

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
June 28, 2023  
MINUTES**

**CALL TO ORDER:** Chairperson Cullin called to order at 5:34 PM

**PLEDGE OF ALLEGIANCE:** Stand for pledge

**ROLL CALL:**

**Present:** Medina Atchinson, Sharry Budd, Brian Cullin, Bernard Grant, Jeff Jahr, Jackson Pahle

**Staff:** Director Power and Secretary Manley

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

**Applicant(s) in Attendance:** Case 22-058 – 16355 Haggerty Road rezoning – Cameron Smyth and partner. Case 21-032 – Brookwood Senior Housing: Golan Sapir-SB Investments/Brookwood, Edo Furman-SB Investments/Brookwood, Chris Garner-Brookwood/Brookwood, Gordon Dionne-Brookwood, Melody Stevens-Brookwood, Veronica Clark-Wade Trim, Erich Smith-Wade Trim, Luke Bonner-Bonner Advisory Group, Tom Gritter-Gritter Real Estate Services.

**Audience (other):** One (1).

**APPROVAL OF AGENDA:**

**Motion by Commissioner Jahr, second by Commissioner Budd to approve the agenda as presented. Motion carried.**

**MINUTES:** Approval of minutes from the regular meeting of June 14, 2023

**Motion by Commissioner Budd, second by Commissioner Grant to approve the June 14, 2023 minutes as presented. Commissioner Jahr advised this is an approval of the revised minutes on June 28, 2023. Motion carried.**

**NEW BUSINESS:**

**ITEM # 1:** Case 22-058: Cameron Smyth –16355 Haggerty Road – Rezoning Request

**TITLE:** A request by owner Cameron Smyth to rezone 16355 Haggerty Road (described as Parcel ID# V-125-83-142-99-0001-000), from R-1B – Single Family Residential District to AG – Agricultural and Estates.

**LOCATION:** The parcel is located on the east side of Haggerty Road between Riggs Road and Savage Road.

Director Power states the review of this request will follow the guidelines for the criteria of section 12.504 from the Van Buren Township's Zoning Ordinance criteria.

1. The rezoning request must follow the Master Plan and be consistent with the goals and policy of the Master Plan. Consistently the area in question for rezoning request has been identified as a Rural Settlement land use which correlates to the AG zoning being requested. Director Power states this criterion has been met.
2. Proposed rezoning is consistent with the basic intent and purpose with the Zoning Ordinance Section 1.102 for Van Buren Township Zoning Ordinance includes regulation and restrictions regarding structures and building to be used for the specified purposes per Section 3.109 of the Zoning Ordinance. Director Power still needs there to be a clear understanding on limits of certain farming activities, animals, and practices on the land in the result of this rezoning. Requests that the distinctions will have to be brought forward and the applicant will need to be clear on them. Director Power brought forward that many agricultural practices and policies will have to go through the State for best agricultural management and use. A rezoning request also needs to consider capability of the street system and the capacity of the city and township resources without comprising the health, safety and welfare of the township. Expectation is that a rezoning is not anticipated to add a significant change in traffic. Site does have public water and the site is large enough to contain a separate septic waste system.
3. The request for the rezoning further brings the Township closer to the Master Plan for the Township.
4. The requested rezoning will not create an isolated or incompatible zone in the neighborhood. The analysis shows that the feasibility of other parcels in this area to be rezoned AG. There would not be an isolated or exclusionary zone.
5. Owner intends to continue to expand personal and agricultural uses on the property which is consistent with the surrounding properties. The intended uses of the site appear compatible.

Rezoning the land is considered to be more appropriate towards the Master Plan. Construction on the site will be able to meet the standards for the setbacks and ordinances as per the Township. Director Power recommends the Planning Commission recommend approval to the Board of Trustees.

Applicant Cameron Smyth of 16355 Haggerty Road opened up the floor to questions. Commissioner Atchinson questioned future plans for the desire to mill lumber. Mr. Smyth advised that the lumber is a hobbyist passion rather than a commercial use, applicant has no plans to pursue commercial. Intends to have 3-4 hives of bees as well.

Commissioner Jahr asked the applicant about agricultural retail sales. Questioned if sales were happening on the property or if it was being trucked out elsewhere for purchase. Mr. Smyth advised they have multiple friends and family that purchase at the farm and potential plans to

do farmers markets but that is a long-term future goal. Jahr advised agricultural resource sales are a special use permission.

Mr. Smyth discussed their organic uses and policies especially in regards to the drain on the property. Mr. Leppek advised that any run off surface water into the drain would be managed by EGLE or the State. Does not believe there would be any issues with the site. Jahr asked if they would be subject to review after the rezoning to AG. Mrs. Krishnan advised that once licensed under the state, they will be protected under the Right to Farm Act. Krishnan added the applicant cannot revert AG back to R1B; he will remain AG if approved. Applicant advised no grand plans for expanding or doing tilling or large grand scale operations on the property and that again, no milling plans are happening. Budd addressed concerns on saw mill and that he cannot run a saw mill on the property, Mr. Smyth addressed he put fallen trees to good use and did not utilize the saw mill with intent to sell.

Atchinson questioned the intent to why he was wanting to rezone the property – Mr. Smyth stated increasingly doing more and more agricultural activities on the property i.e. apple orchard, expanding vegetable garden to be over 1 acre; has a passion project based in AG and felt that the move into that direction made sense to request AG zoning. Atchinson followed up that you cannot go back to Residential, questioned change of property value from Res to AG – Atchinson asked if the state of work he is doing right now, does the applicant really need to rezone? Power stated he would err on the side of flexibility and would rezone to plan for the future intent of the property and goals. Power commented under AG in a state zoning you can still have a single-family dwelling home site as long as it is a principal use, feels farming aspect is fairly long term for the site. Krishnan added a single-family residential district will not allow you to have 30 chickens.

**Motion by Commissioner Atchinson, second by Commissioner Jahr to recommend approval of the request by Cameron Smyth to rezone 16355 Haggerty Road (described as Parcel ID# V-125-83-142-99-0001-000), located on the east side of Haggerty Road between Riggs Road and Savage Road, from R-1B – Single Family Residential District to AG – Agricultural and Estates, subject to the analysis in and based on the findings of fact in the Planning Director’s letter dated June 7, 2023.**

**Roll Call:**

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

**Nays: None.**

**Excused: None.**

**Motion Carried. (Letters Attached)**

**ITEM #2: Chris Garner / SB – Invest L.P. (Brookwood) – Final Site Plan Review**

**TITLE: A request by Chris Garner on behalf of owner SB – Invest L.P. to construct an independent multi-family residential senior housing development with**

132 dwelling units with a combined gross floor area of approximately 154,110 square feet along with a clubhouse and other site improvements. The project is proposed to be titled "Brookwood".

LOCATION: The project is proposed to be located on the north side of Tyler Road, between Morton Taylor and Haggerty Roads on a 44.4-acre site. The site has tax parcel ID # 83 043 99 0015 000 and is zoned RM – Multiple Dwelling Residential District.

Board of Trustees approved special land use on January 17, 2023; purpose of tonight is to consider approval of the final site plan. Director Power deferred to Planning Consultant Krishnan. Applicant received preliminary approval from the Planning Commission on December 14<sup>th</sup> and that was subject to a series of conditions. For final site plan approval, Krishnan addressed the McKenna letter dated June 21, 2023 and discussed the following comments:

1. First condition required keeping the timeline and self sufficiency of each phase. Clarified that the intention was to build the project in three (3) phases. Krishnan stated that each individual phase will be self sufficient and stand alone. The roads and infrastructure will be built at one time. Total construction timeline is noted at eighteen (18) months with 8 to 12 units being built per month. Krishnan believes this condition has been met.
2. Planning Commission approval of any additional parking provided to satisfy visitor needs. Original paperwork noted applicant had additional one hundred and fourteen (114) parking spots. Technically not 114 spaces since the applicant counted the garages and the driveways. Total number of actual parking spaces that are being constructed are twenty (20) which are spread out. The Planning Commission recommended that a couple of additional handicap spaces be included among those 20 spaces. This request has been done on the revised plan.
3. Addition of deciduous or evergreen tree line at the front lot line.
4. Township engineer and Wayne County approvals needed. Krishnan believes that the engineering issues that remain to be addressed will not have any bearing on the site plan approval. Does not feel that this is a reason to not move forward with final site plan approval. Board of Trustees special land use approval was granted by a vote on January 17, 2023. There was a requirement that a dumpster and enclosure be added for the clubhouse. The revised plan does note an access site for a dumpster.
5. Discussion of maneuverability between units when you have garages facing each other. Applicant has provided a turn diagram showcasing the accessibility of the driveway and garage setups. Garages are not equipped to house a truck. Krishnan noted this would cause anyone with a truck to have to park in the driveway. The garage is more than sufficient to accommodate any of the regular passenger vehicles. Krishnan stated at this time all of the preliminary conditions to grant approval have been addressed with the exception of the engineering approval. Krishnan stated it is McKenna's recommendation to approval the final site plan approval for the senior housing unit subject to full engineering approval from Wayne County and the township engineer. This recommendation is made with the understanding that should any aspect of the site layout



change in any capacity, the applicant will have to come back before the Planning Commission.

Mr. Leppek summarized Fishbeck letter dated June 21, 2023. Fishbeck recommends the Planning Commission grant Final Site Plan approval based on the engineering review of the Brookwood Multi Family Residential plans dated June 6, 2023, contingent to the Applicant addressing all comments in the above letter and receiving County approval for stormwater management. If the Applicant does not receive County approval and must make significant changes, the Township may request the Applicant resubmit plans for Final Engineering review. The Applicant must update the drawings per the above comments prior to moving to the pre-construction phase of the Township site plan process. An issued for construction set with all updates included, must be submitted for review by the Township Engineer.

Director Power addressed Fire Marshal's letter dated June 13, 2023 that indicated that some of the previous site plan comments have been addressed. Power noted that the hydrant has been added in front of units 20 to 21. Power noted the posted signage of both sides of the street have been added. Site has been updated to provide adequate turning navigability for firetrucks throughout the development. The previous concerns have been addressed. Power brought forth additional comments. Reminded the Planning Commission one of the keystone aspects of this project is that it is designed in a manner that it preserves the wetland areas and does not disturb. Alternate routing for sanitary discharge had to go to the South instead to preserve the wetlands which caused it to cross Tyler Road. Pump station approval was done by the Board of Trustees to accommodate this sanitary discharge to the south. There are five (5) stormwater detention bases of which two (2) were designed with a shallower base than the four (4) feet that are in our engineering standards. Board of Trustees on June 20, 2023, reviewed and approved the shallower pool depth for two of the five ponds more towards the North edge of the site. The Board did direct staff to take a look at mosquito control either through irrigation or other methods of control especially on ponds 2, 3, and 4. Recommends the Planning Commission consider if fencing is to be required. Director Power recommends, specific to Pond 4, that the pond should have decorated 4 foot fencing. Power also stated the township engineer felt confident the applicant could address these concerns.

Applicant Luke Bonner of 1054 S. Main, Ann Arbor, MI introduced the entire team of Brookwood: Golan Sapir, Edo Furman, Chris Garner, Gordon Dionne, Stevens, Veronica Clark, Erich Smith, and Tom Gritter. Addressed mosquito management and intend to manage it from the pond standpoint of an infestation practices rather than spraying intermittently. Addressed putting a high decorative fence running along Tyler Road.

Commissioner Jahr questioned what type of standards are there for mosquito abatement in a drainage pond. Fishbeck is not entirely sure what type of standards there are since engineering typically does not address mosquito abatement. Stated he can follow up on the mosquito enquiry. Jahr questioned Director Power if he had any standards for the mosquito abatement. Power stated the zoning ordinance is pretty broad in regards to the regulation of mosquitoes.

Suggested aerating or selective planting mix connected to a wetland aesthetic. Krishnan has seen across the board that aerators are no longer permitted in ponds and that the county may not allow it. Suggested spraying and specialized plants along pond. Eric Smith addressed aeration concerns of pond. Stated the best way to handle mosquito control is through a structured spraying plan. Commissioner Grant questioned how a spraying plan would affect the wetlands and the environment in the area. Mr. Smith advised they would stay in the developed area and use natural spray. Commissioner Grant asked that it be made clear that they won't use anything that could be detrimental to the environment or wetlands.

Applicant addressed that the County has several details to work through still regarding the sanitary measures and where it pertains to the location of the property and Tyler Road. Discussed the county drain that appears to travel over the entrance culvert. Fishbeck addressed possibly raising the culvert and lowering the drain, wants to make sure that all of these details are clearly designed on the plans. MOT detour plan also needs to be detailed out. Fishbeck's main concern is on the 4-inch outlet that will cross Tyler Road. Jahr brought up pond fencing and requirements for fencing. Concern over young children visiting and the risk of un-fenced ponds. Applicant is happy to do whatever has been consistent with the township previously in regards to the detention ponds. States fencing the ponds are not an issue if need be. Commissioner Jahr feels that Pond 4, since it is public facing, may require a decorative fence. Krishnan stated historically the Planning Commission has not required fencing around a detention pond unless it is located in an area that could be an attractive nuisance such as Pond 4's location. Interior ponds are typically not required to be fenced. Pond 3 is designed with gabion baskets and a sloped lawn area. Commissioner Budd discussed issue of F150 or a larger SUV not fitting in the garages. Krishnan advised size of garage has not changed in any of the plans and that it is the standard size garage. Budd addressed concerns on how people are going to get across Tyler Road since it is a heavily utilized street.

Commissioner Atchinson asked about the business model of the units being leased out. Applicant addressed that the standard business model for senior housing is for long term lease agreements. Atchinson concerned F150's and similar sized vehicles will not be allowed to be parked in the driveways due to potential HOA rules. Applicant feels like they do not have a right to restrict what people choose to drive. Atchinson asked if there was another association that the applicant owns in the area to do a drive through and see how they are operated. Applicant suggested Brookwood Taylor which is still under construction and Brookwood Fenton to visit. Director Power produced plans of the garage for viewing.

No zoom comments or comments from the Public.

**Motion by Commissioner Jahr, second by Commissioner Grant to approve the request for final site plan approval by Chris Garner on behalf of owner SB – Invest L.P. to construct an independent multi-family residential senior housing development with 132 dwelling units with a combined gross floor area of approximately 154,110 square feet along with a clubhouse and other site improvements, subject to the analysis in and based on the findings of fact in the**

Planning Director's letter dated June 21, 2023, the letter from McKenna dated June 21, 2023, the letter from Fishbeck dated June 21, 2023, the letter from the Fire Marshal / Deputy Fire Chief dated June 13, 2023, with the additional condition that a wetland compatible mosquito abatement plan be included in the final plans and that decorative fencing for Pond 4 is required per the staff recommendation.

**Roll Call:**

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

**Nays:** None.

**Excused:** None.

**Motion Carried. (Letters Attached)**

**ITEM # 3:                   Zoning Ordinance Text Amendments – Detached Single Family Residential Dwelling Height Regulations**

**TITLE:**                   Proposed amendments that will modify the maximum allowable height for detached single family dwellings to allow all detached single-family dwellings to be 2.5 stories in height or 35 feet in height. The amendments will include updates to Sections 3.106 (R-1A, R-2A, R-1B, and R-1C, Single Family Residential Districts), 3.107 (RM, Multiple Dwelling Residential District), 3.109 (AG, Agricultural and Estate District), and 4.102 (Schedule of Regulations).

Director Power discussed the Township is a bit more restrictive on height allowance than the surrounding area. Krishnan discussed how the neighboring municipalities allow for an increased height measurement and what impact this would have on the Township. By making this change, we are not creating more building mass or height, it is allowing for existing space to be utilized to create a top story. Allows for existing single-family footprints to maximize their living space.

Chairman Cullin asked if this was just for the homes. This change would not have any bearing for example on a barn build on an AG piece of land. Krishnan advised this is strictly for dwellings, homes only. Jahr asked Grant if he thinks this is fine and acceptable. Grant agreed that he feels that this is fine to approve.

No Public Comments or Zoom Comments.

**Motion by Commissioner Jahr second by Commissioner Grant to recommend adoption of the text amendments that will modify the maximum allowable height for detached single family dwellings to allow all detached single-family dwellings to be 2.5 stories in height and 35 feet in height, including amendments to Sections 3.106 (R-1A, R-2A, R-1B, and R-1C, Single Family Residential Districts), 3.107 (RM, Multiple Dwelling Residential District), 3.109 (AG, Agricultural and Estate District), and 4.102 (Schedule of Regulations).**

**Roll Call:**

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

**Nays:** None.

**Excused:** None.

**Motion Carried.** (Letters Attached)

**GENERAL DISCUSSION AND UPDATES**

- Ordinance Committee discussion time not set up but potentially setting the meeting up at the farm site to see real time applications. To be determined.
- Director Power addressed the July 12<sup>th</sup> meeting for the Planning Commission is not confirmed.
- Commissioner Atchinson suggested that back in 2013 or 2014 the Planning Commission and the City of Belleville, and Van Buren Township got together to share and discuss ideas and to maintain a good working relationship. Commissioner Jahr agreed and thought it was beneficial for all parties. Suggested a training seminar from our consultants to encourage growth and cooperation and knowledge. Krishnan excited to pursue this opportunity.

**ADJOURNMENT:**

Motion to adjourn meeting by Commissioner Budd, second by Commissioner Jahr.

Chairperson Cullin closed the meeting at 7:15.



Respectfully Submitted,

Caroline Manley



## MEMO

---

TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: Case 22-058 – Cameron Smyth Rezoning Request / 16355 Haggerty Road  
DATE: June 7, 2023

---

The Planning Commission will consider a request by owner Cameron Smyth to rezone 16355 Haggerty Road (described as Parcel ID# V-125-83-142-99-0001-000), from R-1B – Single Family Residential District to AG – Agricultural and Estates District.

**File Number:** 22-058

**Site Address:** 11635 Haggerty Road

**Parcel Number:** V-125-83-142-99-0001-000

**Parcel Size:** 10.100 acres

**Location:** East side of Haggerty Road between Riggs Road and Savage Road.

**Applicant:** Cameron Smyth

**Property Owners:** Cameron Smyth

**Request:** Applicant seeks to rezone their property from R-1B – Single Family Residential District to AG – Agricultural and Estates District

**Zoning and Existing Use:** Current property is zoned R-1B – Single Family Residential District

**Adjacent Zoning and Existing Uses:**

**North:** R-1B (Single Family Residential District)

**East:** AG (Agricultural and Estates District)

**South:** R-1B (Single Family Residential District)

**West:** R-1B (Single Family Residential)

**Other:** Public hearing notices were published in the Belleville Independent on May 24, 2023 and notices were sent to all property within 300' of the subject property on May 24, 2023 in accordance with the Michigan Zoning Enabling Act.





Image courtesy of Google Earth, June 2023

The subject site has a property classification of 401 – Residential Improved. The site contains a 2,371 square foot dwelling as well as several small accessory buildings. The parcel's zoning has been consistent for over 49 years, based on a record of a published zoning map dated December, 1973 showing the parcel as being zoned R-1B – Single Family Residential District at that time.

The owner / applicant has provided a narrative letter that describes a number of current and proposed agricultural uses for the property which include a fruit tree orchard, starting a large vegetable garden, milling lumber from the available hardwoods, and a flock of 30 chickens.

Planning and zoning law provides that government has a legitimate interest in maintaining compatibility of surrounding areas, protecting and preserving natural resources, and ensuring adequate infrastructure such as roads, water supply and sanitary sewage disposal. Adoption of a Master Plan and imposition of zoning restrictions to accomplish those interests, as well as to avoid overcrowding and preserve and protect open space and area aesthetics are consistent with the Michigan Planning Enabling Act (PA 33 of 2008) and Michigan Zoning Enabling Act (PA 110 of 2006).

My analysis of the current request is included below and on the following pages.

### **Standards of Review for Rezoning:**

Article 12, Chapter 5 of the Zoning Ordinance includes the procedures and standards for reviewing Zoning Ordinance amendment applications. Section 12.504 of the Zoning Ordinance includes specific standards for review for the Planning Commission and Township Board of Trustees to consider prior to taking action on an amendment application. These standards are as follows:

**(A) Consistency with the goals, policies, and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.**

A comprehensive update to the Van Buren Township Master Plan was adopted in 2020. Based on the adopted future land use map from the 2020 master plan, which was updated in 2022 following the adoption of the Sumpter Road Corridor Plan, the subject site is planned for "Rural Settlement" future land use, which correlates to AG – Agricultural and Estates District zoning under the Zoning Plan.

**(B) Consistency with the basic intent and purpose of this Zoning Ordinance.**

Section 1.102 of the Van Buren Township Zoning Ordinance (*Purpose and Intent*) includes imposing regulations and restrictions governing the location and construction of structures and buildings to be used for business, industry, residence, social purposes, and other specified purposes. Based on that intent, the Zoning Ordinance includes provisions for zoning districts, setbacks, building height, and land use. Section 3.109 of the Zoning Ordinance, the Agricultural and Estates District is consistent with the intent of the Zoning Ordinance by enabling a mix of land uses which are made compatible with their surroundings by adhering to specific building architectures, setbacks, and design features.

**(C) The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.**

Single family residential and related accessory uses, as well as existing and proposed agricultural uses on the subject parcel is not anticipated to generate significant traffic on Haggerty Road and would likely reduce traffic in relation to a proposal that would involve dividing the parcel for development as two or more single family residences as permitted under the current zoning district.

**(D) The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.**

The subject property is currently served by public water and is large enough to contain a septic waste disposal system. There are no constraints on the water system staff is aware of that would prevent service to the subject site.

**(E) That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.**

The requested rezoning does not change the Zoning Ordinance but rather brings the Township further into compliance with the adopted 2020 Master Plan update and adopted Future Land Use Map. The requested rezoning does not correct an error in the Zoning Ordinance.

**(F) That the amendment will not be expected to result in exclusionary zoning.**

Exclusionary zoning is a prohibition of a land use when there is a demonstrated need for the use in the community. The subject request is not an amendment that will result in exclusionary zoning.

**(G) If a rezoning is requested, compatibility of the site's physical, geological, hydrological, and other environmental features with the uses permitted in the proposed zoning district.**

The subject site is uniquely situated adjacent to the Lower Huron Metropark and is partially encroached by the Griggs Drain. These and other physical, geological, hydrological, and other environmental features currently support and are anticipated to continue to support and be compatible with the permitted uses in the proposed zoning district. The lot is 10.1 acres in area and is therefore large enough to accommodate agricultural and residential uses despite these features which could otherwise constrain larger land uses.

**(H) If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.**

The property owner intends to continue and expand upon the personal and commercial agricultural uses on the property, and its use as a single-family residence. These uses are consistent with permitted uses on nearby properties which are also zoned AG, including on the west side of Haggerty Road.

**(I) If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.**

The proposed rezoning will follow the property lines of the subject parcel. Because the parcel is over 10 acres in area with over 500 feet of frontage, there will be adequate land area to construct buildings and uses on the site that meet the required front (50'), side (combined 25'), and rear (35') setbacks. Any agricultural activities will be required to meet Generally Accepted Agricultural Management Practices (GAAMPs) and applicable local ordinances, including the Township's prohibition of marijuana facilities and establishments.

**(J) If a rezoning is requested, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.**

The adopted zoning map assigns the property as Rural Settlement future land use, which correlates to AG zoning in the zoning plan, so the requested zoning district is the most appropriate from the Township's perspective.



**(K) If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.**

Rezoning is more appropriate than amending the list of permitted or special land uses in the R-1B zoning district. The applicant's narrative indicates that he would like to seek uses that are consistent with commercial agriculture buildings and greenhouses, commercial agriculture operations, keeping of pets and livestock, and greenhouse and nurseries. All of these uses are permitted uses by right under AG zoning and are not permitted under R-1B zoning (with some exceptions that apply to pre-existing farms under the State of Michigan Right-to-Farm Act). Amending the R-1B zoning district to allow these agricultural uses would not be appropriate.

**(L) If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.**

While the requested rezoning will create an isolated AG-zoned parcel relative to the other parcels on the east side of Haggerty Road in the vicinity of the site, there are AG-zoned parcels both to the east and to the west. Additionally, it may be appropriate to consider AG zoning for many of the parcels in this vicinity. In a study of twelve (12) parcels in this stretch of road that are currently zoned R-1B, 9 of 12 parcels meet the minimum acreage (1) for AG zoning, 8 of 12 parcels meet the minimum required frontage for AG zoning, and 7 of 12 parcels meet both the minimum acreage and frontage requirements. All of these parcels are in a portion of the Township that has been designated the "Rural Settlement" future land use category. So, other parcels in the neighborhood that are currently zoned R-1B near this site could reasonably be rezoned to AG in the future.

#### **Recommendation:**

Staff recommends that the Planning Commission should recommend approval of the request to rezone Parcel # 83-142-99-0001-000, 11635 Haggerty Road, from R-1B – Single Family Residential District to AG – Agricultural and Estates District based upon the following reasons:

1. **Section 12.504(A).** The proposed rezoning is consistent with the goals, policies, and objectives of the Master Plan. The proposed AG zoning designation is consistent with the Rural Settlement designation envisioned in the Master Plan for the parcels and abutting properties.
2. **Section 12.504(B).** The proposed rezoning is consistent with the intent to the Zoning Ordinance and the existing development pattern of the area.
3. **Section 12.504 (C).** The existing and proposed use of the parcel is not likely to generate any additional traffic and the streets the parcel has frontage on are capable of handling any traffic generated from the site.
4. **Section 12.504 (D).** The parcel is currently served by Township services and utilities, and we are not aware of any constraints in the ability of to continue to serve the parcel.
5. **Section 12.504(E).** The requested rezoning does not change the Zoning Ordinance but brings the Township further into compliance with the adopted future land use map.
6. **Section 12.504 (F).** The proposed rezoning is not causing any exclusionary zoning.

7. **Section 12.504 (G).** The proposed rezoning is not negatively affected by any known environmental constraints on the property.
8. **Section 12.504 (H).** The property's uses will be compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.
9. **Section 12.054(I).** If rezoned, the parcel can accommodate construction in compliance with ordinance standards.
10. **Section 12.054(J).** Based on the direction of the adopted Future Land Use Map, and the correlation between the site's designated Rural Settlement Future Land Use and AG zoning, AG zoning is the most appropriate zoning for this site.
11. **Section 12.504 (K).** Amending the existing R-1B district to allow for agricultural uses would be inappropriate.
12. **Section 12.054(L).** The proposed AG zoning of the site will be compatible with the uses currently existing around it, and not create an isolated or incompatible zone.

Thank you for allowing me to comment on this request.

Thank you,

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

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

CC: Vidya Krishnan, Senior Principal Planner – McKenna Associates / Van Buren Township  
Planning Consultant



**VAN BUREN**  
CHARTER TOWNSHIP

## MEMO

---

TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: Case 21-032 – Brookwood Multi-Family Senior Housing Development  
DATE: June 21, 2023

---

The Planning Commission will review the request by applicant by Chris Garner on behalf of owner SB – Invest L.P. to construct an independent multi-family residential senior housing development titled “Brookwood”, which will contain 132 dwelling units with a combined gross floor area of approximately 154,110 square feet. The proposed units will be configured as two-, four-, and six-unit singly-story buildings, and the project site will also have a clubhouse. The proposed site is located on the north side of Tyler Road, between Morton Taylor and Haggerty Roads on a 44.4-acre site with tax parcel ID # 83 043 99 0015 000. The site is zoned RM – Multiple Dwelling Residential District. Senior housing developments are a Special Land Use in the RM District, and the proposed Special Land Use requires a public hearing. A public hearing was held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance on November 9, 2022.

For the Planning Commission’s reference, this review packet contains a completed application form; reports from the Township’s Planning Consultant, Township Engineer and Fire Marshal / Deputy Fire Chief; minutes from the Planning Commission meetings held November 9<sup>th</sup> and December 14<sup>th</sup>, 2022 regarding this request; a combined civil and architectural plan set dated June 6<sup>th</sup>, 2023 (excerpts only included in hard copy); a map showing the proposed conservation easement to the State of Michigan, and a letter from Wade Trim dated June 21, 2023 with responses to remaining engineering concerns. As part of the project’s review, a (1) proposed pump station for sanitary / wastewater discharge from the site and a (2) variance from engineering standards to allow two of the site’s stormwater detention basins to have a permanent pool depth less than 4 feet required approval by the Van Buren Township Board of Trustees. The Board of Trustees approvals were granted on June 14, 2023. Excerpts from the packet submitted for the Board’s approval are included in this packet.

As part of the Board of Trustees’ approval of the requested engineering standard variance, they requested that the Planning Commission review items pertaining to mosquito control and security / fencing around the proposed stormwater detention ponds. Based on these items, I recommend that any final site plan approval shall include the following conditions:

- Per Section 8.107(D)(1) of the Van Buren Township Zoning Ordinance, decorative wrought iron black fencing shall be installed to restrict access around detention ponds, unless an alternative safety measure is proposed under section 8.107(D)(2) where ponds are not

readily accessible to populated areas, such as the construction of a 6-foot wide shelf constructed one (1) foot below the permanent water level. I recommend that the Planning Commission require fencing adjacent to Pond 4 near the front of the site. I also recommend that the Planning Commission may consider alternative safety measures for ponds 2 and 3 where ponds have limited public access. No action is recommended for ponds 1 and 5, as these ponds will have only a one (1) foot permanent pool depth.

- Per Section 8.107(E) of the Van Buren Township Zoning Ordinance, Stormwater basins designed to permanently hold water shall incorporate measures to limit mosquito growth, including but not limited to aerators and selective plantings. I recommend that the applicant shall provide aeration in ponds 2, 3 and 4 or an alternative to aeration including specific selective plantings and a sufficient maintenance plan so as to address concerns regarding mosquito control.

If final site plan approval is conditionally granted by the Planning Commission, the project will proceed through the Township's preconstruction process before individual building permits are issued. By this time, a final "issued for construction" plan set will be required and Wayne County final approvals must be obtained.

I look forward to assisting with this review. Thank you for your consideration.

Sincerely,



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





June 21, 2023

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

**Subject: VBT 21-032 Brookwood Senior Housing / Tyler Road; Site Plan Review #4 (Final);  
Revised Site Plans Dated May 9, 2023; Received June 6, 2023.**

Dear Commissioners:

The applicant, Chris Garner of Garner Property Management, has submitted a proposal to construct a senior housing development called Brookwood on a 44.23-acre site. The proposed four-phase condominium development will include 132 independent living units, in groupings of 2, 4, and 6-units. The site is located on the north side of Tyler Road, between Morton Taylor Road and Haggerty Roads.

The project received preliminary site plan approval from the Planning Commission on December 14, 2022 subject to conditions, and special land use approval from the Board of Trustees on January 17, 2023. We have reviewed the revised plan for compliance with the conditions of preliminary site plan approval and offer the following comments (items requiring changes or additional information are underlined):

## COMMENTS

- 1. Notation of detailed phasing timeline and clarification regarding self-sufficiency of each phase.** This condition has been met. Previously, the applicant had noted in the plans that the site would be developed in four phases, to be determined during the engineering design phase. As a condition of preliminary site plan approval, we required a detailed schedule of phased improvements and assurances that each phase could stand on its own from a public service and accessibility standpoint. Per the minutes of the December 9, 2022, Planning Commission meeting, the applicant stated that three phases were likely.

The revised plans note on the cover sheet that roads and infrastructure will be built at one time and that the project will have a total construction timeline of 18 months, with 8-12 units built per month, to be leased as they come online. Given the provision of roads and other infrastructure at the onset of the project, we find this condition to be satisfied.

- 2. Planning Commission approval of the additional parking to be provided, to satisfy visitor parking needs.** This condition has been met. The approved preliminary plan proposed 114 parking spaces in excess of the ordinance requirements. However, the spaces were located inside garages with only 20 spaces spread out over the entire development on surface lots, to provide for visitor parking. At their December 9, 2022 meeting, the Planning Commission approved the additional parking with a recommendation to provide for a couple of additional handicap accessible spaces within the surface lot areas. The plan has been revised to comply.
- 3. Addition of a deciduous or evergreen tree at the front lot line.** This condition has been met. The previous landscape plan incorrectly noted six (6) evergreens, when only five (5) were shown on the drawing. The revised drawing notes the 5 evergreen trees and additional deciduous trees to meet the ordinance requirement for 17 trees along the site's Tyler Road frontage.

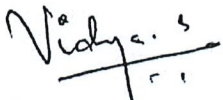
4. **Township Engineer and Wayne County Approvals.** This condition can be met. It is our understanding that the applicant has been in conversations with the Township and Wayne County to address grading and other engineering issues. As of this submittal, the applicant does not have final engineering approval from Wayne County. Per a letter from Wayne County dated 6/20/2023, there are still some unresolved issues and a review by the Drain Commissioner is pending. Final engineering approval must be obtained before proceeding to the next phase of construction.
5. **Board of Trustees Special Land Use Approval.** This condition has been met. The project received preliminary site plan approval and a recommendation of special land use approval from the Planning Commission on December 14, 2022; subsequently, special land use approval was granted by the Board of Trustees on January 17, 2023.
6. **Provision of a dumpster enclosure for the clubhouse, as discussed.** This condition has been met. The revised plan now includes a dumpster enclosure near the clubhouse building. The proposed enclosure is 11.3' x 13.3' and located at an angle off the main access drive, to allow for easy trash truck access. Details of the enclosure have been noted and feature a block enclosure with face brick to match the clubhouse building and steel reinforced wooden gates.
7. **Provision of turn radius diagrams for the attached unit garages to ensure adequate turn movement area for vehicles entering and exiting the units.** This condition has been met. The revised plan set includes Sheet C9.5, which shows the turn movements of a pick-up truck in and out of individual driveways separated by the stone strip. The applicant has noted that the typical dimension of a garage is adequate to accommodate a mid-size SUV and not a pick-up truck. As such, a pick-up truck at a dwelling (if any) will park in the driveway and follow the turn patterns as shown.

#### RECOMMENDATION

All of the conditions of preliminary site plan approval have been addressed at this time, with the exception of engineering approval which the applicant is actively working on with the County. Therefore, we recommend that the Planning Commission grant final site plan approval for the Brookwood Senior Housing development to be located on Tyler Road, subject to full engineering approval from Wayne County and the Township Engineer.

This recommendation is made with the understanding that should any aspect of the site layout change during engineering review and approval, the applicant must re-appear before the Planning Commission for amended final plan approval.

Respectfully,  
**McKENNA**



Vidya Krishnan  
Senior Principal Planner



Gage Belko, AICP  
Associate Planner

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





June 21, 2023  
Fishbeck Project No. 211142  
VBT Project No. 21-032

Kevin Lawrence  
Director of Water and Sewer  
Van Buren Township  
46425 Tyler Road  
Van Buren Township, MI 48311

### **Brookwood Van Buren Township Multi Family Residential Site Plan Engineering Review No. 3**

At the request of Van Buren Township (Township), Fishbeck has reviewed the engineering plans submitted to the Township and distributed for Engineering Review on June 6, 2023, for the Brookwood Multi Family Residential Facility located on Tyler Road in Van Buren Township, Michigan. The accompanying review letter is an update to the previous Engineering Plan Reviews No. 1 and No. 2 and the corresponding letters dated March 30, 2023 and May 9, 2023.

This project entails construction of 132 housing units (constructed in two, four and six dwelling units) and a club house to the North of Tyler Road and to the East of Morton Taylor Road. The entire site is proposed to be constructed over four phases.

Proposed construction includes: housing units and clubhouse; 286 parking spaces throughout the development (some of which are garage spaces); hot mix asphalt (HMA) paved roadways with concrete curb and gutter and concrete driveways and sidewalks; a full stormwater management system including an enclosed underground storm system and five separate detention ponds; a new public water main system including eleven hydrants and service lines to each housing unit; a polyvinyl chloride (PVC) sanitary sewer system with service connections to the proposed buildings and a pump station outlet structure; and other various landscaping and site plan improvements.

Our review comments are as follows:

### **General**

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

1. The Applicant is responsible for meeting all requirements listed in the Engineering Standards Manual and showing all required information on the plans. There are several requirements in the Engineering Standards Manual that need to be addressed prior to the preconstruction phase. Many of these items are commented on in this letter, however, it is up to the Applicant to verify all requirements are sufficiently met.
2. Verify all proposed signage locations. Sheet C3.1 shows proposed signs placed in driveways of units 2 and 4. Also, a note on sheet C3.1 says "refer to legend on sheet C3.0" for signs however, the sign legend is on sheet C0.1.
3. Detectable warning surfaces should be provided for all crosswalks at intersections with stop signs. There should also be detectable warning plates for the sidewalk crossing in the ROW for the entrance drive at Tyler Rd.

## Water Main Service

**Existing:** The Township's Geographic Information System (GIS) records and the applicant's plan indicate there is an existing 12-inch asbestos cement (AC) watermain running east-west along the north side of Tyler Road. Existing information indicates one hydrant and one gate valve in well along the 12-inch water main. There are also two 42-inch Great Lakes Water Authority (GLWA) AC pipe watermain running east-west along Tyler Road.

**Proposed:** The applicants plan indicates a new 8-inch ductile iron water main system tying into the existing 12-inch AC water main in two locations on the north side of Tyler Road. A new gate valve and well will be installed on the existing Township 12-inch water main between the proposed 8-inch taps. The new water main system continues north through the development and terminates at a hydrant at the very north end of the site. The new system includes 11 new hydrants and 1-inch domestic service lines at each housing unit.

### Comments:

1. Plans shall indicate the finish grade of all fire hydrants, valve-well rims, and all other water structures. Profile views do not indicate finish grade for hydrants. Fire hydrants are also not labeled on sheet C5.14 and on C5.15. All hydrants shall be labeled on the C5.300 series sheets.
2. Per discussions between the Applicant and the Township, a water main extension to the east property line was added between units 30 and 31. The intent of the original request was to place the water main extension just north of Basin 5 between Basin 5 and the wetlands. Also, per Township standards, the Applicant must add a gate valve in well at the termination of the water main stub as well as include a corresponding profile. Additionally, an easement is needed for this extension.
3. Many station values, rim elevations and pipe lengths do not match from plan to profile view. Verification throughout the plans is needed.
  - a. C5.301 shows a gate valve in well at station 2+53.59, the rim elevations do not match
  - b. C5.302 labels a length of pipe at 754 feet however, C5.15 does not match this
  - c. C5.304 shows a gate valve in well near station 10+41, however the plan labels one station and the profile labels another
4. Gate valve in well at STA 19+17.53 is not included in the corresponding profile.
5. Sheet C5.16 indicates 22.5 degree bends with thrust blocks, however, these are not labelled on sheet C5.303.
6. Applicant should verify gate valve and well labels and the need of a tapping sleeve. Currently all labels call out a 12" x 8" tapping sleeve.
7. Per Chapter 3, Part 4, Section d of the Van Buren Township Engineering Standards Manual, water services shall not be installed under driveways or other obstacles. Currently the water shut off for unit 119 is under the driveway.

## Sanitary Sewer

**Existing:** The Township's GIS records indicate a 15-inch public reinforced concrete pipe (RCP) sanitary sewer main running east-west along the south side of Tyler Road with two sanitary manholes, one manhole at the east property line and one at the west property line. The sanitary main flows west towards Morton Taylor Road. Township GIS records also indicate a 10-inch sanitary stub at the very northeast corner of the site however, the proposed plans do not show the northern most portion of the property being developed.

**Proposed:** The applicant's plan indicates a proposed 10-inch PVC pipe sanitary sewer main to be constructed throughout the development with 6-inch PVC leads and cleanouts at each housing unit. The sanitary system is proposed to outlet via a pump station located at the south side of the site on the west side of the entrance drive. A 4-inch sanitary force main is proposed to be directionally drilled under Tyler Road and connect the pump station to a new manhole constructed over the existing 15-inch sanitary main. The proposed sanitary sewer will be crossing under the two existing 42-inch GLWA water mains in Tyler Road.



**Comments:**

1. A final engineering review of the pump station was completed by the Township Engineer and comments were provided as part of a separate letter. The Applicant must review this letter and provide responses accordingly. As stated in the separate pump station review letter, there are still concerns with the constructability and installation of the force main relative to the existing utilities in the Tyler Road.
2. Manhole type and diameter shall be listed in plan view.
3. According to Chapter 5, Part 4, Section c of the Van Buren township Engineering Standards Manual, manholes shall not be located in drives or approaches. Sanitary MH #24 appears to be in the driveway of unit 119. Can Sanitary MH #24 be shifted slightly to be located out of the driveway?
4. Profiles seem to be missing several utility crossings. ALL crossings must be shown. Some examples are listed below:
  - a. C5.101 – Missing storm sewer crossing
  - b. C5.103 – Missing storm sewer crossing
5. Pump station callout on C5.5 refers to a detail on C5.17 but callout on C5.101 refers to a detail on C5.17. Coordinate notes.
6. The sanitary sewer easement shall be shown on the C5.100 series sheets.
7. Per Section C, Part 15 of the Van Buren Township Engineering Standards Manual, the class of pipe shall be shown in profiles.
8. Per Section C, Part 15 of the Van Buren Township Engineering Standards Manual, the location, by station of every proposed manhole shall be labeled in the profile. Currently, there is no location of manholes in the profiles.

## Storm Sewer

**Existing:** The applicant's plans show an existing 10-inch RCP storm sewer with two catch basins running east-west along the north side of Tyler Road. There are no other storm sewers located on the site. Within the property there are several wetland areas that have been surveyed and are shown by the applicant.

**Proposed:** The applicant's plan proposes a full stormwater management system with several catch basins and underground sewers that outlet to five detention ponds with sediment forebays that are all interconnected. The detention ponds outlet to a storm main that conveys metered flow north through the site and ultimately outlet to the wetlands in the northwest corner of the site.

**Comments:**

1. Storm structure sizes should be indicated on the plans.
2. The rim elevation of existing CB-30055 does not match what is listed in the profile.
3. The length and size of pipe are not indicated on C5.9 between CB #401 and MH #402 as well as MH #610 to FES #603A.
4. The length of pipe from CB #302 to MH #304 and MH #304 are currently not included in any profile. It is required that all storm sewer is profiled.
5. Per Chapter 5, Part B of the Van Buren Township Engineering Standards Manual, plastic pipe is not allowed under the influence of the road. The section of pipe from MH #401 to CB #404 must be RCP.
6. Sheet C5.202 is missing labels on the profile for pipes and structures.
7. Sheet C5.203 is missing part of the profile. MH #304 should be included on profile 3B.
8. Per Section C, Part 15 of the Van Buren Township Engineering Standards Manual, the location, by station of every proposed manhole shall be labeled in the profile. Currently, there is no location of manholes in the profiles. The equalization pipes between Pond 1, Pond 5 and Pond 2 have been revised to include the minimum slope per the Township standards however, the invert of the 36" equalization pipe at FES #601 has been lowered to elevation 674.00 which is 6-inches below the bottom of detention elevation. The invert of FES #601 should be raised to the bottom of detention elevation.
9. Detention pond details should show the permanent pools of water and corresponding elevations.

10. Select overflow routes are shown on sheets C6.2 through C6.5. All overflow routes should be indicated and shown.
11. Applicant shall have an emergency overflow spillway detail for all proposed ponds. Currently, there are only details for ponds 1, 4 and 5.
12. OHM review comments dated 6/20/2023 were submitted to the Township on 6/21/2023 by the Applicant. The Applicant must update the plans per the OHM review letter and receive County approval prior to the Applicant moving forward to the preconstruction phase.

## Paving and Grading

1. Several crosswalks do not appear to include curb drops and ramps. Sidewalk ramps and curb drops should be provided at all crosswalks.
2. Grade changes in the roadways of more than one percent require a vertical curve and minimum vertical curve length is 100 feet. Several vertical curves are shown as 50 feet in length.
3. Per Chapter 7, Section A, Part 9 under street design criteria of the Van Buren Township Engineering Design Manual, regardless of design, six-inch edge drain will be required along all roadways.

## Soil Erosion and Sedimentation Control (SESC)

1. Make sure the SESC plan provided is clear and concise, indicating all elements that are needed for all areas of earth disturbance, and in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency.  
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>.

## Recommendation

Fishbeck recommends the Planning Commission grant Final Site Plan approval based on the engineering review of the Brookwood Multi Family Residential plans dated June 6, 2023, contingent to the Applicant addressing all comments in the above letter and receiving County approval for stormwater management. If the Applicant does not receive County approval and must make significant changes, the Township may request the Applicant resubmit plans for Final Engineering review. The Applicant must update the drawings per the above comments prior to moving to the pre-construction phase of the Township site plan process. An issued for construction set with all updates included, must be submitted for review by the Township Engineer.

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) or Paul Kammer at 248.324.2137 or [pkammer@fishbeck.com](mailto:pkammer@fishbeck.com)

Sincerely,



**Mike Leppek, PE**  
Civil Engineer



**Paul Kammer, PE**  
Senior Civil Engineer

By email

Copy: Dan Power – 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*

June 13, 2023

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

Wade Trim  
555 S. Saginaw St. STE 201  
Flint, MI 48502

RE: Brook wood Multi-Family Residential Development final site plan

A preliminary site plan review was performed on the Brookwood Multi-Family Residential Development for Wade Trim. The focus of this review was Water Supply and Fire Department Access. The Code used in the review is the Van Buren Township adopted fire code IFC 2021. The buildings were classified as Residential Group 2 (R-2).

## **Water Supply**

The Fire Flow required per building is 2000 gpm for 2 hours  
4801-6200 square feet.

Type 5 (wood frame construction)

**Table B105.1 (2) IFC 2001**

~~For a fire flow of 2000 gpm, the maximum distance from any point on a street or road frontage to a hydrant is 225 feet. **Table C102.1 IFC 2021**~~

**~~On sheet C5.2 the distance of 225 feet is exceeded. A hydrant will need to be added in the area of unit 20-21.~~**

**Hydrant added in front of Units 20-21 (9/22)**

## Fire Department Access

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. ~~D103.1 IFC 2021~~

### ~~No Corrections made to Street Width (9/22)~~

~~Per the last revision of the site plans, the street width is 27 feet, back of curb to back of curb. The mountable curb needs to be reduced from 30 inches to 18 inches. (10/26)~~

18" mountable curb shown in the site details on sheet C3.8

~~Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20-26 feet wide. D103.6.1 IFC 2021~~

Noted in latest site plan set, posted signage showing no parking on either side of the street. (10/26)

~~Multiple family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved access roads. D106.1 IFC 2021~~

At the planning staff review meeting on 8/17, it was agreed upon that if the housing units were equipped throughout with an automatic sprinkler system, an exception would be made (Per Code Allowance) to allow one access road.

The required turning radius of a fire apparatus access road shall be determined by the fire code official. 503.2.4 IFC 2021

~~After review of the sectional site plans, adjustments in the turns need to be made to allow for the ladder truck to turn without having to utilize the mountable portion of the curb.~~

The Face of the curb radii has been changed from 25 feet to 30 feet. In addition, Sheets C 9.0 through C 9.4 show adequate fire truck movement through the development.

All Fire Department concerns have been addressed.

If you have any questions regarding this review, 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