicant is seeking a variance at the next available opportunity from the Van Buren Township Board of Zoning Appeals (BZA).

The applicant's request to the Van Buren Township BZA relies on favorable findings that the applicant has met all required standards for *practical difficulty* and *standards of approval* for granting a variance under Sections 12.403(B) and 12.403(C) of the Van Buren Township Zoning Ordinance.

If the applicant successfully obtains a side yard setback variance from the Van Buren Township BZA for this request, their requested greenbelt modification will be forwarded to the Van Buren Township Planning Commission. Consistent with past practice, as a request involving a variance that will eventually go in front of the Van Buren Township Planning Commission for formal approval, the request is being forwarded to the Van Buren Township Planning Commission for initial comment prior to being formally considered by the BZA.

The Planning Commission should therefore take this opportunity to provide initial informal comment on the requested canopy addition. Please do not hesitate to contact me with any questions as you review this request.

Thank you for allowing me to participate in the review of this request.

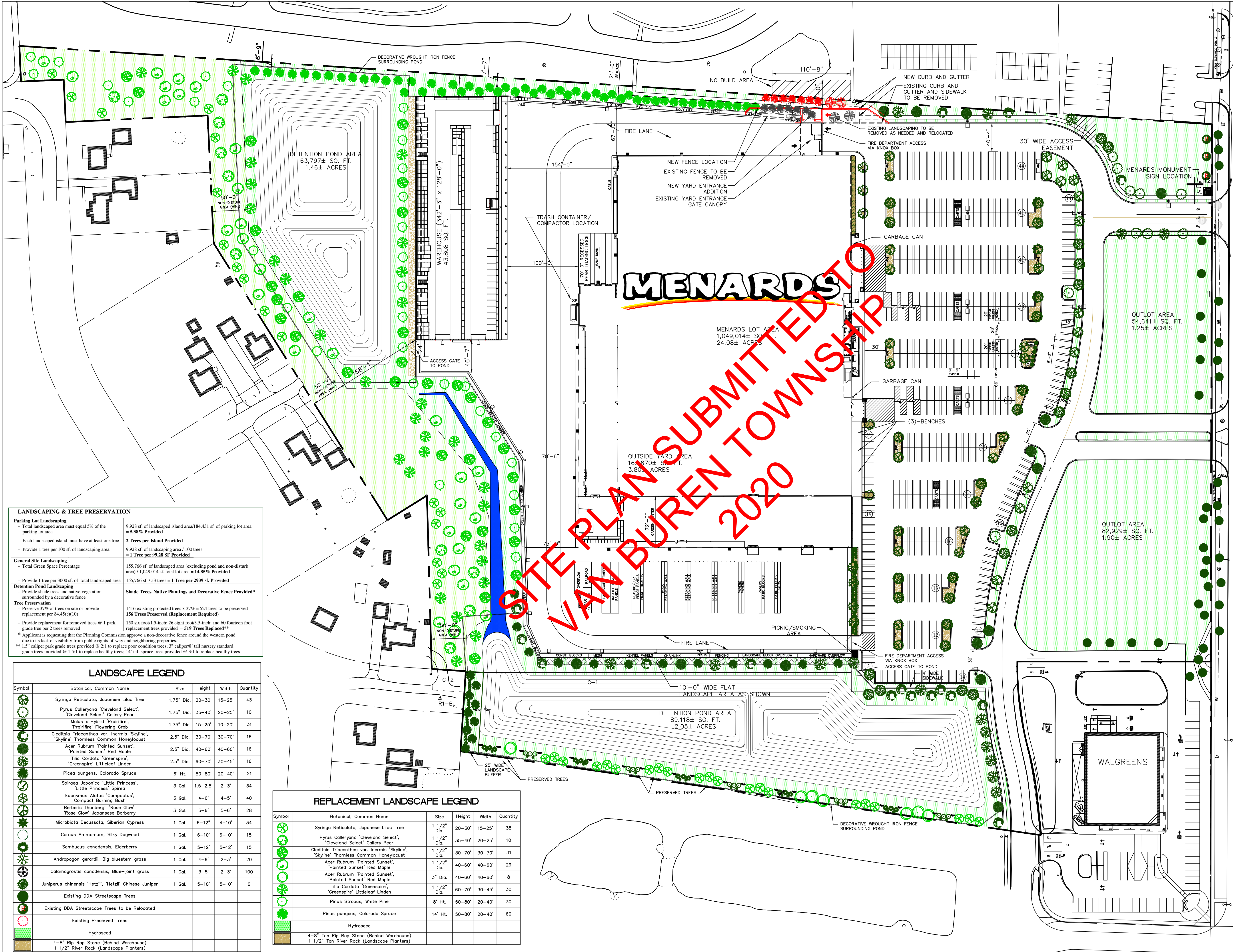
Sincerely,

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: Vidya Krishnan, Senior Principal Planner / Van Buren Township Planning Consultant –  
McKenna Associates

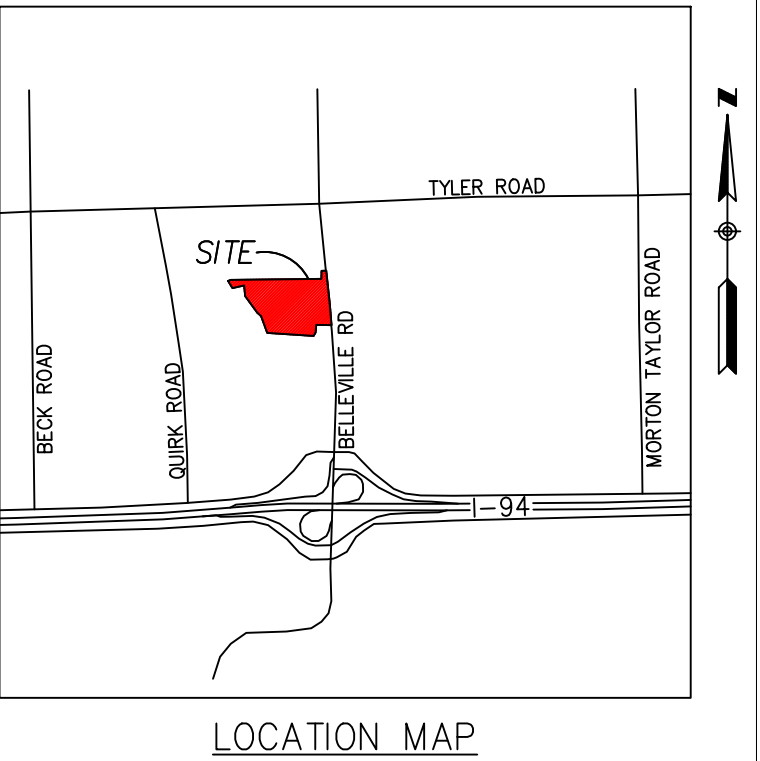




| LANDSCAPING & TREE PRESERVATION  |  |
|--|--|
| <b>Parking Lot Landscaping</b> <ul style="list-style-type: none"><li>- Total landscaped area must equal 5% of the parking lot area</li><li>- Each landscaped island must have at least one tree</li><li>- Provide 1 tree per 100 sq. ft. of landscaping area</li></ul>   | 9,928 sq. ft. of landscaped island area/184,431 sq. ft. of parking lot area = 5.38% <b>Provided</b><br><b>2 Trees per Island Provided</b><br>9,928 sq. ft. of landscaping area / 100 trees = 1 Tree per 99.28 SF <b>Provided</b>   |
| <b>General Site Landscaping</b> <ul style="list-style-type: none"><li>- Total Green Space Percentage</li></ul>   | 155,766 sq. ft. of landscaped area (excluding pond and non-disturb area) / 1,049,014 sq. ft. total lot area = 14.85% <b>Provided</b><br>- Provide 1 tree per 3000 sq. ft. of total landscaped area<br>155,766 sq. ft. / 33 trees = 1 Tree per 2939 sq. ft. <b>Provided</b> |
| <b>Detention Pond Landscaping</b> <ul style="list-style-type: none"><li>- Provide shade trees and native vegetation surrounded by a decorative fence</li></ul>   | <b>Shade Trees, Native Plantings and Decorative Fence Provided*</b>  |
| <b>Tree Preservation</b> <ul style="list-style-type: none"><li>- Preserve 37% of trees on site or provide replacement per \$4.45(e)(10)</li><li>- Provide replacement for removed trees @ 1 park grade tree per 2 trees removed</li></ul>  | 1416 existing protected trees x 37% = 524 trees to be preserved<br><b>156 Trees Preserved (Replacement Required)</b><br>150 six foot/1.5-inch; 26 eight foot/2.5-inch; and 60 fourteen foot replacement trees provided = <b>519 Trees Replaced**</b>                       |
| * Applicant is requesting that the Planning Commission approve a non-decorative fence around the western pond due to its lack of visibility from public rights-of-way and neighboring properties.<br>** 1.5" caliper park grade trees provided @ 2:1 to replace poor condition trees; 3" caliper/8' tall nursery standard grade trees provided @ 1:1 to replace healthy trees; 14" tall spruce trees provided @ 3:1 to replace healthy trees |  |

| LANDSCAPE LEGEND |  |            |          |        |          |
|------------------|--|------------|----------|--------|----------|
| Symbol           | Botanical, Common Name   | Size       | Height   | Width  | Quantity |
|                  | Syringa Reticulata, Japanese Lilac Tree  | 1.75" Dia. | 20-30'   | 15-25' | 43       |
|                  | Pyrus Calleryana 'Cleveland Select', 'Cleveland Select' Callery Pear                 | 1.75" Dia. | 35-40'   | 20-25' | 10       |
|                  | Malus x Hybrid 'Prairifire', 'Prairifire' Flowering Crab                             | 1.75" Dia. | 15-25'   | 10-20' | 31       |
|                  | Gleditsia Triacanthos var. Inermis 'Skyline', 'Skyline' Thornless Common Honeylocust | 2.5" Dia.  | 30-70'   | 30-70' | 16       |
|                  | Acer Rubrum 'Painted Sunset', 'Painted Sunset' Red Maple                             | 2.5" Dia.  | 40-60'   | 40-60' | 16       |
|                  | Tilia Cordata 'Greenspire', 'Greenspire' Littleleaf Linden                           | 2.5" Dia.  | 60-70'   | 30-45' | 16       |
|                  | Picea pungens, Colorado Spruce   | 6" Ht.     | 50-80'   | 20-40' | 21       |
|                  | Spiraea Japonica 'Little Princess', 'Little Princess' Spirea                         | 3 Gal.     | 1.5-2.5' | 2-3'   | 34       |
|                  | Euonymus Alatus 'Compactus', 'Compact Burning Bush                                   | 3 Gal.     | 4-6'     | 4-5'   | 40       |
|                  | Berberis Thunbergii 'Rose Glow', 'Rose Glow' Japanese Barberry                       | 3 Gal.     | 5-6'     | 5-6'   | 28       |
|                  | Microbiota Decussata, Siberian Cypress   | 1 Gal.     | 6-12"    | 4-10"  | 34       |
|                  | Cornus Amomum, Silky Dogwood   | 1 Gal.     | 6-10'    | 6-10'  | 15       |
|                  | Sambucus canadensis, Elderberry  | 1 Gal.     | 5-12'    | 5-12'  | 15       |
|                  | Andropogon gerardii, Big bluestem grass  | 1 Gal.     | 4-6"     | 2-3"   | 20       |
|                  | Calamagrostis canadensis, Blue-joint grass   | 1 Gal.     | 3-5"     | 2-3"   | 100      |
|                  | Juniperus chinensis 'Hetzi', 'Hetzi' Chinese Juniper                                 | 1 Gal.     | 5-10'    | 5-10'  | 6        |
|                  | Existing DDA Streetscape Trees   |            |          |        |          |
|                  | Existing DDA Streetscape Trees to be Relocated                                       |            |          |        |          |
|                  | Existing Preserved Trees   |            |          |        |          |
|                  | Hydraseed  |            |          |        |          |
|                  | 4-8" Rip Rap Stone (Behind Warehouse)  |            |          |        |          |
|                  | 1 1/2" River Rock (Landscape Planters)   |            |          |        |          |

| REPLACEMENT LANDSCAPE LEGEND |  |             |        |        |          |
|------------------------------|--|-------------|--------|--------|----------|
| Symbol                       | Botanical, Common Name   | Size        | Height | Width  | Quantity |
|                              | Syringa Reticulata, Japanese Lilac Tree  | 1 1/2" Dia. | 20-30' | 15-25' | 38       |
|                              | Pyrus Calleryana 'Cleveland Select', 'Cleveland Select' Callery Pear                 | 1 1/2" Dia. | 35-40' | 20-25' | 10       |
|                              | Gleditsia Triacanthos var. Inermis 'Skyline', 'Skyline' Thornless Common Honeylocust | 1 1/2" Dia. | 30-70' | 30-70' | 31       |
|                              | Acer Rubrum 'Painted Sunset', 'Painted Sunset' Red Maple                             | 1 1/2" Dia. | 40-60' | 40-60' | 29       |
|                              | Acer Rubrum 'Painted Sunset', 'Painted Sunset' Red Maple                             | 3" Dia.     | 40-60' | 40-60' | 8        |
|                              | Tilia Cordata 'Greenspire', 'Greenspire' Littleleaf Linden                           | 1 1/2" Dia. | 60-70' | 30-45' | 30       |
|                              | Pinus Strobus, White Pine  | 8" Ht.      | 50-80' | 20-40' | 30       |
|                              | Pinus pungens, Colorado Spruce   | 14" Ht.     | 50-80' | 20-40' | 60       |
|                              | Hydraseed  |             |        |        |          |
|                              | 4-8" Tan Rip Rap Stone (Behind Warehouse)  |             |        |        |          |
|                              | 1 1/2" Tan River Rock (Landscape Planters)   |             |        |        |          |



Maintenance Agreement:  
"Paved surfaces, walkways, signs, lighting and other structures and surfaces shall be maintained in a safe, attractive condition as originally designed and constructed. Parking lot striping and markings shall be maintained in clear, visible condition."

Landscape Maintenance Agreement:  
"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."

Wood Fence Maintenance Agreement:  
"Owner shall inspect the 14' tall wood fence around the perimeter of the outdoor storage area on an annual basis and shall treat, power wash, replace boards and complete any other appropriate maintenance to keep the fence in a safe, attractive condition as originally designed and constructed."

Notes:  
Debris shall be picked up within the property limits weekly or as needed.

The project is intended to be completed in one phase.

The outlot areas shown on the plan shall be graded and seeded as part of the construction of the project.

Owner agrees to use commercially reasonable efforts to obtain an agreement from Walgreens and the owner of the Walgreens property to allow removal of the existing access point on Belleville Road located north of Walgreens, and Owner shall complete such removal upon receipt of the required agreement.

NOTE:  
ALL PARKING SPACES ARE TO BE DOUBLE STRIPED

ALL LANDSCAPING TO BE IRRIGATED WITH EITHER AN IRRIGATION SOAKER OR DRIP TYPE SYSTEM

NOTE:  
THE FOREBAY-DETENTION BASIN LANDSCAPE MATERIALS (VARIETIES AND QUANTITIES) MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE WAYNE COUNTY STORM WATER ORDINANCE.

EMERGENT/AQUATIC PLANTS TOTAL 1624 USING THE FOLLOWING SPECIES IN EQUAL NUMBER (406 EACH), WHITE WATER LILY, SAGO PONDWEED, TAPE GRASS AND YELLOW POND LILY.

PLANTS ARE TO BE PLANTED ON THE OUTER 15 FEET OF THE POND ZONE, PLANTED 36 INCHES ON CENTER TO COVER 25% OF THE POND AREA.

THE TOTAL AREA OF POND ZONE IS 58,988 SQ. FT.

Petitioner:  
Menard, Inc.  
Attn: Scott Nuttelman  
5101 Menard Drive  
Eau Claire, WI 54701  
Phone: 715-876-2383

Civil Engineer:  
Metro Consulting Associates, LLC  
Attn: Matt Bush  
719 Griswold, Suite 820  
Detroit, MI 48226  
Phone: 734-217-4658



Van Buren Township, MI  
Menards Site Landscape Plan  
February 27, 2020  
Scale: 1" = 60'-0" CT2





August 9, 2022

VIA US MAIL

Charter Township of Van Buren  
Attn: Dan Power  
46425 Tyler Road  
Van Buren Township, MI 48111

**Re: Menards Setback Variance**

Dear Mr. Power,

Please find enclosed the Menards setback variance application information.

1. Project Narrative (1 Copy);
2. Variance Application (1 Copy);
3. Site Photos (2 Pages);
4. 11x17 Site Plan (3 Copies);
5. 11x17 Setback Detail (3 Copies);
6. 24x36 Overall Plan (3 Copies).

Please let me know if you need anything else. Thank you.

Sincerely,  
**Menard, Inc.**

A handwritten signature in black ink, appearing to read "Tyler Edwards".

Tyler Edwards  
Real Estate Representative  
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703  
O: 715.876.2143 C: 715.579.6699 [tedwards@menard-inc.com](mailto:tedwards@menard-inc.com)

Enclosures



August 9, 2022

**RE: Menards Expansion Project**

Dear Mr. Power,

Menard, Inc. is submitting information regarding the proposed yard gate expansion project.

**History**

Menards first approached the township on this gate expansion project in 2020 and after reviewing and sharing plans with the staff Menards was directed to submit the administrative review application. That administrative review application and the fee was submitted. In 2021 the Menards construction department submitted a building permit application but was told that the project did not meet the 20' greenbelt requirement in the zoning ordinance between the commercial and residential districts. That Menards employee left shortly after that exchange and the information was never shared. When the project was first submitted in 2020 only the 10' greenbelt was discussed and I was not aware of additional setback requirements. In 2022 Menards again submitted building plans and was made aware of the 2021 correspondence and the need for the 20' greenbelt adjacent to the residential property. Menards was able to create a 15' greenbelt and that was going to be reviewed by the Planning Commission but the day of the meeting Menards was told there was also a 25' structure setback requirement from the property line. That required did not come up during any of the previous reviews however that is what led to this submission.

**Need for Expansion**

Menards is a retail store that has to make changes and adapt to stay competitive and remain open. It is no secret that internet sales have impacted physical retail stores. Those that could not compete had to close. As a home improvement store it is much more difficult for Menards to sell merchandise on the internet. Most materials are far too big to be sold online and shipped. So Menards created the shop online and pick up at the store option. This is a program seen and almost all other box retail stores now. Those large products sold at Menards still create a challenge for the pick up and loading process. At a store like Target it is simple for a cart of groceries and goods to be pushed to the parking lot and loaded into a vehicle. Menards handles all of that loading behind the store, the large materials are loaded from the back of the store so they do not have to be moved far and multiple team members or forklifts can be used. Imagine the difference in pushing a cart full of plywood or a washing machine over 100 yards to the parking spaces or 10 feet to a vehicle behind the store. It makes big difference.

**Gate Expansion Project**

The existing yard gate at Menards consists of an entrance lane and an exit lane that are both operated by the gate guard. The guard checks vehicles and trucks in to make sure they belong in the yard. The guard also checks people out to make sure they only took the materials listed on their receipt. The guard controls all traffic in and out of the yard and at times that can be a high volume of traffic. The new entrance lane is an exact replica of the rest of the gate and simply adds one more entrance lane to the gate. This expansion project removes the gate guard from the automated online entrance procedure. A kiosk scanner is located with this additional entrance lane and the barcode from the receipt or phone





can be scanned to gain entry to the yard. That scan at the entrance also notified the order pickup department which guest has entered the yard so their order can be brought out as they pull up to the door and loaded immediately. The guest still needs to be checked out by the guard when they exit the yard. The new entrance is a means of speeding up the order pickup process but it also is a notification system for the loading and unloading process. The gate guard still oversees that new entrance lane in the event a guest can't use the scanner or there is some sort of malfunction. For that reason the gate guard still needs to oversee the new entrance lane.

### **Expansion Details**

By strict definition the gate at the Menards store is a structure. It has a roof and is held up by 4x4 posts that have footings in the ground. In reality the gate is little more than a canopy that needs to have posts holding up the roof because of the snow load weights. I have attached the photos of the existing gate and you can see there are no walls on any side and only the front has a garage door that closed when the store is closed. The height of the expanded gate is only 20' tall. The exterior materials of the gate are the same green steel siding and white steel roof found on the existing gate.

### **Setback Details**

My understanding is there is an overall 25' setback requirement for all structures in this zoning district and on the Menards property. When Menards first started this store and ultimately opened in 2018 online order pickup was not prevalent at many retailers and did not exist at Menards. The original store was designed to fit on the available land and as there had been two gate entrances for the past 60 years of Menards existence it was not anticipated there would need to be additional space saved for setbacks. Even with the expanded gate and a reduced setback the gate would not be visible from the adjacent residential buildings or the Sage Circle roadway through that development. A large pond with significant trees around it is immediately adjacent to this expansion project. The closest roadway is 130' away and the closest building is 180' away. Photos from that side of the store have been included and you can see it is 100% screened by existing landscaping.

### **Ordinance**

The purpose and intent of the setback distances within the zoning ordinance is to protect the neighboring property owners. Having a structure less than 25' from the property line could end up being a large imposing building if it was built to its full height allowed by code. This is a different situation because while technically a structure due to the footings this is a canopy that is only slightly taller than the fence surrounding the Menards yard. The intent of the ordinance protecting the neighboring property is met due to the large pond and wetland area immediately adjacent to this expansion area. While the setback to the property line is 15' the true setback to anything on the neighbor's lot is over 100' and it would be impossible for them to build any closer because of that pond. The roof over the gate addition is also not an enclosed structure, it is a canopy to protect the drive lanes from the elements. The intent of the ordinance is also met through the landscaping. The existing landscaping in the pond screens this expansion area from view on the neighbor's side. Menards is also adding the one tree per 20' on the Menards side of the property line that is required by code.



### Alternatives

As a company Menards has existed for over 60 years by continuously adapting to the changing market demands and competition. Not having this order pickup lane would put this store at a disadvantage and make it outdated before its 5<sup>th</sup> birthday. It is easy to imagine a store that can't compete with internet sales is in a troubled position. All other Menards store locations across the country have already had this gate installed or approved in the three lane format that is proposed on these plans. Menards is unable to move the existing gate or new addition from this location for several reasons. There is an emergency exit door and staircase on the north side of the building and semi trucks need enough room to maneuver around that and get out the exit lane. Any further west and there is not enough room to maneuver. There is also a ground level door that connects the inside of the yard to the store and gate area that needs to remain inside of the yard for security reasons. It is also not possible to offset the new entrance lane further into the yard. Primarily because the gate guard needs to be able to oversee all three lanes at the same time and offsetting the gate addition far enough west to meet the ordinance would put it out of view.

### In Review

Menards understands that asking for relief from an ordinance standard is not a small request. However given the nature of this request with the minimal impact of the canopy with no walls and the significant landscaping and setback distance this is a request that can be supported. Menards would not make this request if the expansion was not vital to the long term success of this store location. Menards has proven there is no impact on the neighboring property owner through natural setback distances and landscaping. Additionally this expansion would result in the continuation of a successful Menards store at this location. Please review all of this information and let me know if you have any questions or comments on our path forward. Thank you.

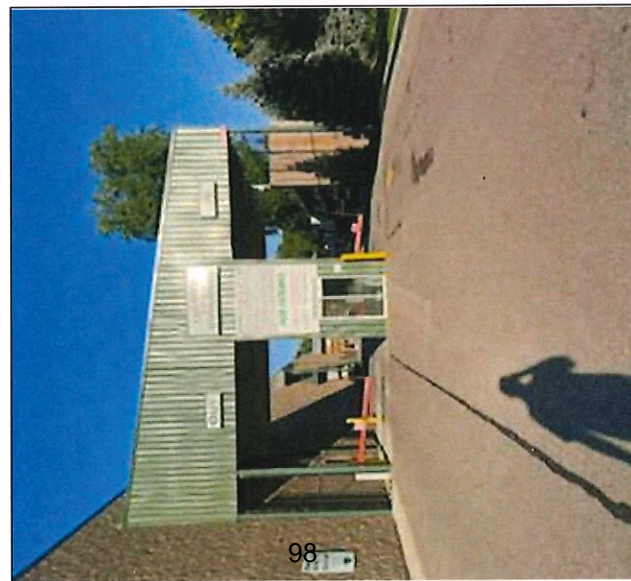
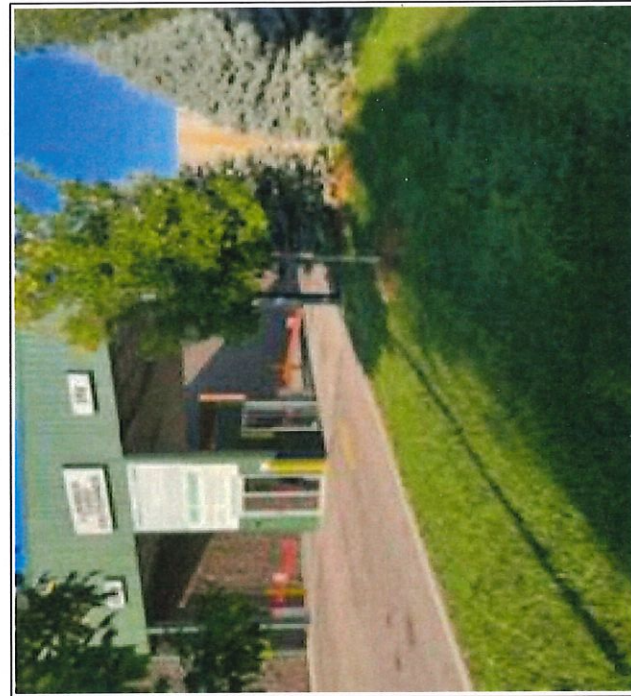
Sincerely,  
Menard, Inc.

A handwritten signature in black ink, appearing to read "Tyler Edwards", written over a horizontal line.

Tyler Edwards  
Real Estate Representative  
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703  
O: 715.876.2143 C: 715.579.6699 [tedwards@menard-inc.com](mailto:tedwards@menard-inc.com)

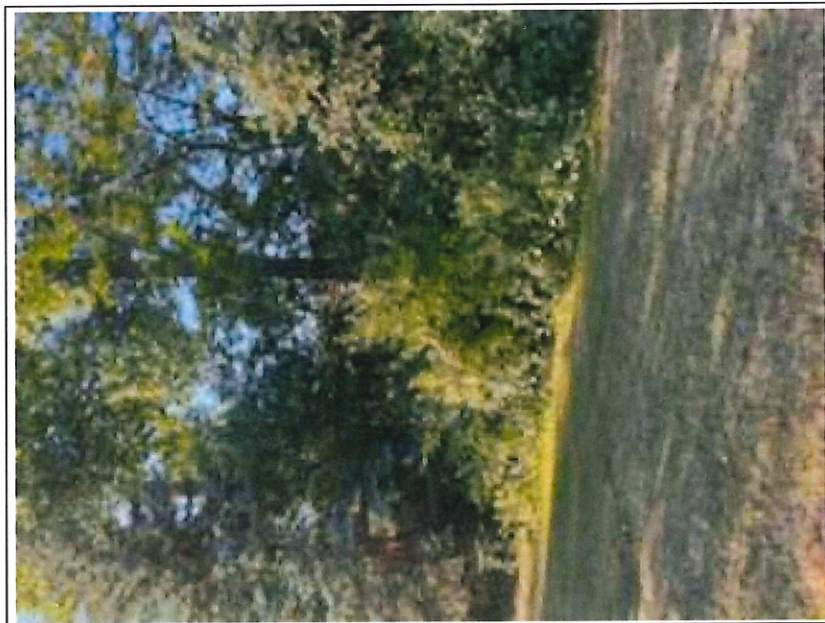


# Menards Gate Landscaping View

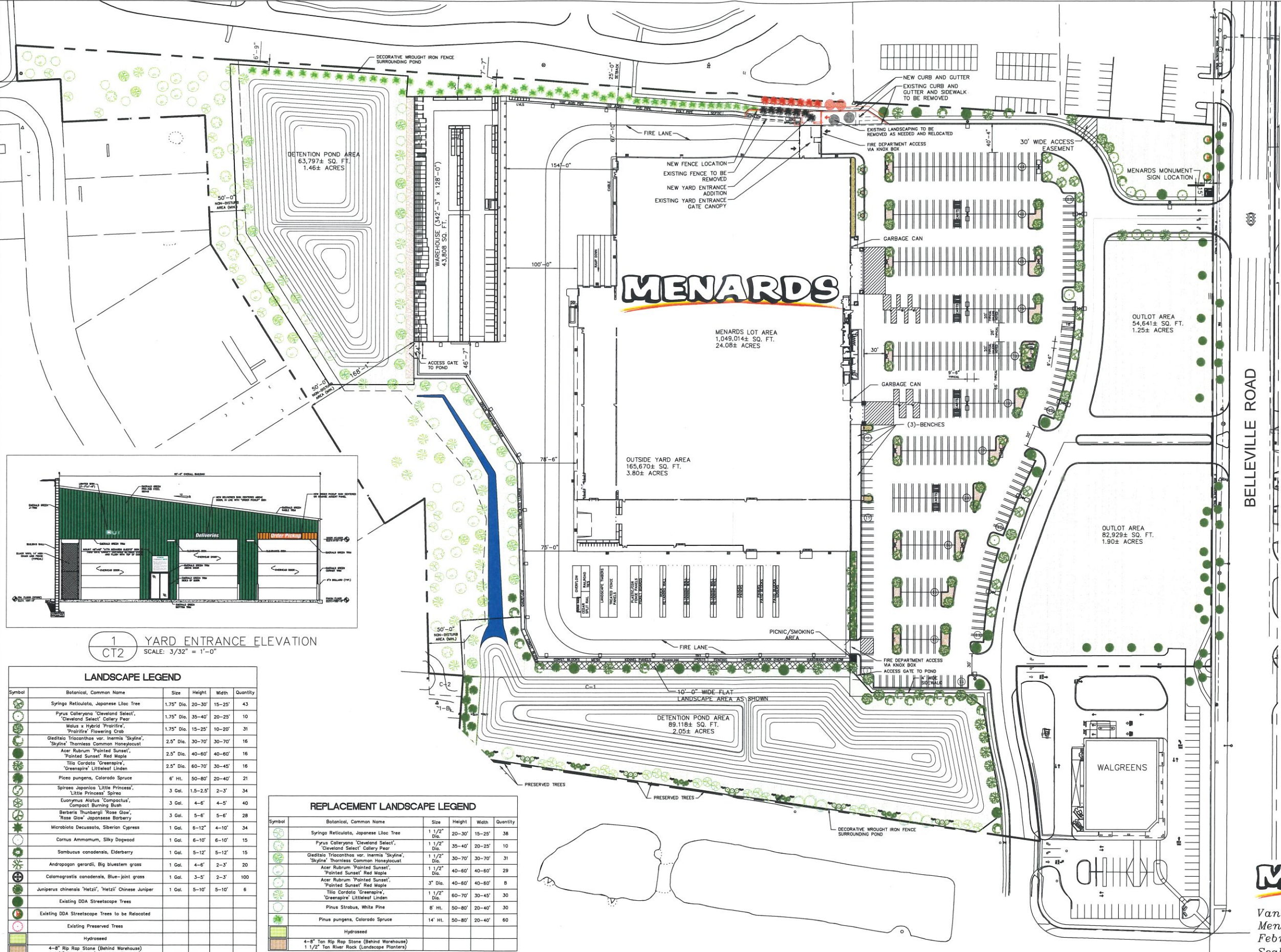




# Residential Landscaping View of Menards







NOTE:  
ALL PARKING SPACES ARE TO BE DOUBLE STRIPED

ALL LANDSCAPING TO BE IRRIGATED WITH EITHER AN IRRIGATION SOAKER OR DRIP TYPE SYSTEM

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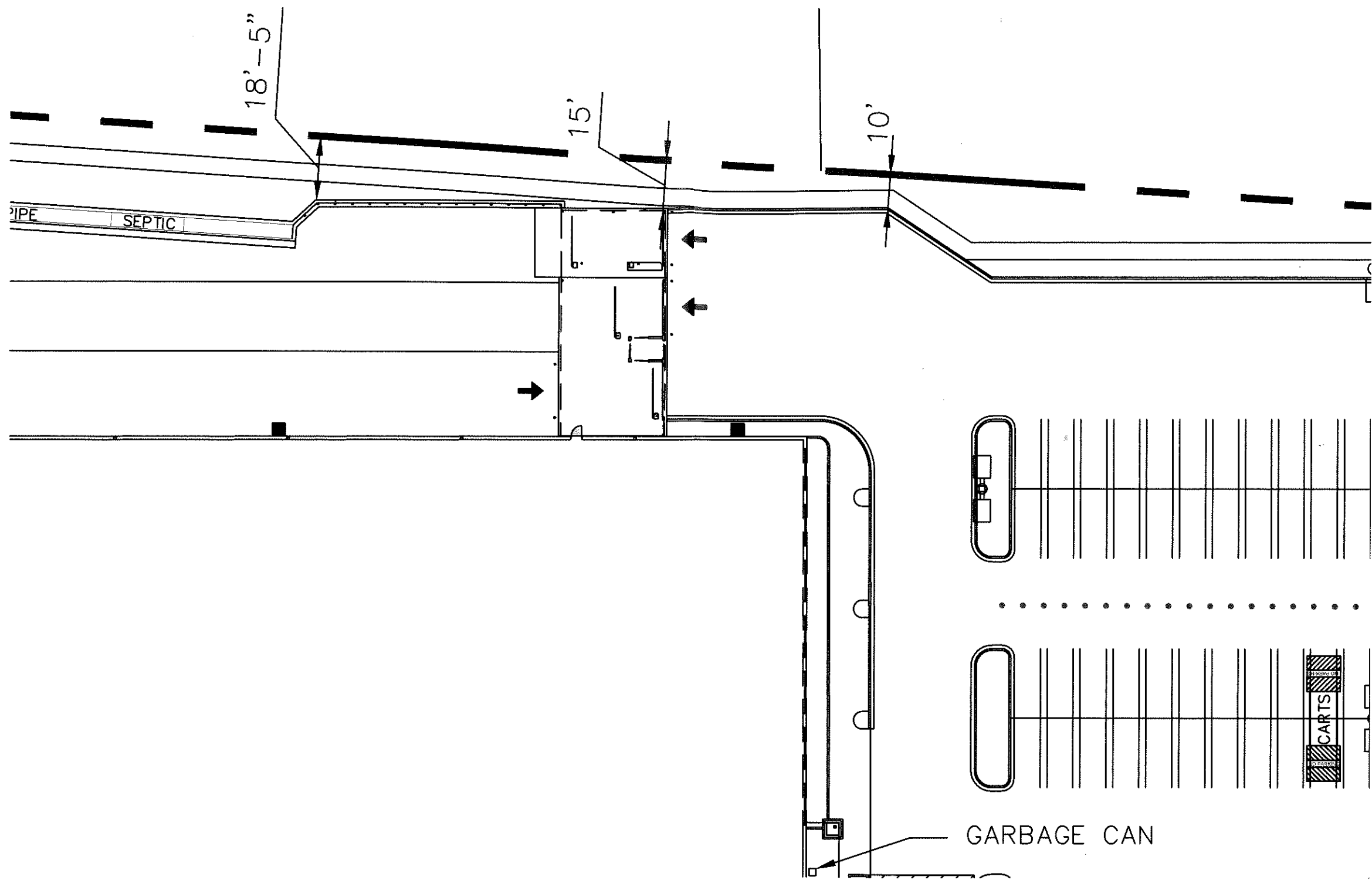
Petitioner:  
Menard, Inc.  
Attn: Scott Nuttelman  
5101 Menard Drive  
East Troy, WI 53121  
Phone: 715-876-2383

Civil Engineer:  
Metro Consulting Associates, LLC  
Attn: Matt Bush  
719 Griswold, Suite 820  
Detroit, MI 48226  
Phone: 734-217-4658

**MENARDS**

Van Buren Township, MI  
Menards Site Landscape Plan  
February 27, 2020  
Scale: 1" = 60'-0" CT2





## Chapter 4 Variances and Appeals

### Section 12.401 Appeal and Notice Requirements

- (A) **Appeal of Planning Commission Decision.** An appeal from the Planning Commission shall be taken to the Board of Zoning Appeals, a written appeal shall be filed within thirty (30) days after the decision.
- (1) No appeal shall be taken to the BZA from a decision of the Planning Commission and/or the Township Board in connection with a special approval use.
- (2) No appeal shall be taken to the BZA from a decision of the Planning Commission in connection with an approved and/or proposed site plan unless such appeal has first been reviewed by the Planning Commission and comments regarding the variance are provided in the minutes.
- (B) **Appeal of Administrative Decision.** An appeal may be taken to the BZA by any person, firm or corporation or by any officer, department, board or bureau aggrieved by a decision of the Township Building Official. Such appeal shall be taken within such time as shall be prescribed by the BZA by general rule, by filing with the building official and with the BZA a notice of appeal, specifying the grounds thereof. The building official shall forthwith transmit to the BZA, all of the papers constituting the record upon which the action appealed from was taken. An appeal shall stay all proceedings in furtherance of the action appealed from unless the building official certifies to the BZA, after notice of appeal has been filed with him or her, that, by reason of facts stated in the certificate, a stay would, in his or her opinion, cause imminent peril to life or property, in which case, the proceedings shall not be stayed, otherwise than by restraining order which may be granted by a court of record.
- (C) **Public Hearing Notice.** Notice of a public hearing by the BZA shall be given pursuant to [Article 12, Chapter 6](#).

### Section 12.402 Jurisdiction

The BZA may reverse or affirm, wholly or partly or may modify the order, requirement decision or determination as in its opinion ought to be made in the promises and to that end shall have all the powers of the officer from whom the appeal was taken and may issue or direct the issuance of a permit. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of this Ordinance, the BZA shall have the power in passing upon appeals to vary or modify any of its rules, regulations or provision so that the spirit of this Ordinance shall be observed, public safety secured and substantial justice done. Nothing herein contained shall be construed to give or grant to the BZA the authority to make changes in the Zoning Ordinance or the zoning may, such power and authority being reserved to the Township Board of Trustees in the manner herein provided by law.

### Section 12.403 Powers and Duties

The BZA shall have the following specified powers and duties:

**Article 12: Administrative Procedures**

**Chapter 4: Variances and Appeals**

- (A) Administrative Review.** To hear and decide appeals where it is alleged by the appellant and there is an error in any order, requirement, permit, decision or refusal made by the building official or any other administrative official in carrying out, enforcing, any provision in this Ordinance.
- (B) Interpretation.** To hear and decide in accordance with the provisions of this Ordinance:
  - (1)** Appeals for the interpretation of the provisions of this Ordinance.
  - (2)** Requests to determine the precise location of the boundary lines between the zoning districts as they are displayed on the zoning map, when there is dissatisfaction with the decision on such subject pursuant to [Section 3.103](#).
- (C) Variances.** The BZA shall have the power to authorized, upon appeal, specific variances from such dimensional requirements as lot area and width regulations, building height and square foot regulations, yard width and depth regulations; such requirements as off-street parking and loading space, requirements, sign regulations and other similar requirements as specified in the Ordinance, provided such modifications will not be inconsistent with the purpose and intent of such requirements. To obtain a variance, the applicant must show “practical difficulty,” by demonstrating:
  - (1)** That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons;
  - (2)** That a variance would do substantial justice to the applicant, as well as to other property owners in the district, (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more consistent with just to others);
  - (3)** That plight of the owner is due to the unique circumstances of the property; and
  - (4)** That the problem is not self-created.
- (D) Standards of approval.** In consideration of all appeals and all proposed variances under this Ordinance, the BZA shall, before granting any appeals or variances in a specific case first determine the following:
  - (1)** That the proposed appeal or variance is related to the valid exercise of the police power and purposes which are affected by the proposed use or activity;
  - (2)** The proposed appeal or variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets;
  - (3)** Will not increase the hazard of fire or flood or endanger the public safety;
  - (4)** Will not unreasonably diminish or impair established property values with in the surrounding area;

- (5) Will not in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the Township;
- (6) Will not alter the essential character of the neighborhood; and
- (7) Is necessary to meet the intent and purpose of the zoning regulations; is related to the standards established in the Ordinance for the land use or activity under consideration, and is necessary to ensure compliance with those standards.

### **Section 12.404 Prohibited Variances**

- (A) No variance shall be made in connection with a condition attached to a special approval use approved by the Township Board.
- (B) No variance shall be made in the use of land, and the Board of Zoning Appeals shall not consider use variance requests.

### **Section 12.405 Attachment of Conditions**

The BZA may impose conditions upon an affirmative decision. The conditions may include, conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall do all of the following:

- (A) Be designed to protect natural resources, the health, safety and welfare as well as the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity and the community as a whole.
- (B) Be related to the valid exercise of the police power and purposes which are affected by the proposed use or activity.
- (C) Be necessary to meet the intent and purpose of the zoning regulations; be related to the standards established in the Ordinance for the land use or activity under consideration and be necessary to ensure compliance with those standards.
- (D) The conditions imposed shall be recorded in the record of the approval action and shall remain unchanged except upon the mutual consent of the approving authority and the land owner. The approving authority shall maintain a record of changes granted in conditions.

### **Section 12.406 Approval Period**

No order of the Board permitting the erection of a building shall be valid for a period longer than six (6) months unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit within one (1) year of the date of the order of the BZA unless a six (6) month extension is granted by the





# 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

December 7, 2022

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

### **Subject: DRAFT Planning Commission Annual Report for 2022**

In accordance with P.A. 33 of 2008, as amended, MCL 125.3801 et seq, Michigan Planning Enabling Act, please find the attached annual report regarding the Planning Commission activities for 2021. Following acceptance by the Planning Commission, the report will be forwarded to the Van Buren Township Board of Trustees once finalized following the completion of the December 14<sup>th</sup> Planning Commission meeting. The report is summarized as follows:

**Public Hearings:** The Planning Commission held seventeen (17) public hearings, pending verification following the December 14<sup>th</sup> meeting.

**Preliminary Site Plan Approvals:** The Planning Commission granted six (6) preliminary site plan approvals, pending verification following the December 14<sup>th</sup> meeting.

**Final Site Plan Approvals:** The Planning Commission granted four (4) final site plan approvals.

**Combined Preliminary / Final Site Plan Approvals:** The Planning Commission granted four (4) combined preliminary / final site plan approvals.

**Special Land Use:** The Planning Commission recommended six (6) special land use approvals to the Township Board, , pending verification following the December 14<sup>th</sup> meeting.

**Site Plan Amendments:** The Planning Commission granted one (1) site plan amendment.

**Temporary Land Use Approvals:** The Planning Commission granted three (3) temporary land use permits.

**Rezoning Recommendations:** The Planning Commission made four (4) rezoning recommendation to the Township Board, including one (1) recommendation for conditional rezoning.



# VAN BUREN

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**Zoning Text Amendment Recommendations:** The Planning Commission made three (3) zoning ordinance text amendment recommendations to the Township Board, pending verification following the December 14<sup>th</sup> meeting.

**Master Plan Amendment:** The Planning Commission held two (2) public meetings regarding the Sumpter Road Corridor Plan, an area-specific amendment to the 2020 Van Buren Township Master Plan.

**Tree Removal Permits:** The Planning Commission granted two (2) tree removal permits.

**Other Activities and Approvals:**

- The Planning Commission granted two (2) extensions to previous preliminary or final site plan reviews.
- The Planning Commission made one (1) recommendation for approval of permits for agricultural irrigation ponds.
- The Planning Commission preliminarily reviewed one (1) request for a dimensional variance, pending verification following the December 14<sup>th</sup> meeting.

**Significant Activities:**

Significant construction progress has been made at several major project sites which were approved by the Planning Commission in the past several years, including completion of two of the three buildings in the 1.6 million square foot Ashley Crossroads North logistics and manufacturing park near Ecorse and Haggerty Road, construction in new phases of the Victoria Estates / Townsend Park and Cobblestone Creek subdivisions, and completion of redevelopment of a 53-acre data center site at 9000 Haggerty Road. Several other projects including the 128-unit Clover Communities senior apartments at 8470 Belleville Road, the Kenworth Truck Sales facility at 44660 North Interstate 94 Service Drive, and the Community Center expansion at 46425 Tyler Road, have broken ground. The Planning Commission also completed a future land use plan for the Sumpter Road Corridor, which will provide future direction for zoning and design standards along Sumpter Road and on adjacent lands, along with an affiliated update to the Van Buren Township Zoning Ordinance to provide standards and regulations for the Sumpter Road Mixed Use (SRMU) zoning district and Sumpter Road Overlay District (SROD).

For additional reference, the Planning Commission may also refer to an interactive map showing the locations of development projects in various stages of review or construction:

**[Interactive VBT Development Map](#)**

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
2023 MEETING SCHEDULE**

Planning Commission Meetings are held on the 2nd and 4th Wednesday of each month at 5:30 p.m.\*\* in the Board of Trustees Room at Township Hall, 46425 Tyler Road Van Buren Township, MI 48111.

**January 11  
January 25  
February 8  
February 22  
March 8  
March 22  
April 12  
April 26  
May 10  
May 24  
June 14  
June 28  
July 12  
July 26  
August 9  
August 23  
September 13  
September 27  
October 11  
October 25  
November 8  
December 13**

In compliance with the Americans with Disabilities Act, reasonable accommodations will be made available with advance notice.

For more information, please call the Department of Public Services at (734) 699-8913

\*\*Meeting time adjusted from 7:30 p.m. to 5:30 p.m. via Planning Commission resolution 2022-02 on March 23, 2022 and approved by the Township Board of Trustees on April 5, 2022.



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

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**TO:** Contiguous Municipal Legislative Body, County Planning, Public Utilities, and Railroad Company

**FROM:** Augusta Charter Township Planning Commission

**DATE:** November 3, 2022

**RE: DISTRIBUTION OF THE DRAFT MASTER PLAN**

In accordance with the Michigan Planning Enabling Act (PA 33 of 2008 as amended), the Charter Township of Augusta is preparing amendments to their Master Plan and requests your cooperation and comment on the proposed amendments. The DRAFT Master Plan is available for review at the Township website: <https://augustatownship.org/wp-content/uploads/2022/10/Master-Plan-DRAFT-08-25-2022-REDUCED.pdf>

Please direct all comments to Laura Kreps, AICP, Township Planning Consultant at [lkreps@cwaplan.com](mailto:lkreps@cwaplan.com) or 734.662.2200.

In accordance with the Michigan Planning Enabling Act, you have 63 days to provide comments on the DRAFT Master Plan. **Please respond by January 2, 2023.**

We thank you for your consideration in this matter.