

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
December 13, 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, Creal, Pahle, Jahr and Cullin.

**Excused:** Atchinson and Grant.

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

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

**Applicant(s) in Attendance:** Case 20-037 – 5M Van Buren, LLC/Integrity Component and Design: Allen Scott of Rand Construction and Engineering, Inc., Case 23-044 – DTE Energy: Alysha D’Agnolo, Mike McGillis, Barbara Rykwald and Joseph DeLobo, Case 23-063 – M/I Homes of Michigan, LLC: David Straub and Case 22-010 – Zippy Belleville Real Estate, LLC/Zippy Auto Wash: Cory Weaver, Greg Heim and Dave Brewer.

**Audience:** Eleven (11).

**APPROVAL OF AGENDA:**

Motion Creal, Jahr second to approve the agenda of December 13, 2023 as presented.

**Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Jahr, Pahle second to approve the regular meeting minutes of November 8, 2023 as presented. **Motion Carried.**

Motion Budd, Jahr second to approve the special meeting minutes of November 28, 2023 as presented. **Motion Carried.**

**NEW BUSINESS:**

**ITEM #1: EXTENSION REQUEST: CASE 20-037 – PRELIMINARY SITE PLAN APPROVAL FOR 5M VAN BUREN, LLC/INTEGRITY COMPONENT AND DESIGN.**

**TITLE: A REQUEST BY ALLEN SCOTT ON BEHALF OF OWNER 5M VAN BUREN, LLC FOR AN EXTENSION OF APPROVAL OF A PREVIOUSLY APPROVED PRELIMINARY SITE PLAN TO CONSTRUCT A ROOF AND FLOOR TRUSS MANUFACTURING FACILITY WHICH INCLUDES A 68,228 SQUARE FOOT BUILDING, AN OUTDOOR STORAGE AREA FOR BUILDING EQUIPMENT AND SUPPLIES. PRELIMINARY APPROVAL WAS GRANTED ON DECEMBER 14, 2022.**

**THE SITE IS LOCATED AT THE 21.3-ACRE SITE LOCATED AT 5925 BECK ROAD (PARCEL ID NUMBER 83-014-99-0001-703), ON THE EAST SIDE OF BECK ROAD**

**AND SOUTH OF MICHIGAN AVENUE. THE PARCEL IS ZONED M-1 (LIGHT INDUSTRIAL DISTRICT).**

Director Power gave the presentation. The applicant has applied for an extension of approval of a previously approved preliminary site plan to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies. Preliminary approval was granted on December 14, 2022. The applicant supplied a letter addressed to the Planning Commission explaining the reasoning for the delays in their project construction following preliminary site plan approval, citing global economic conditions. The applicant has stated that, "due to these significant economic conditions", their client could not continue in the process of expanding the facility directly following the 2022 approval. Director Power recommends the Planning Commission should consider an extension of preliminary site plan approval to allow the applicant to make an application for engineering and final site plan approval by no later than December 14, 2025. As a condition of approval, Director Power recommends that the application for engineering and final site plan approval shall be subject to the Township's Engineering standards at the time of application.

Allen Scott of Rand Construction and Engineering, Inc. gave a brief presentation. The applicant has completed the expansions at their Mans Lumber facility and they are completing a final walk-through at the property this Friday. Mans Lumber owns Integrity Component and Design. The applicant is now ready to direct their attention to this project. Mr. Scott was present to answer any questions.

Commissioners had the following questions and comments:

- Commissioner inquired about the recommendation in the staff letter to recommend that the application for engineering and final site plan approval shall be subject to the Township's Engineering standards at the time of application, is that not normally the case? Director Power informed that it is normally the case.

No comments from the audience or remote viewers.

**Motion Jahr, Creal second to grant the request by applicant, Allen Scott on behalf of owner 5M Van Buren, LLC a one (1) year extension of a preliminary site plan approved on December 14, 2022 to construct a roof and floor truss manufacturing facility including a 68,228 square foot building, an outdoor storage area for building equipment and supplies at the site located at 5925 Beck Road, based on the analysis and subject to the conditions detailed in Director Power's staff letter dated 12-5-23.**

**Roll Call:**

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

**Nays: None.**

**Excused: Atchinson and Grant.**

**Motion Carried. (Letter Attached)**

**ITEM #2: CASE 23-044 – DTE GARAGE ADDITION PRELIMINARY AND FINAL SITE PLAN APPROVAL.**

**TITLE: THE APPLICANT, ALYSHA D’AGNOLO OF TETRA TECH, ON BEHALF OF OWNER DTE ENERGY, HAS APPLIED SEEKING TO CONSTRUCT AN APPROXIMATELY 1,900 SQUARE FOOT BUILDING ADDITION CONTAINING THREE VEHICLE REPAIR BAYS FOR HOUSING ADDITIONAL VEHICLES IN QUEUE FOR REPAIR. MODIFICATIONS AND UPDATES WILL BE MADE TO THE ADJACENT TRUCK SHELTER AND WAREHOUSE TO ACCOMMODATE THIS ADDITION.**

**PARCEL NUMBER V-125-83-046-99-0011-704; ADDRESS: 8001 HAGGERTY ROAD. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF HAGGERTY ROAD, JUST SOUTHE OF ECORSE ROAD.**

Director Power gave a brief presentation informing the scope of the request is stated in the agenda. Director Power deferred to the Planning and Engineering consultants for presentation of their reviews.

Vidya Krishnan of McKenna Associates presented her review letter dated 12-8-23. The proposed addition is small in scope when compared to the size of existing improvements on the site. The revised site plan addresses the concerns previously identified as relates to the limited scope of the project. McKenna Associates recommends the Planning Commission grant preliminary and final site plan approval for the proposed garage addition at the DTE site located at 8001 Haggerty Road, subject to engineering approval.

Paul Kammer of Fishbeck Associates presented his review letter dated 12-7-23. Fishbeck recommends the Planning Commission grant the DTE WWSC – Garage and Warehouse Renovation Preliminary and Final Site Plan Approval based on the Engineering review of the submitted plans dated November 22, 2023.

Director Power presented the Fire Department review letter dated 11-1-23 which was received prior to the staff review meeting on 11-15-23, Director Power believes some of the revisions may have been addressed with the latest plan submittal.

Alysha D’Agnolo of Tetra Tech gave a presentation. The addition will house three (3) new repair bays to house vehicles in queue. Interior modifications will all be within the warehouse, truck shelter and associated building systems, any new utilities will extend from the existing utilities within the building. The exterior façade materials will be matched with the materials on the existing building. The existing stormwater line will be completely removed for the new foundation to go in and there will be placement of a new line. The plans have been updated to show the 48” stormwater basin. There are no new additions or modifications to landscaping or impervious surfaces, easements, entrances or signs. The Fire Department’s comments will be addressed on the revised plans.

Commissioners had the following questions and comments:

- Commissioner inquired when the stormwater concern will be addressed? Paul Kammer informed that it is typically approved after the final site plan as long as it is addressed and shown on the final plan.

No questions or comments from the audience or remote viewers.

**Motion Jahr, Grant second to grant the applicant, Alysha D'Agnolo of Tetra Tech, on behalf of the owner DTE Energy preliminary and final site plan approval to construct an approximately 1,900 square foot building addition containing three (3) vehicle repair bays for housing additional vehicles in queue for repair as well as modifications and updates to the adjacent truck shelter and warehouse to accommodate the addition, located at 8001 Haggerty Road, based on the analysis and subject to the conditions detailed in the McKenna Associates review letter dated 12-8-23, Fishbeck Associates review letter dated 12-7-23, Fire Department review letter dated 11-1-23, Director Power's staff letter dated 12-5-23 with the additional condition that the plan for the storm sewer along the garage shall be addressed to engineering satisfaction before final construction plans are submitted.**

**Roll Call:**

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

**Nays:** None.

**Excused:** Atchinson and Grant.

**Motion Carried. (Letters Attached)**

**ITEM #3: CASE 23-063 – M/I HOMES OF MICHIGAN, LLC – SITE PLAN AMENDMENT.**

**TITLE: THE APPLICANT, DAVID STRAUB OF M/I HOMES OF MICHIGAN LLC, IS REQUESTING AN AMENDMENT TO THE APPROVED COBBLESTONE CREEK WOODLANDS SITE PLAN FOR THE INCLUSION OF FIVE (5) NEW SINGLE-FAMILY ARCHITECTURAL MODELS AND ELEVATIONS INTO THE APPROVED PROJECT PLANS.**

**THE UNFINISHED COBBLESTONE CREEK WOODLANDS SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF HOEFT ROAD, EAST OF THE COBBLESTONE RIDGE DEVELOPMENT, ON THE SOUTH SIDE OF WEST HURON RIVER DRIVE.**

Director Power presented his review letter dated 11-21-23. Staff recommends that the Planning Commission approve the site plan amendment to the Cobblestone Creek Woodlands Development to be built by David Straub of M/I Homes of Michigan LLC, subject to the following conditions:

- Unless or until an amendment to the PRD Agreement and Plan are approved, the applicant shall only build front entry garage models on the units as designated in the packet for front entry garages. If the applicant finds that one of the identified side entry garage units is more suitable as a front entry garage, in coordination with staff, they must reassign the reserved units and ensure there is no net loss in side entry-designated units.



David Straub of M/I Homes gave a brief presentation. Mr. Straub came to the Planning Commission back in October with 1 out of 5 plans. Since the October meeting, the applicant has had the opportunity to work with the architect and has been able to provide side entry models for all of the elevations. Mr. Straub was present to answer any questions.

Commissioners had the following questions and comments:

- Commissioner inquired if the applicant has a picture of the Brooklyn model with side entry? Director Power informed that it was provided in the Commissioners packet and Mr. Straub passed around a photo to the Commission.
- Commissioner inquired if the map that designates the side entry lots was done by staff and if so, is the applicant ok with that? Mr. Straub thinks that it is a good start, with the ability to swap out lots and he is comfortable predicting those.
- Commissioner inquired if the applicant can't meet the thirty-two (32) side entry garage requirement are they committed to come back and look for a change to the PRD? Mr. Straub informed, yes, he plans to come back to the Commission in January/February.
- Commissioner thanked Mr. Straub for coming back with the Commission with the models and elevations.
- Commissioner inquired if there are porch options with the elevations? Mr. Straub informed the porches would be elevation specific and there will be a side entry model available for all elevations.

No comments from the audience or remote viewers.

**Motion Jahr, Creal second to grant the applicant, David Straub of M/I Homes of Michigan, LLC an amendment to the site plan for the inclusion of five (5) new single-family architectural models and elevations into the approve project plans, site located at the unfinished Cobblestone Creek Woodlands subdivision on the east side of Hoeft Road, east of the Cobblestone Ridge development, on the south of west Huron River Drive, based on the analysis and subject to the condition detailed in Director Power's staff letter dated 11-21-23.**

**Roll Call:**

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

**Nays: None.**

**Excused: Atchinson and Grant.**

**Motion Carried. (Letter Attached)**

**ITEM #4: CASE 22-010 – ZIPPY BELLEVILLE REAL ESTATE, LLC / ZIPPY AUTO WASH – FINAL SITE PLAN REVIEW.**

**TITLE: A REQUEST BY DAVID BREWER OF VANSTON/O'BRIEN INC. ON BEHALF OF OWNER ZIPPY BELLEVILLE REAL ESTATE, LLC TO CONSTRUCT A 4,900 SQUARE FOOT AUTOMATIC CAR WASH AND RELATED SITE IMPROVEMENTS ON A 1.65-ACRE SITE.**

**THE PROJECT IS PROPOSED TO BE LOCATED AT 11600 BELLEVILLE ROAD (PARCEL ID NUMBER 83-081-99-0004-711), WHICH IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS DISTRICT). THE PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN VENETIAN AVENUE AND SUNRISE LANE.**

Director Power gave a brief presentation. The project was reviewed in December of 2022, received preliminary site plan approval and special land use approval in January of 2023. A full traffic study was suggested, the traffic study has since been completed and supplied to the Commission. Director Power deferred to the Principal Planner and Township Engineer for presentation of their reviews.

Vidya Krishnan of McKenna Associates presented her review letter dated 12-5-23. Most of the conditions of preliminary site plan approval have been addressed: however, the plan has a major change with the elimination of the detention pond and its replacement with an underground detention system. The County and Township Engineer approval for the pond is a must. Subject to the following items noted in the review letter being addressed prior to the Planning Commission meeting, McKenna Associates recommends final site plan approval for Zippy Auto to be located at 11600 Belleville Road:

- **Approval of the proposed stormwater detention system by the Township Engineer and Wayne County.** This condition can be met. Per email communication received from the Township Engineer on 11/30/2023, the applicant received approval from the County in July, but was unable to meet the Township's detention standards which are more restrictive than the County's. The applicant has revised the plans to accommodate an underground detention system that would meet both the County and Township standards. As a result of the proposed change, the site will no longer have the detention pond previously shown on the preliminary plans in the southwest corner of the site. This area must be maintained as a sodded lawn area.
- **Approval of detention pond landscaping by the County.** This condition can be met. Per the Township Engineer's communication, the revised plan with underground detention is under review by the County at this time.
- **Other.** The landscape plan notes the size of the proposed deciduous trees as 0" – 3". The minimum required size for deciduous trees is 2.5" caliper. Correct the landscape plan legend.

Paul Kammer of Fishbeck Associates presented his review letter dated 12-4-23. Fishbeck recommends the Planning Commission grant Final Site Plan Approval to the Zippy Auto Wash final site plans dated October 27, 2023 contingent on County review and approval. The Applicant shall review the comments listed in the review letter and amend the plans prior to the Applicant moving forward to the Preconstruction Phase. Revised plans shall be submitted for a preconstruction acceptance review by Township Staff at that time. The Applicant must also submit any County review comments to the Township and the Township may request additional reviews if any changes are necessary based on County Comments.

Director Power presented the Fire Department review letter dated 11-15-23.

Greg Heim informed that they have not submitted for the soil erosion permit, as the construction timeline is not set yet. The applicant has addressed the water issue and may not have noted the sodded area on the plan, they will correct that. Dave Brewer informed the tree caliper was an error and the applicant intends to comply. Dave Brewer, Greg Heim and Cory Weaver were available to answer any questions.

Commissioners had the following questions and comments:

- Commissioner is a little concerned with the traffic study rating already being an F and about the amount of stacking.
- Commissioner inquired if the traffic study was conducted when there was one (1) lane shut down to the bridge? Director Power informed the study was done in the last year and he doesn't believe it accounted for that.
- Director Power informed that one of the things that came up earlier in the review process is that if the site configuration of the neighboring property were ever to change, there could be a way to provide access out to the north.
- Commissioner inquired about the neighboring Burger King site, at one point the Commission had seen a change requested. Vidya Krishnan informed that Burger King had proposed a second drive-thru lane. Director Power informed that there has not been any movement with the final site. Vidya Krishan commented that cross-access would be great, but the Burger King site would need to be redeveloped.

No comments from the audience or remote viewers.

**Motion Jahr, Pahle second to grant the applicant David Brewer of Vanston/O'Brien Inc. on behalf of owner Zippy Belleville Real Estate, LLC final site plan approval to construct a 4,900 square foot automatic car wash and related site improvements, at the site located at 11600 Belleville Road, based on the analysis and subject to the conditions detailed in the McKenna Associates review letter dated 12-5-23, Fishbeck Associates review letter dated 12-4-23, Director Power's staff letter dated 12-5-23 and Fire Department review letter dated 11-15-23.**

**Roll Call:**

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

**Nays:** None.

**Excused:** Atchinson and Grant.

**Motion Carried. (Letters Attached)**

**ITEM #5: 2023 PLANNING COMMISSION ANNUAL ACTIVITY AND PUBLIC PARTICIPATION REPORT.**

Director Power presented the draft 2023 Planning Commission Annual Report dated 12-6-23. The report includes updates on the Planning Commission's progress in implementing the Township-wide 2020 Van Buren Township Master Plan, Engagement Activities and Economic Development Plan (future), as well as an overall listing of the Planning Commissions activities. The Planning Commissions activities include: 25 public meetings (21 regular meetings and 4 special meetings), 10 public hearings, 4 preliminary site plan approvals, 7 final site plan

approvals, 6 combined preliminary and final site plan approvals, 3 special land use approvals, 7 site plan amendments, 6 temporary land use approvals, 3 rezoning recommendations to the Township Board, 2 zoning ordinance text amendment recommendations, 1 tree removal permit, 2 cases for BZA commentary, 2 extensions to previous preliminary or final site plan approvals and 3 discussions on administratively review projects.

Commissioners recommended adding subcommittee information and the new addition at Meijer to the report.

**Motion Jahr, Pahle second to approve the annual Planning Commission report dated 12-6-23 with a few minor additions to be made by Director Power. Motion Carried.**

**ITEM #6: 2024 PLANNING COMMISSION MEETING SCHEDULE.**

Director Power presented the 2024 Planning Commission meeting schedule. The Planning Commission regularly meets on the 2nd and 4th Wednesdays of each month at 5:30 p.m., except for November and December have meetings only on the 2nd Wednesday. Commissioners have the option to schedule special meetings if they are needed.

**Motion Jahr, Creal second to approve the 2024 Planning Commission Meeting Schedule as submitted. Motion Carried**

**ITEM #7: ELECTION OF 2024 OFFICERS.**

Director Power gave a brief presentation. There are some slight changes in this item the Election of Officers is now the last New Business Item in December and the roles take hold at the first regularly scheduled meeting in January.

**Motion Budd, Creal second to nominate Brian Cullin as Chairperson. Cullin accepted the nomination. Motion Carried.**

**Motion Creal, Budd second to nominate Jeff Jahr as Vice Chairperson. Jahr accepted the nomination. Motion Carried.**

**Motion Pahle, Budd second to nominate Medina Atchinson as Secretary. Atchinson accepted the nomination. Motion Carried.**

**Motion Creal, Pahle second to maintain the current liaison members to the Board of Zoning Appeals (BZA), Jahr as the primary liaison and Cullin as the secondary liaison. Jahr and Cullin accepted. Motion Carried.**

**GENERAL DISCUSSION AND UPDATES:**

Commissioner commented on agenda item #4, the agenda says preliminary site plan approval, it needs to be amended to final site plan approval.

Commissioner liked the tri-community Planning Commission meeting, thinks a round table setup would be great. Commissioner informed that Belleville Commissioner Juriga already has it lined up for the next tri-community meeting.

Commissioners wished everyone happy holidays and a happy new year.

**ADJOURNMENT:**

**Motion Jahr, Creal second to adjourn the meeting at 7:10 p.m. Motion Carried.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'CH', with a horizontal line extending to the right.

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 20-037: 5M Van Buren, LLC / Integrity Component and Design – Extension of Preliminary Site Plan Approval  
DATE: December 5, 2023

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Applicant Allen Scott of Rand Construction and Engineering, Inc. on behalf of owner 5M Van Buren, LLC has applied for an extension of approval of a previously approved preliminary site plan to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies. Preliminary approval was granted on December 14, 2022.

Section 12.207 of the Van Buren Township Zoning Ordinance prompts the expiration of a site plan within one (1) year of approval. However, the Planning Commission may, at its discretion upon application by the owner and for cause shown, provide for up to two (2) successive twelve (12) month extensions in the event there has been a lapse of one or more year without construction activity.

The applicant has supplied a letter addressed to the Planning Commission explaining the reasoning for the delays in their project construction following preliminary site plan approval, citing global economic conditions. The applicant has stated that, "Due to these significant economic conditions, our client could not continue in the process of expanding this facility directly following the 2022 approval. As they continue to consider current economic conditions, we request this extension as they do plan to continue this process over the next two calendar years."

I recommend that the Planning Commission should consider an extension of preliminary site plan approval to allow the applicant to make application for engineering and final site plan approval by no later than December 14, 2025. As a condition of approval, I recommend that the application for engineering and final site plan approval shall be subject to the Township's Engineering standards at the time of application.

Thank you for your consideration of this requested extended site plan approval.

Sincerely,

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

Dan Power, AICP

Planning and Economic Development Director  
Public Services Department  
Charter Township of Van Buren



## MEMO

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TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: Case 23-044- DTE Garage Addition  
DATE: December 5, 2023

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### Planning Commissioners:

The Planning Commission will review the request by applicant, Alysha D'Agnolo of Tetra Tech, on behalf of owner DTE Energy, for combined preliminary and final site plan approval to construct an approximately 1,900 square foot building addition containing three vehicle repair bays for housing additional vehicles in queue for repair. Modifications and updates will be made to the adjacent truck shelter and warehouse to accommodate this addition. The packet being considered by the Planning Commission includes a selection of civil and architectural drawings and images of the proposed addition.

Per Section 12.201 of the Van Buren Township Zoning Ordinance, an addition to a nonresidential building exceeding 1,000 square feet in area requires site plan review by the Planning Commission.

To assist with your review, letters from the Township Planning Consultant, Township Engineer, and Township Fire Marshal / Deputy Fire Chief are attached to this report.

If the site plan is approved by the Planning Commission, the final construction drawings will be produced and the preconstruction process will begin. I look forward to assisting with this review. Thank you for your consideration.

Sincerely,

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

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





**MCKENNA**

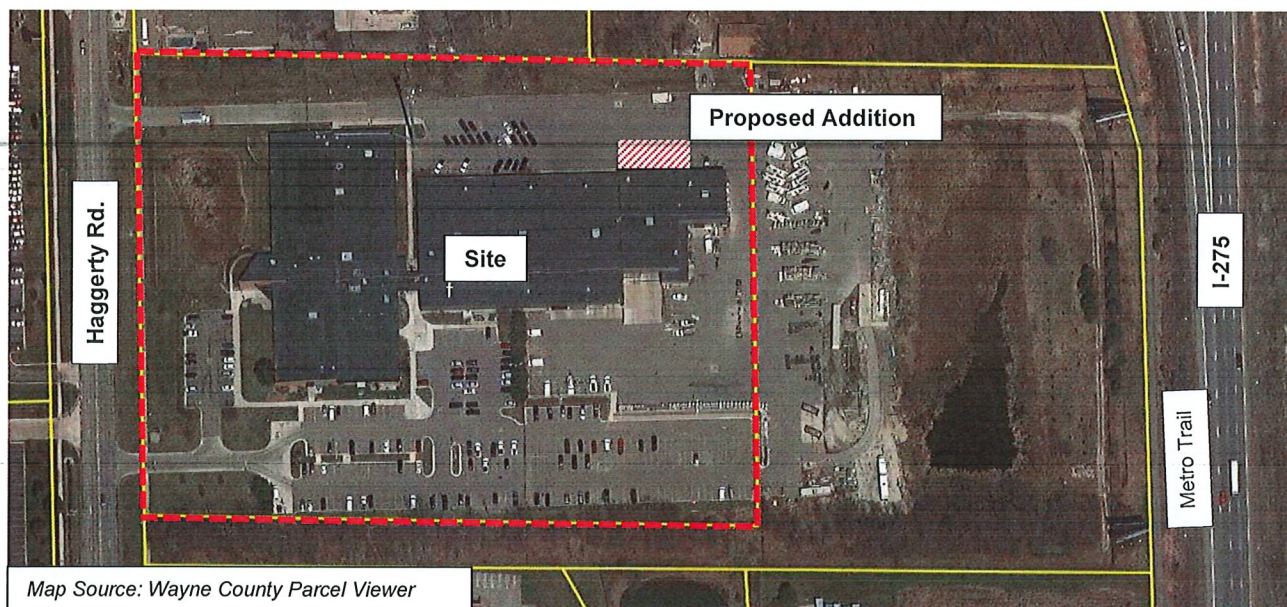
December 4, 2023

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

**Subject:** VBT-23-044; DTE Energy Garage/Addition at 8001 Haggerty Road; Site Plan Review #2 (Preliminary and Final); Plans Dated October 6, 2023; Received on November 22, 2023.

Dear Commissioners:

The applicant, Tetra Tech Engineers on behalf of DTE Energy, proposes to construct an addition to the existing Western Wayne Service Center building, which includes a garage with three overhead doors and an interior hoist. The site is located south of Ecorse Road, between Haggerty and Interstate 275 (and the adjacent Metro Trail). The proposed area of disturbance is about 5,000 square feet (0.1 acres), with the building increasing by about 1,900 square feet and the remainder of the disturbed area being repaved. We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):



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

O 248.596.0920  
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**MCKA.COM**

**Communities for real life.**

## COMMENTS

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

1. **Zoning and Use.** The site is zoned M-1 (Light Industrial District). Section 3.115 (B) of the Zoning Ordinance permits public utility buildings by right in the M-1 District. The proposed addition is an expansion of the existing service center building, which already has an accessory garage space, and is permitted by right. Existing woodlands and detention basins will be undisturbed and no new impervious surface area will be added. The site is surrounded by similar M-1 zoning to the west, south, and a portion to the north, with AG zoning along a portion of the property to the north that is currently occupied by single family dwellings.
2. **Required Information.** The site plan includes the information required per Section 12.203 of the Zoning Ordinance, including a note on Sheet C-101 regarding past projects on the site dating back to 2012. A complete plan of demolition activities and revised parking calculations have also been provided per our previous comments during the staff review process.
3. **Lot.** The parcel has a total area of 26.19 acres, with the affected portion of the site measuring 0.1 acre in area.
4. **Dimensional Requirements.** The minimum required front, rear, and side yard setbacks per Section 4.102 of the Zoning Ordinance are 50 feet, 40 feet, and 40 feet, respectively. Maximum height is 2.5 stories and 30 feet. The proposed addition complies with the minimum setbacks for the M-1 Light Industrial District.
5. **Access and Circulation.** The proposed addition does not significantly alter any access to the site. Fire lanes are shown to be maintained and parking is largely unaffected. The proposed addition does include new man doors, but this is not substantially increased from existing conditions; therefore, no sidewalk connections are proposed at this time. Building access is barrier-free via an at-grade man door (101A) on the west side of the addition.
6. **Parking and Loading.** The parking requirement per section 9.102 of the Zoning Ordinance is based on a rate of one (1) space per 1,750 square feet of gross floor area for the warehouse and 350 usable square feet of office space. Updated parking calculations have been provided for this submittal, which sees the loss of five parking spaces; however, there is more than enough existing parking on the site (261 spaces remaining) to accommodate the new addition.

It should be noted that the provided parking exceeds the 20% maximum excess parking standard (above the required minimum); however, as an existing development, the loss of 5 spaces effectively reduces the nonconformity.

7. **Landscaping and Screening.** The site is located in the Light Industrial (M-1) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. The proposed addition is in the middle of an existing paved area, and is concealed entirely from view from Haggerty Road, but likely visible from the site's I-275 frontage. ***A previously approved plan for storage additions on the east side of the site included extensive landscaping along the site's I-275 frontage and restoration of the detention pond. Per the applicant, Wayne County is still in the process of reviewing the plans (over a year) and there is no***





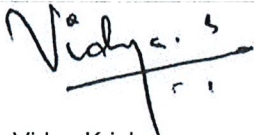
*anticipated timeline for when the County will grant approval for the pond. At such time when County approval is obtained, the applicant will proceed with completion of the project including landscaping.* No new landscaping is proposed at this time. A copy of the approved landscape plan from 1992 has been submitted as part of this site plan approval proposal.

8. **Tree Removal Permit.** The current proposal is located on a paved area and does not result in any tree removal
9. **Stormwater Pond.** The proposal does not appear to be adding any additional impervious surface area to the site; therefore, increased storm water runoff is not anticipated. Previously approved stormwater calculations are included, along with proposed soil erosion and sedimentation measures for the new construction. The proposal is subject to review and approval by the Township Engineer.
10. **Lighting.** Sheet E-605 includes a revised photometric plan, showing three (3) new fixture types mounted at eight (8) locations between 9 and 17 feet high around the addition. Sheet E-604 includes a schedule of lighting fixtures and manufacturer cut sheets have been provided. The plan demonstrates compliance with light trespass limits at the property line and maximum average illumination levels at building entrances and loading areas have been reduced to meet Ordinance standards.
11. **Architecture and Building Details.** Color elevations have been submitted with this most recent set of plans (Sheet A-203) and indicate all proposed building materials and colors will match the existing warehouse portion of the facility, using a combination of beige concrete masonry units (lower) and brown insulated metal panels (upper).
12. **Dumpster.** No changes are proposed.
13. **Signs.** No signage is proposed for the addition.

#### RECOMMENDATION

The proposed addition is small in scope when compared to the size of existing improvements on the site. The revised site plan addresses the concerns previously identified as relates to the limited scope of the project. Therefore, we recommend the Planning Commission grant preliminary and final site plan approval for the proposed garage addition at the DTE site located at 8001 Haggerty Road, subject to engineering approval.

Respectfully,  
McKENNA



Vidya Krishnan  
Senior Principal Planner



Gage Belko, AICP  
Associate Planner

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



December 7, 2023  
Fishbeck Project No. 201255  
Van Buren Township Project No. 23-044

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

### **DTE WWSC Garage Addition – Site Plan Review**

At the request of Van Buren Township (Township), Fishbeck has reviewed the Site Plans dated November 22, 2023, submitted to the Township for site plan approval, for the proposed garage addition at the DTE Western Wayne Service Center located at 8001 Haggerty Road in Van Buren Township, Wayne County (County), Michigan.

This project entails construction of a new 1,876 square foot garage expansion on an existing building; removal of existing pavement and sidewalk; installation of concrete pavement and heavy-duty bituminous pavement, and new pavement markings in front of the garage expansion area.

The submitted plans includes minimal Township Engineering items and as such, we recommend the site plans receive both preliminary and final site plan approval by the Planning Commission.

Our review comments are as follows:

### **Water Main Service**

**Existing:** The Township's geographic information system (GIS) records indicate an existing 8-inch ductile iron water main looped around the project site connecting to a 12" water main running north-south on the east side of Haggerty Road.

**Proposed:** The Applicant' does not propose any additions to the water main service system on site.

### **Sanitary Sewer**

**Existing:** The Township's GIS records indicate a 16-inch PVC Sanitary Sewer running north-south on the east side of Haggerty Road.

**Proposed:** The Applicant' does not propose any additions to the sanitary sewer system on site.

### **Storm Water Management**

**Existing:** The DTE property is previously developed and has an underground storm sewer collection system throughout the site with a detention pond along the eastern property line. The existing storm sewer system discharges into the detention pond, which ultimately outlets in the Haggerty Road Right-of-Way.

**Proposed:** The Applicant's plan proposes a modification of an existing roof drain lead and an addition of one storm manhole to tie the roof drain lead into the existing system.

The submitted documents also include plans from previous review project VBT case 20-025/20-028 DTE WWSC Storage Yard and Trailer Project that includes details for reconstructing the existing detention pond. At this time, Fishbeck is not reviewing these plans and is only providing comments on the proposed garage expansion.

**Comments:**

1. The proposed manhole has been revised to be a 48-inch diameter structure, however, key note 3 still says 36 inch diameter. Please update note.
2. Is the existing storm sewer south of the proposed manhole SD3 being removed up to the building? It appears the new foundations for the garage expansion will be right on top of the existing storm sewer.

## **Paving and Grading**

1. All geometrics will be subject to review by the Township Fire Marshal for emergency accessibility for fire trucks and other equipment.

## **Soil Erosion and Sedimentation Control (SESC)**

1. It appears that a Soil Erosion and Sedimentation Control permit will not be required due to the minimal area of disturbance. Although a permit from the County is not required, the Applicant should follow all Township and County SESC standards.

## **Recommendation**

Fishbeck recommend the Planning Commission grant the DTE WWSC – Garage and Warehouse Renovation Preliminary and Final Site Plan Approval based on our Engineering review of the submitted plans dated November 22, 2023. If you have any questions regarding this project or our comments listed above, please contact me at 248.324.4796 or [mtleppek@fishbeck.com](mailto:mtleppek@fishbeck.com).

Sincerely,



**Mike Leppek, PE**  
Civil Engineer



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

By email

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





## ***VAN BUREN TOWNSHIP FIRE DEPARTMENT***

**46425 Tyler Road, Van Buren Township, MI 48111**

*David C. McNally II, Fire Chief: (734) 699-8900 x 8916*

*Andrew Lenaghan, Deputy Chief/Fire Marshal: (734) 699-8900 x 9416*

November 1, 2023

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

RE: DTE Energy Truck Garage Addition  
8001 Haggerty Rd.  
Van Buren Township, MI 48111  
23-044

A preliminary site plan was review for compliance with the adopted fire code for the Charter Township of Van Buren. The Fire code used in the review is the International Fire Code 2021 (IFC). The focus of a Fire Department site plan review is available water supply, FD access, and needed fire flow.

### **Scope of work:**

Construction of a 1900 ft<sup>2</sup> garage addition to the existing building, located at DTE's WWSC site.

### **Water Supply:**

1. Greater detail is needed showing the FDC. The location of the addition may impact the visibility of the FDC and new signage and horn/strobe if not already in place may be required.
2. The location of the fire hydrant closest to the FDC will need to be shown.

### **Fire Department Access:**

1. Sheet C-105 shows vehicle circulation. According to the plans, the addition does not negatively affect Fire Department access.

### **Required Fire Flow:**

1. The addition of 1900 ft<sup>2</sup> in a building with fire suppression will not require any increase of needed fire flow.

Andrew Lenaghan  
Deputy Fire Chief/ Fire Marshal  
Van Buren Township



**VAN BUREN**  
CHARTER TOWNSHIP

## MEMO

---

TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: Case 23-063 - Site Plan Amendment / New Architectural Model in Cobblestone Creek Woodlands Subdivision by M/I Homes of Michigan LLC (David Straub) (additional models)  
DATE: November 21, 2023

---

The Applicant, David Straub of M/I Homes of Michigan LLC on behalf of landowner Reserve at Cobblestone, LLC is requesting an amendment to the approved Cobblestone Creek Woodlands Planned Residential Development (PRD) to allow five (5) additional home plans for residential dwellings in the Cobblestone Creek development, each with four (4) variations:

- "Sawyer" Model – Elevations E, F, G and H
- "Brooklyn" Model – revised from previous submittal under Case 23-058 – Elevations E, F, G and H
- "Aubrey" Model – Elevations E, F, G and H
- "Peyton" Model – Elevations E, F, G and H
- "Juliet" Model - Elevations E, F, G and H

There is an existing Planned Residential Development (PRD) Agreement in place for the property which was approved in 2005 which outlines some of the requirements of the Township's Zoning Ordinance with regards to these elevations. The development is located on the east side of Hoeft Road, east of the Cobblestone Ridge Development, on the south side of West Huron River Drive.

These plans are subject to the PRD agreement and the standards of the Zoning Ordinance, specifically section 5.115 which addresses specific architectural standards which addresses architectural details in subdivisions and site condominiums. The Plans are also governed by a master deed and bylaws, which will be administered by the Cobblestone Creek Woodlands Condominium Association.

The following is staff's review of the architectural plan based on the conditions in Section 5.115 of the Zoning Ordinance. I offer the following comments:

### Comments

1. **Site Plan.**

The setbacks, as described in the approved site plan for the Cobblestone Creek development, depict a front yard setback of 25', a required rear yard setback of 35', and a required side yard setback of 5'. The typical lot size in the

development are 80' in width and 120' in depth.

The applicant has submitted dimensions for all of the proposed house plans which are as follow:

- "Sawyer" Model: 43' wide x 42' deep
- "Brooklyn" Model: 38' wide x 39' deep
- "Aubrey" Model: 38' wide x 39' deep
- "Peyton" Model: 46' wide x 45' deep
- "Juliet" Model: 38' wide x 31' deep.

**2. Floor Area**

The PRD agreement requires that the square footages of the detached single-family homes in Cobblestone Creek be a minimum of 1,800 square feet. The proposed models have the following floor areas:

- "Sawyer" Model: 1,858 square feet.
- "Brooklyn" Model: 2,128 square feet.
- "Aubrey" Model: 2,260 square feet.
- "Peyton" Model: 2,427 square feet.
- "Juliet" Model: 2,605 square feet.

**3. Façade Elevations.**

The Zoning Ordinance and the PRD agreement have specific requirements to ensure that the Township's "Substantially Different" architectural design standard is met.

The Zoning Ordinance requires that this substantially different requirement be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the property across the street. Staff reviews each individual elevation for compliance with this requirement and based on prior approvals the applicant can meet this standard. In the case of the submitted elevations, at least three (3) differences are observed among the various models and variations submitted. For a more detailed analysis, please see the attached "Schedule of Proposed Models and Architectural Features" attached to this report.

Note that some models include options for extended or 3 car garages. The distinction between a smaller and larger garage is not generally interpreted as a substantial architectural difference under Section 5.115 of the Zoning Ordinance. Additionally, the Brooklyn model includes an option for side-entry garages.

**4. Building Materials**

Section 5.115(7) of the Van Buren Township Zoning Ordinance contains standards for exterior building walls in site condominiums and platted subdivisions. Based on Recital 5.i of the Cobblestone Creek PRD Agreement, the following modification applies to these standards:

The requirement of a minimum of 50% brick, stone, or other decorative material



on the exterior facade shall be satisfied by using the above referenced materials on a minimum of 50% of the total wall area of the Project which includes the Attached Unit Development and the Detached Unit Development in total. The Detached Units shall have a minimum of 50% brick, stone, or other decorative material on the exterior facade of each unit (total area of all walls minus the area of windows, doors, and gable ends.)

Based on the elevation surface calculations that were provided with the application materials, this requirement will be met.

## **5. Side-Entry Garages**

The approved site plan for the Cobblestone Creek project calls for a minimum of 30% of the units in the project to have rear or side entry garages, consistent with Zoning Ordinance requirements which were in place when the project was approved. This submittal includes one model ("Brooklyn") with a side entry garage option. Additionally, there is an approved set of models by Boji Builders, who is also constructing units in this project. The approved set of Boji Builders' models also includes some side entry garage options. As discussed at the Planning Commission meeting on October 25, 2023 when the first approval of the "Brooklyn" model by M/I Homes of Michigan, LLC was approved, unless an amendment to the PRD Plan and Agreement for the Phase III project is obtained, the 30% project-wide side entry garage standard will apply. This equates to 32 of the remaining units. In response to this discussion, I completed a tentative assignment of side entry units in the Phase III project area, using features such as wide and corner lots, proximity to common areas, and adjacency of side entry lots to identify suitability. The table and map of tentatively designated side entry garage units is attached to this packet. Unless or until an amendment to the PRD Agreement and Plan are approved, the applicant shall only build front entry garage models on the units as designated in this packet for front entry garages. If the applicant finds that one of the identified side entry garage units is more suitable as a front entry garage, in coordination with staff, they must reassign the reserved units and ensure there is no net loss in side entry-designated units.

## **Recommendation**

Staff recommends that the Planning Commission approve the site plan amendment to the Cobblestone Creek Woodlands Development to be built by David Straub of M/I Homes of Michigan LLC, subject to the following conditions:

Unless or until an amendment to the PRD Agreement and Plan are approved, the applicant shall only build front entry garage models on the units as designated in this packet for front entry garages. If the applicant finds that one of the identified side entry garage units is more suitable as a front entry garage, in coordination with staff, they must reassign the reserved units and ensure there is no net loss in side entry-designated units.

Thank you for your consideration.

Sincerely,

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

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



## MEMO

---

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Case 22-010 / Zippy Auto Wash Final Site Plan
DATE:	December 5, 2023

---

### Planning Commission Members:

David Brewer of Vanston / O'Brien Inc. on behalf of owner Zippy Belleville Real Estate, LLC has applied seeking final site plan approval to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site. The project is proposed to be located at 11600 Belleville Road (parcel ID number 83 081 99 0004 711), which is zoned C-2 – Extensive Highway Business District. The property is located on the west side of Belleville Road between Venetian Avenue and Sunrise Lane.

This project gained preliminary site plan approval by the Planning Commission on December 14, 2022 and special land use approval by the Board of Trustees on January 17, 2023. A completed traffic study, engineering application and plans were submitted for review for compliance with conditions of preliminary site plan and special use approval. Submittals from the applicant have been provided electronically with this packet, along with hard copy excerpts from the applicant's civil site plan set.

To assist with your review, your packet contains reports from the Township's reviewing staff including the Planning Consultant, Township Engineer, and Fire Marshal / Deputy Fire Chief, as well as civil and architectural plans from the applicant. On December 5, 2023, after these review letters were completed, the Township received the letter indicating Wayne County's approval of storm water management, utility connection and sidewalk improvements for the project.

If the request is granted, the applicant will move forward with the preconstruction process. Final "issued for construction" site plans will need to be assembled which address the recommended conditions of approval from staff and consultants. Cost estimates will be finalized, and the applicant will be eligible to have a preconstruction meeting with Township Staff.

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

Sincerely,

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



## MCKENNA

December 5, 2023

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

**Subject: VBT-20-010 Zippy Auto Wash /11600 Belleville Road; FINAL Site Plan Review #5;  
Revised Site Plan Dated June 12, 2023.**

Dear Commissioners:

The applicant, Zippy Auto Wash, LLC., proposes to construct a 4,900 square foot building to offer express (automatic) exterior automobile wash services, free floor mat wash and dry, free vacuums, and other complementary services. The 1.65-acre site is located on the west side of Belleville Road, south of S. I-94 Service Drive, to the east of Van Buren Urgent Care, and is zoned C-2, Extensive Highway Business District.

The project was granted preliminary site plan approval and was recommended for special land use approval by the Planning Commission at a regular meeting on December 14, 2022. As part of the final site plan review process, our comments below reflect whether the planning conditions have been met. Items requiring changes, additional information, or additional approvals are underlined.

### COMMENTS

1. **Completion of lot split prior to final site plan approval.** This condition has been met. The applicant has officially split the parcel into two (2) and has new recorded legal descriptions and tax parcel ID numbers.
2. **Submission of a copy of an irrevocable cross access easement agreement with the Urgent Care to the west.** This condition has been met. The applicant has submitted a copy of the legal access easement in recordable form, showing permanent access to the parcel to the west, via the applicant's site.
3. **Approval of the proposed stormwater detention system by the Township Engineer and Wayne County.** This condition can be met. Per email communication received from the Township Engineer on 11/30/2023, the applicant received approval from the County in July, but was unable to meet the Township's detention standards which are more restrictive than the County's. The applicant has revised the plans to accommodate an underground detention system that would meet both the County and Township standards. As a result of the proposed change, the site will no longer have the detention pond previously shown on the preliminary plans in the southwest corner of the site. This area must be maintained as a sodded lawn area.
4. **Approval of detention pond landscaping by the County.** This condition can be met. Per the Township Engineer's communication, the revised plan with underground detention is under review by the County at this time.
5. **Revision to on-site signage along Belleville Road frontage to include Zippy Auto on a new replacement monument sign or granting of an easement for the Meridian Plaza sign.** This condition has been met. The site has the existing Meridian Plaza sign along its Belleville Road frontage, which lists several medical office entities located in the rear half of the site. Only one monument sign is allowed per frontage of a lot or development. The applicant is proposing a new monument sign to be located at the southeast corner of the site and has noted that they will not be listed on the Meridian Plaza sign. Since the subject site has

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been split off from the parent parcel, the Meridian Plaza sign is now located on a parcel that does not have the businesses listed on it. The applicant has submitted a copy of a recorded sign easement in addition to the access easement, to ensure the legality of the sign.

6. **Approval of special land use by the Township Board of Trustees.** This condition has been met. The Board approved the request for wash establishment special land use at a regular meeting held on January 17, 2023, with the condition that a traffic study be submitted.
7. **Traffic study is submitted, per Township Board of Trustees special land use approval.** This condition has been met. A traffic study was submitted with this current site plan package, prepared by Midwestern Consulting, dated July 14, 2023. The study notes that, while turning out onto Belleville Road from the shared driveway may be difficult during peak times, no improvements are recommended as a result of this development. This is because the existing and forecasted level of service approaching this intersection is an 'F'; outbound queues may approach 3 or 4 vehicles.
8. **'No Parking' signage to be installed outside of the conveyor system, per Planning Commission preliminary site plan approval.** This condition has been met. The Planning Commission directed the applicant to place a no-parking sign outside of the conveyor system and in the main drive aisle, to prevent vehicles exiting the building from blocking the main drive aisle by parking along it. The plan shows the required signage.
9. **Installation of a row of evergreen trees in the greenbelt, per Planning Commission preliminary site plan approval.** This condition has been met. The Planning Commission directed the applicant to add additional evergreen trees to the south property line in between the deciduous trees to provide increased year-round screening. The landscape plan shows the required additional trees.
10. **Other.** The landscape plan notes the size of the proposed deciduous trees as 0" – 3". The minimum required size for deciduous trees is 2.5" caliper. Correct the landscape plan legend.

#### RECOMMENDATION

Most of the conditions of preliminary site plan approval have been addressed; however, the plan has a major change with the elimination of the detention pond and its replacement with the underground detention system. County and Township Engineer approval for the pond is a must. Subject to the underlined items noted above being addressed prior to the Planning Commission meeting, we recommend final site plan approval for Zippy Auto, to be located at 11600 Belleville Road.

Respectfully,  
McKENNA

Vidya Krishnan  
Senior Principal Planner

Gage Belko, AICP  
Associate Planner

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

December 4, 2023  
Fishbeck Project No. 221112  
Van Buren Township Project No. 22-010

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

## **Zippy Auto Wash Engineering Review #2**

At the request of Van Buren Township, Fishbeck has reviewed the Engineering Plan dated October 27, 2023, submitted to Van Buren Township for approval, on behalf of the proposed Zippy Auto Wash located on Belleville Road in Van Buren Township (Township), Wayne County (County), Michigan. Fishbeck engaged in conversations with the applicant's Civil Engineering consultant to clarify some requirements prior to this submittal.

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

Our review comments are as follows:

### **General**

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

1. Has a geotechnical investigation been conducted? Soil boring information, including the ground water elevations, must be provided.
  - a. **Applicant response: soil borings will not be conducted however test pits were excavated and a report from MTC is attached.**

*Test pit reports have been received.*

### **Water Main Service**

**Existing:** The Township's Geographic Information System (GIS) and the Applicant's plan indicate there is an existing 8-inch ductile iron water main running north-south along the west side of Belleville Road, and existing 8-inch ductile iron water main running east-west through the southern portion of the property. There is also an existing water main running north-south through the adjacent property to the west. Existing GIS also indicates the water main running along the adjacent property is a private main.

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

#### **Comments:**

1. The Applicant will be fully responsible for installing new water main (if needed) to connect proposed hydrant.



2. The proposed hydrant shall be extended west so that the hydrant is not in front of the Meridian Plaza sign. Additionally, the hydrant and hydrant lead must be within a water main easement dedicated to the Township. Per Township Engineering Standards, water main must be within a 12-foot-wide easement and the easement must extend 6 feet on all sides of hydrants.
3. Per the Township Engineering Standards Manual, Chapter 3, valves in wells and hydrants shall be placed on all dead-end mains for future extension. The Applicant shall provide a gate valve in well on the existing 8-inch water main between the proposed 2-inch service tap and the proposed hydrant lead.
4. Final fire hydrant placement will be subject to the Township Fire Marshall review.

## Sanitary Sewer

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

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

The applicant has also offered the following write-up for the Sanitary/Water reclamation system:

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

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

### Comments:

1. All utility crossings shall be shown in the sanitary sewer profile. Public utilities located within the ROW appear to be missing from the profile on sheet C-8.

## Storm Water Management

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

**Proposed:** The Applicant's plan proposes a fully enclosed stormwater collection system with catch basins throughout the site. The stormwater collection system outlets to an underground detention system that ultimately outlets to an existing system on the west side of the property.

### Comments:

1. The provided Wayne County approval letter indicates that the reviewed and approved plans were dated June 21, 2023. Fishbeck reviewed plans dated July 20, 2023 that included an above ground detention system. The current plans submitted for review and dated October 27, 2023 now show an underground detention system. The Applicant has confirmed that the County has received the latest plans for review. The Applicant will be required to submit the approved County permit prior to moving forward to the preconstruction review phase.

## Paving and Grading

1. All geometrics will be subject to review by the Township Fire Marshal for emergency accessibility for fire trucks and other equipment.

## Soil Erosion and Sedimentation Control (SESC)

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

## Recommendation

Fishbeck recommends the Planning Commission grant Final Site Plan Approval to the Zippy Auto Wash final site plans dated October 27, 2023 contingent on County review and approval. The Applicant shall review the comments listed above and amend the plans prior to the Applicant moving forward to the Preconstruction Phase. Revised plans shall be submitted for a preconstruction acceptance review by Township Staff at that time. The Applicant must also submit any County review comments to the Township and the Township may request additional reviews if any changes are necessary based on County Comments.

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

Sincerely,



**Mike Leppek, PE**  
Civil Engineer



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

By email

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





## ***VAN BUREN TOWNSHIP FIRE DEPARTMENT***

**46425 Tyler Road, Van Buren Township, MI 48111**

*David C. McNally II, Fire Chief: (734) 699-8900 x 8916*

*Andrew Lenaghan, Deputy Chief/Fire Marshal: (734) 699-8900 x 9416*

November 15, 2023

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

Zippy Car Wash  
Belleville Road  
Van Buren Township, Michigan 48111

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

**Status: Approved**

### **Water Supply**

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

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

### **Fire Department Access**

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

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

**Fire lane signage added on the latest submittal.**

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

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

The latest submittal shows the opening widened to 20 Feet.

### **General Comments**

An Electronic Knox-Box will need to be ordered and installed by owner where fire department indicates prior to occupancy. [www.knoxbox.com](http://www.knoxbox.com) **NFPA 1 16.3.4.3**

A Knoxbox located at the rear of the structure on sheet C-3 has been noted.

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

Andrew Lenaghan  
Deputy Fire Chief/ Fire Marshal  
Van Buren Township