

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
April 26, 2023  
MINUTES**

Chairperson Cullin called the meeting to order at 5:30 p.m.

**ROLL CALL:**

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

**Excused:** None.

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

**Planning Representatives:** Vidya Krishnan, McKenna Associates and Mike Leppek, Fishbeck Associates.

**Applicant(s) in Attendance:** Case 017 – Phantom Fireworks: Richard Tapper. Case 22-060 – W & W Real Property, Inc.: Dylan Stefanko and Jason Krieger of Krieger Klatt Architects, Michael Gold of Stonefield Engineering, Inc., Dan Newman, Dylan Schickel and William Newman (remote) of TYC Americas, Inc.

**Audience:** Nine (9) and one (1) remote.

**APPROVAL OF AGENDA:**

Motion Jahr, Budd second to approve the agenda of April 26, 2023 as presented. **Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Budd, Grant second to approve the regular meeting minutes of April 12, 2023 as presented. **Motion Carried.**

**NEW BUSINESS:**

**ITEM #1: 23-017 – PHANTOM FIREWORKS (MENARDS SITE) – TEMPORARY LAND USE.**

**TITLE: THE APPLICANT, PHANTOM FIREWORKS, IS REQUESTING A TEMPORARY LAND USE PERMIT TO CONDUCT A TEMPORARY OUTDOOR FIREWORKS TENT SALE.**

**10010 BELLEVILLE ROAD. THIS SITE IS LOCATED IN THE MENARDS PARKING LOT, WHICH IS ON THE WEST SIDE OF BELLEVILLE ROAD, SOUTH OF TYLER ROAD.**

Director Power gave a brief presentation. Phantom Fireworks is requesting a temporary land use permit for an outdoor fireworks tent sale located in the Menards parking lot from 6-22-23 through 7-4-23. Per the zoning ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval. Director Power presented his staff review letter date 4-20-23. This will be the 5<sup>th</sup> year that Phantom Fireworks has operated at this location and staff is not aware of any complaints or issues that have taken place at this location or Phantom Fireworks' other location in the Township (Lakewood Shopping Center) in previous years. Director Power recommends approval of this application subject to one condition:

- The applicant should clarify what the proposed 32' and 27' setbacks indicate and shall ensure the tent will not block any required parking lot driving aisle.

Richard Tapper of Phantom Fireworks gave a brief presentation. This is Phantom Fireworks 5<sup>th</sup> year of operation at the Menards site and there have been no problems the previous 4 years. Mr. Tapper clarified, the 27 feet shown on the plan is the distance between the tent and the storage unit and the storage unit is located out of the way of the driving aisle.

Commissioners had the following questions and comments:

- Commissioner asked for clarification of the Township staff letter stating during non-operational hours all products will be returned to the fire proof storage unit, there is nothing to say that the unit is fire proof. Richard Tapper informed this is his 13<sup>th</sup> season overall in Michigan and he has not had any problems with the storage units.
- Commissioner inquired if the unit is required to be fire proof? Director Power informed no it is not required and he will make a correction to the language in the letter moving forward.
- Commissioner asked if there was limit to how much can be stored in the unit. Richard Tapper informed no and the fireworks cannot be left unattended or he could face a \$10,000 fine.
- Commissioner commented that in previous applications, the distinction to the storage container itself is that you can't hold a match to it and light a fire. Vidya Krishnan also commented that the intent isn't to require the storage unit to be fire proof.
- Commissioner inquired if there are any other tent sales or food trucks to run during the same time frame and at the location. Director Power informed no. Richard Tapper informed he can only sell fireworks at his tent.

No comments from the audience or remote viewers.

**Motion Jahr, Grant second to grant the applicant, Phantom Fireworks, a temporary land use permit to conduct a temporary outdoor fireworks tent sale from 6-22-23 through 7-4-23, located at 10010 Belleville Road in the Menards parking lot based on the analysis and subject to the conditions in Director Power's staff review letter dated 4-20-23.**

**Roll Call:**

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

**Nays: None.**

**Excused: None.**

**Motion Carried. (Letter Attached)**

**ITEM #2: 22-060 – W & W REAL PROPERTY, INC. – 44168 VAN BORN ROAD.**

**TITLE: APPLICANT, S. E. GRAHAM ASSOCIATES, INC. ON BEHALF OF OWNER WILLIAM NEWMAN; W & W REAL PROPERTY, INC., HAS APPLIED SEEKING APPROVAL OF A PROPOSED MULTI-PHASE DEVELOPMENT WITH A BUILDING INCLUSIVE OF A ROUGHLY 15,766 SQUARE FOOT ENGINEERING R&D OFFICE AREA AND ROUGHLY 40,157 SQUARE FOOT MANUFACTURING AREA IN THE FIRST PHASE OF CONSTRUCTION ALONG WITH ASSOCIATED PARKING AND UNDERGROUND**

**UTILITY/STORMWATER INFRASTRUCTURE AND A FUTURE EXPANSION INCLUDING A ROUGHLY 78,845 SQUARE FOOT MANUFACTURING BUILDING.**

**PARCEL NUMBER V-125-83-009-99-0005-000; ADDRESS: 44168 VAN BORN ROAD. THE PROPOSED DEVELOPMENT IS LOCATED ON THE NORTH SIDE OF VAN BORN ROAD, JUST EAST OF SHELDON ROAD. THE SITE IS ZONE M-2, GENERAL INDUSTRIAL DISTRICT.**

Director Power gave a brief presentation. The applicant, S. E. Graham Associates, Inc. on behalf of the prospective owner William Newman, W & W Real Property, Inc. has applied seeking approval of a multi-phase development (TYC Americas, Inc.) that will have a mix of research and development and manufacturing of small auto parts. Director Power deferred to Principal Planner Vidya Krishnan for presentation of her review.

Vidya Krishnan of McKenna Associates presented her review letter dated 4-19-23. Many of the required site plan items have been addressed; however, some issues remain that need to be addressed or corrected. Any items that are either missing or require additional information can be included for the final site plan review. McKenna Associates recommends the Planning Commission grant preliminary site plan approval for TYC Americas to locate its new automotive parts office, design, engineering, research and manufacturing facility at 44168 Van Born Road, subject to the following conditions:

1. Planning Commission determination on a performance guarantee for the proposed phasing plan involving 3 distinct phases of site construction.
2. Corrections to the notations on the traffic impact study (TIS) and Wayne County approval of the proposed improvements to Van Born Road.
3. Wayne County review of the need for any improvements at the intersection of Van Born and Sheldon Roads.
4. Clarification regarding the number of employees.
5. Installation of all landscaping as part of Phase 1, with the exception of parking lot area landscaping for Phases 2 and 3.
6. Maintaining the footprint area of future phases as seeded lawn.
7. Planning Commission approval of light pole height.
8. Adjustment to maximum illumination standards for the parking lot and entrance areas, or obtaining a variance for the same.
9. Detailed elevations of east façade of the building upon completion of Phases 1 and 2 and floor plan for the entire building.
10. Approval of building material and color samples by the Planning Commission.
11. Approval of the proposed spike-design on the fence by the Planning Commission.
12. Approval of the proposed stormwater detention system by the Township Engineer and Wayne County and approval of detention basin plantings by the County.

Mike Leppek of Fishbeck Associates presented his review letter dated 4-20-23. Fishbeck Associates recommends the Planning Commission grant TYC Americas Michigan Mobility Center preliminary site plan approval for engineering feasibility, subject to the comments listed in the review letter and in accordance with the Township's Engineering Standards manual. The

Township will request to see Wayne County review comments regarding the stormwater design and the proposed retention pond.

Director Power provided an overall procedural statement in regard to the traffic impact study. The project will not significantly increase the existing issue, however there is an existing issue that appears to be at Belleville and Van Born Road. It is not anticipated that the project layout within the boundaries of the site will change based upon the conditions of the traffic study. There will need to be a final traffic impact study, with the scope and content to be reviewed and approved by Wayne County prior to final approval. Staff will continue to work closely with the County and applicant to see what needs to be done to address the existing issues. There is a possibility of improvements that may be required, staff will be looking at this more closely during the final engineering review.

Director Power presented the Fire Department review letter dated 4-5-23. The Fire Marshal has no issue with the plan proceeding through the preliminary stage.

Dylan Schickel of TYC Americas, Inc. gave the presentation, displaying a PowerPoint presentation with color renderings of the site. TYC Americas, Inc. is a designer and manufacturer of auto parts with 2,800 employees globally, they are proposing to add a Michigan Mobility Center, it will be the first center outside of Asia. This is a long-term investment for TYC Americas, Inc. The focus will be on the design and manufacturing of vehicle lighting products. Products will be available to OEM Tier I and Tier II suppliers. The project will provide high tech jobs in the community.

Michael Gold of Stonefield Engineering, Inc. displayed the overall site plan rendering. The development is approximately 138,000 square feet total, with each phase of building proposed separately. The applicant is providing extensive landscaping, all part of Phase 1 along with curb cuts. The applicant will provide and work with Township staff on compliant lighting and stormwater plans. The total site development will create the 134 trips, Phase 1 will create less than 100 trips. The applicant will update the traffic impact study accordingly, resubmit it and work with Township staff and Wayne County.

Jason Krieger and Dylan Stefanko of Kreiger Klatt Architects displayed an exterior façade materials board. The exterior façade materials will wrap the entire building of each phase. The building has a blue roof and blue stripe that wraps the building, the rooftop mechanical units will be screened by the roof, the exterior façade material are CMU block and prefinished metal siding with clear anodized windows. The color renderings displayed the front office and EV charging stations. Mr. Stefanko displayed a rendering of Phase 1 to show the completed eastern wall to confirm that each phase will be completely finished and when they ready to construct the next phase, the eastern wall will be punched out.

Commissioners had the following questions and comments:

- Commissioner inquired on the manufacturing side of the building, what are the proposed mechanical systems. The applicant informed the mechanicals will be rooftop, forced air units and the company has strict environmental control standards.

- Commissioner inquired if there is a screening requirement for the mechanicals? Due to the large space available, the applicant would strategically locate them and is willing to look into screening. Vidya Krishnan informed that if the applicant is willing to put them towards the back, they will be out of the line of sight.
- Commissioner inquired if the screening needs to be on the final plan? The applicant will add it to the plan if necessary. Vidya Krishnan confirmed a detail can be added for mechanical screening.
- Commissioner commented he didn't see the detail of the sidewalks going along Sheldon and Van Born Roads on the plan. Vidya Krishnan, pointed out where the detail of the sidewalks is on the plan.
- Commissioner inquired if the spiked detail on the fence is to be provided? Vidya Krishnan informed that it is included on the site plan and the spike fencing will have bent tops. Commissioner inquired if the bent tops were acceptable. Vidya Krishnan confirmed, yes.
- Commissioner didn't understand the comments on the retention pond on the north, is it not allowed? Michael Gold informed the infiltration was zero, therefore they have to provide a detention pond to release stormwater from the site. Mr. Gold doesn't believe that it will affect the site plan that much, just shrinks the footprint slightly.
- Commissioner asked the applicant to explain the EV charging station usage more. The EV charging stations are for employees while at work and there is no intention for outside use. The applicant is open to recommendations from the Township.
- Commissioner inquired about lighting and photometrics and the light poles being at 30 feet, not 25 feet. The applicant will take a look at the illumination levels to meet the Township standards. Commissioner inquired if that is with the poles at 30 feet or 25 feet. The applicant is adjusting the illumination and keeping the poles at 30 feet. Vidya Krishnan informed typically 25 feet is enforced when abutting residential properties, this site is located in an industrial district, there will be fewer poles and the illumination levels are being reduced.
- Commissioner commented on the plans saying Belleville. The applicant does know its Van Buren Township and will correct them.
- Commissioner inquired about the applicants plans for future EV parking spaces. The applicant has spaces proposed in Phase 1, they will gather data to see what the usage is by the employees of Phase 1 and come back with changes for the future phases.
- Commissioner inquired if the applicant has any thoughts on how long the employee can park in the EV spaces? Only while working. Commissioner inquired if the applicant is charging or if it is free? The applicant will work with employee benefits to coordinate, if they can affordably offer to provide it at no cost to the employee, they will do so. Vidya Krishnan commented that she heard of another place that after so many hours the machine shuts off and sends a message to move the vehicle.
- Commissioner inquired if there have been other facilities with a traffic study already rating F and what the County might do? The applicant informed it would be hard to say, they will update the traffic study and resubmit it to the Township Engineer and Wayne County. Phase 1 will have no adverse effect.
- Commissioner inquired if the EV vendor Charge Point is a managed service provider? The applicant is unsure.

- Commissioner inquired if there is any problem with the suggestion of a performance bond? The applicant doesn't see any problem with a performance bond. Commissioner inquired if Director Power could come up with a proper performance bond. Director Power confirmed, yes.

No comments from the audience or remote viewers.

**Motion Jahr, Grant second to grant the applicant S. E. Graham Associates, Inc. on behalf of prospective owner William Newman; W & W Real Property, Inc., preliminary site plan approval to construct a roughly 15,766 square foot engineering R&D office area and roughly 40,157 square foot manufacturing area in the first phase of construction along with associated parking and underground utility/stormwater infrastructure and a future expansion including a roughly 78,845 square foot manufacturing building, site located at parcel #V-125-83-009-99-0005-000, address of 44168 Van Born Road, based on the analysis and subject to the conditions in Director Power's staff review letter dated 4-20-23, McKenna Associates review letter dated 4-19-23, Fishbeck Associates review letter dated 4-20-23 and Fire Department review letter dated 4-5-23, with the additional condition a performance bond is required, the Planning Commission approves the 30 foot light poles and the design of the bent top spiked detail on the fence.**

**Roll Call:**

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

**Nays:** None.

**Excused:** None.

**Motion Carried. (Letters Attached)**

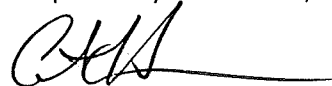
**GENERAL DISCUSSION:**

Director Power informed that the next meeting is scheduled for May 10, 2023. Additionally, the Agricultural Tourism and Electric Vehicle (EV) sub-committees have met and have future meetings scheduled.

**ADJOURNMENT:**

**Motion Budd, Atchinson second to adjourn the meeting at 6:55 p.m. Motion Carried.**

Respectfully submitted,



Christina Harman  
Recording Secretary



## MEMO

TO: Township Planning Commission

FROM: Dan Power – Director of Planning and Economic Development

RE: Review of Temporary Land Use Request #23-017 – Phantom Fireworks Menards

DATE: April 20, 2023

### PROJECT REVIEW

Phantom of Michigan, Inc. is requesting a Temporary Land Use permit for a tent sale of fireworks at the Menards parking lot at 10010 Belleville Road. The use is proposed to be from June 22, 2023 through July 4, 2023, 10:00 a.m. to 10:00 p.m. Per the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval.

Under Section 7 of Michigan Public Act 256 of 2011, local units of government are limited in their ability to regulate the sale of fireworks within their communities. The Michigan Attorney General has issued an Opinion on this section of the Act (Opinion #7266), which states, "so long as the local ordinance does not prohibit fireworks vendors from undertaking their commercial operations in any way that other vendors may undertake their operations, the ordinance is not preempted by the Act." Therefore, fireworks vendors are subject to the same Zoning Ordinance regulations as any other temporary land use.

In reviewing past applications for this temporary land use, the current application and the requirements of the Zoning Ordinance for temporary use approval, the following comments are pertinent to the Planning Commission.

1. **Adequacy of parking and access** - The site currently has 421 off-street parking spaces, which has been demonstrated to be more than sufficient. The site also has an adequate number of handicapped reserved spaces. The tent, portable storage container, and surrounding space will remove approximately 14 regular parking spaces, but the site will still have adequate parking while the temporary land use is ongoing.
2. **Adequate drainage** - The site is in an existing parking lot that already has storm water drainage. The tent and storage container will not affect the amount of impervious surface or water that would be diverted into the storm system.
3. **Compatibility with surrounding land uses** - The proposed use is retail sales in a parking lot of an existing shopping plaza. Therefore, the uses are compatible. The site is zoned C-2 – Extensive Highway Business District.
4. **Size, height, and type of construction of proposed buildings and structures in relation to surrounding site** - The tent and portable storage container are temporary

in nature and tent sales regularly take place in parking lots, so no impacts are expected to the surrounding sites.

5. **Sufficient setbacks from road rights-of-way and lot lines** - The sales area is setback more than 25 feet from the side lot line of an outlot adjacent to Belleville Road, greater than 35 feet from the Belleville Road right-of-way, and more than 30 feet from the adjoining property to the west, as required under Section 3.112 of the Van Buren Township Zoning Ordinance. The proposed tent will be placed in a row of parking spaces in the southern portion of the parking lot, one row removed from the exterior. The submitted drawing shows a 27' setback to the east end of the tent area and a 32' setback from the west end of the tent area. The applicant should clarify what these setbacks indicate, and shall ensure the tent will not block any required parking lot driving aisle.
6. **Adequate utilities** - Phantom will supply its own electrical generation. The generator and electrical hook-up will be inspected to ensure compliance with National Fire Protection Association requirements.
7. **Trash disposal and site clean-up** - Phantom will be responsible for all trash disposal and site clean-up in relation to their agreement with Menards.
8. **Sanitary facilities** - Due to the short nature of the customer shopping, no sanitary facilities will be provided.
9. **Hours of operation** - From 10:00 a.m. to 10:00 p.m. Although Van Buren Township has a Fireworks Ordinance (adopted in 1986) which requires fireworks sales to conclude at 9:00 p.m., Act 256 preempts this requirement as there is no restriction on the hours of operation for other temporary uses. However, we are not aware of any complaints with Phantom closing at 10:00 p.m. in previous years, so the hours of operation are reasonable.
10. **Outdoor light and signs** - No exterior lights are provided. Interior lights will be hung by the tent company. The Zoning Ordinance permits one (1) 32 sq. ft. temporary sign for a period not to exceed 30 days. Phantom requests a banner to measure 8' x 4' (32 sq. ft.), which meets this requirement.
11. **Other licenses and permits required** - A current Consumer Fireworks Retail Facility: Non-Permanent license must be provided by the applicant prior to the establishment of the temporary use. The Van Buren Fire Marshall shall be separately issuing a review letter.
12. **Potential noise, odor, dust, and glare** - The proposed temporary use should not increase the noise, odor, dust or glare from their use.
13. **Fire lanes, fire protection, and security** - The Van Buren Fire Marshall shall review the application for adequacy of fire lanes and fire protection. The site will be staffed with 2-4 employees during open hours. During non-operating hours, all products will be returned to their fire-proof storage unit and locked up until the materials are returned for redisplay.

the following day. Three (3) required fire extinguishers and three (3) required exits are shown on the submitted tent floor plan.

14. **Off-site impacts of traffic volumes** - The roads in the immediate vicinity are major Township roads, and this temporary use will not impact their flow or travel volumes.
15. **Necessity of performance bond to ensure prompt removal** - The property owner will be responsible for ensuring the site is returned to its pre-sale condition.
16. **Other concerns which may impact the public health, safety, or general welfare** - There are no additional concerns; however, the applicant is subject to the regulations of Act 256 and applicable regulations of the Fire Department.

#### **Recommendation**

This will be the fourth year that Phantom has operated at this location, and I am not aware of any complaints or issues that have taken place at this location or Phantom Fireworks' other location in the Township (Lakewood Shopping Center) in previous years. I recommend approval of this application, subject to one condition:

- The applicant should clarify what the proposed 32' and 27' setbacks indicate, and shall ensure the tent will not block any required parking lot driving aisle.



## MEMO

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TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: Case 22-060: W & W Real Property, Inc. – Preliminary Site Plan Review  
DATE: April 20, 2023

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Applicant S. E Graham Associates, Inc. on behalf of prospective owner William Newman; W & W Real Property, Inc., has applied seeking approval of a proposed Multi-Phase development with a building inclusive of a roughly 15,766 SF Engineering R&D Office area and roughly 40,157 SF Manufacturing area in the first phase of construction along with associated parking and underground utility / stormwater infrastructure, and a future expansion including a roughly 78,845 SF Manufacturing building. The site is located at 44168 Van Born Road (Parcel number v-125- 83 009 99 0005 000). It is an approximately 14.2-acre property which is zoned M-2 – General Industrial District.

For your consideration, this review packet contains a completed application form, a review letter from the Township's Planning Consultant / Senior Principal Planner Vidya Krishnan of McKenna Associates dated 4/19/2023, a review letter from Township Engineers Paul Kammer and Mike Leppek of Fishbeck, and a review letter from the Van Buren Township Fire Marshal / Deputy Fire Chief dated 4/5/2023. A notarized version of the application form is in process. The packet materials also include a 100-page excerpt set of submittals from the applicant in electronic format including a project narrative, 21 pages of combined civil and architectural plan submittals from Stonefield Engineering, site renderings, a traffic impact study from Stonefield Engineering, easement documentation regarding a DTE Natural Gas easement that crosses the southern section of the subject parcel, and a soil report from McDowell Associates. Selections from these materials were also provided in print format.

The project involves a permitted-by-right manufacturing use in the M-2 zoning district and does not require special approval. If the project's preliminary site plan is approved by the Planning Commission, it will then undergo review for compliance with Wayne County's stormwater, soil erosion and right-of-way standards, and will also be reviewed for engineering compliance with Van Buren Township's Engineering Standards, before final site plan approval is considered by the Planning Commission at a later date.

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". 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



April 19, 2023

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

**Subject: VBT-22-060 TYC Americas / 44168 Van Born Road; Site Plan Review #2**  
Revised Plans Dated March 29, 2023; Received April 3, 2023

Dear Commissioners:

The applicant, S.E. Grahams & Associates, Inc., on behalf of TYC Americas, proposes to construct a 134,863 square foot building (137,983 including second floor) for automobile parts manufacturing and accessory engineering, research, and design offices. The applicant is seeking approval for the full development of the site, which is located at the northeast corner of Van Born and Sheldon Roads, just south of the Norfolk Southern Railroad.

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):

#### **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 currently zoned M-2 (General Industrial District) and is an undeveloped parcel of land. The proposed manufacturing (light and heavy), processing, and accessory office uses are principal permitted uses per Section 3.117.B of the Zoning Ordinance.
- 2. Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. All of the site plan details are provided at this time.
- 3. Phasing.** The project is to be built in three phases –59,138 square feet in Phase 1 which would include manufacturing, engineering and design offices. Phase 2 with a 44,031 square foot manufacturing addition and Phase 3 with a 34,814 square feet manufacturing addition.

The proposed timeline for Phases 1, 2 and 3 are 2023 (immediately upon approval), 2027 and 2029, respectively. The applicant is seeking site plan approval for all 3 phases at this time but would be applying for construction permits for Phase 2 and 3 at later date(s). The Planning Commission has the authority to approve a phased plan approach; however, every phase must be stand-alone and must include all associated improvements. Components such as perimeter landscaping, screening etc., must be provided for the site in its entirety as part of Phase 1. Per Section 12.207, construction of the future phases must commence within one year of the completion of the preceding phase's completion.



Under the provisions of Section 12.211. Performance Guarantees, the Planning Commission may also require a bond to ensure the site appears complete after every phase, even if a future phase does not materialize.

4. **Lot.** The application indicates that the site is a total area of 14.24 acres. The legal description is included with the tax parcel ID number.
5. **Dimensional Requirements.** There are no minimum lot area, width, or depth requirements in the M-2, General Industrial District.

Maximum lot coverage is 35% and the proposed buildings cover approximately 22%. The minimum required front, rear, and side yard setbacks for the M-2 District are 60, 50, and 50 feet respectively. The proposed building layout complies with all the setback dimensions. Maximum permitted building height in the M-2 District is 4 stories, or 40 feet. The proposed plans indicate a building height of 29 feet, comprised of a first floor, second floor office space, mezzanine, and double height manufacturing area(s), compliant with the Zoning Ordinance.

**6. Access and Circulation.**

- a. **Location of Curb Cuts.** The site plan includes three (3) proposed curb cuts into the site: two (2) off Van Born Road and one (1) off Sheldon Road. The access drives on Van Born are located approximately 403 feet and 760 feet from the Sheldon Road intersection and are 24 and 30 feet wide, respectively. Both access drives are intended for two-way movement of vehicles. This revised set of plans shows the lanes of ingress and egress to be clearly striped for crosswalks and stop lines and provided with pavement arrow markings. Both driveways are tapered to allow for deceleration and the first curb cut is aligned with an existing curb cut across the street. The proposed deceleration taper is subject to review and approval by Wayne County; the applicant has noted that the plans have been submitted for review.

The access drive along Sheldon Road is approximately 185 feet from the railroad tracks and 30 feet wide and intended for two-way vehicles movement. The revised set of plans show the lanes of ingress and egress are shown to be clearly striped and marked. The proposed curbs cuts comply with Ordinance standards regulating their distance, and location relating to nearby intersections and existing driveways.

- b. **Traffic.** Previously, the applicant submitted a memorandum with traffic generation estimates, but due to the scope of the project, a detailed traffic impact study was requested. The revised submission includes a traffic impact study from Stonefield Engineering & Design, which is also the site engineer. The TIS incorrectly refers to the project as a 'mixed use development'. Overall, the TIS concludes that the project would not have a significant impact on traffic in the adjacent roadway. The traffic impact study is also subject to review and approval by Wayne County.

The study shows that, at full build (assumed 2025), the project site will generate 134 additional peak hour weekday morning trips and 109 additional peak hour weekday evening trips. Based on the phasing plan, only Phase 1 will be completed by 2025. Is the full build referring to traffic at the completion of all 3 Phases? Per the TIS, the impact to the unsignalized intersection of Van Born and Sheldon is not expected to generate a queue of more than approximately three (3) vehicles, posing no threat to the railroad tracks to the



north. Further, although the TIS indicates that right-turn tapers along Van Born into the site are not necessary per MDOT guidelines, the site plan shows the tapers are to remain for the driveways along Van Born.

The TIS indicates a 3% increase of left-turn traffic at the intersection of Van Born and Belleville, which already operates under capacity. The Township Engineer and Wayne County will make a determination if any intersection improvements are required at this time.

- c. **Vehicle Circulation.** The plan includes an emergency vehicle, waste service vehicle, and semi-truck maneuvering diagrams. The diagrams show sufficient clearance for movement through the site by various trucks, utilizing the easternmost driveway on Van Born and the Sheldon Road egress, and being able to circumnavigate the site. Per the Phasing plan, the circulation route referred to above will be constructed as part of Phase 1.
- d. **Sidewalks.** The site plan shows 7-foot-wide interior sidewalks, generally abutting the building on the south and west sides and including a patio area just south of the employee entrance on the building west side. Section 9.107 of the ordinance stipulates all developments requiring site plan review shall provide sidewalks along all public streets. A 5' wide concrete sidewalk has since been provided along the lengths of Sheldon Road and Van Born Road frontages.

## 7. Parking and Loading.

- a. **Space Dimensions.** All spaces are shown to be double-striped (per Sheet C-11) and at 9.5 feet wide and 20 feet long with 24-feet-wide maneuvering lanes, which is compliant. Adequate landscape islands have been included to provide required breaks in circulation.
- b. **Number of Parking Spaces.** The site plan notes the parking requirement for light manufacturing and accessory office spaces; 5 spaces plus 1 space per 550 square feet of gross floor area (GFA) OR 1 per employee at peak shift. Using the GFA standard, this amounts to a requirement of 256 parking spaces (applicant rounded up to 257). It is noted in the phasing narrative that the facility will generate approximately 100 new jobs; using this figure, GFA would be the applicable standard, though the applicant must confirm the maximum number of employees at peak shift to ensure compliance.

The site plan notes 262 spaces, 8 of which are proposed to be barrier-free, which is compliant with Ordinance standards and within maximum parking limitations.

- c. **Barrier Free Spaces.** The ordinance requires barrier-free spaces to be placed as close as possible to walkways and entrances. With the primary pedestrian entrances located near the offices, the proposed location of barrier-free spaces is appropriate.
- d. **Loading.** For industrial uses over 50,000 square feet, three loading zones are required, plus one loading zone for each additional 50,000 square feet, measuring 10 feet by 50 feet. The project requires 4 loading zones, which are provided on the plan; sufficient loading space are available for all proposed phases of construction.
- e. **EV parking spaces.** The site plan shows six EV parking spaces to the south of the proposed office space, one of which is barrier-free. The applicant has provided details for these charging stations, which are ChargePoint, Level 2 CT4000 models with minimal signage and a sleek profile just under 6-feet tall and under 1.5-feet at their widest. These



double-port stations are proposed along the sidewalk at the curb's edge and given the sidewalk's 7-foot width, 5-foot navigable clearance is maintained.

8. **Landscaping and Screening.** The site is located in the M-2 General Industrial District. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. All landscaping requirements are 'stacked,' meaning landscaping for one requirement cannot be double counted.

- a. **Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree per 40 lineal feet + 1 ornamental tree per 100 lineal feet + 8 shrubs per 40 lineal feet. The landscape plan shows updated calculations for frontage lengths along Van Born and Sheldon; 782 and 779 linear feet, respectively. Given the similar lengths, both areas require 20 deciduous/evergreen trees, 8 ornamental trees, and 156 shrubs. The required plantings are shown on the plan, with a significant variety of shade trees and shrubs.
- b. **Parking Lot Landscaping and Screening.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way with a 5-foot landscaped area within 10 feet of the parking lot surface, planted with a 3-foot-high hedge.

**Perimeter landscaping.** A 5-foot landscaped area is shown immediately adjacent to the parking lot containing a continuous hedge of varying evergreen and deciduous shrub species.

**Interior parking lot landscaping.** Interior parking lot landscaping (parking lot islands) is required at a minimum of 5% of all paved areas, with individual areas at a minimum of 360 square feet and 10 feet wide; 1 deciduous tree is required for each 300 square feet of interior landscaped area.

The site plan notes 155,293 square feet of pavement, requiring 7,765 square feet of interior landscaping and 26 additional trees. The required interior landscaping areas – with area calculations – have been provided along with the required tree plantings.

- c. **Loading Area Landscaping.** The loading area is sufficiently screened from public view by the intervening building.
- d. **Display Area Buffering.** There are no proposed display areas on the site, as all business is to be conducted within the building.
- e. **Greenbelt Buffering.** Section 10.103 (E) provides greenbelt buffering standards for M-2 Districts adjacent to M-1 Districts; Type B buffers require a 20-foot landscaped area with one (1) tree per 20 linear feet of frontage (minimum 50% evergreen) on the project's northern and eastern edges. A 20-foot, Type B buffer is shown at the northern and eastern edges equating to 1,587 linear feet. This is shown with the required 79 trees plus additional, existing trees in the northeast corner of the site.
- f. **District-Specific Landscaping.** There are no specific landscaping standards for the M-2 District beyond the required greenbelt buffering.
- g. **Open Space Landscaping.** All remaining open space not used for required landscaping shall be planted with one tree per 3,000 square feet, 35% of which shall be deciduous. After delineating the



various planting areas required above, the plans show a remaining open space area of 69,387 square feet; this requires 23 additional trees, at least 8 of which must be deciduous shade trees. The plan shows 23 open space trees, of which 13 are deciduous shade trees.

- h. Berms.** No berms required or proposed.
- i. Dumpster Area Screening.** See Item 11.
- j. Mechanical/Utility Equipment Screening.** All exposed ground-level mechanical and utility equipment has been identified on Sheet C-6, and appropriate landscaping is provided.
- k. Stormwater Basin Landscaping.** The site plan indicates the removal of non-regulated wetland and vegetation for the placement of significant impervious surface area. To mitigate this, the applicant proposes an approximately 365,000 cubic foot retention pond at the northern edge of the site, with native plantings and perimeter landscaping. The proposed retention pond and associated landscaping is subject to review and approval by the Township Engineer and Wayne County. Any planting around drainage areas is under Wayne County's jurisdiction.

All of the above landscaping must be installed as part of Phase 1 completion, with the exception of parking lot landscaping in the phase 2 and 3 areas along Van Born frontage. The footprint area of phases 2 and 3 must be maintained as seeded lawn area, until commencement of construction on those phases.

- 9. Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5-inch caliper or larger. While most of the trees to be removed include the undesirable cottonwood, several regulated walnut (3), apple (2), and elm (1) trees will be removed. In addition to the tree removal permit, six (6) replacement trees are required. These trees are in addition to the required landscaping detailed on Sheet C-10 and are shown to be planted in the northeast corner of the site.
- 10. Lighting.** The site plan submission includes a photometric plan and manufacturers cut sheets for six (6) fixture types, ranging from triple and single pole-mounted light fixtures in the parking lot (14), wall packs (7), sconces (8), recessed lighting (7), and landscape flood lights (13). All lights are shown to be downward facing with shielded light elements, as required. In this revised plan, the wall-mounted and recessed lighting provide necessary illumination for customers and employees at all entry points. The pole-mounted lights are proposed to be 30 feet in height; lighting above 25 feet in height requires Planning Commission approval upon finding that there are no adverse impacts on surrounding areas from the excess height.

Light trespass at the property line shall not exceed 0.5 footcandles per Section 8.105.3. The plan submitted indicates compliance with this standard. Illumination within parking and loading areas, interior sidewalks, and secondary building entrances shall not exceed 1.0 footcandles and illumination at primary building entrances shall not exceed 5.0 footcandles. The plan shows light levels exceeding these standards in several areas of the parking lot (near the triple element pole-mounted lights), walkways, and entrance locations. We recommend that the light levels in these areas be reduced. The applicant is requesting a waiver from this requirement; however, the ordinance does not grant the Planning Commission the authority to modify this standard. A variance from the Board of Zoning Appeals may be required.



All other areas not listed above (such as open space and driveway areas) may have illumination up to 20.0 footcandles at the discretion of the Planning Director; areas requiring this approval include the front and rear landscaped areas and all access/circulation drives.

- 11. Architecture and Building Details.** The applicant has submitted detailed elevations for the proposed facility. The façade of the manufacturing portion of the facility is primarily beige CMU on the lower half, gray-brown prefab metal siding on the upper half, and a blue masonry band separating the two. Similarly, the office portion of the facility on the southwest corner of the site is to be constructed of beige CMU and brown metal siding, while provided with a blue, metal mansard roof, which acts like a parapet. Significant glazing is proposed for the storefront and employee entrances along with exposed steel columns and metal paneling. Transom glazing is proposed along the upper façade of the manufacturing areas, which has been enlarged and oriented in a vertical arrangement. A colored rendering of the building has been submitted; however, building material and color samples must be presented at the Planning Commission meeting for approval.

The east wall of Phase 1 will become an interior wall when Phase 2 is constructed. Elevation details are required to show what the east wall would look like prior to Phase 2 construction and similarly what the east wall of Phase 2 would look like prior to the construction of Phase 3. In the event Phases 2 or 3 do not materialize, the façade needs to look complete. In addition to the floor plans for Phase I construction, floor plans must be provided for the entire building, since the applicant is seeking approval of all 3 phases at this time.

- 12. Dumpster.** A dumpster, concrete pad, and 6-foot enclosure are proposed at the rear of the Phase I manufacturing building. This must be at least 1 foot above the height of the dumpster. Material and construction details for the enclosure have been provided on Sheet C-13 and show the enclosure made of decorative brick or concrete to match the building. The gate to the enclosure is to be made of galvanized steel and wood.
- 13. Signs.** The applicant is proposing *incidental* pole signs for the parking lot, which do not require Planning Commission approval. The elevations include the letters "TYC" on the south and west facades of the building. The plan notes that all business signage will be reviewed and permitted separately from the site plan. The signs are proposed to be powder-coated blue and backlit.
- 14. Other.** Material and construction details for the proposed security gate, fence, and patio railing have been provided and generally comply with Section 7.205. The security gate and fence are proposed to be 6-feet high and constructed of black-painted aluminum. The spikes for the security fence must be approved by the Planning Commission. The patio is proposed to be 3-feet high and constructed of glass. Modern decorative benches and picnic tables will be provided in the patio area.



## RECOMMENDATION

Many of the required site plan items have been addressed; however, some issues remain that need to be addressed or corrected. Any items that are either missing or require additional information can be included for the final site plan review.

Therefore, we recommend that the Planning Commission grant preliminary site plan approval for TYC Americas to locate its new automotive parts office, design, engineering, research and manufacturing facility at 44168 Van Born Road, subject to the following conditions:

1. Planning Commission determination on a performance guarantee for the proposed phasing plan involving 3 distinct phases of site construction, as noted in Comment 3 above.
2. Corrections to the notations on the TIS and Wayne County approval of the proposed improvements to Van Born Road, as noted in Comment 6, above.
3. Wayne County review of the need for any improvements at the intersection of Van Born and Sheldon Roads, as noted in Comment 6, above.
4. Clarification regarding number of employees, as noted in Comment 7, above.
5. Installation of all landscaping as part of Phase 1, with the exception of parking lot area landscaping for Phases 2 and 3, as noted in Comment 8, above.
6. Maintaining footprint area of future phases as seeded lawn, as noted in Comment 8, above.
7. Planning Commission approval of light pole height, as noted in Comment 10, above.
8. Adjustment to maximum illumination standards for the parking lot and entrance areas, or obtaining a variance for the same, as noted in Comment 10, above.
9. Detailed elevations of east façade of the building upon completion of Phases 1 and 2 and floor plan for the entire building, as noted in Comment 11, above.
10. Approval of building material and color samples by the Planning Commission, as noted in Comment 11, above.
11. Approval of the proposed spike-design on the fence by the Planning Commission, as noted in Comment 14, above.
12. Approval of proposed stormwater detention system by the Township Engineer and Wayne County, and approval of detention basin plantings by the County.

Respectfully,  
McKENNA

Vidya Krishnan  
Senior Principal Planner

Gage Belko  
Associate Planner

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

April 20, 2023  
Project No. 221342

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

**TYC Americas Michigan Mobility Center – 44168 Van Born Road  
Preliminary Site Plan Review – Engineering Feasibility**

Dear Director Power:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Preliminary Site Plan dated March 30, 2023, submitted to the Township for preliminary site plan approval, for the proposed TYC Americas Michigan Mobility Center located at 44168 Van Born Road in Van Buren Township, Wayne County (County), Michigan.

This project entails construction of a two-phase manufacturing building. The first phase consists of a 59,138 square foot building, with the second and third phase buildings at 44,031 square feet and 34,814 square feet, respectively. The proposed construction includes: 262 parking spots (total in 3 phases), a paved parking area with concrete curb and gutter, asphalt driveway connecting to both Sheldon Road and Van Born Road, concrete sidewalk, a stormwater collection and detention system, water and sanitary service connections to the proposed building, and other various landscaping and site plan improvements.

At this time, Fishbeck examines and reviews the feasibility of the engineering aspects of the site design but will not conduct a full engineering review until the engineering review submittal.

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. Geotechnical report dated December 12, 2022 has been received. Please place soil boring logs on the plans for ease of reference during construction and reviews. The required permits have been listed on the cover sheet with the status of each permit left blank. The Applicant is not required to have these permits at this time however, the Township will require the approved permits to be received prior to Township Final Engineering Review. The Township will also require the Applicant submit all review comments and letters received by the reviewing agencies.
2. Street names should be shown on all sheets.
3. Upon review of the DTE easement documents submitted, it is unclear whether a new 36-inch gas pipeline will be installed along the centerline of the easement in the future or if the existing 30-inch gas main shown on the plans is the DTE gas pipeline the easement is referencing. If the 30-inch gas pipeline is the DTE pipeline, then it appears the easement is shown in the wrong location on the plans. The Applicant should provide additional information regarding the easement and the requirements set in the easement. The easement documents state that no grading, structures, or trees shall be placed within the easement unless granted. Has the Applicant had discussions with DTE regarding their plans within their easement?
  - a. **Update (4/20/23):** Prior to finalization of this letter, the applicant provided communication with DTE that confirms the applicant is allowed to cross under the existing 30-inch pipeline within the Wayne County ROW. They also confirmed that the easement purchased on the property, for the future installation of

another gas main, is likely not moving forward and the applicant may encroach and build within the easement.

## Water Main Service

**Existing:** The Township's geographic information system (GIS) records indicate a 12-inch asbestos cement water main running east-west along the south side of Van Born Road. This water main is supplied by a 12-inch asbestos cement (AC) water main that runs north-south along the west side of Belleville Road. Existing information indicates two hydrants and three gate valves along the water main.

**Proposed:** The Applicant's plan indicates two connections to the existing water main running along the south side of Van Born Road. The proposed water main loops the property with a 12-inch C900 PVC water main with four hydrants and one 12-inch gate valve and well. The building will be serviced by a 4-inch connection for water service and a 6-inch connection for fire suppression.

### Comments:

1. Additional water main size and material labels should be added to the plans. Currently, it appears that the water main is labeled only once, indicating the water main will be 12-inch C900 PVC pipe. Also, only one hydrant lead is labeled as 6-inch ductile iron pipe. Will all hydrant leads be DI pipe? Will the water main directionally drilled under Van Born Rd also be C900 PVC pipe? Additional details will be required for final engineering and final water main material approval will be determined by the Township.
2. Verify utility spacing between water main and other utilities. Separation between water main and sewers needs to be labeled on the plans. The spacing between the water main and the storm sewer on the west side of the site appears to be less than 10 feet.
3. On the west side of the site, the water main should be shifted further west under the parking spots and out of the travel lane. This location will allow accessibility, even in the case of a break or maintenance.
4. Has the Applicant verified water main size based on the required flow and usage for current and future phases? As noted in our previous review, the size of the loop may potentially be reduced to an 8-inch loop based on the facility water requirements. Further information will be needed. The Applicant may reach out to the Township Engineer to discuss available flows for the proposed loop.
5. All vertical utility crossing information must be indicated on the plans and determined prior to Final Engineering review. This includes all details and information for the gas main crossings along the north side of Van Born Road. Profiles of the water main will be required for Final Engineering review and the EGLE permit in accordance with EGLE standards.
6. All water main easements shall extend 6-feet past hydrants.
7. Hydrants are to be located 5 feet behind the back of curb.
8. Per chapter 3, Section A-3.i of the Township Engineering Standards Manual, all hydrant leads shall be not less than 6 inches in diameter. Where the length of the lead will exceed 40 feet, an 8-inch lead will be required.
9. The Township may require a water main extension to the property line in the northeast corner of the site for future expansion of the property to the east. The water main extension must end with a hydrant and a valve per the Township Standards.

## Sanitary Sewer

**Existing:** Township GIS records indicate a 21-inch reinforced concrete gravity sanitary sewer running east-west along the south side of Van Born Road. However, the applicant indicated that this is a 24-inch pipe. This gravity sewer flows west to Belleville Road and connects to another 21-inch reinforced concrete gravity sanitary sewer that flows north. Existing information indicates two sanitary manholes along the gravity sewer.

**Proposed:** The Applicant's plan indicates a 12-inch sanitary line connecting to the existing 24-inch main running along the south side of Van Born Road. The proposed 12-inch public sanitary sewer runs north and ends at a manhole just south of the building. A 6-inch sanitary lead connects to the proposed sanitary sewer with a wye connection.

**Comments:**

1. In accordance with Township Engineering Standards, Basis of design flow computations for sanitary sewers must be submitted as part of the preliminary site plan review. Basis of design computations shall include all phases. The applicant shall also indicate whether or not an additional service lead/tap will be required for the future phases or if all flow will be routed through the initial connection.
2. Please note, profiles of the proposed sanitary sewer will be required for Final Engineering review.
3. A County ROW permit will be required for all utility work within the Van Born Rd. ROW.

## Storm Water Management

**Existing:** The site is currently undeveloped, and no stormwater utilities exist onsite. The Applicant's plan indicates there are existing wetlands on the east side of the site and there is a storm sewer system along the west side of Sheldon Road. The Yost Drain is running north-south through the property to the east of the proposed development and the McKinstry Drain runs through the properties to the west and south.

**Proposed:** The Applicant's plans include a fully enclosed storm water collection system that outlets to a retention pond on the northernmost part of the site. Site stormwater is collected in sixteen catch basins throughout the site and conveyed through enclosed storm sewers with two manholes that discharge into the southern bank of the retention pond. The retention basin will retain and infiltrate all site runoff.

**Comments:**

1. As previously stated, the Applicant's plan appears to propose a retention pond for stormwater management. In accordance with the Township Engineering standards manual, Chapter VI, Section A – 2a; retention ponds which are not to be used for aesthetic, agricultural or consumptive reasons but serve the sole purpose of collecting storm runoff will be permitted only if no drains or natural drainage course for discharging of a detention pond are reasonably available to the developer. Such use of retention ponds shall be considered a temporary measure or last resort to be discontinued as soon as a drain becomes available to the development.
  - a. The Applicant included the Geotech report dated December 12, 2022 with the preliminary site plan submittal. The provided Geotech report indicated that the apparent native site soils do not appear to be suitable for infiltration. Due to the lack of infiltration, a retention pond will not be allowed. The Applicant must provide a viable design for stormwater management prior to Final Engineering review.
  - b. Stormwater detention with a lift/pump station has been used by many other developments throughout Van Buren Township. The ultimate outlet from the site must be confirmed with Wayne County prior to finalizing design.
2. The Applicant must receive Wayne County approval prior to Final Engineering Review. Has Wayne County commented on the proposed retention pond design and lack of infiltration as stated in the Geotech report? The Township will request to see County review comments and letters.
3. Please note, profiles of the storm sewer system will be required for Final Engineering Review.

## 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.
2. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans indicate detailed ramp grades for Americans with Disabilities Act 2010 (ADA) ramp areas.
3. In an updated phasing narrative and plan (submitted to the Township on 4/18/23), the applicant indicated that the parking lot will be built out in 3 phases, to accommodate the building expansion.
  - a. The applicant shall look at the phasing between Phase 1 and Phase 2. The parking lot layout for Phase 1 does not offer much room for expansion constructability. How will Phase 2 be built while maintaining access to and from the western driveway.

- b. Does the layout of the Phase 1 parking lot allow for Fire Truck movements or access to the hydrant?  
Maintenance access to the sanitary sewer?

## Traffic

**Proposed:** A Traffic Impact Study (TIS) was completed by Stonefield dated March 31, 2023. Access will be provided via two proposed driveways along Van Born Road and one driveway along Sheldon Road. A background growth rate of 1.90% per year was utilized to project the existing traffic counts to the buildout year (2025). The proposed development will generate 134 trips in the a.m. peak hour (104 inbound and 30 outbound) and 109 trips in the p.m. peak hour (28 inbound and 81 outbound).

### Comments:

1. The site generated trips were distributed according to existing travel patterns. Please provide additional detail on where trips are originating and destined to.
2. Given that all driveways are described as full movement driveways, provide explanation on why no vehicles enter the east site driveway from the west (EBL) and why no vehicles exit the north site driveway to the south (SBL).
3. A right turn lane warrant analysis was completed using the MDOT Right-Turn Lane and Taper Guidelines. A right turn lane warrant analysis and left turn lane warrant analysis should be completed using the Wayne County Department of Public Services (WCDPS) criteria. The criteria are located in the Permit Standards. <https://www.waynecounty.com/departments/publicservices/engineering/construction-permit.aspx>
4. The timing permit for the intersection of Van Born Road and Haggerty Road should have been requested from WCDPS. Field observations were completed to determine signal timing. Fishbeck acknowledges that the field observations should be sufficient for this intersection given the simple two-phase operation.
5. Per the MDOT Electronic Traffic Control Device Guidelines (ETCDG), the following items should be revised:
  - a. Peak Hour Factors and Heavy Vehicle Percentages should be entered per approach
  - b. Peak Hour Factors entered for use in the analysis must be between 0.60 and 0.95 (PHFs <0.60 shall be increased to 0.60; PHFs >0.95 shall be reduced to 0.95)
  - c. The ideal saturated flow rate should be updated from 1,900 vphpl to 2,000 vphpl
  - d. The SimTraffic simulations should be completed using the time interval setup shown in Figure 5-10 of the ETCDG
  - e. The 95th percentile queue lengths should be taken from the average of 5 runs of SimTraffic
6. Please provide a copy of the site plan in the Traffic Impact Study for ease of review.
7. Please provide all Synchro (.syn extension) and SimTraffic (.SIM extension) files for any further submissions. The history files (.hst extension) are not needed due to file sizes.
8. The TIS should be submitted to the Wayne County Department of Public Services for their separate approval.

At this time, Fishbeck does not recommend that the Planning Commission grant approval of the Traffic Impact Study. However, the revisions required should not significantly impact the site plan development and should not prevent the Planning Commission from granting the Preliminary Site Plan approval for engineering feasibility as stated in the recommendation below.

## Soil Erosion and Sedimentation Control (SESC)

1. A SESC plan must be provided and must be in accordance with the Township *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 the TYC Americas Michigan Mobility Center Preliminary Site Plan approval for engineering feasibility, subject to the comments listed above and in accordance with the Township's Engineering Standards Manual. The Township will request to see Wayne County review comments regarding the stormwater design and the proposed retention pond.

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,

  
**Michael T. Leppke, PE**

Civil Engineer

  
**Paul J. Kammer, PE**

Senior Civil Engineer

Email

Copy: Kevin Lawrence – Township  
Brittney Williams – 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*

April 5, 2023

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

Stonefield Engineering and Design  
607 Shelby Suite 200  
Detroit, Michigan 48226

A preliminary site plan for the TYC Americas Michigan Mobility Center 44168 Van Born Road, Van Buren Township, MI 48111 was reviewed for compliance with the Van Buren Township adopted fire code IFC 2021. Fire Department access and water supply were the focus of this review.

### **Water Supply**

**Not found in the 3/29/2023 submittal**

**In order to determine the Needed Fire Flow, the following needs to be submitted.**

#### **Section 507.1 Required Water Supply States:**

"An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction."

Areas within proximity of a municipal water system are required to extend and provide fire flow through that system in accordance with the provisions of the code and the water authority requirements. These sites are encouraged to provide buildings with approved automatic sprinkler systems to reduce the distance from water supply, number of required hydrants and volume of required fire flow (507.5.1(2) and Appendix B105.2).

#### **Procedure for calculating "Needed Fire Flow":**

1. Determine the **proposed type of construction and square footage of the building.**
2. Refer to Table B105.1(2) and B105.2 for needed fire-flow duration.
3. With an approved sprinkler system, the required fire flow may be reduced to 25% of the required fire flow rate.

**Note: The Needed Fire Flow for the building will determine the number of fire hydrants required, and the spacing of the hydrants.**

## **Fire Department Access**

The minimum turning radius shall be determined by the fire code official.  
**IFC 2021 D103.3**

### **Addressed in the 3/29/2023 submittal**

The Emergency vehicle access plan on sheet EX-1 needs to use the Van Buren Township Ladder Truck specifications to determine an acceptable turning radius.

The Ladder Truck Specifications are:

Length- 49' 7"  
Height- 12'  
Distance between front and rear wheel-23'6"  
Front Overhang- 8'6"

### **Addressed in the 3/29/2023 submittal**

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](http://www.knoxbox.com)

### **Addressed in the 3/29/2023 submittal**

The storage of hazardous materials requires an inventory statement that will need to be submitted.

**IFC 2021 5001.5.2**

### **Addressed at the 3/15/2023 planning staff review meeting, there will be no outside storage of hazardous materials**

Fire access lanes need to be identified and posted "NO PARKING FIRE LANE"  
**IFC 2021 D103.6**

### **Addressed in the 3/29/2023 submittal, and will need to be field verified.**

If you have any questions regarding this review, or need additional information, please contact me at [alenaghan@vanburen-mi.org](mailto:alenaghan@vanburen-mi.org) or 734-699-9416.

Andrew Lenaghan  
Deputy Fire Chief/Fire Marshal  
Van Buren Township