

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

Vice-Chairperson Jahr called the meeting to order at 5:30 p.m.

ROLL CALL:

Present: Cullin, Atchinson, Barr, Grant, Budd, Pahle and Jahr.

Excused: None.

Staff: Director Power (remote), Director Akers and Secretary Harman.

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

Applicant(s) in Attendance: Case 22-059 Belleville Yacht Club: Owner, Scott Jones. Case 21-040 DTE Morton Substation: Barbara Rykwaldner, Matt Wolf and Karen Wittman. Case 22-012 Chahal Semi Truck Repair Facility: Steve Davenport, Joe Davenport and Lance Warden. Case 17-026 Metro Park Party Store Gas Station: Timothy Shammass and Andy Shina.

Audience: Forty-seven (47) and Two (2) remote viewers.

APPROVAL OF AGENDA:

Motion Budd, Barr second to approve the agenda of February 8, 2023 as amended, removing New Business Item #4, Extension Request: Case 20-012 – Final Site Plan Approval for Jiffy Lube Minor Vehicle Service. **Motion Carried.**

APPROVAL OF MINUTES:

Motion Cullin, Budd second to approve the regular meeting minutes of January 11, 2023 as presented. **Motion Carried.**

ANNOUNCEMENT:

Vice-Chair Jahr introduced new Planning Commissioner Jackson Pahle and welcomed him to the Commission.

OLD BUSINESS:

ITEM #1: 22-059 – BELLEVILLE YACHT CLUB – MARINA PRELIMINARY SITE PLAN REVIEW AND COMMENT.

TITLE: BELLEVILLE YACHT CLUB REQUESTS TO CONSTRUCT A MARINA AS DEFINED UNDER SECTION 3.120(B)(15) OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE, INCLUDING TWO (2) DOCK STRUCTURES, EACH CONTAINING A SINGLE DOCK STEM WITH FOUR (4) CONNECTING DOCKS. THE SITE IS ZONED BELLEVILLE LAKE SHORELINE DISTRICT B – NON-SINGLE FAMILY RESIDENTIAL (BLB). MARINAS ARE A USE THAT REQUIRE SPECIAL APPROVAL IN THE BLB DISTRICT. THE PLANNING COMMISSION IS REQUESTED TO CONSIDER A REVISED PRELIMINARY SITE PLAN ASSOCIATED WITH A REQUEST FOR SITE PLAN AND SPECIAL APPROVAL FOR THE MARINA USE AND TO PROVIDE COMMENTS ON A SPECIAL EXCEPTION REQUEST OF THE BOARD OF ZONING APPEALS (BZA) FOR THE MARINA'S DOCK STRUCTURES TO EXTEND TO A LENGTH NOT TO EXCEED 120', CONTRARY TO SECTION 3.120(D)(5) OF THE ZONING ORDINANCE.

THE PROJECT IS PROPOSED TO BE LOCATED IN TOWNSHIP LAKE PROPERTY ADJACENT TO 831 E. HURON RIVER DRIVE (PARCEL ID NUMBER 83-088-99-0005-000), ON THE NORTH SIDE OF E. HURON RIVER DRIVE BETWEEN LOZA LANE AND EVELYN COURT.

Director Akers gave the presentation. The Planning Commission was asked to provide review and comment on special approval and site plan review for the proposed construction of two (2) multi-dock structures that have a proposed length of 120 feet each. A public hearing was held by the BZA on 1-10-23 to consider the special approval request, the BZA postponed their decision on the request to allow for additional review and commentary on the request and its associated marina site plan. A public hearing was held by the Planning Commission to consider the marina special approval and site plan requests on 1-11-23, the Planning Commission's decision was postponed in order for additional information to be provided on a revised site plan along with supplemental data and for action to be taken by the BZA at a future meeting prior to a final decision on the site plan. The BZA will be making findings on the following five (5) criteria in determining whether to approve the requested special exception for excessive dock length, per Section 3.120(F)(7) of the Van Buren Township Zoning Ordinance:

- (i) Enforcement of the provision(s) requested for special exception would unnecessarily prevent the reasonable use of the land or boats involved without resulting benefit to the public health, safety and welfare of person or property;
- (ii) The special exception would not unduly prevent the realization of the purposes of this Ordinance;
- (iii) The special exception would not cause substantial harm or detriment to adjacent or nearby lands or boats or the public interest or safety, nor be contrary to the intent or purpose of this Ordinance;
- (iv) Unusual circumstances or conditions are involved; and
- (v) The special exception is consistent with the goal of providing reasonable, equitable access to all abutting lake owners.

The special approval is different than a variance, it takes into consideration the Townships responsibilities with FERC and the responsibility to maintain the integrity of the French Landing Dam. To assist the Planning Commission with analysis and commentary, the applicant was provided direction in the form of an itemized list of twenty-five (25) specific items that are highlighted in the packet. The next steps for the Commission are to make comment on the preliminary site plan submittal and provide commentary for the BZA for their consideration. The comments will be recorded in the meeting minutes and provided to the BZA.

Commissioner Atchinson disclosed that she and her husband are members of the community and BYC members. Commissioner Atchinson asked for permission to retain herself and to be able to vote on this item.

Motion Cullin, Grant second, the Commission has no problem allowing Commissioner Atchinson to remain as a voting member. Motion Carried.

Owner/Applicant, Scott Jones, gave a presentation. Mr. Jones was asked at the previous meeting to provide updates to the plans, which were submitted. A lot of the updates pertained to the 100 foot no wake zone around the property and proposed lighting at the docks, reflective tape and lighting has been added. Mr. Jones commented that the busiest days on the lake are the busiest days at the club. The lights are 48" tall, will illuminate downward onto the dock and should be noticeable from a distance. The added no wake lines take the navigable water down to 518 feet between the two 100 foot no wake zones. The narrowest point on the lake near the BYC is off of Potter Drive, which is down to 400 feet of navigable water, located roughly 700 feet to the west of the BYC. The BYC site is 118 feet wider with the docks and the no wake zones included. Mr. Jones considered everything discussed around safety, he believes they are not impeding the use of the lake, the docks are tucked in behind the narrowest point. Mr. Jones displayed the 100 foot no wake zones, space to navigate the waterway and proposed light fixtures. The DNR Boat Launch next door has proposed adding an extension to their docks with a jetty, the last proposal was in 2008, however their budget has not allowed them to move forward. Mr. Jones does not know how far they plan to go out, he expects that it will be further than their docks. This will break up the wake in that area, making it safer by restricting the flow in the area. Mr. Jones did receive a question from the Township Board, asking if the BYC was a for profit organization or not. The BYC is a non-profit 501 (C)(7), if dissolved any proceeds would have to go to a like charity. Mr. Jones was available to answer any questions.

Commissioners had the following questions and comments:

- With regard to the 518 feet, how was it determined a safe distance for boating purposes? Mr. Jones informed that it will not be the narrowest point on the lake, there is only 400 feet of navigable water to the west and he has not been made aware of any concerns in that area. Mr. Jones had discussed ski ropes and lengths with the Township and how close boats can be to each other. The State of Michigan requires 150 feet behind or in front of a crossing boat. There is no specific language linking the lines for skiing or tubing, but from personal experience they are about 50-75 feet.
- Commissioner commented there are clearances from boat to boat. Boats above no wake speed needs to maintain a 100-foot distance from the shoreline and other boats that are traveling as well. Mr. Jones confirmed, yes.
- Commissioner inquired if the applicant could add the Michigan boating safety laws, to prove the point of safety. Mr. Jones agreed he could state the laws and show how small an 8 ½ foot wide boat is in a 500-foot area.
- Commissioner is not sure if it is safe or unsafe, believes it is the applicant's responsibility to show that it is safe. In the end, the Planning Commission and BZA would need to make their decision based on the evidence to show that it's safe. Mr. Jones agreed he can show some navigable waters. Commissioner thinks that if the applicant applies safe boating laws and requirements then he can prove if it's a safe plan.
- Commissioner needs a little more information than how much distance is needed between boats. Looking at an assumption in regard to safety, need to be more certain. Looking at Section 3.120, it talks about enforcement with provisions for special exemptions and there have been public comments about the dock going out into the lake which is a public resource and this is for a private club. The stated purpose involves lake access and boating education which would be limited by a small subset of the community. Last meeting, the Commissioner asked the question if women could be members of the

club, the Commissioners follow up question is, are there women that are voting members in the club? Mr. Jones informed yes, there are currently seven (7). The current bylaws state that there shall be no requirement for membership in the club that could serve to restrict any applicant based against race, color, sexual orientation, national origin or religion.

- Commissioner inquired, as far as the marina use, there is not really a change in the use? Mr. Jones informed, no. It won't be a marina operation in the manner of fueling or maintaining boats, it is only for dockage for members to use the facilities and leave.
- Commissioner has concern with the 120 feet, he has seen people that don't understand what they are supposed to do on the lake and has safety concerns. Commissioner knows that people do not observe the no wake zone. It is only two (2) football fields across the lake at that point, major concern for others using the lake. If more than one (1) boat or jet ski, are they going to be able to maintain enough distance apart. Commissioner likes the idea of the construction of the docks and the way that they look, however has concern for all that use the lake.
- Commissioner asked Mr. Jones if he has considered shorter dock lengths. Mr. Jones responded that to get the 16 boats, they need the 120 feet. Commissioner inquired if they need 16 boats? Mr. Jones commented they would have liked to have more.
- Commissioner commented that if the BZA approves the extension, that does not necessarily mean they will get their dock, this will still need to go to EGLE. Director Akers confirmed that is accurate. Commissioner commented that in addition to EGLE, there would be review by FERC. Director Akers informed, potentially, he will need to confirm.
- Commissioner inquired how the docks are able to be maintained as private? Director Akers informed that the docks are privately owned. Exclusive use in the ordinance transfers certain rights with responsibilities.

Members of the audience and remote viewers had the following questions and comments:

- Resident appreciates the BYC and thinks they bring property values up. Mr. Jones mentioned that there's virtually no traffic and that the width of the proposal is not the narrowest part. Even though it's not the narrowest part, where it is narrower, boats are not going in and out to park. Where this is going to be, there is traffic going in and out. Resident is concerned being only about 5-6 houses away, she sees all the traffic in the summer and doesn't boat on the weekends because it's too busy. Resident thinks we need a traffic study to be able to get the data needed to make sure that it's going to be safe. Resident doesn't oppose anything that the BYC is doing, just wants it to be safe.
- Resident, lakefront owner and avid boater. Addressed a few items with safety, the area in question is one of the trickiest putting your boat in and out. Resident suggests that the extension will push those boaters out further into the lake where they belong. To get a traffic study, look a little further down the lake where it is narrower. Coming around the tip of Potter Drive allows the natural trajectory to continue the arch around the area. Traffic studies have been done. The DNR asked in 1998 and 2004 to extend their docks and add a jetty. The only thing stopping them is the funding. The traffic study is done and the DNR project is approved. There are several other areas on the lake that are much narrower.

- Resident disagrees with the previous speaker's comments. The 518 feet of water is not enough when pulling tubers. Often more than not, a boat pulling a tuber or a jet ski goes in between another obstacle, a huge safety issue. Resident inquired if we have contacted the Police to get their view? This is not a gated/private lake. Have to be extremely considerate of everyone's safety. The dock is an extended obstacle.
- Resident sat in the previous Planning Commission and BZA meetings, both requested and asked about traffic studies and safety concerns. The typical permit process asks the requestor to provide a site survey. This doesn't just affect the neighboring properties. Earlier resident mentioned a traffic study for the DNR launch, traffic studies change, think it needs to be done again. The request doesn't hold a candle to the original ask. Taking down to the narrowest point, is turning the lake back into a river. EGLE, the deciding factor is waiting for the Township, nowhere else has a dock length restriction. The letter in the Independent commented on the Lake Ordinance Committee. Perhaps reconvene the Lake Ordinance Committee, instead of trying to push this through. The amount of non-permitted docks is not unreasonable. The applicant reminded of what good they do for the community, but the dock length only benefits the club members. Resident stands opposed to the 120 feet, thinks it needs to be looked at further. Resident is opposed that anyone would vote that is a BYC member.
- The original dock held 24 boats, its down to 16 boats. Resident participated in the lakeshore ordinance discussion. The 40-foot limit seems excessive, would be more willing to support an 80-foot dock. Resident also agrees that people that are members of the BYC should not vote.
- 120 feet into the lake is absurd, a lake that the entire state of Michigan can use. Boaters don't pay attention to the rules. 80 feet is ridiculous. Resident is totally opposed.
- Remote viewer supports the BYC in the many things that they do for the community. A lot of people are against the docks, but support the BYC. It's one thing to ask for a variance on land, another thing to take over a lake that you don't own. If approved it sets a precedence for all sorts of other businesses. Resident sent Director Power a video of previously proposed docks at the Liberty Street address that were at 140 feet. The current docks were strategically planned, then the applicant got a stop work order, the applicant could have started then with this request and looked at this in the summer. The lake width in that area is 40 feet plus 100 feet equaling 140 feet, 280 feet for both sides combined, leaving a 590 navigable channel. Allowing them to go out 120 feet reduces 80 feet, almost a 15% reduction to the navigable channel for the private club. If the DNR builds a jetty and docks, then allow the club to build out the same length. Resident agrees that he absolutely disagrees with BYC members on the Commission voting. Resident inquired if there are any other members on the Commission.

Commissioner thanked the public for their comment. After looking at the ordinance, they need to conclude there is a positive finding for all 5 items that the BZA will be reviewing. Commissioner recommended that the BZA should not grant the variance. Additionally, we should not guess on safety. The township needs to look at and consider other buildouts. This is a shared resource.

No further comments from the Commission, audience or remote viewers.

NEW BUSINESS:

ITEM #1: 21-040 – DTE MORTON SUBSTATION – FINAL SITE PLAN.

TITLE: THE APPLICANTS, CHRISTOPHER BECKER AND MATTHEW WOLFE, ON BEHALF OF DTE ELECTRIC, SEEK SITE PLAN REVIEW FOR THE CONSTRUCTION OF A 120 – 13.2 KV, 80 MVA NINE CIRCUIT SUBSTATION AND RELATED SITE IMPROVEMENTS.

42061 ECORSE ROAD, TAX PARCEL 83-041-99-0004-001. LOCATED ON THE SOUTH SIDE OF ECORSE ROAD BETWEEN HAGGERTY ROAD AND KIRKBRIDGE PARK DRIVE.

Director Akers deferred to Principal Planner Vidya Krishnan for her presentation.

Vidya Krishnan of McKenna Associates presented her review letter dated 2-2-23. The applicant, DTE, is proposing to construct a new circuit substation in collaboration with ITC. The substation will include several structures necessary for the functioning of the site. The applicant received preliminary site plan approval from the Planning Commission on 5-11-22, subject to several conditions. Many of the conditions of preliminary plan approval have been met at this time. The few items remaining to be addressed can be administratively checked or require a resolution with the County. McKenna Associates recommends that the Planning Commission grant final site plan approval for the DTE Energy substation to be located on Ecorse Road, subject to making the necessary corrections to the landscape and lighting plans as noted in the review letter and finding a resolution for the sidewalk design.

Paul Kammer of Fishbeck Associates presented his review letter dated 1-31-23. Fishbeck recommends the Planning Commission grant the DTE Morton substation engineering and final site plan approval, subject to the comments in the review letter and pending Wayne County reviews and permit approvals. If changes occur due to requirements from the County, the Township reserves the right to require the applicant to resubmit and apply for review of the site. Prior to the project continuing to the preconstruction phase, the applicant will be required to address all comments in an issued for construction plan set.

Director Akers presented the Fire Department's review letter dated 11-9-21, there are no changes and the site plan as reviewed is approved.

Barbara Rykwald, Matt Wolf and Karen Wittman of DTE were present to answer any questions. Matt Wolf informed that they have taken the necessary precautions on the wetlands. Additional improvements have been made to the landscaping to provide better shielding and they will take a look at replacing a shrub for tree.

No comments from the Commission.

No comments from the audience or remote viewers.

Motion Barr, Budd second to grant the DTE Morton Substation final site plan approval, located at 42061 Ecorse Road, based on and in compliance with Director Power's review letter dated 2-2-23, McKenna Associates review letter dated 2-2-23 and Fishbeck Associates review letter dated 1-31-23.

Roll Call:

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

Nays: None.

Excused: None.

Motion Carried. (Letters Attached)

ITEM #2: 22-012 – CHAHAL SEMI TRUCK REPAIR FACILITY – FINAL SITE PLAN.

TITLE: JOE DAVENPORT ON BEHALF OF OWNER SUKHDEV SINGH HAS APPLIED TO CONSTRUCT AN 8,320 SQUARE FOOT TRUCK AND TRAILER REPAIR BUILDING WITH TRUCK WELL AND SITE IMPROVEMENTS. THE PROPERTY IS ZONED M-2 (GENERAL INDUSTRIAL) DISTRICT.

**6100 SCHOONER DRIVE (PARCEL ID NUMBER V125-83-017-99-0014-714),
LOCATED SOUTH OF MICHIGAN AVENUE EXTENDING BETWEEN SCHOONER
DRIVE (WEST) AND SCHOONER DRIVE (EAST).**

Director Akers deferred to Principal Planner Vidya Krishnan for presentation of her review.

Vidya Krishnan of McKenna Associates presented her review letter dated 11-20-22. The applicant, Chahal Transport, Inc., proposes to construct an 8,320 square foot truck and trailer major repair building with truck well and site improvements on Schooner Drive. The 6.04-acre site is located south of Michigan Avenue extending between Schooner Drive (west) and Schooner Drive (east). The applicant received preliminary site plan approval from the Planning Commission on 8-10-22, subject to several conditions. The applicant also received special land use approval from the Township Board of Trustees on 9-20-22. The site plan related conditions of preliminary plan approval have been met at this time. Engineering approval is yet to be obtained. McKenna Associates recommends final site plan approval.

Paul Kammer of Fishbeck Associates presented his review letter dated 1-30-23. Fishbeck recommends the Planning Commission grant engineering and final site plan approval, subject to the comments listed in the review letter and pending Wayne County review and approval. If changes occur due to requirements from the County, the Township reserves the right to require the Applicant to resubmit and reapply for review of the site. Prior to the project continuing to the preconstruction phase, the applicant will be required to address all comments in an issued for construction plan set.

Director Akers presented the Fire Department review letter dated 11-14-23, all concerns have been addressed.

Lance Warden of Chahal Trucking gave a brief presentation. The civil documents have been modified, with minor elevation changes and wording to meet County standards. Mr. Warden expects a response from the County within a week. The crossing of the utilities is with the water main and the applicant did locate the existing 36" storm sewer stub.

No comments from the audience or remote viewers.

Motion Atchinson, Cullin second to grant Joe Davenport on behalf of owner Sukhdev Singh final site plan approval to construct a semi truck repair facility located at 6100 Schooner Drive, parcel number 83-041-99-0004-001 based on the finding and subject to the conditions in the staff letter dated 2-2-23, McKenna Associates review letter dated 11-20-22, Fishbeck Associates review letter dated 1-30-23 and Fire Department review letter dated 11-14-22.

Roll Call:

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

Nays: None.

Excused: None.

Motion Carried. (Letters Attached)

ITEM #3: EXTENSION REQUEST: 17-026 – FINAL SITE PLAN APPROVAL FOR METRO PARK PARTY STORE GAS STATION AND FUEL PUMPS.

TITLE: A REQUEST BY TIMOTHY SHAMMAS AND ANDY SHINA ON BEHALF OF OWNER SIDE PARK, INC. FOR AN EXTENSION OF APPROVAL OF A PREVIOUSLY APPROVED FINAL SITE PLAN TO ADD A GASOLINE FILLING STATION TO AN EXISTING SHOPPING CENTER. APPROVAL WAS GRANTED ON APRIL 14, 2021.

THE SITE IS LOCATED AT 41001 E. HURON RIVER DRIVE (PARCEL ID NUMBER 83-095-01-0231-010), LOCATED AT THE SOUTHWEST CORNER OF HAGGERTY ROAD AND E. HURON RIVER DRIVE.

Director Akers gave the presentation. The request is for a final site plan extension for 41001 E. Huron River Drive. The original site plan was approved on 4-14-21.

Commissioner commented that this is an extension request that would have come to the Commissioner earlier, but was unfortunately delayed.

Owner, Timothy Shamas informed that the reason for the delay was a few issues with Wayne County. What should have been a 2-to-4-month review took 11 months, the plan was lost and a new plan had to be resubmitted to the County. The whole process took about 11 months to get approval and receive an extension from Wayne County. Right now, the applicant is on track to start by April if all goes according to plan.

No comments from the Commission, audience or remote viewers.

Motion Cullin, Barr second to extend the final site plan approval for 41001 E. Huron River Drive for the period of one (1) year.

Roll Call:

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

Nays: None.

Excused: None.

Motion Carried.

ITEM #4: DISCUSSION ON RULES OF PROCEDURE.

TITLE: THE PLANNING COMMISSION IS REQUESTED TO CONSIDER REVISIONS TO THEIR RULES OF PROCEDURE TO INCLUDE THE PLEDGE OF ALLEGIANCE AT THE BEGINNING OF EACH MEETING AND TO ADJUST THE PLACEMENT OF THE ANNUAL ELECTION OF OFFICERS WITHIN THE AGENDA OF THE FIRST REGULAR BUSINESS MEETING OF DECEMBER EACH YEAR.

Director Akers gave the presentation. The Planning Commission is requested to consider revisions to their bylaws to include the Pledge of Allegiance at the beginning of each meeting and to adjust the placement of the annual election of officers within the agenda of the first regular business meeting of December each year. The Planning Commissioner may consider a motion to adopt changes to the Rules of Procedure subject to a two-thirds (2/3) vote of the membership and subject to the approval of the Township Board

Commissioners agreed to approve the revisions.

Motion Cullin, Barr second to accept the by-laws as amended.

Roll Call:

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

Nays: None.

Excused: None.

Motion Carried.

ITEM #5: DISCUSSION ON THE ELECTION OF OFFICERS.

TITLE: THE PLANNING COMMISSION IS REQUESTED TO CONSIDER SCHEDULING A NEW ELECTION OF OFFICERS BASED ON THE RECENT VACANCY OF THE PLANNING COMMISSION CHAIR, PER ARTICLE III, SECTION 1 OF THE ADOPTED PLANNING COMMISSION RULES OF PROCEDURE.

Director Akers gave a brief presentation. Based on the recent appointment of former Planning Commission Chair Bryon Kelley to the Board of Trustees, the Planning Commission is requested to consider scheduling a new election of officers. Per the Rules of Procedure, when there is a vacancy, the Commission will hold an election to appoint officers for the upcoming year. If the Planning Commission agrees, they may consider placement of the Election of Officers on the next regular meeting agenda.

Motion Budd, Grant second to schedule the Election of Officers on the next meeting agenda.

Roll Call:

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

Nays: None.

Excused: None.

Motion Carried.

GENERAL DISCUSSION:

ITEM #1: FORTHCOMING ZONING ORDINANCE AMENDMENT DISCUSSIONS.

Director Akers requested that the Zoning Ordinance amendment discussion be postponed until the next meeting. Vidya Krishnan of McKenna Associates informed that the amendment is the EV Ordinance which is ready to be looked at, at an upcoming meeting.

ADJOURNMENT:

Motion Budd, Cullin second to adjourn the meeting at 7:23 p.m. Motion Carried.

Respectfully submitted,

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

Christina Harman

Recording Secretary



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Case 21-040: DTE Electric Final Site Plan Review
DATE: February 2, 2023

The Planning Commission will review the request by applicants Christopher Becker and Matthew Wolfe, on behalf of DTE Electric, for final site plan review for the construction of a 120 – 13.2 kV, 80 MVA nine circuit substation and related site improvements. The subject site is located at 42061 Ecorse Road, tax parcel 83 041 99 0004 001, on the South side of Ecorse Road between Haggerty Road and Kirkridge Park Drive. The site is zoned M-1 – Light Industrial.

For your reference, this packet includes a report from the Township's Planning Consultant dated May 6, 2022 and a report from the Township Engineer dated May 6, 2022. The Fire Marshal had no comments regarding this request. The packet also includes minutes from the May 11, 2022 Planning Commission meeting regarding the preliminary site plan review for this request, along with submittals including a 15-page hard copy excerpt of a combined architectural and detail plan and submittal package including 37 pages.

Please note that at this time, the Planning Commission is being requested to consider granting final site approval. This typically requires an assurance that engineering details and conditions of preliminary site plan approval are addressed to near completion. Please note that there are a number of items yet unaddressed in the Township Engineer's report, including receipt of the Wayne County right-of-way and stormwater permits for the project. To my understanding, as of today's date, these items are nearing conclusion for Wayne County's approvals, however, the sidewalk item remains unanswered. Staff supports this being addressed following the final site plan approval. Section 9.107 of the Van Buren Township Zoning Ordinance requires the construction of sidewalk along the full property frontage, as stated below:

- **Section 9.107 Sidewalks.** All developments requiring site plan review shall provide sidewalks along all public streets and major thoroughfares. Interior sidewalks shall also be provided within the development to provide circulation between the parking areas and the public right-of-way; the parking areas and the building entrance(s); and adjacent development(s) where practical. Sidewalks shall be five (5) feet wide (unless a greater width is required elsewhere in this Ordinance) and shall conform to the Township engineering and sidewalk standards...

Based on this Zoning Ordinance standard, the construction of sidewalk or a comparable pedestrian access path along the full property frontage is not considered optional under the Van Buren

Township Zoning Ordinance, and is required to be constructed by the Van Buren Township Planning Commission. This was required as a condition of preliminary site plan approval for the project (see affiliated minutes from May 11, 2022) and is anticipated to be a required condition of final site plan approval.

The Strong Drain lines the west edge of the subject property with a steep slope in the right-of-way (ROW) at the northwest corner of the site. There is a traffic control cabinet near the property's northeast corner in the ROW. To avoid these obstacles, as an alternative to a conventional public sidewalk within the Ecorse Road right-of-way, the applicant proposes routing the sidewalk just south of the site's front property line so as to cross a portion of the private property and crosses the drain via a bridge crossing at an optimal location inside the private property. This option will require recording an easement for public access over the sidewalk, which staff supports if necessary. Staff has also recommended the applicant pursue an alternative design approach that routes the sidewalk in the ROW uphill from, and to the north of, the drain culvert and adjacent to the road edge of Ecorse Road. This approach would include sidewalk widening and/or barriers as additional safety enhancements, and would be subject to approval by Wayne County.

Staff is supportive of any solution that will ensure full and adequate pedestrian connectivity across the property's frontage and meets applicable design standards. We would consider either alternative approach (bridge with easement, or roadside sidewalk with widening and/or barriers) to facilitate the completion of the sidewalk in alignment with the Township's Zoning Ordinance requirements, subject to approval by the Van Buren Township Engineer, Wayne County DPS, and other agencies holding jurisdiction. The applicant has worked diligently toward a bridge or sidewalk solution and we anticipate this will be resolved during the project's construction. Suitable resolution of the sidewalk issue would therefore be an acceptable condition of final site plan review.

If the project's final site plan is approved by the Van Buren Township Planning Commission, the project will move forward into a preconstruction process prior to the commencement of construction and any necessary building permits. I look forward to assisting with this review. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Power".

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



MCKENNA

February 2, 2023

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

**Subject: VBT 21-040-SPR, DTE Energy Substation/42061 Ecorse Road; Site Plan Review #3 (FINAL)
Revised Plans Dated January 25, 2023.**

Dear Commissioners:

The applicant, DTE, proposes to construct a new circuit substation in collaboration with ITC. The substation will include several structures necessary for the functioning of the site. The site is located on the south side of Ecorse Road, west of Haggerty Road and has a tax parcel identification number: V-125-83-041-99-0004-001. The parcel is a rectangular piece of land with an area of approximately 2.14 acres. The applicant received preliminary site plan approval from the Planning Commission on May 11, 2022, subject to several conditions.

We have reviewed the revised site plan for compliance with the conditions of preliminary site plan approval and offer the following comments (any items that require changes or additional information are underlined):

COMMENTS

1. **Designation of fire lanes through the site as required by the Township Fire Marshal.** This condition can be met. The site plan notes the services drives within the site will be constructed of crushed stone. Conventional striping of fire lanes is not feasible due to the pavement surface; therefore, the fire lanes need to be designated through signage or other means deemed adequate by the Fire Marshal.
2. **Notation of the height of all equipment.** This condition has been met. The plans submitted include cross-sections of the site showing height of various equipment on the site and the lighting tower. The plan notes that existing vegetation along the west property line would effectively screen most of the equipment on the site ranging from 12' to 70'.
3. **Clarification regarding pavement surface transition at the entrance to the site.** This condition has been met. The site plan notes the approach off Ecorse Road will be constructed of concrete and transition to crushed stone, at the point where the decorative wall along the frontage is located.
4. **Clarification regarding tree removal on the site with a field verification survey.** This condition has been met. It is our understanding the tree removal and site clearance has already been completed and inspected by Township Administration.
5. **Corrections to notations on the landscape plan.** This condition can be met. The landscape calculations have been corrected to note the correct section number and requirement. However, it appears that the applicant is using Rose of Sharon (*Hibiscus Syriacus*) to satisfy tree planting

HEADQUARTERS
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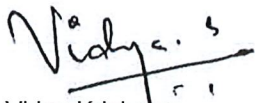
requirements. The Township requires a minimum caliper size of 2.5" for all trees. Further, the planting proposed is considered a large woody shrub, not a tree, and must be replaced with a tree species.

6. **Revised photometric plan to comply with illumination intensities permissible by the Ordinance.**
This condition can be met. The original plan submitted far exceeded the Township allowable light intensity on-site and on the public sidewalk. The applicant stated that increased illumination was required to comply with National Light Safety Code and would be reviewed to reduce intensity where feasible. The lighting plan submitted at this time indicates compliance with illumination intensity at the property lines and public sidewalk; however, the light intensity on the site is illegible and in miniscule font size. Please revise for legibility.
7. **Clarification regarding the monument sign as noted.** This condition has been met. The monument sign is provided with a 24" brick base and will not be internally illuminated. The sign is to be made of aluminum base with reflective sheeting.
8. **Wayne County and Township Engineer approval of all utilities and storm water management.**
This condition can be met. The applicant has been working diligently with the Township and Wayne County towards finding a design for the sidewalk over the McClaughrey drain along the site's Ecorse Road frontage, that would be acceptable to the County. We defer to the Township Engineer for approval of the proposed utility and storm water detention plan.

RECOMMENDATION

Many of the conditions of preliminary plan approval have been met at this time. The few items remaining to be addressed can be administratively checked or require a resolution with the County. Therefore, we recommend that the Planning Commission grant final site plan approval for DTE Energy Substation to be located on Ecorse Road, subject to making the necessary corrections to the landscape and lighting plans as noted above and finding a resolution for the sidewalk design.

Respectfully,
McKENNA



Vidya Krishnan
Senior Principal Planner

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

January 31, 2023
Fishbeck Project No. 211528
Township Project No. 21-040

Director Dan Power
Director of Water and Sewer
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

DTE Morton Substation – 42061 Ecorse Road Engineering Review

Dear Director Power:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Engineering Plans dated January 25, 2023, submitted to the Township for Final Site Plan approval, as well as Engineering feasibility for the proposed DTE Substation located at 42061 Ecorse Road.

This proposed project includes construction of an electrical substation, including overhead support structures, a communications tower, lighting, a control house building, security fencing, an access driveway to Ecorse Road, stormwater improvements including an underground gravel storage area and underground treatment tank, and other various landscaping and site plan improvements.

Our review comments are as follows:

General

1. The following items are general requirements established as part of the *Engineering Standards Manual, Township* (April 2014). The applicant must include the following items as part of the construction plans: Engineering Plans must include the applicable Standard Detail Drawings as found in Appendix A of the *Township Engineering Standards Manual*. The Township can provide full size sheets of multiple details upon request.
2. The applicant has received the EGLE Part 301 (Inland Lakes and Streams) and EGLE Part 303 (Wetlands Protection) permit approval. The applicant is required to adhere to the authorized activity as spelled out in the permit. (Permit # WRP032186 v.1)
3. Per the Township Engineering Standards, a quantity list itemizing all proposed public sanitary sewer, storm sewer and water main construction must appear on each sheet showing such construction. The proposed plans do not indicate any water main or sanitary sewer work so itemized quantity lists are not needed for those items.
4. Please show the existing contour elevation labels on each sheet where the contours are showing. Contour labels appear to be missing on the Stormwater Management Plan sheet.

Water Main Service

Existing: The Township Geographic Information System (GIS) records indicate an existing asbestos cement 12-inch water main running east-west along the north side of the Ecorse Road.

Proposed: The proposed plans indicate no water main or water service improvements.

Sanitary Sewer

Existing: The Township GIS records indicate there is an existing 30-inch Reinforced Concrete Pipe gravity-fed sanitary sewer pipeline running west-east along the south side of Ecorse Road and an abandoned sanitary sewer line running west-east along the south side of Ecorse Road.

Proposed: The proposed plans indicate no sanitary sewer main or service improvements.

Storm Sewer

Existing: The Township GIS records indicate the Strong County Drain runs south-north along the west side of the property. The Robinson County Drain and the Strong County drain combine just south of the Applicants site and turns into the McClaughrey Drain at Ecorse Rd. The Applicant's plan shows the Wayne County (County) Drainage Easement for the McClaughrey Drain. The existing site is undeveloped with no storm drain improvements.

Proposed: The applicant's plan is proposing to capture drainage from the site via gravel surfaces, perforated pipe, and underdrains routed through a system of pipes and manholes and connecting to an underground pretreatment and storage system. The system is designed to store and discharge runoff at the allowable rates that satisfy both Wayne County and Van Buren Township. The final outlet location is the Strong Drain to the west. The plans note that the limits of disturbance will be within wetland extents and are noted on the drawings.

Comments:

1. The permits list on the Cover sheet indicates that the Engineering Plans have been submitted to the County for Storm Water Management review and is pending approval. The Township will require Wayne County approved permit documents to be submitted to the Township before the Preconstruction meeting with the Township. Any changes to the plans due to County review will be subject to resubmittal and Engineering review by the Township.
2. Tributary areas must be labeled with an identifier, the acreage of that area, and the composite C value for that area. The "Underground Stormwater Detention Drainage" tributary is identified and labeled with an acreage, but a composite C value is missing from the label.
3. The tributary areas for the stormwater management system must include all drainage areas on and off site. It appears that runoff from the property to the east will flow onto the Applicant's site. How will this runoff be accounted for?

Paving, Grading, and Sidewalk

1. As stated in previous reviews, a right-of-way (ROW) permit approval from Wayne County must be submitted to the Township for the work along Ecorse Road. The cover sheet indicates that the ROW is pending approval. The Applicant shall submit the approved permit prior to the Preconstruction meeting with the Township.
2. Show proposed easement for the sidewalk along the North property line.
3. On the site plan sheet, a few of the radii dimension labels on the service drive do not point to the driveway curves.

4. More detail grades are needed for the service drive off Ecorse Road. An enlarged view of the area may be needed to properly show the grades. Please provide Wayne County approved ROW permit to the Township to confirm the County's approval of the entrance drive geometry, location and grading.
5. On the Service Drive Plan sheet, confirm entrance drive radii dimension labels as well as service drive radii dimension labels.
6. Please note, the sidewalk and proposed sidewalk bridge was not reviewed as part of this Engineering review process. It is understood that the sidewalk layout and bridge is currently being discussed between the Applicant and the Township. When a proposed layout is determined, a final engineering review and submittal may be required.

Soil Erosion and Sedimentation Control (SESC)

1. The SESC plan has been provided and the Wayne County Permit has been issued. (Permit # 22-055). Any additional requirements for soil erosion from the County or the Township shall follow the approved details.

Recommendation

Fishbeck recommends the Planning Commission grant the DTE Morton Substation Engineering and Final Site Plan Approval, subject to the comments above and the pending Wayne County reviews and permit approvals. If changes occur due to requirements from the County, the Township reserves the right to require the Applicant resubmit and reapply for review of the site. Prior to the project continuing to the Preconstruction Phase, the applicant will be required to address all comments in an issued for Construction Plan set.

If you have any questions regarding this project, please contact Mike Leppek at 248.324.4796 or mtleppek@fishbeck.com or Paul Kammer at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,



Mike Leppek, PE

Civil Engineer



Paul J. Kammer, PE

Senior Civil Engineer

By email

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



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Case 22-012: Chahal Trucking – Final Site Plan Review
DATE: February 2, 2023

Applicant Joe Davenport has applied on behalf of owner Sukhdev Singh for final site plan approval to construct an 8,320 square foot truck and trailer repair building with truck well and site improvements. The property is located at 6100 Schooner Drive (parcel ID number V-125- 83 017 99 0014 714), south of Michigan Avenue extending between Schooner Drive (west) and Schooner Drive (east). The property is zoned M-2 – General Industrial District. Truck repair as a principal use requires a special land use approval under Section 3.104 of the Van Buren Township Zoning Ordinance, which identifies the principal uses of Truck Repair and Maintenance Facility, Minor and Major as special land uses in the M-2 zoning district. A public hearing was held for the special land use request at the regular Planning Commission meeting on August 10, 2022. Minutes from this meeting are attached to this packet. The project gained preliminary site plan approval from the Planning Commission and special land use approval from the Board of Trustees in August and September, 2022, respectively.

To assist with the Planning Commission's review, this packet includes reports by the Township's Planning Consultant, Township Engineer, and Fire Marshal, a copy of the public hearing notice, and excerpts from a civil and architectural site plan set. If the Planning Commission moves to approve the final site plan, the project will move forward into preconstruction stage. The applicant has been working diligently toward securing Wayne County stormwater and right-of-way permit approvals, which will be required before a preconstruction meeting can be scheduled.

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



November 20, 2022

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

**Subject: VBT-22-012 Chahal Transport/6100 Schooner Drive; Site Plan Review #4 (FINAL)
Revised Plans Dated October 10, 2022.**

Dear Commissioners:

The applicant, Chahal Transport, Inc., proposes to construct an 8,320 square foot truck and trailer major repair building with truck well and site improvements on Schooner Drive. The 6.04-acre site is located south of Michigan Avenue extending between Schooner Drive (west) and Schooner Drive (east). The applicant received preliminary site plan approval from the Planning Commission on August 10, 2022, subject to several conditions. The applicant also received special land use approval from the Township Board of Trustees on September 20, 2022.

We have reviewed the revised site plan for compliance with the conditions of preliminary site plan approval and offer the following comments (any items that require changes or additional information are underlined):

COMMENTS

1. **Provision of barrier free access ramp to building from the crosswalk.** This condition has been met. The handicap accessible ramp has been shown on the north side of the building on sheet 1.
2. **Submission of a tree survey with replacement trees.** The final submittal must include a tree survey identifying all regulated trees, i.e., trees with a d.b.h 5" or greater on the site. The tree survey can be limited to the area of disturbance if the limits are clearly specified. The wooded area on the rear of the site, if left undisturbed, need not be surveyed. A summary table of total number of trees on site, total number of regulated trees, trees to be preserved and trees to be removed, must be provided. All regulated trees to be removed must be replaced in accordance with Section 8.106 (J) of the Zoning Ordinance and clearly identified on the landscape plan. **Required landscaping cannot be counted towards replacements.** This condition has been met. Per a tree survey list noted on Sheet L-2, a total of 12 trees are being removed in the area of disturbance and include species designated as 'removable' by the Township ordinance. Therefore, no additional tree replacement is being required. The landscape plan includes detailed calculations for all applicable requirements and complies with the Ordinance.
3. **Notation that dumpster enclosure masonry color will match the building color.** This condition has been met. The dumpster wall detail on Sheet 7 notes that the brick face color on the enclosure will match the building.
4. **Detention pond approval by Wayne County and Township Engineer.** This condition can be met. It is our understanding the applicant is still working with Wayne County and the Township Engineer to resolve site engineering issues.



RECOMMENDATION

The site plan related conditions of preliminary plan approval have been met at this time. Engineering approval is yet to be obtained. Therefore, we recommend that the project be placed on the Planning Commission agenda for final site plan approval, **after** final engineering approval has been obtained from Wayne County and the Township Engineer.

Respectfully,
McKENNA

Vidya Krishnan
Senior Principal Planner

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

January 30, 2023
Fishbeck Project No. 220675
VBT Project No. 22-012

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

Chahal Semi Truck/Trailer Repair Facility Site Plan Engineering Review #3

Dear Director Power:

At the request of Van Buren Township (Township), Fishbeck has reviewed the engineering plans dated January 10, 2023 submitted to the Township for the Chahal Truck Repair Facility located at 6100 Schooner Drive in Van Buren Township, Michigan.

This project entails construction of an 8,320 square foot building within the interior loop of the Schooner Drive industrial park on the south side of Michigan Avenue. Proposed improvements include: the repair facility, a 41 space (22 vehicles, 19 truck) asphalt paved parking lot with curb, asphalt driveway with connection to Schooner Drive, 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. Plans must include the applicable Standard Detail Drawings for Van Buren Township as found in Appendix A of the Township *Engineering Standards Manual*. The Township can provide full size sheets of multiple details upon request.

Water Main Service

Existing: The Township's Geographic Information System (GIS) records and the applicant's plan indicate there is an existing 12-inch ductile iron watermain running east-west through the northern portion of the property. The existing water main connects between the east and west legs of the 12-inch ductile iron, Schooner Drive water main loop. Existing information shows 2 hydrants and 2 gate valves in wells along the 12-inch water main.

Proposed: The applicant's plan does not indicate any new proposed water main work; however, they do indicate multiple locations where the existing water main needs to be adjusted due to storm sewer conflict, as well as the removal and relocation of the existing eastern hydrant. A proposed 1-inch copper service tap is also shown tapping the existing 12-inch water main loop for service to the proposed building.

Comments:

1. Fishbeck has reviewed the Applicant's plan and has no comments relating to water main.

Sanitary Sewer

Existing: The Township's GIS records, and the submitted plans, indicate a 12-inch PVC truss pipe sanitary sewer main running north-south along the eastern leg of the Schooner Drive loop. The sanitary mains flow north towards the existing 24-inch sanitary main near the northern portion of the industrial park.

Proposed: The applicant's plan indicates a proposed 6-inch PVC sanitary sewer service lead with cleanouts from the proposed building to the existing 12-inch sanitary main along Schooner Drive.

Comments:

1. As stated in previous reviews, a ROW permit will be required from Wayne County for the sanitary work proposed in the ROW. The Township will require approved ROW permit documents from the County to be submitted to the Township before the Construction Phase.

Storm Sewer

Existing: The Township GIS indicates a 36-inch storm sewer running north-south along the east side of Schooner Drive for the length of the property. North of the property, a 36-inch storm culvert inlet is indicated, which discharges into the roadway catch basin system, and eventually discharging into the 36-inch mainline. The 36-inch mainline appears to flow south before discharging into the existing Denton Drain on the south side of Schooner Drive.

Proposed: The applicant's plan proposes a new, fully detained storm management system which includes: C-76 CL IV concrete pipe, inlets, catch basins, manholes, a storm detention forebay, and a storm detention pond. The system discharges first into the forebay, which connects into the detention pond before discharging into the Schooner Drive 36-inch storm sewer.

Comments:

1. The Applicant's plan shows the proposed storm Manhole-A will tie into an existing bulkheaded 36" storm sewer that ultimately discharges into the storm system in Schooner Dr. It is the responsibility of the Applicant to field verify the existing bulkhead during construction and confirm that the proposed design is feasible. If field conditions are not as shown, the applicant will be responsible for extending a new storm sewer connection to outlet to the existing CB.
2. The Township requires all review documents and permit documents from the County to be submitted to the Township.

Paving and Grading

1. An approved ROW permit from the County is required to be submitted to the Township prior to the Construction Phase.

Soil Erosion and Sedimentation Control

Wayne County permit #22-229 has been received. The Applicant will be required to install and maintain SESC items per the approved plans in conjunction with Wayne County and Van Buren Township standards.

Recommendation

Fishbeck recommends the Planning Commission grant Engineering and Final Site Plan Approval, subject to the comments listed above and the pending County review and approval. If changes occur due to requirements from the County, the Township reserves the right to require the Applicant resubmit and reapply for review of the site. Prior to the project continuing to the Preconstruction Phase, the Applicant will be required to address all comments in an issued for Construction Plan set. If you have any questions regarding this project or our comments listed above, please contact me at 248.324.4796 or mtleppek@fishbeck.com.

Sincerely,



Mike Leppek, PE
Civil Engineer



Paul J. Kammer, PE
Senior Civil Engineer

Attachment

By email

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

Andrew Lenaghan
Deputy Fire Chief/Fire Marshal
O: 734-699-8900 ext 9416

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



November 14, 2022

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

Chahal Semi-Truck/Trailer repair facility
Schooner Drive
Van Buren Township, Michigan 48111

A site plan for the Chahal Semi-Truck /Trailer repair 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.

A 4th review of the project was completed on 11/9/2022. All Fire Department concerns have been addressed.

Upon review, the following will need clarification:

~~Construction type per NFPA 1~~ Confirmed Type 2 (000) in the 4/20 staff review meeting

~~Occupancy use group per NFPA~~ Confirmed Industrial Occupancy (NFPA 1) in the 4/20 staff review meeting

NFPA 1 2018 is the adopted fire code for the Charter Township of Van Buren, all future submittals will need to comply with this code.

Water Supply-Compliant

The plans show 1 fire hydrant within the complex of the proposed structure, 1 hydrant approximately 450 feet north to the closest corner of the building, and a second hydrant 523 feet the south of the

Our Mission: The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

building. All 3 hydrants are connected on a 12-inch water main. **This is sufficient to achieve the required fire flow.**

Fire Department Access-Compliant

The plans show 360-degree access around the building. The fire lane width and turning radiuses are compliant. Fire lanes will need to be marked with approved signs.

If a security gate is to be installed at the entrance to the complex, and approved access control device **or Knox padlock for manual gates** will be required. The padlock shall be obtained from www.knoxbox.com

Per the site plan (2nd page) under site "specific notes" #7 to avoid confusion, the Fire Department requires a Knox Padlock for the manual gate. The Fire Department does not supply the lock

Emergency Responder Radio Coverage System is required unless it can be proven after building is constructed, and occupied that coverage is sufficient. This will be verified by AHJ prior to final C/O.
NFPA72 24.5.2.2.3

If you have any questions regarding this review, feel free to contact me at alenaghan@vanburen-mi.org or (734) 699-8900 ext. 9416

Andrew Lenaghan
Deputy Fire Chief/Fire Marshal
Van Buren Township