

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
November 8, 2023  
MINUTES**

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

**PLEDGE OF ALLEGIANCE:** Commissioners and the audience stood for the Pledge of Allegiance.

**ROLL CALL:**

**Present:** Budd, Grant, Creal, Pahle, Jahr and Cullin.

**Excused:** Atchinson.

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

**Planning Representatives:** Vidya Krishnan of McKenna Associates.

**Applicant(s) in Attendance:** Case 19-037 – Hampton Manor Senior Housing Project: Sam Martin and John Costa, Discussion Topic: Arbor Farms Development, LLC: Evan Priest and Jeff Katzen.

**Audience:** Six (6).

**APPROVAL OF AGENDA:**

Motion Budd, Creal second to approve the agenda of November 8, 2023 as presented. **Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Grant, Jahr second to approve the regular meeting minutes of October 25, 2023 as presented. **Motion Carried.**

**NEW BUSINESS:**

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

**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.**

Director Power gave a brief presentation. The site plan amendment was recently reviewed by the Planning Commission at their regular meeting on 9-27-23, based on that meeting the initial site plan amendment of proposed material changes was denied in order to give the opportunity for the project to proceed according to the original plan approved in June of 2021. The applicant has since proceeded with some of the work authorized under the original approved plan including the installation of additional dormers, modifications to the constructed dormers and the removal of the blue siding that was not approved. The applicant is requesting additional changes to the

material composition of the project. A modification to the site plan was submitted last week and a new change was submitted by the applicant prior to the meeting with a change to the horizontal composite siding. The requested changes are to the color of the proposed brick, the color and quantity horizontal siding and color of the cultured stone. The applicant provided material samples that were shown in the plan and were available at the meeting. Director Power deferred to Principal Planner Vidya Krishnan for presentation of her review.

Vidya Krishnan of McKenna Associates presented her review letter dated 10-31-23. The applicant appeared before the Planning Commission on 9-27-23. 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. At the meeting, the applicant also mentioned having a courtyard with fencing which was not on the previously approved plans and the applicant was asked to provide additional information in that regard. The amended plan includes a door on the north and south sides of the corridor that connects the assisted care to the memory care facility. The doors open onto two (2) new fenced in courtyard areas, one each on the north and south sides of the building. The applicant proposes to enclose the areas with a 6-foot-tall decorative painted aluminum fence, the north side courtyard 6-foot fence is discouraged. While the location is not technically a front yard as defined in the Zoning Ordinance, any fence located in this location should not exceed a height of 2.5 feet, consistent with restrictions on front yard fencing under Section 7.205(B)(1)(b) of the Zoning Ordinance. McKenna Associates has concerns that the "courtyard" areas essentially have no amenities and are merely "dead" spaces with transformer pads and mechanical equipment, being used as an amenity. If the intent is to create a space useable for residents of the facility, it must be designed to provide a healthy and safe outdoor experience. The applicant has proposed revisions to the as-built facades to demonstrate closer compliance with the Planning Commission's original approval. Updated colored renderings have now 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.

Director Power informed that there have been a number of questions and clarifications related to the applicant's request including the basis for architectural standards and the vinyl and horizontal siding. As presented, the vinyl siding will not meet the minimum requirements of Section 5.143(l)(1)(f) of the Zoning Ordinance. The applicant has been requested to provide an exterior finishes schedule with a material percentage breakdown. In the event that vinyl siding exceeds ten (10) percent of the exterior building façade's wall area, it will need to be replaced with a different material under Section 5.143 of the Zoning Ordinance. The applicant has been requested to submit a revised 4-sided color elevation and revised exterior elevation sheets in PDF format. The applicant has provided sample building materials, except for the horizontal vinyl siding. 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.

Architect, John Costa, gave a presentation. Mr. Costa wasn't at the original site plan approval and informed that somewhere along the way the contractor and the management team deviated from the original approved site plan, Mr. Costa is trying to help them fix that. Mr. Costa is working to get back to what was on the original site plan submittal. The dormers have been revised and additional dormers are being installed. The cultured stone has been removed to be replaced with brick and all of the blue vinyl siding has been removed. The applicant brought in exterior façade material samples last Thursday for staff and Commissioners review. The color of the brick that was previously identified has a slight change, the same with the cultured stone. The courtyard patios within the development separate assisted living from memory care, there are no other public amenities. There are individual patio areas in the assisted living section. Vidya Krishnan of McKenna Associates commented that the site plan that came in did not identify the individual patio areas. Mr. Costa will make sure that is addressed and when he has a sample of the new horizontal vinyl siding, he will submit it to staff. Mrs. Krishnan asked the applicant to address the fence in the courtyard in the north. Mr. Costa explained it is not a solid fence and it is for security purposes. Sam Martin explained the reason for the black aluminum fence is for the safety of the residents, it makes them feel more secure and allows them to go outside. The facility is also pet friendly. The applicant has spoken with the Fire Marshal and he would like the applicant to have a pull gate with a plunger on the fence.

Commissioners had the following questions and comments:

- Commissioner inquired if the applicant has to have a fence, would they be willing to move it down in height? Mr. Martin informed moving it down wouldn't serve its purpose, they could do both the fence and screen it with evergreens. Vidya Krishnan commented as long as it is screened, that is fine.
- Commissioner commented we need to see the fencing on the final site plan, need to see a material sample and need to see quite a bit more detail on the site plan. Commissioner did not know there were individual patios.
- Commissioner would like the applicant to look at the hazelnut color they have on the vinyl siding, with the original brick it matched. Now paired with the sandstone which is more of a white with a lot of black, it does not look appealing. The applicant commented hazelnut may not be the exact color that's available and he will bring in material samples.
- Commissioner commented on the west elevation rendering, there is an outlined area with a roof peak and walls, the Commission needs to see what the material choices are. The applicant informed the outlined area is the covered entrance. Vidya Krishnan informed that if you look at the north façade, you can see that it wraps around. Commissioner commented that in the updated plan, that needs to be shown, would like to see exactly what the materials are.
- Commissioner commented that the columns on the building are tapered and what is in the field is not. Some of the metal roofing, the construction that supports it is not in place and some of the dormers are in the wrong location. Whatever the applicant turns in and gets approved, needs to be built that way.

- Commissioner inquired if the dormers have been added back on the building? Yes, on the west side of the building. The applicant will check and confirm.
- Commissioner inquired if there is a reason the applicant used a 6-foot fence versus a 4-foot fence? The applicant informed, for resident safety. Commissioner inquired if there could be a gate? Mr. Costa informed, yes, it is like a pool gate. The fire Marshal wants to keep accessibility, the gate will not be locked in case of emergency. The fence helps residents feel protected that no one is getting into their area.
- Vidya Krishnan of McKenna Associates informed that the hazelnut siding color is no longer compatible and inquired if the Commission would be amicable with more of a darker brown, not yellowish or shades of gray? This will give a more modern appearance.
- Commissioner agrees the colors should compliment each other and inquired if there are two types of cultured stone. The applicant informed there is just one and the change to the lighter stone was made in the field at some point. Vidya Krishnan commented the siding needs to pick up the color and needs to be shown to staff. The applicant will bring in 2-3 samples.
- Commissioner inquired what is the intent with the columns. Mr. Costa asked the Commission if the columns need to be corrected? Commissioner commented if you already have them up and intend to keep them up, put them in the drawing.
- Mr. Costa informed they are looking to see if the brick modification and cultured stone modifications can be approved so they can proceed with ordering. Vidya Krishnan commented the applicant is asking if they can proceed with the brick and cultured stone while they finalize the siding. Commissioner commented that the brick performance is not the same as full size brick, was it originally intended to be face brick? The applicant confirmed, yes and displayed the original sample with what was approved.
- Commissioner has reservations about approving in piecemeal, if the brick is a single approval that may cause more problems if it all doesn't come together. Fellow Commissioner agreed they need to make sure the palette is cohesive and compliant. Mr. Martin explained they are just trying to keep the ball rolling with masonry while weather permits. Commissioner commented the reservation is not seeing it all together.
- Commissioner inquired if there are other areas that still need cultured stone? Mr. Martin confirmed, yes.
- Vidya Krishnan commented that if the Commission does allow them to proceed, the applicant is aware they take on/assume the risk. Commissioner commented that even if only the cultured stone was approved, they can only use it in areas called out on the original plan. Commissioner inquired if the brick face is being put in exactly the same way as the original plan? Vidya Krishnan commented it appears to be consistent with what was approved on the original plan.
- Commissioner is unhappy that the applicant did not put in brick sill and full brick.
- Commissioner commented that it ought to all be in one package and all approved at the same time.
- Commissioner would like to see the applicant come back with multiple samples as there have been last minute changes.
- Commissioner inquired if everyone accepts the brick color? Fellow Commissioner commented the problem isn't the brick, it is how does the brick look with the rest of the materials. Commissioner would like to see a full slate of materials.

- Commissioner supports the applicant coming back with everything at one time.
- Commissioner inquired if staff will be working with the applicant on material choices. Director Power confirmed, yes. Vidya Krishnan commented, they believe that the brick color is a good color.
- Commissioner commented that most of the stone is already on the building, can see us not approving it, the biggest question is the brick.
- Commissioner argues against approving the elevation diagrams. Changing the materials without seeing the full set of plans and landscaping is not appropriate. The material sample for the brick was called out in the original plan.
- Director Power commented there is an approved plan with the original brick color. Director Power informed there is a lag time of 5 weeks until the next Planning Commission meeting.
- Commissioner inquired what would it take for special meeting? Director Power commented that the Planning Commission hasn't had a special meeting in a long time, there is a way to request one if needed.
- Commissioner inquired what is the lead time for the original brick. The applicant confirmed 4 months.
- Commissioner commented the delay wasn't caused by the Planning Commission, waiting 4 weeks is a lot less than waiting 4 months.
- Commissioner inquired what the timeline would be for a special meeting? Director Power informed he won't have an idea until a request is presented and discussed further. Commissioner asked the applicant if they would be interested in a special meeting. The applicant confirmed yes, if that is the only option.
- Commissioner commented that it is hard to do a material change without all materials presented. Commissioner is not in favor of granting.
- Commissioner commented the piecemealing, where does it stop, would like to see it complete. Commissioner recommends postponing until all items can be presented together.

Zoom viewer inquired whether anything has been done to address the monument signs. Director Power informed there was a set of approved monument signs that were lawfully permitted. There was a changes that was administratively approved following the site plan approval.

**Motion Jahr, Grant second to postpone the 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, located at 43345 Tyler Road (parcel ID number 83-054-99-0012-701), until such time as the applicant can present a complete set of revised plans including details around the additional courtyards, details to include fencing type intended, updates to the land plan, a material sample for the siding substitution, an updated set of elevations diagrams showing the intent with regard to the entry way columns, the applicant is encouraged to pursue an avenue of calling a special meeting when they are available.**

**Roll Call:**

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

**Nays:** None.

**Excused: Atchinson.**

**Motion Carried. (Letters Attached)**

**ITEM #2: DISCUSSION TOPIC – CONCEPTUAL LAND USE BY ARBOR FARMS DEVELOPMENT LLC.**

**TITLE: THE APPLICANT, ARBOR FARMS DEVELOPMENT, LLC, SEEKS PRELIMINARY REVIEW COMMENTS ON A CONCEPTUAL LAND USE PLAN FOR THE CONSTRUCTION OF 57 RM – DETACHED SINGLE FAMILY RESIDENTIAL DWELLING UNITS IN THE SECOND PHASE OF THE HICKORY WOODS RESIDENTIAL DEVELOPMENT.**

**THE SITE CONTAINS APPROXIMATELY 13.1 ACRES OF PROPERTY NORTH OF THE HICKORY WOODS PHASE I ATTACHED MULTI-FAMILY DEVELOPMENT ON THE NORTH SIDE OF TYLER ROAD BETWEEN MORTON TAYLOR ROAD AND HAGGERTY ROAD.**

Engineer, Evan Priest gave the presentation. The applicant is proposing to take the unused portion of property in the Hickory Woods development and to complete the development with single family homes. The applicant has been working with Director Power to come up with some deviations to make the project work, the roads are already there and the ponds are already in place. In terms of the site plan, the applicant is down to two (2) things that will need a deviation. The front setback from the road is typically measured from the right-of-way, there is an easement that the applicant is unable to located and will need a shorter front setback. A deviation will also be needed for the rear loaded alley way, there is no room left for it. Jeff Katzen informed that they are trying to work within the site constraints. The brick and stone requirements can be adjusted and the applicant is open to recommendations of adjustments to the garages. The applicant informed they are buying the property from the Homeowners Association (HOA) and they are in full support of the site plan.

Resident likes the concept of completing the subdivision with detached homes, however with it already being a dense neighborhood he would like to see a cross access to the north.

Director Power gave a presentation. The Planning Commission in 2020/2021 approved a set of zoning ordinance amendments to allow for single family detached homes in the RM District, this concept is the best attempt to fit that set of zoning ordinance standards. They layout on the site currently has existing roads. Director Power displayed a couple pictures of the existing character of the units built out in the first phase of Hickory Woods which are attached 2-, 4-, and 6-plex units, which are close to the road. Staff would look to have the site plan meet the ordinance requires of section 3.107 of the zoning ordinance. The applicant came to the Planning Commission to get some preliminary feedback on the items that are constraints, such as the front setback and rear alley way requirements to see if they are going to want to invest in putting a full plan together to submit to the Board of Zoning Appeals (BZA).

Vidya Krishnan of McKenna Associates presented her review letter dated 10-25-23. The proposed development project completes a long-time incomplete project area; however, the applicant is seeking numerous deviations from the Planning Commission and Board of Zoning Appeals (BZA). The applicant is at minimum seeking a variance from the front yard setback requirement from the BZA and shows renderings that do not currently comply with the architectural requirements of Section 5.115(B) of the Zoning Ordinance. The applicant will have to present some additional information in order to verify that they are seeking no other variances from the BZA. Although the overall density of the development is being reduced, the project appears to be designed to maximize the space for housing unit/lot construction with minimal common open space or amenities. McKenna Associates encourages the applicant to build in open space and amenities for its residents that are currently missing from the project. Further, the proposed building architecture does not meet the minimum design standards for residential development envisioned for the Township. McKenna Associates recommends that the applicant work on revisions to the plan to address the concerns noted and seek some feedback from the Planning Commission to put forth a proposal that can be favorably considered by the Township. Commissioners had the following questions and comments:

- Commissioner commented the architectural elevations will need to be really nice and elevated. The Commissioner is not sure what the height requirements are in the RM District, might be 2.5 stories, taller may work for the development. Vidya Krishnan confirmed yes, 2.5 stories. Commissioner is glad to see the applicant is planning to add on to the development and agrees with cross access being considered to the north. The existing Hickory Woods development are all 1-car garages, all presented are 2-car garages, which is a lot of concrete. The 1-car garage could help with architectural design. Commissioner always urges applicants to find a way to not request a variance, for a variance the applicant would have to demonstrate a hardship or uniqueness to the property.
- Commissioner agrees based on what he sees the garage design needs to be elevated, accommodating the entry and not the garage. Commissioner inquired if the underground electrical is added and in place? The applicant informed, yes and there are a number of utility relocations that will need to take place, they are pursuing pushing them further out. There are a couple lots where the storm sewer needs to be moved, the applicant wanted to come here to see if it was worth doing.
- Commissioner commented the only cost is the relocation of the utilities and looking at a variance. In looking at what has already been developed, it would be nice if there was some connectivity connecting the two (2) sides and creating an open space. Commissioner commented on the existing ponds and the steepness of the slopes, need to take a look into them to make sure they comply.
- Commissioner commented the existing ponds do not comply, they were approved in 1999, not sure what has changed since then. Vidya Krishnan informed the ponds will need to meet Wayne County standards.
- Commissioner inquired with the reduced number of homes being constructed is the impervious surface being reduced? Vidya Krishnan informed not necessarily, still need to see final plans. Commissioner inquired if the amount of runoff is going to stay the same or decrease. If it decreases, maybe use the extra space for open space. The applicant

informed it will be either at or below what is required, they may have to trim back the plan and will also need to bring the stormwater up-to-date with Wayne County.

- Commissioner inquired if the ponds are in place right now? Yes.
- Commissioner inquired if there is any public space? The applicant informed they can figure out a way to do that, there is space. Maybe get across the middle from east to west.
- Commissioner inquired what is the applicants design for the price of the homes? The applicant informed, they are not sure yet, it will be more than the condos.
- Commissioner commented the design standards will be high in order to waive the alley way in the back.
- Commissioner commented we don't want to feel the main feature of the home is the garage, the applicant needs to try really hard to make sure it's not.
- Commissioner would appreciate that new homes are sticking to the full length in the front yard, make the porch bigger and maybe add some more brick. Think there is a way of making the homes more pleasing. Commissioners agreed, the garage door makes a difference and they need something to break it up. The applicant inquired what the percentage ratio is of brick to siding. Director Power directed the applicant to the zoning ordinance.

No comments from the audience.

**ITEM #3: ADMINISTRATIVE UPDATE: 49345 SOUTH INTERSTATE 94 SERVICE DRIVE REMODEL.**

**TITLE: THE APPLICANTS, ERIC AND CODY NEMETH OF 11:11 VENTURES, HAVE APPLIED SEEKING ADMINISTRATIVE REVIEW OF THE REDEVELOPMENT OF THE FORMER DIAMONDBACK SALOON SITE. STAFF WILL PROVIDE AND UPDATE REGARDING THE STATUS OF THIS REVIEW.**

**THE ROUGHLY 4.9-ACRE SITE IS LOCATED AT 49345 SOUTH INTERSTATE 94 SERVICE DRIVE (PARCEL ID NUMBER 83-078-99-0003-003). THE SITE IS ZONED C-1 – GENERAL BUSINESS DISTRICT.**

Director Power provided an update on an administratively reviewed project that has a like for like use, located at 49345 S. I-94 Service Drive, formerly the Diamondback Saloon in which the building remodel is nearly complete. Previously the building was a multi-use facility with a main floor that contained a roughly 7,943 square foot main level that contained a food service and bar area, seating areas, a roughly 843 square foot pool table room, a roughly 1,408 square foot dance floor and 180 square foot stage. The 1,739 square foot outdoor pavilion and deck will also continue to be used. The applicant intends to use the site as previously used, while providing more upscale entertainment. The general use will be for entertainment based live bands, shows, corporate gatherings and general bar/restaurant use. The applicant estimates having upwards of 5-8 high traffic events per month. The site will now be called "The Diamondback Music Hall". The applicant has been strongly encouraged to build sidewalks across the property's frontage on the S. I-94 Service Drive and on Denton Road. Additional landscaping is proposed for the site



including twenty-four (24) evergreen shrubs and a bond is held for the final landscaping. The site has a unique benefit, the sign usage on the front of the building. Director Power has offered conditional approval of the plan, the Police Chief, Fire Chief and Building Official have all been through the site. The building received a new fire suppression system amongst other safety improvements, the site is upgraded in terms of safety.

Commissioners had the following questions and comments:

- Commissioner inquired how soon will with they have the C of O? Director Power informed as of today they have the C of O with a bond for landscaping. They are having a soft opening on 11-11-23.
- Commissioner inquired how many days do they plan to be open. Director Power informed it is his understanding that it is not as much of a bar space, it is more for pre-registered events. As of right now, there are not regular hours.

No comments from the audience or remote viewers.

#### **GENERAL DISCUSSION AND UPDATES:**

Director Power informed that he is still working on scheduling a joint meeting with neighboring communities and that the next Planning Commission meeting is scheduled for 12-13-23.

#### **ADJOURNMENT:**

**Motion Grant, Budd second to adjourn the meeting at 7:54 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:	Case 19-037 / Hampton Manor: Proposed Site and Architectural Plan Amendment
DATE:	November 7, 2023 ( <b>revised</b> )

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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, four (4) color elevation drawings, and one (1) amended site plan drawing. **The applicant is also delivering 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 8, 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 been asked to provide clarity on items related to this request which are provided below:

- **Basis for architectural standards.** The architectural standards for approval for senior housing stem from Section 5.143 of the Van Buren Township Zoning Ordinance, which is included at the bottom of this report.
- **Vinyl and horizontal composite siding.** The exterior elevations that provided a basis for the Planning Commission's conditional preliminary (7/22/2020) and final (7/14/2021) site plan approval are the two (2) sheets dated 2-3-2020 which are attached to this packet. A point of ambiguity regarding the type of proposed horizontal siding was not clarified over the course of these preliminary and final site plan review steps. While the leader note on these sheets calls for a "horizontal composite" siding, the exterior finishes schedule on the sheet does not refer to horizontal composite siding but notes two (2) types of vinyl siding. In the applicant's current submittal, where horizontal siding is proposed, it is proposed as vinyl siding, consistent with the previous and current proposed exterior finishes schedule, and not as horizontal composite siding as previously proposed on the elevation labels. *As presented, the vinyl siding will not meet the minimum requirements of Sec. 5.143(l)(1)(f) of the Zoning Ordinance:*

*Accent materials - Vinyl siding and non-durable building materials are acceptable as accent materials, but shall not be used on more than 10% of any exterior building façade's wall area.*

The applicant has been requested to provide an exterior finishes schedule with a material percentage breakdown. In the likely event that vinyl siding exceeds ten (10) percent of the exterior building façade's wall area, it will need to be replaced with a different approved material under Sec. 5.143 of our Zoning Ordinance. The applicant has been requested to submit a revised 4-sided

color elevation and revised exterior elevation sheets in .pdf format. At this time, these submittals have not been provided. If they are provided prior to the meeting, they will be distributed to the Planning Commission.

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 fabricated.

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", with a stylized flourish at the end.

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

## **Section 5.143 – Senior Housing**

**(I) Building Facade and Length.** 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 according to the following standards:

(1.) Type and maximum percentage of durable exterior materials:

- a) Masonry 4-inch brick veneer - 100%
- b) Stone (natural or synthetic) - 100%
- c) Metal panelized veneer - 25%
- d) Cement fiber siding - 25%
- e) EIFS (synthetic stucco) - 10% - shall be used only as an accent material
- f) Accent materials - Vinyl siding and non-durable building materials are acceptable as accent materials, but shall not be used on more than 10% of any exterior building façade's wall area.
- g) Prohibited Building Materials: Unless approved by the Planning Commission as accent building materials, plain concrete block (both painted and unpainted), plywood or T-111 panels, aluminum siding, and similar materials shall be prohibited.

(2.) Exterior wall façades must not maintain the same surface material for more than sixty (60') feet without an offset or transition in surface materials. The offset and transition must include one or a combination of the following options:

- a) Change to another allowed exterior surface material.
- b) Offset in the building elevation of a minimum of three (3') feet in depth. If the building exceeds 300' feet in length, it must have a horizontal building face offset at least 30' feet deep.
- c) Exterior Chimneys.
- d) Bay windows.
- e) Architectural Quoins.

(3.) Roof lines shall vary using gable roof offsets at the eave line, in the roof slope, and/or tympanum set into the roof line at the eaves.

(4.) Building façades must not exceed 600' feet.

(5.) Buildings located within the Belleville Road Overlay District (BROD) shall comply with the architectural standards set forth in Section 6.309.





**MCKENNA**

October 31, 2023

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

**Subject:** VBT-19-037 Hampton Manor/43250 Tyler Road; Amended Site Plan Review #3; Site plan dated 7/2/2020; Updated elevations dated 10/11/2023; cover letter dated 9/13/2023; Colored renderings not dated.

Dear Commissioners:

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.

#### **BACKGROUND**

Upon receipt of site plan and special land use approval, the applicant proceeded with site engineering and subsequent construction. The drawings submitted for approval of building permits were consistent with the approved site plans. However, it was brought to the Township's attention that the applicant had made numerous changes to the facades of the building, including but not limited to material changes and colors, in the field, without any prior approval from the Township.

**Section 12.305(6) Final Site Plan** states: *The plan/design shall become part of the record of approval, and subsequent actions relating to the activity authorized shall be consistent with the approved final site plan, unless a change conforming to this section receives the mutual agreement of the landowner and the Planning Commission.*

Further **Section 12.206 Violations** states: *Any site plan approval shall be revoked when construction of the development is not in conformance with the approved plans, in which case the Planning Commission shall give the applicant notice of intention to revoke such approved plans at least 10 days prior to review of the violation by the Planning Commission. After conclusion of such review, the Planning Commission shall revoke its approval of the development if the Commission feels that a violation in fact exists and has not been remedied prior to such a hearing.*

#### **AMENDED PLAN**

The changes on the site are a significant departure from the approved site plan and not within the scope of administrative review as outlined in the Zoning Ordinance. Therefore, the applicant was directed to apply for consideration of amended site plan approval to the Planning Commission. 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".

At the PC meeting, the applicant also mentioned having a courtyard with fencing which was not on the previously approved plans. The applicant was asked to provide additional information in that regard.

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

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**MCKA.COM**

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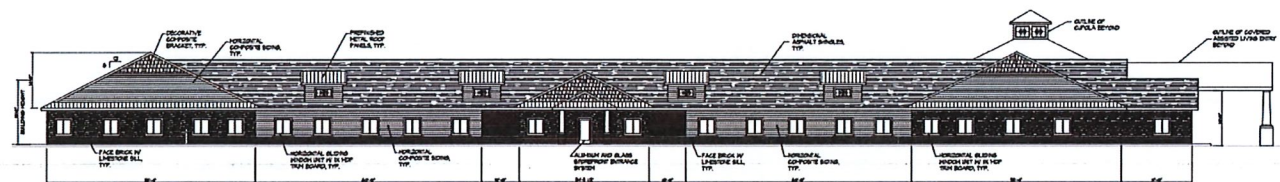


## COMMENTS

Our comments below include a summary of the original approved plan, as-built façade and proposed changes for compliance.

### East Façade.

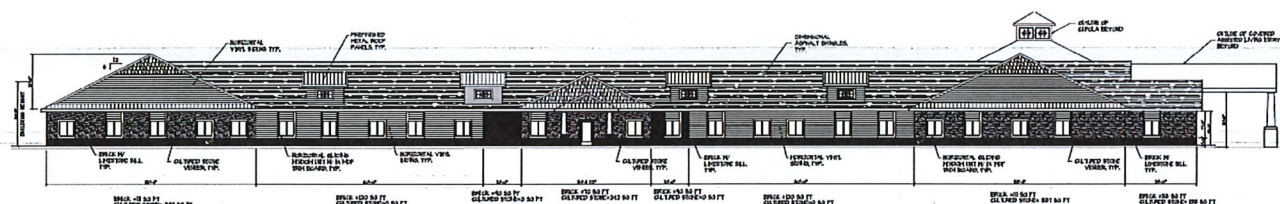
- The applicant proposes to reinstall the brick with limestone sill/foundation.
- The areas previously approved with brick, at the two ends and in the middle are to be replaced with cultured stone veneer.
- The four previously approved barn style roof dormers which were omitted, are to be installed with metal roofs.
- The horizontal composite siding in the roof pitches and the walls is to be replaced with horizontal vinyl siding.
- The entrance door accented by columns and a pitched roof feature in the middle of the façade is to be re-established.



EAST ELEVATION  
*Approved Elevation*



EAST ELEVATION  
*As-Built*

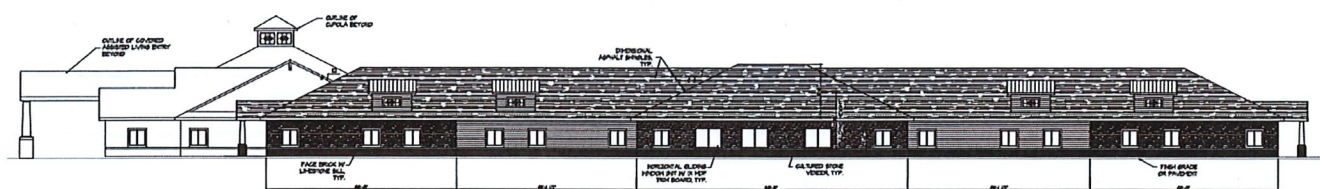


EAST ELEVATION  
*Proposed Correction*

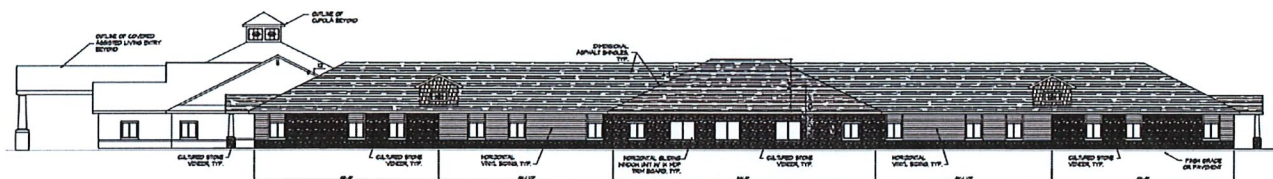
### West Façade.

- The applicant proposes to reinstall the brick with limestone sill/foundation.
- All of the brick on the approved façade has been replaced with cultured stone.
- The horizontal composite siding is to be replaced with horizontal vinyl siding.
- The two (2) gable style dormers are to be replaced with barn style dormers and 2 additional barn style dormers are to be added with metal roofs, in compliance with the original approval.





*Approved Elevation*

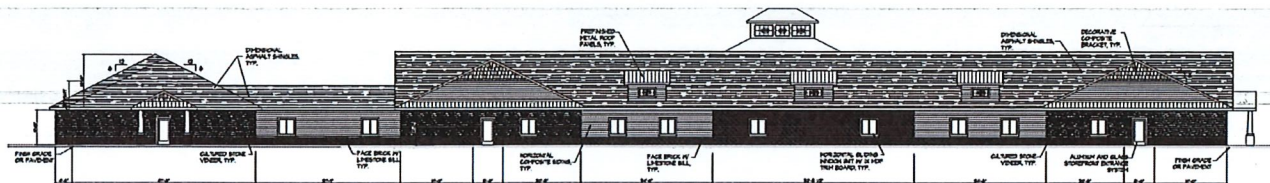


*As-Built*

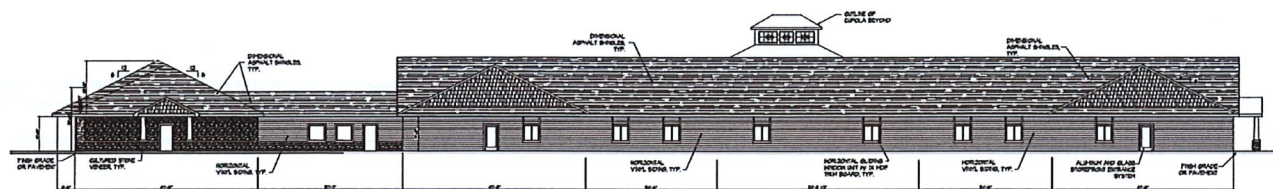


### Proposed Correction

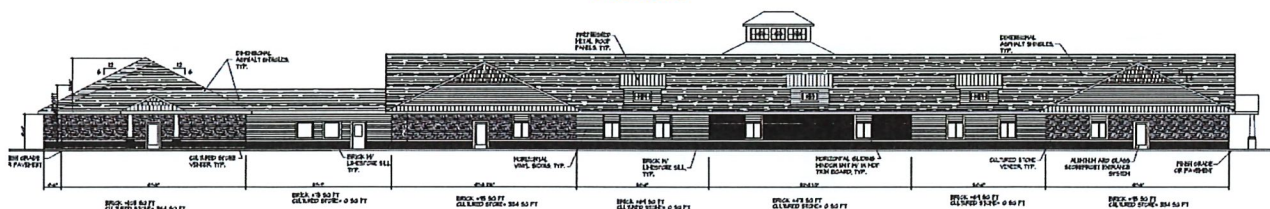
- The applicant proposes to reinstall the brick with limestone sill/foundation.
- All of the brick on the approved façade is to be replaced with cultured stone.
- The horizontal composite siding on the roof pitches and facades is to be replaced with horizontal vinyl siding.
- The three (3) approved barn style roof dormers are to be installed with metal roofs.
- Two evenly spaced windows have been replaced with square windows and a door, which opens onto a newly created fenced-in courtyard area (comments below under fencing).



*Approved Plan*

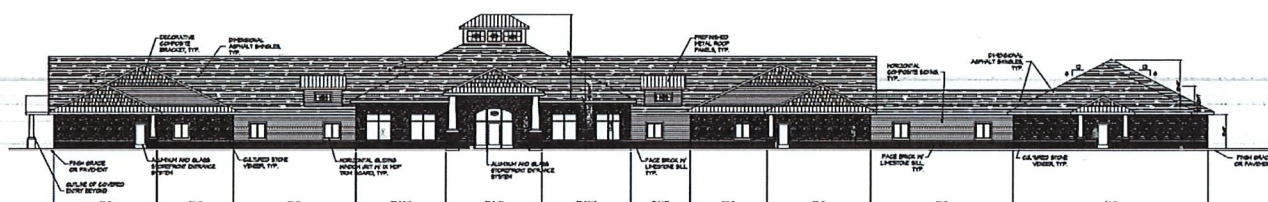


*As-Built*

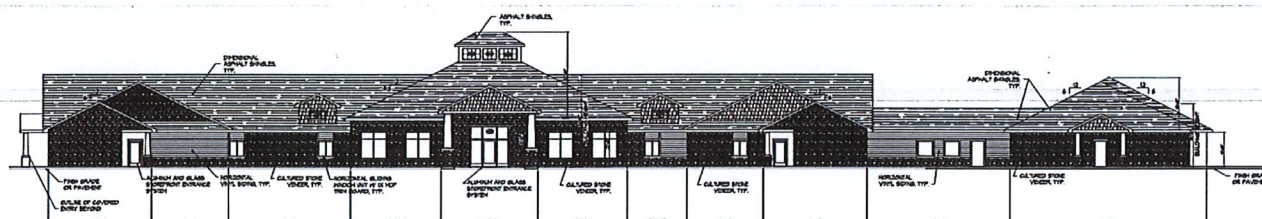


### Proposed Correction

- The gable style dormers are to be replaced with barn style roof dormers with metal roof.
- 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 door opens onto a newly created fenced-in area (comments below under fencing).



**NORTH ELEVATION**  
**SECTION**  
*Approved Plan*



**NORTH ELEVATION**  
3/22/2017

*As-Built*





**Colors.** The main siding color was originally changed during the site plan approval process from a blue to an earth-tone brown to blend in better with the surrounding residential area. However, the applicant changed it back to all-blue siding consistent with other Hampton Manor facilities. At the last Planning Commission meeting, the PC determined the siding color to be unacceptable and directed the applicant to install earth-toned siding that was originally approved. The PC directed the applicant to submit a colored rendering of the proposed facades and present building material samples and colors for review at the meeting. The applicant has submitted new colored elevations and images of building materials samples for review.



West



East



North



South

**Cupola.** The dimensional asphalt shingles over the main cupola feature are to be replaced with a metal roof, in compliance with the original approval.

**Fencing.** The amended plan includes a door on the north and south sides of the corridor that connects the assisted care to memory care facility. The doors open onto two (2) new fenced in courtyard areas – one each on the north and south sides of the building. The courtyards measure 4,974 sq. ft and 3,456 sq. ft, respectively. The applicant proposes to enclose the area with a 6' tall decorative painted aluminum fence. The north side courtyard fence is discouraged. While the location is not technically a front yard as defined under the Zoning Ordinance, any



fence located in this location should not exceed a height of 2.5', consistent with restrictions on front yard fencing under Section 7.205(B)(1)(b) of the Zoning Ordinance. We have concerns that the 'courtyard' areas essentially have no amenities and are merely 'dead' spaces with transformer pads and mechanical equipment, being used as an amenity. If the intent is to create a space usable for residents of the facility, it must be designed to provide a healthy and safe outdoor experience.

#### **RECOMMENDATION**

The applicant has proposed revisions to the as-built facades to demonstrate closer compliance with the Planning Commission's original approval. Updated colored renderings have now 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.

I will be present at the Planning Commission meeting to answer any questions and concerns.

Respectfully,  
**MCKENNA**

Vidya Krishnan  
Senior Principal Planner

cc: Planning Commission  
Board of Trustees