

September 27, 2023

Van Buren Township Planning Commission Meeting



VAN BUREN
CHARTER TOWNSHIP

Child Care Zoning Ordinance Text Amendment

AN ORDINANCE TO AMEND THE ZONING ORDINANCE 5-2-17(2) AS AMENDED OF THE CHARTER TOWNSHIP OF VAN BUREN TO AMEND THE LANGUAGE OF SECTION 5.111 DAY CARE OR CHILD CARE, GROUP HOME TO REMOVE SEPARATION DISTNACE REQUIREMENTS FROM ANOTHER SIMILAR USE. THE CHARTER TOWNSHIP OF VAN BUREN ORDAINS:

SECTION 1- ORDINANCE AMENDMENT

Pursuant to this Ordinance, the following sections of the Charter Township of Van Buren Zoning Ordinance shall be amended in accordance with the below text upon the effective date of this Amendment:

Section 5.111 Day Care or Child Care, Group Home

- (A) Group day care homes shall not be located closer than one thousand five hundred (1,500) feet to any of the following:
- (1) Another licensed group day care home, except that the Board of Trustees may modify this requirement upon recommendation from the Planning Commission, if the Planning Commission finds that traffic, drop-off, pick-up times and other issues that may impact the adjacent neighborhood have been considered and have found not to be of concern based upon the specific circumstances of the request. If the minimum separation distance between licensed group day care homes is modified, the Planning Commission may require additional measures to mitigate any adverse impacts.
 - (2) Adult foster care, small group home or large group home as defined in this Ordinance and by the State of Michigan

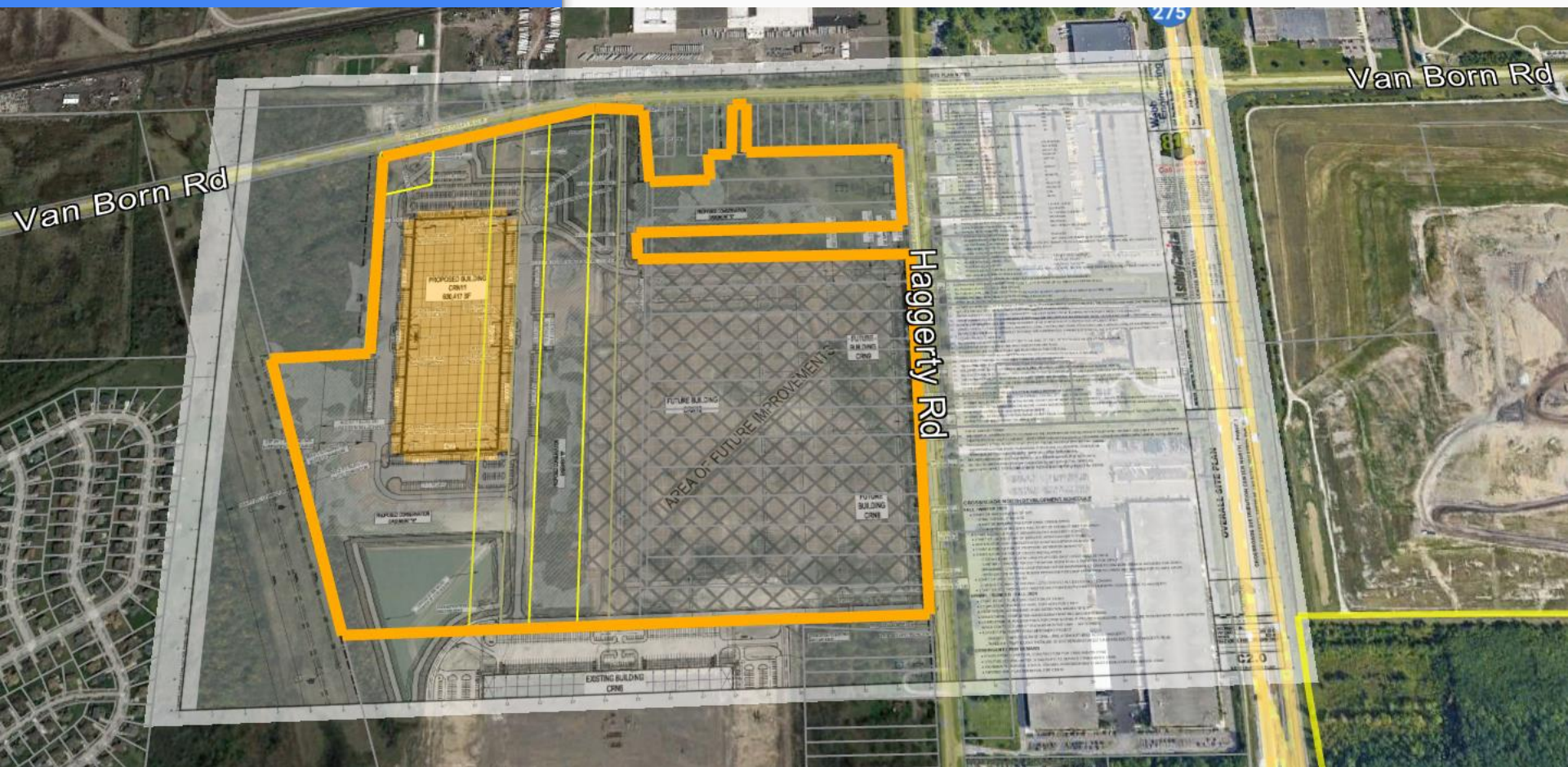
- (B) It has appropriate fencing for the safety of the children in the group day care home as determined by the Planning Commission.
- (C) It maintains the property consistent with the visible characteristics of the neighborhood.
- (D) It does not exceed sixteen (16) hours of operation during a twenty-four (24) hour period.
- (E) The group day care home operator shall provide off-street parking for his or her employees in accordance with [Article 9](#), in the ratio of one (1) parking space for each employee.
- (F) The distances required under this section shall be measured along a road, street, or place maintained by the State, County or a local unit of government and generally open to the public as a matter of right for the purpose of vehicular traffic, not including an alley.

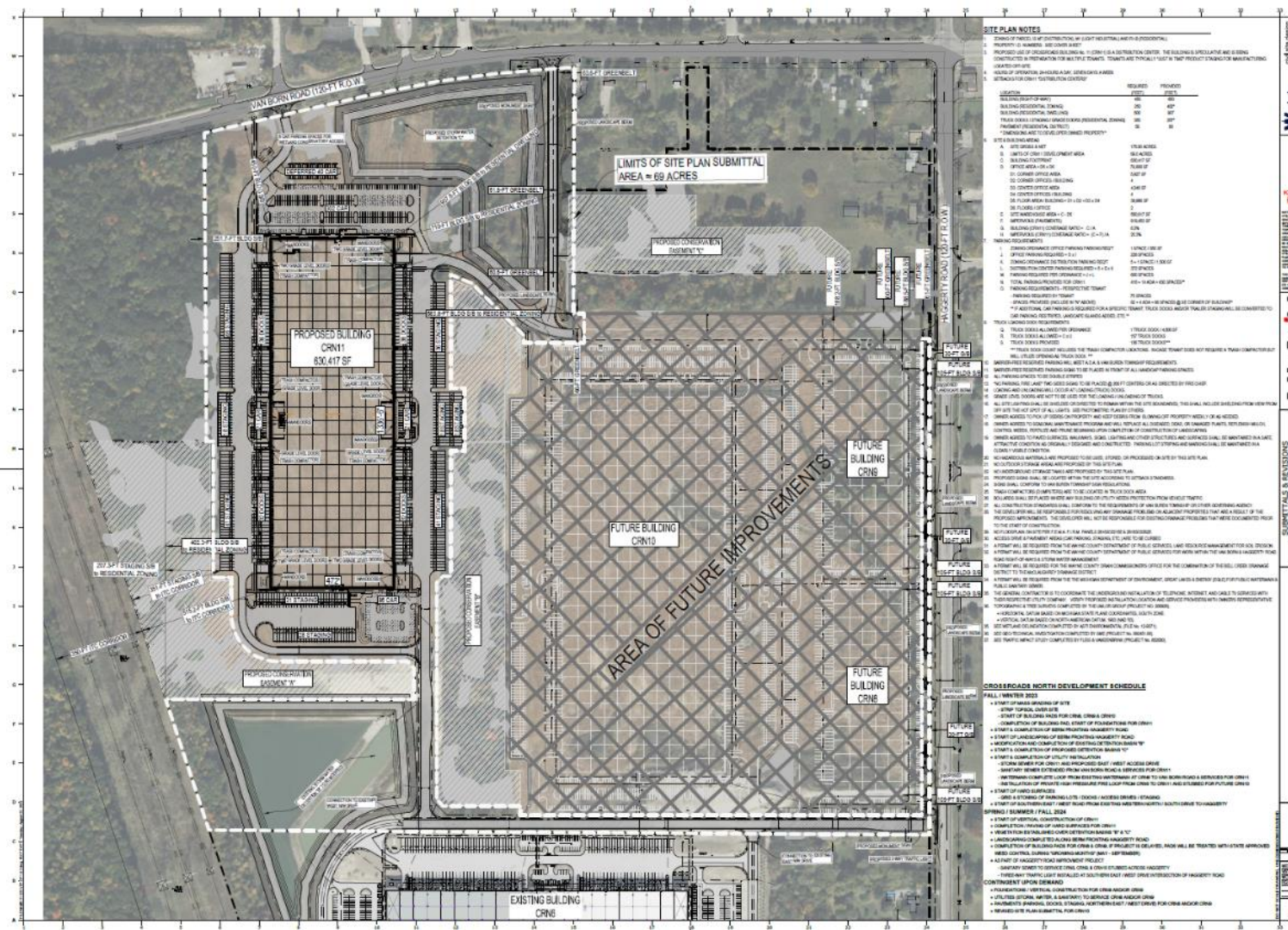
**Case 23-031 – Ashley Crossroads
Distribution Center North 11 (Phase 2)
Site Plan and Special Use Review**

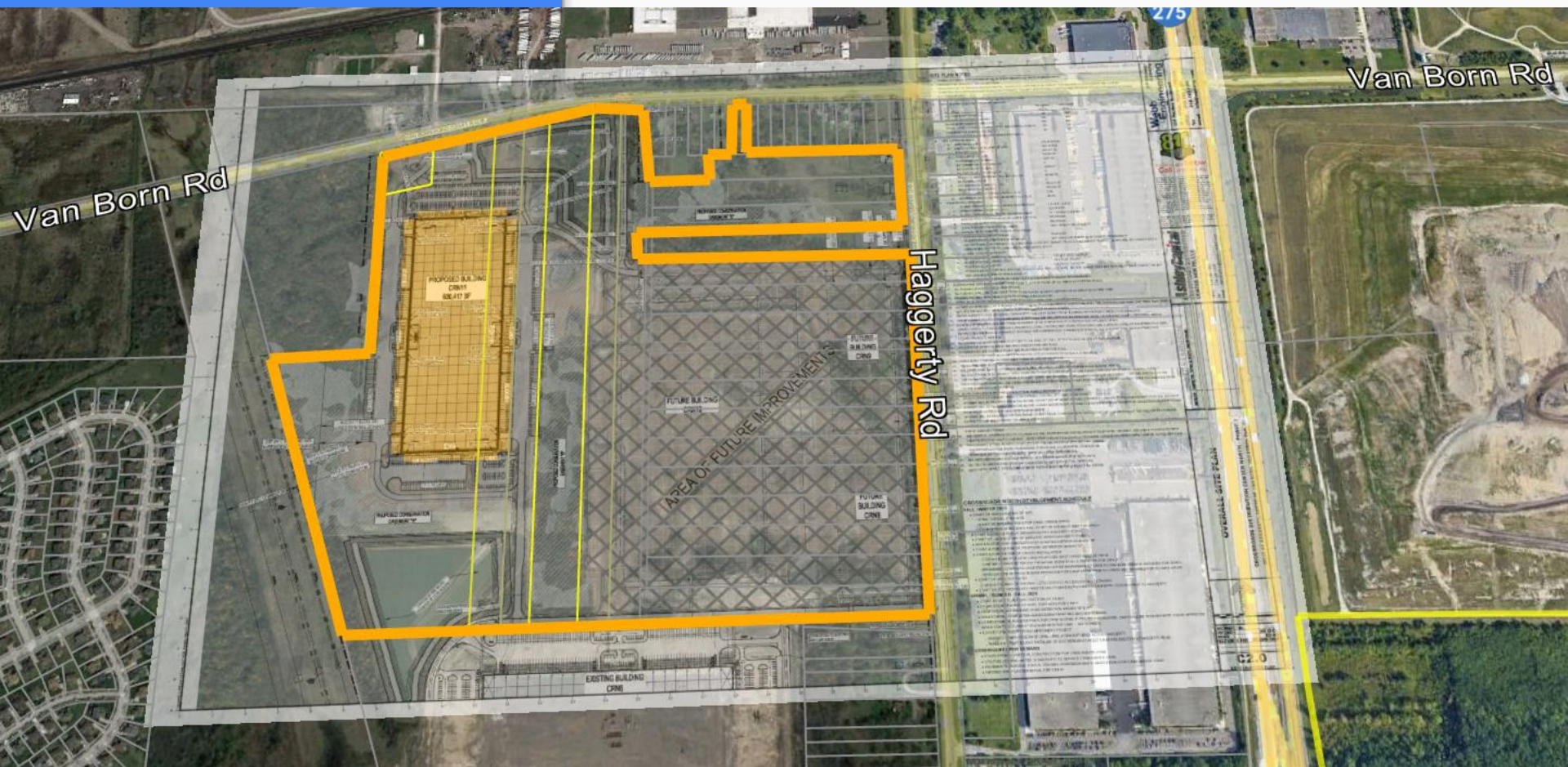
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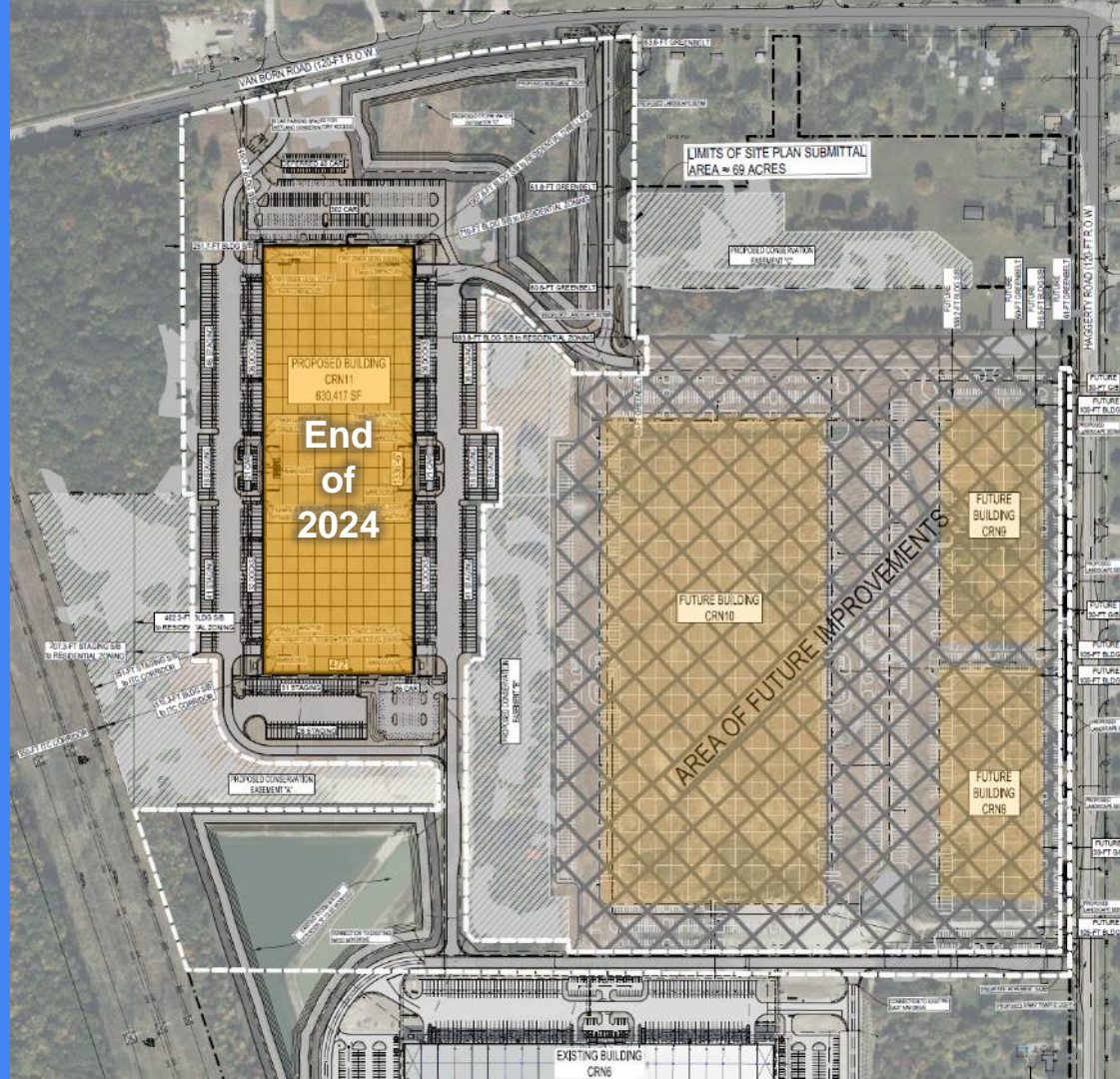
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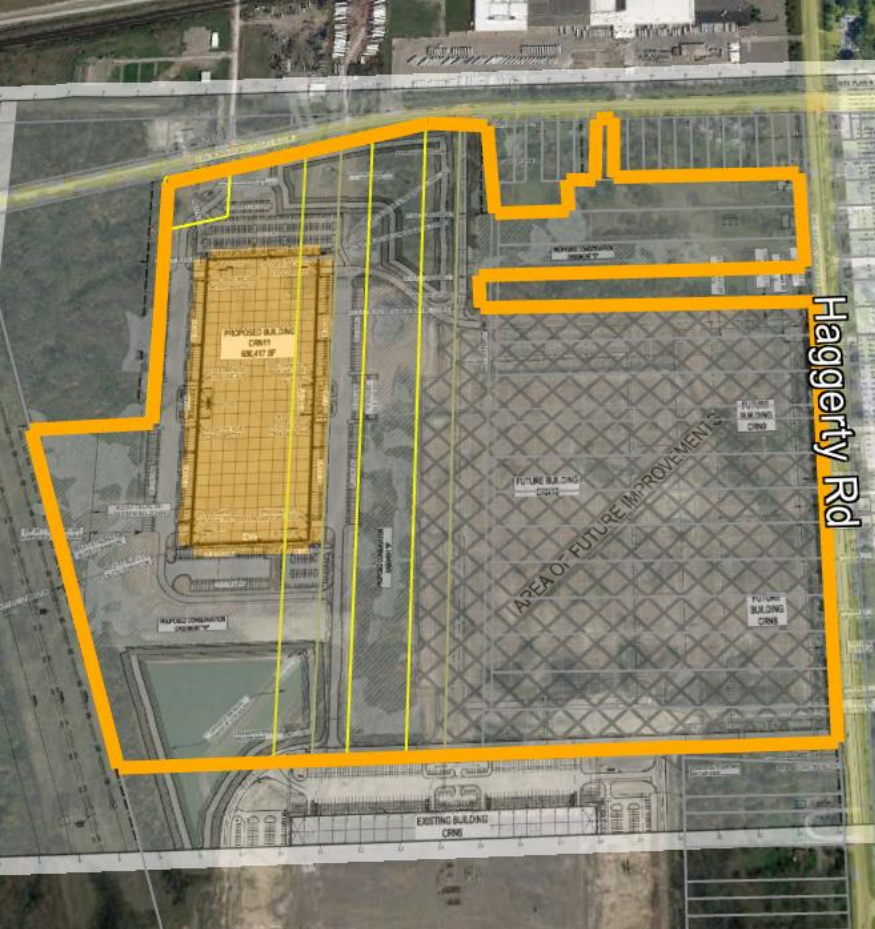
Planning Consultant Reports



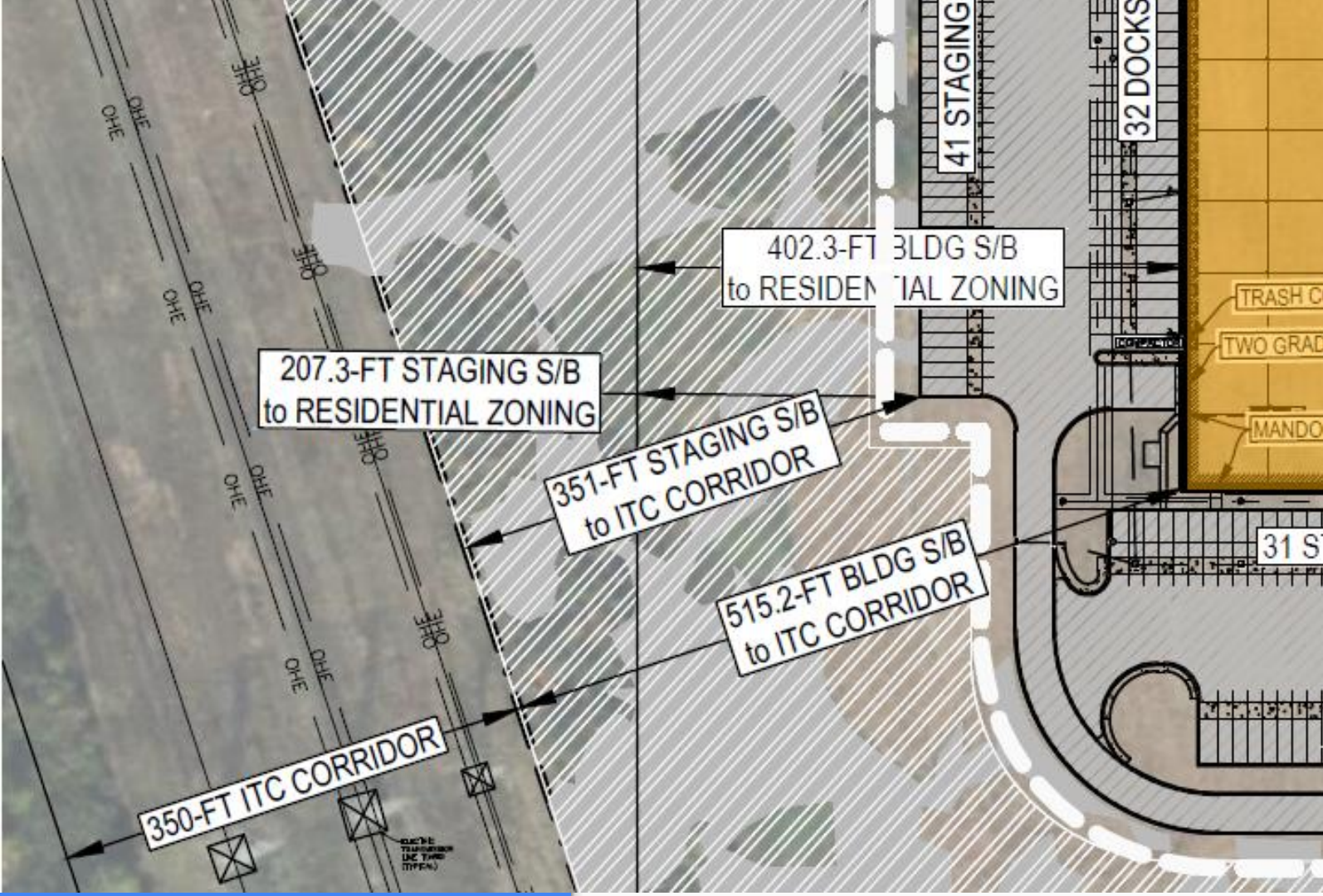








6.	SITE & BUILDING AREAS:	
A.	SITE GROSS & NET	175.00 ACRES
B.	LIMITS OF CRN11 DEVELOPMENT AREA	69.0 ACRES
C.	BUILDING FOOTPRINT	630,417 SF
D.	OFFICE AREA = D5 x D6	79,800 SF
	D1. CORNER OFFICE AREA	5,927 SF
	D2. CORNER OFFICES / BUILDING	4
	D3. CENTER OFFICE AREA	4,048 SF
	D4. CENTER OFFICES / BUILDING	4
	D5. FLOOR AREA / BUILDING = D1 x D2 + D3 x D4	39,990 SF
	D6. FLOORS / OFFICE	2
E.	SITE WAREHOUSE AREA = C - D5	550,617 SF
F.	IMPERVIOUS (PAVEMENTS)	919,453 SF
G.	BUILDING (CRN11) COVERAGE RATIO = C / A	8.3%
H.	IMPERVIOUS (CRN11) COVERAGE RATIO = (C + F) / A	20.3%



TRUCK CIRCULATION NOTES:

1. TYPE OF TRUCK TRAFFIC WILL VARY, FROM SMALL SINGLE AXLE BOX TRUCKS TO INTERSTATE SEMI-TRAILER, FOR THE CIRCULATION PLAN THE INTERSTATE SEMI-TRAILER WAS USED.
2. THE ESTIMATED VOLUME OF TRUCK TRAFFIC WILL BE 100± SEMI-TRAILERS PER DAY.

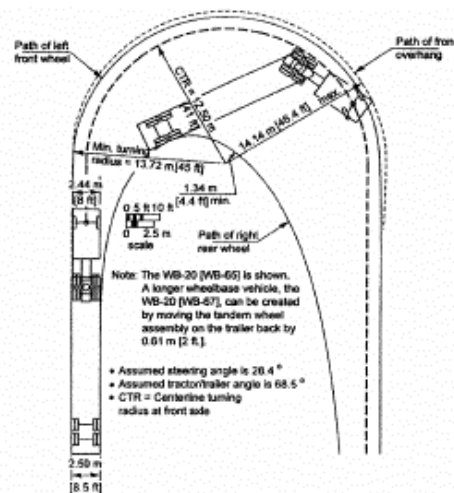
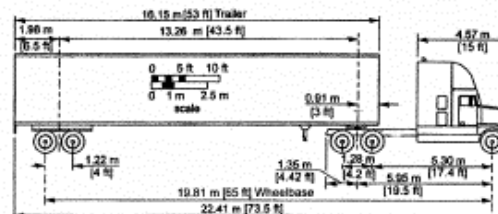
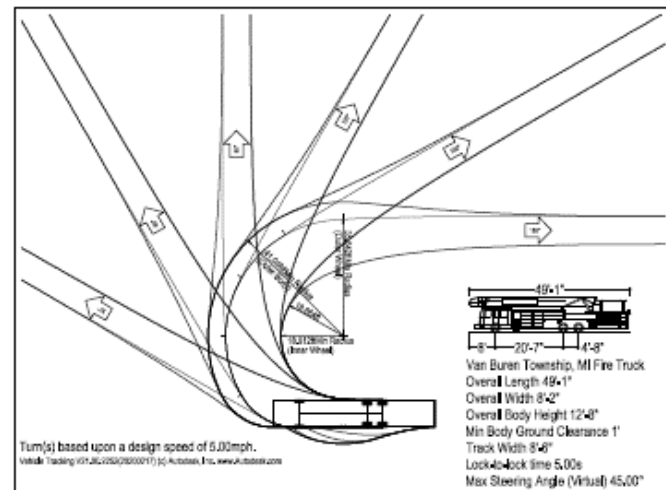


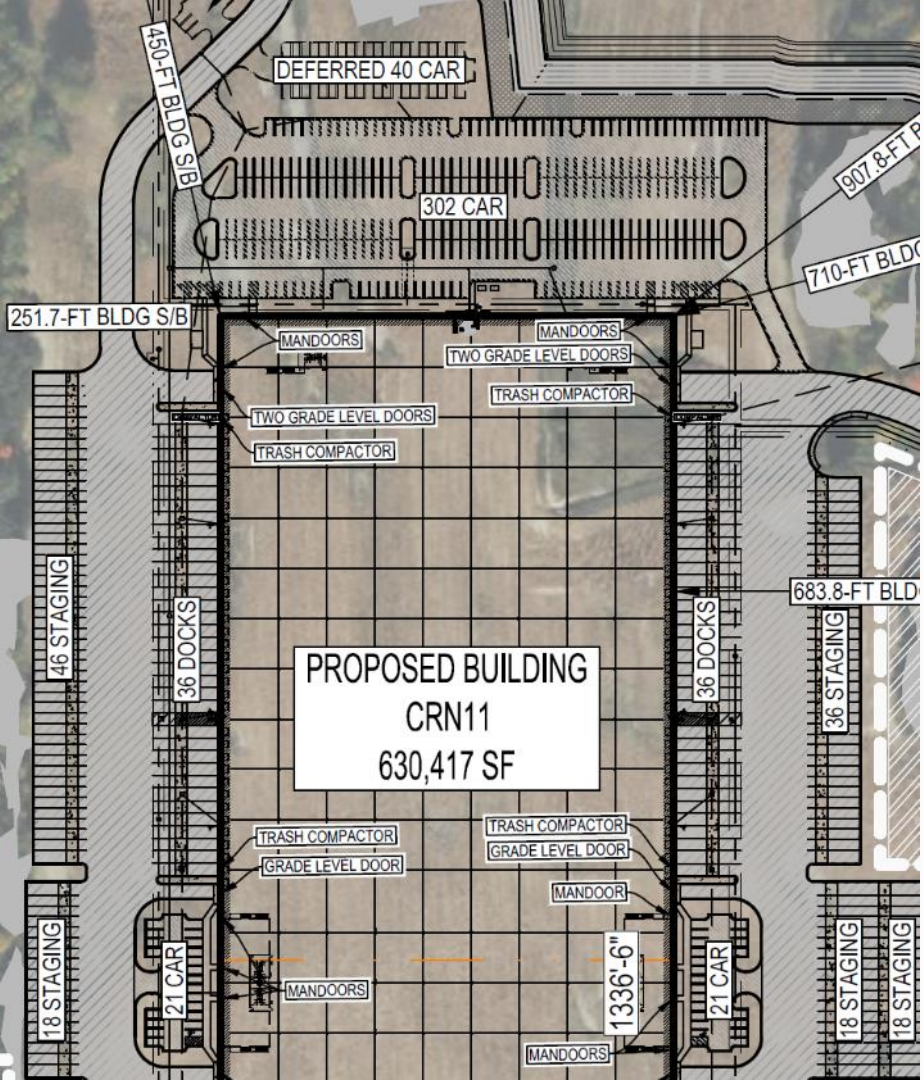
Exhibit 2-16. Minimum Turning Path for Interstate Semitrailer (WB-20 [WB-65 and WB-67]) Design Vehicle



Land Use	Measurement	Required
Distribution Center	5 + 1 per 1,500 sq ft. of GFA (550,617 sq ft.)	372
Office (Distribution Center cont'd)	1 per 350 sq ft. Of UFA (79,800 sq ft.)	228
Loading (Commercial/Industrial buildings over 50,000 sq ft.)	3 + 1 per 50,000 sq. ft. over initial 50,000 sq ft. (630,417 sq ft. total)	15
Total Parking Required: 600 (372 + 228) Maximum Allowed: 720 (600 x 0.2) Parking Provided: <u>470, including 40 deferred parking spaces.</u> Loading Provided: 136 docks, incl. 8 trash compactor docks, and 277 staging areas – <u>clarify 14-foot overhead clearance</u>		

Since our last review, the applicant has reduced the parking provided which is now below the required minimum, whereas previously, excessive car parking was a point of concern. The developer has explained that a single prospective tenant would utilize over half of the building area, requiring additional staging areas but only 75 car parking spaces. The developer further explains that, in addition to the deferred parking, the site's staging areas could be converted into car parking, if needed. The Planning Commission has the flexibility to determine if the developer's explanation is sufficient to permit the

deferred parking and staging area conversion in lieu of the required minimum car parking required by Ordinance. An agreement stating the conditions of deferred/converted parking is subject to review and approval by the Township Attorney.



Van Born Road

Crossroads Distrib

Van Buren Township, Michigan

note:

unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.

landscape requirements:

Street frontage (Van Born Road)

REQUIRED	PROVIDED
TOTAL LIN. FT. OF FRONTAGE	1360' L
ONE (1) EVERGREEN TREE PER 40' (40' FT. / 40' UNIT, MINUS TREES)	34
ONE (1) ORNAMENTAL TREE PER 100' (100' FT. / 100' UNIT, MINUS TREES)	14
EIGHT (8) SHUBS PER 40' (40' FT. / 40' UNIT, MINUS TREES)	15

Street frontage (Haggerty Road)

REQUIRED	PROVIDED
TOTAL LIN. FT. OF FRONTAGE	1587' L
ONE (1) EVERGREEN TREE PER 40' (40' FT. / 40' UNIT, MINUS TREES)	40
ONE (1) ORNAMENTAL TREE PER 100' (100' FT. / 100' UNIT, MINUS TREES)	18
EIGHT (8) SHUBS PER 40' (40' FT. / 40' UNIT, MINUS TREES)	180

north parking

REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT.	143701 SQ. FT.
INTERIOR LANDSCAPE AREA - 1% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS	1437 SQ. FT.
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (500' SQ. FT. / 500' SQ. FT. = 250 TREES)	24 TREES

south parking

REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT.	166185 SQ. FT.
INTERIOR LANDSCAPE AREA - 1% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS	1662 SQ. FT.
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (500' SQ. FT. / 500' SQ. FT. = 200 TREES)	20 TREES

east parking

REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT.	224718 SQ. FT.
INTERIOR LANDSCAPE AREA - 1% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS	2247 SQ. FT.
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (500' SQ. FT. / 500' SQ. FT. = 250 TREES)	30 TREES

west parking

REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT.	208848 SQ. FT.
INTERIOR LANDSCAPE AREA - 1% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS	2088 SQ. FT.
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (500' SQ. FT. / 500' SQ. FT. = 200 TREES)	30 TREES

greenbelt buffer (west property)

REQUIRED	PROVIDED
TOTAL LIN. FT. OF RESIDENTIAL PROPERTY FRONTAGE	605' FT.
HIGH-CH GREENBELT BUFFER HED	60'
STANDARDIZED DOUBLE OF EVERGREEN TREES AT E/F O.C. (60' / 60' = 100 TREES)	64

site open space landscape

REQUIRED	PROVIDED
TOTAL SQ. FT. OPEN SPACE AREAS	356,016 SQ. FT.
1 (ONE) ORNAMENTAL TREE PER 5000 SQ. FT. (5000' SQ. FT. / 5000' SQ. FT. = 71 TREES)	5

replacement trees

TOTAL NO. TREES RE-ENTRANCED WITHIN PARCEL	7,096
NO. OF RE-ENTRANCED TREES	5,215
NO. OF NON-RE-ENTRANCED TREES	1,881
TOTAL NO. OF TREES GAINED	6,307 (89%)
TOTAL NO. OF TREES PROVIDED WITHIN PARCEL	75
NO. OF RE-ENTRANCED TREES PROVIDED	44
NO. OF NON-RE-ENTRANCED TREES PROVIDED	31
TOTAL NO. OF REPLACEMENT TREES PROVIDED	44
NO. OF 1" CALIBER TREES PROVIDED	34
NO. OF 2" CALIBER TREES PROVIDED	10
NO. OF 3" CALIBER TREES PROVIDED	4
NO. OF TREES PROVIDED ON PARKING PLACES	42

Haggerty Road

Landscaping

Van Born Road

Crossroads Distrib

Van Buren Township, Michigan

note:

unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.

landscape requirements:

Street frontage (Van Born Road)	REQUIRED	PROVIDED
TOTAL LIN. FT. OF FRONTAGE	1365.1	36
ONE (1) EVERGREEN TREE PER 40' (40' FT. / 40 UNIT, 1000'S TREES)	34	34
ONE (1) ORNAMENTAL TREE PER 100' (100' FT. / 100 UNIT, 100'S TREES)	13	13
EVERGREEN TREES PER 40' (40' FT. / 40 UNIT, 100'S TREES)	13	13

Street frontage (Haggerty Road)	REQUIRED	PROVIDED
TOTAL LIN. FT. OF FRONTAGE	1587.1	45
ONE (1) EVERGREEN TREE PER 40' (40' FT. / 40 UNIT, 1000'S TREES)	39	39
ONE (1) ORNAMENTAL TREE PER 100' (100' FT. / 100 UNIT, 100'S TREES)	16	16
EVERGREEN TREES PER 40' (40' FT. / 40 UNIT, 100'S TREES)	16	232

north parking	REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT.	143,701 SQ. FT.	
INTERIOR LANDSCAPE AREA - 5% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS	1,028 SQ. FT.	8,000 SQ. FT.
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (500' SQ. FT. / 500 SQ. FT. = 1 TREE)	24 TREES	24 TREES

south parking	REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT.	166,185 SQ. FT.	
INTERIOR LANDSCAPE AREA - 5% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS	8,337 SQ. FT.	
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (500' SQ. FT. / 500 SQ. FT. = 1 TREE)	16 TREES	16 TREES

east parking	REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT.	224,718 SQ. FT.	
INTERIOR LANDSCAPE AREA - 5% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS	8,734 SQ. FT.	18,000 SQ. FT.
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (500' SQ. FT. / 500 SQ. FT. = 1 TREE)	17 TREES	36 TREES

west parking	REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT.	208,848 SQ. FT.	
INTERIOR LANDSCAPE AREA - 5% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS	10,421 SQ. FT.	18,000 SQ. FT.
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (500' SQ. FT. / 500 SQ. FT. = 1 TREE)	20 TREES	36 TREES

greenbelt buffer (west property)	REQUIRED	PROVIDED
TOTAL LIN. FT. OF RESIDENTIAL PROPERTY FRONTAGE	625 FT.	
HIGH-LEVEL GREENBELT BUFFER WIDE	50'	50'
STANDARDIZED DOUBLE OF EVERGREEN TREES AT 10' O.C. (10' O.C. / 10' O.C. = 1 TREE)	64	64

site open space landscape	REQUIRED	PROVIDED
TOTAL SQ. FT. OPEN SPACE AREAS	356,016 SQ. FT.	
1 (ONE) CANOPY OR EVERGREEN TREE PER 5000 SQ. FT. (5000' SQ. FT. / 5000 SQ. FT. = 1 TREE)	IN	EXISTING TREES PRESERVE

replacement trees	REQUIRED	PROVIDED
TOTAL NO. TREES RE-INSTALLED WITHIN PARCEL	1,006	
NO. OF RE-INSTALLED TREES	1,006	
NO. OF NON-RE-INSTALLED TREES	3,363	
TOTAL NO. OF TREES PLANTED	4,369 (1,006 + 3,363)	
TOTAL NO. OF TREES PROVIDED WITHIN PARCEL	44	75
NO. OF RE-INSTALLED TREES PROVIDED	44	44
NO. OF NON-RE-INSTALLED TREES PROVIDED	354	354
TOTAL NO. OF RE-INSTALLED TREES PROVIDED	44	44
NO. OF 14' CANOPY TREES PROVIDED	34	34
NO. OF 16' EVERGREEN TREES PROVIDED	10	10
NO. OF 18' ORNAMENTAL TREES PROVIDED	4	4
NO. OF TREES PROVIDED ON PARKING FRASE	42	

Haggerty Road

Van Born Road

Crossroads Distrib

Van Buren Township, Michigan

note:

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landscape requirements:

Street frontage (Van Born Road)

	REQUIRED	PROVIDED
TOTAL LIN. FT. OF FRONTAGE	1365' L	36
ONE (1) EVERGREEN TREE PER 40' (40' FT. / 40' UNIT, MINUS TREES)	34	34
ONE (1) ORNAMENTAL TREE PER 100' (100' FT. / 100' UNIT, MINUS TREES)	14	14
EIGHT (8) SAMPLES PER 40'	18	18

80' FT. / 100' UNIT = 145' TREES X 8' IN DIA.

Street frontage (Haggerty Road)

	REQUIRED	PROVIDED
TOTAL LIN. FT. OF FRONTAGE	1587' L	45
ONE (1) EVERGREEN TREE PER 40' (40' FT. / 40' UNIT, MINUS TREES)	39	39
ONE (1) ORNAMENTAL TREE PER 100' (100' FT. / 100' UNIT, MINUS TREES)	18	18
EIGHT (8) SAMPLES PER 40'	180	232

80' FT. / 100' UNIT = 80' TREES X 8' IN DIA.

north parking

	REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT.	143,701 SQ. FT.	
INTERIOR LANDSCAPE AREA= 5% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS	1,028 SQ. FT.	8,000 SQ. FT.
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (500' SQ. FT. / 500' SQ. FT. = 25 TREES)	24 TREES	24 TREES

south parking

	REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT.	166,185 SQ. FT.	
INTERIOR LANDSCAPE AREA= 5% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS	8,307 SQ. FT.	
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (500' SQ. FT. / 500' SQ. FT. = 20 TREES)	20 TREES	20 TREES

east parking

	REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT.	224,718 SQ. FT.	
INTERIOR LANDSCAPE AREA= 5% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS	11,236 SQ. FT.	18,000 SQ. FT.
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (500' SQ. FT. / 500' SQ. FT. = 20 TREES)	36 TREES	36 TREES

west parking

	REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT.	208,848 SQ. FT.	
INTERIOR LANDSCAPE AREA= 5% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS	10,442 SQ. FT.	13,000 SQ. FT.
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (500' SQ. FT. / 500' SQ. FT. = 16 TREES)	36 TREES	36 TREES

greenbelt buffer (west property)

	REQUIRED	PROVIDED
TOTAL LIN. FT. OF RESIDENTIAL PROPERTY FRONTAGE	625' FT.	
HIGH-CH GREENBELT BUFFER WIDE	60'	60'

STANDARDIZED DOUBLE OF EVERGREEN TREES AT E.P.C. 60' WIDE PER 60' TREE X 100' WIDE PER TREE

site open space landscape

	REQUIRED	PROVIDED
TOTAL SQ. FT. OPEN SPACE AREAS	356,016 SQ. FT.	
1 (ONE) CANOPY OR EVERGREEN TREE PER 5000 SQ. FT. (5000' SQ. FT. / 5000' SQ. FT. = 1 TREE)	IN	EXISTING TREES PRESERVE

replacement trees

TOTAL NO. TREES RE-ENTRANCED WITHIN PARCEL	7,096
NO. OF RE-ENTRANCED TREES	5,215
NO. OF NON-RE-ENTRANCED TREES	1,881
TOTAL NO. OF TREES GAINED	6,307 (89%)
TOTAL NO. OF TREES PROVIDED WITHIN PARCEL	75
NO. OF RE-ENTRANCED TREES WITHIN PARCEL	44
NO. OF NON-RE-ENTRANCED TREES PROVIDED	31
TOTAL NO. OF REPLACEMENT TREES PROVIDED	44
TOTAL NO. OF REPLACEMENT TREES PROVIDED	34
NO. OF 14' CANOPY TREES PROVIDED	34
NO. OF 16' EVERGREEN TREES PROVIDED	10
NO. OF 18' ORNAMENTAL TREES PROVIDED	4
NO. OF TREES PROVIDED ON PARKING PLACES	42

Haggerty Road

detention

BLDG. No. 11

detention

Van Born Road

Crossroads Distrib

Van Buren Township, Michigan

note:

unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.

landscape requirements:

Street frontage (Van Born Road)

REQUIRED	PROVIDED
TOTAL LIN. FT. OF FRONTAGE: 1360 FT.	36
ONE (1) EVERGREEN TREE PER 40' (40' FT. / 40' UNIT, 3000' TREES)	14
ONE (1) ORNAMENTAL TREE PER 100' (100' FT. / 100' UNIT, 100' TREES)	15
EIGHT (8) SAMPLES PER 40'	15

Street frontage (Haggerty Road)

REQUIRED	PROVIDED
TOTAL LIN. FT. OF FRONTAGE: 1587 FT.	45
ONE (1) EVERGREEN TREE PER 40' (40' FT. / 40' UNIT, 3000' TREES)	19
ONE (1) ORNAMENTAL TREE PER 100' (100' FT. / 100' UNIT, 100' TREES)	180
EIGHT (8) SAMPLES PER 40'	232

north parking

REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT. 143,701 SQ. FT.	
INTERIOR LANDSCAPE AREA= 5% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS 1,028 SQ. FT. 8,000 SQ. FT.	
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (1,028 SQ. FT. / 500 SQ. FT. = 2.056 TREES)	24 TREES

south parking

REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT. 166,149 SQ. FT.	
INTERIOR LANDSCAPE AREA= 5% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS 8,307 SQ. FT.	
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (8,307 SQ. FT. / 500 SQ. FT. = 16.614 TREES)	20 TREES

east parking

REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT. 224,719 SQ. FT.	
INTERIOR LANDSCAPE AREA= 5% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS 11,236 SQ. FT. 18,000 SQ. FT.	
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (11,236 SQ. FT. / 500 SQ. FT. = 22.472 TREES)	36 TREES

west parking

REQUIRED	PROVIDED
TOTAL PARKING AREA SQ. FT. 208,848 SQ. FT.	
INTERIOR LANDSCAPE AREA= 5% OF ALL PAVED PARKING DRIVE AISLES AND LOADING AREAS 10,442 SQ. FT. 18,000 SQ. FT.	
1 (ONE) TREE PER 500 SQ. FT. OF INTERIOR LANDSCAPE AREA (10,442 SQ. FT. / 500 SQ. FT. = 20.885 TREES)	36 TREES

greenbelt buffer (west property)

REQUIRED	PROVIDED
TOTAL LIN. FT. OF RESIDENTIAL PROPERTY FRONTAGE 605 FT.	
HIGH-LEVEL GREENBELT BUFFER WIDE 60'	60'
STANDARDIZED DOUBLE OF EVERGREEN TREES AT E.O.G. 64	64

site open space landscape

REQUIRED	PROVIDED
TOTAL SQ. FT. OPEN SPACE AREAS 356,016 SQ. FT.	
1 (ONE) CANOPY OR EVERGREEN TREE PER 5000 SQ. FT. (356,016 SQ. FT. / 5000 SQ. FT. = 71.203 TREES)	EXISTING TREES PRESERVE

replacement trees

TOTAL NO. TREES RE-ENTRANCED WITHIN PARCEL	7,096
NO. OF RE-ENTRANCED TREES	1,215
NO. OF NON-RE-ENTRANCED TREES	5,881
TOTAL NO. OF TREES GAINED	6,301 (89%)
TOTAL NO. OF TREES PROVIDED WITHIN PARCEL	75
NO. OF RE-ENTRANCED TREES WITHIN PARCEL	44
NO. OF NON-RE-ENTRANCED TREES PROVIDED	31
TOTAL NO. OF REPLACEMENT TREES PROVIDED	44
NO. OF 1" CANOPY TREES PROVIDED	34
NO. OF 6" EVERGREEN TREES PROVIDED	10
NO. OF 1" ORNAMENTAL TREES PROVIDED	4
NO. OF TREES PROVIDED ON PARKING PLAZAS	42

Haggerty Road

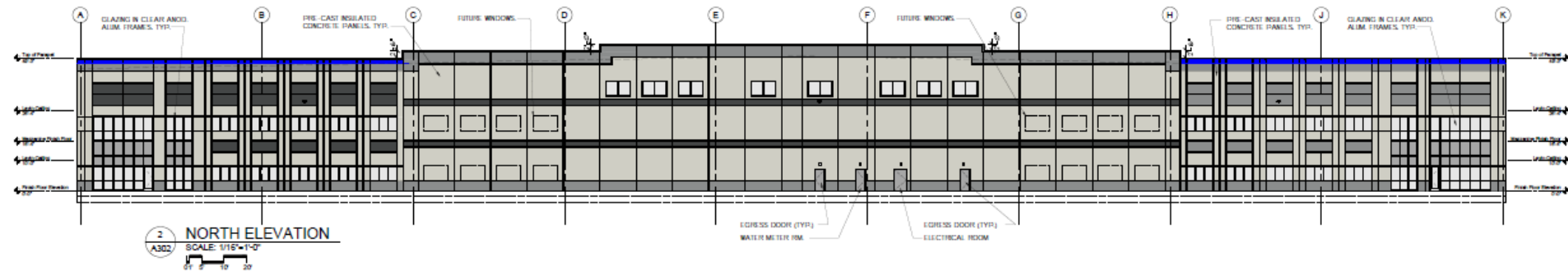
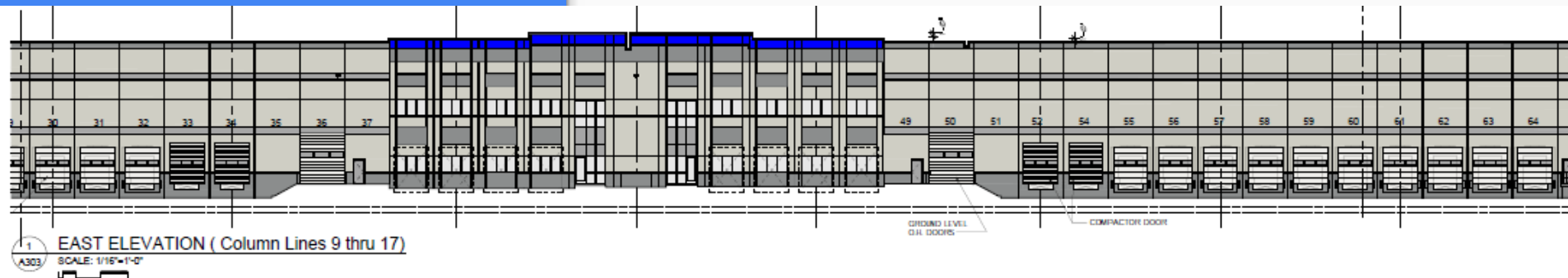
detention

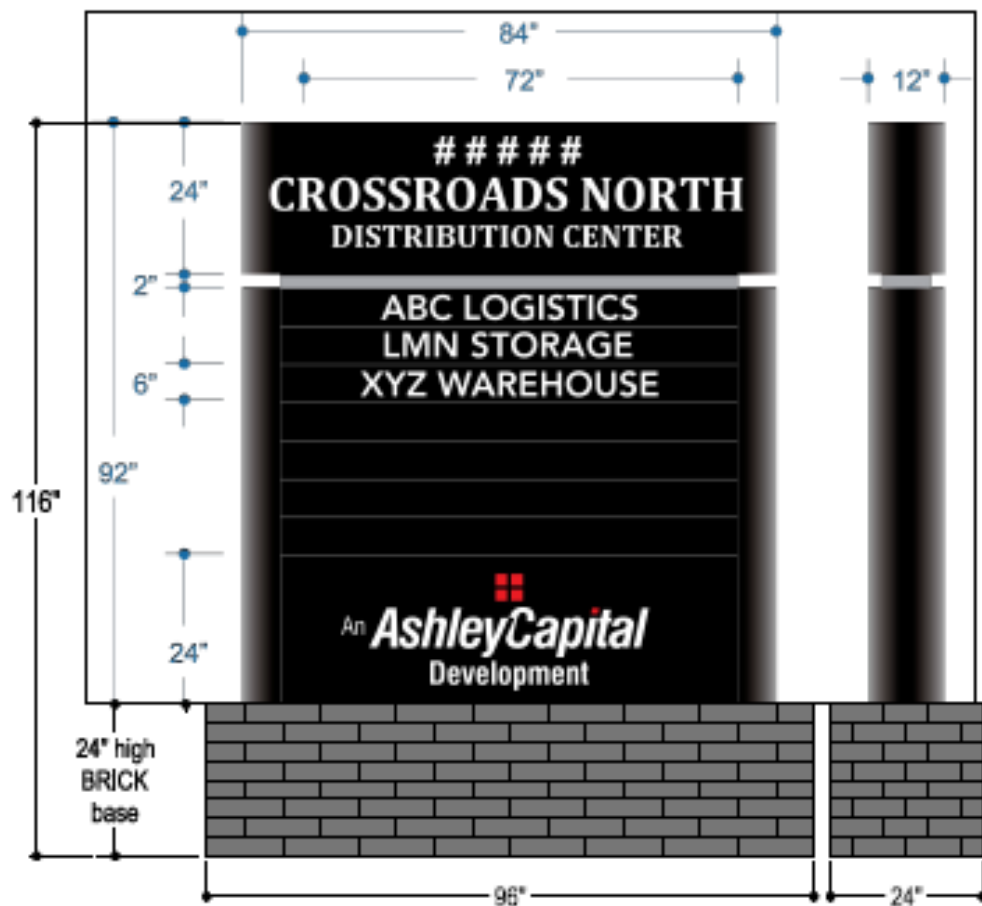
BLDG. No. 11

detention



Tree Preservation





SITE MONUMENT SIGN AT VAN BORN ROAD & HAGGERTY ROAD ENTRANCES

Township Engineer's Report

Fire Marshal's Report

Additional Information

Traffic Impact Study

A link to the completed 2021 Traffic Impact Study for this project site can be found [here](#).

Parcel Combination

The applicant has started the process of applying for the required parcel combination application.

Haggerty Road

The Township Municipal Services Department is seeking updates on the start of the Haggerty Road project. Wayne County anticipates the project to start yet in Fall, with an anticipated completion date of Spring 2025. Click [here](#) for live public updates on this project.

Case 23-031 – Ashley Crossroads Distribution Center North 11 (Phase 2) Site Plan and Special Use Review

Note: Special land use reports were uploaded following packet distribution. Please refer to printouts provided tonight.

Case 19-037
Hampton Manor
Site Plan Amendment Request



Planning Consultant Report

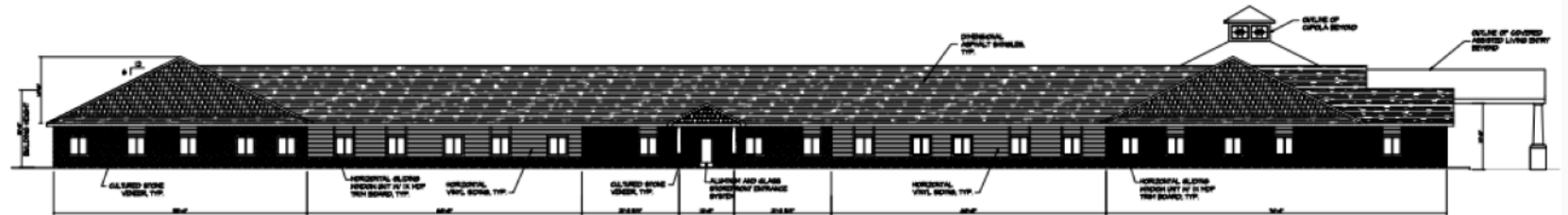
East Façade Comments



EAST ELEVATION
Approved Elevation



EAST ELEVATION
3/22/14 OF
As-Built



Proposed Correction

East Façade Comments

East Façade. The east facade does not match the elevation approved by the Planning Commission.

- The limestone sill/foundation with face brick has been eliminated.
- The areas with brick have been replaced with siding but are to be covered with cultured stone in an attempt to match masonry amount to the approved plans.
- All of the roof dormers have been eliminated.
- The horizontal composite siding in the roof pitches has been eliminated.
- The entrance door accented by columns and a pitched roof feature has been minimized to appear like a utility door with a small roof overhang.

West Façade Comments



Approved Elevation



As-Built

West Façade Comments

West Façade. The west façade does not match the elevation approved by the Planning Commission.

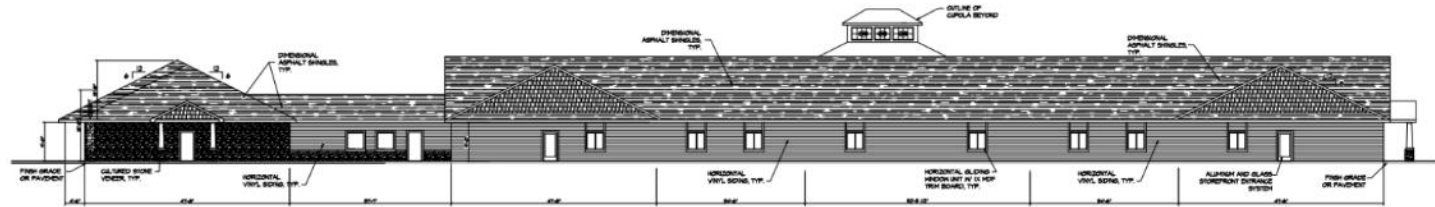
- The limestone sill/foundation has been eliminated.
- No metal roof accents on the dormers.
- All of the brick and limestone in the approved façade has been replaced with cultured stone.
- Four roof dormers have been reduced to two dormers of a different design.

South Façade Comments



SOUTH ELEVATION
38'0" x 11'0"

Approved Plan



SOUTH ELEVATION
38'0" x 11'0"

As-Built



Proposed Correction

South Façade Comments

South Façade. The south façade does not match the elevation approved by the Planning Commission.

- The limestone sill/foundation with face brick has been eliminated.
- The façade as-built approx. 75% less brick. The applicant is proposing to add cultured stone to all the areas where brick was proposed to comply with the percentage of masonry on the approved plans.
- All of the roof dormers have been eliminated.
- The horizontal composite siding in the roof pitches has been eliminated.
- Two evenly spaced windows have been replaced with square windows and a door, which appears like a utility entrance. Since the door was not previously shown, it is unclear if the door opens up onto a sidewalk connector which is required. Door cannot open out onto a landscape area.

Architectural drawing of the North Elevation of a building. The drawing shows a long, single-story structure with a complex roofline featuring multiple gables and a central dormer. The facade is composed of various materials: cultured stone veneer, horizontal composite siding, and face brick. Key features include a central entrance with a glass storefront, several windows of different sizes, and a small dormer on the roof. Dimensions are provided for various sections of the elevation. Callouts identify materials and components: Decorative Composite Bracket, Dimensional Asphalt Shingles, Prefinished Metal Roof Panels, Horizontal Composite Siding, Dimensional Asphalt Shingles, Face Brick w/ Limestone Sill, Cultured Stone Veneer, Aluminum and Glass Storefront Entrance System, Horizontal Sliding Window Unit, and Finish Grade or Pavement. The drawing is labeled "NORTH ELEVATION" and "5/22/11".

[illegible]

As-Built

North Façade Comments

North Façade. The north facade does not match the elevation approved by the Planning Commission.

- Roof dormers are of a different design.
- No metal roof accents on the dormers.
- A new door has been added to the corridor connecting the memory care with the assisted living portion of the building, resulting in the replacement of 2 evenly spaced windows with square windows and a door. The location is recessed and not a part of the main façade wall. We have requested an updated site plan to ensure the door opens up onto a sidewalk connector and not a landscape area.

Color and Cupola Comments



Recommendation

Additional Information

Approved Plans / Records of Approval

- Original submitted color rendering
- Preliminary site plan (and PC minutes)
- Final site plan (and PC minutes)
- Issued-for-Construction
- Building permit

Material Samples

Site Plan Amendments – Submittal Requirements

Inspection Process

Architectural elevation drawing of a building facade. The drawing shows a long, single-story building with a complex roofline featuring multiple gables and a central dormer. The facade is composed of several materials: stone veneer on the lower portion, horizontal siding on the upper portion, and a decorative composite bracket on the roofline. The roof is finished with dimensional asphalt shingles. The drawing includes various callouts for materials and finishes, such as 'FRESH METAL ROOF PANELS, TYP.', 'HORIZONTAL COMPOSITE SIDING, TYP.', 'DIMENSIONAL ASPHALT SHINGLES, TYP.', 'FACE BRICK W/ LIMESTONE SILL', 'CULTURED STONE VENEER, TYP.', 'HORIZONTAL GLAZED KINGS, SET W/ 1/2\"



Project Updates for September 27, 2023 Planning Commission Meeting

CASE 23-031 – ASHLEY CROSSROADS NORTH

Traffic Impact Study

A link to the completed 2021 Traffic Impact Study for this project site can be found [here](#).

Parcel Combination

The applicant has started the process of applying for the required parcel combination application.

Haggerty Road

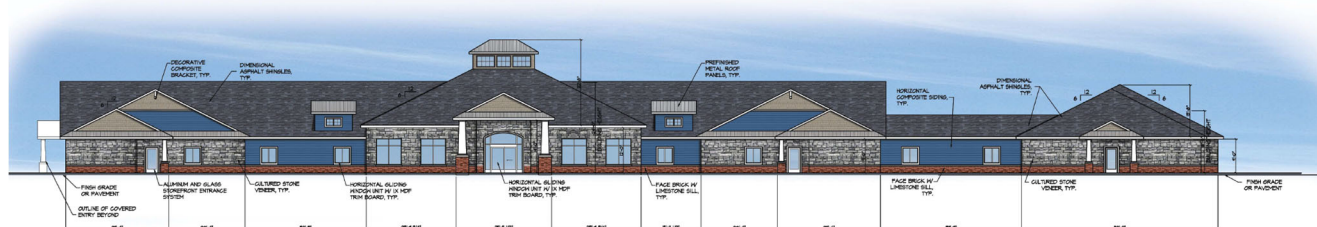
The Township Municipal Services Department is seeking updates on the start of the Haggerty Road project. Wayne County anticipates the project to start yet in Fall, with an anticipated completion date of Spring 2025. Click [here](#) for live public updates on this project.

CASE 19-037 – HAMPTON MANOR

Approved Plans / Records of Approval

Original Submitted Color Rendering

The original elevation submittal as part of a submittal for planning staff review in November 2019 is included in a screen shot, below:



These plans required revision prior to preliminary site plan review.

Preliminary Site Plan

- Minutes of approval are found [here](#). June 22, 2020.
- Submitted elevation drawings are shown below:



Project Updates for September 27, 2023 Planning Commission Meeting



Final Site Plan

- Minutes of approval are found [here](#). July 14, 2021.

Issued-for-Construction

Approved construction plans, per the Township Engineer, were those dated 7/19/2021, as reviewed in a preconstruction meeting on 9/15/2021. These were revised for EGLE water main design compliance on 8/25/2021. Architectural elevations which demonstrate the architectural treatments as required by the Planning Commission are saved in the preconstruction folder with these plans.

Building

The approved building plans, which contain plans submitted as part of a foundation-only permit (issued 12/3/2021) and full permit approval (issued 1/21/2022 and released following payment 3/24/2022), contained elevation sheets A3 and A3.1, which demonstrate elevation drawings per approved project elevations under the Planning Commission's approval.

Material samples

A condition of Preliminary Site Plan approval adopted by the Planning Commission as part of preliminary site plan approval on June 22, 2020 was that "Building material samples and colors must be presented at the Planning Commission meeting for review." This condition was represented as a color rendering due to the virtual Zoom Final Site Plan review meeting format, at the final site plan review meeting on July 14, 2021. This is demonstrated in a screen shot from the Zoom meeting, below:



Planning Commission Meeting 7-14-21

Site Plan Amendments – Submittal Requirements

Project Updates for September 27, 2023 Planning Commission Meeting

For any modifications to the approved site plan or building plans, including any plans demonstrating adjustments based on the Planning Commission's direction, new signed, sealed sets of plans must be provided for consideration by Staff or the Planning Commission as necessary.

Inspection Process

Typically, at or just before the time when the applicant deems the project's site work is substantially completed, the Planning Director will complete a site close-out inspection to verify compliance with any zoning ordinance-related design items at the outset of a project. This is done before bonds and inspection deposits can be released and typically before a final certificate of occupancy is released. At this time, the Planning Director will carefully review all sides of a building elevation for compliance with the architectural design that was approved by the Planning Commission, and with relevant Zoning Ordinance standards. If an item has been changed in the field, it is subject to correction or it may be directed to the Planning Commission for consideration of a modification to the approved site plan. Prior to this point, during construction, building and building trades inspectors are regularly inspecting the site for compliance with applicable building codes including the 2015 Michigan Building Code, at the request of the project's contractors, including, but not limited to, footing / foundation, insulation, rough, and other inspections. Unlike during a Planning Director's close-out inspection, these as-needed inspections require tracking work for consistency with applicable building codes.

Respectfully submitted,

Dan Power, AICP

Van Buren Township Planning and Economic Development Director