

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, July 26, 2023 – 5:30 PM
Van Buren Township Hall
46425 Tyler Road**

Per guidance provided by the Wayne County Local Public Health Department for meetings of governmental bodies held under public act 228 of 2020, effective January 1, 2022, the following Zoom link is provided to enable remote participation in a meeting of the public body by the general public:

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/84567102590>

+ 16469313860,,84567102590# US

Or Telephone: Dial: + 1 646 931 3860 US

Webinar ID: 845 6710 2590

International numbers available: <https://us06web.zoom.us/j/84567102590>

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the regular meeting of June 28, 2023

CORRESPONDENCE / ANNOUNCEMENTS:

Item # 1: Introduction of new Planning Commissioner Peter Creal

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

Item # 1: Administrative Development Project Reviews

Description: Staff will provide updates on several administratively reviewed projects which are described below:

- **Case 22-018 - 49910 Tyler Road Extension.** Minor demolition and construction of a new 5,290 square foot office addition to an existing hangar and office building.
- **Case 22-023 – 8001 Haggerty Road.** Completion of renovations to roughly 50,165 square feet of interior space at their facility in order to accommodate a relocated Merchant Services Center for DTE Electric.
- **Case 22-038 – 11511 Belleville Road.** Construction of a small storage area and restroom addition to an existing restaurant (Mike’s Kitchen). This case

- **Case 23-004 - 49345 S Interstate 94 Service Drive.** Remodeling of an existing 17,870 square foot event facility, bar and food service use (formerly the Diamondback Saloon) and conversion to a different event facility, bar and food service use by applicant 11:11 Ventures on behalf of owner Eric Nemeth.
- **Case 23-012 – 45520 Tyler Road.** Remodeling of a roughly 2,600 square foot retail / resale tenant space (Belleville Exchange) and conversion to a dental office at the site by applicant Orow Construction on behalf of tenant Purpose Dental.
- **Case 23-015 – 10562 Belleville Road.** Remodeling of a roughly 191,446 square foot retail store including the installation of offstreet parking spaces in a designated deferred parking area and other minor parking, landscaping and striping improvements by Singleton Construction on behalf of Wal Mart.

A. Presentation from Staff
B. Planning Commission discussion and questions

Zoning Ordinance Amendment Discussion – Child Care Uses.

The Planning Commission will review a proposed zoning ordinance text amendment to modify the requirement under Section 5.111 of the Van Buren Township Zoning Ordinance that requires a minimum separation distance of 1,500 feet between two licensed group day care home uses.

- A. Presentation from Staff
- B. Planning Commission discussion
- C. Public comment

Discussion on Industrial and Office Future Land Use, Zoning and Development

The Planning Commission will discuss scope of a study of Industrial and Office future land use, zoning, and development trends in relation to potential future development, with a focus on the area extending south of Van Born Road west of Haggerty Road.

A. Presentation from Staff
B. Planning Commission discussion

Discussion on potential joint meeting between the City of Belleville and Van Buren Township.

The Planning Commission will be requested to provide staff direction to explore meeting options for a joint planning meeting involving representatives from the City of Belleville and Van Buren Township.

A. Presentation from Staff
B. Planning Commission discussion

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT:

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

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

PLEDGE OF ALLEGIANCE: Stand for pledge

ROLL CALL:

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

Staff: Director Power and Secretary Manley

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

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

Audience (other): One (1).

APPROVAL OF AGENDA:

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

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

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

NEW BUSINESS:

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

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

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

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

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

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

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

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

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

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

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

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

Roll Call:

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

Nays: None.

Excused: None.

Motion Carried. (Letters Attached)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No zoom comments or comments from the Public.

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

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

Roll Call:

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

Nays: None.

Excused: None.

Motion Carried. (Letters Attached)

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

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

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

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

No Public Comments or Zoom Comments.

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

Roll Call:

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

Nays: None.

Excused: None.

Motion Carried. (Letters Attached)

GENERAL DISCUSSION AND UPDATES

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

ADJOURNMENT:

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

Chairperson Cullin closed the meeting at 7:15.

Respectfully Submitted,
Caroline Manley



MEMO

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Administratively-Reviewed Development Overview
DATE:	July 21, 2023

Planning Commission Members:

At our regular meeting on July 26, 2023, I will provide a brief overview of selected administratively reviewed development projects that are occurring in Van Buren Township. Broadly, projects that are reviewed administratively without Planning Commission approval fall into several categories identified below:

- **Airport projects.** Construction on projects within the AP – Airport Zoning District, per Section 3.118 of the Zoning Ordinance;
- **Single-Family homes.** Construction of individual single-family residential housing units, per Section 12.201, Table 8 of the Zoning Ordinance;
- **Permitted use change / re-occupancy with minor site change.** Projects that involve the re-occupancy of a building within a completely enclosed building, so long as no variances to the Zoning Ordinance are required, the re-occupancy does not create additional parking demands, beyond 10% of that which exists, and the re-occupancy does not substantially alter the character of the site, per Section 12.201, Table 8;
- **Remodeling or reconstruction of existing building or use.** Remodeling or construction of an addition to an existing building or use, provided that no variances to the Ordinance are required; and that the proposed new construction would not increase the total square footage of the building greater than 25% or 1,000 square feet, whichever is less; and
- **Other administrative reviewable projects.** Projects that are otherwise eligible for administrative review under Section 12.201, Table 8.

In the section below, I will summarize the scope and review or construction status of several projects throughout the Township that fall within these categories:

- **Case 22-018 - 49910 Tyler Road Extension.** Minor demolition and construction of a new 5,290 square foot office addition to an existing hangar and office building for Kalitta Charters. This project is under construction.
- **Case 22-023 – 8001 Haggerty Road.** Completion of renovations to roughly 50,165 square feet of interior space at their facility in order to accommodate a relocated Merchant Services Center for DTE Electric Company. This project is under construction.
- **Case 22-038 – 11511 Belleville Road.** Construction of a minor storage area and restroom addition to an existing restaurant (Mike's Kitchen) on behalf of owner Marash-Ljulja Nukulaj. This case also required a variance from the Van Buren Township Board of Zoning Appeals, obtained in October 2022. The building permit application is currently under review and final area measurements for the proposed storage and restroom additions will be calculated as part of this review. The proposed plans also include outdoor seating for 20 persons or fewer, which has been administratively reviewed for consistency with

Section 5.137 of the Van Buren Township Zoning Ordinance.

- **Case 23-004 - 49345 S I 94 Service Drive.** Remodeling of an existing 17,870 square foot event facility, bar and food service location (formerly the Diamondback Saloon) and conversion to a different event facility, bar and food service location by applicant 11:11 Ventures on behalf of owner Eric Nemeth. Some construction is underway on the interior of the building, while additional permits are anticipated for the full build-out. As part of the administrative zoning review for this building, I have completed a preliminary report concerning the operational details, hours, and programming of the proposed use, site landscaping, and other items, and provided this report to the applicant. I will provide a final zoning review report to the Planning Commission when this project's final site plan is available.
- **Case 23-012 - 45520 Tyler Road.** Remodeling of a roughly 2,600 square foot retail / resale tenant space (Belleville Exchange) and conversion to a dental office at the site by applicant Orow Construction on behalf of tenant Purpose Dental. This project is under construction.
- **Case 23-015 - 10562 Belleville Road.** Remodeling of a roughly 191,446 square foot retail store including the installation of off-street parking spaces in a designated deferred parking area and other minor parking, landscaping and striping improvements by Singleton Construction on behalf of Wal Mart. This project is under construction.

Excerpts from these projects including selected applications, plans and other review documents have been provided with this packet for reference only. The Planning Commission is not requested to take any action on these projects. Please do not hesitate to contact me if you have any questions.

Sincerely,



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



VAN BUREN CHARTER TOWNSHIP

RECEIVED
DEC - 6-2022

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

46425 TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

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

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

NOTICE TO HOMEOWNERS: It is recommended that if you have hired a contractor to do the work for you that the contractor is the one to obtain the permit. A final inspection is required for all permitted work; the final inspection should be done before releasing your contractor.

LOCATION OF BUILDING

ADDRESS: 49910 TYLER ROAD EXTENSION	VAN BUREN TOWNSHIP, MICHIGAN 48111
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PROPERTY OWNER OR LESSEE

NAME: KALITA CHARLES	PHONE:	
ADDRESS: 49910 TYLER ROAD EXT.	EMAIL ADDRESS:	
CITY: VAN BUREN TWP	STATE: MI	ZIP: 48111

CONTRACTOR / CM

NAME: BEDDER CONSULTING SERVICES INC	PHONE: 734 637-0016	
ADDRESS: 32579 GATEWAY DR.	EMAIL: peterb@bedderconsulting.com	
CITY: AMMIUS	STATE: MI	ZIP: 48177
BUILDERS LICENSE NUMBER:	EXPIRATION DATE:	
FEDERAL EMPLOYER ID NUMBER:	WORKERS COMP INSURANCE CARRIER:	

TYPE OF CONSTRUCTION / IMPROVEMENT

☐ RESIDENTIAL ☒ COMMERCIAL

<input type="checkbox"/> NEW BUILDING	<input type="checkbox"/> GARAGE ADDITION	<input type="checkbox"/> ALTERATION
<input type="checkbox"/> MODULAR / MOBILE HOME	<input type="checkbox"/> DECK / CAT WALK / LAKESIDE STAIRS	<input checked="" type="checkbox"/> FOUNDATION ONLY
<input type="checkbox"/> GARAGE / POLE BARN / SHED	<input type="checkbox"/> HANDICAP RAMP	<input type="checkbox"/> FINISHED BASEMENT
<input type="checkbox"/> SWIMMING POOL	<input type="checkbox"/> SIDING / WINDOWS / DOORS	<input checked="" type="checkbox"/> OTHER RENOVATION
<input type="checkbox"/> RE-ROOF	<input type="checkbox"/> GUTTERS	
<input type="checkbox"/> HOUSE	<input checked="" type="checkbox"/> WRECKING / DEMO	

NOTICE TO APPLICANT

Section 23a of the state Construction Code Act of 1972, Act NO. 230 of the Public Acts of 1972, being section 125, 1523a of the Michigan Compiled laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Attached Detroit Metro Approval Letter 1/11/23

PROJECT DESCRIPTION

Please use the space below to provide us with a detailed description of the proposed project.

DEMOLITION OF THE EXISTING 20 X 60 OFFICE AREA
CONSTRUCT A SINGLE STORY OFFICE AREA 38' X 129'
COMBINATION OF BLOCK & STEEL STRUCTURE INTERIOR OFFICE ONLY

DIMENSIONS OF PROPOSED STRUCTURE

DIMENSIONS OF PROPOSED STRUCTURE: 38 X 129 HEIGHT OF STRUCTURE: 16'-0"

NUMBER OF STORIES: 1

FLOOR AREA: 4902 ⁵²⁹⁶ BASEMENT AREA: N/A GARAGE AREA: N/A

TOTAL AREA: 4902 ⁵²⁹⁶ TOTAL AREA OF PRINCIPAL STRUCTURE(HOUSE): _____

TOTAL AREA OF ALL EXISTING STRUCTURES (EXCLUDING HOUSE): 1600

TOTAL LAND AREA: _____ ESTIMATED CONSTRUCTION VALUE: 980,000.

TYPE OF WATER SUPPLY

- ☒ MUNICIPAL SUPPLY EXISTING
☐ PRIVATE WELL (PERMIT MUST BE OBTAINED THROUGH WAYNE COUNTY DEPT. OF HEALTH (734) 727-7400)

TYPE OF SEWAGE DISPOSAL

- ☒ MUNICIPAL SUPPLY EXISTING
☐ PRIVATE SEPTIC SYSTEM (PERMIT MUST BE OBTAINED THROUGH WAYNE COUNTY DEPT. OF HEALTH (734) 727-7400)

SOIL EROSION

IF WORK IS WITHIN 500 FEET OF A WATERWAY OR WILL BE DISTURBING MORE THAN ONE (1) ACRE, A SOIL EROSION PERMIT MUST BE OBTAINED THROUGH WAYNE COUNTY (734) 326-3936 N/A

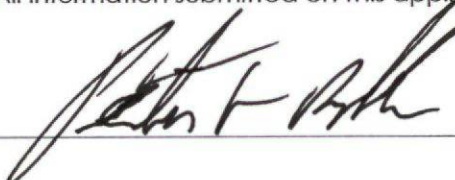
Two complete sets of working drawings must accompany this application. Construction documents shall be of sufficient clarity to indicate the nature and extent of the work proposed and shown in detail that it will conform to the provisions of all applicable codes.

Two complete plot plans (Mortgage Survey) and must include:

- The distance between the proposed structure and the property lines.
- All existing structures on the subject property, their dimensions and distance from proposed structure.
- The distance between proposed structure and any easements, utilities or waterways.

Homeowners Affidavit: I hereby certify the construction activities described in this permit application shall be installed by myself in my own home which I am living or about to occupy. All work shall be installed in accordance with the currently Building Code and shall not be enclosed, covered up, or put into operation until it has been inspected and approved by the Township Building Inspector. I will cooperate with the Building Inspector and assume the responsibility to arrange the necessary inspections.

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Applicant Signature:  Date: 11/30/22

THIS PAGE FOR OFFICIAL TOWNSHIP USE ONLY

ZONING REVIEW / APPROVAL / SOIL EROSION

NOTES FOR DEPARTMENT USE

Signature: _____ Approval Date: _____

PLAN REVIEW

CORRECTION LIST		
ITEM #	DESCRIPTION	CODE SECTION

BUILDING PERMIT NOTES

Notes already written in Computer

BUILDING PERMIT APPROVED BY:

Signature: _____ Approval Date: 1-11-23

Printed Name and Title: Christopher Szlazar CBO Permit Fee: ~~_____~~ Already Paid

FEE CHART – Enter the quantity of items to be installed

Description	Fee	Qty	Total	Description	Fee	Qty	Total
Base Permit Fee	\$40.00	1	\$40.00	Permit Renewal (50% of original permit fee - max \$500)			
Archiving Fee	\$25.00	1	\$25.00	Plan Review			
Additions (per sq ft min. \$200)	\$0.75			• Commercial/Industrial/Multifamily (20% of Permit Cost)			
Add on Fee	\$10.00			• Outside Plan Service (120% of Cost)			
Batch Plant (plus Removal Bond min. \$1,000)	\$250.00			Public Sidewalk Bond	\$500.00		
Business Re-Occupancy Inspection (incl. Fire Dept Insp.)	\$370.00			Registration			
Cat Walk	\$95.00			• New + Admin. Fee	\$55.00		
Cert. of Occupancy - Temp	\$300.00			• Renewal + Admin Fee	\$45.00		
Commercial/Remodel/New * Project Value x (0.0067) min. \$200				Residential Remodel (\$0.75 per sq ft min. \$200.00) plus Plan Review Fee			
Decks (per sq ft min \$200)	\$0.75			Re-inspection	\$75.00		
Demolitions (plus Plan Review Fee)							
• Voluntary	\$200.00			Roof: Commercial/Industrial/Multi-Family * Project Value X (0.0067) (min. \$250)			
• Commercial/Industrial/Multi	\$350.00			Roof Single-Family Residential	\$150.00		
• Notice of Violation + \$1,000 Bond	\$200.00			Service Walk/Porch Cap Bond	\$300.00		
Driveway Bond	\$2,000.00			Signs (plus Plan Review Fee)			
Extra Inspections	\$75.00			• Monument	\$200.00		
Finished Basement (\$200 min.) \$0.75 per sq ft				• Wall Mount	\$200.00		
Fire Damage Reconstruction (\$200 min. \$0.52 per sq ft + Insurance Deposit				• Other/Temporary (incl. Base & Archiving Fee)	\$30.00		
Fire Dept Building Review (per hour)	\$65.00			Special Inspection (2 hr min.)	\$150.00		
Fire Dept Inspection/General/ New Business (per hour)	\$50.00			Non-Business Day Roof Inspection	\$200.00		
Lakeside Stairs	\$95.00			Water/Sewer Lead	\$150.00		
Handicap Ramp (per sq ft min \$200)	\$0.75			Street Tree Bond	\$350.00		
Garages/Pole Barns/Accessory Structures Includes Sheds over 200 sq ft (\$0.75/sq ft min. \$200 plus Plan Review Fee)				Sump Line	\$150.00		
Industrial/Remodel/New * Project Value X (0.0067) min. \$200				Swimming Pools (plus Plan Review Fee)			
Manufactured Home (Park) plus Plan Review Fee	\$200.00			• Residential	\$95.00		
Modular Home (\$0.75 per sq ft)				• Commercial/Industrial * Project Value X (0.0075) min \$200			
New Home Completion Bond	\$1,500.00			Temporary Trailer Permit (+ \$1,000 Removal Bond)	\$100.00		
New Home incl. Basement (\$0.75 per sq ft)				Siding / Gutters	\$95.00		
Off-site Home Inspection (+ travel time)	\$200.00			Wind Turbine, Solar Panels (Value X 0.0075 plus Plan Review Fee \$200 min)			
Outside Replacement Inspector (2 hr min.)	\$110.00			Windows or Doors	\$150.00		
Penalty for Starting Work w/o Permit (2 X Permit Fees)				TOTAL			
Dumpster Permit (30 days total) (\$30 charge per 30-day extension)	N/C						

Bedder Consulting Services Inc.

Kalitta Charters LLC Existing 135 Hangar Office Renovation Project

Project Scope:

- Pulverize and reuse the existing asphalt parking lot material as base for the asphalt parking
- Re-grade the existing parking area as shown on PEA Group documents
- Demolish the existing 20'-0" x 80'-0" single story office area (Masonry block & siding)
- Saw-cut and remove the existing concrete floor and prepare for new concrete floor (39'-0" x 129'-0")
- Trench form and pour new footings as per drawings prepared by Paridies & Associates
- Install new masonry block exterior walls three sides as per drawings prepared by Smith + Schurman Associates
- Install a couple of new structural steel columns at the interior with supporting roof bar joists and decking
- Install a new rubber membrane roof system with require insulation, flashing and cap coping
- Install exterior aluminum framed windows and doors with low "e" glass
- Paint exterior masonry block as required
- Install metal studs & support clips for horizontal metal siding as per drawing prepared by Smith + Schurman
- Install new horizontal metal siding as shown on the drawings prepared by Smith + Schurman
- Install metal studs & insulation at the interior office layout as per drawings prepared by Smith + Schurman
- Paint & finish all drywall as required
- Install new act through out the interior of the building with insulation as required
- Install floor finishes as required and selected by owner
- Install all required interior doors & frames
- Install all required millwork as selected by owner
- Install all required plumbing fixtures as per drawings prepared by EAM Associates
- Install all required mechanical equipment as per drawings prepared by EAM Associates
- Install all required Electrical equipment as per drawing prepared by EAM Associates
- Install new concrete sidewalks at the front of the new building and south side as per PEA Group documents
- Replace damaged concrete sidewalk along the front of existing Hangar Building
- Stripe entire site parking lots as per PEA Group drawing
- Install required security systems for gate access
- Install a new fire alarm system both in the new office area and required flow switches in the existing hangar
- Install a new exterior sign on the front of the new building

**32579 Gateway Drive – Romulus, Michigan 48174
Phone: (734) 637-0016 – Fax: (734) 398-1658**



MEMO

TO: Peter Bedder, Construction Manager – Bedder Consulting Services, Inc.

FROM: Dan Power, AICP – Director of Planning and Economic Development

RE: Kalitta Charter LLC – Willow Run Airport of Van Buren Township

PLANS DATED: July 6, 2022

DATE: January 25, 2023

Kalitta Air proposes to demolish roughly 1,447.6 square feet of office / entry way portion of a roughly 30,000 square foot storage building, construct a new 5,290 square foot office addition, and complete related site improvements including saw cutting and removing asphalt paving along the east and north ends of a parking lot that abuts the west side of the building, removal and replacement of existing fencing, and resurfacing / restriping 88 parking spaces. The proposed site includes approximately two (2) acres of leased property within the broader Willow Run Airport of Van Buren Township, located at 843 Willow Run Way (parcel number parcel ID number 83 189 99 0008 000). The site-specific address for the building is 49910 Tyler Road Extension. The site is zoned AP – Airport District. The following is a report on the proposed site plan's compliance with the Van Buren Charter Township Zoning Ordinance.

Review process. I have reviewed the site plan request based on Zoning Ordinance standards. The review process described in Section 3.118(D) (*AP, Airport District – Required Conditions of the AP, Airport District*) allows for a modified site plan review procedure for developments located at public airports. This involves reviewing the area, height and placement of the principal use; its parking, loading and access management; environmental performance standards; and screening, landscaping and other Ecorse and Beck Road adjacency requirements. I have also reviewed the applicable administrative review standards of Section 12.203 of the Van Buren Township Zoning Ordinance. I will first make some comments regarding the proposed use. Then, relevant review standards from Sections 3.118(D) and 12.203 are discussed in the sections on the following pages. Throughout this report, requested conditions are underlined.

Comments regarding proposed uses. The following which are defined in Section 2.102 of the Van Buren Township Zoning Ordinance are permitted uses by right in the AP zoning district:

- *Airports and related facilities.*

The proposed use of the expanded space will be offices associated with a hangar / storage building. The applicant has provided the following information regarding the proposed building usage:

- Kalitta Charters has decided to renovate this area re-organizing its present staff in order to work more efficiently.
- The new layout will allow the pilots to enter the office area right from the parking lot and exit directly out to the planes.
- This way they don't have to traverse the hangar area.
- Kalitta Charters is shifting staff from the offices on the east side of the hangar over to the office area on the west side.

A use statement must be provided on sheet C3.0 and the information above must be provided on this use statement.

Requirements per Section 3.118(D)(1)(a)(i) of the Van Buren Township Zoning Ordinance – Required Conditions of the AP, Airport District.

- a. **Area, height, and placement.** Uses located on the airport property owned by a public governmental agency shall meet the area, height, and placement regulations, including setbacks, of the zoning district they are located in.

The proposed site is part of a broader public airport property which has public road frontage on Beck Road and Ecorse Road. The proposed site meets the required front (100'), side (50' for one / 100' for two), and rear (100') yard setbacks with respect to the proposed buildings' setbacks from the nearest adjacent public roads and parcels. The property line of the nearest adjacent non-airport parcel is roughly 120' to the south of the proposed lease parcels for this site. The minimum area of 250 acres in the AP zoning district is intended to be applied to the airport property at large and does not apply to this specific site. The proposed office addition is 14' tall according to submitted architectural drawings.

- b. **Parking, loading and access management.** A revised Sheet 3.0 was provided to the Township on September 12, 2022 with a slight modification to the previous parking configuration included in the original plan set dated July 2022. A revised complete set with the updated sheet 3.0 must be provided to the Township. Uses located on the airport property owned by a public governmental agency shall meet the parking and loading requirements of Article 9 in this Zoning Ordinance.

Article 9 of the Zoning Ordinance includes various required standards related to the number of parking spaces and the design and configuration of parking areas and driveways. These requirements are evaluated below.

Number of parking spaces. The proposed use is considered an office which is accessory to a warehouse or storage area under the Van Buren Township Zoning Ordinance. The adjacent storage area is approximately 28,000 square feet. The following parking requirement therefore applies under Sec. 9.102(E)(2) of the Zoning Ordinance:

- Five (5) plus one (1) per 1,750 square feet of gross floor area (of warehouse space) (roughly 17 spaces required) (plus one (1) per 350 useable square feet of office (roughly 15 spaces required), sales or similar space. 32 spaces total are

therefore required. 88 spaces have been provided. The Zoning Ordinance typically imposes limits on the number of parking spaces that may be constructed on a given site. In this case, the excess parking provided for the subject building is part of a broader parking layout that allows for shared parking between the various buildings on the Kalitta campus. The excess parking is therefore acceptable. Currently, one (1) barrier free parking space is shown on the plans. Four (4) barrier-free parking spaces must be provided based on the provision of between 76-100 total off-street parking spaces, in accordance with Sec. 9.103 of the Van Buren Township Zoning Ordinance.

Design and configuration of parking areas. Where formal standard 90-degree off-street parking spaces are proposed, per section 9.104(B), 9.5' x 20' spaces with a 24' adjacent maneuvering lane are required. Double striping is shown for all parking spaces.

Drainage. Per section 9.104(A) of the Zoning Ordinance, off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings. The applicant may be required to gain approval from the Wayne County Department Public Services for stormwater design.

Driveways and Access Management. Access is provided to the site from an existing private Tyler Road Extension at the site's southern. The proposed access to, from and around the site will require approval from the Van Buren Township and WCAA Fire Marshals.

Loading and truck maneuvering. No loading spaces are proposed. Section 9.105 of the Zoning Ordinance requires loading spaces "on the same premises with every building, structure or part thereof, involving the receipt or distribution of vehicles or materials or merchandise". If there are vehicles, materials or merchandise being delivered to the site, two (2) usable 10' x 50' loading spaces will be required based on the currently proposed building area being between 20,001-50,000-sq. ft. of commercial or industrial space. If loading is performed via airplane freight on the north side of the building, this requirement may be exempted.

Parking lot landscaping. According to Section 9.104(L) of the Zoning Ordinance, parking areas shall be landscaped and screened pursuant to Article 10. Because the site has no direct public road frontage and is adequately separated from adjacent public roads, relief can be provided from parking lot screening per section 10.103(A) of the Zoning Ordinance. Landscaped areas will be subject to review by the Wayne County Airport Authority (WCAA) and may be subject to limits in order to comply with airport standards, including limiting attractiveness to certain wildlife. If suitable landscaping can be provided in compliance with these standards, the applicant shall comply with Section 10.103(B), including that landscaped areas should be added where necessary to account for a minimum of five percent (5%) of all paved areas. The applicant has provided a landscape plan on sheet L-1.0.

- c. **Environmental Performance Standards.** Uses located on the airport property owned by a public governmental agency shall meet the "Environmental Performance Standards Applicable to Specific Uses and Districts" of Section 8.102 of this Zoning Ordinance.
- d. **Screening, landscaping and other Ecorse and Beck Road adjacency requirements.** If the proposed building/use is adjacent to Ecorse or Beck Roads the site plan shall be required to meet the "Frontage Landscaping" requirements in Section 10.103, the "Mechanical and Utility Equipment Screening" requirements in Section 10.103, the "Exterior Lighting" requirements in Section 8.105, and the "Garbage, Refuse, and Recycling Collection Areas" requirements in Section 7.122 of this Zoning Ordinance. The site is not adjacent to Ecorse or Beck Road and these requirements therefore do not apply.

Administrative Site Plan Review Requirements per Section 12.203 of the Van Buren Township Zoning Ordinance – In General.

1. **Title and date of plan, including the date and nature of all subsequent revisions; North arrow and scale; Design firm information; Dimensions of lot and adjacent property lines; Boundary of tract; Lighting; Signage information; Plan submittal information; and Documentation of changes.** The final issued-for-construction civil site plan submittal shall be signed and sealed by a professional Engineer. The civil / site plans currently indicate an address of 838 Willow Run Way and must be updated to indicate an address of 49910 Tyler Road Extension.
2. **Description of use.** A use statement must be provided on sheet C3.0 and the information above must be provided on this use statement.
3. **A schedule of parking needs** has been considered by staff and parking requirements have been adequately quantified.
4. **Traffic and pedestrian circulation design.** A sidewalk is not necessary because the site lacks public street frontage.
5. **Landscape plan and landscape maintenance information.** Regarding these requirements, there are no frontage landscaping requirements as the property does not have direct frontage on Beck Road or Ecorse Road, per Section 3.118(D)(1)(a)(i)(d). See the landscaping comments on the previous page.
6. **Hazardous materials.** Storage of any hazardous materials should be labeled on the proposed site plan.
7. **Office and staffing information.** A floor plan showing the proposed office layout has been provided in a separate architectural plan submittal.
8. **Other information.** Any other information as required by the Planning Commission or Director of Planning which will assist in evaluation of the proposed use. Additional miscellaneous requirements related to signs and utility design are noted at the end of this

report.

Recommendation: I recommend conditional approval of the submitted civil site plan set dated July 6, 2022, subject to conditions per the underlined comments in this report:

- All necessary approvals from the Wayne County Airport Authority (WCAA) and Wayne County Department of Public Services must be obtained prior to construction.
- A use statement must be provided on sheet C3.0 and the information previously provided by the applicant regarding the justification for the project must be included in the use statement.
- A revised Sheet 3.0 was provided to the Township on September 12, 2022 with a slight modification to the previous parking configuration included in the original plan set dated July 2022. A revised complete set with the updated sheet 3.0 must be provided to the Township.
- Four (4) barrier-free parking spaces must be provided based on the provision of between 76-100 total off-street parking spaces, in accordance with Sec. 9.103 of the Van Buren Township Zoning Ordinance.
- The final issued-for-construction civil site plan submittal shall be signed and sealed by a professional Engineer.
- The civil / site plans currently indicate an address of 838 Willow Run Way and must be updated to indicate an address of 49910 Tyler Road Extension.

Please do not hesitate to reach out if you have further questions.

Sincerely,



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

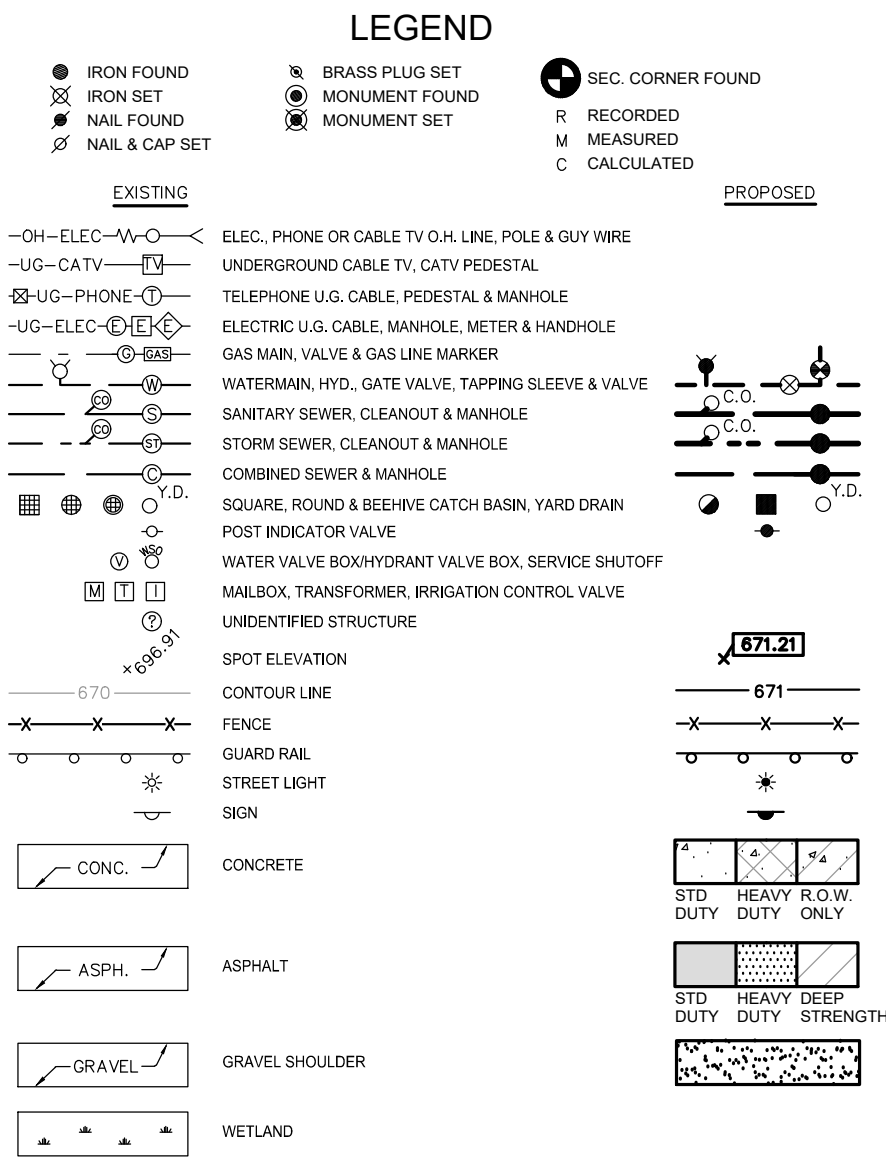
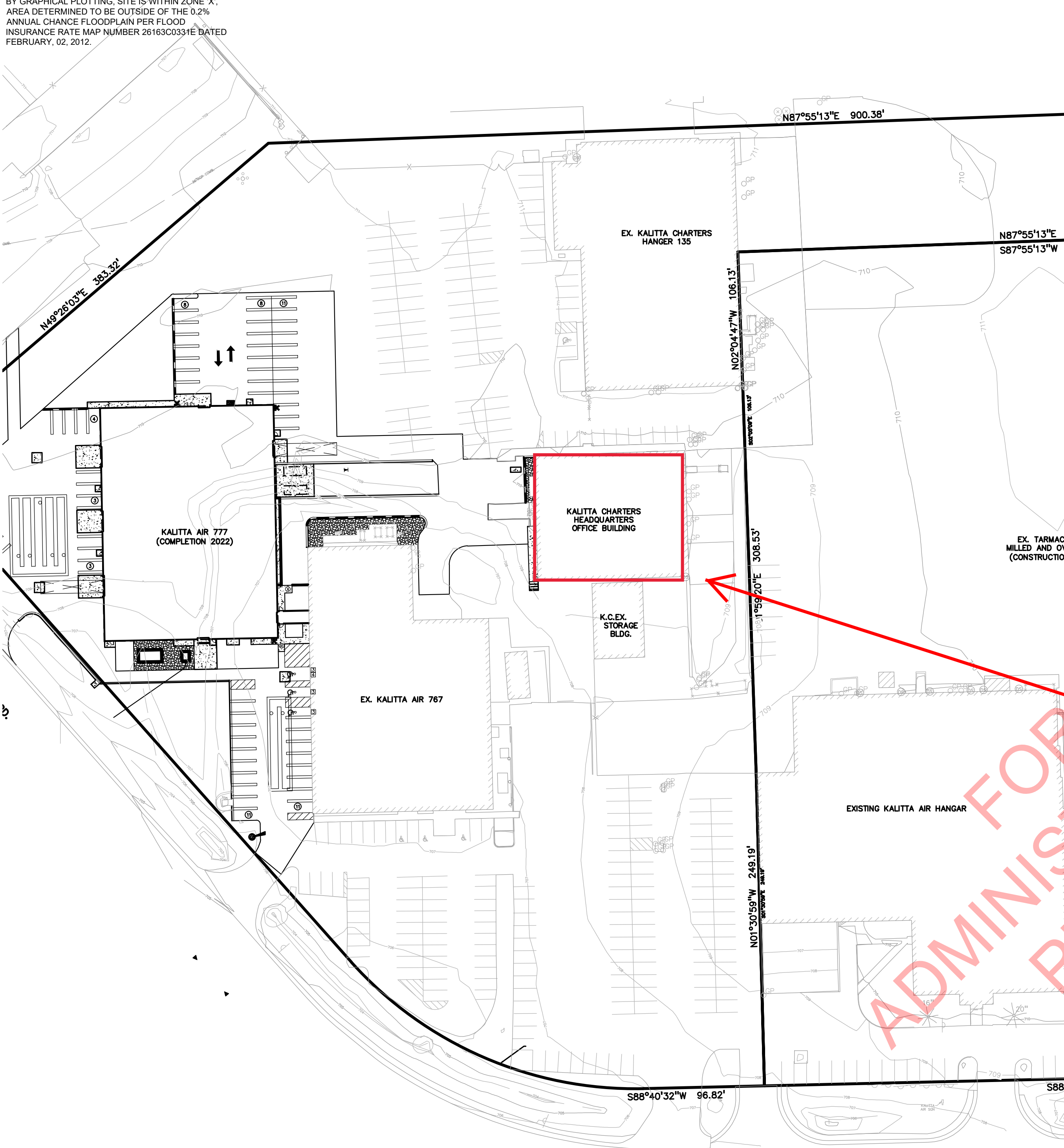
CC: David McNally and Andrew Lenaghan– Van Buren Charter Township Fire Department
Christopher Salazar – Van Buren Charter Township Chief Building Official

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
A CHISELED "X" MARK IN EAST FLANGE BOLT OF HYDRANT
LEFT OF "A" IN ALBERT. LOCATED 60' SOUTHWEST OF
SOUTHWEST OF BUILDING CORNER, BUILDING "2609" AND 45'
NORTHEAST OF CENTERLINE OF TYLER RD.
ELEV: 707.25

BM #301
TIP OF RAILROAD SPIKE IN NORTHEAST FACE OF POWER
POLE LOCATED 50' FROM CENTER LINE OF TYLER RD. AND 120'
SOUTHEAST OF EAST BUILDING CORNER, BUILDING "2605"
ELEV: 710.94

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X".
AREA DETERMINED TO BE OUTSIDE OF THE 0.2%
ANNUAL CHANCE FLOODPLAIN PER FLOOD
INSURANCE RATE MAP NUMBER 26163C0331E DATED
FEBRUARY, 02, 2012.



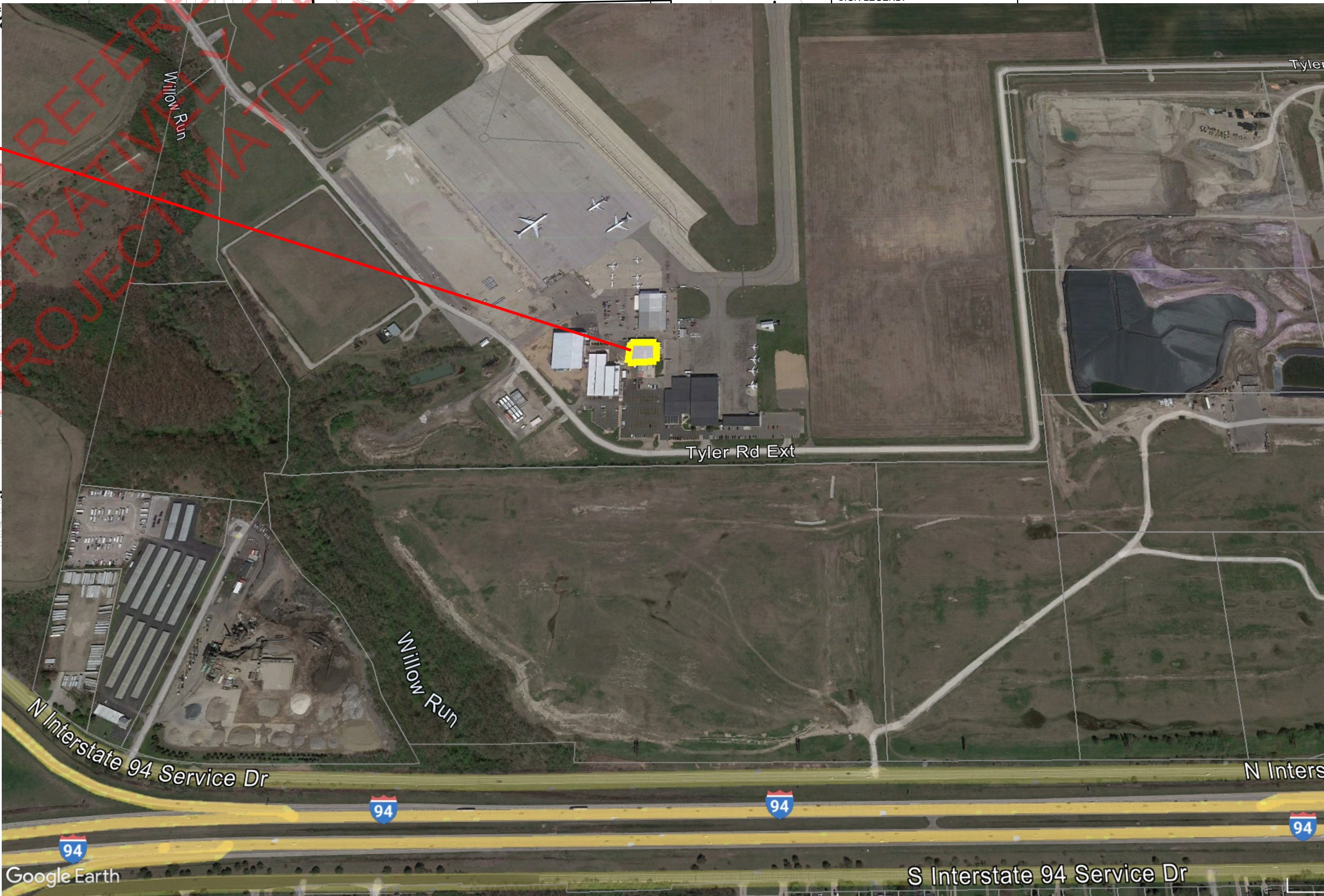
PEA GROUP
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www.peagroup.com

STATE OF MICHIGAN
JAY LARSON
LICENSED PROFESSIONAL ENGINEER
License No. 620105986

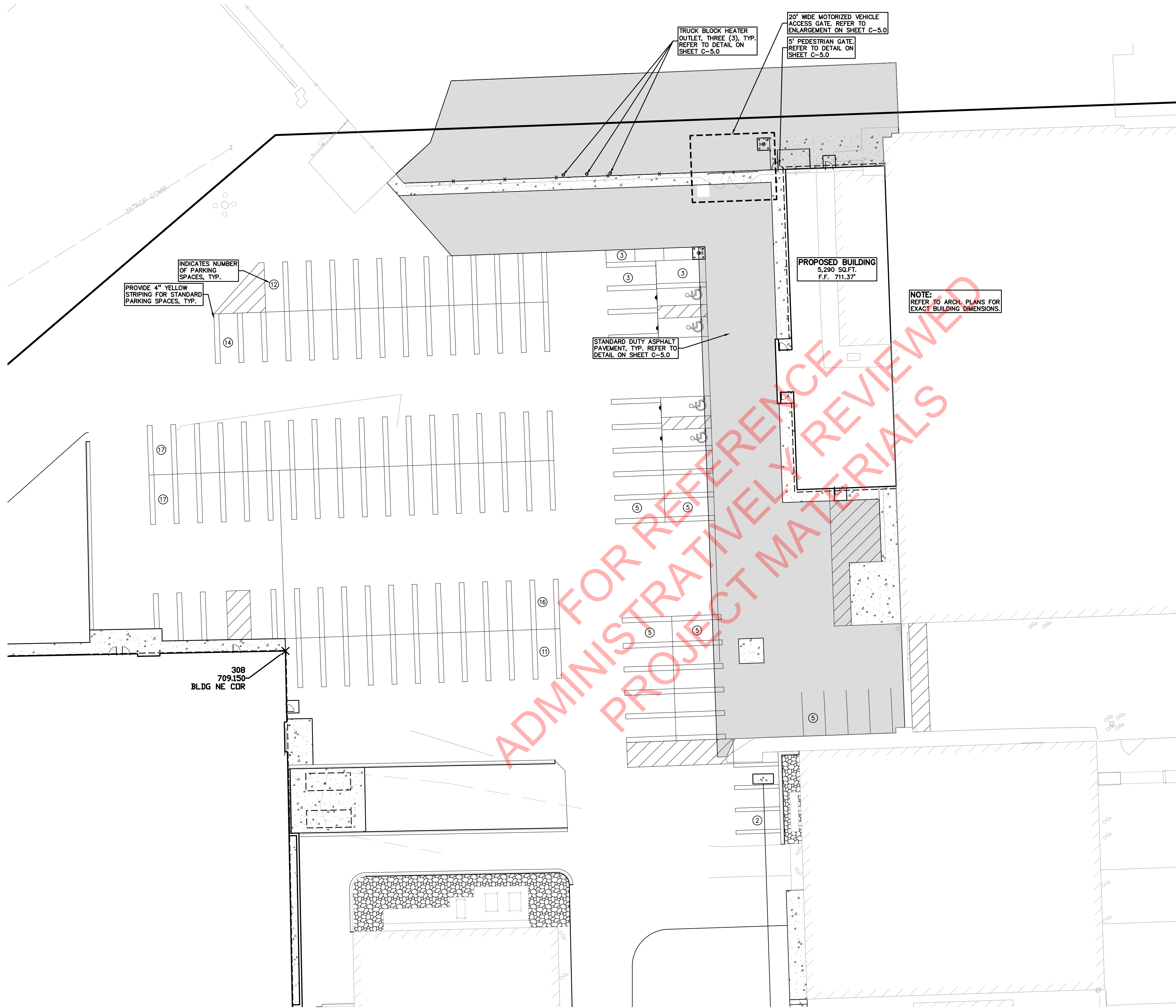
NORTH

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



S:\PROJECTS\2020-2047 GRANGER -KALITTA AIR WILLOW RUN\DWG\CONSTRUCTION\135 OFFICE\135C-3.0 (DM-135C-3.0-0247).dwg



LEGEND

EXISTING

●

IRON FOUND

⊗

IRON SET

⊗

NAIL FOUND

⊗

NAIL & CAP SET

⊗

BRASS PLUG SET

⊗

MONUMENT FOUND

⊗

MONUMENT SET

⊗

SEC. CORNER FOUND

⊗

RECORDED

⊗

MEASURED

⊗

CALCULATED

PROPOSED

—OH—ELEC—W—

ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE

—UG—CATV—

UNDERGROUND CABLE TV, CATV PEDESTAL

⊗—UG—PHONE—

TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE

⊗—UG—ELEC—

ELECTRIC U.G. CABLE, MANHOLE, METER & MANHOLE

⊗

GAS MAN. VALVE & GAS LINE WARMER

⊗

WATERMAN. HYD. GATE VALVE, TAPPING SLEEVE & VALVE

⊗

SANITARY SEWER, CLEANOUT & MANHOLE

⊗

STORM SEWER, CLEANOUT & MANHOLE

⊗

COMBINED SEWER & MANHOLE

⊗

SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN

⊗

POST INDICATOR VALVE

⊗

WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF

⊗

MARLBX, TRANSFORMER, IRRIGATION CONTROL VALVE

⊗

UNIDENTIFIED STRUCTURE

⊗

SPOT ELEVATION

⊗

CONTOUR LINE

⊗

FENCE

⊗

GUARD RAIL

⊗

STREET LIGHT

⊗

SIGN

CONC.

CONCRETE

ASPH.

ASPHALT

GRAVEL

GRAVEL SHOULDER

WETLAND

WETLAND

REFERENCE DRAWINGS

WATER MAIN

VAN BUREN TOWNSHIP EMAILED RECEIVED 07/13/2020

SANITARY SEWER

VAN BUREN TOWNSHIP EMAILED RECEIVED 07/13/2020

STORM SEWER

VAN BUREN TOWNSHIP EMAILED RECEIVED 07/13/2020

ELECTRIC

DETROIT EDISON EMAILED RECEIVED 07/13/2020

TELEPHONE

AT&T EMAILED RECEIVED 07/13/2020

GAS

DTG GAS EMAILED RECEIVED 07/17/2020

CONCAST

CONCAST EMAILED RECEIVED 07/17/2020

CATV

OLD CONSTRUCTION PLANS - DIETRICH, BAILEY AND ASSOCIATES, P.C. DATED APRIL 28, 2001

OLD CONSTRUCTION PLANS - DIETRICH, BAILEY AND ASSOCIATES, P.C. DATED APRIL 28, 2001

LURENCE J. FICHTER, P.E. L.L.C. DATED 02/02/2006

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PEA GROUP

t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JOSEPH B. WYBROT
No. 48974
ENGINEER
PROFESSIONAL ENGINEER

NORTH

0 16 20 60
SCALE: 1" = 30'

811

Know what's below.
Call before you dig.

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300

A CHISELED "X" MARK IN EAST FLANGE BOLT OF HYDRANT LEFT OF "A" IN ALBERT. LOCATED 60' SOUTHWEST OF SOUTHWEST OF BUILDING CORNER. BUILDING "2609" AND 45' NORTHEAST OF CENTERLINE OF TYLER RD. ELEV. 707.25

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GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

2. REFER TO SHEET C-5.0 - NOTES & DETAILS FOR ON-SITE PAVING DETAILS.

SIGN LEGEND:

'BARRIER FREE PARKING' SIGN

REFER TO SHEET C-5.0 - NOTES & DETAILS FOR SIGN DETAILS

CLIENT
KALITTA CHARTERS, LLC
843 WILLOW RUN AIRPORT
WYSLA, MI 48186

PROJECT TITLE
**KALITTA CHARTER
135 HANGAR
OFFICE
RENOVATION**

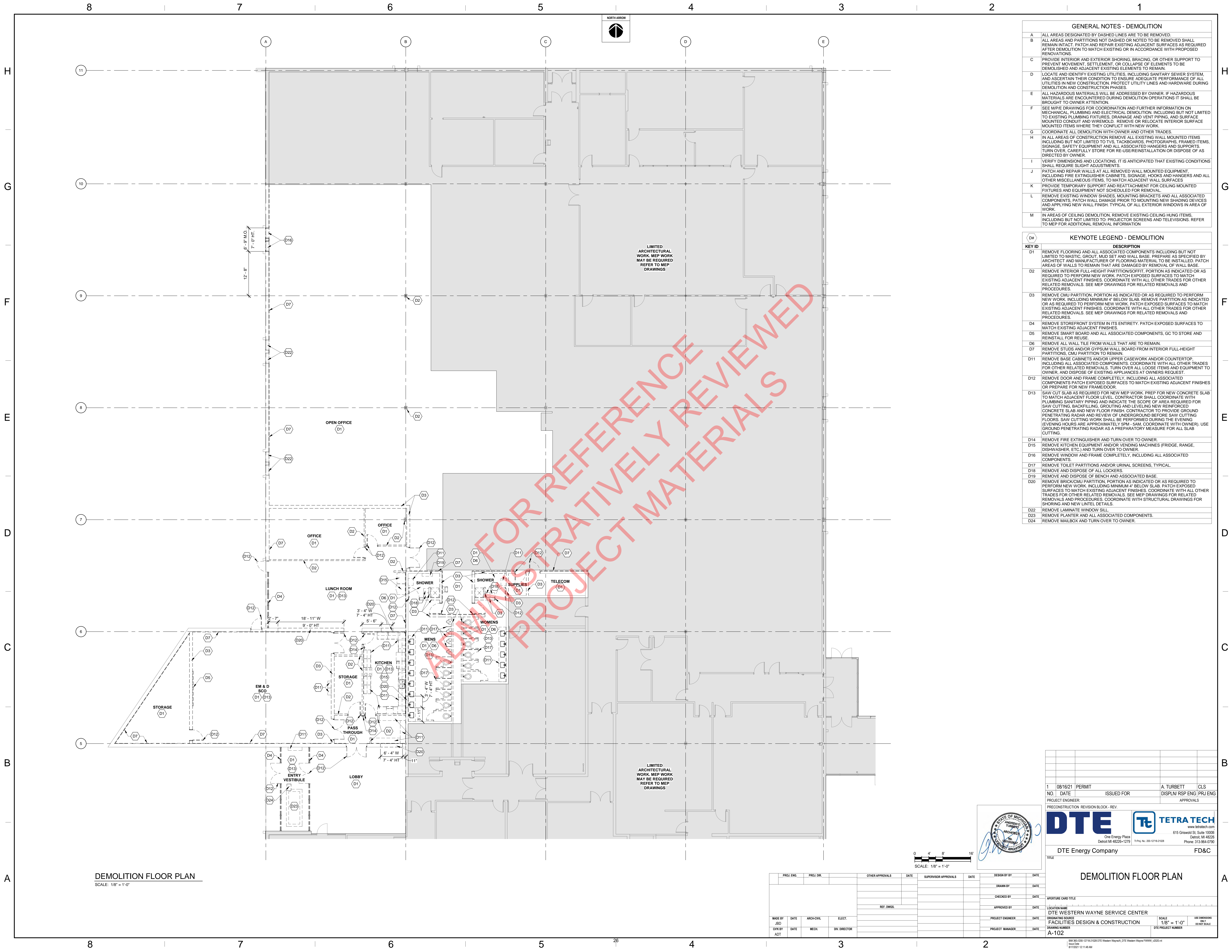
REVISIONS	
OWNER REVIEW	07-06-22
AGENCY REVISIONS	09-12-22
COMPLETED PROJECTS	01-12-23
PERMITS	01-23-23
PARKING LOT STRIPING	05-31-23

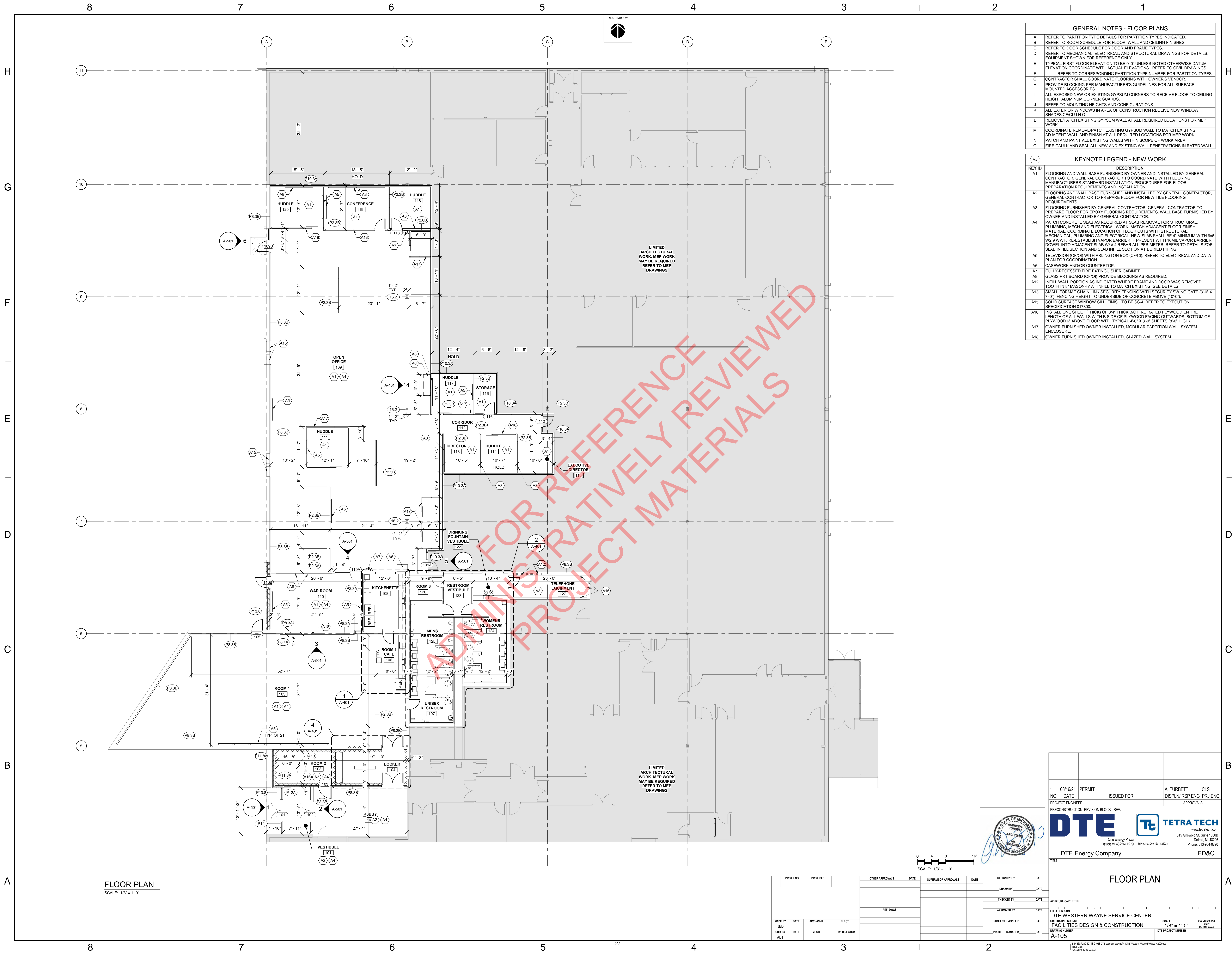
ORIGINAL ISSUE DATE:
JULY 6, 2022

DRAWING TITLE
**DIMENSION &
PAVING PLAN**

PEA JOB NO.	2020-0247
P.M.	THD
DN.	JW
DES.	JW

DRAWING NUMBER:
C-3.0

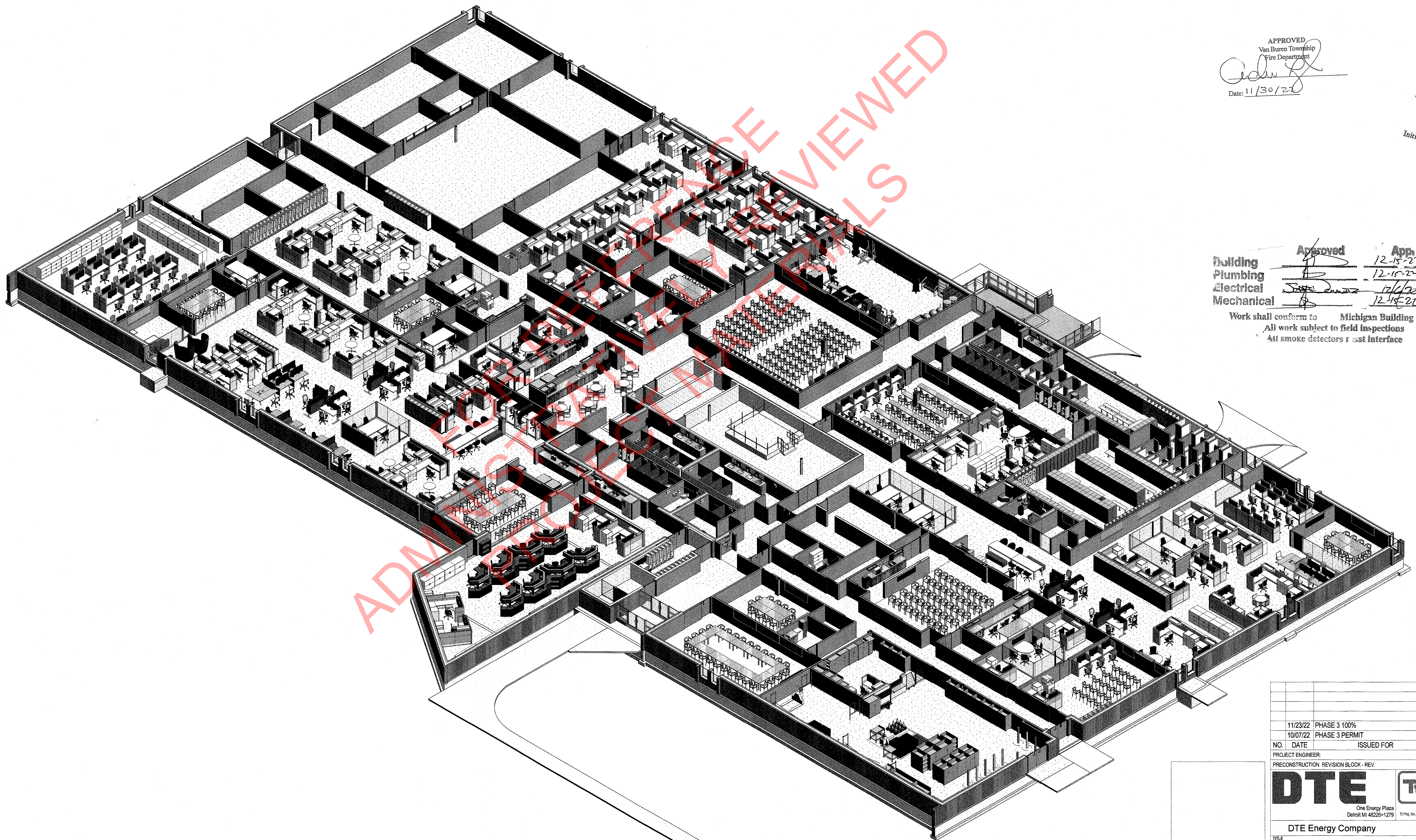




8001 HAGGERTY RD, VAN BUREN CHARTER TOWNSHIP, MI 48111



PHASE 3 SHEET INDEX	
SHEET NUMBER	SHEET NAME
E-141	PHASE 3 - PARTIAL NEW WORK FIRE ALARM FLOOR PLANS
E-142	PHASE 3 - PARTIAL NEW WORK SECURITY FLOOR PLANS
E-143	PHASE 3 - PARTIAL NEW WORK SECURITY FLOOR PLANS
E-501	ELECTRICAL DETAILS
E-502	ELECTRICAL DETAILS
E-503	ELECTRICAL DETAILS
E-602B	PHASE 3 - DEMOLITION SINGLE LINE DIAGRAM
E-603B	PHASE 3 - NEW WORK SINGLE LINE DIAGRAM
E-606	ELECTRICAL SCHEDULES
E-609	PHASE 3 - ELECTRICAL SCHEDULES

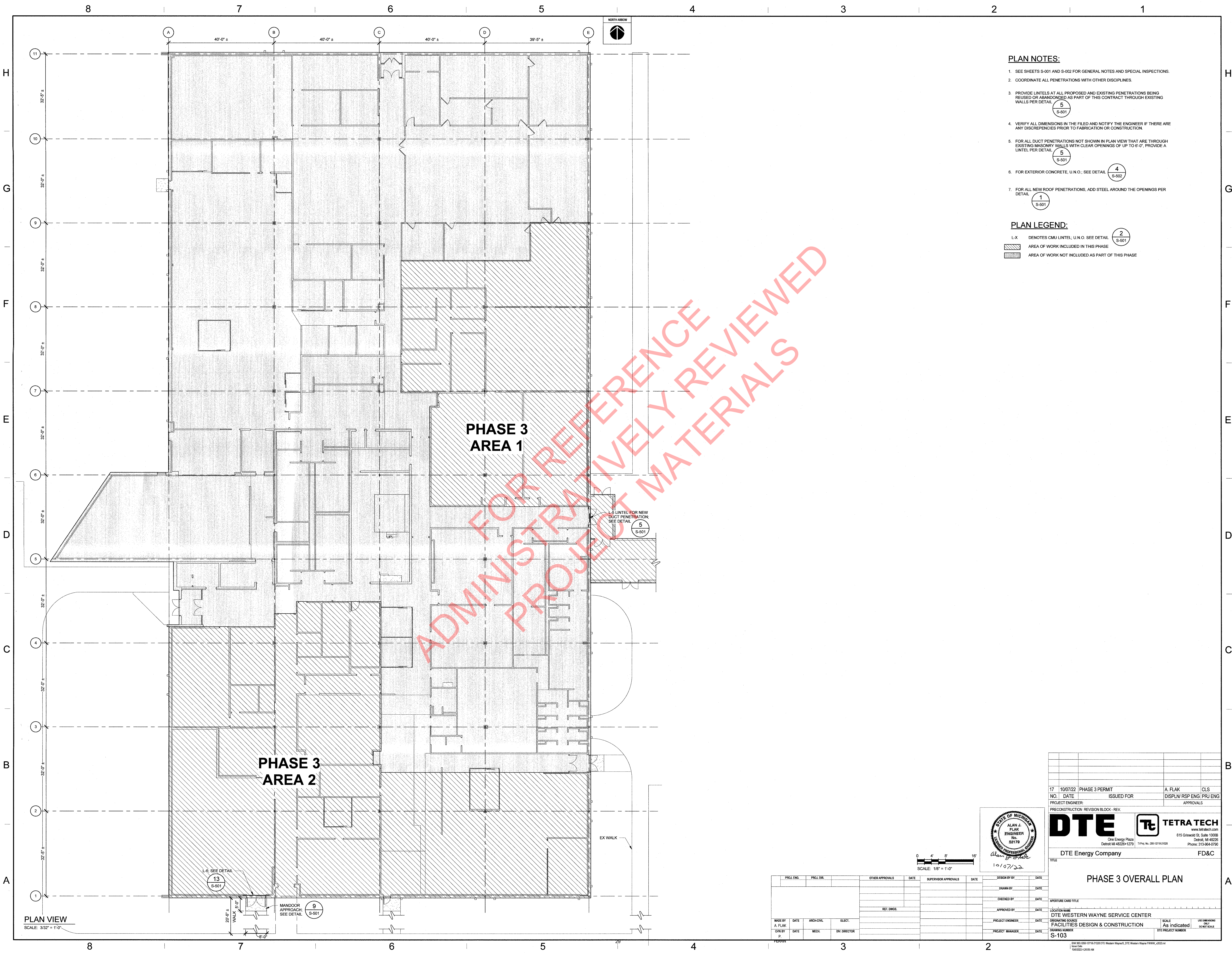


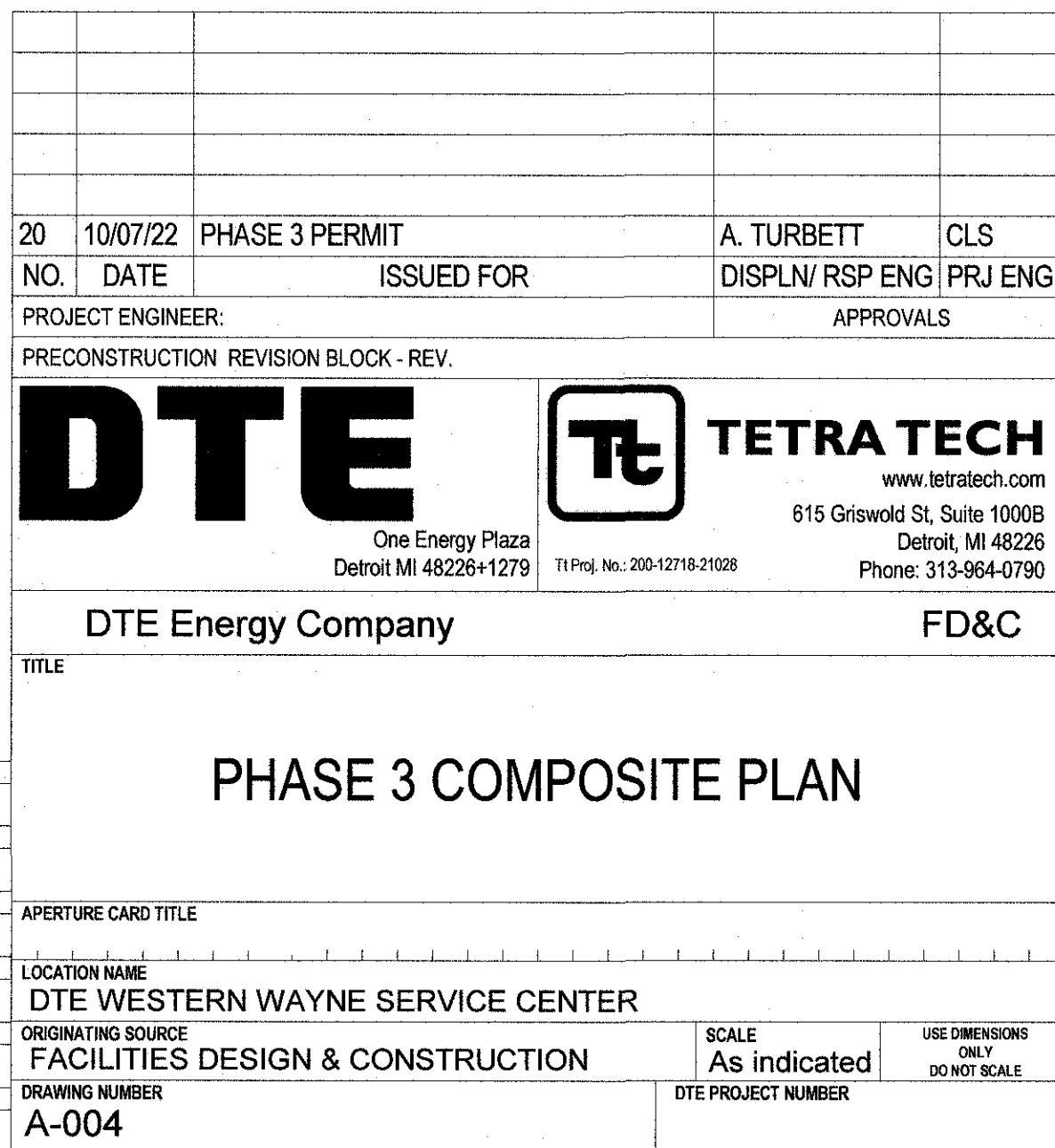
RECEIVED
NOV 22 2022
initial: _____

Approved _____ Appr. _____
Building _____ 12-15-22
Plumbing _____ 12-15-22
Electrical _____ 12/16/22
Mechanical _____ 12-15-22

Work shall conform to Michigan Building Code.
All work subject to field inspections
All smoke detectors 1st interface

PROJ. ENG.		PROJ. DR.		OTHER DESIGNS		DATE		SUPERVISOR APPROVALS		DATE		DESIGN BY		DATE		PHASE 3 COVER SHEET									
												DRAWN BY		DATE											
												CHECKED BY		DATE											
												APPROVED BY		DATE											
																APERTURE CARD TITLE									







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

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

NAME: <u>JOSEPH ALTMAN</u>	PHONE: <u>(313) 522-3042</u>
ADDRESS: <u>15633 HARPER AVE</u>	CELL PHONE: <u>(313) 522-3042</u>
CITY, STATE & ZIP: <u>DETROIT, MI. 48224</u>	FAX:
EMAIL: <u>altmanassoc@yahoo.com</u>	

PROPERTY OWNER INFORMATION (If different than the applicant)

NAME: <u>DAVID NUCULLA</u>	PHONE: <u>(734) 796-0994</u>
ADDRESS: <u>1916 WOODMONT</u>	CELL PHONE: <u>SAME</u>
CITY, STATE & ZIP: <u>CANTON, MI. 48188</u>	FAX:
EMAIL: <u>dnuculla@yahoo.com</u>	

SITE INFORMATION

PROJECT ADDRESS: <u>11511 BELLEVILLE ROAD</u>		
PROPERTY LOCATION: On the <u>SOUTH</u> Side of <u>JEANETTE</u> Road; Between <u>BELLEVILLE</u> Road and <u>JEANETTE</u> Road.		
SIZE OF LOT WIDTH:	SIZE OF LOT DEPTH:	ACREAGE OF SITE: <u>.78 ACRE</u>
DATE PROPERTY ACQUIRED: <u>1997 - MORTGAGE</u>	TYPE OF OWNERSHIP OF PROPERTY:	
STATE ALL DEED, SUBDIVISION IMPROVEMENT AND PROPERTY RESTRICTIONS IN EFFECT AT THIS TIME, TOGETHER WITH DATES OF EXPIRATION: <u>N/A</u>		

VARIANCE REQUEST

VARIANCE TO ZONING ORDINANCE SECTION(S): <u>3.112(CF)</u>
EXPLANATION OF THE PRACTICAL DIFFICULTY OF THE PROPERTY AS DEFINED IN SECTION 19.07 (OR EXPLANATION OF REQUEST FOR ADMINISTRATIVE REVIEW): <u>WE NEED ADDITIONAL STORAGE & IMPROVED TOILETROOM SPACES REQUIRING SIDEYARD VARIANCE.</u>
APPLICANT MUST ALSO SUBMIT PHOTOGRAPHS OF THE BUILDING AND/OR STRUCTURES ON SITE AS WELL AS SKETCH PLAN OR PLOT PLAN SHOWING THE DIMENSIONS OF THE LOT AND THE EXISTING AND PROPOSED SETBACKS.

OWNER'S AFFIDAVIT

<u>DAVID NUCULLA</u>	<u>De Nuccia</u>	<u>9-8-22</u>
PRINT PROPERTY OWNER'S NAME	SIGNATURE OF PROPERTY OWNER	DATE
STATE OF MICHIGAN		
COUNTY OF WAYNE		
	<u>CHRISTINA ALTMAN</u>	CHRISTINA ALTMAN NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF WAYNE My Commission Expires May 4, 2026 Acting in the 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 8th day of SEPTEMBER 2022

CHRISTINA ALTMAN Notary Public, WAYNE County, Michigan

My Commission expires 05/04, 2026



MCKENNA

September 27, 2022

Board of Zoning Appeals
Van Buren Township
46425 Tyler Rd
Van Buren Charter Township, MI 48111

Subject: Mike's Kitchen Restaurant/11511 Belleville Road /Variance Review; Application dated recd. 9/8/2022.

Dear Board Members:

We have reviewed the above referenced application submitted by Joseph Altman on behalf of David Nucullaj to construct additions to the existing Mike's Kitchen Restaurant. The proposal requires a variance from side yard setback standards. The following are our review comments based on the criteria in the Zoning Ordinance and the information provided:

File Number: VBT-19-039

Parcel Size and Tax ID: ≈0.78 Acres/Parcel ID# 83-086-99-0012-001

Property Owner: David Nucullaj

Zoning and Existing Use: C-2 Extensive Highway Business District. The parcel is currently occupied by a restaurant that is not operational.

Project Description: Applicant is proposing additions to the existing restaurant which necessitates a variance from the side yard setback. The applicant received approval for the requested variance in February 2020; however, due to the subsequent pandemic restrictions, was unable to proceed with the project in a timely fashion. As a result the variance expired and the applicant is required to re-apply for the same.

Notice: Notice for the public hearing was published in the Belleville Independent on September 22, 2022 in accordance with the Michigan Zoning Enabling Act and notices were mailed to the owners of real property within 300' of the subject property on September 17, 2022.

Variance Request:

Section 3.112 (E) Dimensional Regulations for C-2 District:

Side (South) Yard Setback: Required: 25.00 feet
Existing: 5.00 feet
Proposed: 5.00 feet (restroom addition); 7.50 feet (storage room addition)
Variance requested: 20.00 feet

COMMENTS

Per Section 12.403.C of the Township Zoning Ordinance and the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, the Board must, prior to acting on a proposed variance, consider and make findings regarding several factors. The Board may grant a dimensional or non-use variance upon a finding that practical difficulties exist. To meet the test of practical difficulty, the applicant must demonstrate compliance with the following:

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

- 1) **That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons.**

Section 3.112 (D) of the Zoning Ordinance requires structures in the C-2 zoning district to have a minimum 25 rear yard setback. The subject site is a corner lot with frontage onto Belleville Road and I-94 S. Service Drive. The parcel is shaped like an inverted reverse "L", which poses a challenge for any structure located on it. The site has an existing building which was constructed in 1972 (per Assessor's records) and is currently non-conforming with a setback of 5 feet. The structure suffered severe water damage in 2018-19, and the restaurant has been shut down since then.

The applicant is proposing to make major renovations to the interior, update the façade and build additions to accommodate additional storage area and restrooms which per the applicant are required for its functioning. Due to the shape of the existing structure and its non-conforming footprint, non-conforming location of the existing restaurant, any addition on the rear side is also likely to be non-conforming. The existing floor plan allows for a kitchen and dining area but has very limited storage and utility space. The proposed addition is intended to provide for the restaurant's storage needs and also restroom facilities which are code compliant.

Strict compliance with the side yard setback would likely allow for the construction of a very small storage space, but would not allow for the construction of the restroom addition. The existing restaurant is located in the Belleville Road Overlay District, which has specific design requirements. The structure is outdated, in need of an upgrade and has remained vacant for a while which increases the state of disrepair. The proposed additions and interior renovations are intended to make the restaurant viable and also comply with all applicable building codes. Not allowing for an additions with could be as being unnecessarily burdensome.

- 2) **That a variance would do substantial justice to the applicant, as well as to other property owners in the district, (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more consistent with justice to others).**

A variance would do substantial justice to the applicant by enabling them to build the additions proposed which they consider essential for the viability of the restaurant. The subject site is located at a corner with street frontage to the north and west. The proposed addition is on the south/southeast side of the structure, which abut the drive-through of a bank and the restaurant parking lot, respectively. The proposed additions are located 50'+ from the bank building to the south and are not likely to impact emergency access or safety.

- 3) **That plight of the owner is due to the unique circumstances of the property.**

As noted previously, the subject site is an odd shaped parcel which poses a challenge for placement of structures. While there may be other commercially zoned parcels in the Township with an unusual configuration, at this time we are aware of the applicant site only.

- 4) **That the problem is not self-created.**

The need for the variance is not a self-created problem. As noted previously, the restaurant on the subject site was a long standing fixture in the community till it suffered severe water damage and had to shut down. At this time the applicant is attempting to fix the structure and make changes that would bring it up to compliance with code and make it a viable business again.

Section 12.403 (D) Standards of approval.

- 1) That the proposed appeal or variance is related to the valid exercise of the police power and purposes which are affected by the proposed use or activity.**

Zoning is a valid exercise of the police power bestowed by the State of Michigan in the Michigan Zoning Enabling Act (PA 110 of 2006). The Zoning Enabling Act specifically gives local municipalities the authority to have a Board of Zoning Appeals and to grant dimensional variances when practical difficulty is demonstrated.

- 2) The proposed appeal or variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets.**

Approving the variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in the public streets. As previously noted, the proposed addition is located more than 50 feet from the bank building on the abutting site to the south. There are no other structures within close proximity to the proposed additions.

- 3) Will not increase the hazard of fire or flood or endanger the public safety.**

The proposed additions are not likely to increase the hazard of fire or flood or endanger the public safety. The addition will be required to comply with all applicable building codes.

- 4) Will not unreasonably diminish or impair established property values within the surrounding area.**

Renovation and remodeling of the restaurant which has remained closed since the water damage, would enhance the value of the subject site and is not likely to diminish or impair established property values within the surrounding areas.

- 5) Will not in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township.**

Allowing the proposed building additions in the required side yard setback is not likely to impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township.

- 6) Will not alter the essential character of the neighborhood.**

The proposed additions are located in the rear of the building and are not visible from the public street frontages. The site is located on Belleville Road just off the I-94 freeway, in an area with other commercial operations. The proposed additions are not altering the character of the area in which they are located.

- 7) Is necessary to meet the intent and purpose of the zoning regulations; is related to the standards established in the Ordinance for the land use or activity under consideration and is necessary to ensure compliance with those standards.**

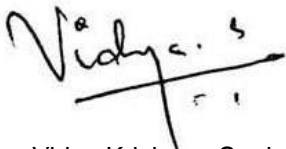
The purpose of zoning regulations is to provide for orderly and planned use of land. The request at this time does not alter the use of the land and is intended to accommodate additions to facilitate the re-opening of the restaurant.

Recommendation

Subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Board of Zoning Appeals approve the requested variance for the property located at 11511 Belleville Road. The above recommendation is based on the following findings of fact:

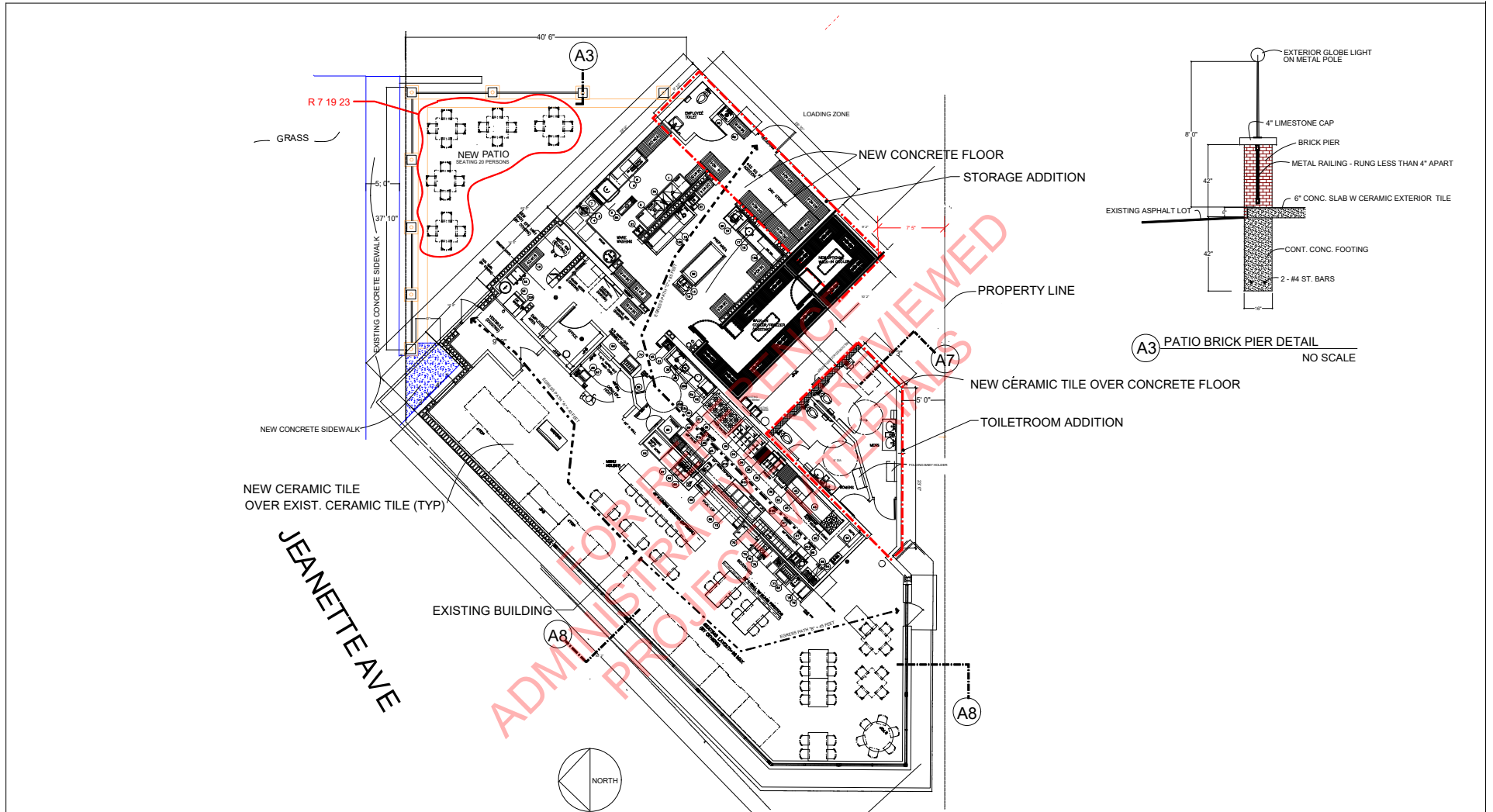
1. Strict compliance with the required side yard setback would likely prevent the construction of the addition to accommodate the bathroom and would greatly reduce the storage addition, which can be construed as being unnecessarily burdensome.
2. A variance would provide substantial justice to the applicant and is not averse to the interests of other property owners in the district.
3. The subject site is an unusually shaped parcel.
4. The existing non-conforming building footprint limits the placement of any additions.
5. The structure suffered severe water damage (not self-created) which resulted in the need for a full renovation and remodeling.
6. The proposed variance is related to the valid exercise of police power.
7. The variance is not likely to impair light and air to adjacent property or increase the congestion in the public streets.
8. The variance is not likely to increase the hazard of fire or flood or endanger the public safety.
9. The variance is not likely to diminish or impair established property values within the surrounding areas.
10. The variance is not likely to impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township.
11. The variance is not likely to alter the essential character of the neighborhood.
12. The variance allows for the re-establishment of a long-standing business in the community.
13. The variance was previously granted and expired due to the pandemic related difficulties which were beyond the control of the applicant.

Respectfully,
McKENNA



Vidya Krishnan Senior
Principal Planner

Cc: Dan Power, Director of Planning and Economic Development



FLOOR PLAN

PROJECT NAME
MIKE'S KITCHEN
 11511 BELLEVILLE ROAD
 BELLEVILLE, MICHIGAN 48111

REVISED DATES:
 R 7 19 23

ARCHITECT



ALTMAN & ASSOCIATES
 15633 HARPER AVE, DETROIT, MICHIGAN 48224
 313 255-8690 EMAIL: ALTMANASSOC@YAHOO.COM
 MICHIGAN LICENSE NO. 35089



PAGE

A3

MIKE'S KITCHEN



23-004



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: 05/11/2023
--------------	----------------------------

APPLICANT INFORMATION

NAME: 11.11 Ventures / Cory Nemeth	PHONE: 586-339-7461
ADDRESS: 6900 Lakeway	CELL PHONE:
CITY, STATE & ZIP: Ypsilanti MI, 48197	FAX:
EMAIL: Cory@weare1111.com	

PROPERTY OWNER INFORMATION (If different than the applicant)

NAME: Eric Nemeth	PHONE: 586-764-9222
ADDRESS: 49345 S. Interstate 94 Service Dr	CELL PHONE:
CITY, STATE & ZIP: Belleville, MI 48111	FAX:
EMAIL: Nemethinvestments1991@gmail.com	

BILLING CONTACT

NAME: Eric Nemeth	PHONE: 586-764-9222
ADDRESS: 49345 S. Interstate 94 Service Dr	CELL PHONE:
CITY, STATE & ZIP: Belleville MI, 48111	FAX:
EMAIL:	

SITE/PROJECT INFORMATION

NAME OF PROJECT: Diamondback Music Hall			
PARCEL ID NO: V125-83-		PROJECT ADDRESS: 49345 S. Interstate 94 Service Dr	
*APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY			
PROPERTY LOCATION: On the South Side of 94 Service Road; Between Rawsonville Road and Belleville Road.			
SIZE OF LOT WIDTH:	SIZE OF LOT DEPTH:	ACREAGE OF SITE: 4.86	TOTAL ACRES OF SITE TO REVIEW: 4.86
CURRENT ZONING: C1 GEN	IS A REZONING OF THIS PARCEL BEING REQUESTED? Y / N		REQUESTED ZONING:
PROJECT DESCRIPTION: Site plan for redevelopment of The Diamondback as a new Dining / event venue and bar and related site improvements.			

SPECIAL PERMIT INFORMATION

DOES THE PROPOSED USE REQUIRE SPECIAL APPROVAL? Y / <u>N</u>	
IF YES, SECTION OF ZONING ORDINANCE FOR WHICH YOU ARE APPLYING FOR SPECIAL APPROVAL:	
IS THERE AN OFFICIAL WOODLAND WITHIN THE PARCEL? Y / <u>N</u>	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

Eric Nemeth
PRINT PROPERTY OWNER'S NAME

Eric Nemeth
SIGNATURE OF PROPERTY OWNER

05/10/23
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 16 day of May, 2023.

Hannah Rodriguez Notary Public, Wayne County, Michigan My Commission expires 02-08-26, 2026.

HANNAH RODRIGUEZ
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Feb 8, 2026
ACTING IN COUNTY OF Wayne

INTERIOR RENOVATION FOR:

49345 S. I-94 SERVICE DRIVE
BELLEVILLE, MICHIGAN 484111

20F1A1C THAT PT OF NW 1/4 OF SEC 20 T3S R8E BEG N89DEG 22M 30S E 234 FT AND S 0DEG 08M 35S E 83FT FROM NW COR OF SEC 20 TH N 89DEG 22M 30S E 534.74 FT TH S 0DEG 23M 20S W 322.08 FT TH ON A CUR TO THE LT RAD 500FT ARC 420.73FT TH S 42DEG 10M 39S W 73.92 FT TH SWLY ON A CUR TO THE RT RAD 140FT ARC 175.59 FT TH N 0DEG 23MIN 20S E 479.23 FT TH S 89DEG 22M 30S W 488.90 FT TH N 0DEG 08MIN 35S W 304.92 FT POB 4.92 AC.

PARCEL: 83078990003003

OWNER:

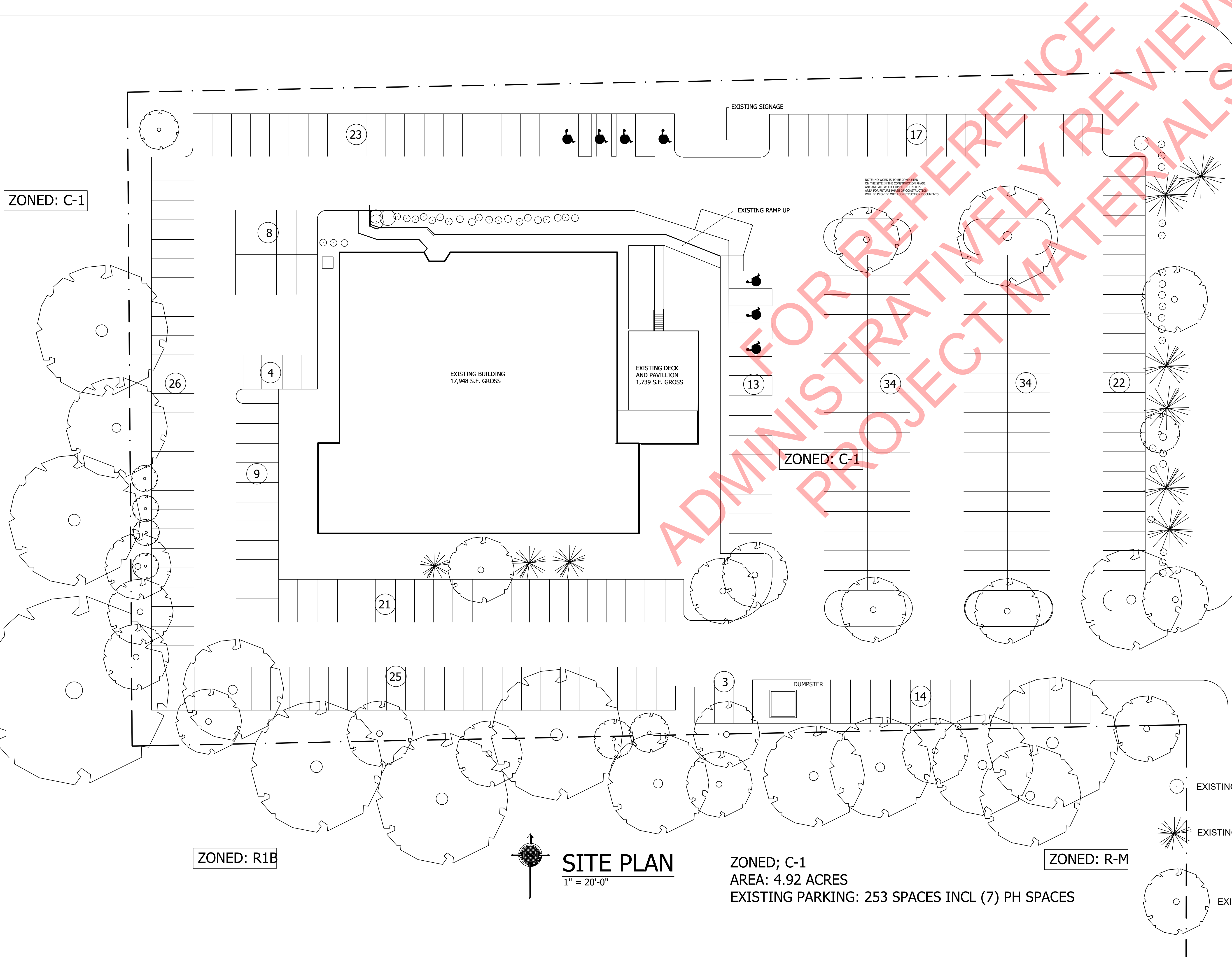
11:11 PROPERTIES INC.
2502 E. MICHIGAN AVE
YPSILANTI, MICHIGAN 48198

ROK
A
RCHITECTS/LLC
A MICHIGAN CORPORATION
10166 n. linden rd. clio michigan 48420
(231) 557-3304
rgarchs@gmail.com

[illegible]

S INTERSTATE 94 SERVICE DRIVE

ZONED: M-T



SITE DESIGN: TOWNSHIP OF VAN BUREN ZONING ORDINANCE

BUILDING: 2015 MICHIGAN BUILDING CODE

FIRE AND SAFETY: 2015 INTERNATIONAL FIRE CODE
MECHANICAL: 2015 MICHIGAN MECHANICAL CODE
ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE WITH PART 8 AMENDMENTS
PLUMBING: 2018 MICHIGAN PLUMBING CODE
ACCESSIBILITY: ICC/ANSI A 117.1, EXCEPT SECTIONS 611 AND 707

ENERGY: 2015 INTERNATIONAL ENERGY CODE (N.a.)

ZONED: C-1 REGIONAL RETAIL
USE GROUP: MIXED (A2 AND A3)

TYPE OF CONSTRUCTION: 3B

BUILDING INFO:

ALLOWABLE AREA: 38,000 S.F.
ALLOWABLE HEIGHT: 3 STORY OR 75'-0"
AREA PROVIDED: 17,948 (NOT INCL DECK AND PAVILLION)
HEIGHT PROVIDED: 1 STORY OR 28'-4"

CONTRACT AREA FOR TENANT: 8,013 S.F.

OCCUPANCY:

A2 AREA
1 PERSON 15 S.F. AREA (NET)
NET AREA = 5,728 S.F.
 $4,286 \text{ S.F.} / 15 = 286 \text{ TOTAL}$

A3 AREA
1 PERSON 50 S.F.
AREA = 9935 S.F.
 $9,935 \text{ S.F.} / 50 = 199 \text{ TOTAL}$

ZONED: C-1

FIRE RESISTANCE RATINGS: 3B

0 HOUR STRUCTURAL FRAME
BEARING WALLS:
EXTERIOR: 2 HOUR
INTERIOR: 0 HOUR
0 HOUR NON BEARING PARTITION:
0 HOUR FLOOR CONSTRUCTION:
0 HOUR ROOF CONSTRUCTION:

BUILDING TO LOT RATIO:

TOTAL LOT AREA: 214,315.2 S.F.
BUILDING FOOTPRINT: 19,283 S.F. (INCL DECK AND PAVILLION)
 $9,852.56 / 130,680 = 8.99\%$

PARKING REQUIREMENTS:

A2 AREA:
1 SPACE FOR EACH 50 S.F. OF NET AREA
NET AREA INCL. DECK = 8,310 S.F.
 $8,310/50 = 167$ SPACES REQUIRED

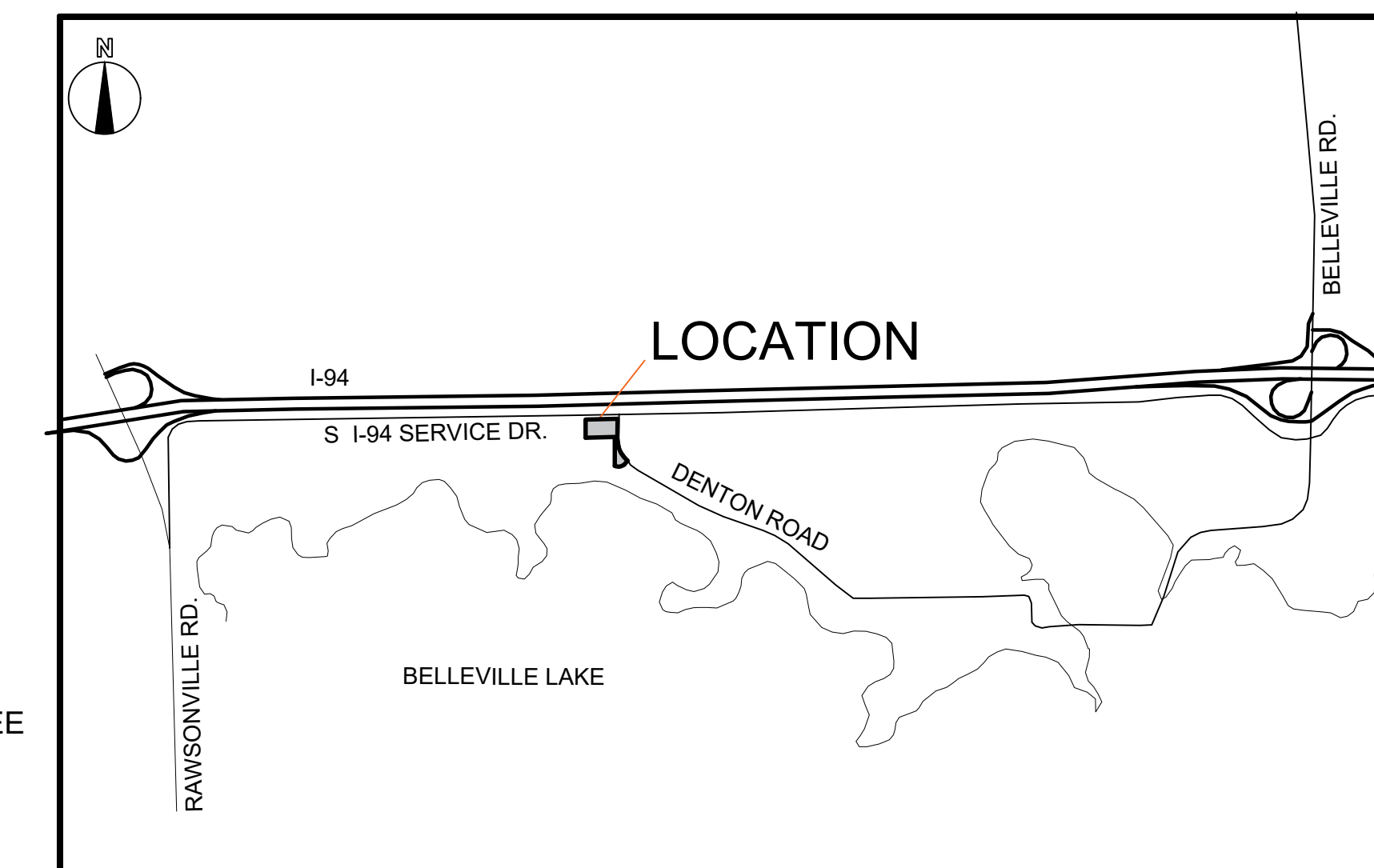
A3 AREA:
1 SPACE FOR EVERY (3) OCCUPANCY
OCCUPANCY = 199
 $199/3 = 67$ SPACES REQUIRED
234 SPACES REQUIRED WITH (7) PH SPACE
253 SPACES PROVIDED WITH (7) PH SPACE

RESTROOM REQUIREMENTS:

OCCUPANCY: 286
143 MEN, 143 WOMEN
REQUIREMENTS:
1 WC PER 40 MEN AND 40 WOMEN
3 WC FOR MEN AND 3 WC FOR WOMEN REQUIRED
7 WC FOR MEN AND 3 WC FOR WOMEN PROVIDED

1 LAV 75 MEN AND 75 WOMEN
2 LAV FOR MEN 2 LAV FOR WOMEN REQUIRED
2 LAV FOR MEN 3 LAV FOR WOMEN PROVIDED

1 MOPSINK REQUIRED AND PROVIDED



INDEX OF DRAWINGS

- A0 COVER SHEET / SITE PLAN
- A1 OVERALL SITE PLAN
- A2 EXISTING LOWER LEVEL FLOOR PLAN
- A3 EXISTING MAIN LEVEL FLOOR PLAN
- A4 MAIN LEVEL DEMOLITION PLAN
- A5 NEW MAIN FLOOR PLAN
- A6 ENLARGED PH RESTROOM DETAILS
- A7 SEATING AND EGRESS PLAN
- A8 NEW EQUIPMENT PLAN
- A9 EXTERIOR ELEVATIONS
- P1 MAIN LEVEL PLUMBING PLAN
- P2 MAIN LEVEL SANITARY PLAN
- E1 MAIN LEVEL POWER PLAN


[illegible]

ARCHITECTS SEAL

[illegible]

ROCK
LLC

ROHTECHS LLC
A MICHIGAN CORPORATION
1000 N. LUTHER BLVD. FARMINGTON, MI 48334
(313) 587-3399
RSEARCH@ROHTECHS.COM



18 JANUARY 2005

PRELIMINARY PLANS FOR
DIAMONDBACK SALOON
49345 S. I-94 SERVICE DRIVE
BELLVILLE, MICHIGAN 48111

DATE: 2.27.23
SCALE: 1" = 20'-0"
JOB NUMBER: 20220058
DRAWN: DJM
CHECKED: DJM

TYPE 'B' GREENBELT - (1) TREE PER 20'. 534.7' / 20 = 27 TREES REQUIRED
27 NEW TREES PROVIDED

NOTE: THIS ENTIRE PROPERTY LINE HAS EXISTING PARKING POSITIONED IN CLOSE PROXIMITY TO THE PROPERTY LINE AND TYPE 'B' GREENBELT IS POSSIBLE BUT GROUPING IS DIFFICULT WITHOUT EXTENDING LANDSCAPING ACROSS THE R.O.W. LINE.

S INTERSTATE 94 SERVICE DRIVE

ZONED: C-1

NACLE POWERSPORTS
5 S I-94 SERVICE DR

TYPE 'A' GREENBELT - (1) TREE PER 30'. 302'-9" / 30 = 11 TREES

50% OF TREES MUST BE EVERGREEN

N 0 DEG 08 MIN 35 S W 304.92 FT

TH N 0 DEG 23 MIN 20 S E 479.23 FT

TYPE 'B' GREENBELT - (1) TREE PER 20'. 479.23' / 20 = 24 TREES REQUIRED

NOTE: THIS ENTIRE PROPERTY LINE HAS EXISTING PARKING POSITIONED ADJACENT TO THE PROPERTY LINE AND NO TYPE 'B' GREENBELT IS POSSIBLE. ALL TREES ARE EXISTING AS SHOWN ALONG WITH NUMEROUS SHRUBS AND SMALL TREES TOO NUMEROUS TO SHOW AND/OR NAME THE AMOUNT OF TREES SURPASSES THE ORDINANCE REQUIREMENTS.

S 0 DEG 23 M 20 S W 322.08 FT

DENTON ROAD

TYPE 'B' GREENBELT - (1) TREE PER 20'. 322.08' / 20 = 16 TREES


16 TREES PROVIDED

STUD PARTITION
EXISTING WALL

DESCRIPTION
<p>1-HR RATED WALLS:</p> <p>EXTEND WALL TO UNDERSIDE OF DECK ABOVE FIRESTOP ALL GAPS AROUND PENETRATING ITEMS THROUGH WALLS. PROVIDE FIRESTOPPING IN GAP BETWEEN WALL AND DECK ABOVE.</p>

GENERAL NOTES - DEMO

CODE SYMBOLS

MARK	DESCRIPTION
X⁰	BUILDING AND FLOOR EXIT NUMBER - OCCUPANT LOAD
--- 0 TDE	EXIT PATH NUMBER = TRAVEL DISTANCE
--- 0 TDS	SMOKE AREA EXIT PATH NUMBER = TRAVEL DISTANCE
● F.E.	FIRE EXTINGUISHER - WALL BRACKET MOUNTED WITH TOP OF EXTINGUISHER INSTALLED AT 48" A.F.
 F.E.C.	FIRE EXTINGUISHER CABINET PROVIDE WITH TOP OF OPENING INSTALLED AT 80" A.F. INCLUDE F.E.

CODE SUMMARY

APPLICABLE CODES	
REHABILITATION CODE:	2015 REHABILITATION CODE (MRC)
PLUMBING CODE:	2015 MICHIGAN PLUMBING CODE (MPC)
MECHANICAL CODE:	2015 MICHIGAN MECHANICAL CODE (MMC)
ELECTRICAL CODE:	2017 MICHIGAN ELECTRICAL CODE (MEC-2014) WITH MICHIGAN PART 8
BARRIER FREE DESIGN:	2015 MGC AND ICCANSI A117.1-2009
FIRE CODE:	2012 INTERNATIONAL FIRE CODE (IFC)
Life Safety Code:	2012 NFPA 101 LIFE SAFETY CODE

LOCAL AUTHORITY HAVING JURISDICTION: STATE OF MICHIGAN

SUMMARY:		MBC
BUILDING USE GROUP	B SECT 303.3.2 BUSINESS CONDITION 2	Chapt 7 Table Sec 1
TYPE OF CONSTRUCTION	II-B	TABLE 601
FIRE SUPPRESSION	NOT REQUIRED	
ALTERNATION LEVEL	3	
RENOVATED AREA	2,600 SF	
TOTAL EXISTING BUILDING AREA	2,600 SF	
ACTUAL STORIES	1	
ACTUAL BUILDING HEIGHT	16'-0" +/-	
TABULAR OCCUPANCY LOAD	26 OCCS	TABLE 1004.1.2
PLUMBING FIXTURE REQUIREMENTS:		
	1X WATER CLOSET	
TYPES OF CONSTRUCTION	CHAPTER 6	
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS	TABLE 601	
PRIMARY STRUCTURAL FRAME	0 HR	TABLE 601
PRIMARY STRUCTURAL FRAME - SUPPORTING ROOF ONLY	0 HR	TABLE 601
BEARING WALLS - INTERIOR AND EXTERIOR	0 HR	TABLE 601
NON-BEARING WALLS - INTERIOR	0 HR	TABLE 601
NON-BEARING WALLS - EXTERIOR	*	TABLE 602
FLOOR CONSTRUCTION	0 HR	TABLE 601
FIRE-RESISTANCE RATED CONSTRUCTION	CHAPTER 7	

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

GREATER THAN 5 FT. LESS THAN 10 FT. - TYPE IB	1 HR	TABLE 602
GREATER THAN 10 FT. LESS THAN 30 FT. - TYPE IB	0 HR	TABLE 602
GREATER THAN 30 FT. - TYPE IB	0 HR	TABLE 602
FIRE PARTITIONS CORRIDOR	0 HR	CHAPTER 8
INTERIOR FINISHES		
VERTICAL EXITS AND EXIT PASSAGEWAYS (NS)	A	TABLE 603.11
EXIT ACCESS CORRIDORS AND OTHER EXITS (NS)	B	TABLE 603.11
ROOMS AND ENCLOSED SPACES (NS)	C	TABLE 603.11
MEANS OF EGRESS COMPONENTS - FIRE RESISTANCE RATINGS		
		CHAPTER 10

VICINITY MAP

SHEET INDEX	
SHEET NUMBER	SHEET NAME
GENERAL	
G000	COVER SHEET
G001	PARTITION TYPE SCHEDULE, NOTES AND DETAILS
ARCHITECTURE	
A001	SITE PLAN
A101	FIRST FLOOR PLAN
M101	MECHANICAL PLANS
P101	PLUMBING PLANS
E101	ELECTRICAL PLANS

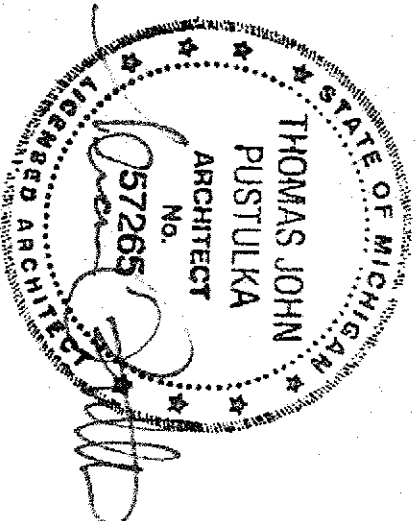
Purpose Dental

45520 Tyler Road
Van Buren Twp, MI 48111

Nicholas Kizy

CONSULTANTS

REGISTRATION



ISSUE/REVISION

3	2023_0403	Revision 2
1	2023_0210	Permit Set

PROJECT NUMBER

2023014

SHEET TITLE

COVER SHEET

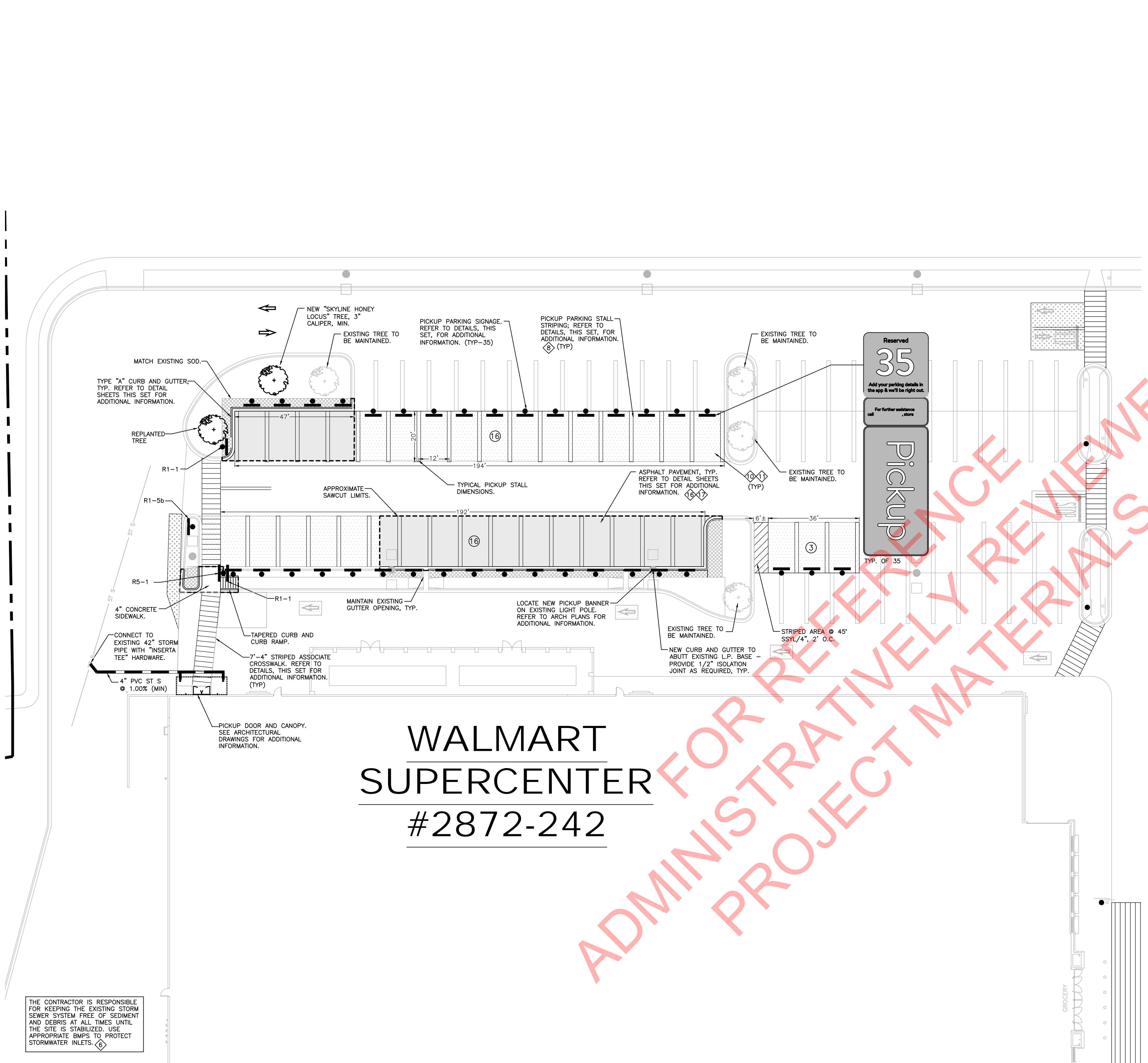
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G000

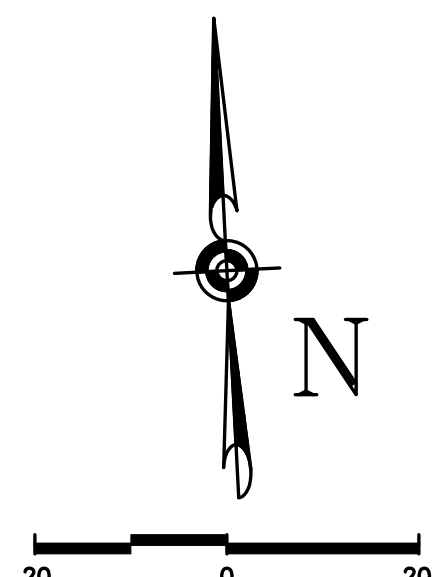
DESIGN MANAGEMENT

PROJECT

Purpose Dental



WALMART
SUPERCENTER
#2872-242



LEGEND

- STRIPED AREA
- SEAL COAT
- ASPHALT PAVEMENT
- SOD
- NEW SIGN AND BASE
- APPROXIMATE SAWCUT LINE

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QUANTITY
RESERVED	18" X 18"	35
PHONE NUMBER	8" X 18"	35
VERTICAL PICKUP	16" X 36"	35
PICKUP BANNER AND MOUNTING HARDWARE	24" X 60"	1

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM PRIOR TO MAKING ANY REPAIRS. THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

- NOTES:
- ALL SITEWORK SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS", WHERE CONFLICTS WITH REQUIREMENTS OF UTILITY COMPANY OR OTHER JURISDICTION OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
 - ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ACCEPTANCE BY OWNER AND THE FINAL CERTIFICATION OF SERVICES.
 - CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AROUND CONSTRUCTION AREA AND CONTRACTOR'S TEMPORARY PARKING AND STORAGE AREA DURING CONSTRUCTION.
 - CONTRACTOR SHALL KEEP ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. BEYOND THE PROTECTED WORK AREAS CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY WITHIN THE PROXIMITY OF THE EXISTING STORE WITH THE WALMART CONSTRUCTION MANAGER AND WALMART STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO WALMART STORE'S OPERATION AND WALMART CUSTOMERS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE PUBLIC, MAINTAIN SAFE CONSTRUCTION CONDITIONS, AND PROVIDE ADEQUATE TRAFFIC FLOW AT ALL TIMES. TEMPORARY TRAFFIC CONTROL DEVICES, SUCH AS SIGNAGE, STRIPING, FENCING, BARRICADES, ENCLOSURES, BARRIERS, ETC. SHALL BE USED IN THE BEST POSSIBLE MANNER AND AS APPROVED BY THE WALMART CONSTRUCTION MANAGER. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES, AND SHALL BE REPAIRED, REPLACED, OR CLEANED AS NECESSARY. ALL CONSTRUCTION WARNING SIGNS SHALL BE PROMPTLY REMOVED OR COVERED WHENEVER THE MESSAGE IS NOT APPLICABLE OR NOT IN USE. EXISTING TRAFFIC ARROWS, PAINTED END GAPS, STOP BARS AND OTHER PAVEMENT MARKINGS THAT CONFLICT WITH TEMPORARY TRAFFIC CONTROL PAVEMENT MARKINGS AND TRAFFIC PATTERNS SHALL BE BEAD BLASTED.
 - CONTRACTOR SHALL PROVIDE BMP'S SUCH AS, EROSION EELS, INLET FILTER SACKS, SILT DIKE ON PAVEMENT, ETC., DOWNGRADIENT OF ANY GROUND DISTURBING ACTIVITIES. ALL BMP'S SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.
 - UNLESS NOTED OTHERWISE STRIPING DIMENSIONS SHOWN ARE TO THE CENTER OF THE STRIPE.
 - ALL NEW STRIPING SHALL BE PAINTED (TWO COATS) AS PER THE SPECIFICATIONS. UTILIZE TEMPLATES FOR ALL PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERS.
 - ALL PICKUP WAY FINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE SENT VIA EMAIL TO GETTY THOMAS (getty.thomas@walmart.com) AND BRAD KEENER (Bradley.Keener@walmart.com). REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS.
 - ALL PAVEMENT MARKINGS SHOWN TO BE REMOVED OR ANY MARKINGS THAT CONFLICT WITH IMPROVEMENTS ARE TO BE REMOVED AS PART OF THE PICKUP PROJECT. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT MARKINGS BY SODA BLASTING OR DUSTLESS BLASTING.
 - CONTRACTOR SHALL SEAL/COAT ENTIRE AREA TO RECEIVE NEW STRIPING AND ENTIRE AREA WHERE STRIPING IS TO BE REMOVED PRIOR TO INSTALLING NEW STRIPING SHOWN ON THESE PLANS. CONTRACTOR SHALL COMPLETE ALL SITE IMPROVEMENTS THAT REQUIRE MODIFICATIONS TO EXISTING PAVEMENT AREAS, INCLUDING REMOVAL OF ANY EXISTING STRIPING, PRIOR TO ASPHALT SEAL COAT APPLICATION. CONTRACTOR SHALL ALLOW ASPHALT SEAL COAT ADEQUATE CURE TIME, IN ACCORDANCE WITH SITE SPECIFICATIONS, PRIOR TO OPENING AFFECTED AREAS TO TRAFFIC OR PERFORMING ANY STRIPING ACTIVITIES.
 - EXISTING CONDITIONS INFORMATION OBTAINED FROM ORIGINAL PLAN TITLED "SITE PLAN AND SIGNAGE", SHEET SP1, COMPLETED BY HARRISON FRENCH AND ASSOCIATES, LTD. DATED MARCH 27, 2017. NO FIELD SURVEY INFORMATION WAS OBTAINED FOR THIS PROJECT. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLING IMPROVEMENTS.
 - PAVEMENT MARKINGS AND ALL OTHER SITE WORK SHOWN ON THIS SHEET, SHALL BE IN ACCORDANCE WITH SPECIFICATIONS ON SHEET CSS-1, THIS SET.
 - REFER TO SEC'D AND SSM PLANS, THIS SET, FOR INFORMATION REGARDING SITE STRIPING AND SIGNAGE WORK NOT DETAILED ON THIS SHEET.
 - PAVEMENT MARKINGS AND ALL OTHER SITE WORK SHOWN ON THIS SHEET, SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 02765.
 - FINAL PAVEMENT ELEVATIONS SHALL BE CONSTRUCTED FLUSH WITH EXISTING TOPS OF MANHOLES, CLEANOUTS, UTILITY METER VAULTS, VALVES, GREASE/OIL TRAPS, PULL BOXES, INLETS, ETC. STRUCTURE TOPS SHALL BE ADJUSTED AS NECESSARY TO MATCH FINAL PAVEMENT GRADES WITHIN THE LIMITS OF CONSTRUCTION TO ENSURE THERE IS NO PONDING OF WATER ON NEW PAVEMENT AND TO ELIMINATE TRIP/FALL HAZARDS. WHERE THESE EXISTING FEATURES PROHIBIT THE NEW PAVEMENT FROM BEING CONSTRUCTED AT ELEVATIONS SHOWN, THE CONTRACTOR SHALL ADJUST THE TOPS OF THESE FEATURES TO MATCH FINAL PAVEMENT GRADES TO ENSURE POSITIVE DRAINAGE AND ELIMINATE TRIP/FALL HAZARDS.
 - ELEVATION OF NEW EDGE OF PAVEMENT/CONCRETE TO MATCH ADJACENT PAVEMENT ELEVATION.
 - CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS IMPACTED BY CONSTRUCTION.
 - CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, AS SHOWN, TO ALLOW FOR A CLEAN STRAIGHT JOINT BETWEEN OLD AND NEW SURFACES.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE EXISTING STORM SEWER SYSTEM FREE OF SEDIMENT AND DEBRIS AT ALL TIMES UNTIL THE SITE IS STABILIZED. USE APPROPRIATE BMP'S TO PROTECT STORMWATER INLETS.



PICKUP STRIPING AND SIGNAGE SITE PLAN

STIPULATION FOR REUSE

THIS DRAWING HAS BEEN PREPARED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CARLSON CONSULTING ENGINEERS, INC. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CARLSON CONSULTING ENGINEERS, INC. MAY BE CONSIDERED A VIOLATION OF THE LAW.

CONSULTANTS

CARLSON CONSULTING ENGINEERS, INC.
10000 W. 100TH AVE., SUITE 100
BENNETT, ILLINOIS 60015
(708) 441-1100
WWW.CARLSONENGINEERS.COM
REGISTERED PROFESSIONAL ENGINEERS
STATE OF ILLINOIS LICENSE NO. 021-066218

Walmart

BELLEVEILLE, MICHIGAN

STORE NO. 2872-242

ISSUE BLOCK

PR#	DATE
PR#1	02/15/2023

CHECKED BY: JSP

DRAWN BY: MBN

DOCUMENT DATE: 7/25/2022

STATE OF MICHIGAN

JOSEPH PARLEY

ENGINEER

No. 6201066218

EXPIRATION DATE 07/25/27

SITE PLAN

SHEET: SD2



MEMO

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Child Care Zoning Ordinance Amendments / Adjustments
DATE:	July 21, 2023

Planning Commission Members:

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

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

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

The Planning Commission is now invited to review the draft Zoning Ordinance amendment presented in this packet and proceed with requesting staff to either schedule a public hearing for consideration of this Zoning Ordinance amendment and recommendation to the Board of Trustees, or the Planning Commission may request staff to complete additional research on this topic or revisions to the draft ordinance language before proceeding to this step. I look forward to participating in this discussion.

Sincerely,

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

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

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

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

**CHARTER TOWNSHIP OF VAN BUREN COUNTY
OF WAYNE, STATE OF MICHIGAN
ORDINANCE NO. xx-xx-20**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE 5-2-17(2) AS AMENDED OF THE CHARTER TOWNSHIP OF VAN BUREN TO AMEND THE LANGUAGE OF SECTION 5.111 DAY CARE OR CHILD CARE, GROUP HOME TO REMOVE SEPARATION DISTNACE REQUIREMENTS FROM ANOTHER SIMILAR USE. THE CHARTER TOWNSHIP OF VAN BUREN ORDAINS:

SECTION 1- ORDINANCE AMENDMENT

Pursuant to this Ordinance, the following sections of the Charter Township of Van Buren Zoning Ordinance shall be amended in accordance with the below text upon the effective date of this Amendment:

Section 5.111 Day Care or Child Care, Group Home

- (A) Group day care homes shall not be located closer than one thousand five hundred (1,500) feet to any of the following:
- (1) ~~Another licensed group day care home.~~
 - (2) Adult foster care, small group home or large group home as defined in this Ordinance and by the State of Michigan.
 - (3) A facility offering substance abuse treatment and rehabilitation service to seven (7) or more people licensed by the State of Michigan.
 - (4) A community correction center, residence home, halfway house or other similar facility which houses an inmate population under the jurisdiction of the Federal or State Department of Corrections.
 - (5) Child care centers, subject to the requirements of [Error! Reference source not found.](#).
 - (6) Adult day care centers, subject to the requirements of [Error! Reference source not found.](#).
- (B) It has appropriate fencing for the safety of the children in the group day care home as determined by the Planning Commission.
- (C) It maintains the property consistent with the visible characteristics of the neighborhood.
- (D) It does not exceed sixteen (16) hours of operation during a twenty-four (24) hour period.

- (E) The group day care home operator shall provide off-street parking for his or her employees in accordance with Error! Reference source not found., in the ratio of one (1) parking space for each employee.
- (F) When two licensed group day care homes are located less than 1500 feet from one another, the Planning Commission shall review traffic, drop-off and pick-up times and other issues that may impact the adjacent neighborhood. Based on such review, the Planning Commission may require additional measures to be taken to mitigate any impacts.

SECTION 2 - SEVERABILITY

Should any provision or part of this Ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of the balance of this Ordinance, which shall remain in full force and effect.

SECTION 3 - REPEALER

All other provisions of the Zoning Ordinance, or Ordinances or parts of Ordinances, in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 4- SAVINGS CLAUSE

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court or any rights acquired or any liability incurred, or any cause or causes of action acquired or existing, under the Zoning Ordinance, or any act or Ordinance hereby repealed as cited in Section 3 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

SECTION 5 - EFFECTIVE DATE

The provisions of this Ordinance are hereby ordered to take effect seven (7) days after publication of the notice of adoption in a newspaper of general circulation within the Township. This Ordinance shall be immediately recorded by the Township Clerk in the Township Ordinance Book as soon as it is adopted, which record shall be authenticated by the signatures of the Supervisor and Clerk and shall be published in a newspaper of general circulation in the Township within fifteen (15) days of passage. A copy of this Ordinance may be purchased or inspected at the Clerk's Office, 46425 Tyler Road, Van Buren Township, MI 48111 during normal business hours.

SECTION 6 - ADOPTION

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Van Buren at a meeting duly called and held on the --- day of -----, 2020, and ordered to be given publication in the manner prescribed by law.

I hereby approve the foregoing Ordinance,

Leon Wright, Clerk

Kevin McNamara, Supervisor

Adopted:

Published:

Effective:



MEMO

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Discussion on Industrial and Office Future Land Use, Zoning and Development
DATE:	July 21, 2023

Planning Commission Members:

You are being requested to consider efforts to research industrial and office future land use, zoning, and potential development. Pending the outcome of a discussion at our regular Planning Commission meeting on July 26, 2023, I will coordinate with the Township's Planning Consultant and key Planning and Economic Development staff to present potential planning and zoning efforts to address industrial and office future land use and zoning in relation to potential future development, with a focus on the area extending south of Van Born Road west of Haggerty Road.

This request is driven by observations of development trends that increasingly highlight Van Buren Township's position as a center of manufacturing. These trends are bringing interest by emerging manufacturing businesses, including those in the automotive industry, to locate in Van Buren Township. The variety of technologies and processes used in these businesses challenge the conventional "light" and "heavy" zoning categorization of assembly, fabrication, manufacture, compounding, processing, packaging, or treatment activities. These trends and emerging businesses also prompt a study of the geographic sorting of light, heavy, and transportation / trucking-focused industrial land uses in the Township. These trends may also compliment some key office and industrial outcomes of the Township's adopted 2020 Master Plan, which included the creation of a new blended light industrial / office zoning district and the phasing out of trucking and transportation-focused industrial zoning.

As part of exploring this topic, the Planning Commission may request staff to complete additional analysis of potential development trends. We can also review background information including the 2020 Master Plan, the current Van Buren Township zoning map, uses permitted by right and by special land use in the Township's office and industrial zoning districts, a study of how automotive manufacturing uses are regulated in nearby comparison communities, and a study of existing businesses in the Haggerty Road study area. Some of these materials are included in your packet.

Based on the outcome of this discussion, staff may in one or more of the following efforts

- Propose revisions or enhancements to existing definitions in the Van Buren Township Zoning Ordinance pertaining to "light" and "heavy" manufacturing and processing, particularly with regard to automotive manufacturing;
- Identify areas where conditional or limited rezoning would be appropriate to address limited applications of certain manufacturing activities currently defined as "heavy" manufacturing and processing;
- Explore and present options for the creation of a new light industrial/office zoning district;
- Proposed zoning district reassignments of certain uses in the Van Buren Township Zoning Ordinance; or

- Other efforts resulting from original Planning Commission guidance.

I look forward to beginning this conversation. Thank you for considering this important topic.

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
Municipal Services Department
Charter Township of Van Buren

Town Center Edge

DESCRIPTION

Intended to facilitate development of a special place that combines the governmental center, parks and civic spaces, retail and service uses, and a concentration of residential uses, all in a walkable relationship. The Town Center Edge intensity level generally surrounds the Town Center Core area and contains lower-intensity uses, and includes the governmental center, multiple family residential developments, and open space/natural area parks and facilities.

Areas designated as Mixed Use, Town Center Core, and Town Center Edge on the Future Land Use Map should be rezoned to M-U (Mixed Use) once an area-specific vision plan has been developed in detail. The M-U District Regulations should be modified to include additional Mixed Use Subareas and Building Type Standards as required to fulfill the intent of each vision plan.

APPLICABLE PORTIONS OF TOWNSHIP

Areas bordering Town Center Core areas, immediately to the north, south, and west.

TRANSECT ZONES

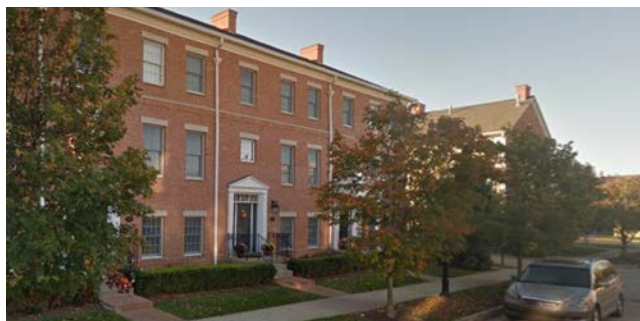
T-4

CORRESPONDING ZONING

● M-U

SEE ALSO

Belleville Road District Plan



Future Land Use Plan

Office Research (Office Technology)

DESCRIPTION

Intended to be a master planned area containing office technology uses that utilize the natural features of the land and work around its limitations to develop campus-like settings. The classification is designed to attract developments with high-quality architecture, generous landscaping, open space areas, sidewalks and pathways, entry features, site interconnections, and other site design characteristics of a campus setting.

APPLICABLE PORTIONS OF TOWNSHIP

The Grace Lake Corporate Center area;

The area to the east and west of Haggerty Road, north of the North Interstate 94 Service Drive.

TRANSECT ZONES

T-3

CORRESPONDING ZONING

● O-T

SEE ALSO

Haggerty/Ecorse Corridor Plan



INDUSTRIAL

Office / Light Industrial

DESCRIPTION

Intended to encourage industrial and office development consistent with the higher quality character of the area. The classification encompasses typical “flex” industrial uses and development. Light industrial in this area should include a front office space in addition to a rear light manufacturing or warehouse space. Airport-serving and Aerotropolis-related land uses in planned office and light industrial park settings or as individual users on large, well-landscaped sites would be appropriate in this classification. Warehousing classified as a distribution or transportation use according to the M-T zoning district is not intended for this area.

APPLICABLE PORTIONS OF TOWNSHIP

Generally, areas to the south and east of Ecorse Road and Beck Road; Areas to the east and west of Haggerty Road, between Ecorse Road and Tyler Road.

TRANSECT ZONES

T-3

CORRESPONDING ZONING

- O-T
- M-1

SEE ALSO

Haggerty/Ecorse Corridor Plan
Belleville Road District Plan



Light Industrial

DESCRIPTION

Intended for industrial uses which do not impact neighboring properties, and do not produce large amounts of noise, smoke, glare, waste, or other adverse off-site environmental effects. These areas should serve as a transition between non-industrial and heavy industrial areas. The uses most appropriate in this district include warehousing, research and development, industrial flex space, associated office uses, and quasi-retail sales.

APPLICABLE PORTIONS OF TOWNSHIP

Generally, several areas in the northern portion of the Township, located north of Ecorse Road, south of Michigan Avenue and Van Born Road, and west of Interstate 275.

TRANSECT ZONES

T-3

CORRESPONDING ZONING

- M-1

SEE ALSO

South Side Master Plan
Belleville Road District Plan



Industrial Trucking (Industrial Transportation)

DESCRIPTION

Intended for large-scale industrial development which has a significant transportation and/or logistics component, though otherwise generates similar impacts to uses in Light Industrial areas. Areas designated Industrial Transportation begin at a depth of 400 feet from the road frontage; Light Industrial uses are intended for this 400-foot buffer area. The reservation of the frontage is intended to achieve the objective of locating larger buildings away from the road frontage, and to encourage smaller, higher quality buildings on the frontage.

The amount of land reserved for this designation on the Future Land Use Map is adequate to serve the Township's needs in the coming decades. As this category is intended for uses which have major impacts on the roadway system, and whose large building footprints create impediments to transitioning to neighboring uses, further development of transportation and/or logistics-based facilities should not occur in the Township.

APPLICABLE PORTIONS OF TOWNSHIP

Applied to the rear portions of parcels fronting Ecorse Road, Haggerty Road, and Van Born Road, near Interstate 275.

TRANSECT ZONES

T-3

CORRESPONDING ZONING

- M-T

SEE ALSO

Haggerty/Ecorse Corridor Plan

Heavy Industrial

DESCRIPTION

Intended for industrial uses of a higher intensity, for areas that take advantage of railroad and major thoroughfare access, and are generally buffered by light industrial uses. The uses most appropriate in this district are sites where raw and semi-finished materials are fabricated, manufactured, and warehoused.

APPLICABLE PORTIONS OF TOWNSHIP

Areas bordering the railroad corridor in the northern portion of the Township;

The two landfill areas: US Ecology, north of Interstate 94 and south of Willow Run Airport; and Woodland Meadows, in the extreme northeast corner of the Township.

TRANSECT ZONES

T-3

CORRESPONDING ZONING

- M-2

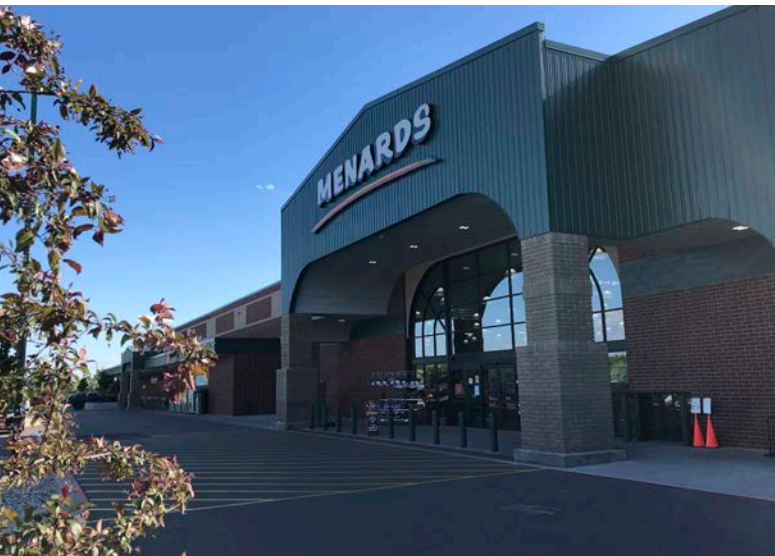
SEE ALSO

Belleville Road District Plan

GOAL:

Commercial/Office/Industrial

To ensure a strong and diverse local economy by supporting the growth and development of new and existing commercial, office-based, and industrial employers in those areas of the Township where concentrations of such uses have historically occurred. Of equal import is recognition of evolving development preferences, and a readiness to support the evolution of single-use clusters into formats that respond to those evolving preferences when necessary.



OBJECTIVES:

1. Through strict land use and zoning policies, avoid the further proliferation of strip commercial development, as this results in hazardous traffic conditions, an unattractive streetscape and long-term re-use issues associated with obsolete strip commercial buildings.
2. The Belleville Road corridor Gateway Commercial and Town Center areas will constitute the major commercial center for the Township.
3. In the interest of preserving the rural character of the southern and extreme eastern sides of the Township, future commercial uses will be limited to small clusters that are contextually appropriate in their design, contain a mix of uses, and are pedestrian-friendly.
4. Downtown Belleville plays a crucial role as the Township's historic commercial center. It provides a historic context that even the most well-intentioned new development cannot replicate. A close future relationship between the Township and City of Belleville is necessary to ensure that downtown Belleville can serve as the commercial center for residents of the Township's south side.
5. Office uses should be welcomed in the Township, as an important component of Mixed Use districts. However, new large concentrations of office uses, absent a research or light industrial component, should be avoided.
6. Encourage industry to remain and expand in areas of the Township designated for such on the Future Land Use Map; these areas are best suited for industrial development.
7. Provisions should be made for small-scale industry with minimal externalities and a public-facing component, otherwise known as artisanal or craft industry, to develop in the Township in Mixed Use areas. Examples include small breweries that serve the public, bakeries with a retail component, and small-scale apparel production.
8. Develop and/or strictly maintain existing design standards for commercial, office, and industrial areas, to ensure a standard of excellence in aesthetics and design. Elements of concern include road design, landscaping, parking, architecture, and other design elements.
9. Develop criteria for retrofitting existing single-use commercial, office, and industrial areas with new uses and building formats, so that they may continue to economically function in the event that demand shifts away from these areas.

RECOMMENDED REVISIONS TO THE ZONING ORDINANCE AND ZONING MAP

In order to meet the Goals and Objectives of this Plan, the following revisions to the Zoning Ordinance and Map are recommended:

1. Planned Residential Developments should be removed from the Special Land Uses permitted in the **AG (Agricultural and Estates)** District.
2. Consider inclusion of duplex, triplex, and fourplex housing types as Special Land Uses in one or more of the **R-1A, R-1B, R-1C, and R2-A (Single Family Residential)** Districts, as long as these building types satisfy dimensional requirements consistent with those currently in place.
3. New incentives and standards for infill housing and neighborhood investment should be developed for single-family residential districts corresponding to their respective densities. Strategies for affordable housing, accessory dwelling units, and adaptive reuse should be considered.
4. A study should be undertaken to examine the feasibility of **eliminating** the **R2-A (Single Family Residential)** District, which is currently not shown on the Zoning Map. This study should examine, on a parcel-by-parcel basis, the number of nonconformities created in hypothetical scenarios where the R2-A District is applied to those areas currently designated as the corresponding Low Density Single Family B category on the Future Land Use Map, versus the existing number of nonconformities under current zoning in those areas. If it is determined that application of the R2-A District would reduce nonconformities in those areas, it should be applied. If it is, however, determined that application of the R2-A District would increase nonconformities in those areas, it should be eliminated, in which case, the Future Land Use Map should be updated accordingly by merging the Low Density Single Family A and B categories into a single Low Density Single Family category.
5. A **new zoning district** should be developed to correspond to the **Village Residential** Future Land Use Category. This new district should be form-based in nature, and employ specific building type design standards, similar to those used in the M-U District. These design standards should be developed with the intent of ensuring residential development in the area designated as Village Residential is compatible with the historic character of adjacent residential neighborhoods in Belleville.
6. Design standards should be applied to the **C (Local Commercial)** District to ensure that new development is compatible with the human-scaled and pedestrian-oriented character desired for these areas.
7. The **C-1 (General Business) District** should be modified to include Truck Stop as a Special Land Use, and the **FS (Freeway Service) District** should be **eliminated**.
8. Consider **elimination** of the **C-2 (Extensive Highway Business) District**, through rezoning those C-2 areas currently intended for Mixed Use on the Future Land Use Map to the **M-U (Mixed Use) Zoning District**. Remaining areas intended for Gateway Commercial use that are currently zoned C-2 should be rezoned as a **new Gateway Commercial Zoning District** that meets the design standards and requirements of the **Belleville Road Overlay District (BROD)**.
9. Areas designated as Mixed Use, Town Center Core, and Town Center Edge on the Future Land Use Map should be rezoned to **M-U (Mixed Use)** once an area-specific vision plan has been developed in detail. The M-U District Regulations should be modified to include additional Mixed Use Subareas and Building Type Standards as required to fulfill the intent of each vision plan.
10. A **new zoning district** should be developed to correspond to the Office/Light Industrial Future Land Use Category. The new district should combine select elements of the **O-T (Office Technology)** and **M-1 (Light Industrial)** Districts to create a set of predictable regulations and associated design standards, so as to achieve the stated intent of this category.

11. The **M-T (Industrial Transportation)** District should **not** be further applied in the Township.
12. The Zoning Ordinance should be thoroughly reviewed and edited according to lean zoning principles. Regulations that do not contribute to the implementation of the Future Land Use Plan should be eliminated or reduced in scope. As part of this process, consider adding form-based elements to all districts, similar in nature to those in the **Belleville Road Overlay (BROD)** and **Mixed Use (M-U)** Districts.
13. Alternatively, the Zoning Ordinance could be replaced with a Township-wide Form Based Code (discussed further on the following page) that would be lean in nature, and place building form and context as its organizing principle. Form-Based Codes are user-friendly, and provide predictable and consistent standards for development, giving developers and local property owners a clear understanding of local regulations.
14. Additional incentives to encourage sustainable use of land, materials, energy, and resources should be developed for all districts.

Conventional Zoning Procedures

REZONING TO IMPLEMENT THE MASTER PLAN

The land use classifications on the Future Land Use Map provide the basis for evaluating future rezoning requests. Zoning actions that are consistent with the Future Land Use Map usually receive deferential and favorable judicial review if challenged. The Master Plan should be the principal source of information in the investigation of all rezoning requests. The Township may initiate rezoning necessary to place land in conformance with the Future Land Use Map, or they may wait for property owners to come forward.

PLANNED DEVELOPMENT









Planned development involves the use of special zoning requirements and review procedures that provide design and regulatory flexibility, so as to encourage innovation in land use planning and design. Planned developments should achieve a higher quality of development than might otherwise be possible. Continued use of planned development is recommended to achieve development in accordance with the goals and objectives of this Plan. Planned development can be used as the regulatory tool to permit open space zoning or cluster development in new residential areas.

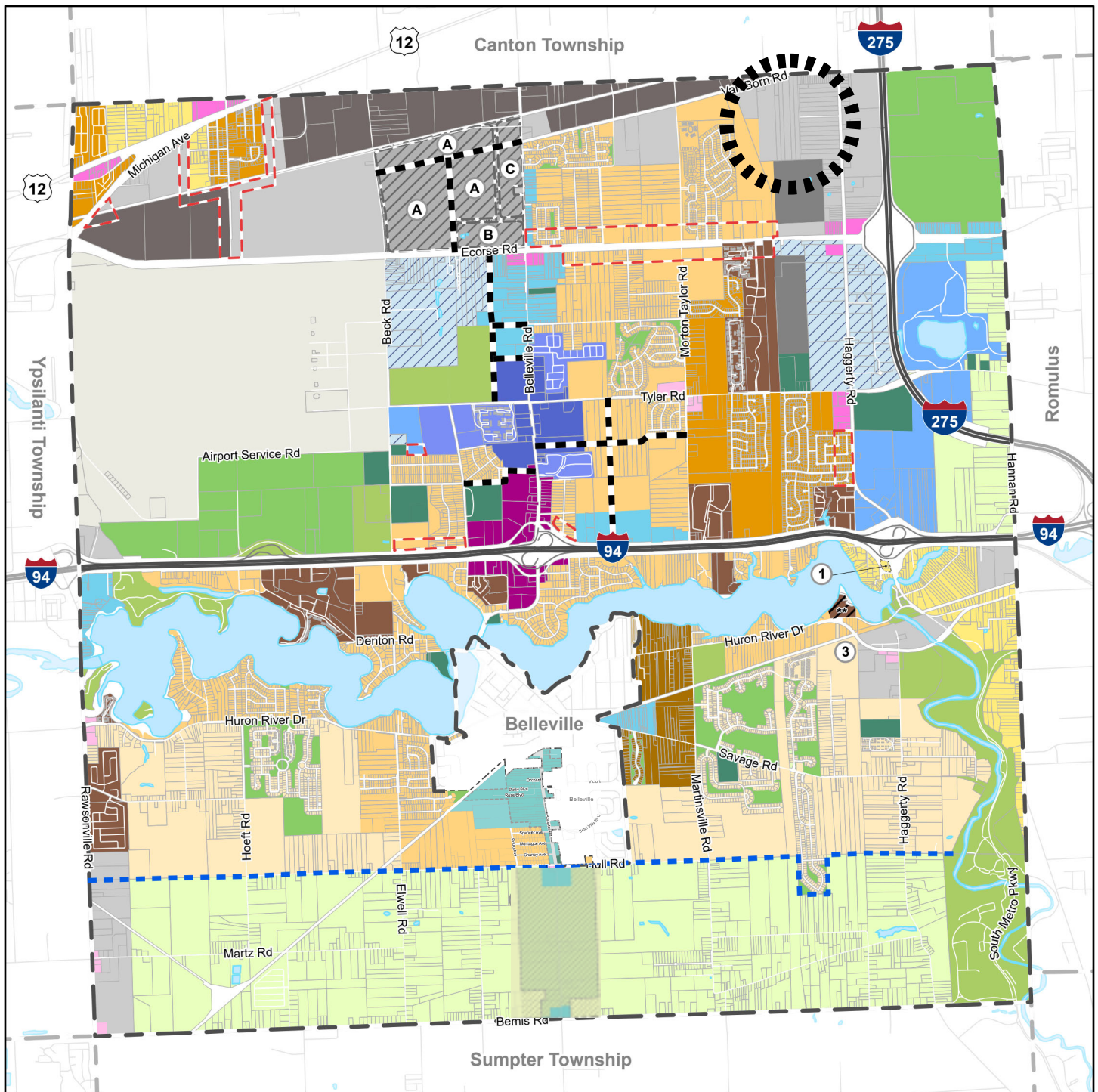
PERFORMANCE STANDARDS

Rather than simply regulate development on the basis of dimensional standards, many communities are establishing performance standards to regulate development based on the permissible effects or impacts of a proposed use. Performance standards should be used to supplement conventional zoning standards. Performance standards can be developed to regulate noise, dust, vibration, odor, glare and heat, safety hazards, and environmental impacts such as air and water pollution. The complexity of the performance standards should be based in part on the capacity of Township staff to administer the standards.

Performance standards can be particularly useful in achieving environmental and resource protection goals. If based on a strong body of research, standards can be developed that relate to critical environmental areas (such as floodplains, wetlands, lakes, woodlands, groundwater recharge areas, and unique wildlife habitats), and natural resource areas.

Table 4: Future Land Use and Zoning Map Correlation

Future Land Use Designation	Corresponding Zoning District(s)	Zoning District Revisions (see notes on page 68)
 Rural Settlement	 AG	<i>District Revisions – See Note 1</i>
 Low Density Single Family A	 R-1A	<i>District Revisions – See Note 2</i>
 Low Density Single Family B	 R-2A	<i>District Revisions or Elimination – See Notes 2 and 4</i>
 Medium Density Single Family A	 R-1B	<i>District Revisions – See Note 2</i>
 Medium Density Single Family B	 R-1C	<i>District Revisions – See Note 2</i>
 Village Residential	N/A	<i>New District – See Note 5</i>
 Multiple Family Residential	 RM  RMH	<i>District Revisions – See Note 6</i>
 Local Commercial	 C	N/A
 General Commercial	 C-1	<i>District Revisions – See Note 7</i>
 Gateway Commercial	 C-2  BROD	<i>District Revisions or Elimination – See Note 8</i>
 Mixed Use	 M-U  BROD	<i>District Revisions – See Note 9</i>
 Town Center Core	 M-U  BROD	<i>District Revisions – See Note 9</i>
 Town Center Edge	 M-U  BROD	<i>District Revisions – See Note 9</i>
 Office Research (Office Technology)	 O-T	N/A
 Office/Light Industrial	 O-T  M-1	<i>New District – See Note 10</i>
 Light Industrial	 M-1	N/A
 Industrial Trucking (Industrial Transportation)	 M-T	N/A
 Heavy Industrial	 M-2	N/A
 Airport	 AP	N/A



Map 4: Future Land Use

Charter Township of
Van Buren, Michigan

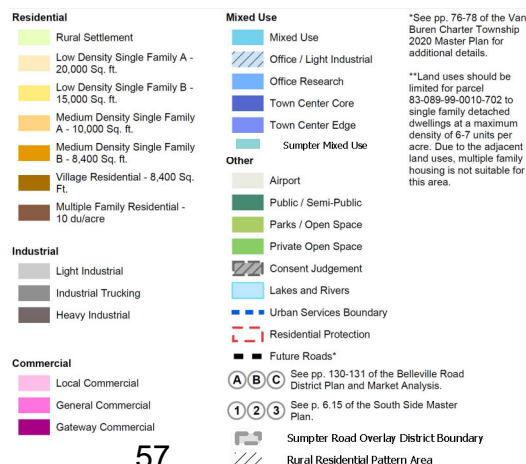
December 23, 2020

Updated July 21, 2023

CERTIFICATION
I, Leon Wright, Township Clerk, Van Buren Township, do hereby certify that this is a true copy of the Future Land Use Map adopted by the Township Board for Van Buren Township, Wayne County, Michigan on DATE, 2020.

Leon Wright, Clerk
Van Buren Township, Wayne County, Michigan

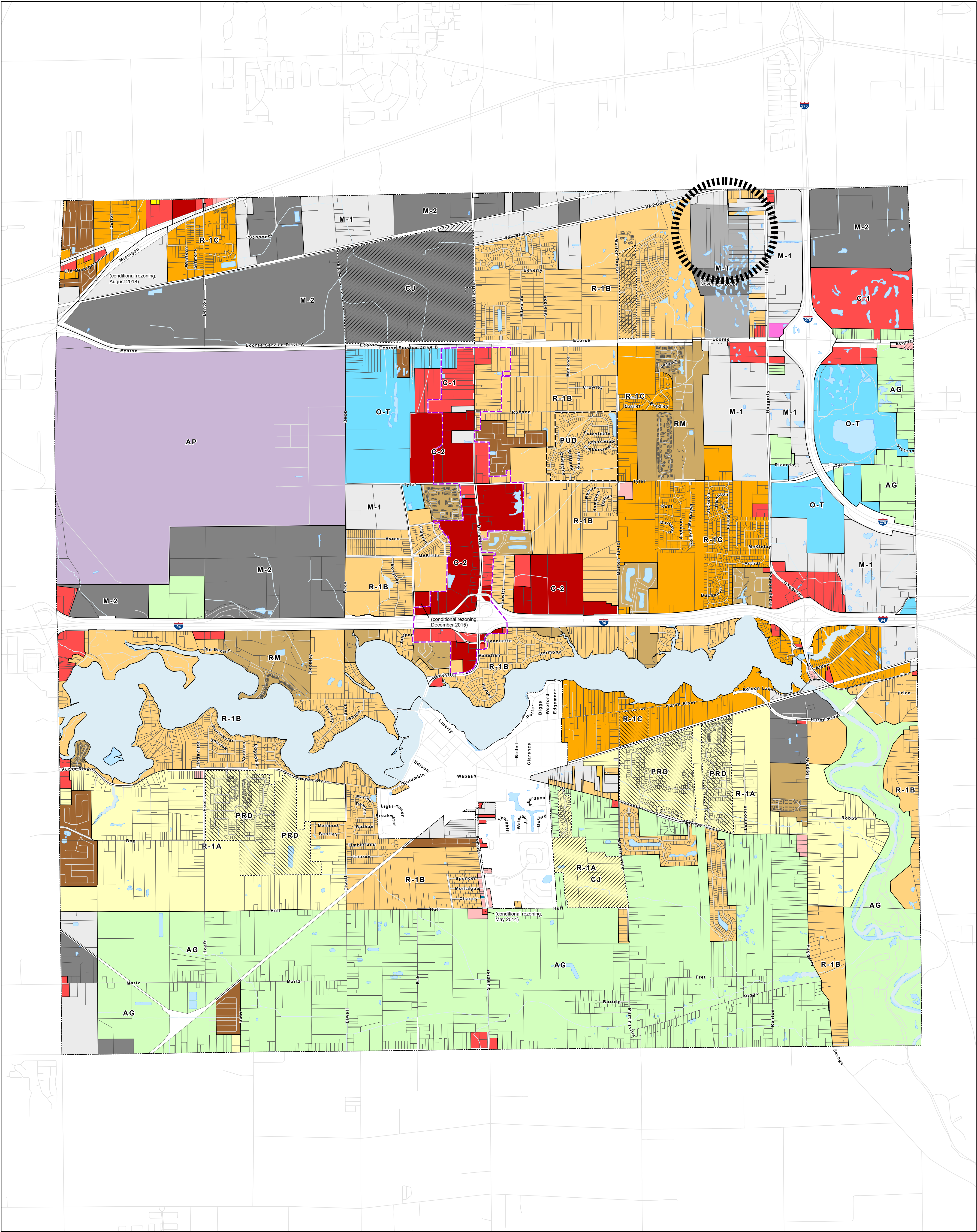
Date: _____



0 0.5 1
Miles

Basemap Source: Michigan Center for Geographic Information, v. 17a. Data: Van Buren Twp 2020. McKenna 2020.





Zoning Map

Charter Township of Van Buren
Wayne County, Michigan

June 30, 2023

Legend

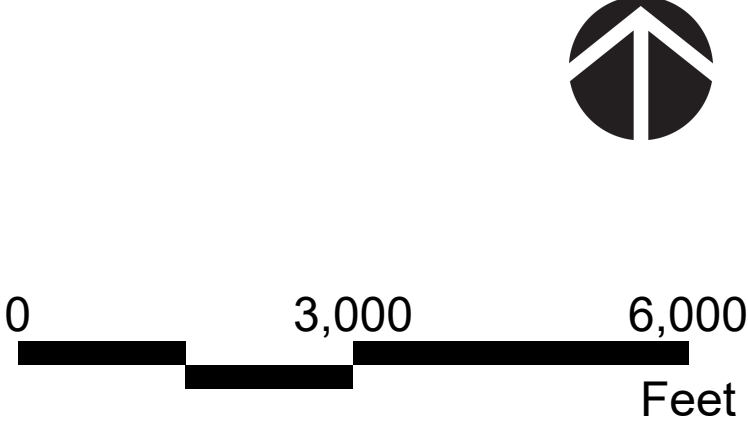
- AG - Agricultural and Estates
- R-1A - Single Family Residential
- R-2A - Single Family Residential
- R-1B - Single Family Residential
- R-1C - Single Family Residential
- RM - Multiple Family Residential
- AP - Airport
- SRMU - Sumpter Road Mixed Use
- C-1 - General Business
- C-2 - Extensive Highway Business
- FS - Freeway Service
- O-T - Office/Technology
- M-1 - Light Industrial
- M-T - Industrial Transportation
- M-2 - General Industrial
- Land subject to a Planned Residential Development (PRD) agreement
- Land subject to a Planned Unit Development (PUD) agreement
- Belleville Road Overlay District
- Zoning subject to a Consent Judgement (CJ)

CERTIFICATION:
I, LEON WRIGHT, CLERK OF THE CHARTER TOWNSHIP OF VAN BUREN, DO HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE MAP ADOPTED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF VAN BUREN, WAYNE COUNTY, MICHIGAN IN JUNE OF 1950, AS WELL AS THOSE AMENDMENTS MADE AS OF THE REVISED DATE.

LEON WRIGHT, CLERK, CHARTER TOWNSHIP OF VAN BUREN

Note:
The parcel lines of this map are representational of the actual parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies. Consult official Charter Township of Van Buren records for parcels distances and areas of parcels, and boundaries

REVISION DATES											
Jul. 1966	Aug. 1984	Jul. 1992	Jun. 1998	Apr. 2004	Jul. 2007	Jul. 2016					
Aug. 1968	Jun. 1986	Nov. 1993	Jul. 1998	Jul. 2004	Sept. 2010	Aug. 2016					
Jan. 1971	Oct. 1986	Apr. 1994	Jul. 1999	Sept. 2004	Aug. 2013	May 2017					
Aug. 1972	Aug. 1987	Oct. 1994	Sept. 1999	Dec. 2004	Nov. 2013	June 2017					
Dec. 1973	Oct. 1987	Mar. 1996	Apr. 2000	Feb. 2005	May 2014	Aug. 2018					
Mar. 1974	Mar. 1988	Jun. 1997	Jun. 2000	May 2005	Jul. 2014	Sept. 2018					
Aug. 1978	Apr. 1989	Aug. 1997	Aug. 2000	Aug. 2005	Apr. 2015	May 2019					
Mar. 1978	Oct. 1990	Oct. 1997	Jun. 2001	Apr. 2006	Jun. 2015	Oct. 2020					
Apr. 1979	Jan. 1991	Nov. 1997	Jan. 2002	Oct. 2006	Jul. 2016	Dec. 2021					
Aug. 1980	Feb. 1991	Feb. 1998	Jun. 2003	Mar. 2007	Oct. 2015	June 2022					
Aug. 1982	Apr. 1992	May 1998	Aug. 2003	Apr. 2007	Dec. 2015	Dec. 2022					



Basemap Source: MCGI, v. 17a.
Data Source: Van Buren Township 2023
McKenna 2023.



Use (Definition) with notes	Zoning District and linked Future Land Use (FLU) Category per 2020 Master Plan Zoning Plan									
	Zoning District	Linked FLUs	Zoning District	Linked FLU	Zoning District	Linked FLU	Zoning District	Linked FLU	Zoning District	Linked FLU
	OT – Office Technology	OR – Office Research, OLI – Office / Light Industrial	Office – Light Industrial **	OLI – Office / Light Industrial	M-1 – Light Industrial	OLI – Office / Light Industrial, LI – Light Industrial	M-T – Industrial Transportation	IT – Industrial Trucking (Industrial Transportation)	M-2 – General Industrial	HI – Light Industrial
Office, Professional, Medical and Dental	P									
School (Vocational or Technical)	P									
High Tech, Data Processing, and Computer Centers	P				P				P	
Laboratories, Minor	P				P		P		P	
Publicly owned buildings	P									
Offices of Manufacturing Agents, Sales Representatives, and Others Requiring Display Area and Limited Warehousing	P									
Publicly-owned recreational facilities	P									
Printing Shops and Establishments.	P									
Banks and Financial Institutions, No Drive-Thru	P									
School, College or University and Public or Non-Profit	P									
School, College or University, Private	P									
Wireless Communication Facilities	S									
Banks and Financial Institutions with a Drive-Thru	S									
Places of Assembly	S									
Religious Institutions	S									
Accessory Caretaker Dwelling	S				S		S		S	
Wholesale Sales					P		P		P	
Warehousing (excluding Distribution Centers) Definition: A building or part of a building used or intended to be used primarily for the storage of goods or chattels that are to be sold retail or wholesale from other premises or sold wholesale from the same premises, for the storage of goods or chattels to be shipped on mail order, for the storage of equipment or materials to be used or installed at other premises by the owner or operator of the warehouse, or for similar storage purposes. Any warehouse, or warehouse portion of a building, that measures more than two hundred fifty thousand (250,000) square feet in gross floor area, shall be defined as a "Distribution Center."					P		P		P	
Key: P: Permitted by right. S: Permitted by special land use approval. **This is a recommended new zoning district per the recommendations of the 2020 Master Plan Zoning Plan.										

Use (Definition) with notes	Zoning District and linked Future Land Use (FLU) Category per 2020 Master Plan Zoning Plan									
	Zoning District	Linked FLUs	Zoning District	Linked FLU	Zoning District	Linked FLU	Zoning District	Linked FLU	Zoning District	Linked FLU
	OT – Office Technology	OR – Office Research, OLI – Office / Light Industrial	Office – Light Industrial **	OLI – Office / Light Industrial	M-1 – Light Industrial	OLI – Office / Light Industrial, LI – Light Industrial	M-T – Industrial Transportation	IT – Industrial Trucking (Industrial Transportation)	M-2 – General Industrial	HI – Light Industrial
Manufacturing and Processing (Light) Definition: Includes the following uses and any other similar uses conducted entirely within a completely enclosed building: (a) The assembly, fabrication, manufacture, compounding, processing, packaging, or treatment of such products as cutlery, food products, hardware, pharmaceuticals, toiletries, musical instruments, optical goods, toys, rubber stamps and other small molded rubber products, novelties, electrical instruments (e.g., electric or neon signs, appliances, computers, radios, phonographs, televisions and video recorders) and pottery, figurines, and other ceramic products using only previously pulverized clay; (b) The manufacture, compounding, assembling, fabrication, packaging, or treatment of products, articles, or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fiberglass, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), sheet metal (excluding large stamping such as automobile fenders and bodies), and yarn; (c) Tool and die shops, metal working machine shops involving the use of grinding or cutting tools, manufacturing shops for tools, dies, jigs, and fixtures, and the manufacture or assembly of light sheet metal products including heating and ventilating equipment, cornices, eaves and gutters; and (d) Publishing, printing, forming of boxes and cartons and manufacturing of cardboard products.					P		P		P	
Laboratories, Major					P		P		P	
Retail Dry Cleaning Plants and Laundries					P				P	
Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations and including storage yards, when necessary to serve the immediate vicinity.					P		P		P	

Use (Definition) with notes	Zoning District and linked Future Land Use (FLU) Category per 2020 Master Plan Zoning Plan									
	Zoning District	Linked FLUs	Zoning District	Linked FLU	Zoning District	Linked FLU	Zoning District	Linked FLU	Zoning District	Linked FLU
	OT – Office Technology	OR – Office Research, OLI – Office / Light Industrial	Office – Light Industrial **	OLI – Office / Light Industrial	M-1 – Light Industrial	OLI – Office / Light Industrial, LI – Light Industrial	M-T – Industrial Transportation	IT – Industrial Trucking (Industrial Transportation)	M-2 – General Industrial	HI – Light Industrial
Accessory Outdoor Industrial Storage					P				P	
Indoor Recreation					P				P	
Automobile Wash Establishment, Automatic					S					
Drive-In Theaters					S				S	
Private Clubs					S					
Recreational Vehicle Storage Yards					S				S	
Regulated Uses (Tattoo establishments, pawnshops, pool and billiard halls, and massage parlors)					S					
Outdoor Storage of Building or Contracting Equipment and Supplies					S				S	
Instructional Services, Outdoor					S					
Truck Repair and Maintenance Facility, Minor					S				S	
Distribution Centers. Definition: Any building that meets one (1) or more of the following criteria: (a) Any warehouse, or warehouse portion of a building, that measures more than two hundred fifty thousand (250,000) square feet in gross floor area. (b) Any building measuring more than twenty-five thousand (25,000) square feet in area and incorporating any combination of uses, which is the origin and/or destination point of goods being transported for storing, transferring, loading and/or unloading and which is designed to accommodate the simultaneous loading or unloading of more than one (1) truck per eight thousand (8,000) square feet of gross floor area but not more than one (1) truck per four thousand (4,000) square feet of gross floor area. Such truck loading or unloading facilities shall include, but shall not necessarily be limited to, truck docking births, bays or any space inside or outside of a building or trans-shipment point designed for loading or unloading, but shall not include at grade doors. Dock doors used exclusively for trash compactors shall also not be included. Any building, or portion of a building, that is designed to accommodate the simultaneous loading or unloading of more than one (1) truck per eight thousand (4,000) square feet of gross floor area shall be defined as a "Truck Terminal."							S		P	

Key: P: Permitted by right. S: Permitted by special land use approval. **This is a recommended new zoning district per the recommendations of the 2020 Master Plan Zoning Plan.

Use (Definition) with notes	Zoning District and linked Future Land Use (FLU) Category per 2020 Master Plan Zoning Plan									
	Zoning District	Linked FLUs	Zoning District	Linked FLU	Zoning District	Linked FLU	Zoning District	Linked FLU	Zoning District	Linked FLU
	OT – Office Technology	OR – Office Research, OLI – Office / Light Industrial	Office – Light Industrial **	OLI – Office / Light Industrial	M-1 – Light Industrial	OLI – Office / Light Industrial, LI – Light Industrial	M-T – Industrial Transportation	IT – Industrial Trucking (Industrial Transportation)	M-2 – General Industrial	HI – Light Industrial
Manufacturing and Processing (Heavy) Definition: Includes the following uses and any other similar uses conducted entirely within a completely enclosed building: (a) The assembly and/or manufacture of automobiles, automobile bodies, parts and accessories, electrical fixtures, batteries and other electrical apparatus and hardware; (b) Breweries, bump shops, distilleries, machine shops, metal buffing, plastering and polishing shops, lumber and planing mills, painting and sheet metal shops, undercoating and rust proofing shops and welding shops; and (c) Accessory buildings and uses customarily incidental to the above uses, including living quarters of a watchman or caretaker.									P	
Truck and Railroad Terminals Definition: Any premises which is the origin and/or destination point of goods being transported for storing, transferring, loading and unloading and which is designed to accommodate the simultaneous loading or unloading of more than one (1) truck per four thousand (4,000) square feet of gross floor area. Such truck loading or unloading facilities shall include, but not necessarily be limited to, truck docking births, bays or any space inside or outside of a building or trans-shipment point designed for loading or unloading trucks. Any building, or portion of a building, that is designed to accommodate the simultaneous loading or unloading of one (1) truck per eight thousand (4,000) or more square feet of gross floor area shall be defined as a "Distribution Center" or "Warehouse."									P	
Mining, excavating, or other removal of sand, earth, minerals, or other materials naturally found in the earth									S	
Junk Yards									S	
Truck Repair and Maintenance Facility, Major									S	
Regulated Uses (Sexually Oriented Businesses)									S	
<u>Key:</u> P: Permitted by right. S: Permitted by special land use approval. **This is a recommended new zoning district per the recommendations of the 2020 Master Plan Zoning Plan.										

Use (Definition) with notes	Zoning District and linked Future Land Use (FLU) Category per 2020 Master Plan Zoning Plan									
	Zoning District	Linked FLUs	Zoning District	Linked FLU	Zoning District	Linked FLU	Zoning District	Linked FLU	Zoning District	Linked FLU
	OT – Office Technology	OR – Office Research, OLI – Office / Light Industrial	Office – Light Industrial **	OLI – Office / Light Industrial	M-1 – Light Industrial	OLI – Office / Light Industrial, LI – Light Industrial	M-T – Industrial Transportation	IT – Industrial Trucking (Industrial Transportation)	M-2 – General Industrial	HI – Light Industrial
Air Freight Forwarders Definition: A premises and building utilized for the loading or unloading of trucks concerned with the delivery to or receipt of freight shipped via aircraft. Such facility may include, as an accessory use, warehouse space necessary for the transitory storage of air freight. An air freight forwarder that includes facilities designed to accommodate the simultaneous loading or unloading of more than one (1) truck per four thousand (4,000) square feet of gross floor area shall be considered a truck terminal and shall be subject to all restrictions of this Ordinance for truck terminals.									S	
Key: P: Permitted by right. S: Permitted by special land use approval. **This is a recommended new zoning district per the recommendations of the 2020 Master Plan Zoning Plan.										

Comparison Communities' Manufacturing Definitions and Zoning District Assignments

Preliminary Research

Source	Use	Van Buren Twp		Canton Twp			Plymouth		Taylor		
		M-1	M-2	LI-R	LI	GI	I-1	I-2	TRO	I-1	I-2
Van Buren Twp	Manufacturing & Processing (Heavy) includes the following uses and any other similar uses conducted entirely within a completely enclosed building: (a) The assembly and/or manufacture of automobiles, automobile bodies, parts and accessories, electrical fixtures, batteries and other electrical apparatus and hardware; (Article 2, Sec 130)		P								
Van Buren Twp	MANUFACTURING AND PROCESSING (LIGHT): Includes the following uses and any other similar uses conducted entirely within a completely enclosed building: (b) The manufacture, compounding, assembling, fabrication, packaging, or treatment of products, articles, or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fiberglass, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), sheet metal (excluding large stamping such as automobile fenders and bodies) , and yarn; (Article 2, Sec 131)	P	P								
Canton Twp	Light manufacturing, assembly, research, packaging, testing and repair of the following: Automotive parts and accessories (Appendix A, Article 21 & 22, Sec 21.02 & 22.02)			P	P						
City of Plymouth	(1) c. The manufacture, compounding, assembling, reassembly, packaging or treatment of articles or merchandise from previously prepared materials. e. Manufacture of instruments, plastics or plastic molded products. (2) Any of the following uses charged with the principal function of basic research, design pilot or experimental product development, and medical facilities when conducted within a completely enclosed building: d. Automotive (Chapter 78, Article XII, Sec. 78-122)						P	P			
City of Taylor	Assembling and/or manufacture of automobiles and automobile bodies, trucks, engines, batteries, corrosive acid or alkali, cement, lime, gypsum, or plaster of Paris (Appendix A, Table 8.02)									P	P

^ Preliminary research completed by TYC Genera, April 2022.

Listed Van Buren Township Zoning Districts

- M-1: Light Industrial:
- M-2: General Industrial:

Listed Canton Township Zoning Districts

- LI: Light Industrial
- LI-R: Light Industrial Research
- GI: General Industrial

Listed City of Plymouth Zoning Districts

- I-1: Light Industrial
- I-2: Heavy Industrial

Listed City of Taylor Zoning Districts

- TRO: Technology-Research-Office
- I-1: Light Industrial
- I-2: Heavy Industrial

M-1 Zoned Businesses in the Haggerty Road Corridor

PARCEL ID	PROPERTY ADDRESS	BUSINESS/OWNER NAME	USE(S)
83 044 99 0005 701	9000 HAGGERTY RD	BANK ONE	
83 047 99 0003 707	8979 SAMUEL BARTON DR	ENVELOPE PRINTERY	
83 047 99 0003 003	8707 SAMUEL BARTON DR	SMW MANUFACTURING	
	8652 HAGGERTY RD	FERGUSON FACILITIES SUPPLY	
	8652 HAGGERTY RD	DENSO INTERNATIONAL	
83 047 99 0001 003	8601 HAGGERTY RD	EXEDY GLOBAL PARTS CORPORATION	
83 044 99 0005 702	8500 HAGGERTY RD	EXETER 8500 8652 HAGGERTY LLC	
	8500 HAGGERTY RD	PISTON AUTMOTIVE	
83 046 99 0013 003	8353 HAGGERTY RD	GREAT LAKES COCA COLA BOTTLING	
83 041 99 0001 710	8350 HAGGERTY RD	GRAYBAR ELECTRIC	
83 041 99 0001 709	8200 HAGGERTY RD	STAG INDUSTRIAL HOLDINGS, LLC	
83 041 99 0001 712	8080 HAGGERTY RD	O'REILLY AUTO PARTS	
83 046 99 0011 705	8001 HAGGERTY RD	DTE ELECTRIC COMPANY	
83 041 99 0001 711	7850 HAGGERTY RD	CONTINENTAL CANTEEN AND SERVICES	
83 046 99 0002 000	7565 HAGGERTY RD	DIE-NAMIC	
	6771 HAGGERTY ROAD	L&W ENGINEERING	
	6735 HAGGERTY ROAD	NEAPCO DRIVELINES	
83 002 99 0026 705	6703 HAGGERTY RD	VAN BUREN IND INVEST LLC	
	6703 HAGGERTY RD	ARCHWAY MARKETING SERVICES	
83 998 01 9802 024	6331 SCHOONER DR	CONSTELLIUM AUTOMOTIVE USA	
83 002 99 0025 701	6201 HAGGERTY RD	AUTOKINITON	
	41199 VAN BORN RD	TORIN, INC.	
83 002 99 0006 701	41199 VAN BORN RD	VAN BORN PROP CO LLC	
	41133 VAN BORN RD	SHAW INDUSTRIES	
83 047 99 0007 702	40000 RICARDO DR	RICARDO REAL ESTATE LLC	

