

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
November 28, 2023
MINUTES**

Chairperson Cullin called the special meeting to order at 5:02 p.m.

PLEDGE OF ALLEGIANCE: Stand for pledge.

ROLL CALL:

Present: Grant, Cullin, Jahr, Atchinson, Pahle, Creal, Budd

Excused: None.

Staff: Director Power and Secretary Zantop.

Planning Representatives: Vidya Krishnan of McKenna Associates.

Applicant(s) in Attendance: Case 19-037 – Hampton Manor Senior Housing Project: John Costa.

Audience: One (1).

APPROVAL OF AGENDA:

Atchinson made a note to correct the date on the agenda to Tuesday, November 28, 2023.

Motion Jahr, Creal second to approve the agenda of November 28, 2023 as presented. **Motion Carried.**

CORRESPONDENCE / ANNOUNCEMENTS:

None.

PUBLIC HEARING:

None:

OLD BUSINESS:

ITEM # 1: CASE 19-037. HAMPTON MANOR SENIOR HOUSING PROJECT – SITE PLAN AMENDMENT.

TITLE: A REQUEST BY THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, FOR AN AMENDMENT TO THE SITE PLAN AND ARCHITECTURAL PLANS FOR A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.

THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROAD AND IS ZONED C (LOCAL BUSINESS)

DISTRICT, AT 43345 TYLER ROAD (PARCEL ID NUMBER 83 054 99 0012 701). THE PARCEL IS 7.11 ACRES IN SIZE.

A. Presentation by the Township staff.

Director Power gave a brief presentation. As a result of the last discussion on the project, there were specific tasks related to the presentation of alternative color options for the horizontal siding. In addition to the siding, there was a requirement to come back with revised plans to show additional detail in the proposed courtyard in the NW and SW corner of the Hampton Manor Building. The applicant has provided the materials requested.

Vidya Krishnan of McKenna Associates reviewed her memorandum. This is the applicant's fourth appearance before the Planning Commission. The building as built did not comply with the original site plan elevations and materials that the Planning Commission had approved. Each time the Planning Commission required the applicant to make changes to bring the building back up to the original intent of approval. The last time the applicant appeared before the Commission was November 8th, 2023. At that time three additional details were requested. The Planning Commission wanted to see sample colors for all the materials side by side for a cohesive look of the brick, stone, and siding. The site plan and elevations need to be updated to reflect what is on the site. What is onsite cannot deviate from the plan on file after Planning Commission action. There is a fenced in area on the NW and SW corners of the site. This is a connecting corridor between the assisted living and memory care for residents to be outside. The 6ft high fence is for the safety of the residence. The Deputy Fire Chief has noted that the addition of the fenced-in area and locked gate will require approval from the State Fire Marshal's office. The amended site plan is before the Planning Commission for consideration of approval, to determine if the changes proposed are acceptable and true to the original intent of the approval of the project.

Director Power displayed the four proposed color elevation options. The stone and brick are the same on each elevation plan. The siding color options are:

- Option A- Cobble Stone
- Option B- Khaki Brown
- Option C- Navajo Beige
- Option D- Monterey Taupe

B. Presentation by the applicant.

Architect, John Costa, gave a presentation. Mr. Costa stated on the building itself the lower band of stone has been removed and the dormers with the gable roof have been replaced with the shed roof. That work continued because it was part of the approved original elevations. The shape of the columns and the placement and width of the dormers have been adjusted on the drawings. Samples of brick and cultured stone (installed on building) were brought in to see what vinyl color options would go best with the materials presented. There are four different color options of the same product. The four colors were selected to keep with the earth tone

natural colors that were originally presented. The site plan shows the fencing placement and gates. The fence is 6ft high black aluminum and it sits back from the face of the building. There are two areas of fencing to enclose the courtyards each one with a gate. The north courtyard facing Tyler Rd. has four patios that open onto the courtyard and connect to the main sidewalk. On the south courtyard five patios connect to the main sidewalk. The landscape plan shows the plantings in the courtyard and along the fence line for screening with evergreen.

C. Planning Commission discussion.

Commissioners had the following questions and comments:

- Commissioner asked if the gate could be accessed from the outside and if the gate was primarily for the Fire Department. Mr. Costa replied the gate is for the Fire Department and the residents. Residents can get out but cannot come back in that way. Residents would have to go through the building to get to the courtyard.
- Commissioner asked if the applicant had a preference on the color. Mr. Costa stated the applicant has no preference and is okay with what the Board decides.
- Commissioner asked Director Power for clarification that the approval is for all the material not just the siding. Director Power stated the Commission is considering all of the materials.
- Commissioner stated the original design was well done and, in the process, it was changed in the wrong direction. The original stone picked carried earth tones well and the proposed brick and stone are not earth toned. Mr. Costa replied the applicant is requesting material change with the cultured stone and brick. Commissioner commented most of the materials are okay and have come close to the original intent of the building. It does not represent earth tones and there is concern for how contrasting the colors will be with the white/grey stone and red brick.
- Commissioner asked what happens if the State Fire Marshall says no to the fencing what is the plan for the courtyard? Mr. Costa replied typically the only issue is having a gate that is easily opened by the person on the inside. The applicant does not expect there to be a problem with approval. Commissioner asked what the square footage was for the patios. The patios are approximately 6x8 ft.
- Commissioner stated the Planning Commission works hard to make sure things in the Township look good for everyone. Commissioner expressed disappointment that the builder thought the Planning Commission didn't do it right in the first place and thought they could do whatever they wanted.
- Commissioner stated the original design was better and the stone and variety of colors broke up the size of the building. Mr. Costa stated the placement of the materials and projections of entrances, bay windows, and dormers help break up the scale of the building.
- Commissioner questioned if the materials were presented fresh would they be approved. Commissioner commented the material and colors are not cohesive.

Commissioner stated the Commission would have asked the same question and asked for more earth tones. Commissioner commented the requirements of the ordinance were met. The plans are not to the same standard as the ones presented originally that were approved.

- Commissioner stated the original stone had more earth tones. The current stone is white with black specs.
- Director Power displayed photos from the building in its current state showing the proposed stone that is already installed.
- Commissioners viewed the sample materials of the brick, stone, siding, and roofing next to each other. The Commissioners had consensus on the brick and stone and discussed the four color options for siding.
- Commissioner stated there is not a great differentiation between the color of the material but the requirements of the ordinance based on percentages and material was met. Colors between the materials should complement one another and share color commonality somewhere.
- Commissioner asked Mr. Costa for his opinion on what siding color he thinks is the right answer. Mr. Costa stated option B color Khaki Brown. The Commission agreed with the color selection.
- Commissioner reviewed the exterior finishes:
Roofing Shingles: Cambridge architectural colored dual black. Metal roofing: coated metals group standing seam in deep black. Copings and Drips: Alcoa exteriors, alumure 2000, color white, not shown. Gutters and Downspouts: Amerimax five-inch K style gutter system, Color white, not shown. Trim Boards and Fascia: Fiber cement or PVC vinyl, color white, not shown. Brick: Belden brick modular, color cherry red velour, as shown. Vinyl Shake Siding: Foundry, cedar shake, color moon rock 826, as shown. Horizontal Lap Siding: Hardie, cedar mill textured, color khaki brown, as shown. Cultured Stone Veneer: J and N stone, stack-ease flat, color belgrade 67241 as demonstrated by the director.

D. Public Comment.

No comments from the audience or remote viewers.

E. Planning Commission considers approval of amended site and architectural plans.

Motion Jahr, Creal second to grant the applicant Van Buren Investor Land Holdings LLC amended site and architectural plan approval to construct a senior housing facility called Hampton Manor with assisted living and memory care units at the site located at 43345 Tyler Road. Based on the analysis subject to the conditions detailed in the undated McKenna Memorandum that was included in the electronic version of the packet, the email from Fire Marshall Lenaghan included with the materials, the letter of staff dated November 22, 2023, and based on the Planning Commission findings that the changes to the materials as listed on

sheets A3 and A3.1 stamped November 17, 2023, are acceptable and true to the original intent of the approval of the project. Additionally, the Planning Commission finds that other changes to landscaping and architecture presented this evening including the addition of two fenced in courtyards with six foot high fences are acceptable. The approval is subject to the following conditions, the sheet shall be updated to indicate Khaki Brown. All references to "TBD" are to be removed from the sheets. The proposed courtyard fencing requires approval from the State Fire Marshal's office. Any subsequent actions shall be consistent with this amended final site plan unless a change receives mutual agreement of the landowner and the Planning Commission, which the applicant shall endeavor to seek before implementation.

Roll Call:

Yeas: Grant, Cullin, Jahr, Atchinson, Pahle, Creal and Budd.

Nays: None.

Excused: None.

Motion Carried.

NEW BUSINESS:

None.

GENERAL DISCUSSION AND UPDATES:

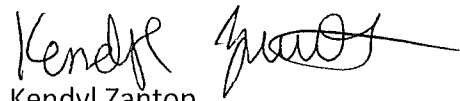
Director Power thanked the Commission and stated there will be a joint Planning Commission meeting between Belleville, Sumpter Township, and Van Buren Township at Belleville High School's cafeteria commons next Wednesday, December 6th at 5 PM.

Director Power informed the last Planning Commission meeting will be December 13th, 2023. Election of officers will be on the agenda.

ADJOURNMENT:

Motion Budd, Jahr second to adjourn the meeting at 6:11 p.m. Motion Carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kendyl Zantop', with a long horizontal flourish extending to the right.

Kendyl Zantop

Recording Secretary



MEMO

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Case 19-037 / Hampton Manor: Proposed Site and Architectural Plan Amendment
DATE:	November 22, 2023

Planning Commission Members:

The Planning Commission is asked to consider a request by the Applicant, Van Buren Investors Land Holdings LLC, for an amendment to the site plan and architectural plans for a proposed senior housing facility called Hampton Manor with assisted living and memory care units. The current request includes minor changes to the approved site plan and changes to the approved architectural elevations. For your reference, this packet contains two (2) exterior elevation drawings submitted by the applicant with a material schedule dated 11-15-2023, a three-page excerpt of product specifications for the selected Hardie Plank Cedar Mill textured horizontal lap siding, four (4) sets of 4-sided color elevation drawings, photos of selected material samples, a revised site plan dated 07-02-2020, and revised landscaping plan sheets LS-1 through LS-4 dated 11-15-2023. **The applicant has also delivered material samples to the Van Buren Township Department of Planning and Economic Development. These are available for view by Planning Commissioners prior to the November 28, 2023 meeting** during the Department's normal business hours. The current request will be described in greater detail in the letter from the Van Buren Township Planning Consultant.

I have also attached excerpts from the **unapproved** / draft meeting minutes from the November 8, 2023 Planning Commission meeting which document the most recent discussion on this request.

The Planning Commission is requested to carefully review the proposed changes. The Planning Commission does not need to focus on the "As-Built" elevations. The applicant has begun making changes to the "As-Built" elevations and does not intend to maintain them. As of today's date, blue vinyl siding has been removed from the building and new dormers are being installed.

If the request is granted conditional approval, the applicant will proceed as instructed by the Planning Commission, including finalizing any plan changes and scheduling adjustments to the façade of the building. **Two (2) signed, sealed versions of any amended sets of civil plans and two (2) signed, sealed sets of any amended building plans must be filed with the Van Buren Township Department of Planning and Economic Development. Approved exterior building elevations (current or proposed) must align with the relevant architectural plan set sheets, including the roof plan sheet (A9), the wall sections (A10), and others if necessary.**

If the request is denied, the applicant's original approved plan will remain in place.

Thank you for your consideration of this request. Please feel free to reach out with any questions.

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
Municipal Services Department
Charter Township of Van Buren

CC: Vidya Krishnan, Senior Principal Planner, McKenna Associates / Van Buren Charter
Township Planning Consultant
Ron Akers, AICP – Van Buren Charter Township Municipal Services Director



Memorandum

TO: Dan Power, Director of Planning and Economic Development
FROM: Vidya Krishnan; Senior Principal Planner
SUBJECT: VBT-19-037 Hampton Manor/43250 Tyler Road; Amended Site Plan Review #4
PLAN DATE: Plans and supplemental information submitted 11/20-11/21, 2023

Dear Mr. Power:

Van Buren Investors Land Holdings, LLC, received site plan and special land use approval to construct a Senior Housing development called Hampton Manor in 2020. The proposed 62,516 square foot building was approved with 56 assisted living units and 24 memory care units. The site is located on the southeast corner of Tyler Road and Morton Taylor Road intersection, is zoned C (Local Business District) and has a total site area of 7.11 acres.

Due to changes made to the site and the building façade materials in the field, the applicant was found to be in violation of the approved site plan and applied to the Planning Commission seeking amended site plan approval. The applicant appeared before the Planning Commission on September 27, 2023. The Planning Commission deemed the as-built facades and the changes proposed as unacceptable and directed the applicant to come back with a revised site plan that remained true to "the intent of the original plan approval". On November 8, 2023, the applicant re-appeared before the PC with new elevations, façade materials, and details of the fenced-in outdoor areas. While the Planning Commission was receptive to the façade being restored close to the originally approved plan, a few additional details were requested prior to any action being taken.

The applicant has at this time submitted updated elevations and plans. We have summarized the concerns raised by the Planning Commission and the applicant's responses below:

- 1. Horizontal siding, color selections.** The applicant was asked to consider a few alternate colors for the proposed horizontal siding that will complement the new proposed brick color (Belden – Cherry Red Velour modular brick) and the proposed / as-built stone veneer (Belgrade #67241 J&N cultured stone). The revised colors and materials were to be accurately depicted on updated elevations and colored renderings. The plans submitted at this time include specifications noting that the horizontal siding would be cedarmill texture hardie plank siding in the colors Cobble Stone, Navajo Beige, Khaki Brown, and Monterey Taupe. The Planning Commission can make a determination on which color would appropriately complement the brick and stone.
- 2. Reflect final proposed or as-built architecture in updated elevations.** The Planning Commission stated that if the applicant intended to keep some of the existing details that are already on the building, they need to be accurately represented on the latest plan set. If there are differences in as-built placement of dormers, minor changes to the form of columns in the front of the building, or other similar deviations from the latest proposed exterior elevation sheets. The applicant has updated the elevations accordingly.
- 3. Finalize fencing for Fire Marshal review.** Per the applicant's presentation at the meeting, a 6' fence is required for the safety of the residents. The Planning Commission found the fence height to be acceptable but wanted a review from the Fire Department to ensure adequate access in the event of an emergency. The plan proposes a black painted decorative aluminum fence with a height of 6' to enclose the outdoor areas and



to be provided with a 3' wide gate. The Deputy Fire Chief has noted that the addition of the fenced-in area and locked gate will require approval from the State Fire Marshal's office (Bureau of Fire Services).

RECOMMENDATION

The applicant has proposed revisions to the as-built facades to demonstrate closer compliance with the Planning Commission's original approval, and also provided the information specific to all building material samples. Updated colored renderings have also been submitted. The amended site plan is before the Planning Commission at this time for consideration of approval, to determine if the changes proposed are acceptable and true to the original intent of the approval of the project.

Respectfully,
McKENNA

Vidya Krishnan
Senior Principal Planner

Cc: Andrew Lenaghan, Deputy Fire Chief

Power, Dan

Subject: FW: [EXTERNAL EMAIL] RE: [confirmation and invoice] Re: Follow-up: Hampton Manor 11/8/2023 Meeting

Hi Dan,

In order for Hampton Manor to implement the addition of the fenced in area and locked gate, they will need to submit plans to the State Fire Marshal's office (Bureau of Fire Services) for approval.

Andrew Lenaghan

Deputy Fire Chief/ Fire Marshal

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