

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
September 27, 2023
MINUTES**

Chairperson Cullin called the meeting to order at 5:31 p.m.

ROLL CALL:

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

Excused: Creal.

Staff: Director Power and Secretary Harman.

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

Applicant(s) in Attendance: Case 23-031 – Crossroads Distribution Center North 11, LLC: Kyle Morton and Joseph Webb, Case 19-037 – Hampton Manor: Sam Martin.

Audience: Ten (10).

APPROVAL OF AGENDA:

Motion Jahr, Budd second to approve the agenda of September 27, 2023 as presented. **Motion Carried.**

APPROVAL OF MINUTES:

Motion Grant, Budd second to approve the regular meeting minutes of September 13, 2023 as presented. **Motion Carried.**

PUBLIC HEARING:

ITEM #1: ZONING ORDINANCE TEXT AMENDMENT: CHILD CARE USES.

TITLE: PROPOSED AMENDMENTS THAT WILL GRANT THE BOARD OF TRUSTEES THE ABILITY TO MODIFY MINIMUM REQUIRED SEPARATION REQUIREMENTS BETWEEN LICENSED GROUP DAY CARE HOMES UPON RECOMMENDATION FROM THE PLANNING COMMISSION, BASED UPON CERTAIN FINDINGS REGARDING TRAFFIC MANAGEMENT AND WILL DEFINE THE MEASUREMENT USED FOR MINIMUM REQUIRED SEPARATION DISTANCES. THE AMENDMENTS WILL INCLUDE UPDATES TO SECTION 5.111 OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE (DEVELOPMENT STANDARDS FOR SPECIFIC USES – DAY CARE OR CHILD CARE, GROUP HOME).

Motion Jahr, Budd second to open the public hearing. Motion Carried.

Director Power gave a brief summary of the Zoning Ordinance text amendment. The Township Zoning Ordinance contains language requiring a 1,500-foot minimum separation distance for group day care facilities among other uses. Township staff and the Planning Commission have looked at ways to allow for some flexibility to the required separation distance. The text amendment distinguishes that the Board of Trustees may modify the distance between group day care homes.

Resident in Country Walk subdivision has a licensed home day care that she would like to expand into a group day care home, however there is already another group day care in her neighborhood. The text amendment will benefit her.

Motion Jahr, Grant second to close the public hearing. Motion Carried.

ITEM #2: CASE 23-031 – CROSSROADS DISTRIBUTION CENTER NORTH 11, LLC – SPECIAL LAND USE.

TITLE: A REQUEST BY CROSSROADS DISTRIBUTION CENTER NORTH 11, LLC TO CONSTRUCT A DISTRIBUTION CENTER. THIS DISTRIBUTION CENTER CONSISTS OF ONE (1) BUILDING WITH A GROUND AREA OF APPROXIMATELY 630,417 SQUARE FEET OF SPACE AND AFFILIATED SITE IMPROVEMENTS, ALONG WITH GRADING AND EARTHWORK ON PROPERTY SURROUNDING THE BUILDING SITE. THE TOTAL AFFECTED AREA WILL BE APPROXIMATELY 175.0 ACRES. THE PROPERTY IS ZONED M-T – INDUSTRIAL TRANSPORTATION DISTRICT.

THE DISTRIBUTION CENTER AND AUXILIARY IMPROVEMENTS WILL BE CONSTRUCTED ON THE SOUTH SIDE OF VAN BORN ROAD, WEST OF HAGGERTY ROAD, INCLUDING PARCEL ID 83-005-99-0009-701, 42065 VAN BORN ROAD (PARCEL ID 83-005-99-0010-000), 42033 VAN BORN ROAD (PARCEL ID 83-005-99-0007-000), 41941 VAN BORN ROAD (PARCEL ID 83-005-99-0005-000) AND 42333 VAN BORN ROAD (PARCEL ID 83-005-99-0009-002).

Motion Budd, Jahr second to open the public hearing. Motion Carried.

Resident has lived on Haggerty Road for 43 years and has been fighting with Ashley Capital, she doesn't care if they build, they need to fix Haggerty Road. Resident commented people don't want to travel on Haggerty Road, the dangerous conditions are damaging their vehicles and causing accidents, a semi-truck lost a tire almost killing her husband, the area floods in the winter creating thick ice causing many vehicles to go off the road. Resident asked for the Commission to do something to make them fix the road. Resident has a group on Facebook 48111 and invited the Commission and the audience to look it up to see other resident's comments.

No further comments from the audience.

Motion Jahr, Grant second to close the public hearing. Motion Carried.

NEW BUSINESS:

ITEM #1: ZONING ORDINANCE TEXT AMENDMENT: CHILD CARE USES.

TITLE: PROPOSED AMENDMENTS THAT WILL GRANT THE BOARD OF TRUSTEES THE ABILITY TO MODIFY MINIMUM REQUIRED SEPARATION REQUIREMENTS BETWEEN LICENSED GROUP DAY CARE HOMES UPON RECOMMENDATION

FROM THE PLANNING COMMISSION, BASED UPON CERTAIN FINDINGS REGARDING TRAFFIC MANAGEMENT AND WILL DEFINE THE MEASUREMENT USED FOR MINIMUM REQUIRED SEPARATION DISTANCES. THE AMENDMENTS WILL INCLUDE UPDATES TO SECTION 5.111 OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE (DEVELOPMENT STANDARDS FOR SPECIFIC USES – DAY CARE OR CHILD CARE, GROUP HOME).

Director Power gave the presentation. The Zoning Ordinance text amendment was reviewed and discussed at two (2) previous work sessions. The standard minimum separation distances are 1,500 feet for day care home uses, a use meant to be applied in a residential setting, permitted by right with group day care homes as special uses. The text amendment distinguishes that the Board of Trustees may modify with respect to other group day care homes the minimum separation distance with the following text amendments to Section 5.111 (A)(1) and (F) of the Township Zoning Ordinance:

Section 5.111 – Day Care or Child Care, Group Home

(A) Group day care homes shall not be located closer than one thousand five hundred (1,500) feet to any of the following:

(1) Another licensed group day care home, except that the Board of Trustees may modify this requirement upon recommendation from the Planning Commission, if the Planning Commission finds that the traffic, drop-off, pick-up times and other issues that may impact the adjacent neighborhood have been considered and have found not to be of concern based upon the specific circumstances of the request. If the minimum separation distance between licensed group day care homes is modified, the Planning Commission may require additional measures to mitigate any adverse impacts.

(F) The distances required under this section shall be measured along a road, street, or place maintained by the State, County or a local unit of government and generally open to the public as a matter of right for the purpose of vehicular traffic, not including an alley.

Director Power informed that staff recommends the Planning Commission forward approval to the Township Board of Trustees.

Commissioners agreed the amendment is ready to recommend to the Township Board of Trustees and it is a benefit for everyone in the Township.

No comments from the audience.

Motion Jahr, Grant second to recommend the Township Board of Trustees adopt the proposed zoning ordinance text amendment to grant the Board of Trustees the ability to modify the minimum required separation requirements between licensed group day care homes upon recommendation from the Planning Commission, based upon certain findings regarding traffic management and defining the measurement for minimum required separation distances, these amendments are to be found in Section 5.111 of the Van Buren Township Zoning

Ordinance, standards for specific uses day care or child care, as was described in the staff letter dated 9-15-23.

Roll Call:

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

Nays: None.

Excused: Creal.

Motion Carried. (Letter Attached)

ITEM #2: CASE 23-031 – CROSSROADS DISTRIBUTION CENTER NORTH 11, LLC – SPECIAL LAND USE.

TITLE: A REQUEST BY CROSSROADS DISTRIBUTION CENTER NORTH 11, LLC TO CONSTRUCT A DISTRIBUTION CENTER. THIS DISTRIBUTION CENTER CONSISTS OF ONE (1) BUILDING WITH A GROUND AREA OF APPROXIMATELY 630,417 SQUARE FEET OF SPACE AND AFFILIATED SITE IMPROVEMENTS, ALONG WITH GRADING AND EARTHWORK ON PROPERTY SURROUNDING THE BUILDING SITE. THE TOTAL AFFECTED AREA WILL BE APPROXIMATELY 175.0 ACRES. THE PROPERTY IS ZONED M-T – INDUSTRIAL TRANSPORTATION DISTRICT.

THE DISTRIBUTION CENTER AND AUXILIARY IMPROVEMENTS WILL BE CONSTRUCTED ON THE SOUTH SIDE OF VAN BORN ROAD, WEST OF HAGGERTY ROAD, INCLUDING PARCEL ID 83-005-99-0009-701, 42065 VAN BORN ROAD (PARCEL ID 83-005-99-0010-000), 42033 VAN BORN ROAD (PARCEL ID 83-005-99-0007-000), 41941 VAN BORN ROAD (PARCEL ID 83-005-99-0005-000) AND 42333 VAN BORN ROAD (PARCEL ID 83-005-99-0009-002).

Director Power informed that he has additional comments after the Planning Consultants review and deferred to Vidya Krishnan for presentation of her review.

Vidya Krishnan of McKenna Associates presented her review letter dated 9-19-23. The proposed distribution center meets the general standards for consideration of special land use approval in the M-T District and most of the standards specific to distribution centers. Therefore, McKenna Associates recommends the Planning Commission recommend approval of the requested special land use to the Township Board of Trustees, subject to the following conditions:

1. Approval of a variance for the staging area from the Board of Zoning Appeals.
2. Final site plan approval.

Applicant, Kyle Morton provided a PowerPoint presentation, displaying the conceptual site and building renderings. Ashley Capital specializes in developing bulk warehouse buildings. The overall site for Crossroads Distribution Center North is 290 acres. Building 11 is very similar to buildings 5 and 6, architecturally they are the same. The plan is for the building to have up to eight (8) tenants and the applicant is currently speaking with a tenant that would take up two thirds of the building. That tenant is currently located in Romulus and wants to be in Van Buren Township. Mr. Morton displayed aerial photos of the site as it currently sits. The applicant spent

a lot of time working with EGLE to keep trees in place and took two (2) years on wetland preservation and development. The applicant acquired four (4) neighboring parcels in June, all 76 acres will be under a conservation easement. Mr. Morton displayed the areas covered by the conservation easement. The variance request is based upon unique site constraints, they have a very small area to fit the building, they lost about a third of the building after working with EGLE. The building is currently 350 feet away from the ITC corridor. The applicant had three (3) options, make the building smaller, rezone, or put in a conservation easement and file for a variance. The applicant has been working with Wayne County for the past five (5) years in an effort to accelerate the time frame for the reconstruction of Haggerty Road, they fronted \$300,000 for the engineering costs and received a grant from Our Next Energy (ONE). As of August 2nd, the state gave the County the notice to proceed with the project. The project is fully funded, will start with the water main and begin road reconstruction in 2024.

Commissioners had the following questions and comments:

- Commissioner commented that Haggerty Road has been a problem for at least 5 years, he has seen full semis on the wrong side of the road avoiding potholes. Knowing construction will not happen until mid to late 2024, when is it scheduled to be complete? Director Power informed the road should be complete in 2025. Commissioner inquired if there is someone that can provide a safety solution in the meantime on behalf of the residents, such as temporary paving over the road to make it safe for the interim.
- Commissioner inquired to the applicant, how does the plan for the Haggerty Road reconstruction line up with the timeline for the building and when will the building be ready for occupancy? Kyle Morton informed that the grant was originally received from MDOT in 2022 for the road and he anticipates the building to be complete in the end of 2024. The road may not be fully complete, in an urgent case scenario they will still be able to get traffic through.
- Commissioner inquired if the traffic light is also through Wayne County and dependent upon the road?
- Commissioner inquired to the applicant, if the tenant they are working with falls through, would the applicant still continue? Kyle Morton informed if the applicant went away, it may slow things down, the applicant needs the building by November 1st, 2024. The applicant didn't want to submit 3-4 buildings at the same time.
- Commissioner commented regarding the variance, normally with a special land use, we don't like to make a recommendation. This isn't really the right forum. Commissioner understands the reasoning for pursuing the variance through the Zoning Board. If the Commission considers making a recommendation, it needs to be made clear that it is conditional upon the variance and if it was denied they would have to modify the site plan. Vidya Krishnan informed they can condition the recommendation on the variance; however, the special land use will still stand, it is only approving the use. The preliminary site plan would have to go back to the drawing board.
- Commissioner inquired about the building numbering and the lack of a building number 7. Mr. Morton informed that number 7 is a placeholder in the numbering system.
- Commissioner inquired about the possibility of resurfacing the road, is that efficient or a waste of money? Paul Kammer of Fishbeck Associates informed that you could either rehab the road or fully reconstruct it. The base structurally can't hold the weight, if you

grind off the top 3 inches, mill and fill, the road will look like it does now within a month. It is an economically feasible waste. Wayne County can fill potholes and regrade the shoulders to add safety.

- Commissioner commented that there still needs to be some type of maintenance plan for the road. These are not typical potholes and its not going to be a good enough repair until the job is complete. It needs to be brought up with Wayne County, its not just a few potholes its craters in the road and they will need to maintain the road for the workers safety as well. Vidya Krishnan asked the applicant to speak with Wayne County to have them patch the roads. Director Power provided information on the Wayne County Hazard Reporting System online. Mr. Morton encouraged everyone to use the reporting system. Director Power will share the link with Commissioners and residents.
- Commissioner inquired when tenants sign the lease and are told what roads to take, who do we contact when they don't use the correct roads? Mr. Morton informed that typically his tenants have to stay on class-A roads. Vidya Krishnan informed that the only business that is currently restricted is Costco.

No questions or comments from the audience or remote viewers.

Motion Jahr, Grant second to recommend the Township Board grant the applicant Crossroads Distribution Center North 11, LLC special land use approval to permit construction of a distribution center, consisting of one (1) building with a ground area of approximately 630,417 square feet of space and affiliated site improvements, along with grading and earthwork on property surrounding the building site, located on the south side of Van Born Road, west of Haggerty Road, including parcel ID number 83-005-99-0009-701, 42065 Van Born Road (parcel ID number 83-005-99-0010-000), 42033 Van Born Road (parcel ID number 83-005-99-0007-000), 41941 Van Born Road (parcel ID number 83-005-99-0006-000), 41861 Van Born Road (parcel ID number 83-005-99-0005-000) and 42333 Van Born Road (parcel ID number 83-005-99-0009-000), based on the analysis and subject to the conditions in the McKenna Associates review letter dated 9-19-23 and staff letter dated 9-15-23 specifically noting the feedback and concerns presented by the public and the Commission regarding the urgency for the Haggerty Road improvements to be completed as planned.

Roll Call:

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

Nays: None.

Excused: Creal.

Motion Carried. (Letters Attached)

ITEM #3: CASE 23-031 – CROSSROADS DISTRIBUTION CENTER NORTH 11, LLC – PRELIMINARY SITE PLAN.

TITLE: A REQUEST BY CROSSROADS DISTRIBUTION CENTER NORTH 11, LLC TO CONSTRUCT A DISTRIBUTION CENTER. THIS DISTRIBUTION CENTER CONSISTS OF ONE (1) BUILDING WITH A GROUND AREA OF APPROXIMATELY 630,417 SQUARE

FEET OF SPACE AND AFFILIATED SITE IMPROVEMENTS, ALONG WITH GRADING AND EARTHWORK ON PROPERTY SURROUNDING THE BUILDING SITE. THE TOTAL AFFECTED AREA WILL BE APPROXIMATELY 175.0 ACRES. THE PROPERTY IS ZONED M-T – INDUSTRIAL TRANSPORTATION DISTRICT.

THE DISTRIBUTION CENT AND AUXILIARY IMPROVEMENTS WILL BE CONSTRUCTED ON THE SOUTH SIDE OF VAN BORN ROAD, WEST OF HAGGERTY ROAD, INCLUDING PARCEL ID 83-005-99-0009-701, 42065 VAN BORN ROAD (PARCEL ID 83-005-99-0010-000), 42033 VAN BORN ROAD (PARCEL ID 83-005-99-0007-000), 41941 VAN BORN ROAD (PARCEL ID 83-005-99-0005-000) AND 42333 VAN BORN ROAD (PARCEL ID 83-005-99-0009-002). THE GRADING AND EARTHWORK WILL ALSO INVOLVE PARCELS 83-005-99-0004-000, 83-005-99-0008-000, 83-005-01-0019-000, 83-005-01-0020-300, -0023-300, -0024-300, -0025-300, -0026-300, -0027-300, -0028-300, -0029-300, -0030-300, -0031-300, -0032-300, -0033-300 and -0034-300.

Director Power deferred the discussion to Planning Consultant Vidya Krishan for presentation of her review.

Vidya Krishnan of McKenna Associates presented her review letter dated 9-19-23. Many of the comments from the initial staff review have been addressed on the revised plan set; however, some issues remain to be addressed or corrected, though these are not likely to materially impact the layout of the site. Items that are either missing or require additional information can be included for the final site plan review. Therefore, McKenna Associates recommends the Planning Commission grant preliminary site plan approval only for a new “Building 11 (CRN11)” at Ashley Capital Crossroads Distribution Center North, subject to the following conditions:

1. Approval of the special land use by the Township Board of Trustees.
2. Approval of lot combinations prior to commencement of construction.
3. Clarification regarding lot coverage pursuant to future lot combination.
4. Approval of a variance for trailer staging area setback on the southwest corner of the site.
5. Provision of interior sidewalks to connect all existing and proposed CRN sites.
6. Planning Commission approval of the deferred/converted parking plan.
7. Notation of potential locations of EV charging spaces and provision of infrastructure to support future installations.
8. Planning Commission approval of landscape plan with additions and deviations.
9. Clarification regarding tree replacement counts.
10. Planning Commission approval of building colors and material samples.
11. Submission of a signage package in compliance with Ordinance standards.
12. Wayne County and Township Engineer approval of proposed stormwater detention system.
13. Wayne County approval of proposed detention basin landscaping.

Paul Kammer of Fishbeck Associates presented his review letter dated 9-20-23. Fishbeck Associates recommends the Planning Commission grant the Crossroads Distribution Center North – Building No. 11, preliminary site plan approval, based on the engineering feasibility of the plans

and subject to the comments in the review letter. The applicant should begin discussions with the County for stormwater management if they haven't done so already. County permits should be obtained prior to the applicant moving to Final Engineering review with the Township.

Director Power presented the Fire Department review letter dated 8-31-23. The 8" water main now runs down the length of the building, eliminating dead ends. If a security gate is to be installed at the entrance to the complex, an approved access control service will be required. The device for Van Buren Township gate access is a Knox gate and key switch Model 3501. An Emergency Responder Radio Coverage test will need to be completed.

Director Power also provided a link to the completed 2021 traffic Impact Study for the project, informed that the applicant has started the application process for the required parcel combination and the Municipal Services Department will seek updates on the start of the Haggerty Road project. Wayne County anticipates the project to start in the fall with an anticipated completing date of spring 2025. Director Power also provided a link for public updates on the project.

Mr. Morton gave a presentation and confirmed that the parcel consolidation application has been submitted. In regard to EV parking spaces, they have additional spaces prepped, they prefer to have them in the greenbelt, they will be located on the next site plan. The trailer lot is easier to convert from a trailer lot to an auto lot in the event of parking changes. The applicant has reviewed the landscape requirements in the McKenna Associates review letter and agrees to all. The new DTE Morton station will be going in on Ecorse Road. The County has been talking about drain abandonment for about 3 years, have to do stream mitigation offsite. The tenant is a global supplier for the big 3, not contract based work and they may come back with the need for fencing. If preliminary site plan is received, hoping they will sign the lease. They are distribution and warehousing, not manufacturing and are mostly auto related.

Joe Webb of Webb Engineering informed that the applicant has started conversation with Wayne County drain abandonment. The applicant has submitted to Wayne County for stormwater and curb cuts. The sanitary sewer is on the east side of buildings 8, 9 and 10, they are putting in 90% new water going into the north basin and the east side of building 11 is prepped for stormwater with retention.

Commissioners had the following questions and comments:

- Commissioner inquired when the parcels are merged, what is the overall zoning? Vidya Krishnan informed when they are merged there will still be different zoning.
- Commissioner inquired if the sidewalk network is to make a more unified campus? Vidya Krishnan informed yes, and that may be modified to include a security fence.
- Commissioner inquired with the new north basin, is there fencing along the road? Joe Webb informed, no there is a 6-foot shelf. Vidya Krishnan confirmed the 6-foot shelf meets the requirements.
- Commissioner inquired about the sign conditions, there needed to some additional language about the sign, was that called out in the McKenna letter? Vidya Krishnan

informed, yes, the proposed sign must be reviewed administratively for compliance with ordinance standards.

- Commissioner commented on the deviation to the parking standard, normally we do so when knowing what the use will be. Commissioner is not in favor of granting a parking deviation. Vidya Krishnan commented that if the tenant has already signed the lease prior to the final site plan approval, they can propose the same project. If the building is still speculated it could be built to trailer grade and striped for parking spaces.
- Commissioner commented on the site being located near regulated wetlands and preserving some of the natural areas, could this be an application for a potential pollen garden? Vidya Krishnan informed, yes, for a bioswale or rain garden.
- Commissioner inquired where does the Belle Drain exist? Mr. Morton displayed where the drain is located along Haggerty and jogging into the property, they are basically just cutting of the tail which currently sits in the middle of the field.
- Commissioner inquired to the Township Engineer is it typical for Wayne County to abandon a drain? Paul Kammer informed that he believed the Subaru development had a similar situation, had very old drain. It is very difficult, you are moving from one watershed and taking a completely different path. Mr. Morton commented that the applicant petitioned Wayne County two (2) years ago to have a plan to do some comprehensive work to the McClarey Drain.

No comments from the audience or remote viewers.

Motion Jahr, Grant second to grant the applicant, Crossroads Distribution North 11, LLC preliminary site plan approval to construct a distribution center consisting of one (1) building with a ground area of approximately 630,417 square feet and affiliated site improvements, along with grading and earthwork on property surrounding the site located on the south side of Van Born Road, west of Haggerty Road, including parcel ID 83-005-99-0009-701, 42065 Van Born Road (PARCEL ID 83-005-99-0010-000), 42033 Van Born Road (PARCEL ID 83-005-99-0007-000), 41941 Van Born Road (PARCEL ID 83-005-99-0005-000) and 42333 Van Born Road (PARCEL ID 83-005-99-0009-002). The grading and earthwork will also involve parcels 83-005-99-0004-000, 83-005-99-0008-000, 83-005-01-0019-000, 83-005-01-0020-300, -0023-300, -0024-300, -0025-300, -0026-300, -0027-300, -0028-300, -0029-300, -0030-300, -0031-300, -0032-300, -0033-300 and -0034-300, based on the analysis and subject to the conditions detailed in the McKenna Associates review letter dated 9-19-23, Fishbeck Associates review letter dated 9-20-23, Fire Department review letter dated 8-31-23 and staff letter dated 9-15-23, along with the additional conditions that the proposed sign must undergo further administrative review and with the understanding that the issue of the parking deferment shall be addressed before final site plan is to be granted and also that the variance is required on this plan before final site plan review, the issue of the variance shall be resolved, additionally, the interior sidewalk network plan must be finalized and discussed before final site plan approval may be granted.

Roll Call:

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

Nays: None.

Excused: Creal.

Motion Carried. (Letters Attached)

ITEM #4: CASE 19-037 – HAMPTON MANOR SENIOR HOUSING PROJECT – SITE PLAN AMENDMENT.

TITLE: A REQUEST BY THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, FOR AN AMENDMENT TO THE SITE PLAN AND ARCHITECTURAL PLANS FOR A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.

THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROAD AND IS ZONED C (LOCAL BUSINESS) DISTRICT, AT 43345 TYLER ROAD (PARCEL ID NUMBER 83-054-99-0012-701). THE PARCEL IS 7.11 ACRES IN SIZE.

Director Power deferred to Planning Consultant Vidya Krishnan for presentation of her review.

Vidya Krishnan of McKenna Associates presented her review letter dated 9-18-23. The elevations as built/implemented have several changes from the approved plan. Over the past three years the Planning Commission has reviewed and approved several large projects, many of which are under construction or completed, as approved. While supply-chain delays could have impacted the availability of materials, any changes to the site plan should have been presented to the Planning Commission for approval, prior to being implemented.

At this time, addition of cultured stone to meet the masonry requirement as shown on the approved plan, is a step in the right direction towards correcting the violations. While some changes such as roof dormers cannot be added to the building at this late date, a few additional changes are possible to bring the site closer into compliance. If the Planning Commission should consider approval of the amended site plan, the additional recommended corrections are:

1. Addition of metal panel roof to the cupola. Replacement of the asphalt shingles with the previously approved metal roof will create the focal feature for the building, as was originally intended.
2. Addition of metal roofs to the dormers. While addition of new dormers is not feasible at this time due to the possibility of creating roof damage, it is possible to add metal roof to the dormers already constructed.
3. Replacement of siding. The applicant has stated that a certificate of occupancy is required to enable them to accommodate 40 families that have committed to joining the facility by October end. While being considerate to the families that have been assured occupancy as promised by the applicant, the Planning Commission can consider granting a temporary certificate of occupancy, subject to the blue siding being entirely replaced with the previously approved neutral/earth-tone siding color. This would allow the applicant to meet their obligations, but also ensure a major correction to the façade as-built.
4. Submission of a final site plan to ensure that all exterior doors on the building open onto sidewalks or concrete landings.

Director Power provided a summary on the project and displayed the approved plans. The issued-for-construction approved construction plans, per the Township Engineer, were those dated 7/19/2021, as reviewed in a preconstruction meeting on 9/15/2021. These were revised for EGLE water main design compliance on 8/25/2021. Architectural elevations which demonstrate the architectural treatments as required by the Planning Commission are saved in the preconstruction folder with these plans. The approved building plans, which contain plans submitted as part of a foundation-only permit (issued 12/3/2021) and full permit approval (issued 1/21/2022 and released following payment 3/24/2022), contained elevation sheets which demonstrate elevation drawings per approved project elevations under the Planning Commission's approval. In regard to material samples, a condition of preliminary site plan approval adopted by the Planning Commission as part of the preliminary site plan approval on June 22, 2020 was that "building material samples and colors must be presented at the Planning Commission meeting for review." This condition was represented as a color rendering due to the virtual Zoom final site plan review meeting format, at the final site plan review meeting on July 14, 2021. Director Power displayed a screen shot from the Zoom meeting.

Sam Martin, Vice-President of Hampton Manor gave a presentation. During the pandemic there was a hold up on everything. The reason they didn't come back to staff or the Planning Commission is beyond him. Mr. Martin apologized for not doing so. Whenever they can get a material a little cheaper, they can pass along savings to the residents. Healthcare is not cheap and Hampton Manor is proud to have lower costs. Mr. Martin wants to work with the Township to see what we can do to come to a compromise.

Commissioners had the following questions and comments:

- Commissioner asked Mr. Martin if he was involved in the site plan approval. Mr. Martin informed, yes, minimally.
- Commissioner inquired if the applicant was involved in the permitting process with the architect. Commissioner understands that the foundation was not built to handle the brick, and this looks to be intentional. The steps of what is shown and the cost savings, looks like the intent was to do this. The applicant could have gotten a different type of brick and could have gotten closer to what was approved. The façade materials do not match what was approved, they are a huge step down and are not acceptable. Commissioner inquired what if the applicant is not willing to work with us to get back to the original plan? Commissioner informed that the architect needs to help fix this problem for the Township and the neighbors. Mr. Martin informed that they were aware of the surroundings and were trying to make sure that the building doesn't look like a commercial building.
- Commissioner suggested the applicant bring in enlarged elevations with samples and to work harder with the Township to get closer to what was approved.
- Vidya Krishnan of McKenna Associates informed that her letter is just a suggestion and also mentioned that you cannot compare a small home to a large-scale building, it was approved with materials that fit the surroundings. Mr. Martin informed that he completely agrees that they did not follow directions and inquired if the current building is pleasing to the eye. Commissioners responded no; it doesn't match.

- Commissioner commented that whether or not the building is attractive is irrelevant. There was a community element, there were concerns with traffic and that the building is not up to these standards, it went through a process.
- Commissioner commented that the applicant makes it hard for the Commission with any other developer. This is the first time ever a developer did exactly what they wanted to do and it puts the Commission in a very hard spot, making it hard to believe the applicant. There is an awful lot of blue on the building, Commissioner is very disappointed.
- Commissioner agrees with fellow Commissioners comments. There are other businesses that waiting whole year to get supplies. This makes the Commissioner feel as though she failed the people that she represents. When looking at what's in the middle, is not even close. This is a self-inflicted problem.
- Commissioner commented that Mr. Martin is the Vice-President of the company, why did we not get the President or CEO. Commissioner is not convinced that revocation is the right answer, does understand that a mistake was made. However, we may still be able to build as approved. Commission doesn't want to shut the door on coming back, have the applicant bring back materials in person.
- Commissioner commented that we need to make very clear what is being proposed next. Vidya Krishnan confirmed, yes, to give a clear direction, telling the applicant to get back to as close as possible to the original plan. The applicant inquired if they have to get rid of all of the siding? Commission informed the applicant to get as close to the original intent of the plan as possible.
- Commissioner commented that we have a final site plan, understand that there may be materials substitutions.
- Commissioner commented to make the rendering as large as possible to know exactly what was approved.
- Commissioner commented early on in the site plan approval, some items were labeled conceptual, the materials were set once approved and it was specifically called out that they are not to be changed.
- Commissioner inquired if there was a stop-work order? Director Power informed there is a stop-work order.
- Commissioner commented that the applicant had also mentioned getting a temporary C of O. Director Power informed the applicant must have all site improvements done prior to C of O. Commissioner commented that given the amount of work that needs to go into this building, don't see that a temporary C of O would be appropriate until we have a revised set of site plans.
- Commissioner commented that they also need to make sure that they take care of the doors. Mr. Martin informed they put the doors there to access a courtyard for the residents. The courtyard is subject to review on the site plan.
- Commissioner commented to remind the applicant that the neighborhood is more than the four (4) houses across the street. It was made very clear in the in the meetings not to use blue on the exterior, the issue was discussed and decided two (2) years ago.
- Commissioner commented that before you do anything that is not on the plan, please come forward, we are willing to work with people.

No comments from the audience or remote viewers.

Motion Jahr, Pahle second to deny the applicant, Van Buren Investors Land Holdings LLC, an amendment to the site plan and architectural plans for a proposed senior housing facility, located at 43345 Tyler Road, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 9-18-23 referencing the McKenna Associates review letter dated 12-29-19, staff review letter dated 9-15-23 and based on the following findings of fact, the applicant negated from the approved site plan reverting back to materials that were determined to be incompatible with the rural residential character of the surrounding neighborhoods when used on a building of this size, the applicant has deleted or modified significant architectural details shown on the approved site plan that were meant to enhance the projects compatibility with the surrounding neighborhoods, the applicant was made aware in a McKenna letter dated 12-29-19 and at the Planning Commission meeting on 6-22-20 that once approval was granted by the Planning Commission the elevations and materials are no longer conceptual and cannot be changed, section 12.305(6) requires subsequent actions to be consistent with the approved final site plan unless a conforming change receives a mutual agreement of the land owner and the Planning Commission, the Commission finds the as-built changes made subsequent to site plan approval are a significant departure from the approved site plan and do not meet the standards for approval and the Commission does not agree to the changes, the final site plan approved on 7-14-21 remains in effect.

Roll Call:

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

Nays: None.

Excused: Creal.

Motion Carried. (Letters Attached)

GENERAL DISCUSSION AND UPDATES:

Director Power gave a brief updated on Ricardo, informing they had a three-month time frame, the time frame is moving up. The HOA approval is still pending for the architectural review for the N. Cumberland Drive home modification at the last meeting.

Director Power informed the next meeting will be on October 11, 2023.

Commissioner inquired if there is any update on the Mobil Gas Station pole sign? Director Power informed that it still needs to be addressed, flood waters from the storm in August had caused some gasoline leakage and the applicant is aware they need to remove the sign.

ADJOURNMENT:

Motion Budd, Atchinson second to adjourn the meeting at 8:43 p.m. Motion Carried.

Respectfully submitted,



Christina Harman

Recording Secretary



MEMO

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Child Care Zoning Ordinance Amendments / Adjustments
DATE:	September 15, 2023

Planning Commission Members:

The State of Michigan has recently promoted efforts to increase child care capacity in communities including Van Buren Charter Township. The Township has received several recent inquiries by existing proprietors of *family day care home* facilities which accommodate 1-6 children* to increase their capacity to become *group day care homes*, which accommodate 7-12 children*. The State of Michigan's office of Licensing and Regulatory Affairs (LARA) has recently played a direct supporting role with increasing the capacity of existing day care home facilities in and near Van Buren Township.

The *group day care home* designation requires special land use approval and an associated site plan that is reviewed by the Township's Planning Commission, as well as a procedural requirement for a public hearing. Reflective of rules included in the Michigan Zoning Enabling Act (MZEA) (PA 110 of 2006), Section 5.111 of the Van Buren Township Zoning Ordinance also requires *group day care homes* to meet certain dimensional requirements, including minimum separation distances from other group child care providers.

At their regular meeting on May 24, 2023, the Planning Commission recommended Staff and the Planning Consultant to proceed with researching this topic and exploring the foundation of the specific regulations regarding separation distance between group child care home providers. Our Planning Consultant has completed a preliminary review of this topic and has reviewed the MZEA and other ordinances to make sure there were no unintended consequences in the event of an amended and more flexible zoning ordinance. Based on this research, the planning consultant provided a first draft of a potential Zoning Ordinance amendment for the Planning Commission's consideration at the regular meeting on August 9, 2023. Based on feedback received at that meeting, the draft language was revised, and a second draft of the Zoning Ordinance amendment was discussed at the regular meeting held August 23, 2023. At that meeting, the Planning Commission recommended to proceed with posting the draft text amendment for a public hearing.

The Planning Commission is now invited to host a public hearing for the draft Zoning Ordinance amendment as presented in this packet. They may also make a recommendation on adoption to the Board of Trustees, or the Planning Commission may request staff to complete additional research on this topic or revisions to the draft ordinance language before proceeding to this step. I look forward to participating in this discussion.

Sincerely,

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

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

* Under a recent policy change from the State of Michigan, *family day care home* providers may increase their capacity from six (6) to seven (7) maximum children after 29 months of operation, and *group day care home* providers may increase their capacity from twelve (12) to fourteen (14).



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Case 23-031 / Ashley Crossroads North Phase 2 Project
Preliminary Site Plan and Special Land Use Review
DATE: September 15, 2023

Planning Commission Members:

Crossroads Distribution Center North 11, LLC has applied seeking approval to construct a Distribution Center. This Distribution Center consists of one (1) building with a ground area of approximately 630,417 square feet of space and affiliated site improvements, along with grading and earthwork on property surrounding the building site. The distribution center and auxiliary improvements will be constructed on the south side of Van Born Road, west of Haggerty Road, including approximately 175.0 acres of property. The property is zoned M-T – Industrial Transportation.

To assist with your review, your packet contains reports from the Township's reviewing staff including the Planning Consultant and Township Engineer, as well as civil and architectural plans from the applicant.

If the request is granted, the applicant will be considered for special land use approval by the Board of Trustees. The applicant will also undergo Wayne County engineering review and final site plan and engineering review by Van Buren Township.

Please feel free to reach out with any questions.

Sincerely,

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

CC: Vidya Krishnan, Senior Principal Planner, McKenna Associates / Van Buren Charter Township Planning Consultant
Ron Akers, AICP – Van Buren Charter Township Municipal Services Director



MCKENNA

September 19, 2023

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

**Subject: VBT-23-031 Ashley Capital Crossroads Distribution Center North – Building 11
Special Land Use Review #1**
Plans Dated August 17, 2023; Received on August 29, 2023

Dear Commissioners:

The applicant, Ashley Capital (acting agent: Dennis Schultz) is seeking preliminary site plan approval for a proposed 630,417 sq. ft. distribution center (Crossroads Distribution Center North, Building 11 or CRN11), just north of CRN6, south of Van Born Road, and west of Haggerty Road. The overall CRN site is 175 acres, while the development area for this proposal involving the building and mass grading is approximately 118 acres, pending a lot combination.

Most of the development area is zoned M-T (Industrial Transportation) and is composed of several parcels; some of these parcels are zoned M-1 (Light Industrial) as a result of recent rezoning, or R-1B (Single-Family Residential) per original zoning. The site plan and application describe the development as a speculative building for multiple future tenants, to be used for warehousing, light manufacturing, and distribution. In the M-T district, warehousing and light manufacturing are permitted uses by-right; distribution centers are considered a special land use, requiring additional review standards and action by the Board of Trustees, per Section 3.116 and Chapter 12 of the Zoning Ordinance.

SPECIAL LAND USE REVIEW COMMENTS

Section 12.306 of the Zoning Ordinance sets forth criteria for the Planning Commission to consider when reviewing special land use proposals. We have reviewed the special land use request 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. Will promote the use of land in a socially and economically desirable manner for those persons who will use the proposed land use or activity; for those landowners and residents who are adjacent; and for the Township as a whole.**

This standard has been met. The use of the site for the proposed distribution center is in an area with similar uses and is zoned for industrial transportation uses. The land for the proposed CRN11 is currently undeveloped and is largely non-adjacent to any existing residential uses, and, where it does abut an existing residential use to the northeast, a significant greenbelt and stormwater detention basin is proposed to adequately buffer the industrial use. The addition of the distribution center will serve the region, providing a socially and economically desirable use as planned for the area. Any impacts resulting from the proposed development will be mitigated through setbacks, landscaping, screening, and architectural requirements, which are reviewed in our site plan review letter under separate cover.

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2. Is necessary for the public convenience at that location.

This standard has been met. The proposed use is located along the northern edge of the Township off Van Born Road, is in close proximity to Ecorse Road and Haggerty Road, and near the I-275 interchange. This makes it a convenient trucking route for the proposed use, provided that the improvements noted in the associated traffic impact study and site plan are implemented.

3. Is compatible with adjacent uses of land.

This standard has been met. The site is adjacent to existing industrial uses to the south under common ownership with the project site. A 350-foot utility easement exists to the west and is buffered by undeveloped land and one of three proposed conservation easements within the site. A landfill and other industrial uses are under Canton Township jurisdiction to the north. Some residential uses exist to the site's northeast, but are buffered by one of the conservation easements, greenbelt, and detention pond. The remaining land to the east of the site is under common ownership with the project site, slated for future development.

4. Is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected.

This standard has been met. The proposed site changes involve dedicated conservation easements and site improvements to accommodate the distribution center. Significant setbacks provide adequate screening for the site. As with any trucking use, traffic impact remains a concern, with an anticipated increase in truck traffic to the east and south of the site. This has been evaluated in an associated traffic impact study, which found that the existing infrastructure can generally support the increase in traffic. In addition, the applicant has stated that the planned reconstruction of Haggerty Road includes a new traffic light at the intersection of a proposed new access drive from the subject site onto Haggerty. Comments addressing the site layout, circulation and access are discussed in our attached site plan review letter.

5. Can be adequately served by public services and facilities without diminishing or adversely effecting public services and facilities to existing land uses in the area.

This standard has been met. This proposal is considered Phase II of the much larger Crossroads North development. As such, significant improvements to utilities and services have already been implemented, are currently proposed, or slated for future phases. We do not anticipate that the proposed site plan will affect the area's public service capacity. The applicant is working with the Township Engineer to meet all utility requirements.

6. Will not cause injury to other property in the neighborhood in which it is to be located.

This standard has been met. The proposed site improvements will not cause injury to other properties in the neighborhood in which it is located. Much of the surrounding area has been planned and zoned for industrial uses, and many of these projects have been constructed in recent years. Any adverse impacts resulting from the use on the site are mitigated through the use of conservation easements, wide greenbelts, extensive plantings and the use of sound planning and design principles.

7. Will consider the natural environment and help conserve natural resources and energy.

This standard has been met. Per agreements with EGLE, the applicant proposes significant preservation easements to conserve existing wetlands and wooded areas, as well as buffer the use from surrounding properties. The applicant is actively working with the Planning Department to provide the required tree replacement and meet extensive landscaping requirements. Any stormwater related concerns will be addressed to the satisfaction of Wayne County and the Township Engineer.



8. **Is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located and meets applicable site design standard for special approval uses.**

This standard has been met. A distribution center is within the provisions of uses requiring special approval and is in harmony with the purposes and conforms to the applicable regulations of the M-T zoning district. The proposed development largely meets the applicable site design standards for distribution centers; however, a variance will be required for a reduced setback from the truck staging area in the southwest corner of the site to the ITC corridor which is zoned residential.

9. **Is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.**

This standard has been met. The proposed use as a distribution center is related to the valid exercise of the Township's police power and those purposes which are affected by the proposed use or activity.

Specific Approval Criteria for Distribution Centers [Section 5.112]:

1. **A building containing a distribution center shall be located not less than two hundred fifty (250) feet from any residential zoning district and five hundred (500) feet from any residential dwelling.** The site plan demonstrates compliance with minimum setbacks to residential zones at 402 feet (west) and 683 feet (east) as well as setbacks from a residential dwelling at 907 feet (northeast).
2. **Any building containing a distribution center shall be located not less than four hundred fifty (450) feet from any public right-of-way, with all buildings conforming to all other minimum requirements. Off-street parking and loading shall be located relative to the building as otherwise required in this Ordinance.** The site plan demonstrates compliance with the proposed building set back 450 feet from Van Born Road right-of-way.
3. **Truck docks, overhead doors and trailer staging areas accessory to a distribution center shall be located not less than three hundred fifty (350) feet from a residential district. They shall be oriented away from or shall be reduced in number and sufficiently screened where oriented toward, all residential districts and public rights-of-way. Where building layouts incorporate multiple buildings, buildings shall be designed and oriented such that truck docks, overhead doors and trailer staging areas in adjacent buildings face one another.** The proposed staging area on the southwest corner of the site is shown at a setback of 207 feet from the residentially zoned ITC corridor to the west. The setback area is heavily wooded and part of a proposed conservation easement, with the closest residential unit being located at a minimum distance of 800+ feet. However, as the proposed setback does not meet the letter of the Ordinance, a variance must be obtained from the Zoning Board of Appeals.
4. **All other off-street parking and loading areas, access drives, and paved surfaces accessory to such a use shall be located not less than sixty (60) feet from any residential district, which must include a greenbelt buffer required in Section 10.103(E).** The site plan demonstrates compliance with a 60-foot setback between the eastern Van Born access drive and the neighboring residential zone, accompanied by the required buffer landscaping. Additional details are noted in our site plan review letter.



RECOMMENDATION

The proposed distribution center meets the general standards for consideration of special land use approval in the M-T District, and most of the standards specific to distribution centers. Therefore, we recommend the Planning Commission recommend approval of the requested special land use to the Township Board of Trustees, subject to the following conditions:

1. Approval of a variance for the staging area from the Zoning Board of Appeals.
2. Final site plan approval.

Respectfully,
McKENNA

Vidya Krishnan
Senior Principal Planner

Gage Belko, AICP
Associate Planner

cc: Dan Power, Director of Planning and Economic Development



MCKENNA

September 19, 2023

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

**Subject: VBT-23-031 Ashley Capital Crossroads Distribution Center North – Building 11
Site Plan Review #2 (Preliminary)**
Revised Plans Dated August 17, 2023; Received on August 29, 2023

Dear Commissioners:

The applicant, Ashley Capital (acting agent: Dennis Schultz) is seeking preliminary site plan approval for a proposed 630,417 sq. ft. warehouse and distribution facility (Crossroads Distribution Center North, Building 11 or CRN11), just north of CRN6, south of Van Born Road, and west of Haggerty Road. The overall CRN site is 175 acres, while the development area for this proposal involving the building and mass grading is approximately 118 acres, pending a lot combination.

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.** Most of the development area is zoned M-T (Industrial Transportation) and is composed of several parcels; some of these parcels are zoned M-1 (Light Industrial) as a result of recent rezoning, or R-1B (Single-Family Residential) per original zoning. Parcels must be legally combined and recorded with Wayne County Register of Deeds prior to site construction.

The site plan and application describe the development as a speculative building for multiple future tenants, to be used for warehousing, light manufacturing, and distribution. In the M-T district, warehousing and light manufacturing are permitted uses by-right; distribution centers are considered a special land use, requiring additional review standards and action by the Board of Trustees, per Section 3.116 and Chapter 12 of the Zoning Ordinance. We provide comments regarding the special land use under separate cover.

2. **Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. The applicant has provided the required information.
3. **Phased Development.** CRN11 is proposed to be completed in a single phase (Phase II of the larger Crossroads North development) by the end of 2024. Sheet C2.0 states the proposed development schedule for CRN11. Grading, utilities, landscaping, flatwork, and stormwater systems are proposed to begin in fall/winter of 2023. Vertical construction, landscaping, and Haggerty Road improvements are slated for completion in the spring/summer/fall of 2024.

The plan indicates 'future' buildings CRN8, CRN9, and CRN10 for which the applicant is mass-grading at this time. The applicant is aware that at a future date when those building sites are

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developed, each of them will have to go through the site plan and conditional land use approvals, if applicable. Construction may not commence until such approvals are granted.

4. Dimensional Requirements. There are no minimum lot area, width, or depth requirements in the M-T, Industrial Transportation District.

Maximum lot coverage is 35%; the site plan shows calculations for the entire Ashley Capital site, noting building coverage at only 8%. The Ashley Capital site is not a single lot, but a collection of several lots. Previously, we requested clarification as to which buildings and lots are being used for lot coverage calculations. The "Limits of CRN11 Development Area" is noted as 69 acres – lot coverage of this development area would be approximately 21%; however, this development area is likely not the resulting 'lot' from an anticipated (required) lot combination. We recommend that lot coverage calculations be noted based on the lot area after the assorted parcels are combined, for a more accurate representation.

The minimum required front, rear, and side yard setbacks for the M-T District are 50 feet each. The maximum building height in the M-T District is 35 feet. However, Section 4.102(S) allows for one (1) foot of additional height for every two (2) feet of additional setback. With a proposed building height of 49'-3", the required setbacks are 79 feet each. The proposed front yard setback is 450 feet, which complies. The west side setback is noted at 351 feet; however, the development area tapers to the south. The site appears to comply, with estimated side setbacks of 140 feet and a rear setback far exceeding that.

The ordinance requires a 350-foot setback for all truck docks, overhead doors and trailer staging areas. The proposed staging area on the southwest corner of the site is shown at a setback of 207 feet from the residentially zoned ITC corridor to the west. The setback area is heavily wooded and part of a proposed conservation easement, with the closest residential unit being located at a minimum distance of 800+ feet. However, as the proposed setback does not meet the letter of the Ordinance, a variance must be obtained from the Zoning Board of Appeals

5. Access and Circulation.

- a. **Location of Curb Cuts.** The site can be accessed via two 36-foot-wide access drives proposed off Van Born Road which generally run north-south along the east and west sides of the building, connecting the surrounding parking lots. Per our previous comments, the plan has been revised to align the western Van Born access drive with Lilley Road across the street, which provides access to a landfill in Canton Township. A third access drive is proposed along the southern edge of the development area, running east-west, and connecting both the proposed CRN11 site and existing CRN6 site to Haggerty Road.
- b. **Vehicle Circulation.** A truck turning diagram has been submitted, showing adequate truck access throughout the site, connecting to the existing CRN6 site to the south. The proposed drives create an emergency access lane around the site. Vehicle circulation and site access is subject to further review and approval by the Fire Marshal and Township Engineer.

The applicant has submitted a traffic impact study for the proposed development, prepared by Fleis & VandenBrink Engineering in November 2021, which examines future conditions related to warehousing and distribution centers and anticipated improvements. The conclusion of the report states the levels of service in the area will be similar to existing conditions, with a few delays



predicted at Ecorse intersections. Recommendations from the report include signal optimization and a center left turn lane along Haggerty at future driveway locations. The plans show proposed acceleration/deceleration lanes and a 3-way signal at the Haggerty entrance. With the proposed reconstruction of Haggerty Road and the improvements noted, traffic concerns will be alleviated. However, we defer to Wayne County and the Township Engineer on the adequacy of all improvements proposed to address current and future needs of buildings CRN 8, 9 and 10.

- c. **Sidewalks.** Several interior sidewalks are proposed to connect the parking areas to the building. Additionally, a sidewalk is proposed along Haggerty Road, adjacent to the proposed landscape berm. Per our previous comments, a 5-foot concrete sidewalk is being proposed along the site's Van Born frontage. To create a cohesive industrial complex, interior sidewalks must be provided with connections to all current and proposed Ashley Capital sites.

6. Parking and Loading.

- a. **Layout.** All parking spaces are proposed to be double-striped and most spaces are dimensioned at 9.5 x 20 ft. with a 24-foot maneuvering lane, compliant with ordinance standards. Spaces abutting sidewalks and sodded areas are dimensioned at 9.5 x 18 ft., which is permitted per Section 9.104. Per our previous comments, all sidewalks abutting parking have been increased to 8-feet wide to avoid vehicle-pedestrian conflicts.
- b. **Number of Parking Spaces.** Section 9.102 enumerates the minimum parking requirements for specific uses. Because this is a speculative development, it is difficult to understand the full extent of parking needs for the site. The developer has included a revised series of calculations for the proposed distribution center and accessory office uses. Depending on the end mix of uses, revised calculations and parking arrangements may be required.

The table below shows what is required and what is being proposed.

Land Use	Measurement	Required
Distribution Center	5 + 1 per 1,500 sq ft. of GFA (550,617 sq ft.)	372
Office (Distribution Center cont'd)	1 per 350 sq ft. Of UFA (79,800 sq ft.)	228
Loading (Commercial/Industrial buildings over 50,000 sq ft.)	3 + 1 per 50,000 sq. ft. over initial 50,000 sq ft. (630,417 sq ft. total)	15
Total Parking Required: 600 (372 + 228) Maximum Allowed: 720 (600 x 0.2) Parking Provided: 470, including 40 deferred parking spaces. Loading Provided: 136 docks, incl. 8 trash compactor docks, and 277 staging areas – <u>clarify 14-foot overhead clearance</u>		

Since our last review, the applicant has reduced the parking provided which is now below the required minimum, whereas previously, excessive car parking was a point of concern. The developer has explained that a single prospective tenant would utilize over half of the building area, requiring additional staging areas but only 75 car parking spaces. The developer further explains that, in addition to the deferred parking, the site's staging areas could be converted into car parking, if needed. The Planning Commission has the flexibility to determine if the developer's explanation is sufficient to permit the



deferred parking and staging area conversion in lieu of the required minimum car parking required by Ordinance. An agreement stating the conditions of deferred/converted parking is subject to review and approval by the Township Attorney.

The plan has also been revised to state that the entire building will be used for distribution, with "just in time product staging" for off-site manufacturing.

- c. **Barrier Free Spaces.** With 470 car parking spaces provided, 9 barrier-free spaces are required. 14 barrier-free spaces are shown on the plan. For sites requiring between 501-1,000 parking spaces, 2% is required to be barrier-free. Should the site eventually include any stated deferred/converted parking, such parking shall be limited to a maximum of 720 spaces, unless additional barrier-free spaces are provided.

- d. **EV Parking Spaces.** It is the intent of the Township to support the reduction of carbon emissions by encouraging the provision of electric vehicle charging stations within private development. Given the scale of the CRN site and its improvements, it is highly unusual that there are no EV parking spaces proposed for CRN11. The applicant had previously stated that EV spaces will be provided based on tenant needs and the potential location of such spaces would be identified on the site plan. The site plan does not show any locations at this time. It is our recommendation that such locations be shown at this time to ensure there is no conflict with barrier free parking location and that the site is prepped with required conduits and infrastructure in the future to allow for easy installation of the ports.

7. **Mechanical Equipment.** Four exterior "tenant-dependent" transformer pad locations are shown, two each at the north and south ends of the building. Per the applicant all mechanical units for the overall building will be roof mounted and appropriately placed to be screened from view of adjacent properties and public rights-of-way.

8. **Landscaping and Screening.** Landscaping is subject to the provisions of Section 10.103 of the Zoning Ordinance. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others, and our comments on these are as follows:

- a. **Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage must be screened from view from the right-of-way with a continuous landscape screen comprising of 1 deciduous tree per 40 linear feet + 1 ornamental tree per 100 linear feet + 8 shrubs per 40 linear feet.
- **Van Born Frontage:** With frontage of 1,365 feet along Van Born, the required landscaping is 34 deciduous or evergreen trees + 14 ornamental trees + 273 shrubs. Sheet LS-1 states that there will be 36 evergreen trees + 14 ornamental trees + 115 shrubs – the shrubs fall short of the required minimum due to a calculation error; this remains to be corrected from our first review.
 - **Haggerty Frontage.** With 1,810 feet of frontage, the required landscaping along Haggerty is 45 deciduous/evergreen trees + 18 ornamental trees + 360 shrubs. Sheet LS-1 states that there will be 46 evergreen trees + 19 ornamental trees + 232 shrubs – The shrubs fall short of the required minimum due to a calculation error; this must be corrected.



- b. **Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way. Most of the CRN11 parking lots are screened by existing buildings and preserved foliage. The only parking lot with potential to be viewed from the right of way is the north lot.

- **North Lot.** Though not explicitly noted in the landscape plans, the proposed topography of the site indicates a 3-foot berm extending from the proposed detention pond across the northern edge of the parking lot, sufficiently screening the view of the parking lot from the right of way.

The site plan clearly shows intent to provide screening for future parking lots adjacent to Haggerty. At such time when the site plans for CRN 8, 9 or 10 are reviewed, the proposed landscaping will be reviewed for compliance again.

- c. **Interior Parking Lot Landscaping.** Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. At a minimum one (1) tree per landscape island is required; landscape islands must be a minimum of 360 sq ft. The Zoning Ordinance requires interior landscaping to be a minimum of 5% of all interior paved areas and 1 tree per 300 square feet of interior landscaping area.

- **North Car Lot.** At 140,707 sq ft., 7,035 sq ft. of interior landscape islands and 23 trees must be provided. The landscape plan notes within a table that 8,000 sq ft. of interior landscaping and 24 trees are provided. Per our previous comments, plants have been labeled for their intended location; only 20 trees are labeled for the north parking lot – 2 of which are designated replacement trees, which cannot count towards other landscaping requirements. Additional information is required. The landscape islands must also be shown to meet the minimum area of 360 sq ft; a label for square footage should be included next to each island.
- **South Car Lot.** The landscape plan combines the car parking lot and staging area for a total of 166,743 sq ft. Based on this calculation, it requires 8,337 sq ft. of interior landscape islands and 28 trees. Again, the plan is inconsistent with the table, labeling only 18 trees for the south parking lot. While many other trees surround the lot, these are designated as replacement trees, which must remain separate from other landscape requirements. The landscape islands must also be shown to meet the minimum area of 360 sq ft.
- **West and East Lots.** The landscape plan combines the car parking lots and staging areas, for a total of 208,548 square feet and 224,782 square feet, respectively. Using this calculation, both areas are noted as having 11,300 square feet of landscaped islands each, and 35 and 38 trees, respectively. A sufficient number of trees are provided for in their intended location, though they differ from the data tables. The landscape islands must be shown to meet the minimum area of 360 sq ft. (see above).

- d. **Loading Area Landscaping.** Section 10.103(C) requires loading/staging areas that can be viewed from residential zones or public rights of way to have perimeter landscaping of staggered 8-foot evergreen trees, planted 15 feet on center. The east and west loading and staging areas are an integral part of the site, which are primarily screened from view by dedicated preservation easements. An existing stand of vegetation and natural berm covers a gap along the edge of the eastern loading area,



- e. **Greenbelt Buffering.** Section 10.103(E) has specific requirements for greenbelts abutting M-T, M-1, M-2, and R-1 zoning.
- **Abutting M-1.** A 20-foot-wide buffer planted with one tree per 30 linear feet is required. In lieu of a landscaped buffer, the landscape plan shows an extensive preservation area (including tree stands and wetlands) along the northwest edge of the development area, effectively buffering the site from the adjacent M-1 lot, which is acceptable.
 - **Abutting M-2 and M-T Zoning Districts.** A 10-foot-wide buffer with one tree per 30 linear feet is required. In lieu of a landscaped buffer, the landscape plan shows the preservation area extending along the eastern edge of the development area abutting the easterly CRN M-T site.
 - **Abutting the R-1 Zoning Districts.** A 60-foot-wide buffer with staggered evergreens planted 15 feet on-center atop a 6-foot berm is required. The landscape plan shows a 60-foot greenbelt along the eastern edge of the development area where it abuts the neighboring R-1 lots, featuring berms along with the required plantings. In lieu of a landscaped berm along the western edge of the site which abuts an R-1B zone (ITC corridor), the applicant is proposing an extensive preservation area extending the length of the western edge. We recommend approval of the preservation proposal by the Planning Commission.
- f. **Open Space Landscaping.** Section 10.103(G) of the Zoning Ordinance requires 1 tree per 3,000 square feet of open space area not occupied by buildings or parking. The area must also be provided with ground cover. Sheet LS-1 notes general open space of 356,095 sq. ft. after excluding the buffer and detention basin areas. At the above standard, that would result in a requirement of 119 trees. The landscape plan notes the proposed preservation areas to meet this standard, in addition to any remaining open space being proposed with lawn/sod. We recommend approval of the preservation proposal by the Planning Commission.
- g. **Mechanical and Utility Equipment Screening.** The outdoor transformer pads are proposed to be screened on three sides with 6-foot-tall Arborvitae in a dense hedge. This screening must remain whether a tenant requires a transformer to be placed on the pad or not.
- h. **Stormwater Basin Landscaping (Section 10.103(K)).** The proposed detention pond and associated landscaping is subject to review and approval by Wayne County. Any planting around drainage areas is under Wayne County's jurisdiction. In addition to the required landscaping, the applicant must agree to a 2-year landscape performance guarantee associated with the stormwater basin plantings. No mechanical equipment is proposed in or around the ponds.
9. **Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5-inch caliper or larger. A tree inventory by Webb Engineering shows the removal of 440 regulated trees and 354 non-regulated trees within the development area; with 2,772 regulated trees remaining (86%), the applicant is seeking approval for the proposed preservation plan to satisfy the requirements of Section 8.106(F)(2)(b). Tree preservation is an additional requirement for large lots and does not preclude the developer from replacing regulated trees that are removed from the site; while the landscape plan shows replacement trees provided at a 1:1 ratio, it appears that many of these trees are double counted toward other landscaping requirements. This must be clarified and corrected.
10. **Lighting.** The applicant has submitted a detailed photometric plan which complies with Ordinance standards.



11. **Architecture and Building Details.** The applicant has submitted preliminary floor plans and colored elevations for the building. The building façade is primarily comprised of pre-cast concrete panels in a light gray, with darker gray accent panels as well as a small amount of blue paneling. Metal coping, gray glazing, and spandrels provide visual relief to the large building. The façade incorporates vertical and horizontal banding and slight height differences across the parapet. The proposed elevations are consistent with the other buildings constructed in Crossroads North and in keeping with the industrial park development of the area. Material and color samples must be presented to the Planning Commission for approval. Any roof mounted mechanical equipment must be screened and must be noted on the plans.
12. **Dumpster.** The site plan proposes 8 compactors in lieu of dumpster enclosures, enclosed within the east and west facades of the building. The site plan notes that no hazardous materials will be used, stored, or processed on-site.
13. **Signs.** A monument sign is detailed on Sheet C8.1. The proposed building is part of a larger site which will accommodate 3 future buildings and as such qualifies as a multi-business development or industrial park. The following regulations apply to monument signs for multi-business industrial parks in the M-T District:
- Maximum number is 1 per industrial park; the applicant proposes two signs, one each at the Van Born and Haggerty entrances. This must be limited to one sign; up to two interior monument signs may be allowed, located 50 feet from all other signs.
 - Maximum height is 5 feet; the proposed sign is over 9 feet tall and must be shortened.
 - Maximum sign area is 80 sq ft.; the proposed sign is approximately 53 sq ft.
 - Minimum setback is 10 feet from the lot line; the proposed sign is 15 feet from the lot line.

RECOMMENDATION

Many of our comments from the initial staff review have been addressed on the revised plan set; however, some issues remain to be addressed or corrected, though these are not likely to materially impact the layout of the site. Items that are either missing or require additional information can be included for the final site plan review. Therefore, we recommend that the Planning Commission grant preliminary site plan approval only for a new "Building 11 (CRN11)" at Ashley Capital Crossroads Distribution Center North, subject to the following conditions:

1. Approval of the special land use by the Township Board of Trustees.
2. Approval of lot combination prior to commencement of construction.
3. Clarification regarding lot coverage pursuant to future lot combination.
4. Approval of a variance for trailer staging area setback on the southwest corner of the site.
5. Provision of interior sidewalks to connect all existing and proposed CRN sites.
6. Planning Commission approval of the deferred/converted parking plan.
7. Notation of potential locations of EV charging spaces and provision of infrastructure to support future installations.
8. Planning Commission approval of landscape plan with additions and deviations as noted in Comment 8, a through h, above.
9. Clarification regarding tree replacement counts, as noted in Comment 9, above.
10. Planning Commission approval of building colors and material samples.
11. Submission of a signage package in compliance with Ordinance standards.
12. Wayne County and Township Engineer approval of proposed stormwater detention system.



13. Wayne County approval of proposed detention basin landscaping.

Respectfully,
McKENNA

Vidya Krishnan
Senior Principal Planner

Gage Belko, AICP
Associate Planner

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

September 20, 2023
Fishbeck Project No. 231310
Van Buren Township Project No. 23-031

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

Crossroads Distribution Center North – Building No. 11 Preliminary Site Plan Review

Dear Director Power:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Preliminary Site Plan dated August 17, 2023, submitted to the Township for Planning Staff approval, for the proposed Crossroads Distribution Center North – Building No. 11 located on Haggerty Road, south of Van Born Road, in Van Buren Township (Township), Wayne County (County), Michigan.

This project entails construction of a 630,417 sft distribution center with both bituminous and concrete pavement parking lots, access drives and truck routes. Surface improvements will include 778 parking spaces, 136 truck docks, and new landscaping. The site plan also includes a new water main loop with water services and fire hydrants, a sanitary service and an enclosed stormwater collection and management system.

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

Our review comments are as follows:

General

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

1. In general, all engineering design and plan creation shall be done in accordance with the requirements set forth in the Township Engineering Standards Manual. That includes all details for water main, sanitary, and storm utilities. The Township can provide full size Standard Detail sheets if requested, otherwise, the singular detail sheets can be found at the back of the standards manual.
2. Any soil boring information, including the ground water elevations, must be provided. Soil boring logs should be shown on the plans.
3. Plans must include the following required notes:
 - a. The Developer is responsible for resolving and drainage problems on adjacent properties which are the result of the Developer's actions.
4. All elevations shall be on NGVD 29 datum. A conversion factor may be provided to convert provided elevations to NGVD 29. Benchmarks should be shown and labeled, with elevations, on each plan view they appear on.

Water Main Service

Existing: The Township's Geographic Information System (GIS) records and the Applicant's plan indicates there is an existing 12-inch asbestos cement (AC) water main running east-west along the south side of Van Born Rd and a 12-inch AC water main running north-south along the west side of Haggerty Rd. The existing 12-inch water main in Haggerty Rd is proposed to be replaced with a 16-inch ductile iron water main and construction is anticipated to begin soon (Fall 2023/Winter 2024). There is also an existing 12-inch watermain loop around the existing Crossroads North Buildings 4-6 development to the south. There are three existing hydrants and one valve along Van Born Rd.

Proposed: The Applicant's plan shows new 12-inch water main around the proposed building with connections to the existing water main in Van Born Rd and the existing water main loop to the south. There is also a dead-end branch being proposed to the east for a future connection. 4-inch water service and 12-inch fire service connections are proposed on the north and south sides of the building. A private high-pressure fire main is also being proposed connecting to the south side of the proposed building and an existing high-pressure fire main from Crossroads North Building No. 6.

Comments:

1. All existing and proposed water main must be labeled with material.
2. Profiles will be required during final site plan and engineering review for all proposed water main per EGLE standards and requirements.
3. Additional details and information as listed in the Township Engineering Standards Manual will be required for final site plan and engineering approval including profiles, materials, etc.
4. Hydrant placement will be subject to review by the Township Fire Marshall and valve placement will get final approval from the Water and Sewer Director.
5. It is understood that future connections to the proposed 16-inch water main along the west side of Haggerty Rd. have shifted locations slightly. The adjustment appears to be acceptable and the Township Engineer will update the Haggerty Rd water main plans accordingly.
6. The existing water main stub and hydrant by the northeast corner of building 6 should be extended across the proposed driveway and terminated for the future connection for building 10. The plans currently show a new future connection for the building 10 water main loop to the west of the existing water main stub that was provided as part of the CRN Building 6 project. This connection should be eliminated and handled with the existing stub and extension.

Sanitary Sewer

Existing: The Township's GIS records indicate a public 21-inch reinforced concrete pipe (RCP) sanitary sewer running east-west along the south side of Van Born Rd and a 21-inch RCP sanitary sewer running north-south along the east side of Haggerty Rd. The existing sewer in Van Born Rd flows east towards Haggerty where it then flows south.

Proposed: The Applicant's plan indicates a public 10-inch sanitary sewer running north along the west side of the proposed building and connecting to the existing sanitary sewer main in Van Born Rd. Two sewer branches are proposed on the north and south sides of the proposed building with three sanitary sewer leads servicing each side of the building. A separate connection is also proposed to the existing 21-inch sewer in Haggerty Rd where it will tie into the existing sewer.

Comments:

1. The Applicant must provide a design and details for the proposed public sanitary sewer crossing Haggerty Rd. by the south end of future building 8. The design must be submitted and approved by the Township before it can be constructed. The Applicant should indicate if this sanitary sewer crossing is proposed to be built as part of the building 11 project.
2. Based on the previous submittal, it appears that the full extent of the proposed sanitary sewer and sewer easement may not be shown properly. Did the sanitary sewer along the west side of the building and the

south side get removed from the project? The sanitary sewer is not shown, however there are still notes for a 10-inch public sanitary sewer still on the plans. The Applicant should make sure that all proposed work is shown on the plans or delete any previous notes that no longer correlate.

3. The sanitary sewer is too close to the water main as they run south from Van Born Rd. The Applicant should relocate the sanitary sewer or the water main so that the sanitary easement and water easement do not overlap, this will allow the Township to conduct maintenance and repairs on the sewer or water main without the concern of disrupting both services.
4. All existing sanitary sewers shown on the plans should be labeled with size and material. Sanitary sewers should also clearly be labeled as future, proposed or existing.
5. All proposed easements shall be shown on the plans. It is currently indicated that there is a 20-foot easement but is not visually represented.
6. Profiles of the proposed sanitary sewer will be required for final site plan and engineering review.
7. The basis of design flow computations for sanitary shall be submitted for both phase and total development. Calculations for total development shall include all development phases, present and future, and existing and future off-site areas tributary to the system.
8. Has the Applicant verified there is enough depth in the sanitary sewer along Van Born Rd. for the proposed sewer to connect by gravity? If there is proposed sanitary serving the south side of building 11, there may not be enough depth available.

Storm Water Management

Existing: The existing site is currently a mix of farmland, wetlands and wooded areas and contains no existing stormwater sewer systems. There are existing stormwater management facilities to the south for the previously developed Crossroads North buildings 4 – 6. The Bell Creek Drain, an existing County drain, runs through the northern part of the site and crosses under Haggerty Rd to the east.

Proposed: The Applicants plan proposes a fully enclosed stormwater sewer system to collect site runoff and convey it to a stormwater detention basin in northeast corner of the site. Catch basins are provided throughout the proposed parking areas to collect stormwater. The Applicant's plan also shows modifications to the existing basin to the south for the previously developed Crossroads North Buildings 4 – 6.

Comments:

1. The abandoning of Bell Creek Drain must be reviewed and approved by the Wayne County Drain Commissioner's office. We understand that this is in progress.
2. The Applicant must provide a clear stormwater management plan for the entire site. This should include a narrative that clearly details the management plan for the entirety of the development area including the changes to and use of the existing development area to the south (Phase 1). The stormwater management plan and details (sheets and calculations) for the existing CRN buildings 4, 5 and 6, including ponds A and B, should be included in the plans with notes and redlines on how the pond(s) and system functionality will change. Provide detailed information for the calculated discharge rates for each basin. It is unclear how the Q_p was calculated or why it is labeled as prorated discharge.
3. **The maximum allowable discharge rate per the Township Engineering standards is 0.1 cfs/acre.** The provided detention volume must meet the volume requirements of the Township and the County with an outlet release rate of 0.1 cfs/acre.
4. Additional details will be required for final engineering review including all required stormwater details, outlet control calculations and structure details, pond cross sections, emergency overflow routes, storm sewer calculations, sewer profiles, and all other detailed information for the Township to review in full.
5. If it has not already begun, it is recommended that the Applicant begin discussions with the County regarding the proposed stormwater management of the site. Prior to moving to the final engineering review stage of the Township process, the Applicant must receive all approvals and permits from the County and submit them to the Township.

Paving and Grading

1. All geometrics will be subject to review by the Township Fire Marshal for emergency accessibility for fire trucks and other equipment
2. Detail grading will be required as part of the final site plan and engineering review. Detail grades for Americans with Disabilities Act (ADA) parking areas and walkways must also be provided.
3. Proposed driveway approaches shall be designed per Wayne County design standards and details and approved by the County ROW department.
4. Has a traffic study been conducted for this site? A traffic impact study must be completed and submitted to the Township and the County for review. The traffic impact study should include the impact to Van Born Rd. and Haggerty Rd. as well as the previously developed CRN buildings to the south.
5. Roadway profiles will be required as part of the final engineering review plans.

Soil Erosion and Sedimentation Control (SESC)

1. SESC Wayne County Permit (Permit #23-222) has been obtained by the Applicant. The approved plans are shown in the Construction set. The Contractor will be required to install and maintain SESC measures throughout construction and 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

Fishbeck recommends the Planning Commission grant the Crossroads Distribution Center North – Building No. 11, Preliminary Site Plan approval, based on the engineering feasibility of the plans and subject to the comments listed above. The Applicant should begin discussions with the County for stormwater management if they haven't done so already. County permits should be obtained prior to the Applicant moving to Final Engineering review with the Township. If you have any questions regarding this project or our comments listed above, please contact me at 248.324.4796 or mtleppek@fishbeck.com.

Sincerely


Mike Leppek, PE
Civil Engineer


Paul J. Kammer, PE
Senior Civil Engineer

By email

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



VAN BUREN TOWNSHIP FIRE DEPARTMENT

46425 Tyler Road, Van Buren Township, MI 48111

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

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

August 31, 2023

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

Ashely Crossroads North Building 11–Phase II
Van Buren Township, Michigan 48111
VBT23-031

A preliminary site plan review was performed for Ashley Capital Crossroads Distribution Center North Building 11. 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.

Project Overview:

Type of Construction: IIB
Use group: Warehouse, Light Manufacturing, Distribution Center. The Building is speculative and being designed for use by multiple tenants.
Roof Height: 49' 3"
Square Footage: 630,417 ft²
Fire Flow Info: 8000 gpm for 8 hours Per IFC 2021 Table B105.1(2)
Water Supply: The building has 10 fire hydrants spaced around the structure.

Water Supply:

~~The plans show a 12" High Pressure Fire service water main coming into the south end of Building 11 from Building 6. The Public water main does not completely loop the building. A 12" water main runs along the South, West and North sides while the East side of the building has 2 dead end 8" mains.~~

~~The minimum water pressure at the dead end of the main shall be 20 psi (residual) with a minimum flow of 1,500 gpm. Calculations must be provided to verify adequate pressure and flow.~~

The 8" inch water main Shown on sheets C3.1 and C3.2 now run down the length of the building, eliminating the dead ends.

Fire Department Access:

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

Tenant improvement, addressed here for future reference.

Knox boxes will be required at the riser rooms, and at entrances determined by the Van Buren Township Fire Department. The boxes can be obtained at www.knoxbox.com

~~An emergency vehicle access plan showing vehicle movement around the entire development, shall be submitted using the dimensions of the Van Buren Township Fire Department Ladder Truck.~~

Length: 49 Feet 7 inches

Turning Radius: 44 Feet

Height: 12 feet 8 inches

An emergency vehicle access plan utilizing the Van Buren Township Ladder Truck is shown on sheet C7.0

General Comments:

An Emergency Responder Radio Coverage test will need to be completed.

510.2 Emergency responder radio cover in existing buildings. Existing buildings that do not have approved radio coverage for emergency responders within the building, based upon the existing coverage levels of the public safety communication system of the jurisdiction at the exterior of the building, shall be equipped with such coverage according with one of the following:

Exception: Where it is determined by the Fire Code Official that a radio coverage system is not needed.

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 19-037 / Hampton Manor: Proposed Site and Architectural Plan Amendment
DATE: September 15, 2023

Planning Commission Members:

The Planning Commission is asked to consider a request by the Applicant, Van Buren Investors Land Holdings LLC, for an amendment to the site plan and architectural plans for a proposed senior housing facility called Hampton Manor with assisted living and memory care units. The request will be described in greater detail in the letter from the Van Buren Township Planning Consultant. If the request is granted conditional approval, the applicant will proceed as instructed by the Planning Commission, including finalizing any plan changes and scheduling adjustments to the façade of the building. If the request is denied, the applicant's original approved plan will remain in place.

Please feel free to reach out with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power', is written over a horizontal line.

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

CC: Vidya Krishnan, Senior Principal Planner, McKenna Associates / Van Buren Charter Township Planning Consultant
Ron Akers, AICP – Van Buren Charter Township Municipal Services Director



MCKENNA

September 18, 2023

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

**Subject: VBT-19-037 Hampton Manor/43250 Tyler Road; Amended Site Plan Review #1;
Updated elevations and floor plans dated 9/6/2023; cover letter dated 9/13/2023.**

Dear Commissioners:

Van Buren Investors Land Holdings, LLC, received site plan and special land use approval to construct a Senior Housing development called Hampton Manor in 2020. The proposed 62,516 square foot building was approved with 56 assisted living units and 24 memory care units. The site is located on the southeast corner of Tyler Road and Morton Taylor Road intersection and has a total site area of 7.11 acres.

VIOLATIONS

Upon receipt of site plan and special land use approval, the applicant proceeded with site engineering and subsequent construction. The drawings submitted for approval of building permits were consistent with the approved site plans. However, it has been brought to our attention that the applicant has made numerous changes to the facades of the building, including but not limited to material changes and colors, in the field, without any prior approval from the Township. Upon the issues being brought to the applicant's attention, the applicant has merely submitted an "as-built" elevations for the record.

Section 12.305(6) Final Site Plan states: *The plan/design shall become part of the record of approval, and subsequent actions relating to the activity authorized shall be consistent with the approved final site plan, unless a change conforming to this section receives the mutual agreement of the landowner and the Planning Commission.* The applicant has not sought any approval from the Planning Commission prior to making the changes.

Further **Section 12.206 Violations** states: *Any site plan approval shall be revoked when construction of the development is not in conformance with the approved plans, in which case the Planning Commission shall give the applicant notice of intention to revoke such approved plans at least 10 days prior to review of the violation by the Planning Commission. After conclusion of such review, the Planning Commission shall revoke its approval of the development if the Commission feels that a violation in fact exists and has not been remedied prior to such hearing.*

The changes on the site are a significant departure from the approved site plan and not within the scope of administrative review as outlined in the Zoning Ordinance. Therefore, the applicant has applied to the Planning Commission seeking approval of several amendments.

COMMENTS

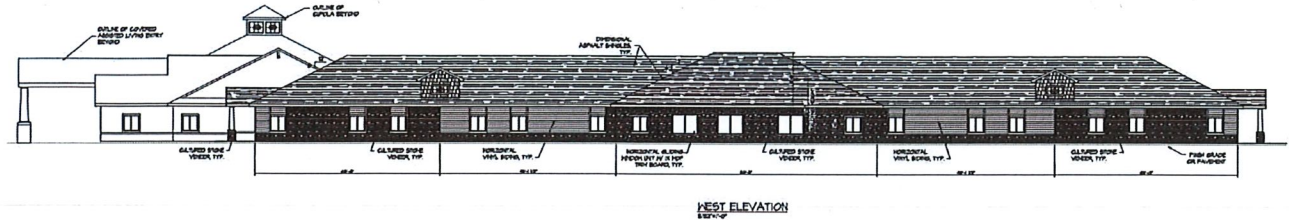
Our comments below include a summary of the changes to the facade from the originally approved plan and proposed additional changes by the applicant in an attempt to correct the violations.

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

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SOUTH ELEVATION

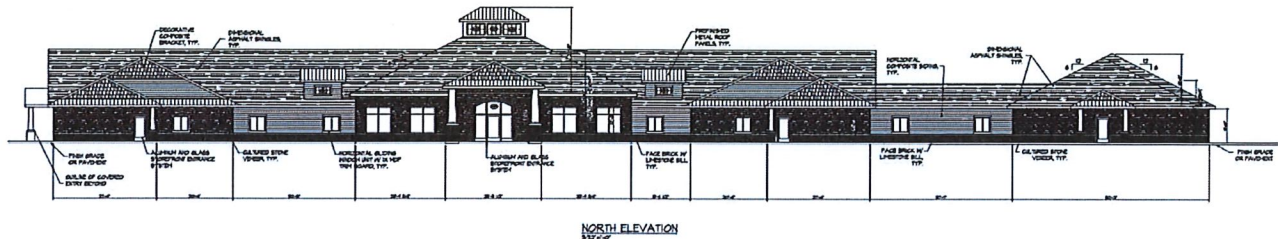
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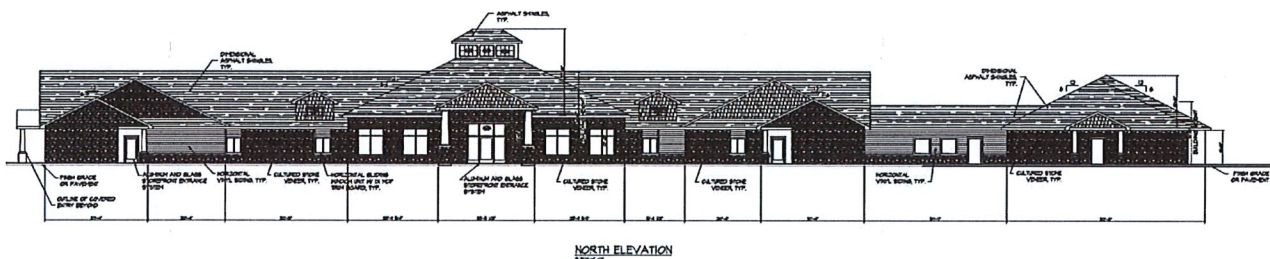


North Façade. The north facade does not match the elevation approved by the Planning Commission.

- Roof dormers are of a different design.
- No metal roof accents on the dormers.
- A new door has been added to the corridor connecting the memory care with the assisted living portion of the building, resulting in the replacement of 2 evenly spaced windows with square windows and a door. The location is recessed and not a part of the main façade wall. We have requested an updated site plan to ensure the door opens up onto a sidewalk connector and not a landscape area.



Approved Plan



As-Built

6. **Cupola.** The metal panel roof over the main cupola feature has been replaced with dimensional asphalt shingles.
7. **Colors.** The main siding color was originally changed during the site plan approval process from a blue to an earth-tone brown in order to blend in better with the surrounding residential area. This was specifically discussed during the planning process. However, the building as constructed has all blue siding. The applicant has submitted pictures of single-family dwellings with blue siding to demonstrate that the siding on the building is in keeping with the character of structures in the area. However, the pictures are not labeled and have no addresses to determine where the structures are located. The images show smaller cottage size dwellings on which the siding color is compatible with the architectural style. These cannot be used as a direct comparison to a residential building, with a significantly larger mass and presence.

Per the applicant, the reason for the deviation is due to supply-chain delays caused by the pandemic, resulting in discontinuance of some of the materials and delays in availability of others. This justification, however, is difficult to accept in light of the fact that the blue siding color matches all of the other assisted living buildings owned by the applicant. The blue siding is the 'corporate' color scheme for Hampton Manor.



RECOMMENDATION

As noted above, the elevations as built/implemented have several changes from the approved plan. Over the past three years the Planning Commission has reviewed and approved several large projects, many of which are under construction or completed, as approved. While supply-chain delays could have impacted the availability of materials, any changes to the site plan should have been presented to the Planning Commission for approval, prior to being implemented.

At this time, addition of cultured stone to meet the masonry requirement as shown on the approved plan, is a step in the right direction towards correcting the violations. While some changes such as roof dormers cannot be added to the building at this late date, a few additional changes are possible to bring the site closer into compliance. ***If the Planning Commission should consider approval of the amended site plan***, the additional recommended corrections are:

1. Addition of metal panel roof to the cupola. Replacement of the asphalt shingles with the previously approved metal roof will create the focal feature for the building as was originally intended.
2. Addition of metal roofs to the dormers. While addition of new dormers is not feasible at this time due to the possibility of creating roof damage, it is possible to add metal roof to the dormers already constructed.
3. Replacement of siding. The applicant has stated that a certificate of occupancy is required to enable them to accommodate 40 families that have committed to joining the facility by October end. While being considerate to the families that have been assured occupancy as promised by the applicant, the Planning Commission can consider granting a temporary certificate of occupancy, subject to the blue siding being entirely replaced with the previously approved neutral/earth-tone siding color. This would allow the applicant to meet their obligations, but also ensure a major correction to the façade as-built.
4. Submission of a final site plan to ensure that all exterior doors on the building open onto sidewalks or concrete landings.

I will be present at the Planning Commission meeting to answer any questions and concerns.

Respectfully,
MCKENNA

Vidya Krishnan
Senior Principal Planner

cc: Planning Commission
Board of Trustees