

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, April 26<sup>th</sup>, 2023 – 5:30 PM  
Van Buren Township Hall  
46425 Tyler Road**

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

**MINUTES:** Approval of minutes from the regular meeting of April 12, 2023.

**CORRESPONDENCE / ANNOUNCEMENTS:**

**PUBLIC HEARING:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**ITEM # 1                      Case 23-017- Phantom Fireworks (Menards Site)– Temporary Land Use**

**TITLE:** The applicant, Phantom Fireworks is requesting a temporary land use permit to conduct a temporary outdoor fireworks tent sale.

**LOCATION:** 10010 Belleville Road. This site is located in the Menards parking lot, which is on the west side of Belleville Road, south of Tyler Road.

**INFO:** This activity is proposed from June 22 to July 4, 2023.

**ACTION ITEMS:** A. Presentation from Township Staff  
B. Presentation from the applicant

- C. Planning Commission discussion
- D. Public comment
- E. Planning Commission considers approval of the Temporary Land Use

**ITEM # 2**

**Case 22-060 – W & W Real Property, Inc. – 44168 Van Born Road**

**TITLE:** Applicant S. E Graham Associates, Inc. on behalf of prospective owner William Newman; W & W Real Property, Inc., has applied seeking approval of a proposed Multi-Phase development with a building inclusive of a roughly 15,766 SF Engineering R&D Office area and roughly 40,157 SF Manufacturing area in the first phase of construction along with associated parking and underground utility / stormwater infrastructure, and a future expansion including a roughly 78,845 SF Manufacturing building.

**LOCATION:** Parcel number v-125- 83 009 99 0005 000; Address: 44168 Van Born Road. The proposed development is located on the north side of Van Born Road, just east of Sheldon Road. The site is zoned M-2 – General Industrial District.

**ACTION ITEMS:**

- A. Presentation from Township Staff
- B. Presentation from the applicant
- C. Planning Commission discussion
- D. Public comment
- E. Planning Commission considers approval of the Preliminary Site Plan

**GENERAL DISCUSSION AND UPDATES**

**ADJOURNMENT:**

**CHARTER TOWNSHIP OF VAN BUREN**  
**PLANNING COMMISSION**  
**April 12, 2023**  
**MINUTES - DRAFT**

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

**ROLL CALL:**

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

**Excused:** None.

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

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

**Applicant(s) in Attendance:** Case 23-008 - Chips All Gone: Peter Burgard and Mark Canvasser.  
Case 20-005 - Mobile Gas Station: Michael Awada, Eric Williams and Jay Noonan.

**Audience:** Thirteen (13) and one (1) remote.

**APPROVAL OF AGENDA:**

Motion Jahr, Budd second to approve the agenda of April 12, 2023 as presented. **Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Budd, Jahr second to approve the regular meeting minutes of March 22, 2023 as presented. **Motion Carried.**

**OLD BUSINESS:**

**ITEM #1: 22-008 – CHIPS ALL GONE (BELLEVILLE SQUARE) – TEMPORARY LAND USE.**

**TITLE: THE APPLICANT, PETER BURGARD, IS REQUESTING A TEMPORARY LAND USE PERMIT TO CONDUCT A TEMPORARY WINDSHIELD GLASS REPAIR LAND USE.**

**10972 BELLEVILLE ROAD (PARCEL ID NUMBER 83-064-99-0003-707). THIS SITE IS LOCATED IN THE BELLEVILLE SQUARE SHOPPING PLAZA PARKING LOT ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN THE NORTH INTERSTATE 94 SERVICE DRIVE AND WESTLAKE CIRCLE.**

Director Power gave the presentation. At the Planning Commission meeting on March 22, 2023, after reviewing the request, the Planning Commission stated concerns regarding the application regarding issues including the location of the proposed tent, its aesthetics, impacts on the site and tenants and the timeframe of the tent installation. The Planning Commission requested that additional feedback should be gathered from the Downtown Development Authority (DDA) and that the applicant should state the minimum feasible timeframe that they would require for the use to be economically viable. The Townships Planning Consultant was also requested to review and provide comment on the request.

Based on the findings and feedback provided during the course of the review, Director Power recommends the Planning Commission should restrict the timeframe as recommended by the Planning Consultant (a maximum of six (6) weekends, not to exceed a total of 14 days in a

calendar year), except a longer timeframe may be considered if all of the following criteria are met:

- The applicant has demonstrated a need for a greater length of time for viability of the use on this site and;
- The aesthetic impact of their operation is sufficiently limited so as to not cause concern that if a different business of a similar aesthetic impact could be justified in being installed on a similar site for a similar period of time.
- The location is adequate based on findings that it does not impact driver safety and does not negatively impact the visibility of area businesses.
- Other factors at the Planning Commissions discretion.

Director Power presented a memorandum from the DDA dated 4-4-23. Executive Director of the DDA, Merrie Coburn, submitted the following comments:

- Relocating the tent to the far south side of the parking lot to avoid obstruction of sight view to the business store fronts in the plaza.
- Placement of the tent a minimum of 40 feet (4 parking spaces) west side of the landscape island to keep the line of sight clear for those trying to pull onto the cut through driveway that runs east and west through the plaza.
- The DDA would be comfortable with the use of a 10x10 pop-up tent in order to reduce the need for additional aesthetic improvements for a duration of no more than 3 months, in place of the original proposed 20 x 20 with an 8-foot extension peak, as well as an alternative option instead of large blue barrels for the tent to be weighted down to prevent blow overs.
- Provide proof tent meets the requirements of CPAI-84 and is flame retardant.
- Provide notification to the plaza tenants of the requested temporary land use.

Vidya Krishnan of McKenna Associates presented her review letter dated 4-2-23. Based on McKenna Associates review of the proposal, they do not believe the proposed use is a 'temporary use' if the intent is to operate it for 6-9 months. The consequences of the precedent set by such approval can be detrimental to the Township's goal for creating a vibrant and well-designed major commercial corridor. Therefore, McKenna Associates recommends the Planning Commission consider approval of the proposed Chips All Gone temporary land use for a period of 6 weekends, which may or may not be consecutive, but not to exceed a total of 14 days in the calendar year.

Applicant, Peter Burgard, gave a brief presentation. Chips All Gone has been previously located at Briarwood Mall and Arborland Mall. Mr. Burgard has been in operation for fourteen (14) years, he has spoken with the store owners in the Belleville Square Shopping Plaza receiving a great response from them as it will bring more business into the plaza. Mr. Burgard understands the aesthetics, the business has to look good and run professionally. Chips All Gone has a 100 percent lifetime warranty on all work.

Commissioners had the following questions and comments:

- Commissioner inquired where Mr. Burgard is performing the service right now? Mr. Burgard informed that he was at the Briarwood Shopping mall 2 years ago, they have kept

changing the location. Last summer Chips All Gone was located at the Toledo Franklin Park Mall and has also been located in Adrian, MI.

- Commissioner inquired how many vehicles Mr. Burgard sees on a daily basis? Mr. Burgard informed between 10-20 and sometimes up to 30 vehicles. Saturdays are good if the weather is ok. It is not feasible for him to only operate on the weekends.
- Commissioner commented that the sign indicates that the service is free. Mr. Burgard informed that the service is free to customers with full coverage insurance and most insurance companies will waive the deductible. The customer calls their insurance company or utilizes a smart phone app. The windshield repair can be fixed in 10-15 minutes.
- Peter Burgard informed the Commission that he can do the 10' x 10' tent, but he cannot do the 4-6 weekends, he needs more time.
- Commissioner informed that her company incurred a chip on a transport vehicle, it cost \$2,000 to have the windshield replaced and windshields cannot be put into landfills. The service to have a chip repair done right now is a wonderful service and something that we have never had in our community. Commissioner would like to bring in this business.
- Commissioner commented that Mr. Burgard mentioned "they" moved us, who is they? Mr. Burgard informed the company moved them. Commissioner inquired where is the main company located? Mr. Burgard informed, Ann Arbor. Commissioner appreciates what the applicant is trying to do, the Commission has to follow the ordinance and needs to remember why this doesn't happen in the winter time.
- Peter Burgard mentioned the statistics for fireworks tent sales, injuries and deaths. Vidya Krishnan of McKenna Associates informed that the comparison is not apples to apples, state law mandates the sale of fireworks and it is not an even comparison.
- Commissioner inquired if this is an unforeseen circumstance of the zoning ordinance? Vidya Krishnan informed that the duration is unusual, if the Planning Commission would like to consider allowing it, they could amend the ordinance. If there is something that the Township would like to see, they could revisit the ordinance. Sometimes things come up, as uses evolve.
- Commissioner inquired about the letter from Merrie Coburn of the DDA, did she put the letter together as her thoughts? Director Power informed the DDA had been given information on the applicant's request. She suggested in the 3<sup>rd</sup> bullet of her letter a 3-month timeframe. Commissioner inquired if she had worked on this before and did the DDA vote on this? Director Power informed that the DDA typically has no authority or responsibility to take action on development projects and they were not requested to make a formal vote. Director Power also briefed former DDA Director Susan Ireland on the request.
- Commissioner inquired, going through the process, how does the BROD apply to this use? Vidya Krishnan informed that the entire corridor is the Township's premier commercial corridor, which is designed to attract businesses. Really high standards were established and adopted for the district and there have been some requests for deviations through the BZA.
- Commissioner inquired if this request violates the standards set forth in the BROD.
- Commissioner commented that knowing the BROD is out there and expects certain standards, a tent does not make Van Buren a premier community.

- Commissioner asked Peter Burgard if he has considered a vacant store front? Mr. Burgard informed that staff had asked him and it doesn't work for him.
- Commissioner inquired when the BROD was established? Director Power and Vidya Krishnan informed before 2016.
- Commissioner commented that the BROD was also started because it outlined the district that would create businesses and all the extra aesthetics.
- Commissioner commented that for 15 years we have been holding to that standard, maybe it's time to go back and look at the standards of the BROD.
- Commissioner agrees with the Planning Consultant, the use would have to be temporary, outside of what the applicant believes is viable. This is being presented as a temporary land use, minor vehicle repair is a special land use, don't want to cut out the Township Board. Commissioner is a little concerned that we can grant the temporary land use and bypass the governing body that approves special land uses. Concerns are more than just the tent, not in favor of granting the temporary land use as what will be allowed would not work for the applicant.

Members of the audience had the following questions and comments:

- Thrifts and Gifts in Belleville Square, have always worked in the community. The way the economy is right now, if we don't do something the strip mall is going to end up like the one on Rawsonville Road. The fireworks tent sales always get set up in the big box store parking lots. Mr. Canvasser would never let his property look horrible with garbage. The busiest days are during the week. To just say weekends is not good for business.
- Carpet Exchange in Belleville Square, has been in the plaza 20 years. With covid the parking lots got empty, they have no problem with the applicant coming in. Don't want to look like the Rawsonville Plaza.
- Madd Gear Boutiques, has been in the plaza 16 years. Rawsonville, Grove and Sumpter plazas are empty. We need to help get traffic in.
- Belleville Quality Cleaners, has been in the plaza over 20 years. One of the things needed most is heavier traffic. Most of the people that come in are Belleville residents. The real benefit is to the Belleville and Van Buren residents.
- Mark Canvasser, owner of Belleville Square Shopping Plaza, has had over a 45-year relationship with Van Buren Township and has brought many major tenants into the Township including Walmart, Menards, Cracker Barrel, etc. Mr. Canvasser owns the land and goes out to look for tenants, he has many tenants that don't want to go before the Planning Commission. Mr. Canvasser wanted to address the comments from the last meeting, the plaza has state of the art LED lighting and setting a precedence, maybe there is someone who wants to make a change. The tenants are trying to survive, Madd Gear Boutiques is not renewing their lease after 16 years. Business is down, all we are trying to do is bring in traffic. Talking about setting a precedence, we have more to worry about in the next year than pop up tents. If the chip is larger than a quarter, they are not going to Chips All Gone. The plaza has more vacancy than in 20 years and the number one call Mr. Canvasser receives is for resale shops. The Planning Commission needs to bend a little bit, can't make enough money out of 6 weekends, talking about a slow period.
- AAA Insurance in Belleville Square, when moving into the Township there was much traffic. The daily struggle now is how to bring in more customers. When customers have

a claim, it can increase their policy. Either the insurance company paying for the chip on the windshield, or AAA could work with the applicant to help. 3-4 months is not that long, the business would be beneficial to our community. Had a concern with the tent location which has been addressed by the applicant.

Commission members discussed the following in response to the audience members questions and comments:

- Commissioner commented that to be clear this could be a special land use and inquired would this need to have a variance to be in the BROD? Director Power informed that the BROD doesn't contemplate a temporary land use. Any temporary land use may not meet all of the requirements of the BROD.
- Commissioner inquired to Vidya Krishnan, the recommendation regarding the time allotment, for a period of 6 weekends not to exceed 14 days, would it matter if they are consecutive? Vidya Krishnan informed the Planning Commission can modify the timeline.
- Commissioner commented that Mr. Canvasser indicated that the Planning Commission can make a decision. As a business owner, Commissioner feels an obligation to the businesses in our community. Commissioner has no problem with a 3-to-4-month timeframe, traffic creates business. The Planning Commission has the ability to make a decision, the people here wanted a premier community, however times have changed. Tents were located on the Atchinson Ford property during covid to meet with buyers outside. Commissioner is open to considering something, not just for Mr. Burgard, for the business owners and community as well. The DDA wants these businesses viable. If we abide only by the ordinance, then we don't need the Planning Commission. Look with a critical eye at what requirements are in the overlay district, we need these businesses.
- Commissioner clarified that the DDA receives money from taxes that are paid. Commissioner doesn't mind making some changes, the biggest thing is that it is a temporary use, could concede for the 3 months.
- Commissioner commented that there are repercussions to the decisions that we make, doesn't want a vacant shopping center, puts it on the Planning Commission to come up with something.
- Commissioner inquired if there is concern about the special land use to the Board?
- Commissioner believes that the Rawsonville plaza is going to be torn down. There is not much that we can do when Kmart closed. The Township has taken other things on a trial basis, have to be careful. The applicant is not paying for taxes or water.
- Commissioner commented that if ok with the procedural issue, he would be good with the 3 months as well if we agree to look at the BROD standards. The next time a request comes we'll be prepared for it, have a clear path next time.
- Commissioner commented that if we grant 3 months, there is no automatic renewal.
- Commissioner inquired how many times can the applicant reapply in 1 year? There wouldn't be a renewal at this time until the Planning Commission can work through the whole process.
- Commissioners discussed the timeframe of 3 months consecutive or by identifying days of operation. Commissioners are willing to work with the applicant. Mr. Burgard can do the 3-month consecutive timeframe, all days are good for him and the tent will be taken down in the evening.

- Commissioner inquired how is this by granting 3 months setting a precedence in the next week, 2 weeks, year, etc. Are we going to be in a situation that we are going to be bound to? Vidya Krishnan informed that if the Commission approves the use, any future use, have to apply the regulations to everybody.
- Commissioner inquired then why do we have a Planning Commission? No one is going to setup a tent and start changing oil and batteries, it's not going to set a precedence. Vidya Krishnan clarified that its not someone coming in, any retail/service use, any temporary land use. The precedence is any land use. Commissioner inquired so anyone can set up? Director Power informed that the ordinance officers are out there to monitor and there will still be a process. This kind of time request doesn't come up very often, don't get the sense there's going to be flush of requests. The Planning Commission always reviews what lasts more than 7 days.
- Commissioner inquired to Mark Canvasser about the comment that nobody wants to come here because of the Planning Commission, Commissioner asked for clarification. Mr. Canvasser responded, not nobody, over the years we have had opportunities that did not make it to Belleville Road. There's a reason why, we had Target and Home Depot signed purchase agreements, they both moved to the north to Canton, that was a different time with a different consultant firm not McKenna Associates. Mr. Canvasser owns the out lots in front of Menards and a lot of quick service restaurants (QSR's) want to come here. Belleville Square is not going to live based on this approval. The Township is paying a lot of money to the consultant, asking the Planning Commission to help some of these tenants out.
- Commissioner is not against Mr. Burgard, has concern with what this can open us up to if we allow this to happen without considering everything.
- Commissioner commented that a lot of good points were brought up based on the economy, what might bolster the businesses in the plaza? Other than covid changes, what are things that we could help with in the future to bring people into the shopping center. Mr. Canvasser would like to meet with Planning Commission members to talk, there is a much larger need to talk about what other applicants are wanting. He is dealing with structural issues of the plaza being built in the 80's.
- Commissioner commented that we want to bring businesses in to the Township, operate within and have some leeway and do everything that we can to operate within the ordinance. Mr. Canvasser commented that he had a really great working relationship with former DDA Director Susan Ireland and he did set up a meeting with Susan and Merrie of the DDA. Canvasser would be happy to meet with the Commission.

**Motion Atchinson, Pahle second to grant the applicant, Peter Burgard, a temporary land use permit to conduct a temporary windshield glass repair land use, located at 10972 Belleville Road, parcel ID #83-064-99-0003-707, also known as Belleville Square Shopping Plaza, referencing the DDA letter dated 4-4-23, Director Power's staff review letter dated 4-6-23 and McKenna Associates review letter dated 4-2-23, based on the following conditions: operate for no more than 90 consecutive days, tent size of 10' x 10', relocating the tent to the far south side of the parking lot and placement of the tent a minimum of 40 feet (4 parking spaces) west of the landscaping island, with no temporary land use renewal until the ordinance has been reviewed and updated and the start date to begin between May 1<sup>st</sup> to June 1<sup>st</sup> operating for 90**



consecutive days from the start date, the use shall involve full containment and daily disposal of excess resin that is generated as part of the use, the temporary tent must be inspected by the Van Buren Township Building Department with regard to wind loading and security, the Peddler's license must match the approved duration of use as the temporary land use permit is for, the applicant shall also submit any available liability insurance policy that covers this use on the site, Fire Lanes and Fire Access roads will be kept clear of all obstructions, a clear space shall be maintained around any Fire Hydrants that may be impacted by the Business, and any proposed temporary sign must meet the sign requirements in Article 11 of the Van Buren Township Zoning Ordinance.

**Roll Call:**

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

**Nays:** Budd.

**Excused:** None.

**Motion Carried.**

Following the motion Planning Consultant Krishnan stated that the Planning Commission is full of educated and devoted individuals and it does a disservice to suggest they do not have independence from consultant recommendations. She stated if I did not advise you on the consequences of your actions, I would not be doing my job, which is to make recommendations based on education and experience. She also stated we would not be a planning consulting firm if we were anti-development and we strive to make businesses have long term success. Commissioners expressed support for the Planning Consultant and reiterated the service that she provides.

**NEW BUSINESS:**

**ITEM #1: 20-005 – AMENDED PRELIMINARY SITE PLAN REQUEST FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE THRU.**

**TITLE: A REQUEST BY STONEFIELD ENGINEERING AND DESIGN ON BEHALF OF OWNER, I.S. REAL ESTATE LLC / BELLEVILLE OIL COMPANY, INC., FOR AN AMENDED PRELIMINARY SITE PLAN TO DEMOLISH BUILDINGS ON AN EXISTING GASOLINE STATION SITE AND TO CONSTRUCT A NEW CONVENIENCE STORE WITH RETAIL AND FOOD SERVICE, INCLUDING A DRIVE-THRU LANE AND ONE (1) DRIVE-THRU WINDOW, GASOLINE PUMPS AND RELATED SITE IMPROVEMENTS.**

**THE +/- 1.06-ACRE SITE, ZONED C-1 – GENERAL BUSINESS DISTRICT, IS LOCATED AT 11250 HAGGERTY ROAD (TAX PARCEL NUMBER 83-051-99-0003-0020, AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.**

Director Power gave a brief presentation summarizing the applicant's request. The Planning Commission review the preliminary site plan in August of 2020 and approved in May of 2021, since then the owner changed design engineers. The special land use request was recommended

for approval by the Planning Commission on July 22, 2020 and was granted by the Township Board of Trustees on June 1, 2021. The amended site plan prompts a review of compliance with applicable Township zoning, engineering and Fire Department standards. Staff supports conditional preliminary site plan approval based on the findings that the use has met the zoning ordinance requirements, broadly and specifically in relation to the C-1 zoning district and to the standards for drive-thru restaurants.

Vidya Krishnan of McKenna Associates presented her review letter dated 3-23-23. The amended site plan at this time addresses several major site design questions McKenna had raised, while numerous smaller issues remain to be addressed. In the interest of keeping the project moving forward, McKenna Associates recommends the Planning Commission grant preliminary site plan approval only at this time, subject to the following conditions:

1. Clarification regarding safety “bar” across drive-thru bypass lane and Township Engineer approval of rolled curb design.
2. Fire Marshal approval of bypass lane design.
3. Clarification regarding hours of operation of the drive-thru, to avoid conflict with the truck and tanker delivery areas.
4. Remove extra parking space created at southeast corner of site and restore to landscaping.
5. Revise and update the landscape plan to match site plan layout design.
6. Demonstrate compliance with outdoor space landscaping requirement.
7. Provide proper tree survey and clarification regarding tree preservation and tree replacement.
8. Revise the lighting plan to provide adequate on-site illumination and include details for all proposed fixtures.
9. Revise labels on elevations to correctly identify them and incorporate revised architectural elements, if any, as directed by the Planning Commission.
10. Submit a complete sign package.
11. Note removal of the existing non-conforming pole sign, incorrectly labeled as a “billboard”, from the site.
12. Township Engineer and Wayne County approval of stormwater detention plan.

Paul Kammer of Fishbeck Associates presented his review letter dated 3-29-23. Fishbeck recommends the Planning Commission grant the multi-use building with self service fueling facilities located at 11250 Haggerty Road preliminary site plan approval based on engineering feasibility subject to the comments listed in the review letter. It is recommended that the applicant continue to work with Wayne County regarding stormwater management and ROW impacts. Wayne County approvals must be obtained prior to Township final engineering review.

Director Power presented the Fire Department review letter dated 3-22-23 which had the following comments:

**Water Supply:**

- In the letter dated March 7<sup>th</sup> from Stonefield, the Contractor is to perform a flow test to confirm a minimum 1500 gpm flow rate. The flow test will need to be witnessed by the

Van Buren Township Fire Marshal or his designee and the results sent to the Fire Marshal's office.

**Fire Department Access:**

- All Fire Department concerns have been addressed in the March 7<sup>th</sup> letter.

**510.2 – Emergency responder radio cover in existing buildings.**

- Radio coverage can be field verified at the time of final building inspection.

Owner party, Michael Awada gave his presentation, they have been in business over 20 years and they are planning on staggering the delivery dates. Much of the delivery would be handled during the slowest hours of operation.

Eric Williams of Stonefield Engineering and Design informed that the step bar is just paint on the ground, they have no issue with the removal of the one (1) parking space and the employing marking, will add signage. The applicant had a team on site to televiser the sanitary sewer and has received the review from Wayne County, he will be sending the Wayne County review to the Township Engineer. Wayne County had truck turning radius exhibits that will be updated.

Jay Noonan of J & A Architecture and Engineering informed that the applicant has tried to make significant improvements. They have agreed to eliminate the parking space for connectivity and seating area. The ordinance calls for a 10-foot buffer, due to the proximity to the building they had to make a strategic decision providing a 6-foot buffer creating the separation with landscaping. The applicant will make adjustments to meet the photometric requirements. The exterior façade is concrete and brick with detail banding and cast concrete banding below the windows, materials were added that are permanent and do not require maintenance, using a varied color pallet. The owner has asked to work without the gable style roof on the overhang of the pumps.

Vidya Krishnan of McKenna Associates asked Mr. Noonan to explain the architecture of the canopy columns. Mr. Noonan informed they are all brick with double banding at the top creating a sculptural cube, they are not trying to create a traditional gable. The small banding was added to enhance the top of the canopy.

Vidya Krishnan asked the owner to confirm the removal of the non-conforming sign. Mike Awada informed that he would like to keep the sign. The stormwater retention has been quite costly and they have maintained the sign for over 30 years. Vidya Krishnan informed that the pole sign located in a commercially zoned site is non-conforming. Mr. Awada informed that the site went back and forth with redevelopment to benefit the community. Planning Commissioner commented that special land use permit on July 22, 2020 was conditional upon all items being met, the sign was agreed to being removed. If the applicant wishes to reopen the special land use, would it need to be renewed? Vidya Krishnan informed if it was conditioned upon the sign removal, it is binding. Commissioner reviewed the meeting minutes and confirmed the applicant agreed to remove the sign. Mr. Awada informed that he wasn't able to attend that meeting and the staff member that was present is no longer involved. Commissioner inquired if the applicant

wants to reopen for the pylon sign, does that mean he has to meet the new standards? Vidya Krishnan informed that the applicant can ask for consideration, would have to reopen the special land use. Mr. Awada commented if there's no pylon sign there, we are not enhancing what we have, asking to sympathize with the sign. Commissioner informed Mr. Awada that we are bound by law, we don't have a choice because it was put in and established the way it was. Vidya Krishnan informed Mr. Awada if he wants the sign, he'll have to restart the whole process. Mr. Awada informed that he doesn't have time to delay and will maybe explore getting a variance. Vidya Krishnan informed that the standards for the variance are very stringent, with site plan conditions, the sign will hold the project up. The applicant can apply for the variance, but may not get it.

No comments from the audience or remote viewers.

**Motion Jahr, Grant second to grant Stonefield Engineering & Design on behalf of the owner I.S. Real Estate LLC/Belleville Oil Company, preliminary site plan approval to demolish buildings on an existing gasoline station site and to construct a new convenience store with retail and food service, including a drive-thru lane and one (1) drive-thru window, gasoline pumps and related site improvements at 11250 Haggerty Road, site is located at the northwest corner of the intersection of the I-94 North Service Drive and Haggerty Road, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 3-23-23, Fishbeck Associates review letter dated 3-29-23, Fire Department review letter dated 3-22-23, Director Power's staff review letter dated 4-6-23 and noting specifically the feedback and concerns with the pylon sign, the sign is to be removed.**

**Roll Call:**

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

**Nays: None.**

**Excused: None.**

**Motion Carried. (Letters Attached)**

**ITEM #2: 19-038 – AMENDED CAMPING WORLD PRELIMINARY AND FINAL SITE PLAN REVIEW.**

**TITLE: THE APPLICANT, CAMPING WORLD, IS SEEKING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL TO DEMOLISH THE EAST WING OF THEIR EXISTING BUILDING AND CREATE NEW R.V. PARKING AND STORAGE ON THE SITE.**

**THE SITE IS LOCATED AT 43646 NORTH INTERSTATE 94 SERVICE DRIVE (TAX PARCEL NUMBER 83-060-01-0001-001), ON THE NORTH SIDE OF I-94 SERVICE DRIVE, BETWEEN DEWITT AND MORTON TAYLOR ROADS.**

Director Power gave a brief presentation summarizing the history of the case. The east wing of the building was demolished in September of 2021 to make room for outdoor RV sales. As of last June, the Planning Commission was considering an amendment to the west wing that was never acted upon. In August/September of 2022 the applicant rescinded those changes and asked to

go back to their original plan. The fire suppression design has been reviewed by the Fire Department, there are only minor amendments to the original plan. All stormwater detention is already installed. Director Power advised Camping World representatives they did not need to be present to present their changes.

Vidya Krishnan of McKenna Associates presented her review letter dated 4-5-23. The applicant has been through the planning process numerous times and the site plan submitted at this time is compliant with all of the ordinance requirements. Therefore, McKenna Associates recommends the Planning Commission grant preliminary and final site plan approval for Camping World located at 43646 N. I-94 Service Drive, subject to the following conditions:

1. Approval of stormwater detention system by Township Engineer and Wayne County.
2. Compliance with light fixture locations, design, pole height and style with the originally approved plan for the site.
3. Approval of all wall signage by the Township prior to installation.

Paul Kammer of Fishbeck Associates presented his review letter dated 4-6-23. Fishbeck Associates recommend the Planning Commission grant the Camping World project engineering and final site plan approval for their updated site plans dated 3/15/23, subject to the comments listed above and in accordance with the Township's Engineering Standards manual. The applicant will be required to address the comments in an updated issued for construction set prior to moving forward with construction.

Director Power presented the Fire Departments review letter dated 2-21-23. All listed concerns have been addressed in the latest submittal.

No comments from the Commission, audience or remote viewers.

**Motion Jahr, Budd second to grant the applicant, Camping World, preliminary and final site plan approval to demolish the east wing of their existing building and creat new R.V. parking and storage on the site, located at 43646 N. I-94 Service drive, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 4-5-23, Fishbeck Associates review letter dated 4-6-23, Fire Department review letter dated 2-21-23 and Director Power's staff letter dated 4-6-23.**

**Roll Call:**

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

**Nays: None.**

**Excused: None.**

**Motion Carried. (Letters Attached)**

**ITEM #3: DISCUSSION – RESIDENTIAL ZONING ORDINANCE TEXT AMENDMENT**

**INFO: THE PLANNING COMMISSION WILL BE REQUESTED TO BEGIN CONSIDERATION OF A ZONING ORDINANCE TEXT AMENDMENT TO ALLOW BUILDING HEIGHT TO**

**BE LIMITED TO THE MORE RESTRICTIVE OF THE FOLLOWING STANDARDS UNDER SECTION 3.106(D) OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE:**

- **30 FEET IN HEIGHT**
- **2.5 STORIES, AS AMENDED FROM THE CURRENT LIMIT OF 2 STORIES.**

Director Power gave the presentation. The process of reviewing the zoning ordinance was initiated after a request was received for a home to be built with 2.5 stories. The case that prompted the review received at variance from the BZA at their 4-11-23 meeting. The chairman of the BZA has asked the Planning Commission to consider a 2.5 story, to apply to additions and new homes and consider raising the overall height up to 35 feet. At the last Planning Commission meeting, the Commission asked Vidya Krishnan of McKenna Associates to provide feedback. Director Power deferred to Vidya Krishnan for her presentation and displayed images of existing non-conforming 2.5 story homes in Van Buren Township.

Vidya Krishnan of McKenna Associates informed that based on the ordinance right now, you cannot convert an attic into living space. Mrs. Krishnan displayed comparisons from Northville, Plymouth, Pittsfield, Ypsilanti and Superior Township and presented an analysis of the comparable communities. Mrs. Krishnan is looking for feedback from the Planning Commission, based on the Commission's thoughts, she will draft up an ordinance.

Commissioners had the following questions and comments:

- Commissioner really likes that we are looking at other communities to see what they are doing.
- Commissioner inquired how the BZA came up with 35 feet for the overall height. The BZA was provided a copy of the McKenna letter.
- Commissioner inquired how do we currently figure the height? Director Power informed we measure from the average grade at the front of the house to the halfway point between the eave and the peak of the roof. Vidya Krishnan informed that we do have a definition for walkout basements. Commissioner inquired if the height was still measured from the front of the house on walkouts? Vidya Krishnan informed yes and other ordinances say if you build a walkout on the lakeside, it can be 10 feet taller.
- Commissioner inquired if the comparison communities are calculating height the same way? Vidya Krishnan informed yes, typically.
- Commission asked Mrs. Krishnan if she was able to find any other communities that came from a 2 story to higher? Mrs. Krishnan commented no, she wasn't able to find any.
- Commissioner commented that maybe you only want to build to 30 feet, can you still do that with a 35-foot maximum. Vidya Krishnan informed that you can build anything less than the maximum.
- Commissioner commented that there are some developments that you cannot put a really tall home next to a 1 story. Vidya Krishnan informed that those challenges come more in very old historical neighborhoods. Commissioner commented that the ordinance already has safeguards.
- Commissioner agreed to look at a height of 35 feet and 2.5 stories. Vidya Krishnan will get more pictures of 2.5 story homes and homes at 35 feet.

- Director Power asked if the Commission is interested in looking at Agricultural and Estates zoning as well. Vidya Krishnan informed that she thinks the Planning Commission is looking at single family homes in general. The Commission would like to see draft language.

No comments from the audience or remote viewers.

#### **GENERAL DISCUSSION:**

Commissioner inquired if the Meijer sign package was administratively approved? Director Power confirmed, yes.

Commissioners discussed beginning ordinance review discussions starting with commercial zoning, revisiting temporary land use and going back to look at the BROD to figure out a plan moving forward. Vidya Krishnan suggested visiting the section of the ordinance that allows a special land use as a temporary land use. Commissioners agreed, when looking at the BROD there are a lot of aesthetic requirements, want to make sure that the overlay district is providing all that we want. Director Power commented that the special land use and temporary land use distinction is very important.

Director Power also informed that he agrees with all the positive comments from the Planning Consultant.

#### **ADJOURNMENT:**

**Motion Jahr, Atchinson second to adjourn the meeting at 8:52 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



# VAN BUREN CHARTER TOWNSHIP

Case 23-017

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

46425 TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

PHONE (734) 699-8913 FAX (734) 699-8958

## TEMPORARY LAND USE / SPECIAL EVENT APPLICATION

### CONTACT INFORMATION

DATE OF APPLICATION: 3/28/23	BUSINESS NAME: Phantom Fireworks
CONTACT PERSON: Richard Tapper	PHONE: 330 559 0776
SITE SUPERVISOR: Richard Tapper	PHONE:
PROPERTY OWNER REPRESENTATIVE: MENAPES - Jayman	PHONE:

### EVENT INFORMATION

EVENT TITLE: Fireworks	
TYPE OF EVENT: Tent Sale	DATES OF EVENT: June 22 - July 4
LOCATION OF EVENT: Menapess	ADDRESS OF LOCATION: 10010 Belleville Road
ARE SIGNS PROPOSED FOR ADVERTISING? YES / NO <input checked="" type="checkbox"/> YES	
IF YES, INCLUDE LOCATIONS AND DETAILS Banner 8'x4' on Tent Poles	
OTHER:	
<ul style="list-style-type: none"><li>• IF OUTSIDE USE OF THE SITE IS PROPOSED SUBMIT DRAWING OF LAYOUT AND INCLUDE CRITERIA ITEMS.</li><li>• IF NOISE ABOVE 65 DB, ODOR, GLARE, SMOKE, OR VIBRATION, ARE EXPECTED BEYOND THE PROPERTY BOUNDARIES PLEASE EXPLAIN IN SEPARATE LETTER.</li><li>• ALL STRUCTURES INSTALLED FOR THE SPECIAL EVENT MUST BE REMOVED FROM THE SITE NO LATER THAN THREE (3) DAYS AFTER THE EVENT.</li></ul>	

### FEE INFORMATION:

PROCESSING FEE:
BOND FEE:
TOTAL AMOUNT DUE:

Richard Tapper 3-26-2023  
SIGNATURE OF APPLICANT DATE

\_\_\_\_\_  
APPROVED BY DATE





## MEMO

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TO: Township Planning Commission

FROM: Dan Power – Director of Planning and Economic Development

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

DATE: April 20, 2023

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### PROJECT REVIEW

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

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

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

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

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

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

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

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

### **Recommendation**

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

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



# VAN BUREN CHARTER TOWNSHIP

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

46425 TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

PHONE (734) 699-8913 FAX (734) 699-8958

## COMMERCIAL FIREWORKS DISPLAY PERMIT APPLICATION

### CASE INFORMATION

CASE NUMBER:	DATE SUBMITTED:
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### APPLICANT INFORMATION

APPLICANT'S BUSINESS NAME: <i>Phantom Fireworks</i>	APPLICANT NAME OR AGENT: <i>Richard Tapper</i>
PHONE: <i>330 539 0776</i>	EMAIL: <i>RTAPPER@Fireworks.com</i>
PROPERTY OWNER (IF DIFFERENT THAN THE APPLICANT): <i>Mengels</i>	
PHONE:	EMAIL:
ADDRESS:	CITY, STATE, ZIP:

### SITE INFORMATION

LOCATION OR ADDRESS OF DISPLAY: <i>10010 Bonville Road</i>	DATES OF EVENT: <i>June 22 - July 4</i>
TAX ID:	
STATE ALL DEED, SUBDIVISION IMPROVEMENT AND PROPERTY RESTRICTIONS IN EFFECT AT THIS TIME, TOGETHER WITH DATES OF EXPIRATION:	

### REQUIRED INFORMATION

The applicant is responsible for submitted ALL of the following information with this application and checking the corresponding boxes below. Failure to submit ALL of the following information will result in review delays or application denial.

- ☐ Copy of applicant's driver license. Applicant must be over 18 years old.
- ☐ License or permit to operate commercial fireworks from the Federal Bureau of Alcohol, Tobacco, Firearms, and Explosives.
- ☐ Completed application for Fireworks Display Permit from the State of Michigan.
- ☐ Description of the display, including the type and number of fireworks to be discharged.
- ☐ Scale drawing of the subject site, including but not limited to surrounding buildings, the display site as described by NFPA 1123, the spectator viewing area(s), and the parking area(s).
- ☐ Proof of insurance, meeting the Fireworks Safety Act Ordinance, including the following:
  - o Worker's Compensation and Employers Liability coverage covering the statutory requirements of the State of Michigan and insuring the applicant with an Employer's Liability limit of at least \$500,000.
  - o Occurrence-based Commercial General Liability coverage covering liability arising out of the operations of the applicant, with limits of at least \$3,000,000 per occurrence.
  - o Automobile Liability with a limit of \$1,000,000 per occurrence CSL covering all owned, non-owned, and hired automobiles, and shall comply with all requirements of Michigan's No-Fault law.
- ☐ For non-resident applicants, a written appointment of a resident member of the bar of Michigan or a resident agent to be the legal representative upon whom all process in an action or proceeding against the person, firm, or corporation may be served.
- ☐ Proof that the applicant is knowledgeable of the recommended safety requirements of NFPA 1123. This will be reviewed by the Charter Township of Van Buren Fire Department.

# OWNER'S AND APPLICANT'S AFFIDAVIT

MEMPHIS  
PRINTED PROPERTY OWNER'S NAME  
RICHARD TAPPER  
PRINTED APPLICANT'S NAME

PERMISSION SLIP  
SIGNATURE OF PROPERTY OWNER  
RICHARD TAPPER  
SIGNATURE OF APPLICANT

DATE  
3.26.23  
DATE

PRINTED AGENT'S NAME

SIGNATURE OF AGENT

DATE

STATE OF MICHIGAN  
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, Notary Public, \_\_\_\_\_ County, Michigan My Commission expires \_\_\_\_\_, 20\_\_\_\_.

## THIS SECTION FOR OFFICIAL TOWNSHIP USE ONLY

### STANDARDS OF REVIEW

Pursuant to Section 5 of the Fireworks Safety Act Ordinance, a permit shall only be issued if the following standards are satisfied:

- ☐ The permit application is complete and conforms to the requirements of the Ordinance.
- ☐ The proposed discharge of fireworks shall not have an adverse effect upon public safety.
- ☐ The time, duration, and location of fireworks will not unreasonably disturb the peace of neighboring property owners.

### TOWNSHIP DEPARTMENT REVIEW

- ☐ Recommendation letter from the Director of Planning & Economic Development, dated \_\_\_\_\_.
- ☐ Recommendation letter from the Fire Department, dated \_\_\_\_\_.
- ☐ Township Board of Trustees action to \_\_\_\_\_ the application on \_\_\_\_\_.

*Approve or Deny*

*Date*





Property Name: Menards

Address: 10010 Belleville Road, Belleville, MI. 48111

Landlord Lease Terms: June 7<sup>th</sup>, 2023 through July 15<sup>th</sup>, 2023

Hours of Operation: June 22<sup>nd</sup> 2023 – July 4<sup>th</sup> 2023 10 am –10 pm

Size of Equipment: Flame Retardant Tent: 30' x 50'

Fire Proof Storage Unit 8'X 40'

Use Clause: The retail sale of consumer sparklers, novelties, and Class C fireworks as permitted by the state of Michigan.

Insurance: \$10 million dollars in product, personal and property liability.

Participants-2-4 people

We follow NFPA 1123, 1124, and 1125 regulations.

Thank You,

Richard Tapper

State Regional Manager/ Michigan

[rtapper@fireworks.com](mailto:rtapper@fireworks.com)

330-559-0776

# Phantom Fireworks Eastern Region, LLC

2445 Belmont Ave., Youngstown, OH 44505  
330-746-1064

## PROPERTY PERMISSION FORM

Subject to its approval of any final conditions of issuance, the undersigned, owner and/or controlling party, of the property listed below hereby grants permission to Phantom Fireworks Eastern Region, LLC to use the property for the temporary sale of fireworks at the following locations:

Name: Menard, Inc.

Cities

Ann Arbor-6405 Jackson Road  
Bay City- 2864 Wilder Road  
Belleville- 10010 Belleville Road  
Holland-572 E 16<sup>th</sup> St.  
Jackson- 3588 Page Ave.  
Kalamazoo- 5300 Gull Road  
Lansing South- 725 American Road  
Saginaw- 5806 State St.  
South Haven- 125 73<sup>rd</sup> St.  
Wixom- 10400 Assembly Park Dr.  
Wyoming- 5555 Clyde Park Ave. SW

This Temporary Use Permission Form is for the purposes of obtaining state and local licenses, permits, and other uses pertinent to the retail sale of Class C state approved fireworks at the location for the 2023 season.

  
\_\_\_\_\_  
**Signature**

Theron J. Berg

**Name- Please Print – Property Owner/Controller of Property**

General Manager Properties, Menard, Inc.

**Company/Title**

3/28/2023

**Date**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/22/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Britton-Gallagher and Associates, Inc. One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	<b>CONTACT NAME:</b>	
	<b>PHONE (A/C, No, Ext):</b> 216-658-7100	<b>FAX (A/C, No):</b> 216-658-7101
<b>INSURED</b> Phantom Fireworks Western Region, LLC 2445 Belmont Avenue Youngstown OH 44505	<b>E-MAIL ADDRESS:</b> info@brittongallagher.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>INSURER A:</b> Everest Indemnity Insurance Co.	
	<b>INSURER B:</b> Axis Surplus Ins Company	
	<b>INSURER C:</b> Arch Speciality Ins Co	
	<b>INSURER D:</b>	
<b>INSURER E:</b>		
<b>INSURER F:</b>		

**COVERAGES**

CERTIFICATE NUMBER: 717001931

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Non-Owned Stand <input type="checkbox"/> End't Included GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC	Y Y	SI8GL00643-221	10/30/2022	10/30/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	Y Y	UXP0057739-08	10/30/2022	10/30/2023	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A					WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Excess Liability #2	Y Y	P-001-000046155-05	10/30/2022	10/30/2023	Each Occ/ Aggregate \$5,000,000 Total Limits \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The Certificate Holders are named as Additional Insureds with respect to General Liability as required by written contract subject to policy terms, conditions and exclusions.

Tent Location: Menards, 10010 Belleville Road, Belleville, MI 48111

Dates of Operation: June 13, 2023 through July 13, 2023

Menards, Van Buren Township

**CERTIFICATE HOLDER****CANCELLATION**

Menards  
10010 Belleville Road  
Belleville MI 48111

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

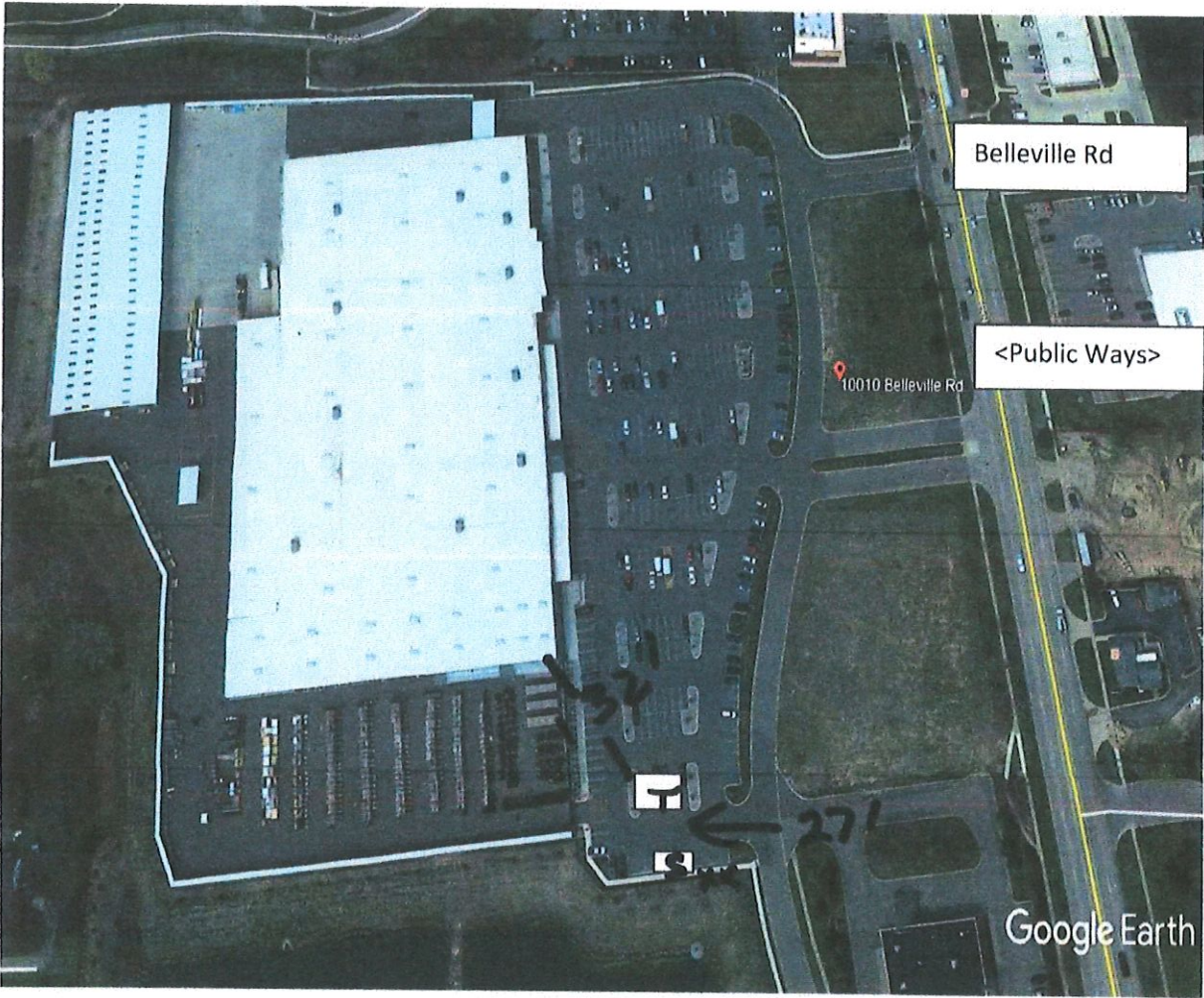
AUTHORIZED REPRESENTATIVE

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Exhibit A- Plot plan

Belleville, Menards 10010 Belleville Road, Belleville, MI. 48111



T- Pole Tent 30'X50' S- Storage Unit 8'X40' Power- Generator

There are no gas stations within 50 feet on this property or surrounding properties or propane stations, flammable gas bulk dispenser, etc on this property or surrounding properties within 300 feet. There are public ways within 150 feet of the tent and storage unit.

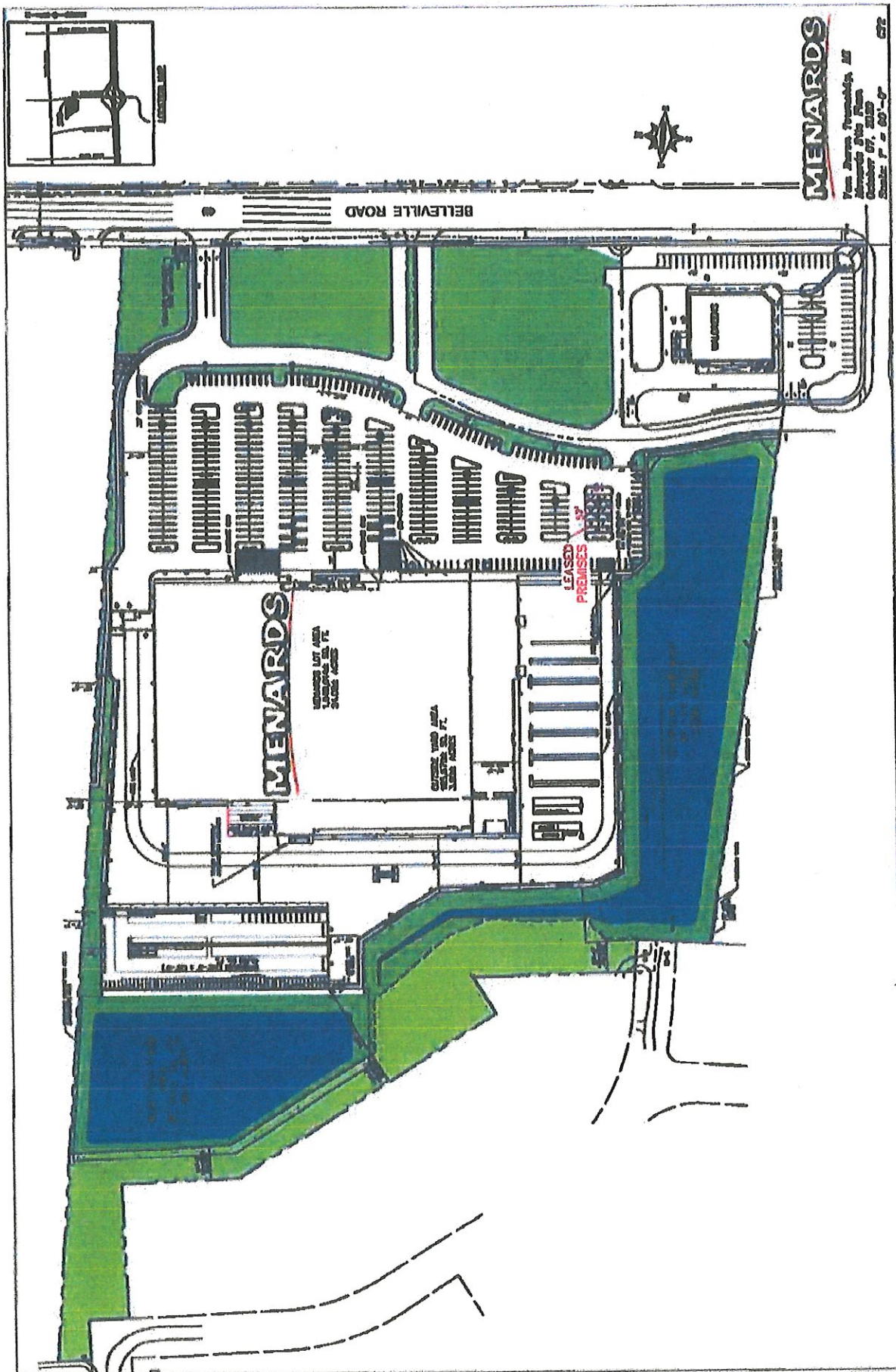
There are over 50 car spaces available for use on the asphalt. There will be no parking within 10' of the tent.

✖ Storage unit begins at 2<sup>nd</sup> parking spot.

X \_\_\_\_\_ Date \_\_\_\_\_



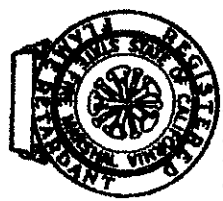
Bailow



# Certificate of Flame Resistance

REGISTERED  
APPLICATION  
NUMBER

F121.4



MANUFACTURERS OF THE FINISHED  
TENT PRODUCTS DESCRIBED HEREIN

Date of Manufacture  
4/22/98

Order Number  
183683

**This is to certify that the materials described have been flame-retardant treated (or are inherently nonflammable) and were supplied to:**

S & R TENT  
30124 CALAHAN

ROSEVILLE MI 48066

**Certification is hereby made that:**  
The articles described on this Certificate have been treated with a flame-retardant applied chemical and that the application of said chemical was done in conformance with California Marshal Code, equal to exceeds NFPA 701, CPAI 84, ULC 109.  
The method of the FR chemical application is:

Description of item certified: 30' x 50' canopy

(0001)

**Flame Retardant Process Used Will Not Be Removed By Washing And Is Effective For The Life Of The Fabric**

JOHN ROYLE & CO  
STATESVILLE, NC

Name of Applicator of Flame Resistant Finish

Rick Tapper  
Phantom Fireworks Eastern  
Region, LLC

COMPLAINT INFORMATION:

THE ISSUANCE OF THIS LICENSE SHOULD NOT BE CONSTRUED AS A  
WAIVER, DISMISSAL OR ACQUIESCENCE TO ANY COMPLAINTS OR  
VIOLATIONS PENDING AGAINST THE LICENSEE, ITS AGENTS OR  
EMPLOYEES.

FUTURE CONTACTS:

YOU SHOULD DIRECT INQUIRIES REGARDING THIS LICENSE  
OR ADDRESS CHANGES TO THE DEPARTMENT OF LICENSING  
AND REGULATORY AFFAIRS BY CALLING (517) 241-8847

YOUR LICENSE MUST BE DISPLAYED IN A PROMINENT PLACE.

GRETCHEN WHITMER  
Governor

STATE OF MICHIGAN  
Michigan Department of Licensing and Regulatory Affairs

TYPE OF CONSUMER FIREWORKS RETAIL FACILITY: TEMPORARY  
ISSUED TO THIS CONSUMER FIREWORKS RETAIL FACILITY PURSUANT TO THE  
MICHIGAN FIREWORKS SAFETY ACT, P.A. 256 OF 2011.

THIS CERTIFICATE REMAINS THE PROPERTY OF THE MICHIGAN DEPARTMENT OF  
LICENSING AND REGULATORY AFFAIRS (LARA), AND IS TRANSFERABLE UNDER  
CONDITIONS SPECIFIED IN MCL 28.454(6), MICHIGAN FIREWORKS SAFETY  
ACT. THIS CERTIFICATE IS SUBJECT TO PAYMENT OF CERTIFICATE FEES FOR  
INITIAL AND ANNUAL APPLICATION OR TRANSFER FEES.

Rick Tapper  
Phantom Fireworks Eastern Region  
10010 BELLEVILLE RD  
BELLEVILLE MI 48111

Certificate Number  
CT00249

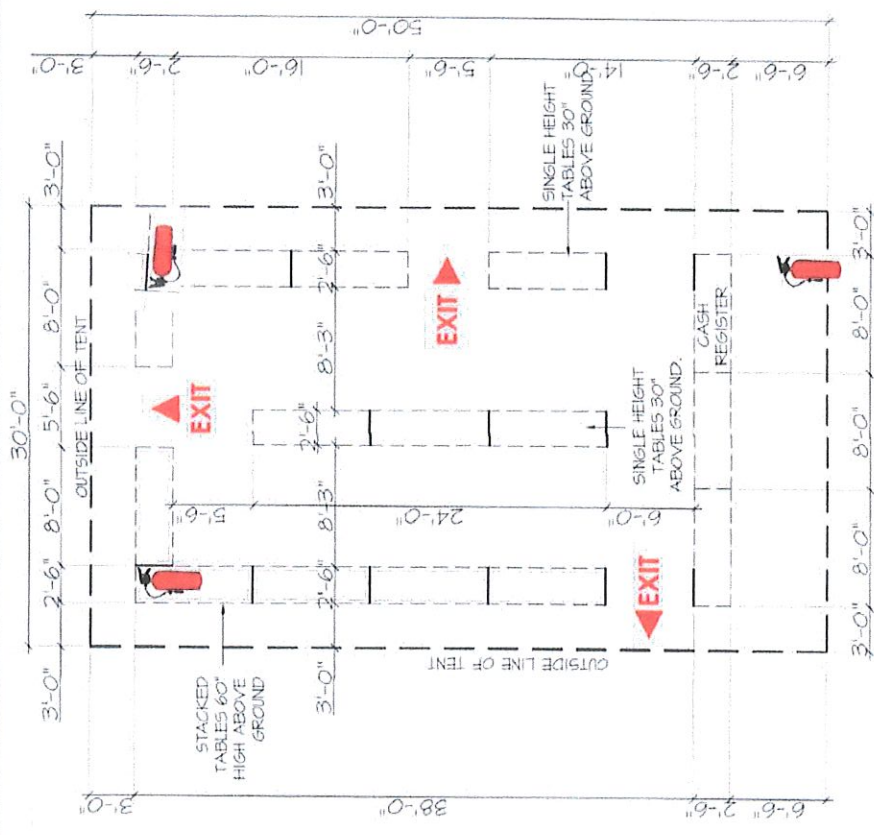
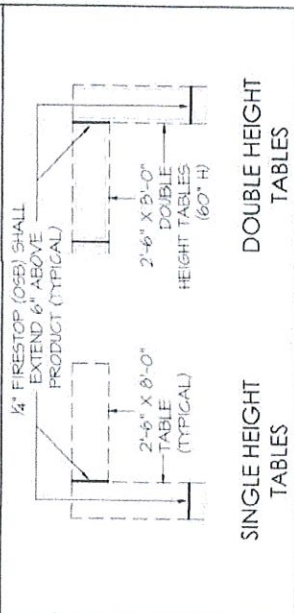
Expiration Date:  
04/30/2024

This document is duly  
issued under the laws of  
the State of Michigan

## GENERAL NOTES

- 1) TENT SHALL HAVE (2) TWO FIRE EXTINGUISHERS LOCATED ON OPPOSITE SIDES OF THE STRUCTURE. MAINTAIN A MAXIMUM TRAVEL DISTANCE OF NOT GREATER THAN 35'-0" TO EITHER EXTINGUISHER. PROVIDE (1) ONE 5# ABC CHEMICAL RATED 3A BC AND (1) ONE 2 1/2 GALLON RATED 2A.
- 2) TENT SHALL HAVE (3) THREE EXITS AS SHOWN ON THE FLOOR PLAN DRAWING.
- 3) SINGLE HEIGHT TABLES SHALL BE 30" ABOVE THE GROUND.
- 4) STACKED TABLES SHALL BE 60" ABOVE THE GROUND.
- 5) THE AISLE AND EXIT WIDTHS SHALL BE 48" OR GREATER AS SHOWN ON THE FLOOR PLAN.
- 6) ALL MERCHANDISE SHALL BE SET BACK FROM THE TENT PERIMETER A MINIMUM OF 3'-0".
- 7) WEIGHT OF PRODUCT IS 10,400 POUNDS.
- 8) FLAME BREAK LOCATIONS ARE AT 8'-0" INTERVALS AND SHALL EXTEND UP VERTICALLY 6" ABOVE THE PRODUCT. NO FLAME BREAK IS REQUIRED WHEN A 48" OR GREATER SPACE IS BETWEEN TABLES.
- 9) PERCENTAGE OF PRODUCT IS EQUAL OR LESS THAN 40% OF THE FLOOR AREA OF THE TENT.
- 10) PERCENTAGE OF PRODUCT TO FLOOR AREA OF 30' x 60' TENT IS 18.00%.

## TYPICAL FIRESTOP DETAIL



**A 30' X 50' TENT LAYOUT AND EVACUATION PLAN**  
 A-1.03      SCALE: 1/8" = 1'-0"





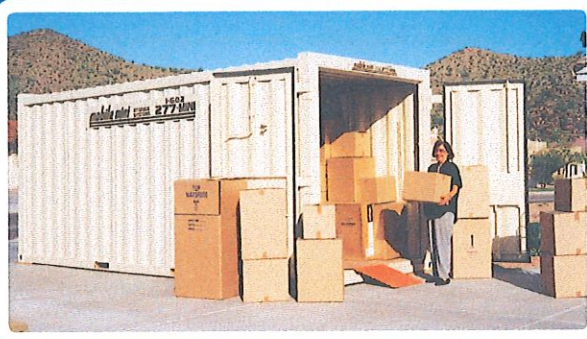
8' Long X 4' Ht.







## PORTABLE STORAGE CONTAINERS



- Container delivered to your home or business provides secure & convenient ground level access.
- Units available with shelving and painted light beige for quality appearance.
- All steel containers include your choice of patented door & locking systems.
- Easy opening, waist high, single lever doors on one end, both ends or sides.
- Sizes range from 10' to 40' lengths and 8' or 10' widths.

### ANYONE CAN SELL STORAGE - WE SELL SECURE STORAGE!

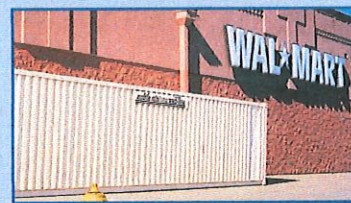
Our patented high security locking system includes three solid interior locking bars, padlock pocket and concealed lever lock. It also utilizes Mobile Mini's exclusive high security ContainerGuard Lock™.



### COMMERCIAL APPLICATIONS

Trusted for Over 25 Years

Ideal for job site, additional warehouse or seasonal storage needs. Mobile Mini's secure containers are available in 100 different sizes and configurations to meet your needs at your location. Our high security containers are used by over 100,000 customers nationwide.



### RESIDENTIAL APPLICATIONS

Storage Made Easy

Ideal for home remodels! A Mobile Mini storage container delivered to your home provides easy and convenient, ground-level access and easy opening doors. Our hassle free low cost service allows you to access your belongings anytime at your location and eliminates the need to rent a truck or drive to a self storage facility.



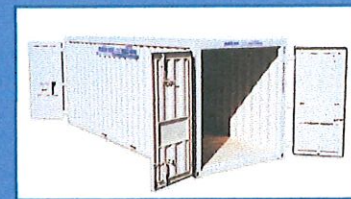
### WIDER IS BETTER 10' Wide Storage Units

An exclusive Mobile Mini product, our extra-wide storage units are ideal for palletized storage. 20% more square footage, but 40% more usable space compared to a standard 8' wide unit! Units are 10' wide and available in lengths of 18' or 25'.



### DOORS WHERE YOU NEED THEM Maximize your Storage Space

Our standard rental units are equipped with our exclusive high-security doors on one end. We also offer rental units with our doors on both ends or on the sides for efficient storage and convenient side or end access. Side door configurations are available with one to four side double doors. The choice is yours!







# VAN BUREN CHARTER TOWNSHIP

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

46425 TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

PHONE (734) 699-8913 FAX (734) 699-8958

## PLANNING & ZONING APPLICATION

### CASE INFORMATION

CASE NUMBER:	DATE SUBMITTED:
--------------	-----------------

### APPLICANT INFORMATION

NAME:	PHONE:
ADDRESS:	CELL PHONE:
CITY, STATE & ZIP	FAX:
EMAIL:	

### PROPERTY OWNER INFORMATION (If different than the applicant)

NAME:	PHONE:
ADDRESS:	CELL PHONE:
CITY, STATE & ZIP	FAX:
EMAIL:	

### BILLING CONTACT

NAME:	PHONE:
ADDRESS:	CELL PHONE:
CITY, STATE & ZIP	FAX:
EMAIL:	

### SITE/PROJECT INFORMATION

NAME OF PROJECT:			
PARCEL ID NO: V125-83-		PROJECT ADDRESS:	
*APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY			
PROPERTY LOCATION: On the _____ Side of _____ Road; Between _____ Road and _____ Road.			
SIZE OF LOT WIDTH:	SIZE OF LOT DEPTH:	ACREAGE OF SITE:	TOTAL ACRES OF SITE TO REVIEW:
CURRENT ZONING:	IS A REZONING OF THIS PARCEL BEING REQUESTED? Y / N		REQUESTED ZONING:
PROJECT DESCRIPTION:			

**SPECIAL PERMIT INFORMATION**

DOES THE PROPOSED USE REQUIRE SPECIAL APPROVAL? Y / N	
IF YES, SECTION OF ZONING ORDINANCE FOR WHICH YOU ARE APPLYING FOR SPECIAL APPROVAL:	
IS THERE AN OFFICIAL WOODLAND WITHIN THE PARCEL? Y / N	IF YES, WOODLAND ACREAGE:
TOTAL NUMBER OF REGULATED TREES OUTSIDE THE WOODLAND AREA:	TOTAL NUMBER OF TREES:
DETAILED DESCRIPTION FOR CUTTING TREES:	
IF APPLICABLE, APPLICATION MUST BE ACCOMPANIED WITH A TREE SURVEY OR STATEMENT OF NO TREES, WHICH INCORPORATES ALL THE REQUIREMENTS LISTED IN SECTION 4.45 OF THE TOWNSHIP'S ZONING ORDINANCE 6-2-92, AS AMENDED.	

**OWNER'S AFFIDAVIT**

\_\_\_\_\_  
PRINT PROPERTY OWNER'S NAME

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER

\_\_\_\_\_  
DATE

STATE OF MICHIGAN  
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan      My Commission expires \_\_\_\_\_, 20\_\_\_\_.



## MEMO

---

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

---

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power". The signature is fluid and cursive, with the first name "Dan" and last name "Power" clearly distinguishable.

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



## MCKENNA

April 19, 2023

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

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

Dear Commissioners:

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

We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

### COMMENTS

We have reviewed the proposed site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

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

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

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
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Under the provisions of Section 12.211. Performance Guarantees, the Planning Commission may also require a bond to ensure the site appears complete after every phase, even if a future phase does not materialize.

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

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

**6. Access and Circulation.**

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

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

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

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



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

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

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

## 7. Parking and Loading.

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

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

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



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

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

**a. Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree per 40 lineal feet + 1 ornamental tree per 100 lineal feet + 8 shrubs per 40 lineal feet. The landscape plan shows updated calculations for frontage lengths along Van Born and Sheldon; 782 and 779 linear feet, respectively. Given the similar lengths, both areas require 20 deciduous/evergreen trees, 8 ornamental trees, and 156 shrubs. The required plantings are shown on the plan, with a significant variety of shade trees and shrubs.

**b. Parking Lot Landscaping and Screening.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way with a 5-foot landscaped area within 10 feet of the parking lot surface, planted with a 3-foot-high hedge.

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

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

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

**c. Loading Area Landscaping.** The loading area is sufficiently screened from public view by the intervening building.

**d. Display Area Buffering.** There are no proposed display areas on the site, as all business is to be conducted within the building.

**e. Greenbelt Buffering.** Section 10.103 (E) provides greenbelt buffering standards for M-2 Districts adjacent to M-1 Districts; Type B buffers require a 20-foot landscaped area with one (1) tree per 20 linear feet of frontage (minimum 50% evergreen) on the project's northern and eastern edges. A 20-foot, Type B buffer is shown at the northern and eastern edges equating to 1,587 linear feet. This is shown with the required 79 trees plus additional, existing trees in the northeast corner of the site.

**f. District-Specific Landscaping.** There are no specific landscaping standards for the M-2 District beyond the required greenbelt buffering.

**g. Open Space Landscaping.** All remaining open space not used for required landscaping shall be planted with one tree per 3,000 square feet, 35% of which shall be deciduous. After delineating the





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

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

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

- 9. Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5-inch caliper or larger. While most of the trees to be removed include the undesirable cottonwood, several regulated walnut (3), apple (2), and elm (1) trees will be removed. In addition to the tree removal permit, six (6) replacement trees are required. These trees are in addition to the required landscaping detailed on Sheet C-10 and are shown to be planted in the northeast corner of the site.

- 10. Lighting.** The site plan submission includes a photometric plan and manufacturers cut sheets for six (6) fixture types, ranging from triple and single pole-mounted light fixtures in the parking lot (14), wall packs (7), sconces (8), recessed lighting (7), and landscape flood lights (13). All lights are shown to be downward facing with shielded light elements, as required. In this revised plan, the wall-mounted and recessed lighting provide necessary illumination for customers and employees at all entry points. The pole-mounted lights are proposed to be 30 feet in height; lighting above 25 feet in height requires Planning Commission approval upon finding that there are no adverse impacts on surrounding areas from the excess height.

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



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

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

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

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



## RECOMMENDATION

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

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

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

Respectfully,  
**McKENNA**

Vidya Krishnan  
Senior Principal Planner

Gage Belko  
Associate Planner

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

April 20, 2023  
Project No. 221342

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

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

Dear Director Power:

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

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

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

Our review comments are as follows:

## General

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

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

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

## Water Main Service

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

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

### Comments:

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

## Sanitary Sewer

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

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

**Comments:**

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

## Storm Water Management

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

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

**Comments:**

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

## Paving and Grading

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

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

## Traffic

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

### Comments:

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

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

## Soil Erosion and Sedimentation Control (SESC)

1. A SESC plan must be provided and must be in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with the County SESC standards. A permit must be acquired from the County SESC County Enforcing Agency. <https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>



## Recommendation

Fishbeck recommends the Planning Commission grant the TYC Americas Michigan Mobility Center Preliminary Site Plan approval for engineering feasibility, subject to the comments listed above and in accordance with the Township's Engineering Standards Manual. The Township will request to see Wayne County review comments regarding the stormwater design and the proposed retention pond.

If you have any questions regarding this project or our comments listed above, please contact me at 248.324.4796 or [mtleppek@fishbeck.com](mailto:mtleppek@fishbeck.com).

Sincerely,



**Michael T. Leppek, PE**

Civil Engineer



**Paul J. Kammer, PE**

Senior Civil Engineer

Email

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





# ***VAN BUREN TOWNSHIP FIRE DEPARTMENT***

**46425 Tyler Road, Van Buren Township, MI 48111**

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

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

April 5, 2023

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

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

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

## **Water Supply**

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

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

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

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

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

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

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

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

## **Fire Department Access**

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

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

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

The Ladder Truck Specifications are:

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

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

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

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

The storage of hazardous materials requires an inventory statement that will need to be submitted.  
**IFC 2021 5001.5.2**

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

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

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

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

Andrew Lenaghan  
Deputy Fire Chief/Fire Marshal  
Van Buren Township