

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, September 13, 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/85186172192>

+16469313860,,85186172192# US

+19294362866,,85186172192# US (New York)

Or Telephone: Dial: +1 646 931 3860 US

Webinar ID: 851 8617 2192

International numbers available: <https://us06web.zoom.us/j/85186172192>

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the regular meeting of August 23, 2023

CORRESPONDENCE / ANNOUNCEMENTS:

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

ITEM #1: CASE 22-041 – Lawrence Duty / 42482 North Cumberland Drive – Country Walk Phase III Site Plan Amendment – Additional Modification

TITLE: The Applicant, Lawrence Duty, is requesting a revision to an amendment to the approved Country Walk Phase III Site Plan to allow one (1) new model architectural elevation to be built in the subdivision.

LOCATION: The Country Walk Phase III Subdivision is the subject of the request. The development is located on the east side of Martinsville Road, north of Savage Road.

ACTION ITEMS: A. Presentation by the Township Staff.

- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Planning Commission considers approval of the revised site plan amendment

ITEM #2: Case 23-035 – Gilbert Homes Walden Woods – Site Plan Amendment

TITLE: The Applicant, Gilbert Homes, is Requesting an amendment To The Approved Walden Woods Subdivision Site Plan for revised Single-Family Architectural Elevations.

LOCATION: The unfinished Walden Woods Subdivision is the subject of the request. The Development is located on the west side of Morton Taylor Road, north of Tyler Road.

- ACTION ITEMS:**
- A. Presentation by the Township Staff.
 - B. Presentation by the applicant.
 - C. Planning Commission discussion.
 - D. Planning Commission considers approval of the site plan amendment.

ITEM #3: Case 23-040 – Gilbert Homes Belle Pointe Estates – Site Plan Amendment

TITLE: The Applicant, Gilbert Homes, is Requesting an amendment To The Approved Belle Pointe Estates Subdivision Site Plan for revised Single-Family Architectural Elevations.

LOCATION: The unfinished Belle Pointe Estates Subdivision is the subject of the request. The Development is located on the east side of Belleville Road, north of Ecorse Road.

- ACTION ITEMS:**
- A. Presentation by the Township Staff.
 - B. Presentation by the applicant.
 - C. Planning Commission discussion.
 - D. Planning Commission considers approval of the site plan amendment.

Item # 4: Zoning Ordinance Amendment Discussion – Fences.

Description: Staff will request the Planning Commission to consider a clarifying text amendment to the Van Buren Township Zoning Ordinance to remove references to a required permit for fence installation under Section 7.205(A)(1) of the Van Buren Township Zoning Ordinance (fences).

- Action Items:**
- A. Presentation from Staff
 - B. Planning Commission discussion
 - C. Public comment

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
August 23, 2023
MINUTES - DRAFT**

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

ROLL CALL:

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

Excused: None.

Staff: Director Power and Secretary Harman.

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

Applicant(s) in Attendance: Case 23-047 – Continental Café / FSC Con Van Buren, MI DST: Jim Martin and Case 20-005 – Mobil Gas Station: Michael Awada, Eric Williams and Jay Noonan.

Audience: Six (6).

APPROVAL OF AGENDA:

Motion Jahr, Creal second to approve the agenda of August 23, 2023 as presented. **Motion Carried.**

APPROVAL OF MINUTES:

Motion Budd, Grant second to approve the regular meeting minutes of August 9, 2023 as presented. **Motion Carried.**

NEW BUSINESS:

ITEM #1: CASE #23-047 – CONTINENTIAL CAFÉ / FSC CON VAN BUREN MI, DST – FENCE MODIFICATION.

TITLE: A REQUEST BY KIMBERLY M. LEHR OF CONTINENTAL CAFÉ, LLC ON BEHALF OF OWNER FSC CON VAN BUREN MI, DST FOR A MODIFICATION UNDER SECTION 7.205(B)(2) OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE TO ALLOW THE INSTALLATION OF CHAIN LINK FENCING UP TO SIX (6) FEET TALL WITH 3 STRANDS OF BARBED WIRE ON TOP.

THE SITE IS LOCATED AT 7850 HAGGERTY ROAD (PARCEL NUMBER 83-041-99-0001-711), ON THE WEST SIDE OF HAGGERTY ROAD BETWEEN ECORSE AND COCA COLA DRIVE.

Director Power presented his staff review letter dated 8-17-23. The applicant is seeking a modification under Section 7.205(B)(2) of the Van Buren Township Zoning Ordinance to allow the installation of chain link fencing up to six (6) feet tall with three (3) strands of barbed wire on top. The proposed use of chain link material requires approval of the Planning Commission under Section 7.205(B)(2) and the proposed use of barbed wire requires approval under Section 7.205(B)(2)(d). The proposed fencing will be located between 390 to 400 feet from the property's front lot line on Haggerty Road and concealed by landscaping. The purpose of the bare wire and chain link fence is to facilitate housing and protection of fleet vehicles. Staff's interpretation is

the request for the proposed chain link fence with barbed wire is justified and may be approved, on the condition that upon installation, an inspection will be performed by staff to ensure the site has sufficient landscaping installed in accordance with the latest approved landscaping plan for the property.

Jim Martin, Continental Services Director of Loss Prevention, gave a brief presentation explaining the company has had a lot of catalytic converter theft. The fencing is for the protection of staff and theft from fleet vehicles and the barbed wire serves as an additional deterrent.

Commissioners had the following questions and comments:

- Commissioner commented that the parking area sits so far back off of the road, he doesn't see a problem with the request.
- Commissioner commented on the parking area being located further back on the site from the road, the fencing is for workers and staff, what is being done with the rest of it. Are they going through the back to take the converters? Mr. Martin informed the staff parking is more towards the front with vehicles moving in and out more frequently. In the parking area in the back there is equipment and trucks parked that are consistently outdoors, making the area more of a target and the converters on the box trucks are likely more expensive. Commissioner inquired how many thefts they have had within the year? Mr. Martin informed there have been at least 3 separate incidents with 1-3 converters taken each time, it's tough to catch them and it takes a long time to prosecute them.
- Commissioner inquired how the thieves are getting in, are the vehicles moved every night and will there be a gate to the fenced area that opens when leaving? Mr. Martin informed that there currently is no fencing, they are coming in off of Haggerty Road and parking next to the vehicles. Vehicles are moved daily to every other day and there will be a gate that operates by badge access only.
- Commissioner inquired why barbed wire versus a decorative fence, seems like the gate is the problem? Mr. Martin informed the reason for the barbed wire is they pull up next to the vehicles and throw the saw and other items over the fence, the barbed wire will help to keep them out.
- Commissioner asked for clarification is the fencing to protect the staff, it sounds like it is to protect the fleet vehicles. Is it correct to say that the employee and staff parking is not behind the fence? Mr. Martin informed that most of it is not, however staff will spend most of their time in this area loading, operating and there is staff that comes in overnight. Have had staff at other locations that have shown up within minutes of the location being robbed.
- Commissioner commented as long as the landscaping will prevent the fence from being seen by drivers along Haggerty Road, Commissioner supports the applicant's request.

No comments from the audience or remote viewers.

Motion Atchinson, Grant second to grant Continental Café / FSC Con Van Buren MI, DST the fence modification requested by Jim Martin and Kimberly M. Lehr for a modification under Section 7.205(B)(2) of the Van Buren Township Zoning Ordinance to allow the installation of chain link fencing up to six (6) feet tall with three (3) strands of barbed wire on top, located at

7850 Haggerty Road (parcel ID number 83-041-99-0001-711), located on the west side of Haggerty Road between Ecorse and Coca Cola Drive and with the inclusion of the staff letter dated 8-17-23.

Roll Call:

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

Nays: None.

Excused: None.

Motion Carried. (Letter Attached)

ITEM #2: CASE #20-005 – AMENDED FINAL SITE PLAN REQUEST FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE THRU.

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

THE +/- 1.06-ACRE SITE, ZONED C-1 – GENERAL BUSINESS DISTRICT, IS LOCATED AT 11250 HAGGERTY ROAD (PARCEL NUMBER 83-051-99-0003-002), AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.

Director Power displayed the site plan and gave a brief presentation. The Planning Commission is being asked to consider final site plan approval for the Mobil Gas Station. The project underwent preliminary site plan approval earlier this year, has received extensive engineering review and there has already been demolition at the site. Director Power explained the next steps moving forward if final site plan approval is granted. Final “issued for construction” plans must be provided that demonstrate compliance with any remaining planning, engineering and Fire Department conditions and also must demonstrate compliance with Wayne County permitting requirements. A preconstruction package will be created and a preconstruction meeting will be scheduled by the Van Buren Township Engineer prior to construction and a building permit application will be reviewed and must be approved before new building construction begins for the building or canopy structure.

Vidya Krishnan of McKenna Associates presented her review letter dated 8-16-23. All of the conditions of preliminary plan approval have been met at this time. Therefore, McKenna Associates recommends the Planning Commission grant final site plan approval for Mobil Gas Station to be located at 11250 N. I-94 Service Drive, as presented and with the requested modification for the interior parking lot landscaping standard.

Mike Leppek of Fishbeck Associates presented his review letter dated 8-17-23, recommending the Planning Commission grant the multi-use building with self service fueling facilities final site

plan approval contingent to the updated comments listed in the review letter and County approval of the stormwater management design. The provided comments must be addressed prior to the applicant moving forward to the preconstruction phase.

Director Power presented the Fire Department review letter dated 8-16-23 with the following comments:

- **Water Supply:** In the letter dated 3-7-23 from Stonefield, the Contract is to perform a flow test to confirm a minimum 1500 gpm flow rate. The flow test will need to be witnessed by the Van Buren Township Fire Marshal or his designee and the results sent to the Fire Marshal's office. As of 8-16-23, no flow test data has been received, nor is there any mention of a flow test in the latest submittal. If the required minimum flow of 1500 gallons per minute (GPM) is not obtained, a second fire hydrant will need to be installed.
- **Fire Department Access:** All Fire Department access concerns have been addressed in the latest site plan submittal and comply with section 18.2.3 of NFPA 1 2018.
- **Emergent Radio Coverage test will need to be completed:** the radio field coverage can be verified at the time of the final building inspection.

Eric Williams of Stonefield Engineering and Design gave a brief presentation. The applicant is committed to working with Fishbeck Associates to finish the engineering plans. In regard to the stormwater management design and approval, there is a difference in the calculation of what is required by the County and what is required by the Township. The applicant will continue to work with Fishbeck Associates to tie up any loose ends.

Michael Awada provided an update that the building has been demolished and the pole sign was taken down. Commissioners commented that the pole sign is still standing. Mr. Awada will contact the demolition company and make sure the pole sign is removed.

Commissioners had the following questions and comments:

- Commissioner asked Director Power with regard to the pole sign, no construction is to begin until the pole sign is down, correct? Director Power informed the Commission can make sure that is a condition. Vidya Krishnan of McKenna Associates commented the pole sign is part of the demolition.
- Commissioner inquired about the applicant not having flow test data. Mr. Williams informed he will reach out to the Fire Department to get a flow test scheduled.
- Commissioner commented the he assumes the pole sign will be removed and the applicant can provide the demolition contract? Mr. Awada confirmed, yes.
- Commissioner commented that the pole sign issue concerns him, the building demolition has been done for some time. Normally the demolition is to be completed before the building permit is issued.
- Commissioner inquired if the applicant can still apply and get the building permit process going while waiting for the pole sign demolition. Vidya Krishnan confirmed, yes.

- Commissioner agreed with fellow Commissioners comments, wants the business to be able to move forward and to make the pole sign removal a condition of occupancy.

No questions or comments from the audience or remote viewers.

Motion Jahr, Creal second to grant the applicant Stonefield Engineering and Design on behalf of owner I.S. Real Estate LLC / Belleville Oil Company, Inc. final site plan approval for the Mobile Gas Station redevelopment and drive thru, located at 11250 Haggerty Road, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 8-16-23, Fishbeck Associates review letter dated 8-17-23, Fire Department review letter dated 8-16-23 and the staff letter dated 8-17-23.

Roll Call:

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

Nays: None.

Excused: None.

Motion Carried. (Letters Attached)

ITEM #3: ZONING ORDINANCE AMENDMENT DISCUSSION – CHILD CARE USES.

DESCRIPTION: 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 SQUARE FEET BETWEEN TWO LICENSED GROUP DAY CARE HOME USES.

Director Power gave the presentation. The Planning Commission first reviewed the proposed draft Zoning Ordinance amendment at their 8-9-23 meeting. The proposed draft language is to provide flexibility within the Zoning Ordinance requirements for daycare and/or childcare uses where the Zoning Ordinance had imposed separation distance requirements between group daycare homes and other licensed uses under State of Michigan law which corresponds to the language in Michigan Zoning Enabling Act (MZEA), except that the MZEA also allows for the Township Planning Commission to have the flexibility to grant special land uses despite the separation requirements. The amendment specifically focuses on the following language in Section 5.111(A)(1) and Section 5.111(F):

Section 5.111 Day Care or Child Care, Group Home

- (A) Group day care homes shall not be located closer than 1,500 feet to another license group day care home, except that the Board of Trustees may modify this requirement upon recommendation from the Planning Commission, if the Planning Commission find that traffic, drop-off, pick-up times and other issues that may impact the adjacent neighborhood have been considered and have found not to be of concern based upon the specific circumstances of the request. If the minimum separation distance between

licensed group day care homes is modified, the Planning Commission may require additional measures to mitigate any adverse impacts.

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

Director Power invited the Planning commission to review the draft Zoning Ordinance amendment presented and proceed with requesting staff to either schedule a public hearing for consideration of the Zoning Ordinance amendment and recommendation to the Board of Trustees, or request staff to complete additional research on the topic or revisions to the draft language prior to proceeding to the next step.

Commissioners had the following questions and comments:

- Commissioner commented that his previous concerns have been addressed.
- Commission inquired how does this impact subdivisions with HOA's? Director Power informed staff will look into guidance from the State of Michigan, he is unsure of their ability to supersede. Vidya Krishnan commented that typically the Township does not enforce HOA rules.
- Commissioner inquired what if someone wants to put in a daycare and it is against the HOA guidelines and/or bylaws, does the State supersede the HOA? Director Power is unsure of the answer, however the Townships role in a typical review process is to administer what review is required and will make sure there is an HOA approval that is associated with it. If there is an HOA, their approval is already set before the Planning Commissions review.
- Commissioner inquired if the second proposal in Section 5.111(F) would need language added for who maintains the roads in HOA's. Vidya Krishnan commented that in a quick look up, HOA rules do not supersede State law and she will look into the matter further to confirm.
- Commissioner commented that solar panels are allowed to be blocked by an HOA.
- Commissioner commented that someone in her neighborhood tried to start a business and was denied by the HOA.

No comments from the audience or remote viewers.

Director Power asked the Commission if they were ready to schedule a public hearing and continue research. The public hearing would be scheduled for the second meeting in September. Commissioners agreed to schedule the public hearing.

Motion Jahr, Budd second to direct staff to schedule the public hearing. Motion Carried.

ITEM #4: ADMINISTRATIVE DEVELOPMENT PROJECT REVIEWS.

DESCRIPTION: STAFF WILL PROVIDE UPDATES ON CASE 22-055 – ADMINISTRATIVE REVIEW OF DTE GAS COMPANY PROJECTS. CONSTRUCTION OF VALVES AND MINOR ACCESS, FENCING AND LANDSCAPING IMPROVEMENTS ASSOCIATED WITH AN

UNDERGROUND NATURAL GAS PIPELINE AT 7015 HAGGERT ROAD (PARCEL NUMBER 83-003-99-0018-001) AND 45581 ECORSE ROAD (PARCEL NUMBER 83-033-99-0020-000).

Director Power gave the presentation. At the last meeting Director Power discussed projects that are being reviewed administratively. DTE Gas Company is bringing in natural gas lines, installing valves and related site improvements including landscaping and fencing at 7015 Haggerty Road and 45581 Ecorse Road. The proposed improvements are defined as essential services under the Van Buren Township Zoning Ordinance and are not subject to the requirements of the Zoning Ordinance. DTE has cooperated with the Township and landscaped around the perimeter of the site. If Commissioners have any questions, Director Power can follow up with more detail.

Commissioner inquired if the project is at the intersection of Ecorse and Haggerty Roads. Director Power confirmed, yes.

No comments from the audience or remote viewers.

GENERAL DISCUSSION AND UPDATES:

Director Power informed the next meeting will be on September 13, 2023.

Commissioners expressed their condolences to the Mytych family.

ADJOURNMENT:

Motion Grant, Jahr second to adjourn the meeting at 6:33 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



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: 22-041/42482 N. Cumberland Dr.	DATE SUBMITTED:
--	-----------------

APPLICANT INFORMATION

Architectural Review

NAME: Lawrence Dity	PHONE: Same
ADDRESS: 8087 Stonegate Dr.	CELL PHONE: 734-634-6548
CITY, STATE & ZIP: Northville, Mi. 48168	FAX: —
EMAIL: lditybuilding@yahoo.com	

PROPERTY OWNER INFORMATION (If different than the applicant)

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

BILLING CONTACT

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

SITE/PROJECT INFORMATION


NAME OF PROJECT: Country Walk 111			
PARCEL ID NO: V125-83- 041-04-0046-000		PROJECT ADDRESS: 42482 Cumberland Dr. Van Buren Twp 48111	
*APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY			
PROPERTY LOCATION: On the <u>North</u> Side of <u>Cumberland Dr.</u> Road; Between <u>Dover Ct.</u> Road and <u>Hanover Dr.</u> Road.			
SIZE OF LOT WIDTH: Front 57' - Rear 82'	SIZE OF LOT DEPTH: 120'	ACREAGE OF SITE: .18	TOTAL ACRES OF SITE TO REVIEW: .18
CURRENT ZONING: Residential	IS A REZONING OF THIS PARCEL BEING REQUESTED? Y / <u>(N)</u>		REQUESTED ZONING:
PROJECT DESCRIPTION: Amendment to Country Walk 111 Subdivision site plan and architectural model to introduce a new architectural model.			

SPECIAL PERMIT INFORMATION

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

OWNER'S AFFIDAVIT

Lawrence A. Duty
PRINT PROPERTY OWNER'S NAME


SIGNATURE OF PROPERTY OWNER

10/20/22
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 20th day of October, 2022.
Catherine Holme Notary Public, Wayne County, Michigan My Commission expires 8/29, 2024.

CATHERINE HOLME
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires August 29, 2024
Acting in the County of Wayne



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: **(Modification)** Case 22-042 - Site Plan Amendment for Lawrence Duty regarding New Architectural Model in Country Walk Phase III Subdivision
DATE: September 8, 2023

The Applicant, Lawrence Duty, is requesting an amendment to the approved Country Walk Phase III Site Plan to allow one (1) new model architectural elevation to be built in the subdivision. The Country Walk Phase III Subdivision is the subject of the request. The development is located on the east side of Martinsville Road, north of Savage Road. The Country Walk development has a Planned Residential Development (PRD) agreement that was approved in 2002 and amended in 2005 but has since expired. Before it expired, several homes were completed in Country Walk. In July of 2015, a Memorandum of Understanding (MOU) was executed between Van Buren Township, the Country Walk Three Homeowners Association, and Blue Country Walk, LLC which outlined the responsibilities of the parties with respect to the completion of the development and required compliance with that PRD which had expired. [During the course of construction, the applicant determined that the use of vinyl siding in the façade of the garage above the garage door would be more suitable than the originally proposed brick. The applicant therefore seeks approval for a modification of the original approval to reduce the total area of brick on the façade and increase the total area of vinyl siding on the façade, as noted later in this report.](#)

The proposed plans are subject to the PRD agreement, MOU, and the standards of the Zoning Ordinance, specifically section 5.115 which addresses architectural details in PRDs.

The following is staff's review of the architectural plan based on the conditions in the MOU and PRD agreement. I offer the following comments:

Comments

1. **Site Plan (no changes to these comments).**

The setbacks, as described in the approved site plan for the Country Walk development, depict a front and rear setback of 25' and a required side yard setback of 10'. The lot sizes in the development vary in width from 75' to 61' and in depth from 120' to 125'.

The proposed model dimensions of 40'0" wide by 55'-3" deep. Staff has reviewed the plot plan that was submitted by the applicant, and the plot plan demonstrates that these required setbacks will be met.

2. Floor Area (no changes to these comments)

The PRD agreement requires that the square footage of the detached single-family homes be a minimum of 1,800 square feet. The proposed building is a two-floor home with approximately 1,253 square feet on the first level and 836 square feet on the second level. The floor area exceeds 1,800 square feet and this requirement will be met.

3. Façade Elevations (no changes to these comments).

The Township's Zoning Ordinance and the project's PRD agreement have specific requirements to ensure that the Township's "Substantially Different" architectural design standard is met. Substantial difference in style between units must be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the parcel across the street. The following two (2) criteria have been the focus of past review of the project's "Substantially Different" criteria compliance:

- Roof pitch by varying three or more vertical units in twelve from one another (i.e. 6/12, 9/12, 12/12, etc.)
- Location of major design features relative to main mass by varying the location of at least two major design features that include, but are not limited to dormers, gables, garages (i.e. front-entry versus side-entry), and porches.

Staff has verified that the required criteria above have been met. All units surrounding the proposed building have been constructed, and all are substantially different in at least three (3) different architectural categories from the proposed model.

4. Building Materials

The PRD agreement requires that all of the detached dwelling units provide brick on a minimum 50% of the façade. The proposed elevation demonstrates ~~1,344~~ 1,252 square feet (56.4%) of brick, as compared with ~~877~~ 969 square feet (43.6%) of vinyl siding. This requirement has been met.

5. Side-Entry Garages

The PRD agreement requires that at least 30% of the single-family detached units have side entry garages. Side entry garage units were previously identified for the Country Walk project, and this unit is not designated as requiring a side entry garage.

Recommendation

Staff recommends that the Planning Commission approve the site plan amendment to the Country Walk Phase III subdivision to be built by Lawrence Duty based on the following conditions:

1. The proposed model, as modified, is subject to approval by the Country Walk Phase III Homeowner's Association (represented by Sentry Management, Inc). The applicant has explained that the primary concern of the H.O.A. is that the house meet the required percentage brick per the Township's requirements. I have contacted the H.O.A. and advised them that, per point 4 above, this requirement is met.

Thank you for your consideration.

Sincerely,

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

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



NOTE: FRONT ELEVATION - BRICK - 220 SF.
SIDING - 150 SF.
REAR ELEVATION - BRICK = 279 SF.
SIDING = 216 SF.
RIGHT ELEVATION - BRICK = 428 SF.
SIDING = 276 SF.
LEFT ELEVATION - BRICK = 411 SF.
SIDING = 235 SF.
TOTAL - BRICK = 1,344 SF.
SIDING = 877 SF.

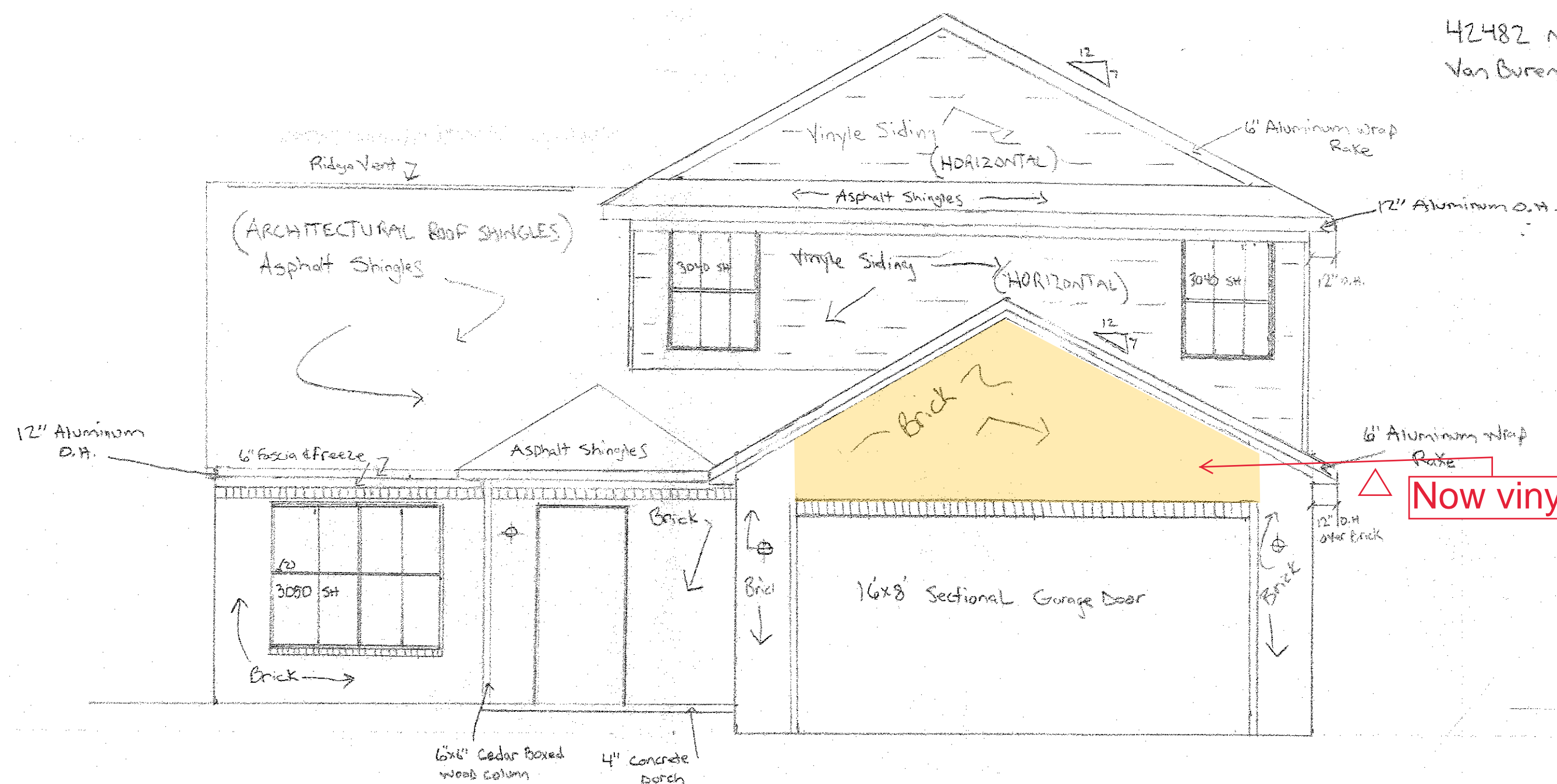
Brick on front reduced
from 220-sf to 128-sf
Siding increased from
150-sf to 242-sf

Total brick reduced from
1,344-sf to 1,252-sf
Siding increased from 877-sf
to 969-sf

Lawrence Duty
8087 Stonegate Dr.
Northville, MI 48168

10/14/22

42482 N. Cumberland Dr.
Van Buren Twp. MI. 48111



Now vinyl siding.

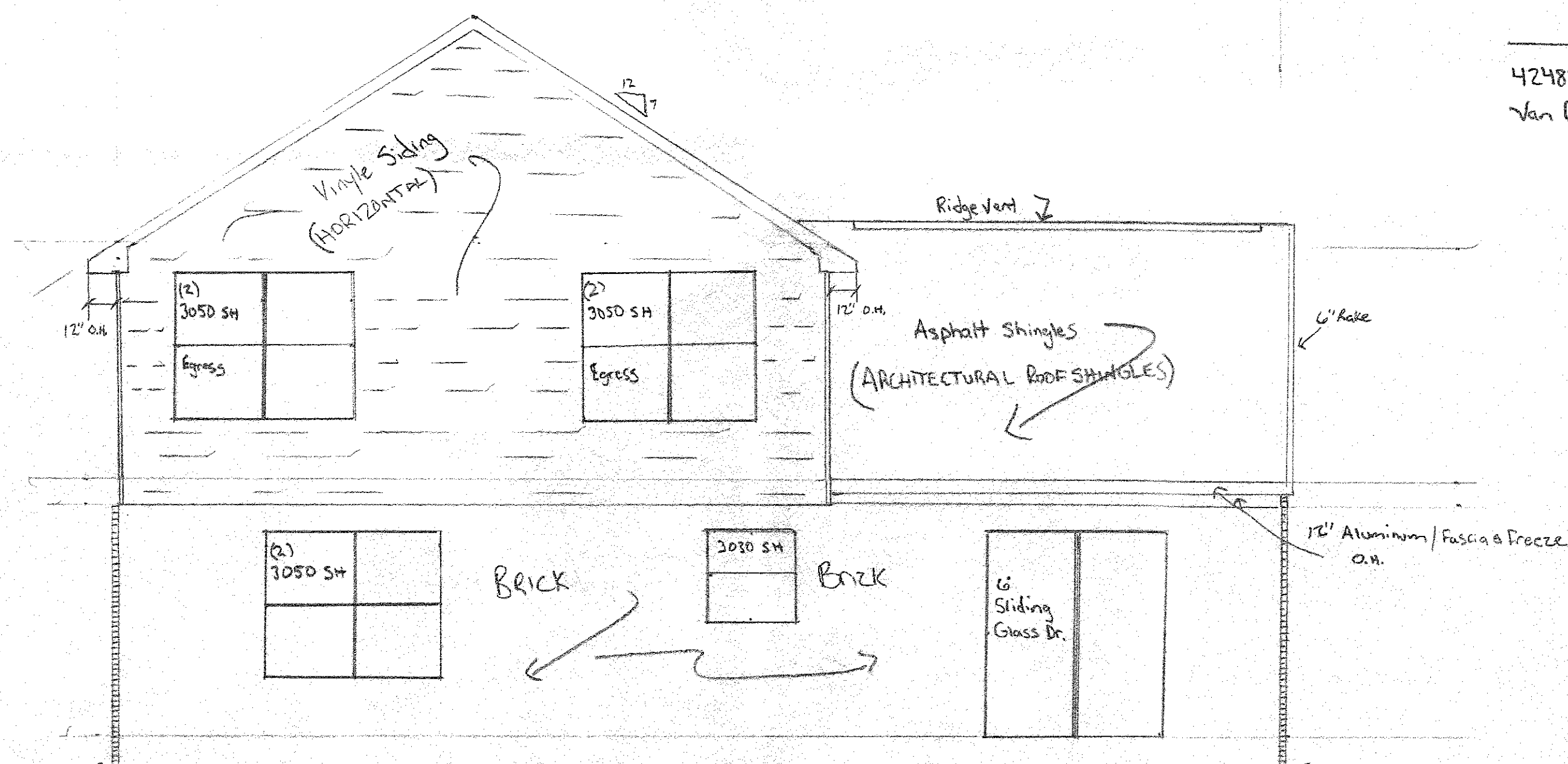
FRONT ELEVATION

Scale 1/4" = 1'0"

Lawrence Doty
8087 Stonegate Dr.
Northville, MI. 48168

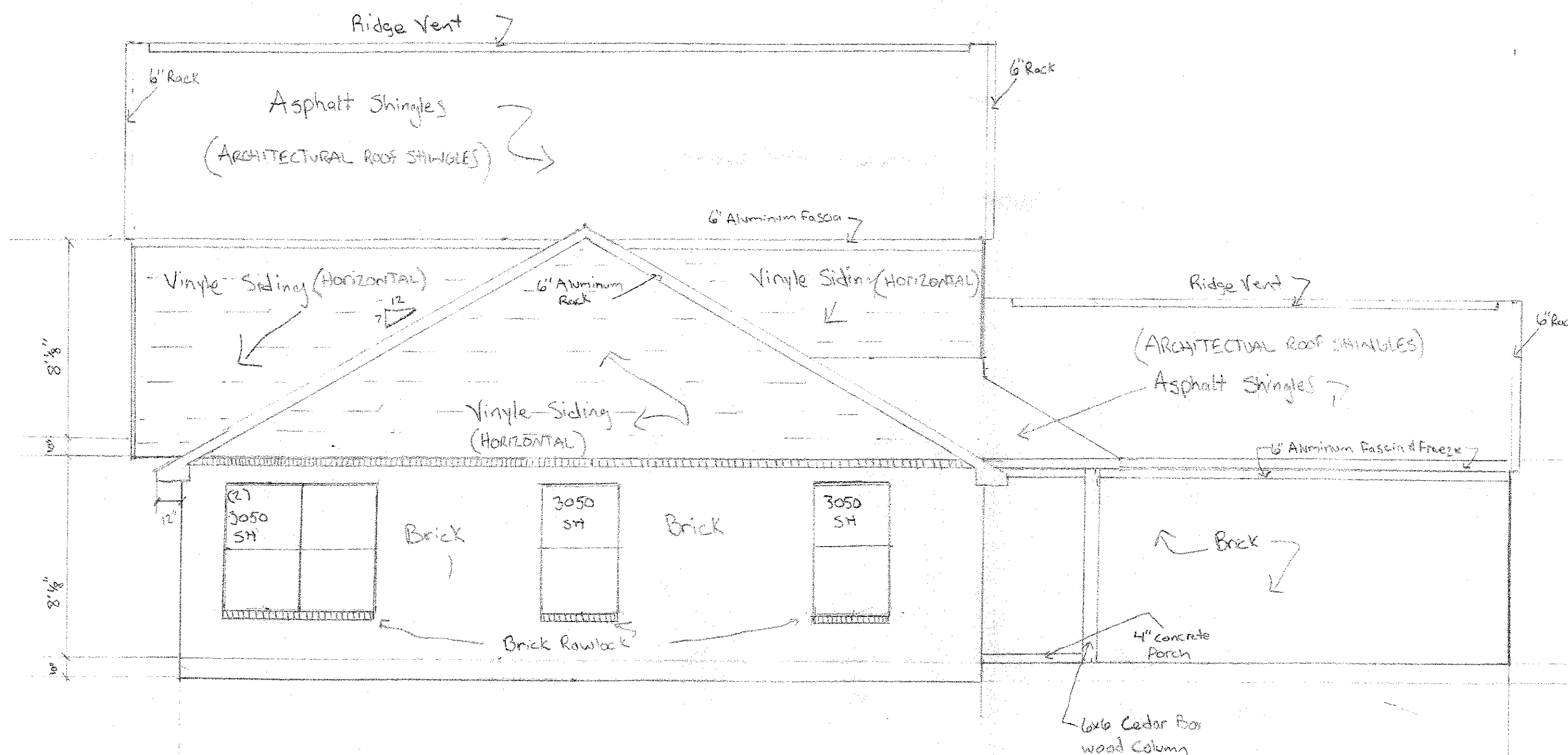
10/14/22

42482 N. Cumberland Dr.
Van Buren Twp. MI. 48111



Rear Elevation

Scale 1/4" = 1'0"



Lawrence P. Duly
 8087 Stonegate Dr.
 Northville, MI 48168

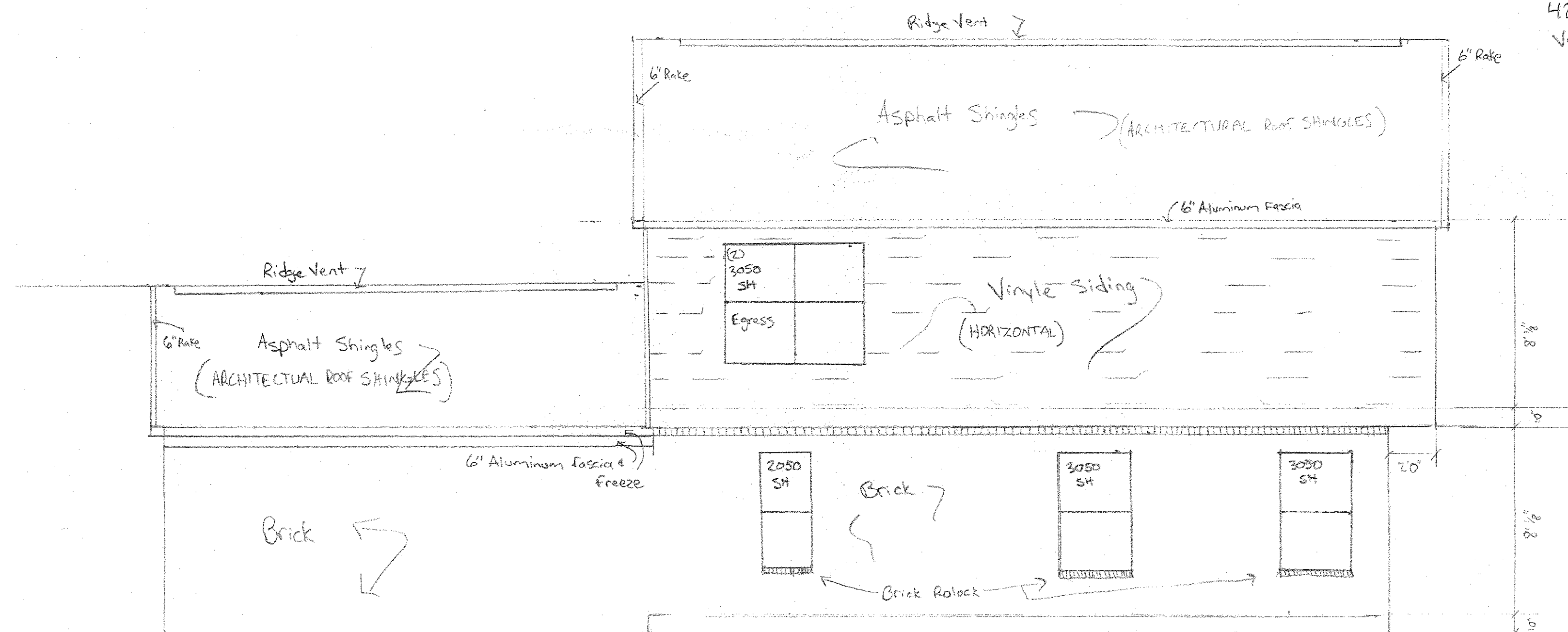
10/14/22

42482 Cumberland Dr.
 Van Buren Twp. MI 48111

Lawrence Duty
 8087 Stonegate Dr.
 Northville, MI 48168

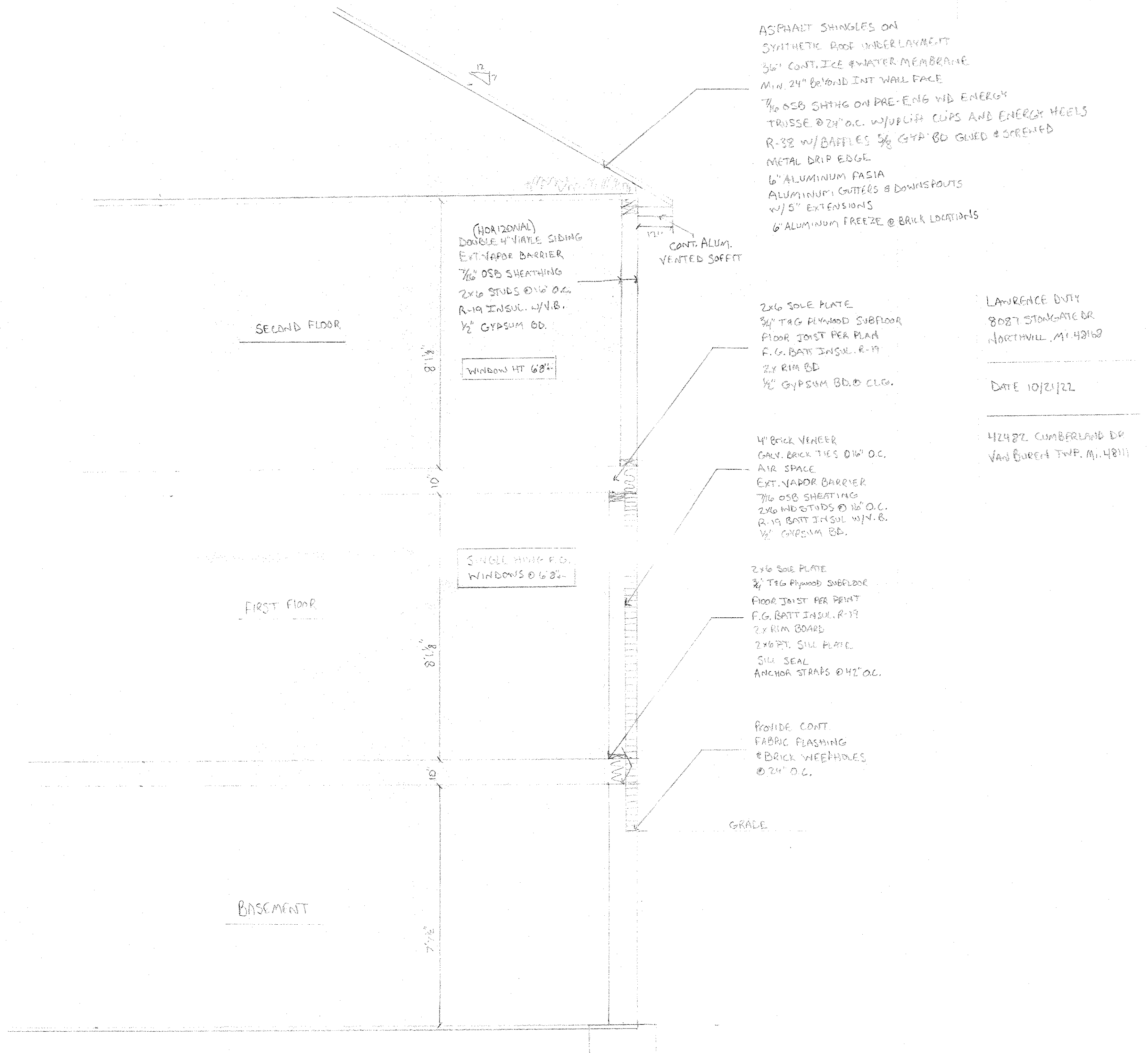
10/14/22

42482 N. Cumberland Dr.
 Van Buren Twp. MI 48111



Right Side Elevation

Scale 1/4" = 1'0"

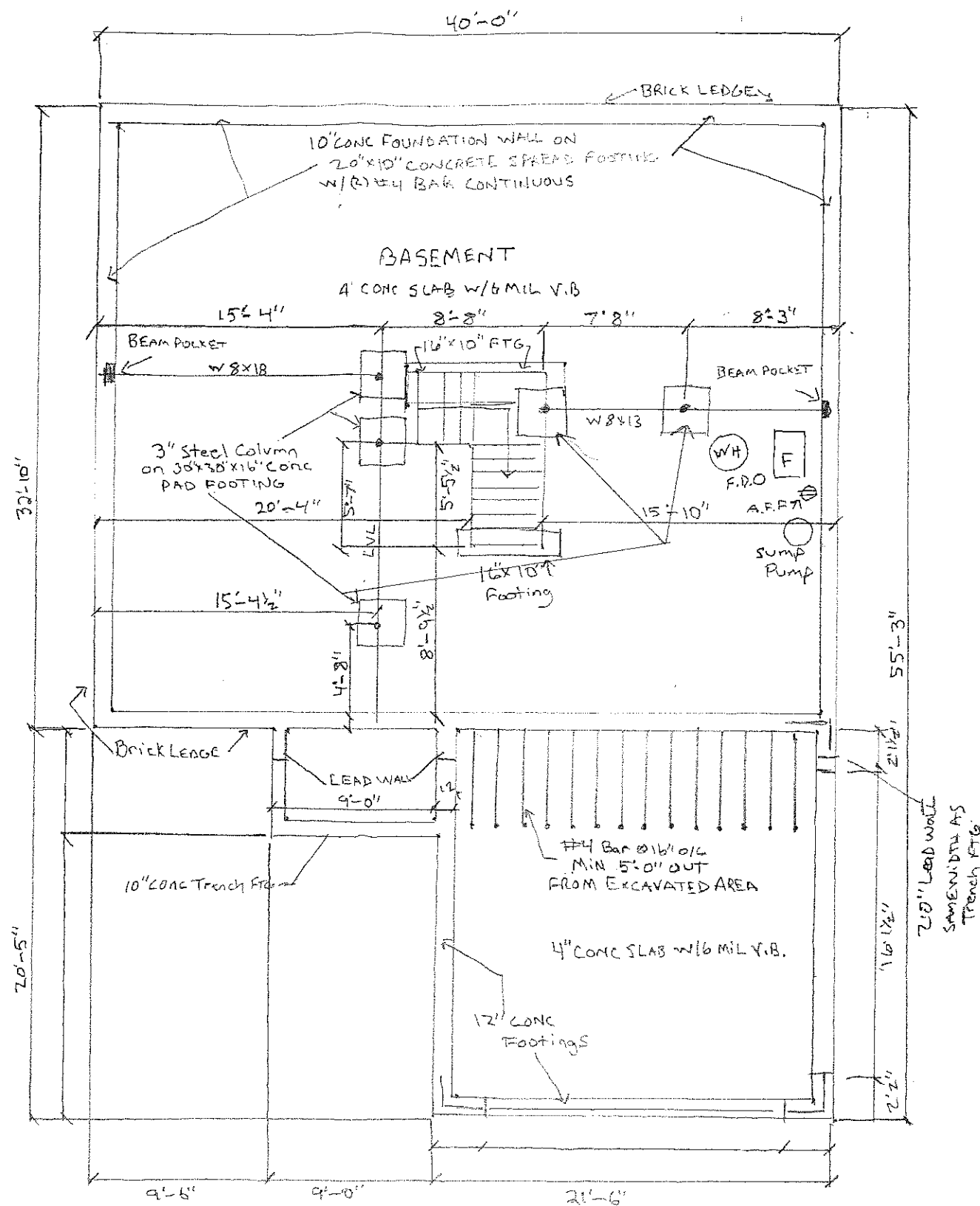


LAWRENCE DUTY
 8087 STONKATE DR
 NORTHVILLE, MI 48169

DATE 10/21/22

42482 CUMBERLAND DR
 VAN BUREN TWP, MI 48111

WALL SECTION SCALE 1/2" = 1'-0"



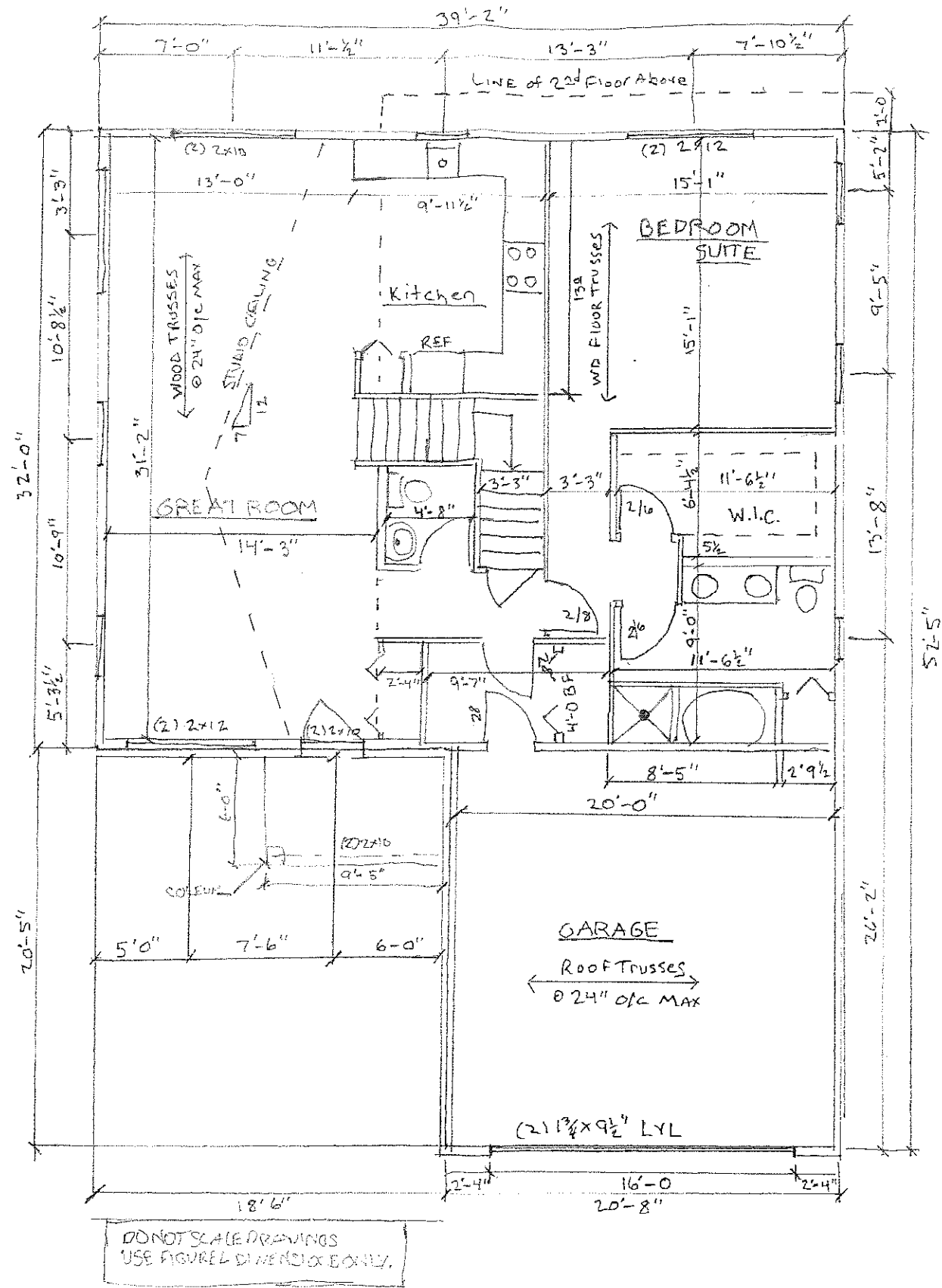
Lawrence Duty
8087 STONGATE DR
NORTHVILLE, MI 48168

3/15/2021

BASEMENT FOUNDATION
PLAN

42482 N. CUMBERLAND DR.
VAN BUREN TWP. MI 48111

ALL EXTERIOR WALL DIMENSIONS ARE 6" AND TO OUTSIDE OF SHEATHING UNO
ALL INTERIOR WALL DIMENSIONS ARE 3 1/2"

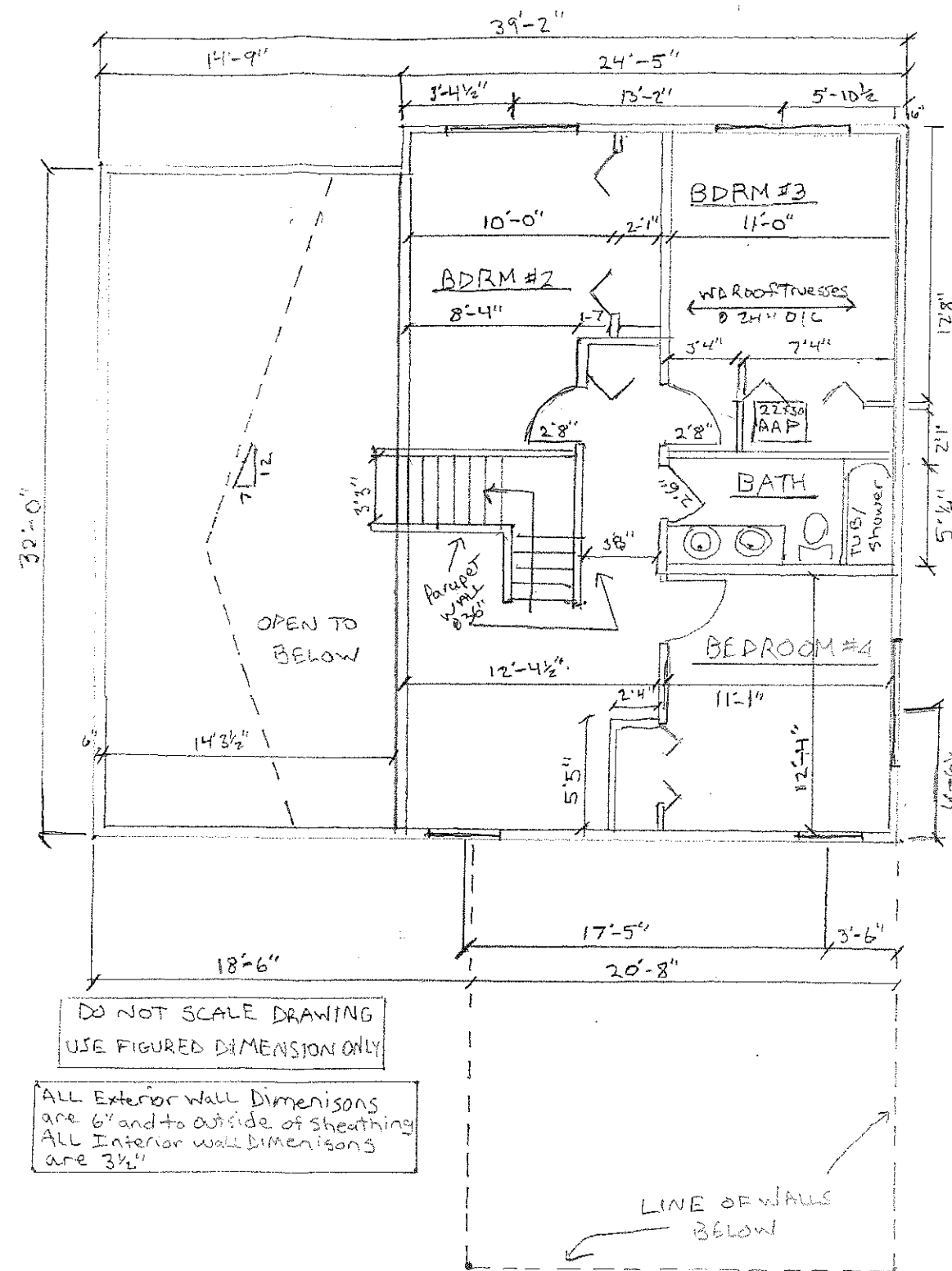


Lawrence, Dwy
8087 Stonegate Dr.
Northville, MI 48168

3/15/2021

First Floor Plan

42482 N. Cumberland Dr.
Van Buren Twp. Mich. 48111

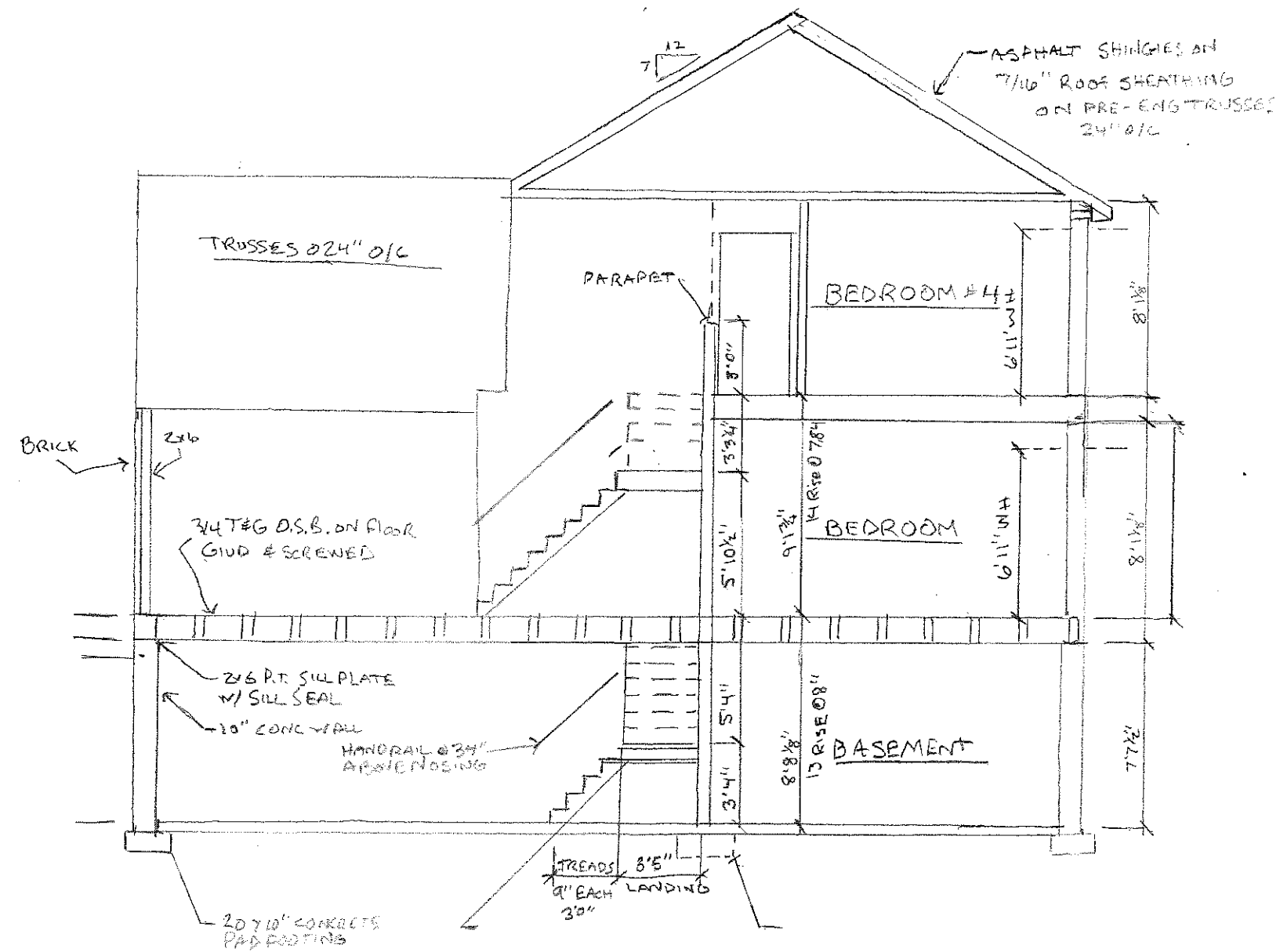


Lawrence Dwy
 8087 Stonegate Dr.
 Northville, MI 48168

3/15/2021

Second Floor Plan
 836 SF.

42482 N. CUMBERLAND DR.
 VAN BUREN TWP. MI. 48111



CROSS SECTION

Lawrence DUTY
8087 STONEGATE DR
NORTVILLE, MI. 48168

3/15/2021

CROSS SECTION

42482 Cumberland Dr.
Van Buren Twp. MI. 48111



SCALE: 1"=30'

DESCRIPTION:

PART OF THE S.W. 1/4 OF SECTION 23, AND
PART OF THE N.W. 1/4 OF SECTION 28,
T. 3 S., R. 8 E., VAN BUREN TWP. MI.
DESCRIBED AS: UNIT 46 OF COUNTRY WALK III
CONDOMINIUM SUBDIVISION PLAN NO. _____
WAYNE COUNTY RECORDS.

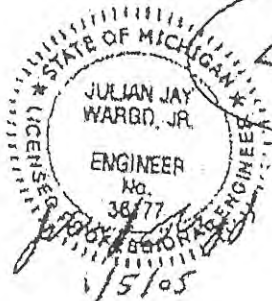
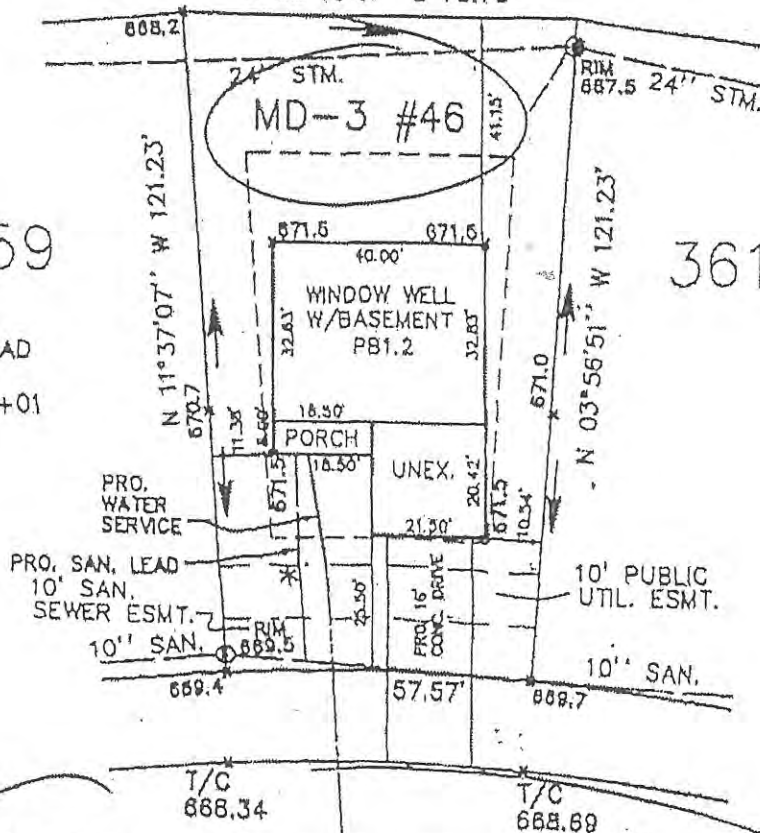
OPEN SPACE

N 82°13'01" E 73.75'

359

361

*18'-8" SAN. LEAD
INV. 62.2
WYE LOCATION 1+01



42482 N. CUMBERLAND DRIVE
66' WIDE (PVT.)

RECEIVED

JUL 27 2022

Initial: _____



BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)

LEGEND

- T/C TOP OF CURB
- F.G. FINISH GRADE
- 60.5 PROPOSED GRADE
- 60.5) AS-BUILT GRADE
- MD MASTER DEED

BUILDER:
CREATIVE LAND DESIGN, INC.
41050 VINCENTI COURT
NOVI, MI. 48375
248-615-1313

IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW THIS
DRAWING FOR ALL HOUSE PLAN DATA, HOUSE LOCATION
AND ORIENTATION ON THE PARCEL.

REVISIONS		
ITEM	DATE	BY

COUNTRY WALK III
VAN BUREN TWP.

LOT 360 / UNIT 46

ZEIMET WOZNIAK
ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
28450 FRANKLIN ROAD
SOUTHFIELD, MICHIGAN 48034
(248) 352-8800

MICHIGAN

DATE

BY

03/20

1/1



VAN BUREN

CHARTER TOWNSHIP

RECEIVED

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

46425 TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

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

JUL 05 2023

PLANNING & ZONING APPLICATION Initial: _____

CASE INFORMATION

CASE NUMBER: 23-035	DATE SUBMITTED: July 5, 2023
----------------------------	-------------------------------------

APPLICANT INFORMATION

NAME: Gilbert Homes Inc.	PHONE: 248-661-6022
ADDRESS: 5645 Silver Pond	CELL PHONE: 248-705-3001
CITY, STATE & ZIP West Bloomfield MI 48322	FAX: 248-661-6022
EMAIL: gilberthomes@gmail.com	

PROPERTY OWNER INFORMATION (If different than the applicant)

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

BILLING CONTACT

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

SITE/PROJECT INFORMATION

NAME OF PROJECT: Walden Woods Subdivision - New single family residential			
PARCEL ID NO: V125-83- 83-040-04-0275-000, 83-040-04-0279-000, 83-040-05-0296-000		PROJECT ADDRESS: 43518 S Timberview Dr, 43640 S Timberview Dr, 44046 Timberview Ct	
* APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY			
PROPERTY LOCATION: On the <u>North</u> Side of <u>Tyler</u> Road; Between <u>Belleville</u> Road and <u>Morton Taylor</u> Road.			
SIZE OF LOT WIDTH:	SIZE OF LOT DEPTH:	ACREAGE OF SITE:	TOTAL ACRES OF SITE TO REVIEW:
CURRENT ZONING: Residential	IS A REZONING OF THIS PARCEL BEING REQUESTED? Y / N N		REQUESTED ZONING: N/A
PROJECT DESCRIPTION: Seeking approval for the attached elevation to be built on 3 lots in Walden Woods subdivision.			

SPECIAL PERMIT INFORMATION

DOES THE PROPOSED USE REQUIRE SPECIAL APPROVAL? Y / N N	
IF YES, SECTION OF ZONING ORDINANCE FOR WHICH YOU ARE APPLYING FOR SPECIAL APPROVAL: N/A	
IS THERE AN OFFICIAL WOODLAND WITHIN THE PARCEL? Y / N N	IF YES, WOODLAND ACREAGE: N/A
TOTAL NUMBER OF REGULATED TREES OUTSIDE THE WOODLAND AREA: N/A	TOTAL NUMBER OF TREES:
DETAILED DESCRIPTION FOR CUTTING TREES: N/A	
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

Gilbert Homes Inc. Brad Gilbert
PRINT PROPERTY OWNER'S NAME


SIGNATURE OF PROPERTY OWNER

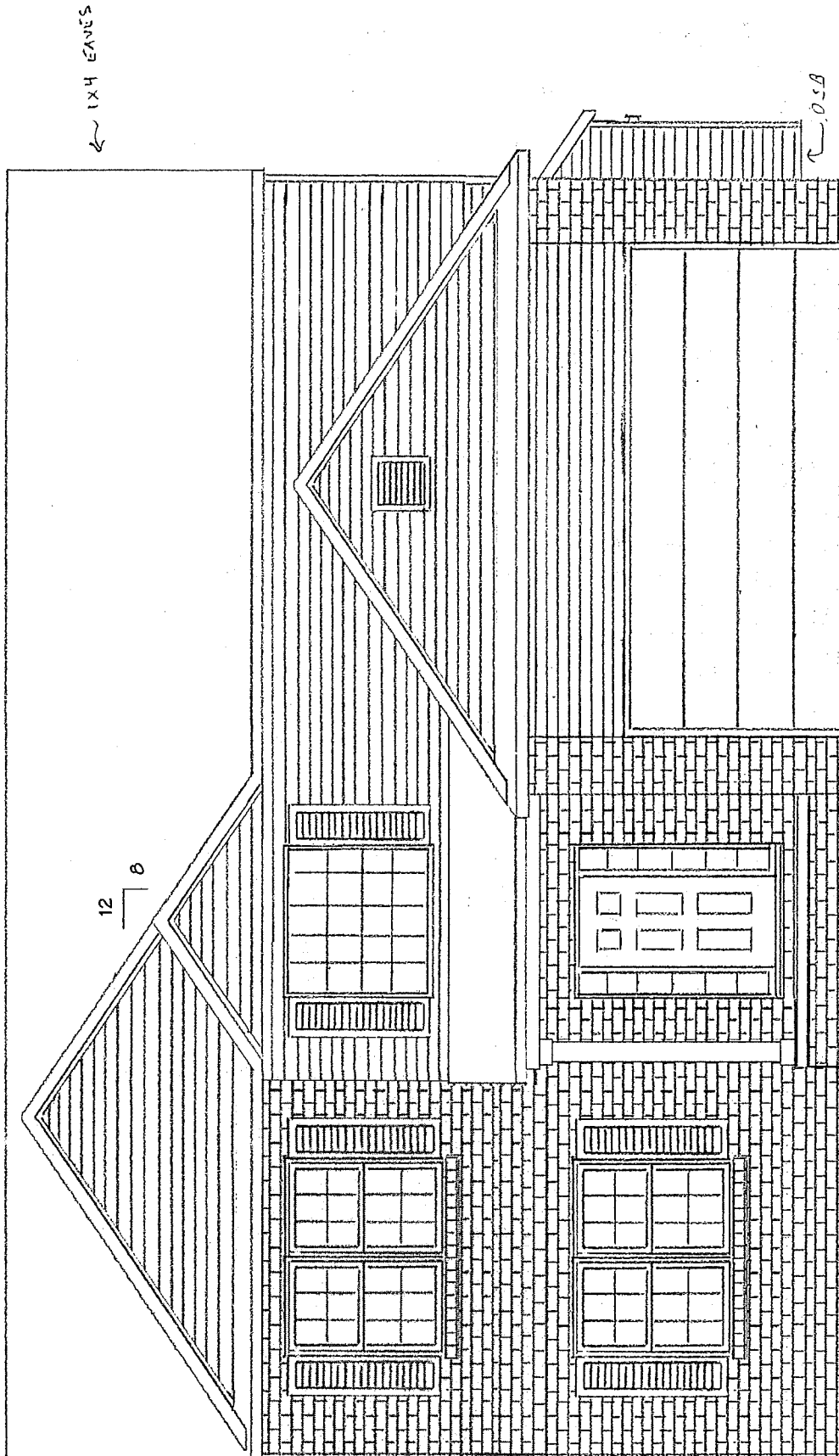
7/5/23
DATE

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 _____ day of _____, 20____.

_____, Notary Public, _____ County, Michigan My Commission expires _____, 20____.



FRONT ELEVATION
SCALE: 1/4" = 1'0"



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Case 23-035 - Site Plan Amendment / New Architectural Model
in Walden Woods Subdivision for Gilbert Homes, Inc.
DATE: September 8, 2023

The Applicant, Gilbert Homes, Inc., on behalf of landowner Walden Woods Development, LLC is requesting an amendment to the approved Walden Woods Subdivision Site Plan to allow one (1) new model architectural elevation to be built in the subdivision.

Woods Subdivision consists of five (5) phases of platted single family residential home sites. The development is a Planned Unit Development (PUD), bound by a Development Agreement. The Walden Woods Subdivision, Phases 4 and 5, is the subject of the request. The lots specifically to be constructed upon are as follow:

- 44046 Timberview Court: Lot 296 of Walden Woods No. 5
- 43518 S Timberview Drive: Lot 275 of Walden Woods No. 4
- 43640 S Timberview Drive: Lot 279 of Walden Woods No. 4

The development is located on the west side of Morton Taylor Road, north of Tyler Road. The development was constructed following the approval of a Development Plan and Development Agreement which was executed between Van Buren Township and Hayden Gregory Associates in January 1994, which outlined the responsibilities of the parties with respect to the completion of the development and required compliance with that PUD. The Project was subsequently developed by Walden Woods Development Co., LLC.

The proposed plans are subject to the PUD Development Agreement and the standards of the Zoning Ordinance, specifically section 5.115 which addresses architectural details in subdivisions and site condominiums. The Plans are also governed by a Declaration of Covenants and Restrictions, as amended, and bylaws, which are administered by the Walden Woods Homeowners' Association.

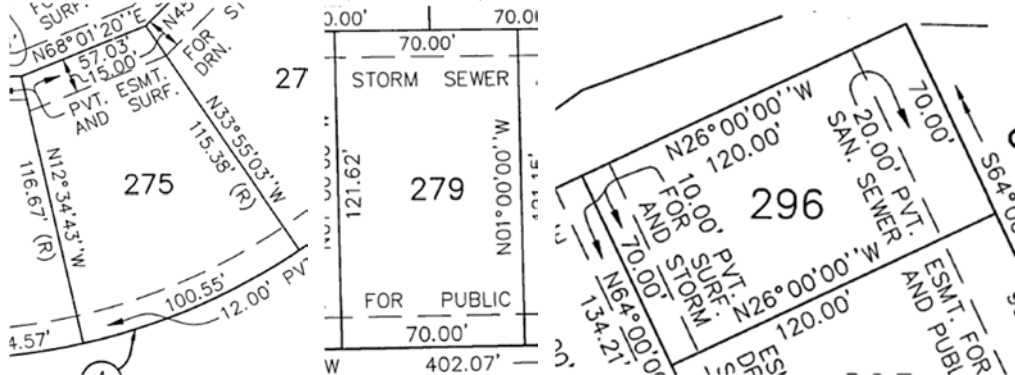
The following is staff's review of the architectural plan based on the conditions in the Development Agreement and Section 5.115. I offer the following comments:

Comments

1. Site Plan

The properties are zoned R-1B – Single Family Residential District. A 30' required front yard setback is described on the approved site plan for the Walden Woods Development.

The required side, combined side, and rear yard setbacks are 10', 25' and 35', respectively. The lot sizes being considered vary in width from 70' to 100' and in depth from 115.38' to 121.62' (see below).



The proposed model dimensions of 41'0" wide by 46'4" deep. Staff has reviewed the plot plan that was submitted by the applicant, and the plot plan demonstrates that these required setbacks will be met.

2. **Floor Area**

Staff has found no minimum floor area requirements in the Walden Woods PUD Agreement, however, the R-1B zoning district requires a floor area of 1,500 square feet, exclusive of decks, patios, porches, breezeways, attached garages, basements and other spaces not heated or intended for dwelling purposes. Excluding the garage, the model's floor area will be 2,068 square feet. This requirement will be met.

3. **Façade Elevations.**

The Township's Zoning Ordinance has specific requirements to ensure that the Township's "Substantially Different" architectural design standard is met. Substantial difference in style between units must be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the parcel across the street. The three (3) individual building sites being proposed by the applicant are sufficiently separated so as to not cause concern that the construction of the same model at each site will violate this requirement. The units will otherwise be evaluated for substantial architectural difference in comparison with nearby units during building plan review.

4. **Building Materials**

Under Section 5.115(B)(7)(c) of the Van Buren Township Zoning Ordinance, at least fifty percent (50%) of the total wall area of residential structures shall be finished with brick or stone. Based on an analysis of the submitted architectural elevations, this requirement will be met.

5. **Side-Entry Garages**

At least 30% of the single-family detached units have side entry garages in the Walden Woods Subdivision must be side-entry garages. Side entry garage units were previously assigned to other sites in the Walden Woods Development, and this requirement does not apply to the three units in question.

Recommendation

Staff recommends that the Planning Commission approve the site plan amendment to the Walden Woods No. 4 and 5 subdivisions to be built by Gilbert Homes, subject to the following condition:

1. The proposed model, is subject to approval by the Walden Woods Homeowner's Association.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power", with a stylized, cursive script.

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

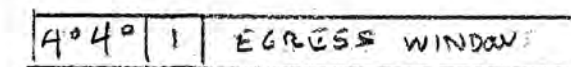


FRONT ELEVATION

SCALE: 1/4" = 1'0"

EGRESS LOCATION WILL VARY

12" BUCK LEOFF - 4 SIDES



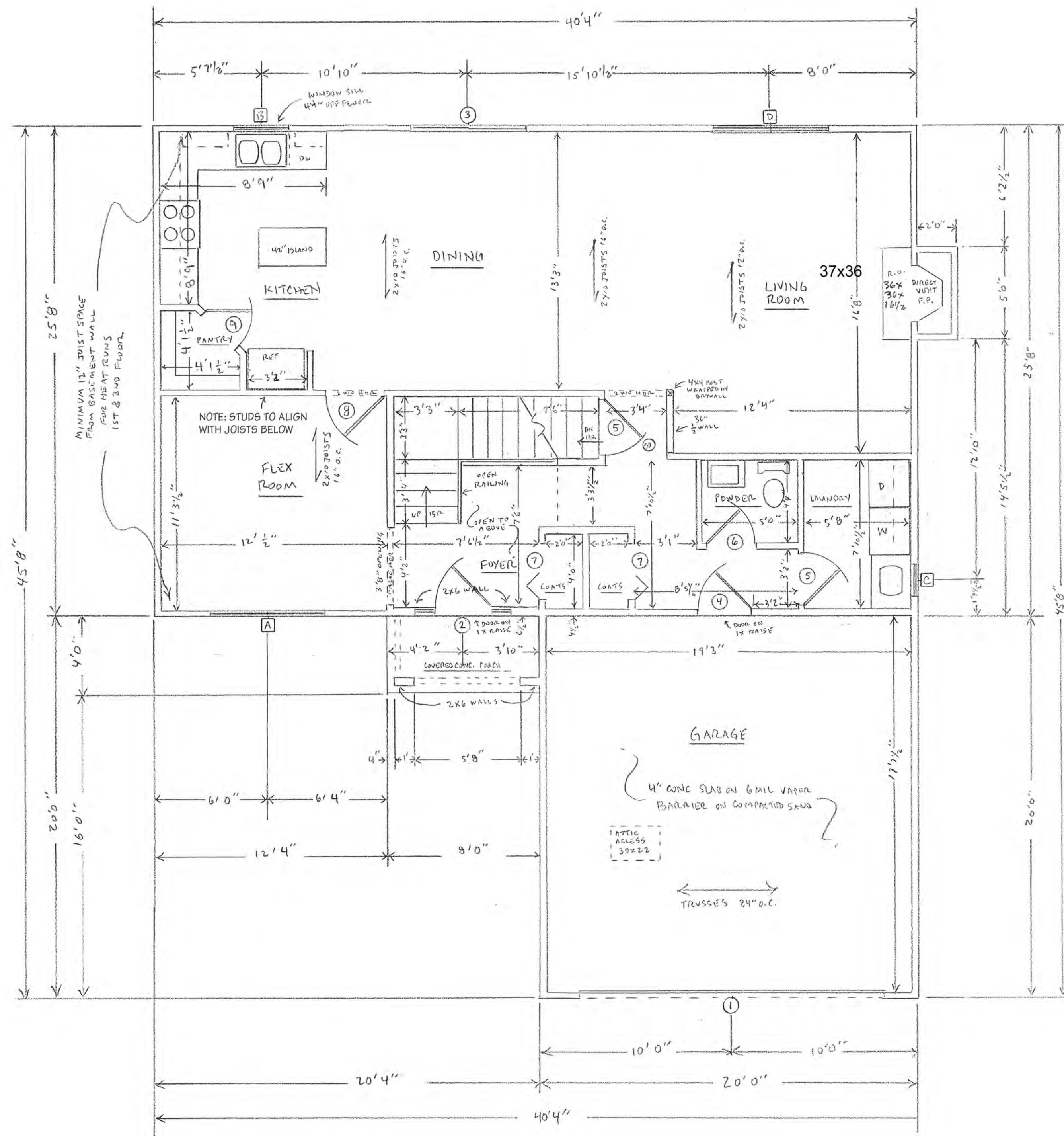
FOUNDATION PLAN

$$Scale = 1/4" = 1'0"$$

NOTE: ALL WALLS DRAWN 10' THICK
SOIL BEARING 2500 PSF MIN
CONCRETE COMP 2500 MIN
TRUSSES FV BE USED

BRING TRACE WIRE TO METER LOCATION

GILBERT HOMES
PG 1 OF 6



DOOR SCHEDULE				0
KEY	SIZE	QTY	DESC	
1	16'7"	1	OVERHEAD GARAGE	
2	5'6"	1	3' 6 PANEL EXT W/12" SIDE LITES	R.O. 65 X 82 1/4 ON TX
3	6'6"	1	SLIDING GLASS	
4	2'8"	1	FIRE-RATED	R.O. 38 X 82 1/4 ON TX
5	2'8"	2	INT. SWING	
6	2'4"	1	INT. SWING	
7	3'6"	2	BIFOLD	
8	3'6"	1	INT. SWING	
9	2'6"	1	INT. SWING	

WINDOW SCHEDULE				□
KEY	SIZE	QTY	DESC	
A	6'5"	1	(2) 3'5" SH MULLED	
B	3'3"	1	GLIDER	
C	2'3"	1	GLIDER	
D	6'5"	1	GLIDER	

NOTE: SIZES VARY BY MFR

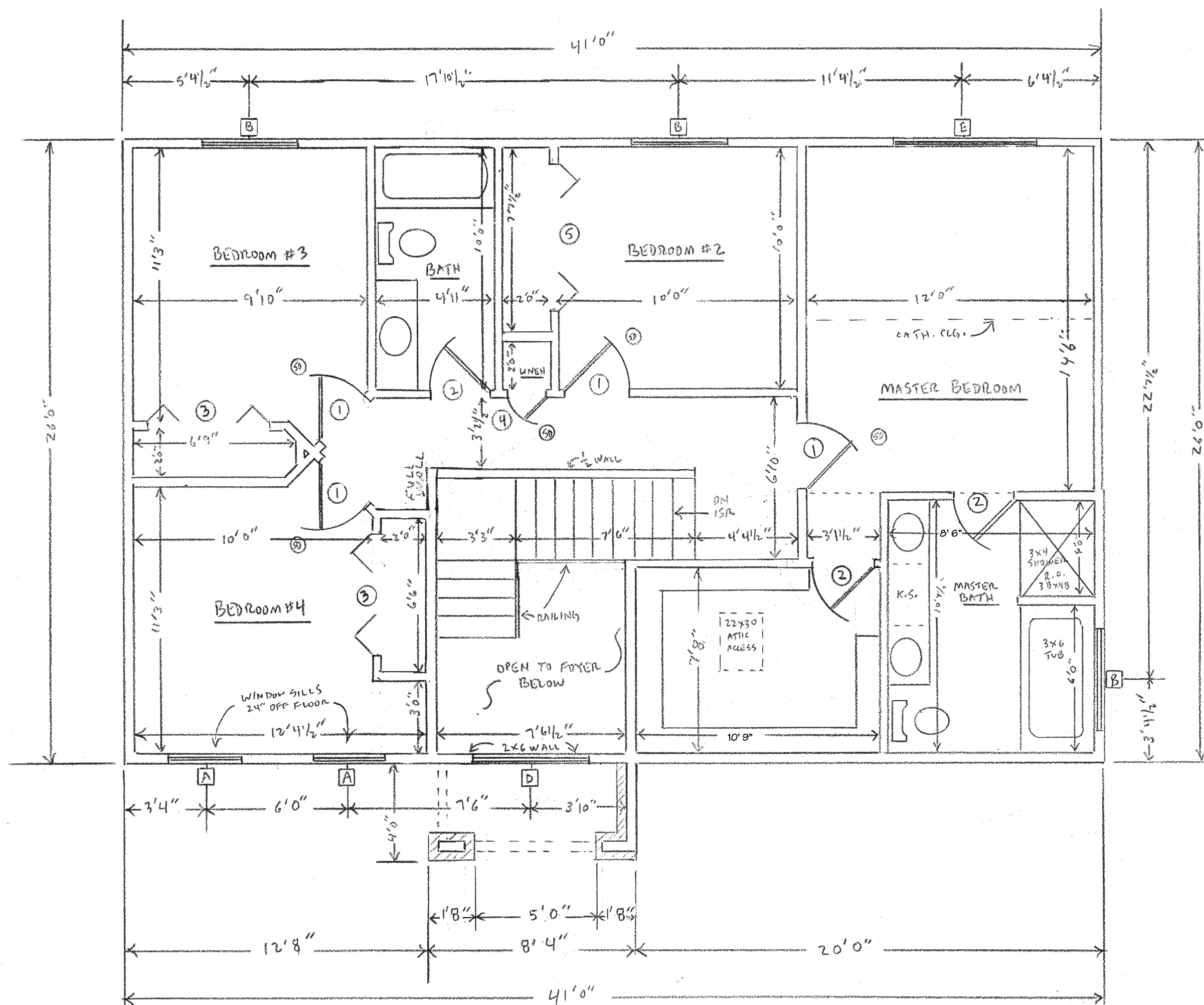
FIRST FLOOR PLAN SCALE: 1/4" = 1'0" 1066 SQ. FT.

- NOTE: ALL WALLS DRAWN 4 1/2" THICK UNLESS NOTED
- NOTE: EXT. DIMENSIONS DO NOT INCLUDE BRICK
- NOTE: 2x12 HORS OVER EXT. DOORS & WINDOWS
- NOTE: SMOKE DETECTORS WIRING IN SERIES W/BATTERY BACKUP
- NOTE: TREADS & RISERS 1" PAST DRY WALL AT FOYER STEPS
- NOTE: ALL HEADERS AS HIGH AS POSSIBLE
- NOTE: 1ST FLOOR WINDOW HEADERS AT 7'8" EXCEPT KITCHEN SILL AT 44" AND L.R. SILL AT 18"
- NOTE: USE 2 STUDS ON EXT. CORNERS
- NOTE: 1/8" GAP 4 SIDES ON DECK & ROOF
- NOTE: DOORS 2" x 83
BIFOLD 1" x 82 1/2

master tub RO 38x 72 1/4"

master shower RO 48 1/4"

main tub RO 60 1/4"



DOOR SCHEDULE			
KEY	SIZE	QTY	DESC
1	2'6"	4	INT. SWING
2	2'6"	3	INT. SWING
3	5'6"	2	BIFOLD
4	1'6"	1	PIVOT
5	6'6"	1	BIFOLD

WINDOW SCHEDULE			
KEY	SIZE	QTY	DESC
A	3'5"	2	S.H. (EGRESS)
B	4'4"	2	GLIDER (EGRESS)
C	4'4"	1	GLIDER (TEMPERED)
D	5'6"	1	FIXED
E	6'5"	1	GLIDER

SILLS 24" OFF FLOOR

NOTE: SIZES VARY BY MFR.

SECOND FLOOR PLAN

SCALE: 1/4" = 1'0" 1002 SQ. FT.

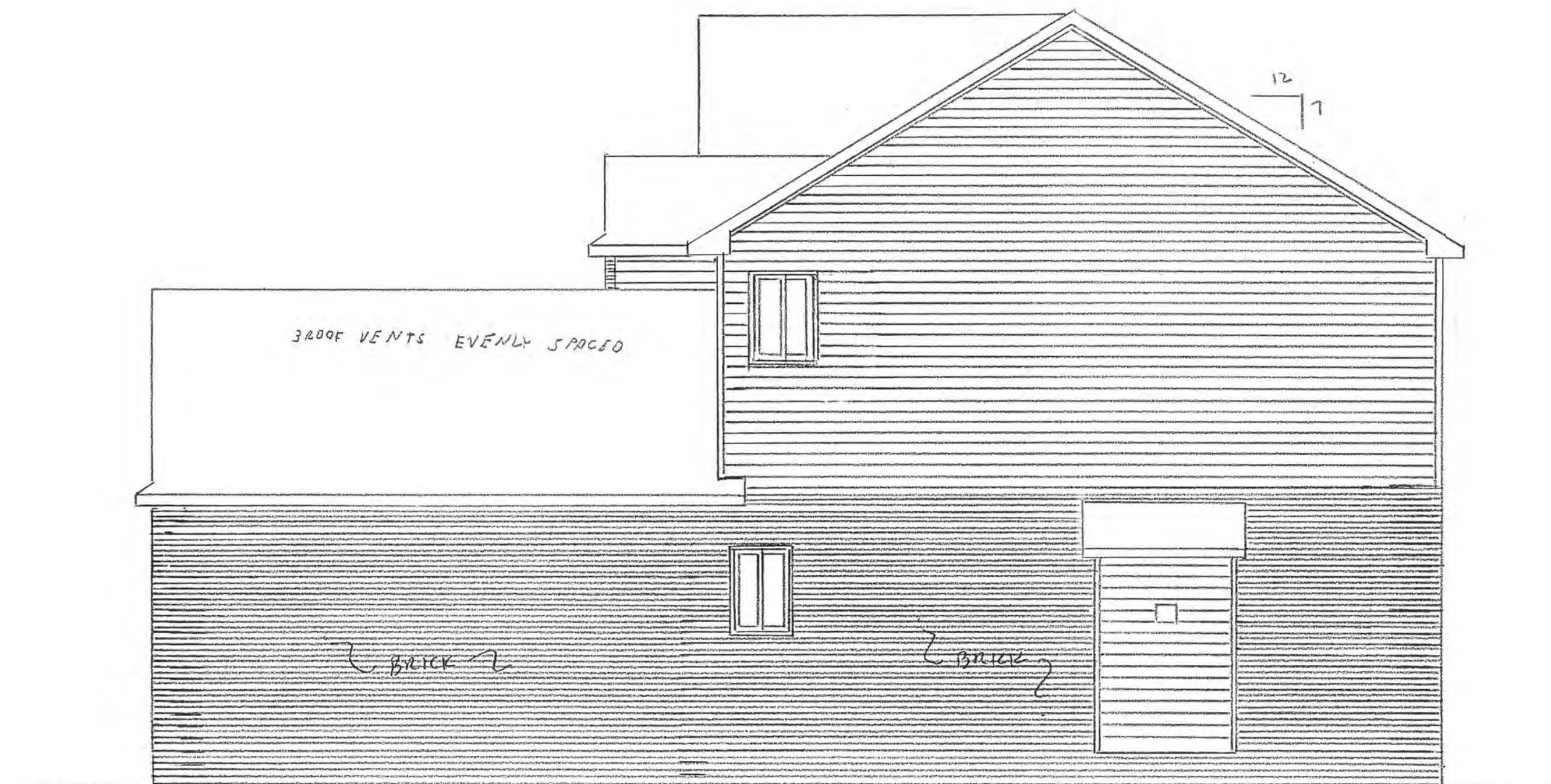
NOTE: ALL WALLS DRAWN 4 1/2" THICK UNLESS NOTED

NOTE: 2x10 HDRS OVER WINDOWS (UNLESS NOTED)

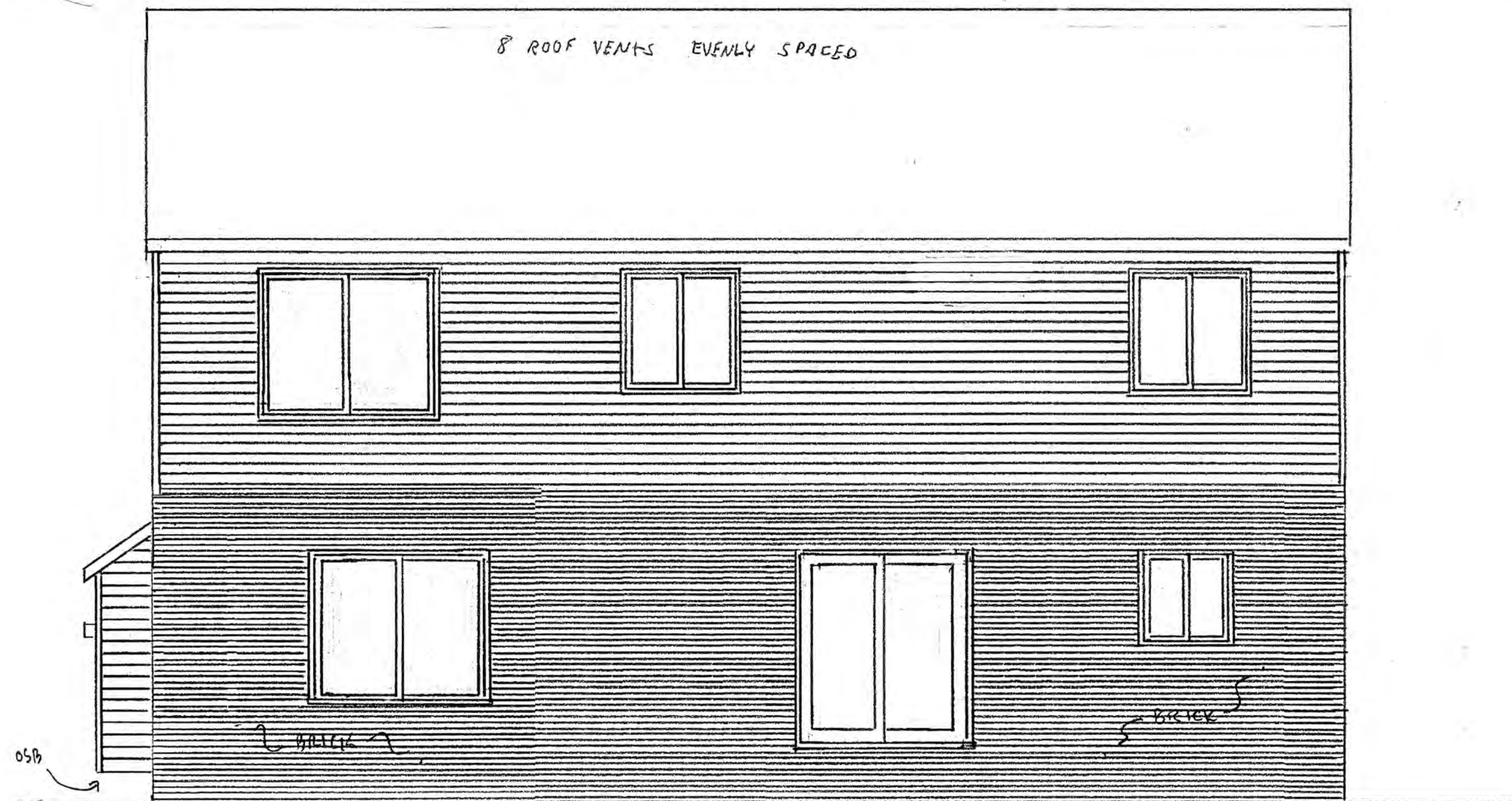
NOTE: SMOKE DETECTORS WIRED IN SERIES w/ BATT. BACKUP



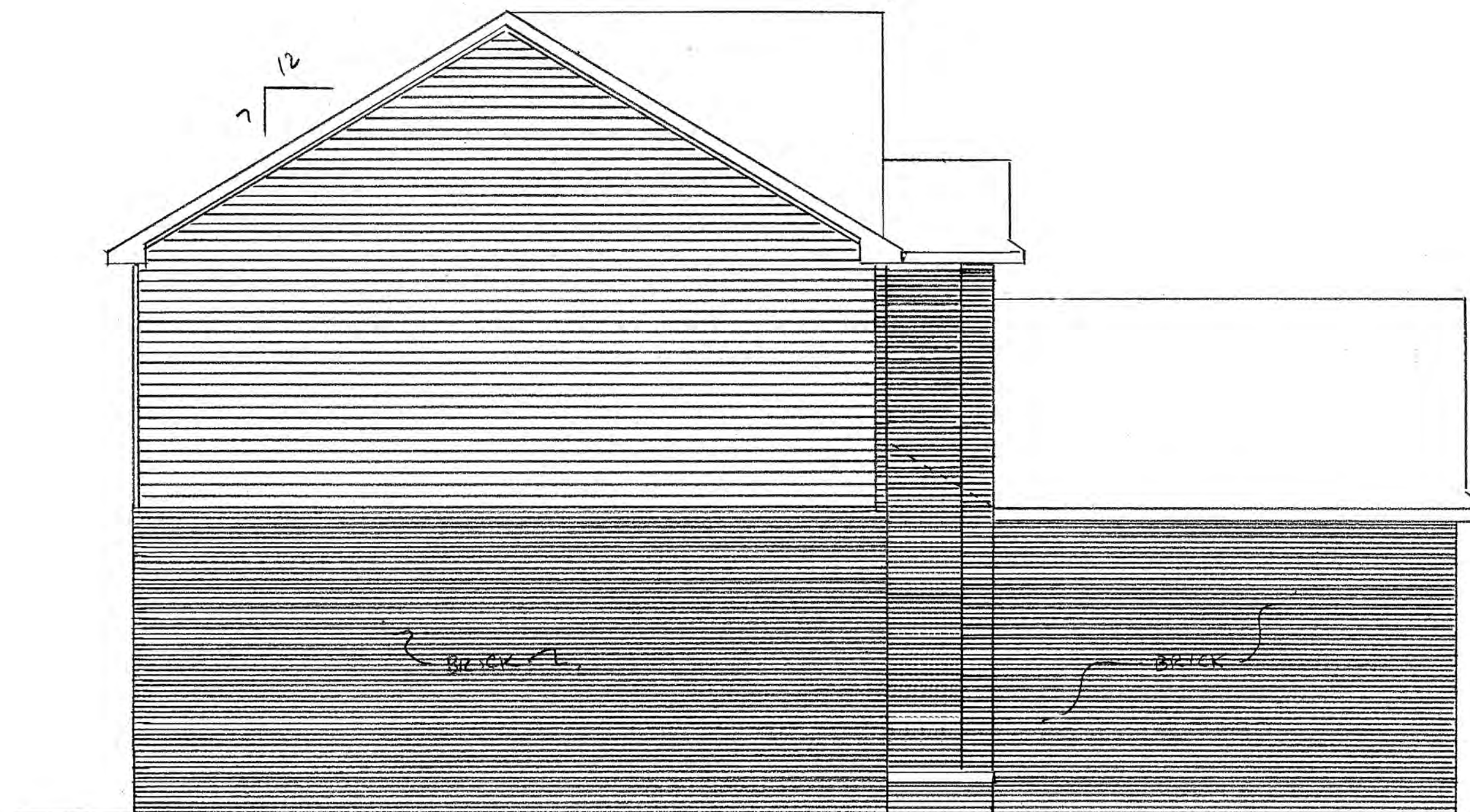
FRONT ELEVATION
SCALE: 1/4" = 1'0"



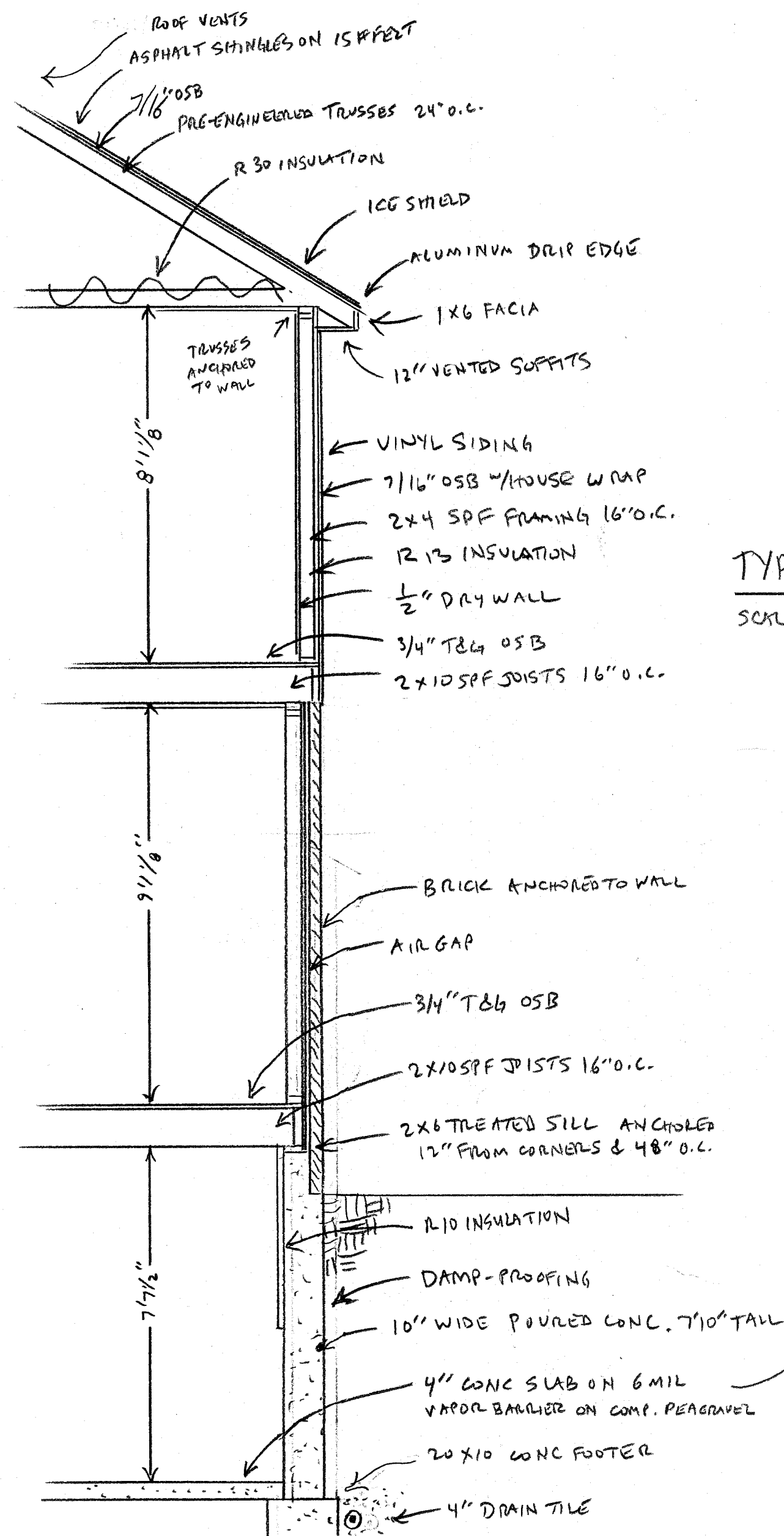
RIGHT ELEVATION
SCALE: 1/4" = 1'0"



REAR ELEVATION
SCALE: 1/4" = 1'0"

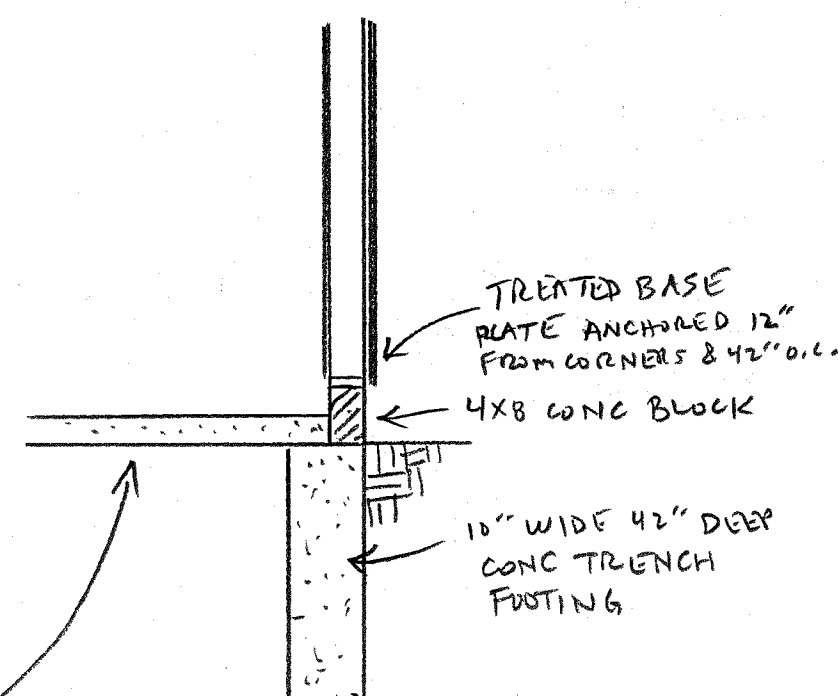


LEFT ELEVATION
SCALE: 1/4" = 1'0"



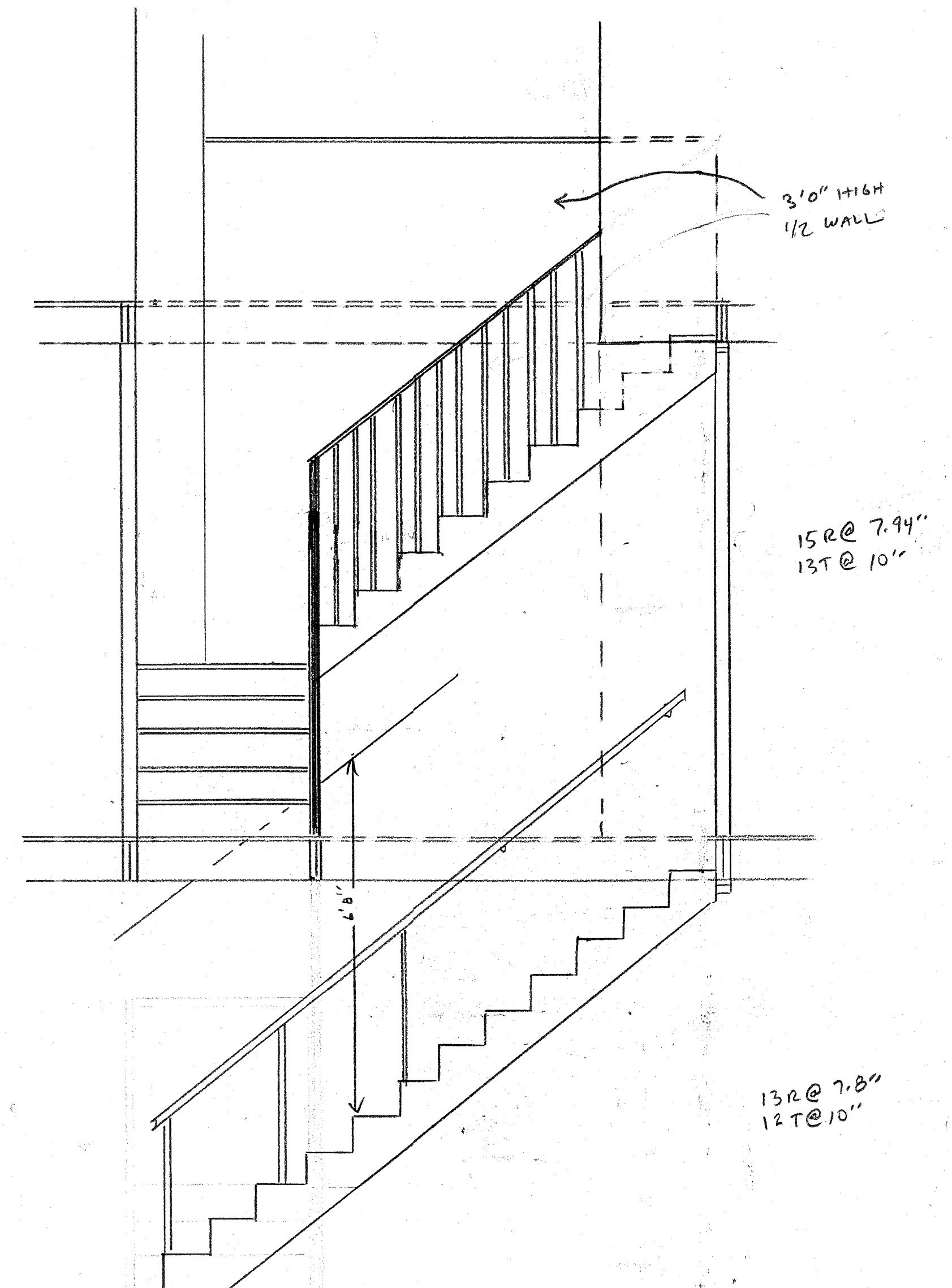
TYPICAL WALL SECTION

SCALE: 3/8" = 1'0"



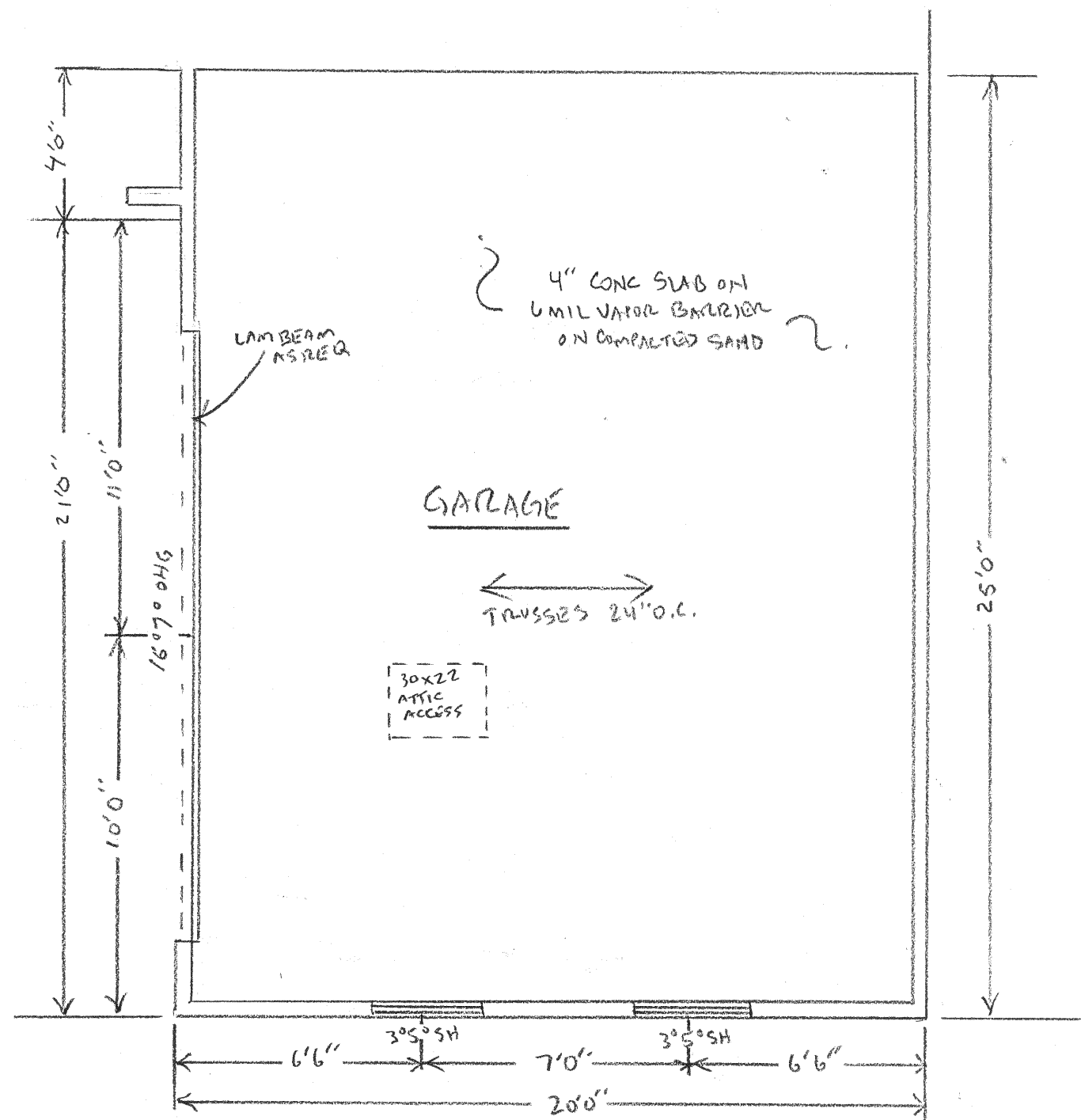
GARAGE DETAIL

SCALE: 3/8" = 1'0"

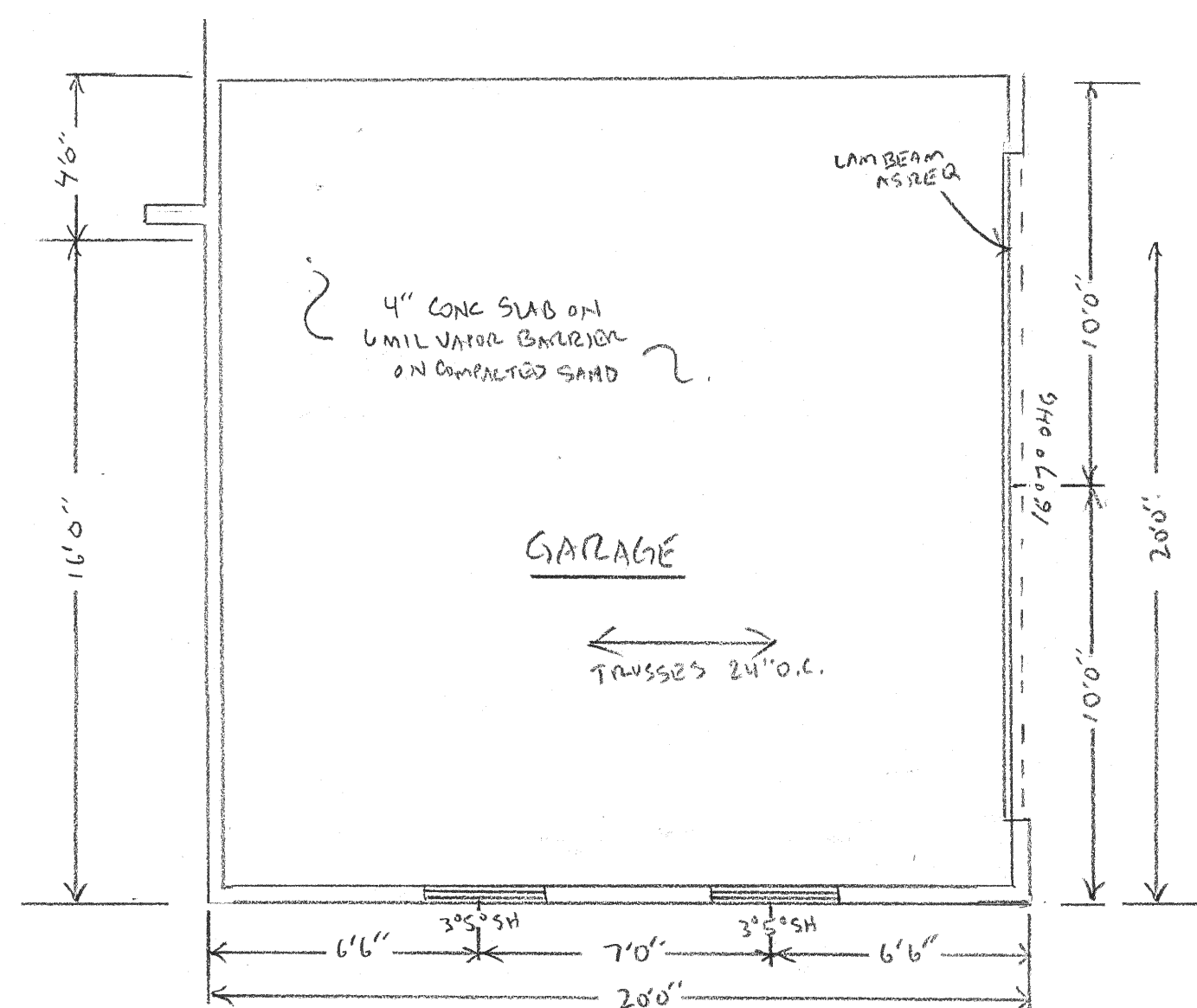


STAIRCASE SECTION

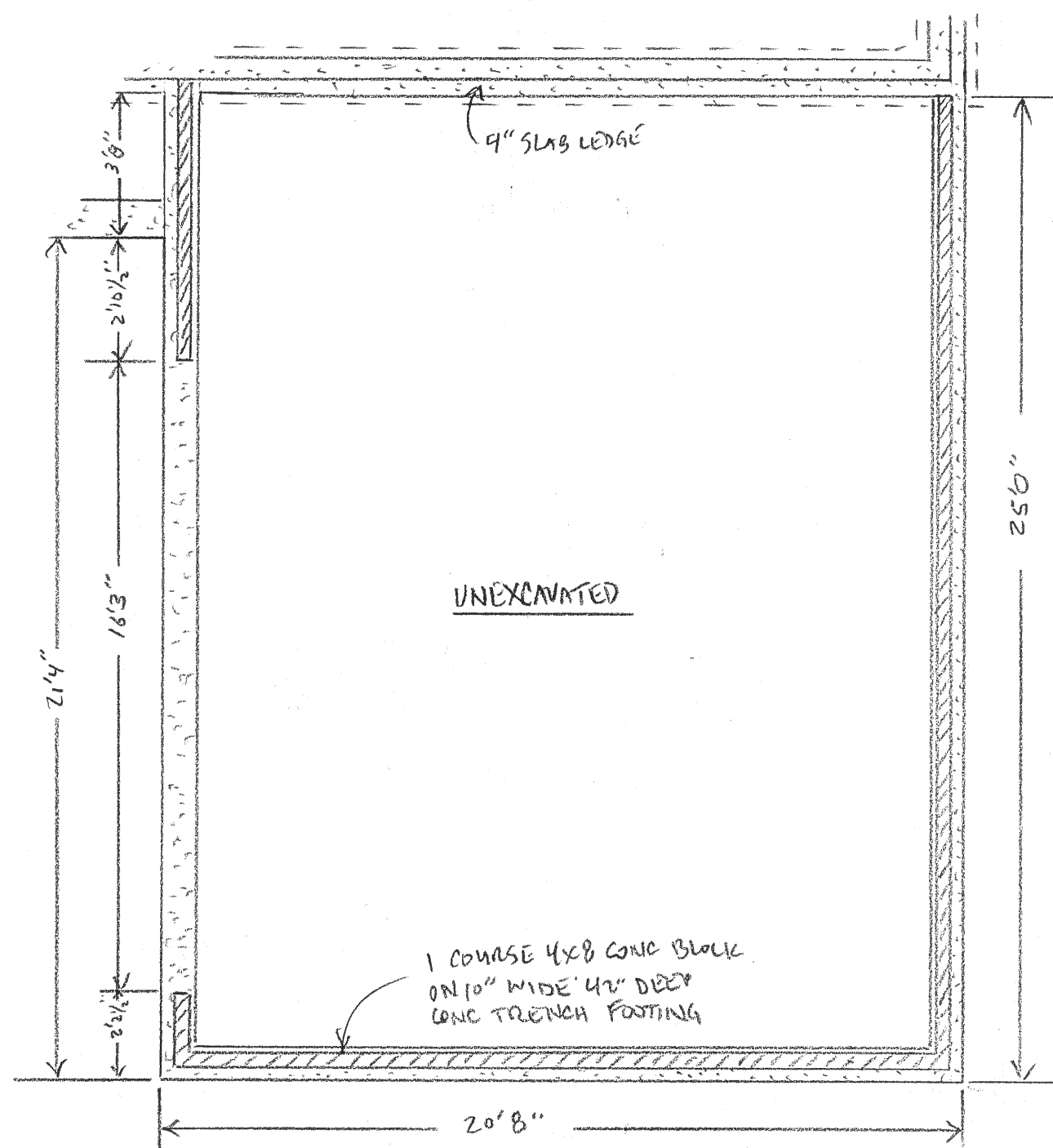
SCALE: 1/2" = 1'0"



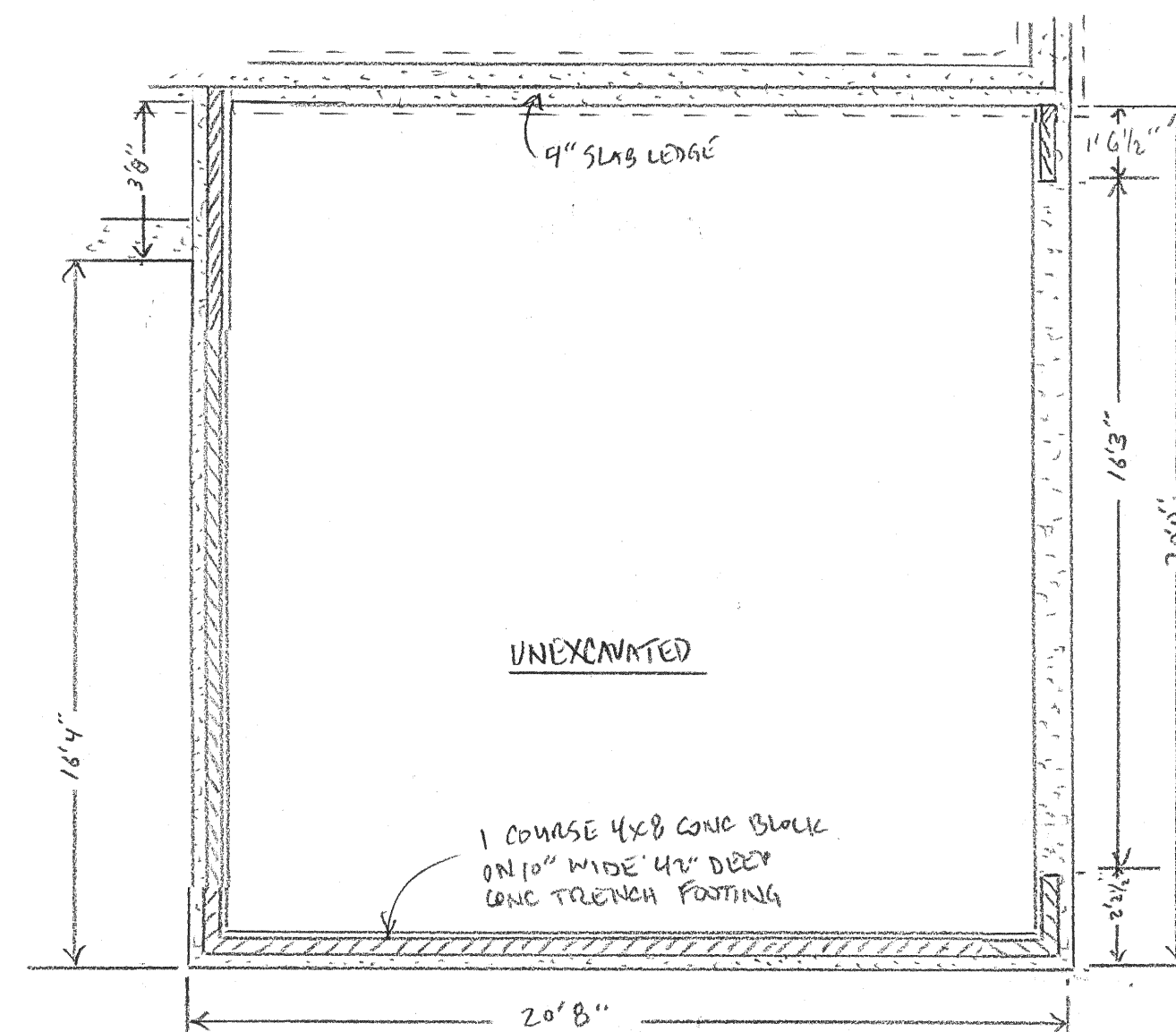
OPTIONAL "COURT ENTRY" GARAGE PLAN
SCALE: 1/4" = 1'0"



OPTIONAL SIDE ENTRY GARAGE PLAN
SCALE: 1/4" = 1'0"



OPTIONAL "COURT ENTRY" GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'0"



OPTIONAL SIDE ENTRY GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'0"

Power, Dan

Subject: FW: [EXTERNAL EMAIL] Fwd: HOA plan review

From: Bruce Gilbert <gilberthomes@gmail.com>

Sent: Wednesday, August 23, 2023 2:18 PM

To: Power, Dan <dpower@vanburen-mi.org>; Brad Gilbert <brad.gilberthomes@gmail.com>

Subject: [EXTERNAL EMAIL] Fwd: HOA plan review

CAUTION: This email originated from outside the Township. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dan,
Here is the HOA approval for Walden Woods. Brad will send plans with elevations shortly.

----- Forwarded message -----

From: **Charles Arnold** <carnold@waldenwoodscommunity.com>

Date: Wed, Aug 23, 2023 at 9:57 AM

Subject: Re: HOA plan review

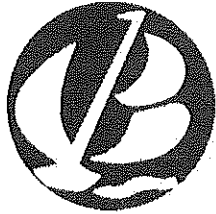
To: Bruce Gilbert <gilberthomes@gmail.com>, Power, Dan <dpower@vanburen-mi.org>, Akers, Ron <rakers@vanburen-mi.org>, Karen Spirl <kspirl@waldenwoodscommunity.com>, Sheila Marshall <smarshall@waldenwoodscommunity.com>, McNamara, Kevin <kmcnamara@vanburen-mi.org>

Cc: Brad Gilbert <brad.gilberthomes@gmail.com>

All,

Walden Wood HOA approves the home plans for Gilbert Homes contingent on the township approval of the plans submitted and the home plans are in accordance with the declaration of covenant and restrictions.

Thanks.



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: 23-040	DATE SUBMITTED: 8/16/2023
---------------------	---------------------------

APPLICANT INFORMATION

NAME: Gilbert Homes Inc.	PHONE: 248-661-6022
ADDRESS: 5645 Silver Pond	CELL PHONE: 248-705-3001
CITY, STATE & ZIP West Bloomfield MI 48322	FAX: 248-661-6022
EMAIL: gilberthomes@gmail.com	

PROPERTY OWNER INFORMATION (If different than the applicant)

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

BILLING CONTACT

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

SITE/PROJECT INFORMATION


NAME OF PROJECT: <u>Belle Pointe Woods</u> - New single family residential			
PARCEL ID NO: V125-83- 83-011-02-0035-000, 83-011-02-0081-000, 83-011-02-0088-000		PROJECT ADDRESS: 7055 Amanda Drive, 7234 Amanda Drive, 7177 Belle Pointe Drive	
* APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY			
PROPERTY LOCATION: On the <u>North</u> Side of <u>Ecorse</u> Road; Between <u>Belleville</u> Road and <u>Morton Taylor</u> Road.			
SIZE OF LOT WIDTH:	SIZE OF LOT DEPTH:	ACREAGE OF SITE:	TOTAL ACRES OF SITE TO REVIEW:
CURRENT ZONING: Residential	IS A REZONING OF THIS PARCEL BEING REQUESTED? Y / N N		REQUESTED ZONING: N/A
PROJECT DESCRIPTION: Seeking approval for the attached elevation to be built in Belle Pointe Woods subdivision.			

SPECIAL PERMIT INFORMATION


DOES THE PROPOSED USE REQUIRE SPECIAL APPROVAL? Y / N N	
IF YES, SECTION OF ZONING ORDINANCE FOR WHICH YOU ARE APPLYING FOR SPECIAL APPROVAL: N/A	
IS THERE AN OFFICIAL WOODLAND WITHIN THE PARCEL? Y / N N	IF YES, WOODLAND ACREAGE: N/A
TOTAL NUMBER OF REGULATED TREES OUTSIDE THE WOODLAND AREA: N/A	TOTAL NUMBER OF TREES:
DETAILED DESCRIPTION FOR CUTTING TREES: N/A	
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 AFFIDAVITGilbert Homes Inc.

PRINT PROPERTY OWNER'S NAME


SIGNATURE OF PROPERTY OWNER7/31/23
DATESTATE 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 August 2023 Notary Public, Wayne County, Michigan My Commission expires 07, 20 28

JESSICA M. SHEVROVICH
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jul 30, 2028
ACTING IN COUNTY OF Wayne



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Case 23-040 - Site Plan Amendment / New Architectural Model
in Belle Pointe Estates Subdivision for Gilbert Homes, Inc.
DATE: September 8, 2023

The Applicant, Gilbert Homes, Inc., on behalf of landowners T.G. Burton, LLC, Mark and Elizabeth Rupert, and Andre Dixon is requesting an amendment to the approved Belle Pointe Estates Site Condominium Site Plan to allow one (1) new model architectural elevation to be built in the subdivision.

Belle Pointe Estates contains one (1) phase of single family residential home sites in a site condominium. The Development is subject to an approved site plan and private restrictions including a master deed and bylaws. The lots specifically to be constructed upon are as follow:

- 7177 Belle Pointe Drive (Unit 81)
- 7234 Amanda Drive (Unit 88)
- 7055 Amanda Drive (Unit 35)

The development is located on the east side of Belleville Road, north of Ecorse Road. The development was constructed following the approval of a site plan by Coast to Coast Development Corp. in 1994.

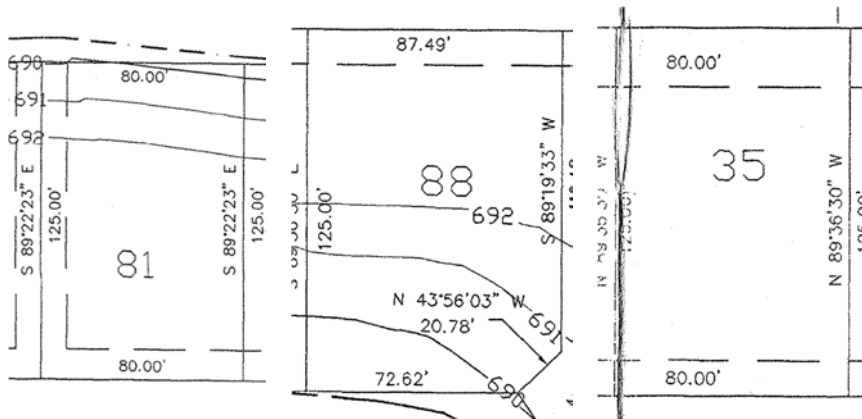
The proposed plans are subject to the standards of the Zoning Ordinance, specifically section 5.115 which addresses architectural details in subdivisions and site condominiums. The Plans are also governed by a master deed and bylaws, which are administered by the Belle Pointe Estates Homeowners' Association.

The following is staff's review of the architectural plan based on the conditions in Section 5.115 of the Zoning Ordinance. I offer the following comments:

Comments

1. **Site Plan.**

The properties are zoned R-1B – Single Family Residential District. The homes are subject to 30' front yard, 10' single and 25' combined side yards, and a 35' rear yard setback. The lot sizes being considered vary in width from 80' to 87.49' and all have an approximate depth of 125' (see below):



The proposed model dimensions of 41'0" wide by 46'-4" deep. Staff has reviewed the plot plan that was submitted by the applicant, and the plot plan demonstrates that these required setbacks will be met.

2. Floor Area

The R-1B zoning district requires a floor area of 1,500 square feet, exclusive of decks, patios, porches, breezeways, attached garages, basements and other spaces not heated or intended for dwelling purposes. Excluding the garage, the model's floor area will be 2,068 square feet. This requirement will be met.

3. Façade Elevations.

The Township's Zoning Ordinance has specific requirements to ensure that the Township's "Substantially Different" architectural design standard is met. Substantial difference in style between units must be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the parcel across the street. The three (3) individual building sites being proposed by the applicant are sufficiently separated so as to not cause concern that the construction of the same model at each site will violate this requirement. The units will otherwise be evaluated for substantial architectural difference in comparison with nearby units during building plan review.

4. Building Materials

Under Section 5.115(B)(7)(c) of the Van Buren Township Zoning Ordinance, at least fifty percent (50%) of the total wall area of residential structures shall be finished with brick or stone. Based on an analysis of the submitted architectural elevations, this requirement will be met.

5. Side-Entry Garages

At least 30% of the single-family detached units in new subdivision or site condominium projects must have side entry-oriented garages. The proposed units are not designated as side entry units in the Belle Pointe Estates Site Condominium.

Recommendation

Staff recommends that the Planning Commission approve the site plan amendment to the Belle

Pointe Estates Site Condominium to be built by Gilbert Homes, subject to the following condition:

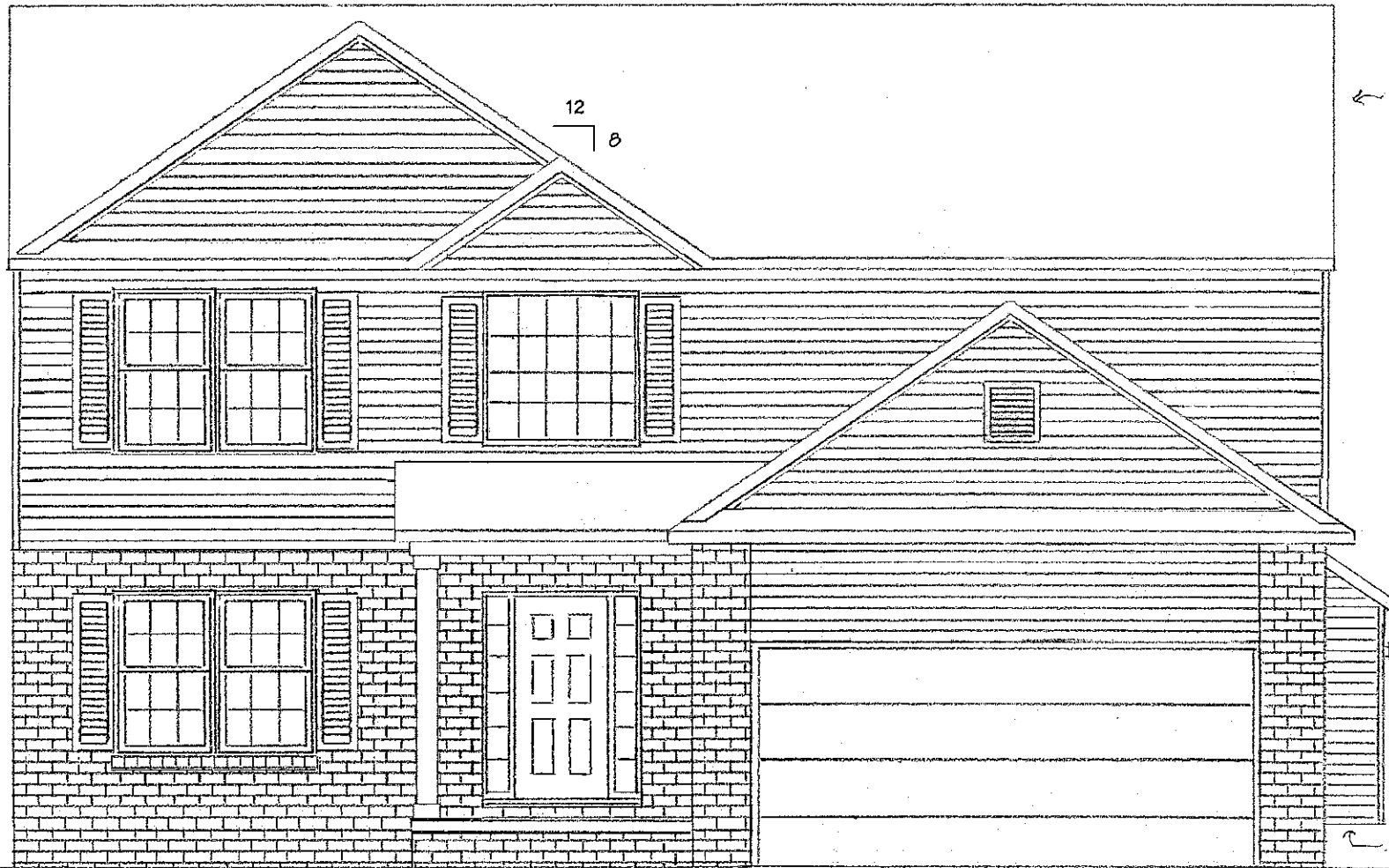
1. The proposed model, is subject to approval by the Belle Pointe Estates Homeowner's Association.

Thank you for your consideration.

Sincerely,

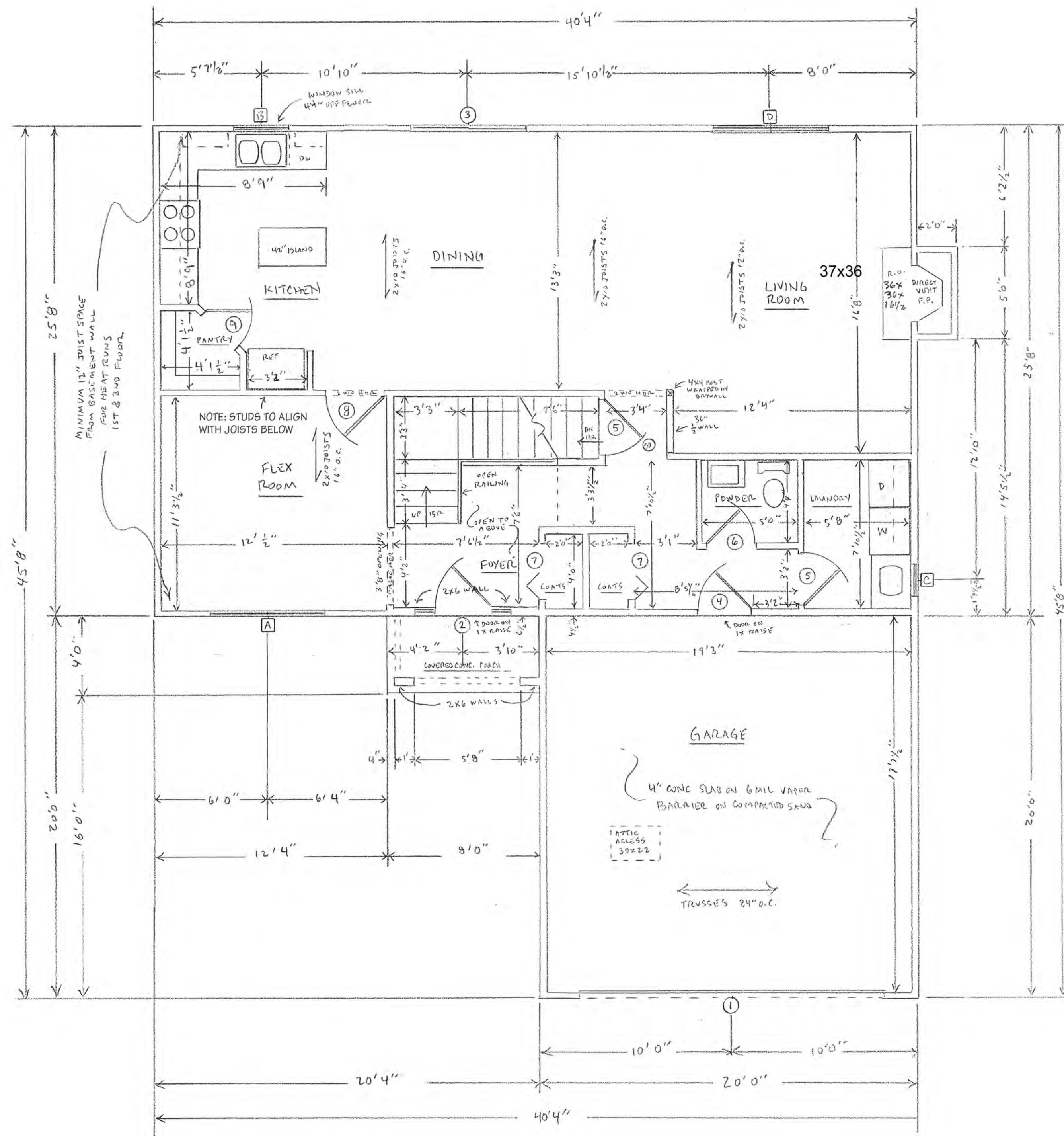
A handwritten signature in cursive script, appearing to read "Dan Power".

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



FRONT ELEVATION
SCALE: 1/4" = 1'0"

47



DOOR SCHEDULE				O	
KEY	SIZE	QTY	DESC		
1	16'7"	1	OVERHEAD GARAGE		
2	5'6"	1	3' 6 PANEL EXT W/12" SIDE LITES		R.O. 65 X 82 1/4 ON TX
3	6'6"	1	SLIDING GLASS		
4	2'8"	1	FIRE-RATED		R.O. 38 X 82 1/4 ON TX
5	2'8"	2	INT. SWING		
6	2'4"	1	INT. SWING		
7	3'6"	2	BIFOLD		
8	3'6"	1	INT. SWING		
9	2'6"	1	INT. SWING		

WINDOW SCHEDULE				□	
KEY	SIZE	QTY	DESC		
A	6'5"	1	(2) 3'5" SH MULLED		
B	3'3"	1	GLIDER		
C	2'3"	1	GLIDER		
D	6'5"	1	GLIDER		

NOTE: SIZES VARY BY MFR

FIRST FLOOR PLAN

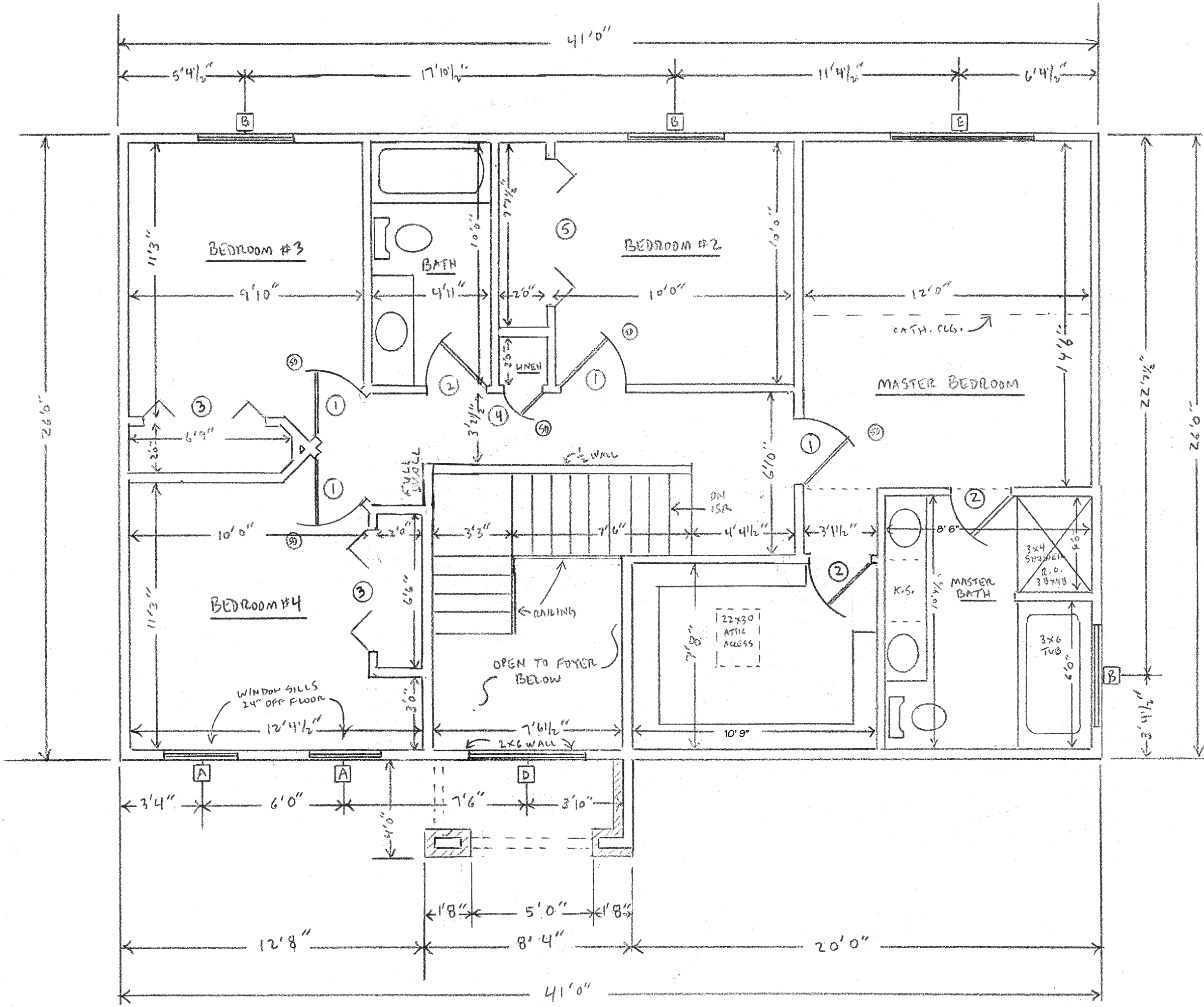
SCALE: 1/4" = 1'0" 1066 SQ. FT.

- NOTE: ALL WALLS DRAWN 4 1/2" THICK UNLESS NOTED
- NOTE: EXT. DIMENSIONS DO NOT INCLUDE BRICK
- NOTE: 2X12 HORS OVER EXT. DOORS & WINDOWS
- NOTE: SMOKE DETECTORS WIRING IN SERIES W/BATTERY BACKUP
- NOTE: TREADS & RISERS 1" PAST DRY WALL AT FOYER STEPS
- NOTE: ALL HEADERS AS HIGH AS POSSIBLE
- NOTE: 1ST FLOOR WINDOW HEADERS AT 7'8" EXCEPT KITCHEN SILL AT 44" AND L.R. SILL AT 18"
- NOTE: USE 2 STUDS ON EXT. CORNERS
- NOTE: 1/8" GAP 4 SIDES ON DECK & ROOF
- NOTE: DOORS +2" X 83
- NOTE: BIFOLD +1" X 82 1/2

master tub RO 38x 72 1/4"

master shower RO 48 1/4"

main tub RO 60 1/4"



DOOR SCHEDULE			
KEY	SIZE	QTY	DESC
1	2'6"	4	INT. SWING
2	2'6"	3	INT. SWING
3	5'6"	2	BIFOLD
4	1'6"	1	PIVOT
5	6'6"	1	BIFOLD

WINDOW SCHEDULE			
KEY	SIZE	QTY	DESC
A	3'5"	2	S.H. EGRESS
B	4'4"	2	GLIDER (EGRESS)
C	4'4"	1	GLIDER (TEMPERED)
D	5'6"	1	FIXED
E	6'5"	1	GLIDER

SILLS 24" OFF FLOOR

NOTE: SIZES VARY BY MFR.

SECOND FLOOR PLAN

SCALE: 1/4"=1'0" 1002 SQ. FT.

- NOTE: ALL WALLS DRAWN 4 1/2" THICK UNLESS NOTED
- NOTE: 2x10 HDRS OVER WINDOWS (UNLESS NOTED)
- NOTE: SMOKE DETECTORS WIRED IN SERIES w/ BATT. BACKUP



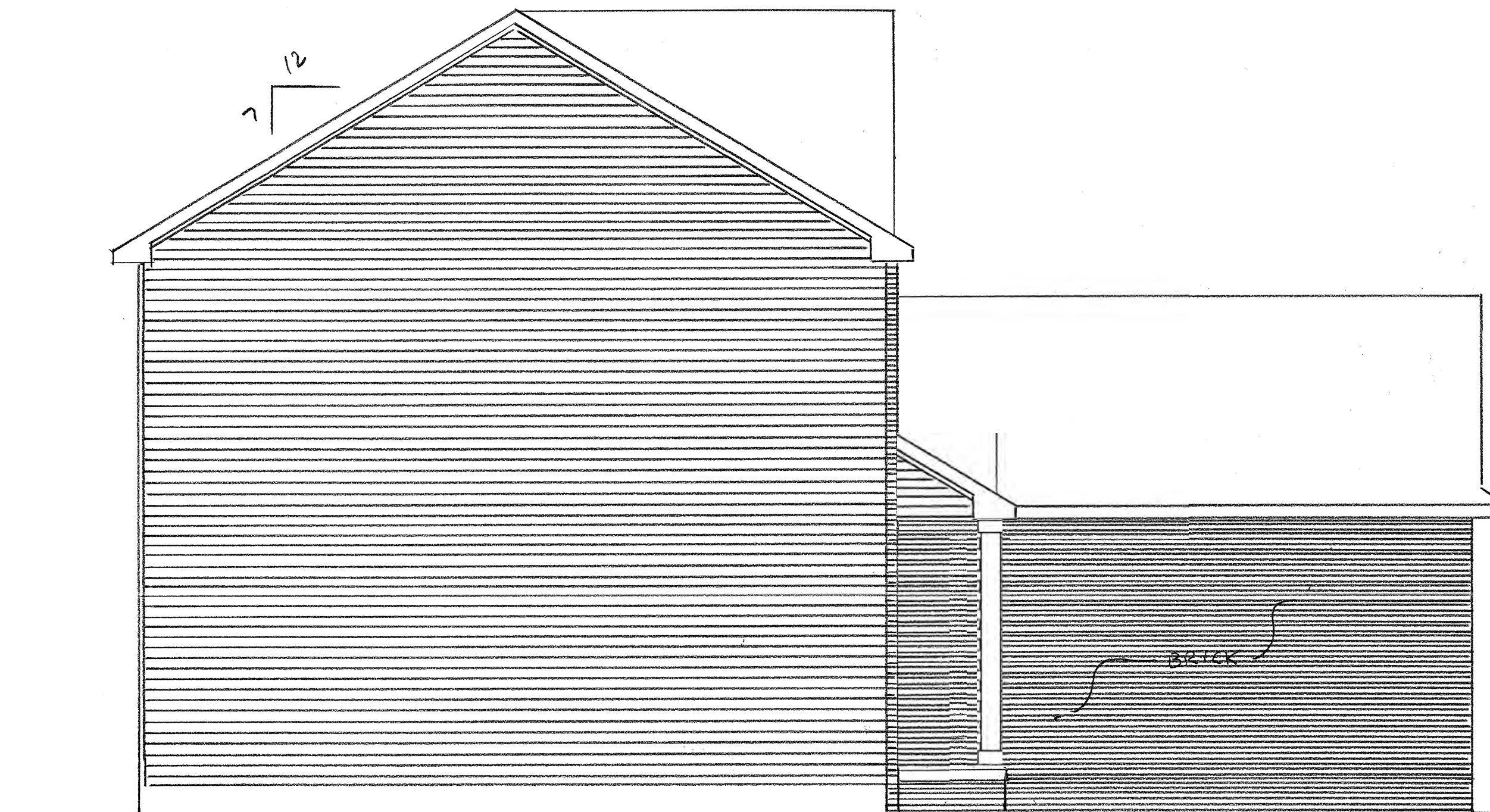
FRONT ELEVATION
SCALE: 1/4" = 1'0"



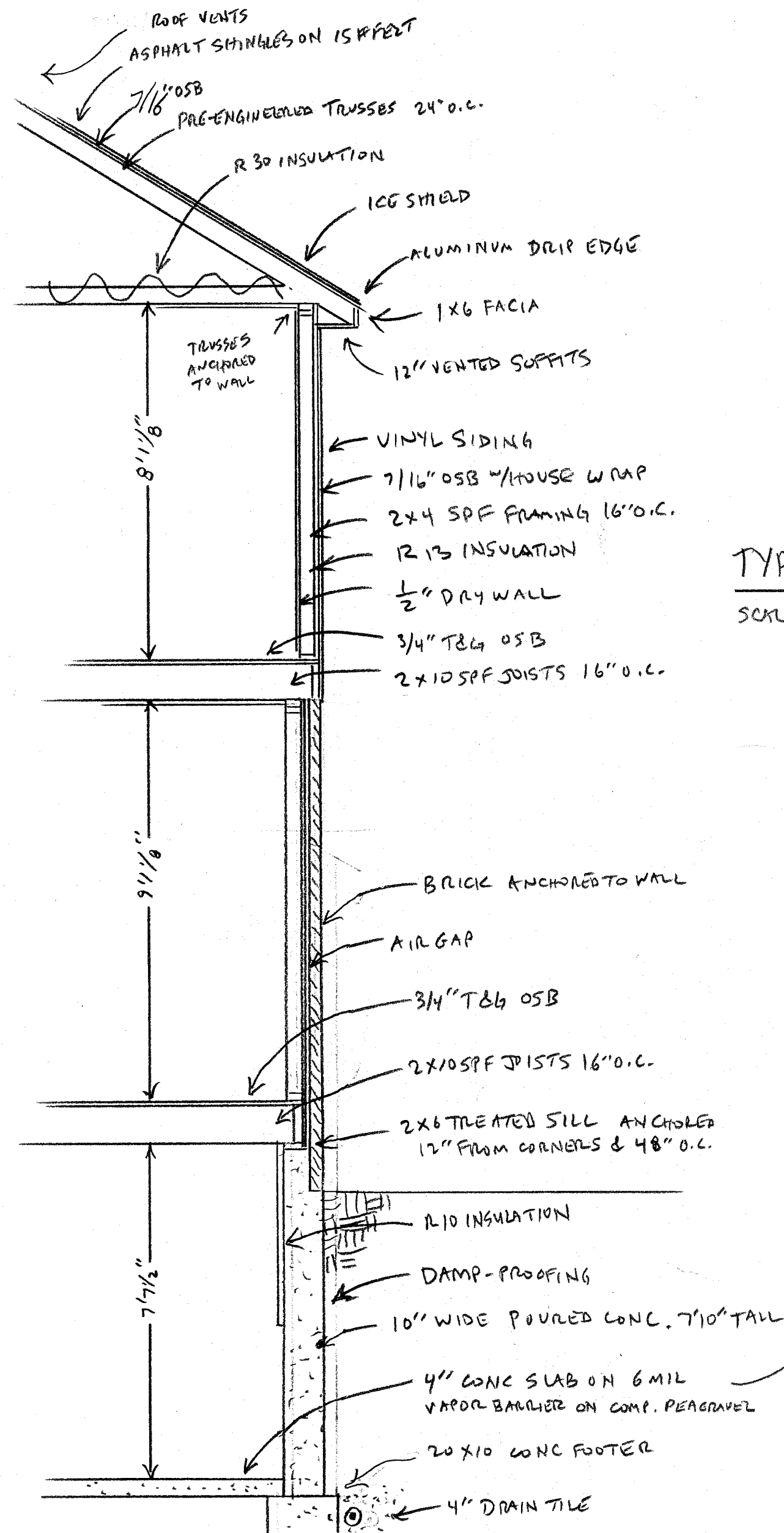
RIGHT ELEVATION
SCALE: 1/4" = 1'0"



REAR ELEVATION
SCALE: 1/4" = 1'0"

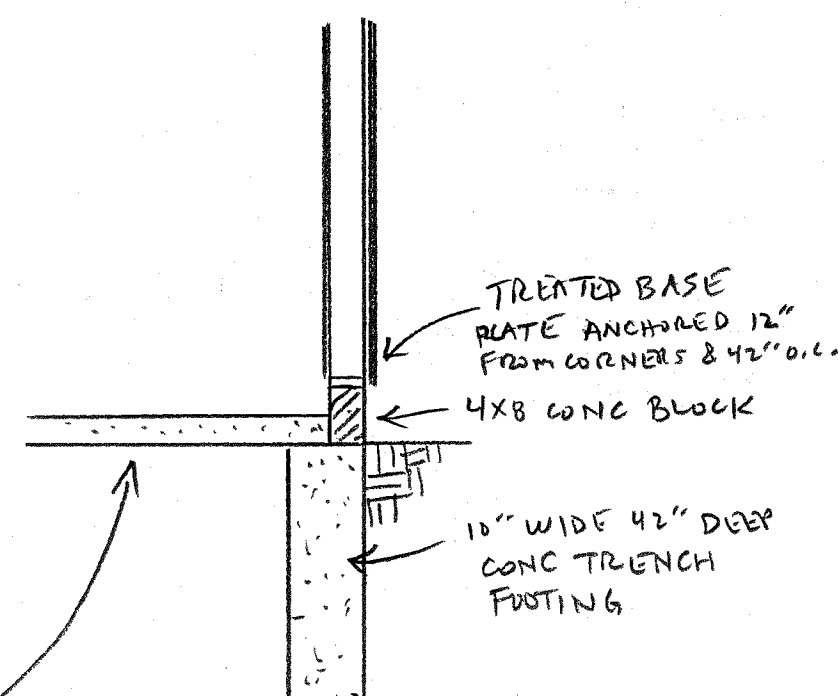


LEFT ELEVATION
SCALE: 1/4" = 1'0"



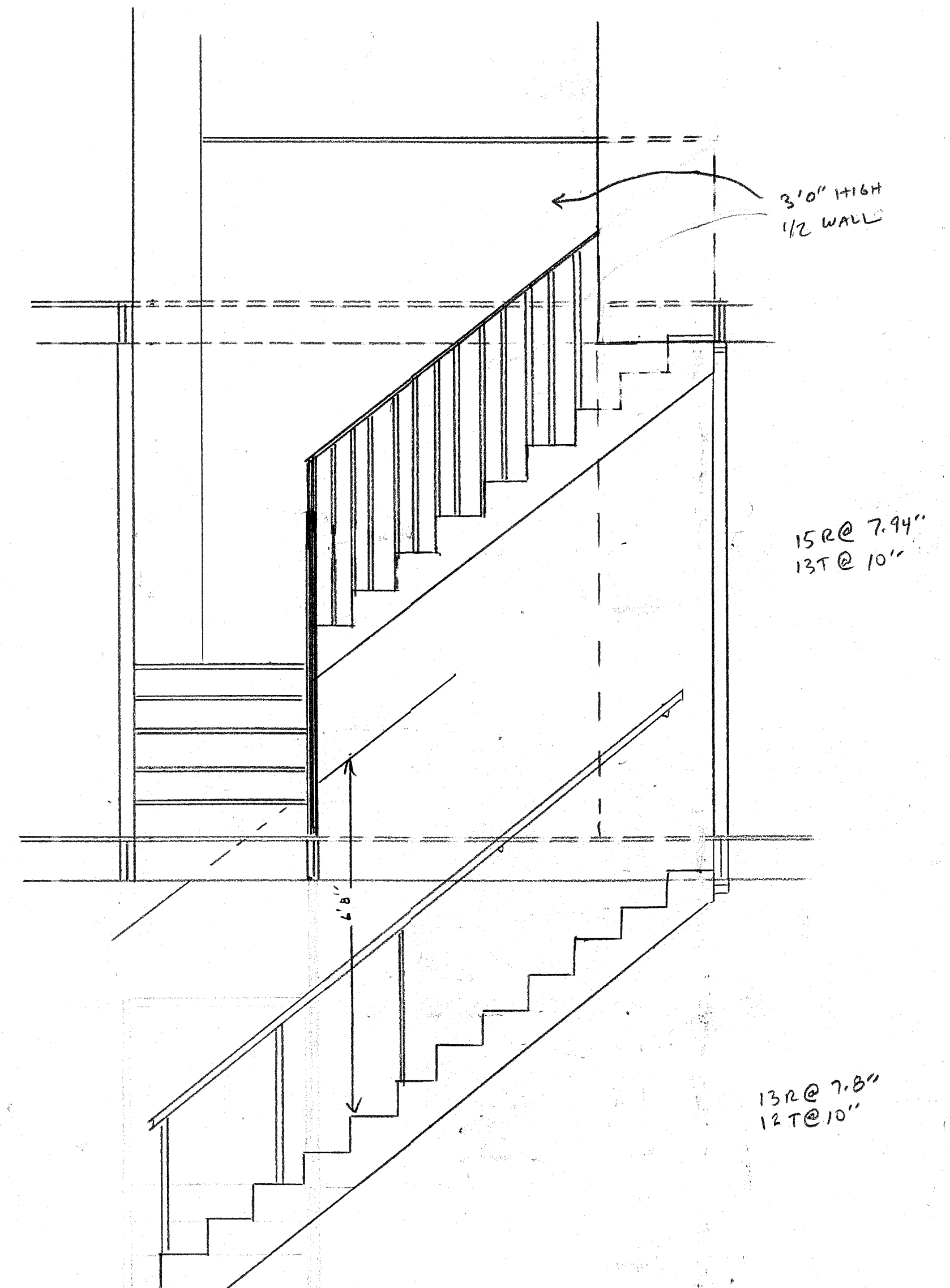
TYPICAL WALL SECTION

SCALE: 3/8" = 1'0"



GARAGE DETAIL

SCALE: 3/8" = 1'0"



STAIRCASE SECTION

SCALE: 1/2" = 1'0"



Gilbert Homes, Inc.

Belle Pointe Woods Architectural Approval
Presentation for



Planning Commission

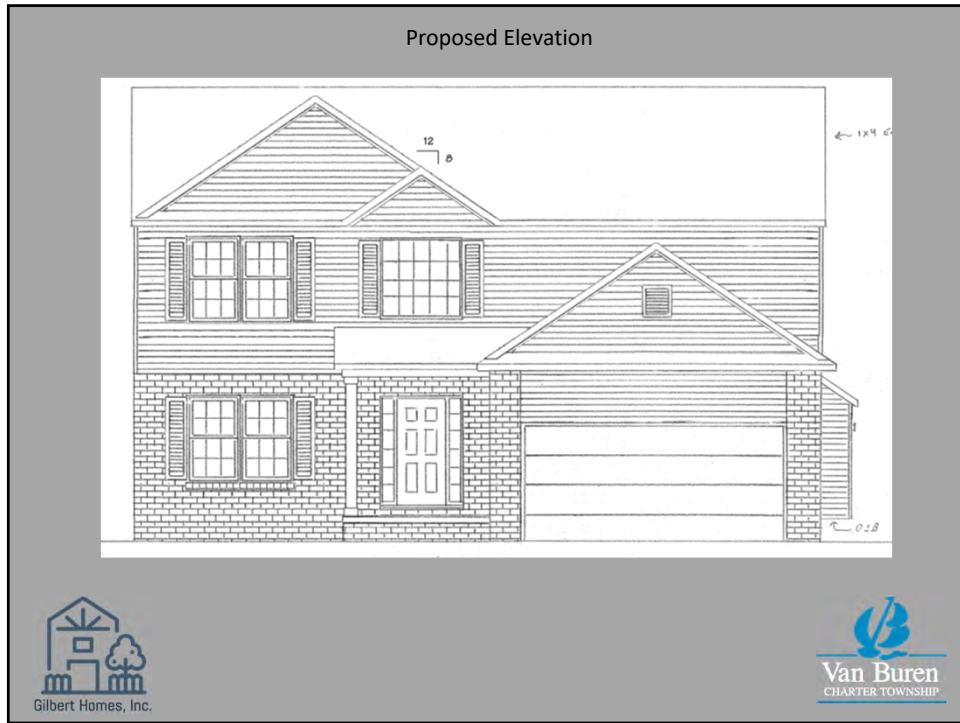
Gilbert Homes is seeking approval to build 1 elevation in
Belle Pointe Woods Subdivision.

- We have recently built this house plan in Country Walk, Townsend Park, and Arlene Arbors.
- Plan was approved by the VB Planning Commission for each of these communities.
- This plan is sufficiently different from neighboring homes to ensure architectural diversity in accordance with township ordinances.

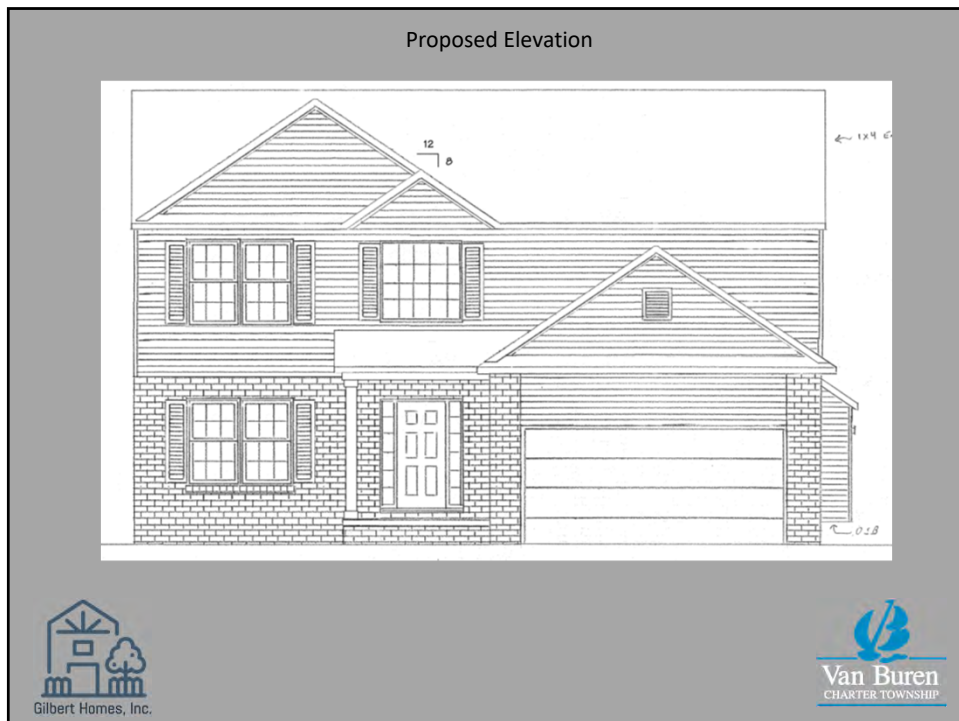


Gilbert Homes, Inc.









Questions?

Contact:

Gilbert Homes, Inc.

(248) 661-6022

Brad.gilberthomes@gmail.com

www.gilberthomebuilders.com



Power, Dan

Subject: FW: [EXTERNAL EMAIL] Fwd: 7055 Amanda

From: Bruce Gilbert <gilberthomes@gmail.com>
Sent: Friday, July 21, 2023 1:31 PM
To: Belle Pointe Estates Condo Association <BellepointeEstates@outlook.com>
Cc: Power, Dan <dpower@vanburen-mi.org>
Subject: Re: [EXTERNAL EMAIL] Fwd: 7055 Amanda

Will do, thank you.

On Fri, Jul 21, 2023 at 1:29 PM Belle Pointe Estates Condo Association <bellepointeestates@outlook.com> wrote:

Hello Bruce,
The HOA has reviewed your site plans and have approved them. Please keep in my that future color schemes and landscaping will need to adhere to our bylaws and coordinate with the surrounding houses in the sub. Please feel free to reach out with any questions.

Thanks Jason

Sent from my iPhone

Begin forwarded message:



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Adjustment(s) to Section 7.205 of the Van Buren Township Zoning Ordinance (Fences, Walls, and Other Protective Barriers)
DATE: September 8, 2023

Planning Commission Members:

In recent years, the Township has not required permits for fence installation as a matter of policy. The last permit application that was made with reference to fencing was in May 2015. This is in contrast to Section 7.205(A)(1) of the Van Buren Township Zoning Ordinance, which states the following:

Section 7.205 Fences, Walls, and Other Protective Barriers All fences, walls and other protective barriers (referred to in this Section as fences) of any nature, description located in the Township of Van Buren shall conform to the following regulations:

(A) General Requirements: The following requirements apply to all fences in Van Buren Township:

(1) Permit and Approving Authority. The erection, construction or alteration of any fence or wall shall require a permit and be approved by the Building Inspector as to compliance with the provisions this Ordinance.

I therefore recommend that a Zoning Ordinance text amendment should be adopted which clarifies that permits are not required for fences. As a matter of policy, the Van Buren Township Planning and Economic Development Department and its staff advise members of the public on the requirements for fences under Section 7.205 of the Zoning Ordinance. Violations of the ordinance are subject to code enforcement. This policy and the code enforcement around it will remain in force even if the language regarding permitting is stricken.

If the Planning Commission is inclined to allow staff to proceed with this effort, I will work with the Planning Consultant to develop potential Zoning Ordinance amendment recommendations for an upcoming meeting. Thank you for considering this potential zoning ordinance research effort. The Planning Commission and staff may also discuss other clarifying amendments regarding fencing.

I look forward to this discussion.

Sincerely,

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

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