

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
May 24, 2023
MINUTES**

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

ROLL CALL:

Present: Grant, Pahle, Jahr and Cullin.

Excused: Atchinson and Budd.

Staff: Director Power and Secretary Harman.

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

Applicant(s) in Attendance: Case 22-052 – Ashley Capital/Our Next Energy (ONE): Shazad Butt, Matt Lempke and Dave Anderson.

Audience: Ten (10).

APPROVAL OF AGENDA:

Motion Jahr, Grant second to approve the agenda of May 24, 2023 as presented. **Motion Carried.**

APPROVAL OF MINUTES:

Motion Pahle, Jahr second to approve the regular meeting minutes of May 10, 2023 as presented. **Motion Carried.**

NEW BUSINESS:

ITEM #1: CASE 22-052 – ASHLEY CROSSROADS NORTH SITE PLAN AMENDMENT / OUR NEXT ENERGY (ONE) PRELIMINARY AND FINAL SITE PLAN.

TITLE: THE APPLICANT, KIRCO MANIX CONSTRUCTION, LLC ON BEHALF OF OWNER CROSSROADS DISTRIBUTION CENTER NORTH 6, LLC SEEKS APPROVAL OF AN AMENDMENT TO THE PRELIMINARY AND FINAL SITE PLAN FOR THE FIRST PHASE OF CONSTRUCTION OF A 36,800 SQ. FT. TWO-STORY OFFICE FACILITY, A 29,240 SQ. FT. MANUFACTURING SPACE AND 11,830 SQ. FT. SHIPPING AND RECEIVING AREA WITHIN AN EXISTING 659,546 SQ. FT. BUILDING ALONG WITH RELATED ACCESSORY OUTDOOR INDUSTRIAL STORAGE, LANDSCAPING AND ACCESS ALTERATIONS ON THE EAST END OF THIS BUILDING.

42060 ECORSE ROAD (PARCEL ID NUMBER 83-008-99-0002-706). THIS SITE IS A 46.15-ACRE PARCEL WEST OF HAGGERTY ROAD ON THE NORTH SIDE OF ECORSE ROAD. THE PROPERTY'S ZONING IS M-2, GENERAL INDUSTRIAL (WITH CONDITIONS).

Director Power gave a brief presentation providing an overview of the review process and detailing where the site is located. The site is zoned M-2 with conditions, the rezoning laid the foundation for a more traditional type of manufacturing. The 46.15-acre site is part of a larger site with a significantly larger development consisting of three (3) buildings constructed between 2017-2019, which were built to provide flexible space. This is the third of the three (3) buildings

of Ashley Crossroads North Phase 1. The request is for Phase 1 of Our Next Energy (ONE) which is a prototype section. Director Power deferred to Vidya Krishnan of McKenna Associates for her presentation.

Vidya Krishnan of McKenna Associates presented her staff review letter dated 5-17-23. The applicant has been working with the Township for the past several months to get issues pertaining to the site design, engineering, fire access and other issues addressed. Since the building is already constructed, site improvements are in place in accordance with the originally approved plan and changes are limited to a small portion of the site associated with this phase only. McKenna Associates recommends the Planning Commission grant preliminary and final site plan approval for Prototype Phase 1 for ONE to locate its manufacturing facility at 42060 Ecorse Road, subject to the following conditions:

1. Submission of a complete traffic study with submission of plans for any future phases.
2. Fire Marshal approval of circulation around equipment area on the east side of the building.
3. Installation of a sidewalk along the frontage of all new handicap spaces.
4. Clarification regarding location of EV Charging poles.
5. Planning Commission approval of an 8' enclosure wall height and installation of an EIFS or limestone cap on top of the mechanical equipment enclosure wall or approval of a variance from the Board of Zoning Appeals (BZA) for a 14' wall height.
6. Installation of downward directed and shielded fixtures in the mechanical equipment enclosure area.
7. Approval of proposed utility plans by the Township Engineer and Wayne County (if needed).

Additionally, Mrs. Krishnan recommended that the EV parking space located immediately north of the handicapped accessible space be converted to a handicapped accessible EV charging space. The approval is strictly limited to the site area occupied by Prototype Phase 1 only. All other changes shown on the larger plan are conceptual at this time and will be reviewed in detail when a plan is submitted for future phases.

Michael Leppek of Fishbeck Associates presented his review letter dated 5-18-23. Fishbeck recommends the Planning Commission grant the Ashley Capital North – Our Next Energy (ONE) Building 6 preliminary site plan and final site plan approval contingent to all items in the review letter to be answered or addressed in an Issued for Construction plan set, submitted to the Township Engineer for review. The applicant must receive written approval of acceptance prior to moving forward to the preconstruction portion of the process.

Director Power presented the Fire Department review letter dated 5-16-23 summarizing the previous conditions in the report, which have been met.

Shazad Butt the COO of Our Next Energy (ONE) gave a presentation. ONE has developed technology to enable EV adoption, based on safe chemistry and vertical manufacturing in North America with the use of materials that are not limited by supply chain factors. The first factory in Van Buren Township is ONE's first step at enabling the company to be fully vertical in the

manufacturing of lithium iron batteries in North America. ONE is the only independent battery manufacturer producing LFP. Mr. Butt believes the company is in a great position and is opportunistic to be a leader in changing the paradigm of energy in North America in Van Buren Township. The plant is a gigafactory and will be developed in phases. Phase one is office space and has a prototype manufacturing capability enabling to build cells for development purposes including cell development, process development and customer development and will also be used for the training of employees. This will be the first small scale set of manufacturing equipment that employees will be trained upon and they will eventually transfer on to the commercial production side of the facility. It is very critical and important for ONE as a step, to have the prototype phase in place and to be able to build cells in that phase by the end of this year. Mr. Butt was available to answer any questions.

Commissioners had the following questions and comments:

- Commissioner commented this is just phase 1, what is the timeline for the entire project? Shazad Butt informed that phase 1 is this year, ONE has already ordered the first 2 gigawatt lines, the course of the project is between now and 2026.
- Commissioner commented the applicant mentioned the use for EV, are there other uses for these batteries? Yes, over the course of the last year have developed a grid scale energy storage hub for leveraging the battery pack that building for the automotive industry as a modular building block a grid scale energy storage system.
- Commissioner inquired what does LFP mean? Shazad Butt informed LFP stands for Lithium Iron Phosphate.
- Commissioner commented on the height of the wall, understands the Planning Commission can grant an exception up to 8 feet and nothing higher. The applicant would have to go before the Board of Zoning Appeals (BZA) to try to get something higher, the standards for granting that are pretty high. Is the wall an aesthetic choice or is there a strong shielding component? Mr. Butt informed it is aesthetic, the applicant wants to meet the needs and requirements of the Township and will do whatever is required.
- Commissioner commented if the Planning Commissioner was to grant the 8 feet, we would see some process piping? Yes, the process piping, trestles and tops of the tanks would be visible but not beyond the landscaping screen wall.
- Commissioner commented that his understanding is the wall is on the east side of the property and this is a prototype facility, is the plan that whatever is built on the east side will be replicated on the north side or is the north side going to have a significantly higher wall. Vidya Krishnan informed that is one reason why the project was split into phases, the north side tanks are going to be significantly larger in size and in volume which will require significantly more design effort from ONE. Commissioner inquired if the east side equipment enclosure, being near the office, will have green landscaping around it? Vidya Krishnan informed when the applicant illuminated the parking spaces on the east side, they created an equipment enclosure. The applicant was informed that 6 feet are allowed for the wall and the Planning Commission can go up to 8 feet, however the applicant came in with a request for 14 feet. The Planning Commission can choose to stay with the 8 feet with tiered landscaping and evergreens. There will be a row of 11 parking spaces that will be illuminated and the landscape island will be planted in a staggered row. The reason

for not putting the landscape island immediately adjacent to the equipment wall, was the Fire Department needed to have room for circulation.

- Commissioner likes process piping and thinks the 8-foot wall would be fine and is ok with granting the 8-foot wall.
- Commissioner inquired how tall does the applicant expect the equipment on the north side to be? The applicant is still exploring options with the tanks including both vertical and horizontal design. They could be approximately 30-feet.
- Commissioner commented he appreciates that the applicant gives consideration to the aesthetics. Most mechanicals in the area are screened and Commissioner is supportive of going up to 14-feet, feels the BZA could approve. Vidya commented the closest single-family dwelling is at least 500 feet away and Haggerty Road is a minimum 600-650 feet away, from the line of sight it will be very small. There are trees immediately abutting the tank, Ashley Capital was required to put in screening.
- Commissioner inquired why is the solvent required to be in a containment area? The applicant informed you don't want to get it into your water supply and there are EPA requirements.
- Commissioner inquired if the 110% catch all is like a pan under a water heater? Yes.
- Commissioner commented that Haggerty Road is in a major state of disrepair and inquired if Director Power knew a timeline for the road project? Director Power commented that Wayne County has received bids, which are currently being reviewed, he hopes the project will start this year.
- Commissioner inquired if the Commission could recommend the applicant go before the BZA and still have the 8-feet approved? Yes, if the Planning Commission approves the 8 feet.
- Commissioner commented with regard to the EV and ADA spaces, we don't currently have any language in place requiring EV in ADA spaces. Can the Commissioner make the recommendation while its not currently a requirement? Vidya Krishnan, confirmed yes and the applicant confirmed ONE has no problem with making a handicapped space with EV access.
- Commissioner inquired if the applicant is ok with the conditions presented by the Planning Commission.
- Director Power informed that the applicant provided a link to resources that explain the differences in their technology of LFP versus NCM: one.ai/safety.

No comments from the audience or remote viewers.

Motion Jahr, Pahle second to grant Ashley Crossroads Distribution North 6 LLC amended preliminary and final site plan approval as amended for the first phase of construction of a battery manufacturing facility prototype phase 1 the improvements will include construction of a 36,800 square foot two-story office facility, a 29,240 square foot manufacturing space and 11,830 square foot shipping and receiving area within an existing 659,546 square foot building along with related accessory outdoor industrial storage, landscaping and access alterations on the east end of the building, located at 42060 Ecorse Road, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 5-17-23, Fishbeck Associates review letter dated 5-18-23, Fire Department review letter dated 5-16-23 and the letter from

staff dated 5-18-23, noting specifically the concerns with the wall and recommendation #5 of the McKenna review letter, the Planning Commission approves the 8-foot high screening wall and if the applicant cannot obtain a variance for 14 feet, the 8-foot high wall is acceptable and also including an EV parking space located immediately north of the handicapped accessible spaces be converted to a handicapped accessible EV charging space.

Roll Call:

Yeas: Grant, Pahl, Jahr and Cullin.

Nays: None.

Excused: Atchinson and Budd.

Motion Carried. (Letters Attached)

ITEM #2: DISCUSSION – ZONING ORDINANCE AMENDMENT TO ACCOMMODATE MODIFICATIONS TO GROUP DAY CARE HOME STANDARDS.

STAFF WILL REQUEST THE PLANNING COMMISSION TO PROVIDE DIRECTION REGARDING CERTAIN STANDARDS WITHIN SECTION 5.111 OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE (DEVELOPMENT STANDARDS FOR SPECIFIC USES – DAY CARE OR CHILD CARE, GROUP HOME) TO ADDRESS RECENT STATE OF MICHIGAN POLICY CHANGES REGARDING CHILD CARE.

Director Power gave the presentation. There is an urgent need for childcare providers in the State of Michigan. The State of Michigan has recently promoted efforts to increase child care capacity in communities. Family day cares which accommodate up to 6 children are being encouraged to become group day care homes which can accommodate 7-12 children. The “group child care home” designation requires special land use approval and an associated site plan which is reviewed by the Planning Commission and as well there is a procedural requirement of a public hearing. Reflective of the rules included in the Michigan Zoning Enabling Act (MZEA) (PA 110 of 2006), section 5.111 of the Van Buren Township Zoning Ordinance, the ordinance also requires group day care homes to meet certain dimensional requirements, including a minimum separation distance of 1,500 feet from other group child care providers. Director power would like to have more research to see if there is any flexibility in the separation requirement.

Director Power is asking for permission to have further conversation with the Planning Consultant and then to bring back more information to the Commission.

Commissioners agreed to have staff move forward with the conversation and to bring back more information at a future meeting.

GENERAL DISCUSSION:

Director Power informed the next Planning Commission meeting will be on 6-14-23. The meeting will have a full agenda with a few public hearing items, including a special land use review, two (2) rezonings, and potentially the revisiting of a special land use review and site plan review for a

marina use. Commissioner inquired if one of the public hearings is for the Zoning Ordinance text amendment for building height. Director Power confirmed, yes.

Commissioner inquired if Director Power has any information on events coming forward. Director Power informed there is a workshop and open house on June 8th at 5:00 p.m. The Redevelopment Ready Communities (RCC) Workshop put on by Planning Consultant Vidya Krishnan will also have a joint training session afterwards for the Board of Trustees and Planning Commission. Commissioner inquired if the training session counts towards the Commissioners necessary training requirements. Director Power confirmed, yes.

Commissioner commented that he has seen progress at the Kenworth facility and Meijer and they are looking good. Commissioner inquired about the Hampton facility at the corner of Tyler and Morton Taylor Roads, is there an extra building? Director Power informed, yes, the extra building is a leasing trailer and it is temporary.

Commissioner commented that he has seen things starting at the Mobil gas station and the Metro Party store now has a machine located at the site.

ADJOURNMENT:

Motion Jahr, Grant second to adjourn the meeting at 6:53 p.m. Motion Carried.

Respectfully submitted,

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

Christina Harman

Recording Secretary



MCKENNA

May 17, 2023

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

Subject: VBT-22-052 – ONE (Our Next Energy) CRN – Building 6/42060 Ecorse Road; Prototype PHASE 1/Site Plan Review #3; Revised Plans Dated May 9, 2023.

Dear Commissioners:

The applicant, Ashley Capital on behalf of Our Next Energy (hereafter referred to as ONE), seeks amended site plan approval for changes to an approved site plan for Building 6 (659,989 sq. ft), which is part of the larger Crossroads Distribution Center North development. The site is located on the north side of Ecorse Road, west of Haggerty Road, south of Van Born Road, and is an approximately 46-acre parcel.

PHASING

ONE will eventually be occupying the whole building for their manufacturing facility. However, due to the scope of the project, the development is to be done in phases. At this time, the applicant is seeking approval for a phase called prototype 1 which will occupy a portion of the building at the east end of the site. The site plan review is limited to improvements associated with Prototype 1 phase only.

In the interest of keeping the Planning Commission and Township informed, the applicant has submitted a concept site layout plan for the entire site (sheet CS1-SPA-PH2) which shows additional mechanical equipment, trestles systems on the north side of the building and a future DTW sub-station to service the needs of the site when fully functional. The concept plan is for information purposes only, and this review does not include approval of any part of the future phases for development of the site. The applicant will submit for site plan approval for future phase(s) at a later date.

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). The applicant received conditional approval in late 2022 to conditionally rezone the parcel from M-T (Industrial Transportation) district to M-2 (General Industrial) District to allow for the building to be used in manufacturing lithium-ion batteries. 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.

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3. **Lot.** The application indicates that the site is a total area of 46 acres. The legal description is included with the tax parcel ID number.
4. **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 since the site was originally developed to comply with M-T district setback regulations which are significantly higher.

Maximum permitted building height in the M-2 District is 4 stories, or 40 feet. The maximum permitted building height in the M-T district is 35 feet. At the time of original site plan approval, the applicant received Planning Commission approval to raise the height of Building 6 to 44 feet at the highest point, based upon a corresponding increase in all setbacks. The building height remains unaltered.

5. Access and Circulation.

- a. **Location of Curb Cuts.** The site can be accessed via two (2) existing access drives off Ecorse Road which run along the east and west sides of the site. The two access drives currently dead end at the north end of Building 6. No additional curb cuts are proposed.
- b. **Traffic.** At the time the building was approved in 2019, Wayne County required numerous improvements to the site's frontage along Ecorse Road to address the additional truck traffic that would be generated by a distribution center use. The change of the use of the building to manufacturing and office would result in reduced truck traffic but significantly higher volumes of vehicular traffic. Haggerty Road is in a major state of disrepair and the Township has been working with Wayne County to upgrade it. The Township Engineer has provided a detailed scope for a new Traffic Impact Study (TIS) to be done by the applicant. The TIS will reflect the potential impact on full occupancy of the building, i.e., when all phases are complete. The applicant has initiated the process; however, a study of this magnitude will take time. The current phase involves occupancy of only 1/6th of the building, and the traffic generated by the proposed limited occupancy will be far less than that anticipated in the original traffic study. Therefore, the applicant will be required to submit a full TIS and study with findings and recommendations, prior to any future phase(s) being approved.
- c. **Vehicle Circulation.** The vehicle circulation in the eastern portion of the site, which is under consideration, essentially remains the same, subject to a few changes recommended by the Fire Marshall for compliance with maximum fire lane length for dead-end aisles. The applicant is eliminating a cluster of parking spaces in and around a paved area to create an enclosure for the NMP storage tank, SRS (Solvent Recovery System) and coolers. The enclosure area has access via gates to the north and the plan notes that an existing hydrant adjacent to the gates will be rotated for full fire access. The circulation in this area is subject to approval from Fire Marshall.



- d. **Sidewalks.** No sidewalks are proposed to be added or removed from the site. Existing sidewalks along Ecorse Road have been identified in the site plan. The site plan proposes adding 4 new handicap accessible spaces on the southeast corner of the site. The existing sidewalk in that area must be extended along the frontage of all handicap spaces and provided with a ramp for safe barrier free access.

6. Parking and Loading.

- a. **Space Dimensions.** All spaces on the site were originally approved and constructed with dimensions of 9.5 feet wide x 20 feet long with 24-foot-wide maneuvering lanes, which is compliant.
- b. **Number of Parking Spaces.** Per original site plan approval, a total of 603 parking spaces were required for the building, under distribution center parking requirements. A total of 696 parking spaces was approved at the time, and 1061 constructed per the note on Sheet CS1-SPA-PH2. With the change of use to industrial and manufacturing, the requirement is either 5 spaces plus 1 per 550 GSF OR 1 per employee at largest shift, whichever is greater. The resulting parking requirement is 1237 and 840, respectively. The site plan proposes a total of 922 parking spaces. The Planning Commission has the ability to modify parking requirements based on data provided by the applicant showing the need for a greater/lesser number of spaces. The parking proposed exceeds the number of employees anticipated on the site at full occupancy. Therefore, we support the parking reduction.
- c. **Barrier Free Spaces.** With an overall parking requirement of 1,227 spaces, 22 ADA parking spaces must be provided. The site plan notes the provision of 24 parking spaces which are spread out on all 4 sides of the building. A total of 7 handicap accessible ADA compliant spaces are shown on the east side of the building, to be constructed as part of phase 1. The spaces are shown on the northeast and southeast corners of the building, closest to the building entrance.
- d. **Loading.** For commercial and industrial uses, 3 loading spaces + 1 per 50,000 SF (in excess of 50,000 SF) are required. Based on this standard a total of 15 loading spaces are required. The plan incorrectly notes the requirement as 6 spaces. Building 6 was originally approved with a total of 108 docks and 16 docks are proposed to remain active for the ONE facility, meeting the Ordinance requirement. All of the docks to be retained are clustered at the northeast corner (part of phase 1) and northwest corner (part of future phase) of the building.
- e. **EV parking spaces.** The site plan shows seven (7) EV parking spaces to the southeast corner of the building to be constructed as part of phase 1. Additional EV parking spaces will be incorporated as part of future phase(s). The applicant has provided manufacturer's cut sheet detail for proposed charging stations, which are ChargePoint, Level 2 CPF50 models with minimal signage and a sleek profile with a height of approx. 8 feet and width of 1.25 feet. The EV spaces abut a landscape area. Clarify if the charging poles will be installed in the landscape area.

- 7. **Landscaping and Screening.** The originally approved landscape plan for the entire site has been provided, indicating intent to maintain all perimeter, foundation and parking lot landscaping, with the exception of new screening around the mechanical equipment to be installed on the east side of the building. Details of the screening are discussed in Comment 8, below.



- 8. Mechanical Equipment and other ground mounted units.** Prototype 1 phase includes the installation of a 98' x 103.5' enclosure on the east side of the building to house an NMP storage tank, SRS (Solvent Recovery System) and coolers. These units are essential for the manufacturing process. The applicant has submitted supplements showing the details of the NMP and SRS systems. The dimensional details on the addendum are for information purposes only. The actual height of the proposed NMP Storage tank which is the tallest piece of equipment will be 14.82'. All of the equipment is to be located within an enclosure. The enclosure wall is noted as 14' in height, constructed of masonry and provided with spandrel glass 'faux windows' to give it the appearance of a building extension. The Zoning Ordinance allows for 6' tall enclosures, which can be raised to 8' with Planning Commission approval. The wall height must be reduced to 8 feet or the applicant must apply for and obtain a variance from the Zoning Board of Appeals for the additional height intended as screening to almost the top of the tank. We recommend the wall be provided with an EIFS or limestone cap and painted to match the building.

In addition to the screen wall, the applicant proposes landscape screening on the east side of the enclosure. A row of 11 parking spaces abutting the aisle on the east side of the enclosure is to be converted into a large landscape island (20' x 104.5') and planted with 4 *Colorado Spruce* trees and 3 *Redmond Linden* trees in a staggered configuration. The mix of evergreen and deciduous plantings will create a year-round visual screen in addition to the enclosure wall. The landscape island has been placed on the other side of the aisle to allow for fire safety and fire truck circulation. The enclosure is located several hundred feet from any dwelling to the east, and the combination of screening proposed will render the equipment minimally visible from any abutting residential use parcel.

- 9. Tree Removal Permit.** No tree removal is proposed as part of Prototype Phase 1.
- 10. Lighting.** The plan set includes a photometric plan for the area includes in phase 1. The existing light pole and wall mounted fixtures on the building which were originally approved, are to remain. The only new addition is a couple of wall mounted light fixtures on the north side of the mechanical equipment enclosure wall to illuminate the gate area and interior of the space. The fixtures must be downward directed and shielded.
- 11. Architecture and Building Details.** The building on the site has already been constructed and was approved by the Planning Commission. The applicant has submitted elevations showing minor changes to the façade which include addition of 6 windows and an employee door on the east side, and removal of two (2) overhead doors and installation of a single employee door on the south side. The modifications are designed to align with existing windows and match the colors of the building façade.
- 12. Dumpster.** The originally approved site plan proposed compactors in lieu of dumpster enclosures on the north and south facades of the building. The waste generated by a distribution center are likely different than the waste generated by a manufacturing facility. Sheet CS1-SPA-PH1 shows the existing compactors to remain. In addition, the plan notes the construction of a dumpster enclosure on the southwest corner of the site with gates. The enclosure must be constructed of masonry, painted to match the building and provided with steel reinforced wooden gates. In addition, sheet CS1-SPA-PH1 includes a statement on generation of hazardous wastes. The site is expected to generate minimal hazardous waste; any waste generated in the solvent area will be distilled into small quantities and taken off from the site by a private vendor. The applicant notes



that they will comply with all regulations of overseeing State, County and Federal Regulatory Agencies.

13. Signs. No signage is proposed at this time. The applicant can submit signage for administrative review and approval at a later date.

14. Other. The applicant has stated that ONE will comply with all applicable standards of Section 8.102 of *Article 8: Environmental Performance* regarding industrial uses in the M-2 District.

RECOMMENDATION

The applicant has been working with the Township for the past several months to get issues pertaining to site design, engineering, fire access and other issues addressed. Since the building is already constructed, site improvements in place in accordance with the originally approved plan, and changes limited to a small portion of the site associated with this phase only, we recommend that the Planning Commission grant preliminary and final site plan approval for Prototype Phase 1 for ONE to locate its manufacturing facility at 42060 Ecorse Road, subject to the following conditions:

1. Submission of a complete traffic study with submission of plans for any future phase, as noted in Comment 5.b, above.
2. Fire Marshall approval of circulation around equipment area on the east side of the building, as noted in Comment 5.c, above.
3. Installation of a sidewalk along the frontage of all new handicap spaces, as noted in Comment 5.d, above.
4. Clarification regarding location of EV Charging poles, as noted in Comment 6.e, above.
5. Planning Commission approval of an 8' enclosure wall height and installation of an EIFS or limestone cap on top of the mechanical equipment enclosure wall, as noted in Comment 7, above OR approval of a variance from the Zoning Board of Appeals for a 14' wall height.
6. Installation of downward directed and shielded fixtures in the mechanical equipment enclosure area, as noted in Comment, 10 above.
7. Approval of proposed utility plans by the Township Engineer and Wayne County (if needed).

This approval is strictly limited to the site area occupied by Prototype Phase 1 only. All other changes shown on the larger plan are conceptual at this time and will be reviewed in detail when a plan is submitted for future phase(s).

Respectfully,
McKENNA

Vidya Krishnan
Senior Principal Planner

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

May 18, 2023
Project No. 222016

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

**Our Next Energy – Ashley Crossroads North
Phase 1 Preliminary/Final Site Plan Review**

Dear Director Lawrence:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Preliminary/Final Site Plan dated May 9, 2023, submitted to the Township for preliminary and final site plan review, for the proposed Our Next Energy – Ashley Crossroads North site updates to the existing Crossroads Distribution Center North Building 6 located north of Ecorse Road and west of Haggerty Road in Van Buren Township, Wayne County (County), Michigan.

This project entails the addition of multiple solvent recycling areas, air-cooled chillers, a mechanical yard, site fencing with access gates and some potential layout and landscaping changes within the existing parking lot areas of the Ashley Capital CRN6 Building over several phases. The current plans submitted for review are for Phase 1 of this development which includes the addition of a mechanical yard on the east side of the building and some parking lot changes. A revised site plan was submitted on May 17, 2023 and is included as part of this review.

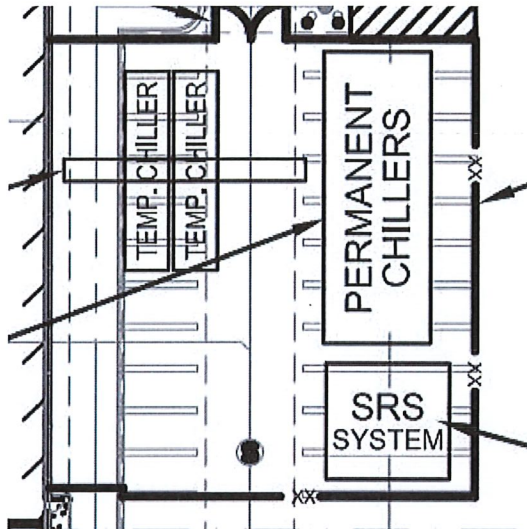
Fishbeck is conducting a preliminary and final site plan review for the Phase 1 work and looks at the engineering impacts to the site. It is anticipated that changes to the site for any subsequent phase (Phase 2 and beyond) will be submitted separately and will go through the same review process as Phase 1. Our review comments for the Phase 1 work are as follows:

General

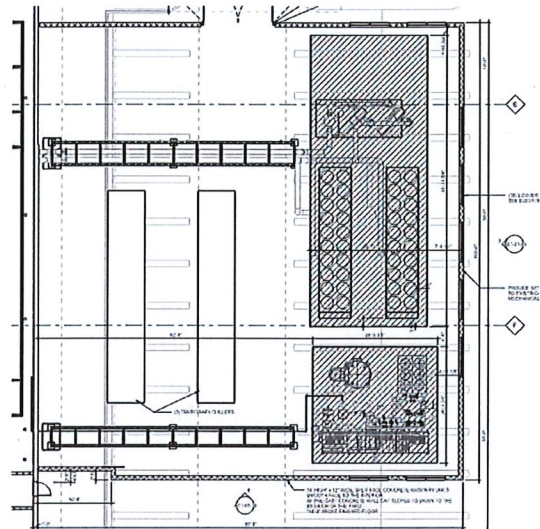
The following items are general requirements established as part of the *Engineering Standards Manual, Charter Township of Van Buren (April 2014)*. The applicant must include the following items as part of the construction plans:

1. In general, all preliminary engineering design and plan creation shall be done in accordance with the Township Requirements.
2. All site construction elements should be constructed per Township standard details and Township standard details should be added to the set. Single sheet details can be found at end of the Township Engineering Standards Manual, or full-size sheets can be provided upon request.
3. Further details of the mechanical yard should be added to the plans. The following note is shown on the plans: "no changes to paving or grading for phase 1 of the project". The mechanical yard does appear to be a minor addition to the site however, there appears to be parking lot modifications shown including pavement removal and new curb and gutter for the landscaping screen area.
4. There are different plan views in the submitted plan set of the mechanical yard being added to the east side of the building and they do not all match each other. For example, the mechanical yard on sheet CS1-SPA-PH1 shows permanent chillers, and SRS system, two temporary chillers in the northwest corner of the yard and a single permanent chiller trestle going from the building to the permanent chillers. The mechanical yard

plan on sheet AE1-01-19 shows two trestles and the temporary chillers in the south. Plans must match and show the actual equipment and layout being proposed.



Sheet CS1-SPA-PH1



Sheet AE1-01-19

Water Main Service

Existing: The site was recently developed and has existing water main service in place for this area.

Proposed: The Applicant's plan does not indicate any updates to the water main service system. One hydrant will be rotated in the same location to allow for hydrant nozzle clearance.

Comments:

- Existing water main service valves are indicated to be located within and adjacent to the proposed landscape buffer and sidewalk work. Details will need to be provided for adjusting the existing valve covers if needed.
 - A revised site plan was submitted on 5/17/2023 and shows the landscape buffer relocated to the east side of the mechanical yard and no longer in the area of the existing water main valves.
- The hydrant just north of the proposed mechanical yard fencing/screening is being shown as rotated for access with bollards being added. The Fire Marshal will need to accept on the clearances needed surrounding this hydrant for proper access and use.

Sanitary Sewer

Existing: The site was recently developed and has an existing sanitary sewer service system in place for this area.

Proposed: The Applicant's plan does not indicate any updates to the sanitary sewer system.

Comments:

- An existing sanitary manhole is indicated to be located within the temporary/permanent chiller enclosure. An access detail is shown on the plans however, additional details will need to be provided including accessibility for Township maintenance staff. Will the access gate be locked? Will the Township be able to unlock the gate if necessary?
- As stated previously, the layout of the mechanical yard on sheet AE1-01-19 does not match the layout of the mechanical yard on the site plan which shows the access to the existing sanitary manhole. On sheet AE1-01-19, the temporary chillers are in the southwest corner of the yard and potentially on top, or directly adjacent to the sanitary manhole, which is not what is depicted in the sanitary access detail. There also appears to be

two trestles shown between the building and the permanent chillers and SRS system instead of one. The sanitary access detail should be revised to match the actual mechanical yard layout and show vertical and horizontal clearances around the manhole. The plans should also indicate the accessibility/turning movements for the largest Van Buren maintenance vehicle (vacator truck).

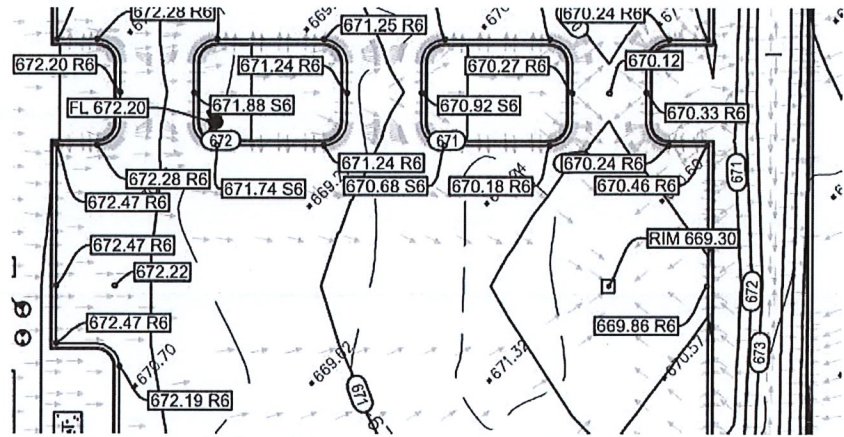
Storm Water Management

Existing: The site was recently developed and has an existing stormwater management system in place.

Proposed: The Applicant's plan does not indicate any updates to the stormwater collection system, however, there is an indication an update to the stormwater management system may be forthcoming, more specifically the already approved detention pond with the addition of the DTE substation to the north.

Comments:

1. The Applicant's plan indicates no modifications to the stormwater system for Phase 1. The mechanical yard screening wall provides weep holes to allow stormwater runoff to flow through to be collected at existing catch basins. Please provide details on the size and shape of the "weep holes". They should be large enough for debris to flow through.
2. Revised drawings were received on 5/17/2023 showing the landscaping screening area in a new location on the east side of the mechanical yard. Per previously approved engineering drawings and as-built plans for the Ashley Capital Crossroads Distribution Center, existing stormwater runoff drains to the east to existing catch basins in the parking lot, east of the landscape buffer. See picture from the original plans detailing flow direction. The Applicant shall add details and grading information for the landscaping buffer to show that runoff will be able to drain to site catch basins. A viable design to maintain positive drainage should be provided.
3. The Applicant's plan appears to indicate a Phase II future modification to the existing stormwater detention area in the northwest corner of the site for a new DTE Industrial Substation. The existing stormwater management area has been previously designed and approved for the entirety of the Ashley Capital Crossroads North property. Any modifications to the existing system will require full stormwater management review of the changes, including detailed calculations and final approval from the County.



Paving and Grading

1. Detail grading for all proposed sidewalk and parking lot modifications must be shown on the plans.
2. A landscape buffer is proposed on the east side of a new mechanical yard. More details of this area will be required for the removal and construction of this island/peninsula. Will this landscape buffer have curb and gutter around it? How will the curb and gutter integrate into the existing island? What are the removal limits for the existing curb and pavement? Will parking spots be removed? How does this affect the existing utilities (see sections above)?
3. The Applicant's revised plan appears to show the removal of an existing landscape island in order to accommodate vehicle movements around the fire hydrant and mechanical yard. The same comments as above (Comment #2), apply here. Applicant must indicate what will be removed and what materials will be placed back. There also appears to be striping shown but it is not labeled or detailed.

4. In general, construction details and labels should be provided for all site work shown on the plans including all removals and proposed site construction elements.

Traffic

Per the revised review schedule determined by the Township and the Applicant, a full traffic study will be required for the Phase II submittal to the Township. The scope of the traffic study shall include items detailed in the Applicant's response letter and items stated in previous review letters by Fishbeck.

Soil Erosion and Sedimentation Control (SESC)

If any disturbance of existing earth for pavement removal landscape adjustment or others is anticipated (more than one acre), the site may be subject to a County SESC Permit. Regardless of the need for a County permit, the Township requires an SESC plan to be submitted 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.

Recommendation

At this time, Fishbeck recommends the Planning Commission grant the Ashley Capital North - Our Next Energy (ONE) Building 6 Site Plan Preliminary and Final Site Plan Approval contingent to all items in the above review letter be answered or addressed in an Issued for Construction plan set, submitted to the Township Engineer for review. The Applicant must receive written approval of acceptance prior to moving forward to the Preconstruction portion of the process. If you have any questions regarding this project or our comments listed above, please contact me at 248.324.4796 or mtleppek@fishbeck.com or Paul Kammer at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,



Michael T. Leppek, 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

May 16, 2023

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

Our Next Energy
42060 Ecorse Road Building 6
Van Buren Township, Michigan 48111

This site plan review is for the East Side of the building only (Prototype Line). The focus of this review was Water Supply, Fire Department Access, and outside storage of Hazardous Materials. The Code used in the review is the Van Buren Township adopted fire code IFC 2021.

Project Overview:

This site plan review is for an existing building that plans to build a battery cell manufacturing facility at the above listed address. This manufacturing facility will produce battery cells for electric vehicle and grid storage applications.

Type of Construction: IIB

Use group: B, A2, & F1

Roof Height: 45 Feet

Square Footage: 659,546 ft²

Fire Flow Info: 8000 gpm for 8 hours Per IFC 2021 Table B105.1(2)

Water Supply: The building has 9 fire hydrants spaced around the structure. Two 12 inch C900 DR18 PVC water mains extend north on the East and West sides of the building from Ecorse Road and loop along the north end of bldg.6

Per the IFC Table B105.2- 8 Fire Hydrants or more are needed and 9 are provided.

Specific Comments:

1. The site plan shows a temporary/permanent chiller located on the east side of the building. Provide sufficient details to determine if any exiting from the structure will be impacted by the location of this unit. In addition, a fire hydrant appears to be obstructed by the gate and fence. Clearer detail on this will need to be provided.

The updated plans show the fire Hydrant has been rotated so it is no longer obstructed by gate. The gated area will not serve as an exit discharge.

2. On sheet CS1-SPA-PH2 the temporary/ permanent chiller is located in the fire lane access, and has created 2 dead ends that exceed the allowable distance in the fire code.

Please remove or reduce the landscape island to the north of the mechanical yard to allow a 20' east-west access route south of the parking spaces. In doing so, bollards may be required to protect the fire hydrant. Please also eliminate either 4 parking spaces south of the landscaping adjacent to the mechanical yard, or alternatively, eliminate that portion of landscaping island / landscaping in order to allow a 20' fire lane to the south of the mechanical yard as well.

The Dead Ends have been addressed and the above modifications shown in an Email to Dan Power dated 5/17/2023

3. Provide additional details to support the layout and pad configuration on the outdoor storage. Through the site plan process, it is important to verify the pad and location are acceptable for outdoor location with proximity to the building, other tanks, and property lines. Revised submittal should include sufficient information on the size of tanks, and chemicals that are being stored.

The information has been provided and the outdoor storage of the NMP tank and the Solvent Recovery System (SRS) tank comply with Table 5704.4.2 of the IFC 2021

4. Storage areas shall be provided with spill control and secondary containment in accordance with Section 5703.4 IFC 2021

Per page P196680-0101 of the Solvent Recovery Supplemental submitted with the plans, the containment area shall be designed such that the full volume of NMP and condensate is adequately contained for safe removal in the event of a tank failure. Per Matt Lempke the containment area will handle 110% of the volume of the liquid in the tanks.

General Comments:

1. If a security gate is to be installed at the entrance to the complex, an approved access control device will be required. The device for Van Buren Township gate access is a Knox gate and key switch Model 3501.

If you have any questions regarding this review, please contact me at alenaghan@vanburen-mi.org or 734-699-9416.

Andrew Lenaghan
Deputy Fire Chief/Fire Marshal
Van Buren Township



MEMO

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Case 22-052: Crossroads Distribution Center North 6, LLC (Our Next Energy) Preliminary and Final Site Plan Review
DATE:	May 18, 2023

Applicant Crossroads Distribution Center North 6, LLC seeks approval of an amendment to the preliminary and final site plan for the first phase of construction of a battery manufacturing facility. The improvements will include construction of a 36,800 square foot two-story office facility, a 29,240-sq. ft. manufacturing space and 11,830-sq. ft. shipping and receiving area within an existing 659,546-sq. ft. building, along with related accessory outdoor industrial storage, landscaping, and access alterations on the east end of this building.

The subject site is located at 42060 Ecorse Road (parcel ID number 83 008 99 0002 706). The site is a 46.15-acre parcel west of Haggerty Road on the north side of Ecorse Road. The property's zoning is M-2 – General Industrial (with conditions). The site was conditionally rezoned from M-T – Industrial Transportation to M-2 – General Industrial (with conditions) following a public hearing and recommendation by the Planning Commission on October 26, 2022 and two meetings by the Board of Trustees in November and December 2022 which involved two readings of a property rezoning ordinance along with the execution of the Conditional Rezoning Agreement.

To assist with your review, this packet includes a 33-page set of civil (site) and architectural plan drawings, supplemental information and prototype drawings that describe the use's proposed solvent recovery system (SRS), data sheets regarding the site's proposed electric vehicle (EV) charging stations, a perspective drawing / rendering demonstrating the proposed mechanical yard, and a document with responses to previous staff site plan review comments. Please note that within the submitted civil (site) drawings, two pages have been marked with red "X's" by staff, as these pages were replaced by addenda sheets that were also included with your packet.

The packet also includes report materials from the Township's Planning Consultant, Engineering consultant, and Fire Marshal / Deputy Fire Chief. The packet also includes meeting minutes from the Planning Commission's approval of the conditional rezoning request for the subject site in October 2022, and minutes from Planning Commission meetings involving approvals of the two other most recent projects at the Crossroads North development site.

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