

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, January 10, 2024 – 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:

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CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the special meeting of December 6, 2023

Approval of minutes from the regular meeting of December 13, 2023

CORRESPONDENCE / ANNOUNCEMENTS:

PUBLIC HEARING:

ITEM # 1: Case 23-069. Kimberly Younglas – Group Day Care Home – Special Land Use Review

TITLE: A request by Kimberly Younglas to change an existing Day Care, Family Home to a Day Care, Group Home as defined in Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance. The parcel is zoned R-1A – Single Family Residential. Day Care, Group Home is a Special Land Use in the R-1A (Single Family Residential) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

LOCATION: The located at 13657 Country Walk Boulevard (parcel ID # 83 101 03 0041 000), on Country Walk Boulevard between Camden Road and Colonial Road.

ACTION ITEMS: A. Open public hearing.
 B. Public comment.
 C. Close public hearing.

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1: Case 23-069. Kimberly Younglas – Group Day Care Home – Special Land Use Review

TITLE: A request by Kimberly Younglas to change an existing Day Care, Family Home to a Day Care, Group Home as defined in Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance. The parcel is zoned R-1A – Single Family Residential. Day Care, Group Home is a Special Land Use in the R-1A (Single Family Residential) District.

LOCATION: The located at 13657 Country Walk Boulevard (parcel ID # 83 101 03 0041 000), on Country Walk Boulevard between Camden Road and Colonial Road.

ACTION ITEMS: A. Presentation by the Township staff.
 B. Presentation by the applicant.
 C. Planning Commission discussion.
 D. Public Comment.
 E. Planning Commission considers recommendation for special land use approval to Township Board of Trustees.

ITEM # 2: Case 23-069. Kimberly Younglas – Group Day Care Home – Preliminary and Final Site Plan Review

TITLE: A request by Kimberly Younglas to change an existing Day Care, Family Home to a Day Care, Group Home as defined in Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance. The parcel is zoned R-1A – Single Family Residential. Day Care, Group Home is a Special Land Use in the R-1A (Single Family Residential) District. The special land use requires approval of a preliminary and final site plan.

LOCATION: The located at 13657 Country Walk Boulevard (parcel ID # 83 101 03 0041 000), on Country Walk Boulevard between Camden Road and Colonial Road.

ACTION ITEMS: A. Presentation by the Township staff.
 B. Presentation by the applicant.
 C. Planning Commission discussion.
 D. Public Comment.
 E. Planning Commission considers preliminary and final site plan approval.

ITEM # 3: Case 23-031. Crossroads Distribution Center North 11, LLC – Final Site Plan

Title: A request by Crossroads Distribution Center North 11, LLC to construct a

Distribution Center. This Distribution Center consists of one (1) building with a ground area of approximately 630,417 square feet of space and affiliated site improvements, along with grading and earthwork on property surrounding the building site. The total affected area will be approximately 175.0 acres. The property is zoned M-T – Industrial Transportation District.

Location: The distribution center and auxiliary improvements will be constructed on the south side of Van Born Road, west of Haggerty Road, at 6110 Haggerty Road (parcel ID number 83-005-01-0006-000).

Action Items:

- A. Presentation by the Township staff.
- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Public Comment.
- E. Planning Commission considers approval of final site plan.

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN, CITY OF BELLEVILLE & SUMPTER TOWNSHIP
JOINT PLANNING COMMISSION
December 6, 2023
MINUTES - DRAFT**

Director Power called the meeting to order at 5:06 p.m.

ROLL CALL:

City of Belleville Planning Commission:

Present: Chair, Michael Hawkins, Matthew Wagner, John Juriga, Mike Renaud, Randy Priest, Becky Hasen, Julie Kissel, Mark Kowalski and James O'Keefe.

Excused: None.

Elected Officials: Ken Voigt and Julie Kissel.

Staff: Steve Jones.

Van Buren Township Planning Commission:

Present: Jeff Jahr, Sharry Budd, Medina Atchinson, Jackson Pahle, Peter Creal and Chair, Brian Cullin.

Excused: Bernard Grant.

Staff: Director Akers, Director Power, Director Coburn, Communications staff Michael Japowicz and Elena Manalp and Secretary Harman.

Elected Officials: Kevin McNamara, Sharry Budd, Donald Boynton and Bryon Kelley.

Planning Representatives: Vidya Krishnan of McKenna Associates.

Sumpter Township Planning Commission:

Present: Jane Stalmack, Matthew Oddy, Richard Pokerwinski, Daniel Watson, Vincent Warren and John Honey.

Excused: None.

Elected Officials: Matthew Oddy.

Staff: None.

APPOINTMENT OF A CHAIRPERSON:

Motion Hawkins, Creal second to nominate Commissioner Cullin as chairperson. **Motion Carried.**

APPROVAL OF AGENDA:

Motion Juriga, Kissel second to approve the agenda of December 6, 2023 as presented. **Motion Carried.**

GENERAL DISCUSSION:

ITEM #1: THE VAN BUREN TOWNSHIP PLANNING COMMISSION INVITES THE PLANNING COMMISSIONS OF THE CITY OF BELLEVILLE AND SUMPTER TOWNSHIP TO DISCUSS PLANNING TOPICS OF INTEREST AND FUTURE PLANNING COORDINATION.

COMMISSIONERS DISCUSSED THE FOLLOWING TOPICS:

A. MASTER PLAN EFFORTS:

Commissioners discussed Master Plan efforts in each of their communities. Van Buren Township had a complete Master Plan update in 2020 and would like to see if there are any additional updates that need to be made. There are now different types of mixed-use concepts in the Sumpter Road Corridor and the Township is curious to see how this affects their neighboring communities. The rural character of the Corridor has been maintained with a mixture of commercial and residential development and the Township would like to maintain partnerships with the City of Belleville and Sumpter Township. Sumpter Township also updated their Master Plan in 2018 and is currently revisiting the plan to look at expanding their green spaces. The City of Belleville is due for a Master Plan evaluation and staff has already had discussion on updating the Plan.

B. SUMPTER ROAD CORRIDOR AND BELLEVILLE ROAD CORRIDOR:

Commissioners discussed the Sumpter Road Corridor and Belleville Road Corridor. Van Buren Township inquired if there is something that the City of Belleville and Sumpter Township would like to see to make it more cohesive. Sumpter Township is currently looking at part of Willis Road becoming part of the Corridor, they also have the south side of Bemis Road that could be developed both ways. Commissioners discussed slip streets and rail streets in the Sumpter Road Corridor, for these to happen there has to be some sort of consideration with the City of Belleville. The City had one (1) property owner that had to change their development plan as it wouldn't work with the slip street or rail street. The project would have been larger to include a lot in Van Buren Township. Commissioners like the mixed-use concepts in the Sumpter Road Corridor and like what has been done along the Belleville Road Corridor in terms of walkability, Harris Park and the DDA. Van Buren Township is in the process of coordinating events with the DDA and Parks and Recreation.

C. DOWNTOWN BELLEVILLE:

Commissioners discussed the downtown Belleville area and ways to support it. Commissioners told the City of Belleville to keep up the good work and they also discussed the possibility of additional parking. There have been conversations for a while to expand parking, but the City is pretty built out. There is limited square footage in the City and there was discussion of shuttling people in from Van Buren Township, possibly from a big box parking lot such as Menards, Meijer or Walmart or a location in the Sumpter Road Corridor. There is also property behind Frosty Boy, if a few properties were purchased access could be gained to turn it into a parking lot. Parking may be something that the City of Belleville and Van Buren Township look into together. Commissioners also discussed the possibility of putting in a roundabout at the 5-points and a grocery store. The response from community engagements is always a grocery store and coffee shop, the city now has two (2) coffee shops and the Butcher Shop with limited groceries. There needs to be something on the south side of town, a lot of residents do not want to go through town and drive over the freeway to get groceries.

D. RESIDENTIAL CORRIDORS:

Commissioners discussed the residential corridors in previous topics and they have been identified based on density. Sumpter Township residents want their land and horses.

E. BELLEVILLE LAKE:

Commissioners discussed current and future projects for Belleville Lake, noting it draws people into the tri-community area. The City of Belleville finished Horizon Park thirteen years ago with a grant from Wayne County, there are now day slips and a kayak launch. Now that plaza with the Bait Shop is complete, the City is looking at Doane's Landing. There is currently a grant that was written to put in docks at Doanes Landing. The City also has Paddle Belleville, where residents can rent boats and kayaks. The City is working to enhance lake amenities as much as they can. Van Buren Township has the U of M Boathouse with the U of M women's rowing team and a swimming area at Van Buren Park Beach. French Landing Park now has a kayak launch with a kayak vending machine and there is a path for residents to access the water. The Township also has two (2) boat launches, the Belleville Yacht Club (BYC) and all other shores are residential. Commissioners would like to see both sides of the Belleville bridge more walkable and hope for the development of a park at the north side of the bridge. The preliminary plan for the Denton Road bridge has already been approved by Wayne County, it is walkable with 4-feet on both sides, will have decorative brick on the pathways and the bridge height is one (1) inch taller than the Belleville Road bridge. The City of Belleville is working on opening up the view of the lake from every point they can, starting with High Street. They would also like to upgrade the boardwalk and possibly extend it to the bridge.

F. PARKS, RECREATION AND NON-MOTORIZED (TRAIL, SIDEWALK AND PATH) FEATURES:

Director Power inquired if the City of Belleville and Sumpter Township have done a Parks and Recreation Master Plan. The City of Belleville has not, it is in their plans and they are actively looking into it. Sumpter Township is also actively looking into a Parks and Recreation Master Plan, they currently need more people involved. Sumpter would like to see a park for handicapped children.

G. SIGNIFICANT DEVELOPMENT PROJECTS:

Director Power displayed Van Buren Township's interactive development and planning portal which displays the status of development projects in Van Buren Township. The next Planning Commission meeting on 12-13-23 will summarize some of the significant developments in Van Buren Township including the 128-unit senior apartment complex named Willows of Van Buren, Hampton Manor senior assisted living and memory care and the addition to the Van Buren Township Community Center. The City of Belleville has a 45-unit single story apartment complex going in on Sumpter Road. The property has been cleared and the City is in the process of working with Wayne County. CVS holds a 5-year lease on the vacant store on Main Street, owned by an investment company in California. The City of Belleville is working to see if it can be sublet to the City for a business incubator space. The City of Belleville is also actively trying to market the now vacant Pro Hardware store on Main Street. Sumpter Township has no major new development projects at this time.

H. KEY ZONING TOPICS:

Director Power briefly discussed some of the zoning topics that the Van Buren Township Planning Commission is working on including: renewable energy, childcare, housing and agritourism. The Township formed subcommittees to work on these zoning topics. Sumpter Township Planning Commission informed they are in the final stages of solar farm rezoning.

I. FUTURE CROSS-COORDINATION:

Commissioners agreed to schedule a joint Planning Commission meeting every six (6) months. The next meeting is scheduled for Wednesday, May 1st of 2024 and will be held at the Belleville Area District Library. Commissioners requested to have a circular or square layout at the meeting, along with a microphone and speaker.

ADJOURNMENT:

Motion Juriga, Creal second to adjourn the meeting at 7:03 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
December 13, 2023
MINUTES - DRAFT**

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

PLEDGE OF ALLEGIANCE: Commissioners and the audience stood for the Pledge of Allegiance.

ROLL CALL:

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

Excused: Atchinson and Grant.

Staff: Director Power and Secretary Harman.

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

Applicant(s) in Attendance: Case 20-037 – 5M Van Buren, LLC/Integrity Component and Design: Allen Scott of Rand Construction and Engineering, Inc., Case 23-044 – DTE Energy: Alysha D’Agnolo, Mike McGillis, Barbara Rykwalter and Joseph DeLobo, Case 23-063 – M/I Homes of Michigan, LLC: David Straub and Case 22-010 – Zippy Belleville Real Estate, LLC/Zippy Auto Wash: Cory Weaver, Greg Heim and Dave Brewer.

Audience: Eleven (11).

APPROVAL OF AGENDA:

Motion Creal, Jahr second to approve the agenda of December 13, 2023 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Jahr, Pahle second to approve the regular meeting minutes of November 8, 2023 as presented. **Motion Carried.**

Motion Budd, Jahr second to approve the special meeting minutes of November 28, 2023 as presented. **Motion Carried.**

NEW BUSINESS:

ITEM #1: EXTENSION REQUEST: CASE 20-037 – PRELIMINARY SITE PLAN APPROVAL FOR 5M VAN BUREN, LLC/INTEGRITY COMPONENT AND DESIGN.

TITLE: A REQUEST BY ALLEN SCOTT ON BEHALF OF OWNER 5M VAN BUREN, LLC FOR AN EXTENSION OF APPROVAL OF A PREVIOUSLY APPROVED PRELIMINARY SITE PLAN TO CONSTRUCT A ROOF AND FLOOR TRUSS MANUFACTURING FACILITY WHICH INCLUDES A 68,228 SQUARE FOOT BUILDING, AN OUTDOOR STORAGE AREA FOR BUILDING EQUIPMENT AND SUPPLIES. PRELIMINARY APPROVAL WAS GRANTED ON DECEMBER 14, 2022.

THE SITE IS LOCATED AT THE 21.3-ACRE SITE LOCATED AT 5925 BECK ROAD (PARCEL ID NUMBER 83-014-99-0001-703), ON THE EAST SIDE OF BECK ROAD

AND SOUTH OF MICHIGAN AVENUE. THE PARCEL IS ZONED M-1 (LIGHT INDUSTRIAL DISTRICT).

Director Power gave the presentation. The applicant has applied for an extension of approval of a previously approved preliminary site plan to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies. Preliminary approval was granted on December 14, 2022. The applicant supplied a letter addressed to the Planning Commission explaining the reasoning for the delays in their project construction following preliminary site plan approval, citing global economic conditions. The applicant has stated that, "due to these significant economic conditions", their client could not continue in the process of expanding the facility directly following the 2022 approval. Director Power recommends the Planning Commission should consider an extension of preliminary site plan approval to allow the applicant to make an application for engineering and final site plan approval by no later than December 14, 2025. As a condition of approval, Director Power recommends that the application for engineering and final site plan approval shall be subject to the Township's Engineering standards at the time of application.

Allen Scott of Rand Construction and Engineering, Inc. gave a brief presentation. The applicant has completed the expansions at their Mans Lumber facility and they are completing a final walk-through at the property this Friday. Mans Lumber owns Integrity Component and Design. The applicant is now ready to direct their attention to this project. Mr. Scott was present to answer any questions.

Commissioners had the following questions and comments:

- Commissioner inquired about the recommendation in the staff letter to recommend that the application for engineering and final site plan approval shall be subject to the Township's Engineering standards at the time of application, is that not normally the case? Director Power informed that it is normally the case.

No comments from the audience or remote viewers.

Motion Jahr, Creal second to grant the request by applicant, Allen Scott on behalf of owner 5M Van Buren, LLC a one (1) year extension of a preliminary site plan approved on December 14, 2022 to construct a roof and floor truss manufacturing facility including a 68,228 square foot building, an outdoor storage area for building equipment and supplies at the site located at 5925 Beck Road, based on the analysis and subject to the conditions detailed in Director Power's staff letter dated 12-5-23.

Roll Call:

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

Nays: None.

Excused: Atchinson and Grant.

Motion Carried. (Letter Attached)

ITEM #2: CASE 23-044 – DTE GARAGE ADDITION PRELIMINARY AND FINAL SITE PLAN APPROVAL.

TITLE: THE APPLICANT, ALYSHA D’AGNOLO OF TETRA TECH, ON BEHALF OF OWNER DTE ENERGY, HAS APPLIED SEEKING TO CONSTRUCT AN APPROXIMATELY 1,900 SQUARE FOOT BUILDING ADDITION CONTAINING THREE VEHICLE REPAIR BAYS FOR HOUSING ADDITIONAL VEHICLES IN QUEUE FOR REPAIR. MODIFICATIONS AND UPDATES WILL BE MADE TO THE ADJACENT TRUCK SHELTER AND WAREHOUSE TO ACCOMMODATE THIS ADDITION.

PARCEL NUMBER V-125-83-046-99-0011-704; ADDRESS: 8001 HAGGERTY ROAD. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF HAGGERTY ROAD, JUST SOUTHE OF ECORSE ROAD.

Director Power gave a brief presentation informing the scope of the request is stated in the agenda. Director Power deferred to the Planning and Engineering consultants for presentation of their reviews.

Vidya Krishnan of McKenna Associates presented her review letter dated 12-8-23. The proposed addition is small in scope when compared to the size of existing improvements on the site. The revised site plan addresses the concerns previously identified as relates to the limited scope of the project. McKenna Associates recommends the Planning Commission grant preliminary and final site plan approval for the proposed garage addition at the DTE site located at 8001 Haggerty Road, subject to engineering approval.

Paul Kammer of Fishbeck Associates presented his review letter dated 12-7-23. Fishbeck recommends the Planning Commission grant the DTE WWSC – Garage and Warehouse Renovation Preliminary and Final Site Plan Approval based on the Engineering review of the submitted plans dated November 22, 2023.

Director Power presented the Fire Department review letter dated 11-1-23 which was received prior to the staff review meeting on 11-15-23, Director Power believes some of the revisions may have been addressed with the latest plan submittal.

Alysha D’Agnolo of Tetra Tech gave a presentation. The addition will house three (3) new repair bays to house vehicles in queue. Interior modifications will all be within the warehouse, truck shelter and associated building systems, any new utilities will extend from the existing utilities within the building. The exterior façade materials will be matched with the materials on the existing building. The existing stormwater line will be completely removed for the new foundation to go in and there will be placement of a new line. The plans have been updated to show the 48” stormwater basin. There are no new additions or modifications to landscaping or impervious surfaces, easements, entrances or signs. The Fire Department’s comments will be addressed on the revised plans.

Commissioners had the following questions and comments:

- Commissioner inquired when the stormwater concern will be addressed? Paul Kammer informed that it is typically approved after the final site plan as long as it is addressed and shown on the final plan.

No questions or comments from the audience or remote viewers.

Motion Jahr, Grant second to grant the applicant, Alysha D’Agnolo of Tetra Tech, on behalf of the owner DTE Energy preliminary and final site plan approval to construct an approximately 1,900 square foot building addition containing three (3) vehicle repair bays for housing additional vehicles in queue for repair as well as modifications and updates to the adjacent truck shelter and warehouse to accommodate the addition, located at 8001 Haggerty Road, based on the analysis and subject to the conditions detailed in the McKenna Associates review letter dated 12-8-23, Fishbeck Associates review letter dated 12-7-23, Fire Department review letter dated 11-1-23, Director Power’s staff letter dated 12-5-23 with the additional condition that the plan for the storm sewer along the garage shall be addressed to engineering satisfaction before final construction plans are submitted.

Roll Call:

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

Nays: None.

Excused: Atchinson and Grant.

Motion Carried. (Letters Attached)

ITEM #3: CASE 23-063 – M/I HOMES OF MICHIGAN, LLC – SITE PLAN AMENDMENT.

TITLE: THE APPLICANT, DAVID STRAUB OF M/I HOMES OF MICHIGAN LLC, IS REQUESTING AN AMENDMENT TO THE APPROVED COBBLESTONE CREEK WOODLANDS SITE PLAN FOR THE INCLUSION OF FIVE (5) NEW SINGLE-FAMILY ARCHITECTURAL MODELS AND ELEVATIONS INTO THE APPROVED PROJECT PLANS.

THE UNFINISHED COBBLESTONE CREEK WOODLANDS SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF HOEFT ROAD, EAST OF THE COBBLESTONE RIDGE DEVELOPMENT, ON THE SOUTH SIDE OF WEST HURON RIVER DRIVE.

Director Power presented his review letter dated 11-21-23. Staff recommends that the Planning Commission approve the site plan amendment to the Cobblestone Creek Woodlands Development to be built by David Straub of M/I Homes of Michigan LLC, subject to the following conditions:

- Unless or until an amendment to the PRD Agreement and Plan are approved, the applicant shall only build front entry garage models on the units as designated in the packet for front entry garages. If the applicant finds that one of the identified side entry garage units is more suitable as a front entry garage, in coordination with staff, they must reassign the reserved units and ensure there is no net loss in side entry-designated units.

David Straub of M/I Homes gave a brief presentation. Mr. Straub came to the Planning Commission back in October with 1 out of 5 plans. Since the October meeting, the applicant has had the opportunity to work with the architect and has been able to provide side entry models for all of the elevations. Mr. Straub was present to answer any questions.

Commissioners had the following questions and comments:

- Commissioner inquired if the applicant has a picture of the Brooklyn model with side entry? Director Power informed that it was provided in the Commissioners packet and Mr. Straub passed around a photo to the Commission.
- Commissioner inquired if the map that designates the side entry lots was done by staff and if so, is the applicant ok with that? Mr. Straub thinks that it is a good start, with the ability to swap out lots and he is comfortable predicting those.
- Commissioner inquired if the applicant can't meet the thirty-two (32) side entry garage requirement are they committed to come back and look for a change to the PRD? Mr. Staub informed, yes, he plans to come back to the Commission in January/February.
- Commissioner thanked Mr. Straub for coming back with the Commission with the models and elevations.
- Commissioner inquired if there are porch options with the elevations? Mr. Straub informed the porches would be elevation specific and there will be a side entry model available for all elevations.

No comments from the audience or remote viewers.

Motion Jahr, Creal second to grant the applicant, David Straub of M/I Homes of Michigan, LLC an amendment to the site plan for the inclusion of five (5) new single-family architectural models and elevations into the approve project plans, site located at the unfinished Cobblestone Creek Woodlands subdivision on the east side of Hoeft Road, east of the Cobblestone Ridge development, on the south of west Huron River Drive, based on the analysis and subject to the condition detailed in Director Power's staff letter dated 11-21-23.

Roll Call:

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

Nays: None.

Excused: Atchinson and Grant.

Motion Carried. (Letter Attached)

ITEM #4: CASE 22-010 – ZIPPY BELLEVILLE REAL ESTATE, LLC / ZIPPY AUTO WASH – FINAL SITE PLAN REVIEW.

TITLE: A REQUEST BY DAVID BREWER OF VANSTON/O'BRIEN INC. ON BEHALF OF OWNER ZIPPY BELLEVILLE REAL ESTATE, LLC TO CONSTRUCT A 4,900 SQUARE FOOT AUTOMATIC CAR WASH AND RELATED SITE IMPROVEMENTS ON A 1.65-ACRE SITE.

THE PROJECT IS PROPOSED TO BE LOCATED AT 11600 BELLEVILLE ROAD (PARCEL ID NUMBER 83-081-99-0004-711), WHICH IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS DISTRICT). THE PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN VENETIAN AVENUE AND SUNRISE LANE.

Director Power gave a brief presentation. The project was reviewed in December of 2022, received preliminary site plan approval and special land use approval in January of 2023. A full traffic study was suggested, the traffic study has since been completed and supplied to the Commission. Director Power deferred to the Principal Planner and Township Engineer for presentation of their reviews.

Vidya Krishnan of McKenna Associates presented her review letter dated 12-5-23. Most of the conditions of preliminary site plan approval have been addressed: however, the plan has a major change with the elimination of the detention pond and its replacement with an underground detention system. The County and Township Engineer approval for the pond is a must. Subject to the following items noted in the review letter being addressed prior to the Planning Commission meeting, McKenna Associates recommends final site plan approval for Zippy Auto to be located at 11600 Belleville Road:

- **Approval of the proposed stormwater detention system by the Township Engineer and Wayne County.** This condition can be met. Per email communication received from the Township Engineer on 11/30/2023, the applicant received approval from the County in July, but was unable to meet the Township's detention standards which are more restrictive than the County's. The applicant has revised the plans to accommodate an underground detention system that would meet both the County and Township standards. As a result of the proposed change, the site will no longer have the detention pond previously shown on the preliminary plans in the southwest corner of the site. This area must be maintained as a sodded lawn area.
- **Approval of detention pond landscaping by the County.** This condition can be met. Per the Township Engineer's communication, the revised plan with underground detention is under review by the County at this time.
- **Other.** The landscape plan notes the size of the proposed deciduous trees as 0" – 3". The minimum required size for deciduous trees is 2.5" caliper. Correct the landscape plan legend.

Paul Kammer of Fishbeck Associates presented his review letter dated 12-4-23. Fishbeck recommends the Planning Commission grant Final Site Plan Approval to the Zippy Auto Wash final site plans dated October 27, 2023 contingent on County review and approval. The Applicant shall review the comments listed in the review letter and amend the plans prior to the Applicant moving forward to the Preconstruction Phase. Revised plans shall be submitted for a preconstruction acceptance review by Township Staff at that time. The Applicant must also submit any County review comments to the Township and the Township may request additional reviews if any changes are necessary based on County Comments.

Director Power presented the Fire Department review letter dated 11-15-23.

Greg Heim informed that they have not submitted for the soil erosion permit, as the construction timeline is not set yet. The applicant has addressed the water issue and may not have noted the sodded area on the plan, they will correct that. Dave Brewer informed the tree caliper was an error and the applicant intends to comply. Dave Brewer, Greg Heim and Cory Weaver were available to answer any questions.

Commissioners had the following questions and comments:

- Commissioner is a little concerned with the traffic study rating already being an F and about the amount of stacking.
- Commissioner inquired if the traffic study was conducted when there was one (1) lane shut down to the bridge? Director Power informed the study was done in the last year and he doesn't believe it accounted for that.
- Director Power informed that one of the things that came up earlier in the review process is that if the site configuration of the neighboring property were ever to change, there could be a way to provide access out to the north.
- Commissioner inquired about the neighboring Burger King site, at one point the Commission had seen a change requested. Vidya Krishnan informed that Burger King had proposed a second drive-thru lane. Director Power informed that there has not been any movement with the final site. Vidya Krishnan commented that cross-access would be great, but the Burger King site would need to be redeveloped.

No comments from the audience or remote viewers.

Motion Jahr, Pahle second to grant the applicant David Brewer of Vanston/O'Brien Inc. on behalf of owner Zippy Belleville Real Estate, LLC final site plan approval to construct a 4,900 square foot automatic car wash and related site improvements, at the site located at 11600 Belleville Road, based on the analysis and subject to the conditions detailed in the McKenna Associates review letter dated 12-5-23, Fishbeck Associates review letter dated 12-4-23, Director Power's staff letter dated 12-5-23 and Fire Department review letter dated 11-15-23.

Roll Call:

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

Nays: None.

Excused: Atchinson and Grant.

Motion Carried. (Letters Attached)

ITEM #5: 2023 PLANNING COMMISSION ANNUAL ACTIVITY AND PUBLIC PARTICIPATION REPORT.

Director Power presented the draft 2023 Planning Commission Annual Report dated 12-6-23. The report includes updates on the Planning Commission's progress in implementing the Township-wide 2020 Van Buren Township Master Plan, Engagement Activities and Economic Development Plan (future), as well as an overall listing of the Planning Commissions activities. The Planning Commissions activities include: 25 public meetings (21 regular meetings and 4 special meetings), 10 public hearings, 4 preliminary site plan approvals, 7 final site plan

approvals, 6 combined preliminary and final site plan approvals, 3 special land use approvals, 7 site plan amendments, 6 temporary land use approvals, 3 rezoning recommendations to the Township Board, 2 zoning ordinance text amendment recommendations, 1 tree removal permit, 2 cases for BZA commentary, 2 extensions to previous preliminary or final site plan approvals and 3 discussions on administratively review projects.

Commissioners recommended adding subcommittee information and the new addition at Meijer to the report.

Motion Jahr, Pahle second to approve the annual Planning Commission report dated 12-6-23 with a few minor additions to be made by Director Power. Motion Carried.

ITEM #6: 2024 PLANNING COMMISSION MEETING SCHEDULE.

Director Power presented the 2024 Planning Commission meeting schedule. The Planning Commission regularly meets on the 2nd and 4th Wednesdays of each month at 5:30 p.m., except for November and December have meetings only on the 2nd Wednesday. Commissioners have the option to schedule special meetings if they are needed.

Motion Jahr, Creal second to approve the 2024 Planning Commission Meeting Schedule as submitted. Motion Carried

ITEM #7: ELECTION OF 2024 OFFICERS.

Director Power gave a brief presentation. There are some slight changes in this item the Election of Officers is now the last New Business Item in December and the roles take hold at the first regularly scheduled meeting in January.

Motion Budd, Creal second to nominate Brian Cullin as Chairperson. Cullin accepted the nomination. Motion Carried.

Motion Creal, Budd second to nominate Jeff Jahr as Vice Chairperson. Jahr accepted the nomination. Motion Carried.

Motion Pahle, Budd second to nominate Medina Atchinson as Secretary. Atchinson accepted the nomination. Motion Carried.

Motion Creal, Pahle second to maintain the current liaison members to the Board of Zoning Appeals (BZA), Jahr as the primary liaison and Cullin as the secondary liaison. Jahr and Cullin accepted. Motion Carried.

GENERAL DISCUSSION AND UPDATES:

Commissioner commented on agenda item #4, the agenda says preliminary site plan approval, it needs to be amended to final site plan approval.

Commissioner liked the tri-community Planning Commission meeting, thinks a round table setup would be great. Commissioner informed that Belleville Commissioner Juriga already has it lined up for the next tri-community meeting.

Commissioners wished everyone happy holidays and a happy new year.

ADJOURNMENT:

Motion Jahr, Creal second to adjourn the meeting at 7:10 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

RECEIVED

NOV 28 2023

PLANNING & ZONING APPLICATION

Initial: _____

CASE INFORMATION

CASE NUMBER:	23-069	DATE SUBMITTED:	11/28/2023
--------------	--------	-----------------	------------

APPLICANT INFORMATION

NAME:	Kimberly Younglas	PHONE:	313-942-7543
ADDRESS:	13657 Country Walk Blvd	CELL PHONE:	
CITY, STATE & ZIP	Van Buren Twp, MI 48111	FAX:	
EMAIL:	Km-messina@yahoo.com		

PROPERTY OWNER INFORMATION (If different than the applicant)

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

BILLING CONTACT

NAME:	Kimberly Younglas	PHONE:	
ADDRESS:	13657 Country Walk Blvd	CELL PHONE:	313-942-7543
CITY, STATE & ZIP	Van Buren Twp, MI 48111	FAX:	
EMAIL:	Km-messina@yahoo.com		

SITE/PROJECT INFORMATION

NAME OF PROJECT:				Group daycare	
PARCEL ID NO: V125-83-		PROJECT ADDRESS:			
		13657 Country Walk Blvd			
*APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY					
PROPERTY LOCATION: On the <u>east</u> Side of <u>Country Walk Blvd</u> Road; Between <u>Colonial</u> Road and <u>Camden</u> Road.					
SIZE OF LOT WIDTH:	117.62'	SIZE OF LOT DEPTH:	104.64	ACREAGE OF SITE:	0.295
CURRENT ZONING:		IS A REZONING OF THIS PARCEL BEING REQUESTED? Y / N		REQUESTED ZONING:	
residential					
PROJECT DESCRIPTION:					
Group daycare home caring for 12 children. This is an increase from my family daycare license caring for 7 children.					

SPECIAL PERMIT INFORMATION

DOES THE PROPOSED USE REQUIRE SPECIAL APPROVAL? <u>Y</u> / <u>N</u>	
IF YES, SECTION OF ZONING ORDINANCE FOR WHICH YOU ARE APPLYING FOR SPECIAL APPROVAL: <u>Section 5.111</u>	
IS THERE AN OFFICIAL WOODLAND WITHIN THE PARCEL? <u>Y</u> / <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

Kimberly Younglas
PRINT PROPERTY OWNER'S NAME

Kimberly Younglas
SIGNATURE OF PROPERTY OWNER

11/27/23
DATE

STATE OF MICHIGAN
COUNTY OF WAYNE

HANNAH RODRIGUEZ
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Feb 8, 2026
ACTING IN 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 28th day of November 2023.

Hannah Rodriguez Notary Public, Wayne County, Michigan

My Commission expires 02-08-2026, 2026.



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power, AICP – Director of Planning and Economic Development
RE: Kimberly Younglas Day Care Group Home – 13657 Country Walk Boulevard
DATE: January 3, 2024

Planning Commissioners:

Applicant Kimberly Younglas requests to change an existing Day Care, Family Home to a Day Care, Group Home as defined in Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance. The parcel is zoned R-1A – Single Family Residential. Day Care, Group Home is a Special Land Use in the R-1A (Single Family Residential) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance. The project is proposed to be located at 13657 Country Walk Boulevard (parcel ID # 83 101 03 0041 000), on Country Walk Boulevard between Camden Road and Colonial Road. The site's current family day care home is licensed by the State of Michigan as Kimberly Michelle Younglas as a Family Home Day Care provider.

Day Care, Group Home is defined as follows in the Van Buren Township Zoning Ordinance, per Section 2.102(A)(60)(b):

DAY CARE OR CHILD CARE, GROUP HOME: A private home in which more than six (6) but not more than twelve (12) minor children are given care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Group day care home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year. All group day care homes shall be registered with or licensed by the Michigan Department of Licensing and Regulatory Affairs or successor agency.

Based on a recent change in State of Michigan policy, Day Care Group Homes will be allowed to have additional capacity (up to two additional children) after 29 months of operation.

The proposed use will occur at the applicant's residence. The current house floor area is 3,469 square feet, according to Assessor's office records. The house was constructed in 2004 and is part of the Country Walk Phase II Site Condominium / PRD development. Included with the submittal is a narrative letter from the applicant, received December 7, 2023, a site / plot plan from the applicant that shows the layout of proposed parking and fencing overlaid on the lot's original approved plot plan.

Based on the submittals provided, I will review the submitted Group Day Care Home permit application

and make recommendations to the Planning Commission below based on general site plan observations, general special land use standards of **Section 12.306 (Standards for Granting Special Approval)**, below. No special approval shall be recommended for approval by the Planning Commission or granted by the Township Board unless the special use:

- a) **Can promote the use of land in a socially and economically desirable manner for those persons who will use the proposed land use or activity; for those landowners and residents who are adjacent; and for the Township as a whole.** The property is 0.295 acres in area (approximately 12,850 square feet). It is a corner lot with roughly 126.6 feet of frontage on Country Walk Boulevard and 117.62 feet of frontage on Camden Road. Both the principal structure and the property as a whole are well suited to accommodate this use, with ample interior space and adequate frontage to host a day care operation which can be run in a socially and economically desirable manner.
- b) **Is necessary for the public convenience at that location.** The proposed use is an expansion of an existing day care use that is located in one of the Township's largest residential developments. The Country Walk site condominium in total has 536 planned detached single-family housing units, most of which are constructed. Day care capacity is a widespread need in Van Buren Township. The expansion of this existing site will help to fulfill that need.
- c) **Is compatible with adjacent uses of land.** Due to the site's position as a corner lot with a large yard area, the group day care home use should be compatible with the adjacent uses of land.
- d) **Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.** This criterion will be met, subject to adherence to certain conditions I state below in this report. The site will also be inspected by the State of Michigan LARA for applicable standards related to child care.
- e) **Can be adequately served by public services and facilities without diminishing or adversely effecting public services and facilities to existing land uses in the area.** The site is adequately served by public services and facilities.
- f) **Will not cause injury to other property in the neighborhood in which it is to be located.** The uses in the site will adhere to required setbacks and the site is well situated with ample land available. I do not anticipate the group day care home use causing injury to other property in the neighborhood. If any additional approvals are required from the Country Walk II Homeowner's Association or Management Group for this expansion, their written approval must be filed prior to the applicant obtaining any permits from the Van Buren Township Department of Planning and Economic Development. Written approval from the HOA must be provided regarding the proposed retractable fencing.
- g) **Will consider the natural environment and help conserve natural resources and energy.** The proposed group day care home use is anticipated to have a negligible impact on the natural environment and natural resources.

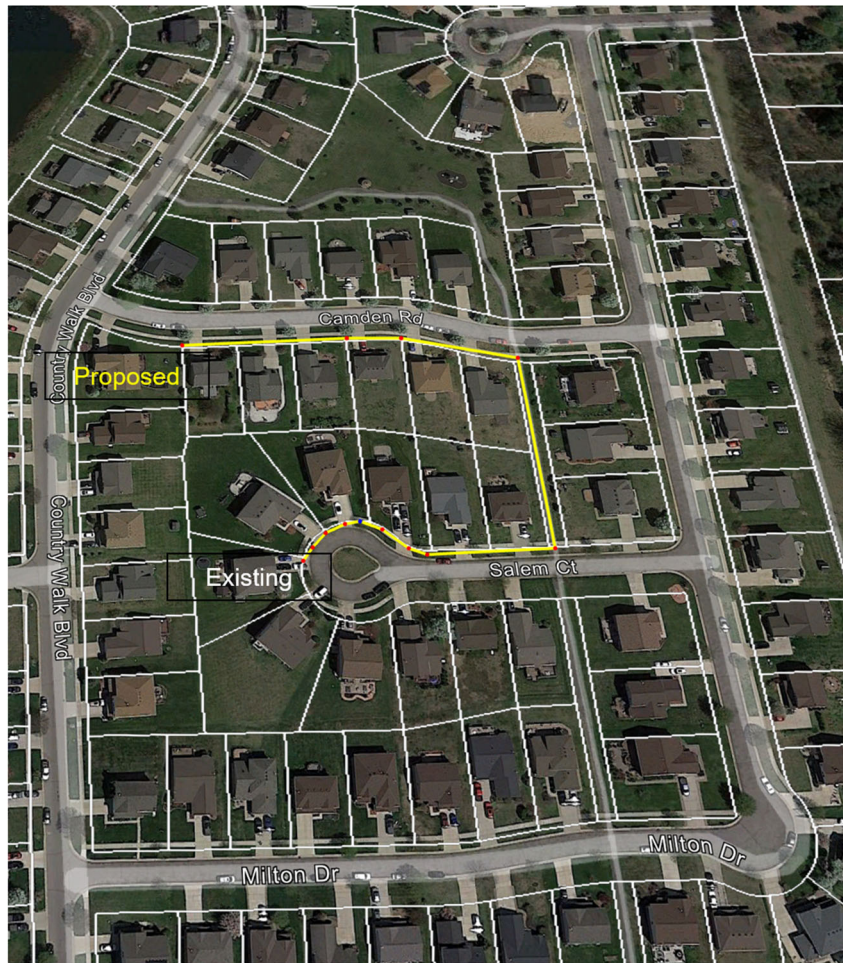
The use is also subject to specific requirements of Section 5.111 of the Van Buren Township Zoning Ordinance, as recently amended by Ordinance 10-17-23. Compliance with this section of the Zoning Ordinance is evaluated below:

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, measured along a road, street, or place maintained by the State, County or

a local unit of government and generally open to the public as a matter of right for the purpose of vehicular traffic, not including an alley:

- (1) Another licensed group day care home, except that the Board of Trustees may modify this requirement upon recommendation from the Planning Commission, if the Planning Commission finds that 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. The distance between the nearest points of the subject parcel and the recently-expanded group day care home site at 42127 Salem Court is approximately 960 feet. The Planning Commission should consider whether traffic, drop-off and pick-up times and other issues that impact the neighborhood based on the prospective proximity between these group day care homes cause any concern. I note that the facility at 42127 Salem Court is on a cul-de-sac. The location that is the subject of this request should not conflict with that location, because it is on a street that carries a different traffic pattern and will not likely have any overlapping parking. See the image below which conveys the spatial relationship between these two sites:



I recommend that the Planning Commission should make findings on traffic, parking and other impacts related to the proximity between these two sites.

- (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 Section 5.108.
- (6) Adult day care centers, subject to the requirements of Section 5.110.

I have reviewed and verified that the proposed site is located greater than 1,500 feet from the listed uses (2) through (6). See the worksheet attached to this report for more information.

- B. It has appropriate fencing for the safety of the children in the group day care home as determined by the Planning Commission. The applicant's development has restrictions on permanent fencing in yards. The applicant has proposed to install a retractable fencing around the perimeter of the yard during hours of operation. The applicant shall provide additional graphic specifications and details for the proposed fencing, and the fencing shall be reviewed by the Planning Commission for adequate safety and aesthetic compatibility with the surrounding neighborhood. The applicant shall also extend the fencing to the east and south lot lines to enclose the southeast portion of the yard, when the yard is in use. Due to this site's position on a corner lot, with cross traffic in two directions, fencing will be vital in maintaining safe conditions.
- C. It maintains the property consistent with the visible characteristics of the neighborhood. This criterion can be met. Apart from the above-mentioned fencing, the applicant proposes no changes to the site.
- D. It does not exceed sixteen (16) hours of operation during a twenty-four (24) hour period. The applicant has clarified that their hours will be 6:30 a.m. to 5:30 p.m., Monday – Friday.
- E. The group day care home operator shall provide off-street parking for his or her employees in accordance with Article 9, in the ratio of one (1) parking space for each employee. The Van Buren Township Zoning Ordinance requires the following off-street parking for child care uses per Section 9.102:
 - 1 space per employee (2 required)
 - 1 space per each bracket of 10 children cared for (3 required)
 - (5) stacking spaces
 - Total: (4) parking spaces and (5) stacking spaces

However, the Township's Zoning Ordinance allows the Planning Commission to make modifications to parking space requirements under Sec. 9.101(J):

(J) Minimum Parking Required. The minimum number of off-street parking spaces by type of use shall be determined in accordance with the schedule contained in Section 9.102 herein; however, the Planning Commission may modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable based on the level of current or future employment and/or level of current or future customer traffic. In determining whether to permit fewer parking spaces, the Planning Commission shall consult the most recent edition of the Parking

Generation, published by the Institute of Traffic Engineers (ITE), or other acceptable standard.

The applicant has provided for one (1) employee parking space in the driveway of the site, along with two (2) parking spots for dropping off and picking up children. The applicant must clarify the number of employees in writing on the site plan. Per the Township Planning Consultant's analysis, ITE says that the average parking demand for a day care facility is: 3.3 spaces per 1,000-sf gross floor area (8 spaces required using this threshold), or 1.3 spaces per employee (2 spaces required), or .21 spaces per child (3 spaces maximum). The garage may be used for two (2) spaces. The area in front of the site's attached garage may accommodate two (2) vehicles side-by-side, per Zoning Ordinance requirements. The site's driveway appears to be approximately 25 to 30 feet in length, and 16 feet in width. This can only accommodate two (2) parallel parking spaces, side by side, under Section 9.104 of the Van Buren Township Zoning Ordinance. However, the property's frontage also appears to be able to accommodate approximately 3-4 on-street parallel parking spaces adjacent to the property.

Additional site plan comments.

- If the applicant anticipates the generation of garbage beyond what would be consistent with residential land use, they may have to take additional measures for waste disposal and screening of waste.
- If the applicant proposes to have any signage, any signage must comply with Article 11 of the Van Buren Township Zoning Ordinance.

Recommendation.

Based on the findings of this report, I recommend that the Planning Commission conditionally recommend approval of the requested special approval group day care home use and conditionally approve the submitted preliminary and final site plan, subject to the conditions stated below:

- The Planning Commission should make findings on traffic, parking and other impacts related to the proximity between the two identified adjacent group day care home sites.
- The applicant must clarify the number of employees in writing on the site plan.
- If any additional approvals are required from the Country Walk II Homeowner's Association or Management Group for this expansion, their written approval must be filed prior to the expansion occurring.
- The applicant shall provide additional graphic specifications and details for the proposed fencing, and the fencing shall be reviewed by the Planning Commission for adequate safety and aesthetic compatibility with the surrounding neighborhood.
- The applicant shall also extend the fencing to the east and south lot lines to enclose the southeast portion of the yard, when the yard is in use.
- Written approval from the HOA must be provided regarding the proposed retractable fencing.

If these requests are granted, the project will be considered by the Van Buren Township Board of Trustees before final approval is granted by Township staff. The applicant then may continue the process of obtaining their "group" day care license from the State of Michigan. Please do not hesitate to reach out if

you have further questions.

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

Proximity of 48111 Facilities

Applicant Address: 13657 Country Walk Boulevard

Facility	Address	Distance				REH	HH	ADC	Notes
			GDC	AFC	CCC				
BLOOMING BUDDIES	6191 RAWSONVILLE	>1,500'	x						
BUILDING OF LEARNIN	42127 SALEM CT	>1,500'	No						
TYLER AFC HOME	42901 TYLERBELLEV	>1,500'		x (7-12)					OK, subject to findings, per Sec. 5.111(A)(1)
ELWELL POINT	17100 ELWELL RD	>1,500'		x					
TYLER TWO	43063 TYLER ROAD	>1,500'		x					
GRACE AT ECORSE	44257 ECORSE RD	>1,500'		x					
BELLEVILLE LAKE	46131 HULL RD	>1,500'		x					
EDWARDS HOME II	7050 EDWARDS	>1,500'		x					
COTTAGE RESIDENTIA	175 HURON RIVER D	>1,500'		x					
LENMOORE	14250 LENMOORE R	>1,500'		x					
BEMIS	48722 BEMIS	>1,500'		x					
BELLEVILLE HOUSE	46131 HULL	>1,500'		x					
TYLER RESIDENTIAL C	43001 TYLER RD.	>1,500'		x					
RESILIENT ELWELL	17100 ELWELL RD	>1,500'		x					
LINDA VISTA	12890 LINDA VISTA C	>1,500'		x					
COTTAGE RESIDENTIA	175 EAST HURON RI	>1,500'		x					
TYLER AFC HOME	42901 TYLER	>1,500'		x (7-12)					
TYLER RESIDENTIAL C	43001 TYLER ROAD	>1,500'		x					
WISE HOME	7309 ANNA DRIVE	>1,500'		x					
BEMIS RIDGE	48722 BEMIS RD.	>1,500'		x					
SUMPTER SENIOR LIV	23560 SUMPTER RD	>1,500'		x					
RESILIENT - BELLEVIL	46131 HULL	>1,500'		x					
ELWELL HOUSE	17100 ELWELL ROAD	>1,500'		x					
TYLER TWO	43063 TYLER ROAD	>1,500'		x					
CLEO'S HOUSE L.L.C.	10525 RAWSONVILLE	>1,500'		x					
RESILIENT - BEMIS	48722 BEMIS RD	>1,500'		x					
BELAIR HOME	279 CHURCH	>1,500'		x					
HIDDEN TREASURE RE	48880 WEAR RD	>1,500'		x					
RENTON	17200 RENTON	>1,500'		x					
BELLEVILLE MANOR	9812 BARKLEY	>1,500'		x					
HOMES SENIOR LIVING	14250 LENMOORE R	>1,500'		x					
BECKY AND JESSICA'S	970 Savage	>1,500'			x				
BETHANY DAY CARE	810 EHRD	>1,500'			x				
BLESSED BEGINNINGS	9800 Haggerty	>1,500'			x				
LITTLE ARROW	111 South Street	>1,500'			x				
O2BA KID	337 Industrial Park Dr	>1,500'			x				
OPEN ARMS	7865 Belleville	>1,500'			x				
OWEN ELEMENTARY	45201 Owen	>1,500'			x				
SAVAGE ELEMENTARY	42795 Savage	>1,500'			x				
STARS	47295 Bemis	>1,500'			x				
THE EARLY CHILDHOOD	451 W Columbia	>1,500'			x				
TYLER ELEMENTARY	42200 Tyler	>1,500'			x				

Key

GDC	Licensed group day care home.
AFC	Adult foster care, small group home or large group home as defined in this Ordinance and by the State of Michigan.
CCC	Child care centers
REH	A facility offering substance abuse treatment and rehabilitation service to seven (7) or more people licensed by the State of Michigan (none found)
HH	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.
ADC	Adult day care centers.

To Whom it May Concern,

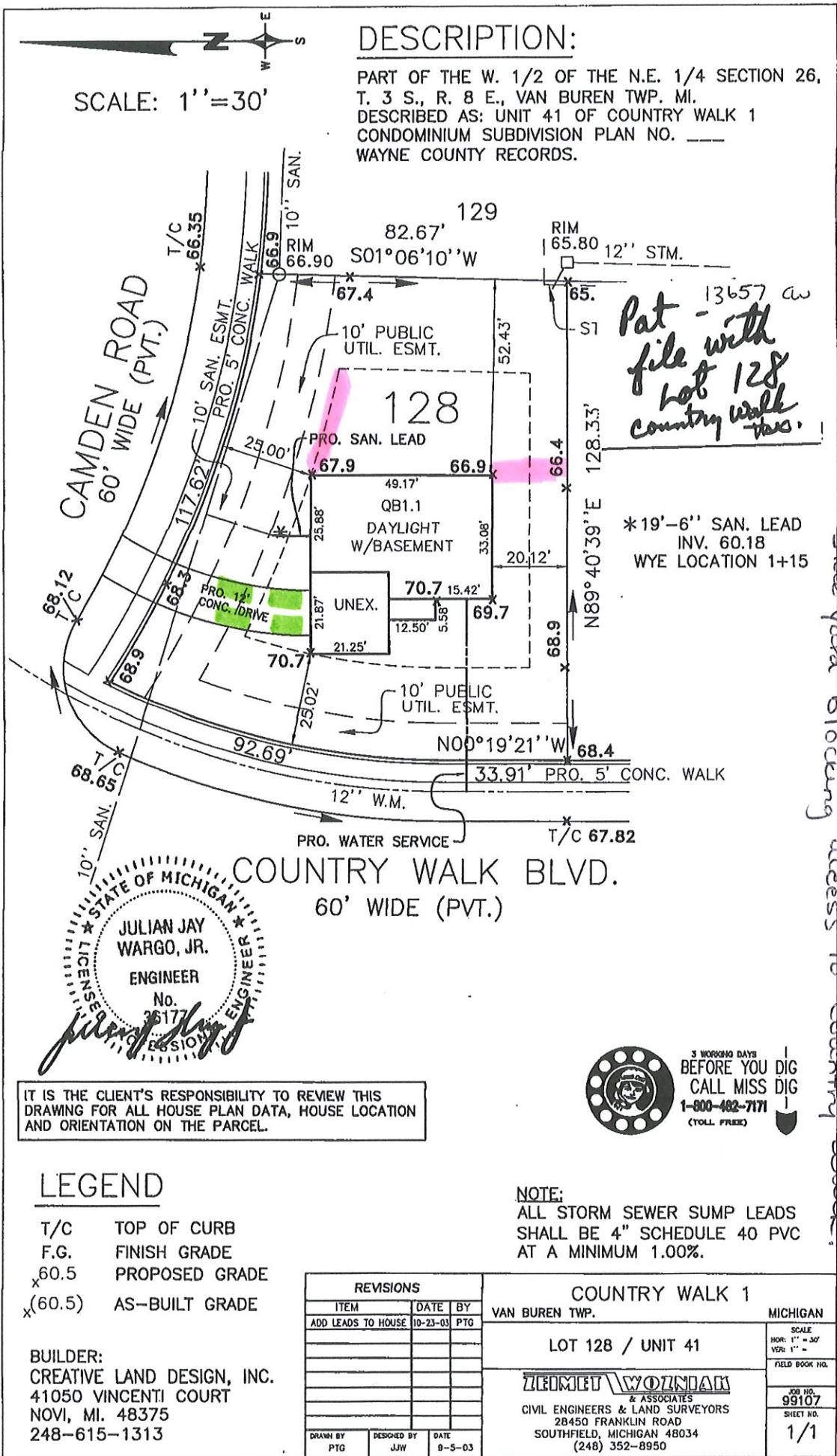
My name is Kim Younglas and I have been a licensed childcare provider since 2002. I originally started my childcare business in Redford Township and then moved it to Van Buren Township in 2007. I am licensed to care for 7 children and I am at full capacity. My hours of operation are Monday- Friday from 6:30am - 5:30pm. I run my business out of my basement where I have a large play area for the kids, a napping room, a preschool classroom and a full bathroom.

In the last few years Michigan has been experiencing a shortage of quality child care facilities. During the pandemic, many providers closed their doors, and most of them never re-opened. I receive so many calls on a regular basis from parents desperate to find care. I am hoping to be able to apply for a group child care license which would allow me to move from caring for 7 children to 12 children. My hours of operation would stay the same. My home has a 4 car driveway to provide off street parking for a full-time employee. Parents do not drop off and pick up at the same time so parking will not be an issue. My backyard has a large play area designated for the children. I plan to use a retractable fence along the side of my home facing Camden in order to prevent the children from getting too close to the road. I will place another retractable fence on the other side of the yard to prevent the children from going towards Country Walk.

It is my hope that the township will grant me the approval I need in order to move forward with my group childcare. I look forward to serving more families in our community for many more years.

Sincerely,
Kimberly Younglas

1 parking spot for an employee
 2 parking spots for dropping off & picking up children (approx. time 5 minutes)



STATE OF MICHIGAN
 JULIAN JAY WARGO, JR.
 ENGINEER
 No. 26177
 EXPIRATION 12/31/04

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



Removable retractable fence to keep children away from Street. One placed along the side of the house along Camden and one placed on the side yard blocking access to Country Walk.

[Log in](#)[Home \(/micchirp/s/\)](#)[Statewide Facility Search \(/micchirp/s/statewide-facility-search\)](#)[File a Complaint \(/micchirp/s/complaint-page\)](#)

Please note that some reports are not currently available online. If you would like to receive publicly available reports for a facility, please contact us at LARA-CCLB-Help@michigan.gov (null) or by phone at [517-284-9730](tel:517-284-9730) (null) Monday through Friday 8:00 a.m. – 5:00 p.m. We apologize for the inconvenience and are working quickly to get these reports online as soon as possible.

Statewide Search for Licensed Child Care Centers and Homes

Navigation

[← Back to Search Results](#)

Facility Information

Facility Name:	Kimberly Michelle Younglas
Facility Address:	13657 Country Walk Blvd. Belleville, MI 48111 null
Phone Number:	(313) 942-7543
City:	Belleville
County:	Wayne
Zip:	48111
License Status:	Regular
License Type:	Family Home
License Number:	DF820314479
Effective Date:	2022-09-07
Expiration Date:	2024-09-06
Capacity:	7

Services Offered

Full Day?:	NO
Services Provided:	

Licensee Information

Licensee Name:	Kimberly Michelle Younglas
Licensee Address:	13657 Country Walk Blvd., Belleville, MI, 48111

Days Open

DAY	OPEN TIME	CLOSE TIME
Friday	06:30 AM	5:30 PM
Wednesday	06:30 AM	5:30 PM
Monday	06:30 AM	5:30 PM
Tuesday	06:30 AM	5:30 PM
Thursday	06:30 AM	5:30 PM

Inspection Reports

Please note that some reports are not currently available online. If you would like to receive publicly available reports for a facility, please contact us at LARA-CCLB-Help@michigan.gov or by phone at 517-284-9730 Monday through Friday 8:00 a.m. – 5:00 p.m. We apologize for the inconvenience and are working quickly to get these reports online as soon as possible.

REPORT NAME

REPORT CREATED DATE

Inspection Reports without Violations

Report definitions

- **Original and Renewal Licensing Study Report**

An Original Licensing Study Report is the first report written for a new child care family home, group home or center. At the original inspection, a consultant reviews the licensing rules and regulations and makes sure the child care facility is in full compliance with the law and rules. The report includes basic information about the child care and remain on the CCLB website as long as the license is active.

Addendums to the Original Licensing Study Report are written when the licensee asks for a change to their license such as changing the space they use or the number of children they provide care for. These reports remain on the CCLB website as long as the license is active.

- **Renewal Inspection Report and Inspection Report**

Child care homes and centers are inspected at least once a year. Either a Renewal Inspection Report or an Inspection Report is written each year. Renewal Inspection Reports remain on the CCLB for three years and then removed. If a child care licensee observes a renewal report that is over three years old on the CCLB website they may request that the report be removed by contacting their licensing consultant, calling (517) 284-9730, or emailing the request to CCLB-Help@michigan.gov ([url](#)). Licenses expire and have to be renewed every 2 years. Licensees send in applications to renew the license. Once an application is complete, there is an unannounced inspection of the home or center. The Renewal Inspection Report is written after the inspection and includes information about the inspection and any rule violations that were found.

If a license is not up for renewal during the calendar year, an unannounced interim inspection is completed. An Inspection Report is written after an interim inspection. Inspection reports include information about what was observed during the inspection and any rule violations that were found.

(Note that for family child care homes, 90 day Inspection Reports and 10% Sample Inspection Reports may appear on this page as Inspection Reports. These are reports that were written prior to law changes in March 2018.)

- **Special Investigation Report**

Special investigations are completed when a rule related complaint is made against a child care home or center. The Special Investigation Report includes information about the alleged rule violation, a written investigation, and findings related to the alleged rule violation. Special Investigation Reports remain on the CCLB website for three years and then removed. If a child care licensee observes a Special Investigation Report that is over three years old on the CCLB website they may request that the report be removed by contacting their licensing consultant, calling (517) 284-9730, or emailing the request to CCLB-Help@michigan.gov ([url](#)). Special investigation reports that have no violations established are published under no violations found. This is designed to separate the different special investigation reports that have findings from those that do not.

Disclaimer: Licensing and registration records are made available on this website by LARA to provide immediate access to information for the convenience of interested persons. This information is updated once a day. It is the practice of LARA to obtain and verify information from the original source. All users have the responsibility to determine whether information obtained from this site is still accurate, current, and complete. LARA assumes no responsibility for any errors or omissions, or for the use of information obtained from this site.

**CHARTER TOWNSHIP OF VAN BUREN PLANNING COMMISSION
NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **January 10, 2024 at 5:30 p.m.** The meeting will be held in person at Van Buren Township Hall, located at **46425 Tyler Road, Van Buren Township, MI 48111**, in the Board Room. Instructions for attending the meeting electronically are provided in this notice. The Planning Commission will consider the following items:

Case 23-069: Kimberly Younglas – Group Day Care Home – Special Land Use Review. A request by Kimberly Younglas to change an existing Day Care, Family Home to a Day Care, Group Home as defined in Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance. The parcel is zoned R-1A – Single Family Residential. Day Care, Group Home is a Special Land Use in the R-1A (Single Family Residential) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance. The site is located at 13657 Country Walk Boulevard (parcel ID # 83 101 03 0041 000), on Country Walk Boulevard between Camden Road and Colonial Road.

Materials for this meeting will be posted to www.vanburen-mi.org\Government\Agendas & Minutes\Planning Commission by no later than **January 8, 2024**. On the agenda for the meeting, a unique Zoom weblink and dial-in phone number with a meeting ID for meeting videoconference or teleconference access will be provided. The meeting will be available to view live on the Van Buren Township YouTube Channel. A complete procedure for public comment by electronic means is provided on a guide which is accessible on the Van Buren Township website (www.vanburen-mi.org). Participants may also choose to submit written comments that will be read into record during public comment by the Chairperson. Submit any written comments or questions about the meeting via e-mail to dpower@vanburen-mi.org. To comply with the Americans with Disabilities Act (ADA), any citizen requesting accommodation to attend a meeting, and/or to obtain this notice in alternate formats, please contact the Clerk's Office at 734.699.8900, extension 9205.

Posted: December 14, 2023

Published: December 20, 2023



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

RECEIVED
Initial: JUL 06 2023

PLANNING & ZONING APPLICATION

CASE INFORMATION

CASE NUMBER: 23-031	DATE SUBMITTED: 7/6/23
---------------------	------------------------

APPLICANT INFORMATION

NAME: Ashley Capital (Acting Agent Dennis Schultz)	PHONE: 734-394-1900
ADDRESS: 2575 S. Haggerty Road	CELL PHONE: 734-637-4763
CITY, STATE & ZIP: Canton, MI 48188	FAX: 734-436-0256
EMAIL: dschultz@ashleycapital.com	

PROPERTY OWNER INFORMATION (If different than the applicant)

NAME: Crossroads Distribution Center 11, LLC	PHONE: 734-394-1900
ADDRESS: 2575 S. Haggerty Road	CELL PHONE: 734-637-4763
CITY, STATE & ZIP: Canton, MI 48188	FAX: 734-436-0256
EMAIL: dschultz@ashleycapital.com	

BILLING CONTACT

NAME: Dennis Schultz	PHONE: 734-394-1900
ADDRESS: 2575 S. Haggerty Road	CELL PHONE: 734-637-4763
CITY, STATE & ZIP: Canton, MI 48188	FAX: 734-436-0256
EMAIL:	

SITE/PROJECT INFORMATION

NAME OF PROJECT: Crossroads Distribution Center North 11, LLC			
PARCEL ID NO: V125-83- Pending Lot Combination		PROJECT ADDRESS: Pending Lot Combination	
*APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY			
PROPERTY LOCATION: On the West Side of Haggerty Road; Between Ecorse Road and Van Born Road.			
SIZE OF LOT WIDTH: 1438 FT on Vanborn Rd. & 1992 FT on Haggerty Rd.	SIZE OF LOT DEPTH: 2870 FT.	ACREAGE OF SITE: 175	TOTAL ACRES OF SITE TO REVIEW: 69
CURRENT ZONING: MT, M1 & R1-A	IS A REZONING OF THIS PARCEL BEING REQUESTED? Y / N NO		REQUESTED ZONING:
PROJECT DESCRIPTION: We will build 630,417 SF building for a speculative tenant.			

SPECIAL PERMIT INFORMATION

DOES THE PROPOSED USE REQUIRE SPECIAL APPROVAL? Y / N YES	
IF YES, SECTION OF ZONING ORDINANCE FOR WHICH YOU ARE APPLYING FOR SPECIAL APPROVAL: Per section 5.112	
IS THERE AN OFFICIAL WOODLAND WITHIN THE PARCEL? Y / N NO	IF YES, WOODLAND ACREAGE:
TOTAL NUMBER OF REGULATED TREES OUTSIDE THE WOODLAND AREA: Please see drawings for tree removal.	TOTAL NUMBER OF TREES: Please see drawings for tree removal.
DETAILED DESCRIPTION FOR CUTTING TREES: Trees will only be removed in the areas of construction.	
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

Dennis Scholtz (Acting Agent for Ashley Capital)
PRINT PROPERTY OWNER'S NAME

[Signature]
SIGNATURE OF PROPERTY OWNER

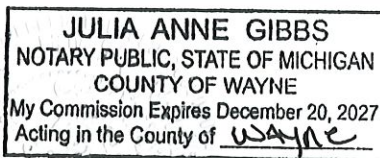
7/6/2023
DATE

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 6th day of July, 2023

Julia Anne Gibbs Notary Public, Wayne County, Michigan My Commission expires 12/27, 2023



Project Name:		Ashley Crossroads North Phase II - Building 11+Outer Berm						
Project Number:		23-031						
Acres, Units & Trees:		# of Acres:	69	Official Woodland Acres:				
		# of Units:		# of Trees Outside Wood:				
Water & Sewer Total Est. Cost		\$						
Construction Contract Amount		\$						
ITEM	#	TOWNSHIP BASE	CONSULTANT BASE	ACRE FEE	UNIT FEE	TOWNSHIP TOTAL	CONSULTANT TOTAL	LINE-ITEM TOTAL
Rezoning		\$600.00	\$600.00	\$10.00		\$0.00	\$0.00	\$0.00
Conditional Zoning Amendment, Reviews, Rezoning Contract and Conditions		\$1,500.00	\$1,500.00	\$30.00		\$0.00	\$0.00	\$0.00
Conditional Rezoning Contract and Conditions			Cost+20%				\$0.00	\$0.00
Special land Use (new development)		\$800.00	\$500.00	\$10.00	\$690.00	\$800.00	\$1,190.00	\$1,990.00
Special Land Use (existing building, no site changes)		\$500.00	\$500.00	\$10.00		\$0.00	\$0.00	\$0.00
Concept Plan Review Only		\$350.00	\$350.00			\$0.00	\$0.00	\$0.00
*Additional Reviews by Consultant			Cost+20%					
Engineering Concept Plan Review Only			\$500.00	\$25.00				
Sub-Total:								\$1,990.00
Site Plan Application (Non-Residential)								
Commercial Development		\$2,500.00	\$4,000.00	\$150.00		\$0.00	\$0.00	\$0.00
Industrial Development		\$2,500.00	\$4,000.00	\$150.00	\$10,350.00	\$2,500.00	\$14,350.00	\$16,850.00
Public or Semi-public Development			\$675.00	\$125.00	\$150.00	\$0.00	\$0.00	\$0.00
Administrative Review(Re-occupancy, site changes to Existing Use or Addition to Existing * Additional reviews by Consultant		\$400.00	Minor Change			\$0.00	\$0.00	\$0.00
		\$1,250.00	\$500.00	Major/New Structure		\$0.00	\$0.00	\$0.00
			Cost + 20%					
Initial Engineering Deposit			\$5,000.00	\$25.00	\$1,725.00		\$6,725.00	\$6,725.00
Sub-Total:								\$23,575.00
Site Plan Application (Residential)								
Site Condominium		\$2,500.00	\$750.00		\$15.00	\$0.00	\$0.00	\$0.00
Cluster Housing Development (PRD)		\$4,000.00	\$450.00		\$10.00	\$0.00	\$0.00	\$0.00
Multiple Family		\$3,000.00	\$400.00		\$10.00	\$0.00	\$0.00	\$0.00
Mobile Home Park		\$3,000.00	\$600.00		\$10.00	\$0.00	\$0.00	\$0.00
Condominium, PRD, Subdivision Documents			Cost +20%			\$0.00		
*Additional Reviews by Consultant			Cost+20%			\$0.00	\$0.00	\$0.00
Initial Engineering Deposit			\$2,500.00	\$25.00			\$0.00	\$0.00
Dev. Instigated Rev. Approved Plat, Architectural Rev. Existing Developments		\$400.00	Cost	\$15.00	\$15.00	\$0.00	\$0.00	\$0.00
Sub-Total:								\$0.00
Subdivision/Plat Review								
Sketch Plan Review		\$400.00	\$350.00		\$30.00	\$0.00	\$0.00	\$0.00
Site Plan Review(Tent. Preliminary Plat)		\$2,000.00	\$700.00		\$30.00	\$0.00	\$0.00	\$0.00
Preliminary Plat Review		\$600.00	\$500.00		\$15.50	\$0.00	\$0.00	\$0.00
Final Plat Review		\$700.00	\$600.00		\$15.50	\$0.00	\$0.00	\$0.00
*Additional Reviews by Consultant			Cost +20%				\$0.00	\$0.00
Initial Engineering Deposit			\$2,500.00		\$25.00	\$0.00	\$0.00	\$0.00
Sub-Total:								\$0.00
Special Meetings								
Expedited Review		150% of cost	Cost+150%					\$0.00
Planning Commission		\$560.00	Cost + 20%			\$0.00		\$0.00
Board of Zoning Appeals-(Single Family Res.)		\$400.00	\$350.00			\$0.00	\$0.00	\$0.00
Board of Zoning Appeals(Non-Res./Multiple)		\$400.00	\$350.00			\$0.00	\$0.00	\$0.00
Sub-Total:								\$0.00
Other Fees								
Variance Review-Single Family Residential & Agricultural		\$200.00	Cost			\$0.00	\$0.00	\$0.00
Variance Review-Multi-Family, Commercial, & Industrial		\$350.00	Cost					
Zoning Verification		\$75.00				\$0.00		\$0.00
Replat/Change to Master Deed		\$250.00	\$250.00		\$75.00	\$0.00	\$0.00	\$0.00
Woodlands/Tree Removal		\$350.00	\$700.00	\$60.00	\$3.00	\$0.00	\$0.00	\$0.00
Tree Replacement(per tree)					\$350.00	\$0.00		\$0.00
Lot Split Review		\$75.00	\$350.00			\$0.00	\$0.00	\$0.00
Accessory Structure Modification		\$250.00				\$0.00		\$0.00
Fire Department Site Plan Review		\$450.00						\$450.00
Temporary Land Use/Special Event Permit		\$1,250.00				\$0.00		\$0.00
Wireless Equipment Administration Review		\$400.00	\$450.00			\$0.00	\$0.00	\$0.00
Grass & Weeds Mowing/Blight/Property Maintenance Administrative Fee (Ordinance)					Cost+ \$100.00			\$0.00
Developer Initiated Master Plan or Zoning Amendments		\$1,500.00	cost+20%			\$0.00		\$0.00
Water & Sewer Administration Fee (water)		cost x .25%						
Water & Sewer Administration Fee (sewer)		cost x .25%						
Engineering Review Deposit			cost x .2%					
Planning Administration Fee		cost x .5%						
Construction Observation Deposit			10% of cost					
Sub-Total:								\$450.00
Grand Total:								\$26,015.00
Sub-Total by Fee Category		Township Fee Total	Consultant Fee Total	Engineering Fee Total		Fire Department Total		
		\$3,300.00	\$15,540.00	\$6,725.00		\$450.00		
Account No.		101-000-485-000	101-000-284-000	592-000-284-000		101-000-628-001		
Sub-Total by Fee Category		Water Fee Total		Sewer Fee Total				
		\$0.00	33	\$15,540.00				
Account No.		592-537-605-000		592-536-605-000				

Dennis Schultz

From: Power, Dan <dpower@vanburen-mi.org>
Sent: Wednesday, July 5, 2023 3:33 PM
To: Dennis Schultz
Cc: Williams, Brittney
Subject: [update] RE: [EXTERNAL EMAIL] FW: CRN Acres for Dan Power. / Case 23-031
Attachments: 23-031_Planning Fee Schedule-Invoice_CRN Phase II_Building 11+Berm.pdf

Dennis: Thanks for the clarification. With 69 acres plugged in, please see the attached revised charge calculation: **\$26,015**. Please note – I caught a minor error to adjust the FD review fee from \$400 to \$450 (per the FD 2023 fee schedule update). Thank you.

Dan Power, AICP

Director of Planning and Economic Development

Department of Municipal Services

Charter Township of Van Buren

734.699.8900, ext. 9392

Township Hours: Monday -Thursday 7:00 am to 5:00 pm. **Closed Fridays.**

From: Dennis Schultz <dschultz@ashleycapital.com>
Sent: Wednesday, July 5, 2023 11:17 AM
To: Power, Dan <dpower@vanburen-mi.org>
Subject: RE: [EXTERNAL EMAIL] FW: CRN Acres for Dan Power.

Dan, Joe says to use 69 Acres.

From: Dennis Schultz
Sent: Wednesday, July 5, 2023 9:26 AM
To: Power, Dan <dpower@vanburen-mi.org>
Subject: RE: [EXTERNAL EMAIL] FW: CRN Acres for Dan Power.

I spoke to Joe and he says the drive and the berm on Haggerty road are part of the 67.4 acres all ready.

Let me know what you think.

Dennis Schultz
Ashley Capital
2575 S. Haggerty Road
Suite 500
Canton, MI 48188

P: (734) 394-1900
E: dschultz@ashleycapital.com
F: (734) 394-1925
C: (734) 637-4763



MEMO

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Case 23-031 / Ashley Crossroads North Phase 2 Project Final Site Plan Review
DATE:	January 3, 2024

Planning Commission Members:

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

This project gained preliminary site plan approval by the Planning Commission on September 27, 2023, special land use approval by the Board of Trustees on October 17, 2023, and a variance approval by the Board of Zoning Appeals (BZA) on November 14, 2023. Additionally, a limited tree removal permit was granted by the Planning Commission on October 11, 2023. An engineering application has been made and plans have now been resubmitted for review for compliance with conditions of preliminary site plan and special use approval. Submittals from the applicant have been provided electronically with this packet, along with hard copy excerpts from the applicant's civil site plan set.

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

If the request is granted, the applicant will move forward with the preconstruction process. Final "issued for construction" site plans will need to be assembled which address the recommended conditions of approval from staff and consultants. In the next available Board of Trustees meeting, the Board will be requested to review and consider adoption of a resolution to support a petition to abandon the portion of the Bell Creek Drain that crosses this site. This drain abandonment is part of the required drain approval from Wayne County. Wayne County permits for drain, right-of-way, and storm sewer work must be obtained. A soil erosion permit has been obtained from Wayne County. Once the required remaining permits and approvals from Wayne County and Van Buren Township are obtained, cost estimates will be finalized, and the applicant will be eligible to have a preconstruction meeting with Township Staff.

Please feel free to reach out with any questions. Thank you for your consideration of this project.

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



MCKENNA

December 31, 2023

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

Subject: VBT-23-031 Ashley Capital Crossroads Distribution Center North – Building 11; FINAL Site Plan Review #4; Revised Site Plan Dated December 15, 2023.

Dear Commissioners:

The applicant, Ashley Capital (acting agent: Dennis Schultz) proposes to construct a 630,417 sq. ft. warehouse and distribution facility (Crossroads Distribution Center North, Building 11 or CRN11), just north of CRN6, south of Van Born Road, and west of Haggerty Road. The overall CRN site is 175 acres, while the development area for this proposal involving the building and mass grading is approximately 118 acres, pending a lot combination. Most of the development area is zoned M-T (Industrial Transportation) and is composed of several parcels; some of these parcels are zoned M-1 (Light Industrial) as a result of recent rezoning, or R-1B (Single-Family Residential) per original zoning.

The project was granted preliminary site plan approval and was recommended for special land use approval by the Planning Commission at a regular meeting on September 27, 2023. As part of the final site plan review process, our comments below reflect whether the planning conditions have been met. Items requiring changes, additional information, or additional approvals are underlined.

COMMENTS

- 1. Approval of the special land use by the Township Board of Trustees.** This condition has been met. The proposal received special land use approval from the Township Board of Trustees on October 17, 2023.
- 2. Approval of lot combination prior to commencement of construction.** This condition has been met. The applicant has submitted a letter from the Township Assessor's office confirming completion of the required lot combination.
- 3. Clarification regarding lot coverage pursuant to future lot combination.** This condition has been met. The site plan notes the lot coverage as 8.3% based on the gross lot area of 175 acres. Future construction of buildings 8, 9 and 10 will impact this number.
- 4. Approval of a variance for trailer staging area setback on the southwest corner of the site.** This condition has been met. The applicant received approval for the variance from the Board of Zoning Appeals on November 14, 2023.
- 5. Provision of interior sidewalks to connect all existing and proposed CRN sites.** This condition has been met. At the Planning Commission meeting it was acknowledged that due to the various uses

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

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F 248.596.0930
MCKA.COM

Communities for real life.



on site and security concerns, the internal sidewalks could be placed only in some places. The applicant was required to coordinate with us and Staff to determine appropriate location for the sidewalk network. Based on discussions regarding sidewalk feasibility at this time, the revised plan includes sidewalks along the entire length of vehicle parking spaces on the north, east, west, and southeast corner of building 11. The sidewalks include ramp locations to facilitate barrier free access to building 11. A concept plan discussed with the applicant envisions a future sidewalk network that will connect building 11 and future buildings 10, 9 and 8 to Haggerty Road. At such time when the plans for those buildings are submitted, the extension of the sidewalk network will be reviewed.

6. **Planning Commission approval of the deferred/converted parking plan.** This condition has been met. The applicant had previously explained that a single prospective tenant would utilize over half of the building area, requiring additional staging areas but only 75 car parking spaces. As a result, the site plan notes fewer parking spaces than required and deferring 40 additional parking spaces. The developer further explained that in addition to the deferred parking, the site's staging areas could be converted into car parking, if needed. The Planning Commission approved the proposed deferred parking.
7. **Notation of potential locations of EV charging spaces and provision of infrastructure to support future installations.** This condition has been met. The Planning Commission had required the applicant to identify locations for proposed EV spaces and potential future locations for which conduits and other infrastructure will be laid out as part of this approval. This was to ensure that the site provided adequate EV parking – regular and barrier free accessible, and current/future EV parking spaces did not conflict with location of barrier free parking spaces. The revised plan notes that the landscape islands within the middle row of parking on the north side of the building and the island on the southeast corner of the building will be prepped for EV charging spaces i.e., provided with the necessary infrastructure and conduits. Depending upon the needs of the tenant, EV spaces shall be installed, including barrier-free accessible EV charging spaces.
8. **Planning Commission approval of landscape plan with additions and deviations as noted in Comment 8, a through h, above.** This condition has been met. The Planning Commission approved a deviation to allow the applicant to maintain an existing extensive preservation area with conservation easements along the west side of the parcel, in lieu of a landscaped berm which abuts an R-1B zone (ITC corridor), the applicant is proposing an extensive preservation area extending the length of the western edge. The revised plan also shows all landscape islands meeting the minimum 360 sq. ft area requirement and correction to planting numbers.
9. **Clarification regarding tree replacement counts, as noted in Comment 9, above.** This condition has been met. The revised landscape plan includes calculations noting that the total tree replacement required for the site is 441 trees of which 306 trees are to be installed at this time and 135 trees in a future phase. The revised landscape plan notes the trees proposed for replacement in green color, to be placed along the main drive aisles, parking lot islands and around the detention ponds. The replacement trees include 3" caliper deciduous trees, 8' evergreens and 2" caliper ornamental trees.



10. **Planning Commission approval of building colors and material samples.** This condition has been met. the Planning Commission approved proposed building materials and colors as part of preliminary plan approval.
11. **Submission of a signage package in compliance with Ordinance standards.** This condition can be met. The site plan notes that signage shall comply with Van Buren Township standards. Signs are typically submitted for administrative review and approval for sign area and placement compliance.
12. **Wayne County and Township Engineer approval of proposed stormwater detention system. Wayne County approval of proposed detention basin landscaping.** This condition can be met. It is our understanding that Wayne County has not yet written approval for the project, but their review has been ongoing for a few months.

RECOMMENDATION

All of the conditions of preliminary site plan approval have been addressed at this time. Therefore, we recommend that the Planning Commission grant final site plan approval to Ashley Crossroad North Building 11, as described above, subject to final engineering approval from the Township Engineer and Wayne County.

Respectfully,
McKENNA

Vidya Krishnan
Senior Principal Planner

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

January 3, 2024
Fishbeck Project No. 231310
Van Buren Township Project No. 23-031

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

Crossroads Distribution Center North – Building No. 11 Engineering Review #2

Dear Director Lawrence:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Engineering Plans dated December 11, 2023, submitted to the Township for Engineering approval, for the proposed Crossroads Distribution Center North – Building No. 11 located on Haggerty Road, south of Van Born Road, in Van Buren Township (Township), Wayne County (County), Michigan.

This project entails construction of a 630,417 sft distribution center with both bituminous and concrete pavement parking lots, access drives and truck routes. Surface improvements will include 757 parking spaces, 136 truck docks, and new landscaping. The site plan also includes a new water main loop with water services and fire hydrants, a sanitary service and an enclosed stormwater collection and management system.

Updates to the review comments from the previous engineering review are listed below:

General

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

1. Per Chapter 2, Section B of the Township Engineering Standards Manual, plans must include the following required notes:
 - a. The Developer is responsible for resolving and drainage problems on adjacent properties which are the result of the Developer's actions.
Update 1/3/2024: Note added.
2. All utilities must have a minimum of 18-inch clearance vertically. 18-inch minimum clearance must be labelled on the profiles.
Update 1/3/2024: All utilities appear to show 18-inch minimum separation and has been labeled on the plans.
3. A quantity list itemizing all proposed public sanitary sewer, storm sewer and water main construction must appear on each sheet showing such construction. A quantity list showing the total quantities of construction for the entire project should also be provided.
Update 1/3/2024: Quantity tables have been updated or added.
4. Match lines should be used wherever plans continue to other sheets. Match lines are missing on water main plan and profile sheets.
Update 1/3/2024: Plans appear to have been updated accordingly.

5. Radii of all points of curvature must be labeled.

Update 1/3/2024: Plans appear to have been updated accordingly.

Water Main Service

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

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

Comments:

1. All proposed water main must be labeled in plan view with proposed size and material.
Update 1/3/2024: Plans appear to have been updated accordingly.
2. Multiple fire hydrants along the east and west side of the building appear to be in the middle of the pavement without protection or any type of indicator as to their existence. These need to be placed behind the curb or proposed to be protected with bollards. Even with bollards, these locations would seem to be problematic with logistics on the site.
Update 1/3/2024: Hydrant labels have been updated to include four bollards around hydrants placed within pavement areas.
3. It is understood that future connections to the proposed 16-inch water main along the west side of Haggerty Rd. have shifted locations slightly. The adjustment appears to be acceptable, and the Township Engineer will update the Haggerty Rd water main plans accordingly.
Update 1/3/2024: Fishbeck is continuing to work with the County to provide updated water main connection points along Haggerty Rd.
4. The existing water main stub and hydrant by the northeast corner of building 6 should be extended across the proposed driveway and terminated for the future connection for building 10. The plans currently show a new future connection for the building 10 water main loop to the west of the existing water main stub that was provided as part of the CRN Building 6 project. This connection should be eliminated and handled with the existing stub and extension.
Update 12/6/2023: Has the Applicant addressed this comment? Sheet C5.5 appears to show a proposed water main extending from the existing stub but there are no associated labels, plans or profiles. The Applicant must add full design details for all proposed utility work.
Update 1/3/2024: Full design details including a plan and profile, appear to have been added to sheet C6.4.
5. A minimum of ten feet of horizontal separation shall be provided between water mains and sanitary sewers which is measured from outside of pipe to outside of pipe. The Applicant shall shift the water main or sanitary sewer so that the easements do not overlap along the west side of the proposed building. The Applicant must label the 10-foot minimum separation (outside of pipe to outside of pipe) and show the proposed sanitary easement on the plans.
Update 1/3/2024: It appears the water main and sanitary sewer has been shifted so that the easements do not overlap. The Applicant should show and label all easements on all plans. For example, sheet C6.1 does not show the sanitary sewer easement and the 12-foot water main easement label is in the wrong location.

6. Provide 6-feet of minimum cover below proposed ground surface at water main location. The required cover minimum must be labeled on the profiles.
Update 1/3/2024: Plans appear to have been updated accordingly.
7. There are discrepancies in the water main material. The profile shows C900 pipe and the public water main quantity tables show CL 54 DI. The Applicant must confirm what material is proposed for the water main. The use of PVC pipe is acceptable in this application, however, the Township is currently reviewing the specific plastic pipe material and may request that C909 be placed rather than C900. This decision will be provided prior to final approval.
Update 1/3/2024: Plans appear to have been updated accordingly and pipe has been labeled as C909 PVC pipe.
8. A minimum of 18 inches of vertical clearance shall be provided between either the water main or service and any other underground utility as measured from outside of pipe to outside of pipe. On sheet C6.6 the water main crosses under a 48-inch storm with only 1.3-feet of separation based on the elevations listed on the plans. The Applicant must revise this crossing and verify all other crossings provide 18-inches of minimum vertical clearance, showing these separations on the plans.
Update 1/3/2024: Plans appear to have been updated accordingly.
9. The applicant will be responsible for working with the Township and Township engineer to submit for an EGLE Drinking Water Permit. No construction may begin on the water main until this permit is obtained.

Sanitary Sewer

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

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

Comments:

1. Further details have been provided for the sanitary sewer crossing at Haggerty Rd south of future Building 8, however, sheet C2.5 still notes that this work will be performed by others. Is this work being completed as part of this project? A Wayne County ROW permit will also be required for the sanitary work with the Haggerty Rd. ROW. If this work is to be completed as part of the Haggerty Road Reconstruction project, further details will need to be provided to the County and discussions over the cost associated with the work will need to be conducted.
Update 1/3/2024: Has the Applicant provided any additional details for the proposed sanitary work at Haggerty Rd including any coordination with the Haggerty Rd reconstruction project? The provided WCDPS response letter from Webb Engineering dated November 9, 2023 includes the following note: "A note has been added to sheet C1.0 stating, "all work within the Haggerty Road ROW is to be part of the work by others under Wayne County Permit WO47217". Is the sanitary sewer crossing under Haggerty Rd. part of this permit? The Applicant must provide a response indicating the status of this work.
2. The sanitary sewer is too close to the water main as they run south from Van Born Rd. The Applicant should relocate the sanitary sewer or the water main so that the sanitary easement and water easement do not

overlap, this will allow the Township to conduct maintenance and repairs on the sewer or water main without the concern of disrupting both services.

Update 1/3/2024: Plans appear to have been updated accordingly.

3. All proposed easements shall be shown and labeled on the plans.

Update 1/3/2024: Easements have been updated however, each easement is not shown on every sheet.

4. During the property evaluation of the overall site for Crossroads North, was a sanitary sewer easement along the northern property line discovered? The current sanitary sewer runs along the northern property line. If no easement is recorded, the standard easement offset for this existing sewer shall be included in the utility easements for the property.

Update 1/3/2024: The Applicant has indicated that an ALTA survey is in the process of being completed. Has this been completed? During the preconstruction process, the ALTA survey should be included as part of the Issued for Construction set with all existing easements shown on the plans.

5. The following sanitary sewer notes shall be included on plans:

- a. "Sand backfill is required for sanitary sewer trench located under or within three feet of pavement."
- b. The required bedding for sanitary sewer is ____"
- c. At all connections to an existing sanitary sewer system: "A temporary brick bulkhead shall be placed in the first manhole upstream of the connection to the existing sewer. The bulkhead shall be removed after successful testing."

Update 1/3/2024: Plans appear to have been updated accordingly.

6. The Applicant must fully design the proposed lift station per Chapter 9 of the Van Buren Township Engineering Standards and submit for review before engineering approval. Lift station design must include pump details, technical data, pump curves, back-up power, site layout, access point, etc.

Update 1/3/2024: Review of the submitted pump station design and information is provided in a separate section of this review letter.

7. Pump stations must have a second source of power. For smaller pump stations, the township may use a portable standby generator that can be used to power the station in the event of a power failure. If a portable standby generator is proposed, the Developer may be required to furnish the generator to the township. A permanent standby generator is usually required as the secondary power system on pump stations. The generator should have an automatic transfer switch. The Power Company could also bring an independent second source of power to the site. Recent experience has been that the second independent source of power is not always dependable and can also be knocked out during the same storm event. Therefore, permanent on-site standby generators are recommended for any large or critical pump stations. Further discussion with the Township and a final decision will be made regarding stand by power as soon as the pump station design is submitted.

Update 1/3/2024: Per conversations between the Applicant, Township, and Township Engineer, the Applicant will be required to provide a portable standby generator to be used to power the station in the event of a power failure. The Developer will be required to furnish the generator to the Township and store on site.

8. Location, by station, and invert elevations of all building leads, wye branches or tee inlets to be constructed or installed concurrently with proposed sewer construction must be shown on profile views.

Update 1/3/2024: Plans appear to have been updated accordingly.

9. The applicant will be responsible for working with the Township and Township engineer to submit for an EGLE Part 41 Sanitary Sewer Permit. No construction may begin on the sanitary sewer until this permit is obtained.

Pump Station

A review was completed of the submitted pump station design and pump station data in accordance with Chapter 9 of the Van Buren Township Engineering Standards Manual. The Applicant must receive an approved pump station design prior to issuing an approved Issued for Construction set. Our review comments are below:

1. The pump station must be fully installed and operational prior to turning over to the Township.

2. The Applicant shall leave room in the panel for SCADA equipment to be installed by UIS.
3. Provide pump station rated firm capacity (gpm) and TDH (ft).
4. Pump discharge is a 4-inch flange. Upsize piping inside of wet well to 4-inch.
5. Provide controls levels (i.e., high level, lag pump on, lead pump on, pumps off, low level)
6. Provide transducer for primary pump controls/level monitoring. Floats are backups. Provide two floats, one for low level and one for high level.
7. Provide pump model number, not just the series. Provide impeller size. 6.25" or 6.5"?
8. Provide headloss calculations/system curve for both low and high wet well levels.
9. PVC force main must comply with AWWA C900 standards.
10. Provide the tungsten carbide seals for pump.
11. Provide the following signals to the existing UIS SCADA system from the PS Control Panel:
 - a. Pump 1 Running (discrete)
 - b. Pump 2 Running (discrete)
 - c. High Wet Well (discrete)
 - d. Low Wet Well (discrete)
 - e. Wet Well level (analog)
 - f. Pump 1 in Auto (discrete)
 - g. Pump 2 in Auto (discrete)
 - h. Pump 1 Seal Failure (discrete)
 - i. Pump 2 Seal Failure (discrete)
 - j. Pump 1 High Winding Temperature (discrete)
 - k. Pump 2 High Winding Temperature (discrete)
 - l. Transducer Failure (discrete)
 - m. Pump 1 Amps (analog)
 - n. Pump 2 Amps (analog)
12. Provide the following signals from the existing UIS SCADA system to PS Control Panel
 - a. Pump 1 Start/Stop (discrete)
 - b. Pump 2 Start/Stop (discrete)
13. The Applicant must verify the selected pump is compatible with onsite power (single phase, or 3 phase).
14. Provide buoyancy calculations for the provided pump station.

Storm Water Management

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

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

Comments:

1. The abandoning of Bell Creek Drain must be reviewed and approved by the Wayne County Drain Commissioner's office. We understand that this is in progress with the Township and the County. Drain abandonment approval must be received prior to the Applicant moving to the Preconstruction review process with Township Staff.
Update 1/3/2024: It is understood that the drain abandonment petition has been passed by the Township and is awaiting signatures. The Applicant must continue to work with the County and Township Staff to complete

the drain abandonment process. All correspondence and approvals from the County must be submitted to the Township prior to finalizing the preconstruction process with the Township.

2. The Township has received an email indicating that OHM has completed their review of the plans on behalf of the County, but Spicer Group is still reviewing the plans on behalf of the Drain Commissioner. The Applicant should receive County approval prior to final site plan approval.

Update 1/3/2024: The Applicant must submit all review correspondence from the County to the Township. The Applicant must receive all County approvals prior to finalizing the preconstruction process with the Township.

3. A drop of 0.1 feet shall be provided in the downstream sewer invert elevation for directional changes in excess of 30 degrees to compensate for the hydraulic dead losses.

Update 1/3/2024: Per conversations between the Applicant and the Township Engineer, this is not required.

4. Plastic pipe will be allowed only in residential private sewers outside the influence of paved surfaces. Plastic pipe is not allowed in commercial or industrial properties. Storm sewer must be CL IV RCP.

Update 1/3/2024: Plans appear to have been updated accordingly.

5. Drainage flow arrows shall be shown to indicate the direction surface water flows on the lots and pavement. In general, the applicant shall show how runoff from adjacent sites is being collected. Along the northern property line (north of proposed building 8-10), the proposed berm will drain north onto the existing property. It is unclear if this work will be done now or as part of the next phase. Whenever completed, applicant must show how this water will be diverted away from the existing site, via swales or other enclosed structures.

Update 1/3/2024: Drainage arrows appear to have been added to the plan. The Applicant has also added storm sewer behind the proposed berm. The Applicant will be responsible for collecting all runoff on their site and must correct any drainage issues on neighboring properties if caused by the proposed development.

6. On sheet C5.7, the middle-left profile appears to be cut off at the edge of the sheet. There also seems to be some stray linework in that area of the sheet. Please update.

Update 1/3/2024: Plans appear to have been updated accordingly.

Paving and Grading

1. Existing driveways along the south side of Van Born Road should be considered to be removed as part of the overall improvements along the northern property line. Leaving the existing driveways invites motorists and pedestrians to utilize these drive entrances. Confirm with the county. Removal of the culverts would benefit drainage along the roadside ditch as well.

Update 1/3/2024: The revised plans do not appear to address this comment. Verbal conversations with the applicant confirmed that these would be removed as requested.

2. Detail grades for Americans with Disabilities Act (ADA) parking areas and walkways must be provided. The plans do not currently show any detailed grading plans for ADA parking areas showing required striping, grades and slopes. This includes the mailbox bumpout; it is unclear how this is sloped and how it will drain.

Update 1/3/2024: The Applicant has included additional sheets showing required grades. It also appears that the mailbox bumpout has been removed from the plans.

3. The small parking lots adjacent to the building shall be verified in their layout and use. Looking at the FedEx building layout (Bldg 5), these similar parking lots were modified after the approved construction to account for larger driveways and what appears to be less parking spaces. If the ultimate plan is to modify and reduce spaces, please indicate now and adjust requirements.

Update 1/3/2024: The revised plans show no modifications to the small parking lots adjacent to the building. Based on conversations between the Applicant and the Township Engineer, the Building 5 parking lots were modified due to FedEx trucking requirements and are not needed at this time for Building 11. Any modifications to existing sites must be reviewed by the Township for planning, zoning, and engineering conformance.

4. A quantity list itemizing all proposed road and street construction must appear on each sheet. A quantity list showing the total quantities of road and street construction for the entire project should also be provided.

Update 1/3/2024: Plans appear to have been updated accordingly.

5. Existing and proposed elevation lines must be labeled in profile view.

Update 1/3/2024: Plans appear to have been updated accordingly.

Traffic Impact Study

Fishbeck has reviewed the provided Traffic Impact Study completed by Fleis & VandenBrink and dated November 8, 2021 for the Crossroads North Phase 2 development and we have the following comments/questions which are listed below:

1. Can you provide additional information as to how the Haggerty Rd design and new traffic light on the southernmost driveway came to be? Was this traffic light requested by the County or was a separate traffic impact study completed for Haggerty Rd? The submitted traffic study for Building 11 makes no mention of this as an existing condition or proposed recommendation.
2. The current Traffic Impact Study dated November 8, 2021 should be updated to reflect current site data and configurations. It appears that since 2021, several details such as building square footage, construction of tenant spaces, number, and location of driveways, etc. have changed.
3. Pending information requested in comment 1 above and understanding that normal traffic patterns will not return until after the construction of Haggerty Rd. is complete, our recommendation may be that a new TIS, along with new traffic data, should be completed prior to approval of any additional Crossroads North buildings after Building 11.

The above comments were forwarded to the Applicant on Thursday, December 28. The Applicant sent the following response:

There was a supplemental TIS completed by Spaulding DeDecker as part of the Haggerty Road improvement project that also took into account O.N.E.'s planned buildout. Though the signal was not warranted in the TIS, WC required the signal be constructed as part of the Haggerty Road Project.

From the site plan in the original F&V report to our current proposed site plan overall building area has been reduced by 64 ksf. Haggerty Road is being constructed as 3-lanes with the three proposed drive approached being constructed with deceleration lanes and tapers (these were not warranted in the report). The "potential drive" north of the southern drive has recently been omitted from the planned improvements. Van Born Road warranted no additional lanes/tapers with the larger building layout and would very likely not with the smaller building footprint and reduction of potential employees at CRN11. We are asking that your office reevaluate comment #3.

Update 1/3/2024: Fishbeck has reviewed all the information provided by the applicant for both studies associated with the site; F&V 2021 study and the supplemental TIS by Spaulding DeDecker from 2022. While both studies looked at different aspects of the Crossroads North development impact, it does not appear that either study looked at the entire build-out of the site, including the Haggerty Road reconstruction and traffic signal. Our recommendation is that an updated TIS be completed with all aspects of the CRN Development included:

- A. Traffic data from 2021 study can be utilized, except as listed in "B".
- B. Update to traffic data used for Bldgs 4 & 5 (Previous counts appear to be taken prior to Bldg 5 occupancy).
- C. O.N.E. full capacity traffic data summary inclusion.
- D. Phase 2 full build-out traffic data summary inclusion.
- E. Inclusion of all signals to be operational at the occupancy of Building 11.

Fishbeck is happy to discuss further with the applicant to ensure that all aspects of the traffic data are included as part of the updated study. Once a revised traffic study is submitted and reevaluated, the Township may request that traffic counts be redone once Haggerty Road and associated traffic signal are completed.

Soil Erosion and Sedimentation Control (SESC)

1. SESC Wayne County Permit (Permit #23-222) has been obtained by the Applicant. The approved plans are shown in the Construction set. The Contractor will be required to install and maintain SESC measures throughout construction and in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with the County SESC standards.

Recommendation

Fishbeck recommends the Planning Commission grant the Crossroads Distribution Center North – Building No. 11, Final Site Plan Approval based on the Engineering review of the submitted final site plans dated December 11, 2023. The Applicant shall review and amend any of the plan comments listed in this letter and resubmitted to the Township for review as part of the preconstruction process. The design of the pump station must be approved by Township staff prior to the Applicant moving to the Preconstruction phase. The Applicant must also continue to forward any review letters or approvals from the County to the Township. If you have any questions regarding this project or our comments listed above, please contact me at 248.324.4796 or mtleppek@fishbeck.com.

Sincerely,



Mike Leppek, PE
Civil Engineer



Paul J. Kammer, PE
Senior Civil Engineer

By email

Copy: Brittney Williams – Township
Dan Power – Township
Vidya Krishnan – McKenna



VAN BUREN TOWNSHIP FIRE DEPARTMENT

46425 Tyler Road, Van Buren Township, MI 48111

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

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

January 3, 2024

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

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

A preliminary site plan review was performed for Ashley Capital Crossroads Distribution Center North Building 11. The focus of this review was Water Supply, and Fire Department Access. The Code used in the review is the Van Buren Township adopted fire code IFC 2021.

Status as of 1/3/2024: All Fire Department concerns have been addressed in this review, or the Engineering and Planning reviews from Fishbeck and McKenna.

Project Overview:

Type of Construction: IIB

Use group: Warehouse, Light Manufacturing, Distribution Center. The Building is speculative and being designed for use by multiple tenants.

Roof Height: 49' 3"

Square Footage: 630,417 ft²

Fire Flow Info: 8000 gpm for 8 hours Per IFC 2021 Table B105.1(2)

Water Supply: The building has 10 fire hydrants spaced around the structure.

Water Supply:

- ~~• The plans show a 12" High Pressure Fire service water main coming into the south end of Building 11 from Building 6. The Public water main does not completely loop the building. A 12" water main runs along the South, West and North sides while the East side of the building has 2 dead end 8" mains.~~
- ~~• The minimum water pressure at the dead end of the main shall be 20 psi (residual) with a minimum flow of 1,500 gpm. Calculations must be provided to verify adequate pressure and flow.~~

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

Fire Department Access:

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

~~Length: 49 Feet 7 inches~~

~~Turning Radius: 44 Feet~~

~~Height: 12 feet 8 inches~~

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

General Comments:

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

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

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

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

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

Tenant improvement, addressed here for future reference.

If you have any questions regarding this review, please contact me at alenaghan@vanburen-mi.org or 734-699-9416.

Andrew Lenaghan
Deputy Fire Chief/Fire Marshal
Van Buren Township

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

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

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

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

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

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

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

No further comments from the audience.

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

NEW BUSINESS:

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

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

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

Roll Call:

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

Nays: None.

Excused: Creal.

Motion Carried. (Letter Attached)

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

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

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

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

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

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

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

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

Commissioners had the following questions and comments:

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

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

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

No questions or comments from the audience or remote viewers.

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

Roll Call:

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

Nays: None.

Excused: Creal.

Motion Carried. (Letters Attached)

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

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

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

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

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

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

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

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

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

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

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

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

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

Commissioners had the following questions and comments:

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

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

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

No comments from the audience or remote viewers.

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

Roll Call:

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

Nays: None.

Excused: Creal.

Motion Carried. (Letters Attached)

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

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

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

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

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

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

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

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
October 11, 2023
MINUTES - DRAFT**

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

ROLL CALL:

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

Excused: None.

Staff: Director Power and Secretary Harman.

Planning Representatives: None.

Applicant(s) in Attendance: Case 23-056 – Crossroads Distribution Center North 11, LLC: Kyle Morton and Joseph Webb, Case 23-004 JSB Builders, LLC: Architect, Scott Wright.

Audience: Four (4).

APPROVAL OF AGENDA:

Motion Jahr, Budd second to approve the agenda of October 11, 2023 as presented. **Motion Carried.**

APPROVAL OF MINUTES:

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

NEW BUSINESS:

ITEM #1: CASE 23-056 – ASHLEY CAPITAL TREE REMOVAL PERMIT APPLICATION – 41941 VAN BORN ROAD.

TITLE: APPLICANTS TIM RIEDL/DENNIS SCHULTZ ON BEHALF OF OWNER CROSSROADS DISTRIBUTION CENTER NORTH 11, LLC SEEK APPROVAL FOR A TREE PERMIT FOR THE REMOVAL OF EIGHTY-SEVEN (87) TREES.

PORTIONS OF 42033 VAN BORN ROAD (PARCEL ID NUMBER 83-005-99-0007-000, 41941 VAN BORN ROAD (PARCEL ID NUMBER 83-005-99-0006-000) AND 41861 VAN BORN ROAD (PARCEL ID NUMBER 83-005-99-0005-000).

Director Power presented his revised staff review dated 10-10-23. The applicant provided three (3) additional submittals including a grading plan sheet that shows the location of stockpiled material on the site, the issued soil erosion permit from EGLE showing the regulated wetland permit and an updated more focused tree inventory that shows the exact eighty-seven (87) trees that are the subject of the request. The applicant is seeking a tree removal permit for the removal of eighty-seven (87) trees, seventy-six (76) regulated and eleven (11) non-regulated, on portions of the following properties:

- 42033 Van Born Road (parcel ID number 83-005-99-0007-000)
- 41941 Van Born Road (parcel ID number 83-005-99-0006-000)
- 41861 Van Born Road (parcel ID number 83-005-99-0005-000)

The tree removal request is for a portion of broader tree removals that will be necessary for the recently conditionally approved development of the Ashley Crossroads North Phase II site, including the site plan for proposed Building 11 and the broader earth work of roughly 118 acres of land. The intent of the limited removal is to assist with access issues during grading activities. The applicant has obtained a soil erosion permit from Wayne County, is aware of the bond equivalent of \$350 per tree, wetland areas will be mitigated by a conservation easement and a tree survey has been provided that includes a topographical map of the site.

Based on the review of the proposal for tree removal, Director Power recommends the Planning Commission may approve the request for a tree removal permit subject to the findings and fact on the criteria listed in the review letter. If the Planning Commission approves the request, Director Power recommends that the request is approved only on the following conditions:

- A bond equivalent to \$350 per tree must be supplied to the Township as a security to have the trees replaced at the time of final site plan approval.
- The applicant shall obtain special land use approval from the Van Buren Township Board of Trustees prior to proceeding with any tree clearing and off-site hauling.
- The applicant must ensure the work is consistent with the limits of an issued EGLE permit.
- All regulated trees that are not currently outlined for removal under this permit, but will be removed following final site plan review, must also be protected.

Kyle Morton of Ashley Capital displayed aerial photos with the location of the eighty-seven (87) trees of which seventy-six (76) are regulated. The reason for their request is to gain access to the east side of the site, there is a large conservation easement that runs between proposed buildings 10 and 11. The applicant is posting a roughly \$27,000 bond for the tree removal, there are almost 2,800 regulated trees on the site with a total of 440 to be removed leaving 95% of the total site in terms of trees remaining. The first buildings were thought to have 6-8 inches of topsoil across the site, when they actually had approximately 12 inches topsoil which had to be removed as topsoil cannot go under parking lots or under the buildings due to its organic content. In the first buildings the topsoil was removed and put into berms. In this area there isn't space for berms, there are conservation easements and wetland areas. There is over 200,000 cubic yards of topsoil to be removed and the applicant has a contractor who is willing to remove 50,000 yards for free for a very large berm they are building. The Wayne County DPS informed Mr. Morton that the full construction contract for Haggerty Road is on the Wayne County Commission agenda for next week, if they sign with the contractor the plan is to mobilize in November.

Commissioners had the following questions and comments:

- Commissioner inquired does the ordinance require all trees to be replaced? Director Power informed no, only regulated trees. Commissioner inquired to the applicant if he plans to replace all of the trees. Mr. Morton informed only the regulated trees.
- Commissioner inquired how the \$350 equivalent per tree was decided upon, is it a market rate standard for a certain caliper of tree? Director Power informed that the number hasn't changed in a few years and is based on the standard market rate. Commissioner inquired if the ordinance applies the same price to put in a 6-inch tree as a 38-inch tree? Director Power informed yes, that is how the ratio in the zoning ordinance works you get a credit for a 1-to-1 ratio.

- Commissioner inquired when is a tree considered monumental, is there a standard for that? Director Power informed this is done at the County level, they usually establish conservation districts and we don't have a set list of those. Director Power can look into this further to see if it would apply to anything on the site. The Township does have designated woodland areas that are identified on a woodland map. Commissioner commented he only sees three (3) trees that would be substantial. Mr. Morton displayed the area of the trees to be removed and informed there are some trees that have a very large significance, they are located in the northwest area of the site where there is a conservation easement.
- Commissioner inquired when is the construction bond usually required after final site plan and before the construction permit? Director Power informed yes and commented that the soil removal is entirely the jurisdiction of Wayne County, the soil erosion permit stands alone and has its own bond requirement.
- Commissioner commented the special land use is not dependent on the final site plan is that correct. Director Power confirmed, yes.
- Commissioner commented it is his understanding that the soil removal is happening now or real soon. Director Power informed the intent is to begin mobilization and have the removal done prior to final site plan approval. Mr. Morton informed why they had phase I and II and not the entire site being graded, they have two piles by buildings 4, 5, 6 and are trying to strip the topsoil off the footprint of building 11, they are still a few weeks away from starting removal.
- Commissioner commented that Director Power put into his recommendation a bond equivalent to \$350 per tree must be supplied to the Township as a security to have the trees replaced at the time of final site plan approval, Commissioner is not sure he understands the timing. Director Power informed that the phrasing should be adjusted and the bond should be in place before the trees are removed. Commissioner asked if Mr. Morton understands that the bond has to be supplied ahead of time, not at the time of final site plan approval. Mr. Morton informed he intends to submit the check next week if they receive special land use approval.
- Commissioner inquired what is the difference between regulated and non-regulated trees. Director Power informed the difference is mostly ecological value.

No questions or comments from the audience or remote viewers.

Motion Jahr, Pahle second to grant the applicant Tim Riedl/Dennis Schultz on behalf of owner Crossroads Distribution North 11, LLC approval for a tree permit to remove eighty-seven (87) trees, at the site located on portions of 42033 Van Born Road, 41941 Van Born Road and 41861 Van Born Road, based on the analysis and subject to the conditions detailed in the revised staff letter dated 10-10-23 with the additional clarification that the bond for tree replacement shall be supplied before the trees are removed and the final site plan shall include plans for the replacement of the trees.

Roll Call:

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

Nays: None.

Excused: None.

Motion Carried. (Letter Attached)

ITEM #2: EXTENSION REQUEST: CASE 21-004 – JSB BUILDERS – FINAL SITE PLAN.

TITLE: SAM PATEL, ON BEHALF OF JSB BUILDERS, LLC HAS APPLIED FOR AN EXTENSION OF AN APPROVED FINAL SITE PLAN TO CONSTRUCT A 16,280 SQUARE FOOT MULTI-TENANT LIGHT INDUSTRIAL BUILDING WITH TRUCK WELL AND RELATED SITE IMPROVEMENTS. FINAL SITE PLAN APPROVAL WAS GRANTED FOR THIS REQUEST ON MARCH 9, 2022.

THE SITE IS LOCATED AT 6060 SCHOONER DRIVE (PARCEL ID NUMBER 83-018-99-0003-708) AND IS ZONED M-1 (LIGHT INDUSTRIAL DISTRICT) WITH A TOTAL AREA OF 4.478 ACRES. THE SITE IS LOCATED ON THE WEST SIDE OF SCHOONER DRIVE WHICH IS LOCATED ON THE SOUTH SIDE OF MICHIGAN AVENUE BETWEEN BECK AND DENTON ROADS.

Director Power gave a brief presentation. The applicant has applied for an extension of an approved final site plan to construct a 16,280 square foot multi-tenant light industrial building with a truck well and related site improvements. Final site plan approval was granted on March 9, 2022. Section 12.207 of the Township Zoning Ordinance prompts the expiration of a site plan within one (1) year of approval. However, the Planning Commission may, at its discretion upon application by the owner and for cause shown, provide for up to two (2) successive twelve (12) month extensions in the event there has been a lapse of one or more years without construction. Staff received a letter dated October 4, 2023 from the selected general contractor for the project Tony Roperti and the owner, Sam Patel. The letter details personal matters and efforts taken to secure construction permits since the time of final site plan approval. Due to the circumstances documented by the applicant, staff supports the Planning Commission to consider reviewing the request and consider extending their final approval by one (1) additional year from the date of the October 11, 2023 Planning Commission meeting, subject to issuance of any necessary permits by Wayne County, with construction beginning no later than October 11, 2024.

Architect, Scott Wright gave a brief presentation. Mr. Wright explained that Mr. Patel's wife passed away and he had family business to tend to until the end of the year. In January, the applicant was ready to move forward with the project, however they couldn't pick a contractor until several bids went out. Things are now moving forward with all drawings completed and they should have the Wayne County soil erosion permit this week. The applicant is still waiting on the water main permit from the State of Michigan and waiting on DTE. The applicant is seeking a retroactive approval and is hoping to break ground this year.

Commissioners asked Mr. Wright to send condolences to Mr. Patel and his family.

No comments from the audience or remote viewers.

CHARTER TOWNSHIP OF VAN BUREN ADDRESS REQUEST

Property Information

PARCEL ID: Please see attached DEVELOPMENT NAME: Crossroads Distribution Center North
*(If Applicable)

Property Owner Information

Crossroads Distribution Center North, LLC
PROPERTY OWNER'S NAME
2575 S. Haggerty Road, Suite 500, Canton
ADDRESS CITY STATE ZIP
Kimberly Parisek
PROPERTY OWNER'S SIGNATURE
kparisek@ashleycapital.com
(734) 394-1900
CONTACT NUMBER
MI 48188
DATE 4-17-23

Applicant Information (TO BE FILLED OUT IF THE APPLICANT IS NOT THE PROPERTY OWNER)

APPLICANT'S NAME
ADDRESS CITY STATE ZIP
APPLICANT'S SIGNATURE
CONTACT NUMBER
DATE

HAS THIS PARCEL BEEN CREATED IN THE LAST SIX MONTHS? YES NO

*IF REQUESTING ADDRESSES FOR A SUBDIVISION OR CONDOMINIUM DEVELOPMENT, A RECORDED COPY OF THE PLAT OR MASTER DEED (REFLECTING THE LIBER AND PAGE) IS REQUIRED PRIOR TO THE ISSUANCE OF ADDRESSES.

REASON FOR CREATION OF ADDRESS: Future buildings / "New construction"

Address request: 6110 Haggerty, 6100 Haggerty, 6480 Haggerty, & 6290 Haggerty
ADDRESS ASSIGNED: Map attached showing the building locations with addresses shown GRANTED

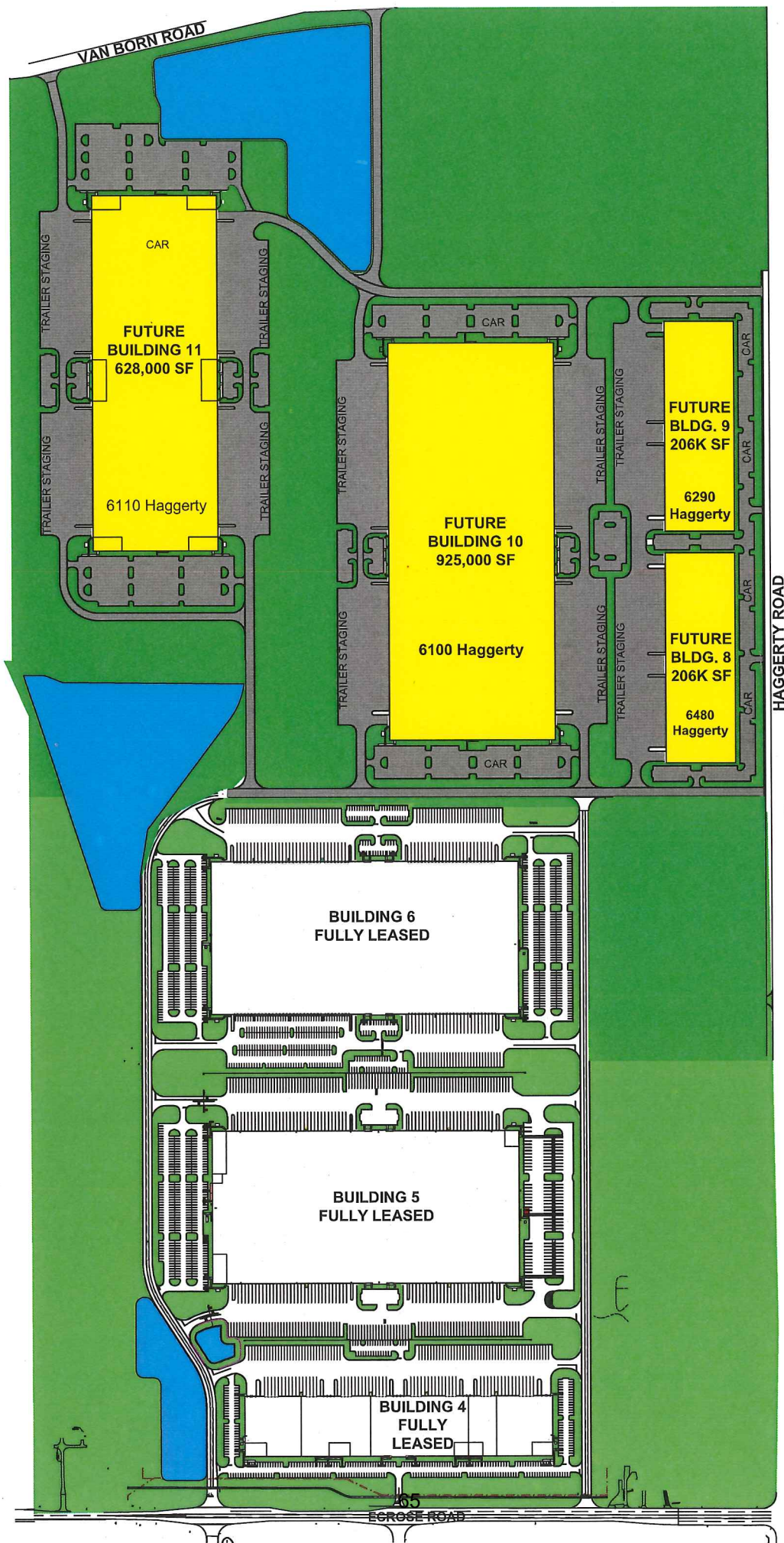
DATE ASSIGNED: 10/25/2023

- ☒ NOTIFY APPLICANT BY ~~MAIL~~ EMAIL
- ☒ NOTIFY POSTMASTER VIA EMAIL & MAIL
- ☒ ADD TO BS&A
- ☒ \$25 FEE PAID \$100.00 total

CC: BUILDING DEPT. FILE
TREASURER
WATER DEPT.
PUBLIC SAFETY
VOTER REGISTRATION/CLERK
JOEL SABIN/GIS

**Crossroads Distribution Center North
Summary of Parcels Owned**

Map	Description / Breakdown	Property ID	Acres
1	Ecorse parcel (formerly 83-008-99-0002-702)	83-008-99-0002-703	114.10
1a	01-20-20 Split CRN4 & CRN5	83-008-99-0002-704	65.96
1b	01-20-20 Split CRN Parcel 2 (Haggerty side)	83-008-99-0002-705	1.99
1c	01-20-20 Split CRN6	83-008-99-0002-706	46.15
2	41540 Ecorse Lot 35 - pd by S Eickhoff	83-008-99-0037-701	0.00
3	Combination of 4 parcels	83-008-99-0014-701	3.63
4	Lot 34 6550 Haggerty	83-005-01-0034-301	4.59
5	Lot 33 6520 Haggerty (Wilson)	83-005-01-0033-300	4.79
6	Lot 32 (Wilson)	83-005-01-0032-300	4.79
7	Lot 31 - Muller 6428 Haggerty	83-005-01-0031-300	4.79
8	Lot 30 - Harmon 6410 Haggerty	83-005-01-0030-300	4.79
9	Lot 29 Haggerty	83-005-01-0029-300	4.78
10	Lot 28 - Ingle 6316 Haggerty	83-005-01-0028-300	4.78
11	Lot 27 Haggerty	83-005-01-0027-300	4.78
12	Lot 26 6220 Haggerty	83-005-01-0026-300	4.81
13	Lot 25 Haggerty	83-005-01-0025-300	4.80
14	Lot 24 6120 Haggerty	83-005-01-0024-300	4.84
15	Lot 23 - Kennedy 6080 Haggerty	83-005-01-0023-300	4.80
16	Lot 21 - 6000 Haggerty	83-005-01-0021-300	4.79
17	Earnest 41811 Van Born	83-005-99-0004-000	9.72
18	McComb 41861 Van Born	83-005-99-0005-000	9.73
19	41941 Van Born Rd - Noll	83-005-99-0006-000	14.93
20	Moore 42033 Van Born	83-005-99-0007-000	8.81
21	Smith 42065 Van Born	83-005-99-0010-000	8.49
22	Simpkins 42055 Van Born	83-005-99-0008-000	2.00
23	Van Born (formerly 83-005-99-0009-001)	83-005-99-0009-701	44.41
24	Wayne Disp. 42333 Van Born	83-005-99-0009-002	1.58
25	Turner, 6598 Haggerty	83-008-99-0006-701	1.85
26	Dembs-Roth, 6856 Haggerty	83-008-99-0021-701	6.36
27	Mullins Lot 3/4 6670 Haggerty Rd	83-008-99-0008-000	1.81
28	Dunec, 6656 Haggerty	83-008-99-0007-000	0.90
29	Elaine Johnson, 6720 Haggerty	83-008-99-0011-000	0.91
30	Elaine Johnson, 6720 Haggerty	83-008-99-0012-700	0.91
31	Elaine Johnson, 6720 Haggerty	83-008-99-0013-000	0.91
32	41649 Van Born Rd	83-005-01-0006-000	0.57
33	5910/5912 Haggerty Road (duplex)	83-005-01-0019-002	3.60
34	5982 Haggerty Road	83-005-01-0020-300	4.79
Total Acreage			302.14





Parcel 12 VACANT
APPROX. 18 ACRES
STUART FRANKEL

LEASE PLAN CROSSROADS DISTRIBUTION CENTER - NORTH (CRNM)

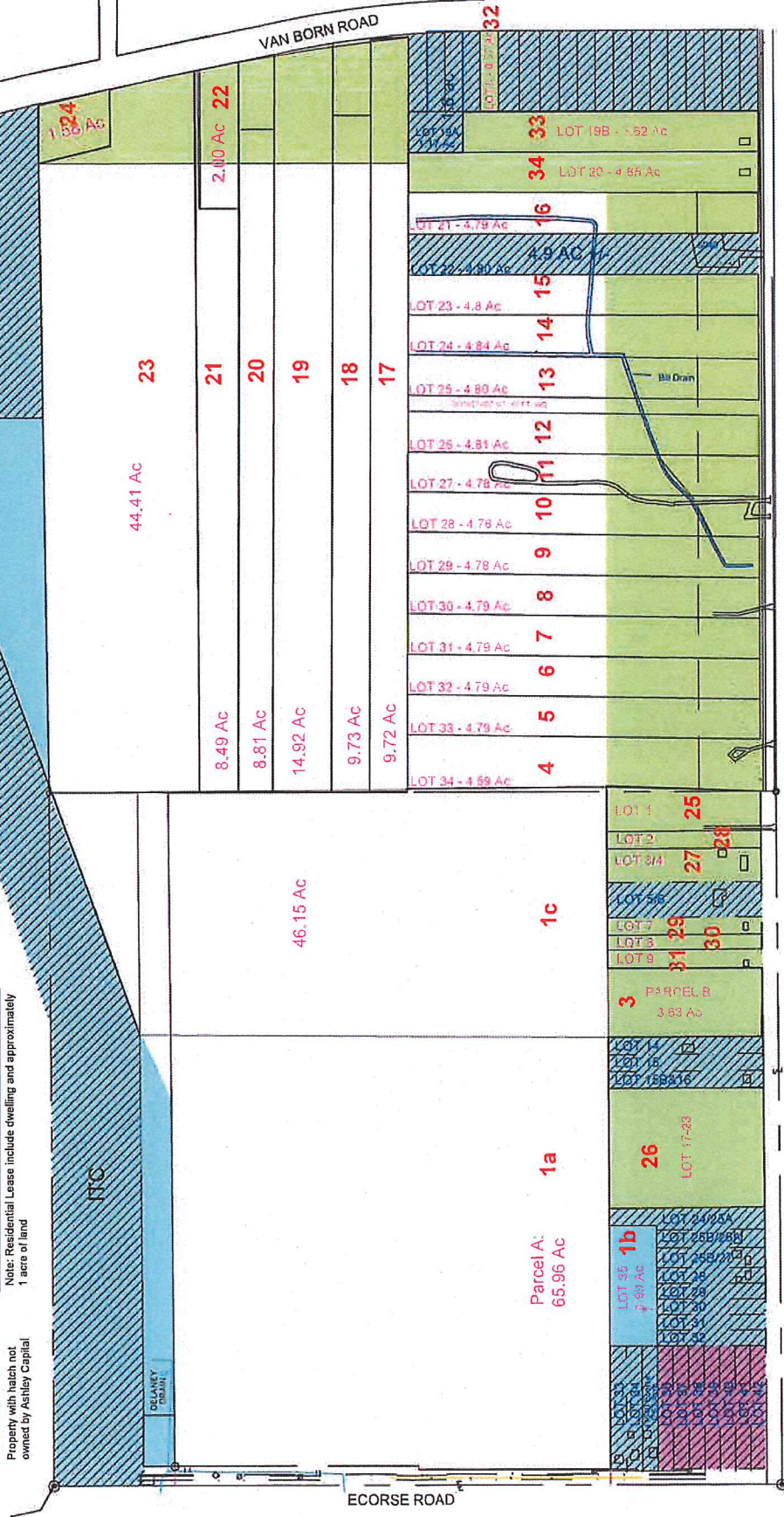
An **AshleyCapital** Development
Van Buren Township, MI. 48111
Site Acreage 293.81

CURRENT ZONING

- R1-B
- MT
- C-1
- M-1

Property with hatch not owned by Ashley Capital

Magenta - Ashley Owned Vacant
Red - Leases to expire or notices required within 12 months
Blue - Unresolved
Note: Residential Lease include dwelling and approximately 1 acre of land



Charter Township of Van Buren
 46425 Tyler Rd
 Van Buren Township, MI 48111
 734-699-8900

CASH RECEIPT

Received From 8813 Date 10/24/23
 Address Wunberg pan sek
 For 4 addresses yps 48197 109968

ACCOUNT			HOW PAID			Dollars \$
AMT. OF ACCOUNT	AMT. PAID	BALANCE DUE	CASH	CHECK	MONEY ORDER CREDIT CARD	
				<input checked="" type="checkbox"/>	<input type="checkbox"/>	100.00

By ✓ 3317
AB

CRB 117-3

**CHARTER TOWNSHIP OF VAN BUREN PLANNING COMMISSION
NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **September 27, 2023 at 5:30 p.m.** The meeting will be held in person at Van Buren Township Hall, located at **46425 Tyler Road, Van Buren Township, MI 48111**, in the Board Room. Instructions for attending the meeting electronically are provided in this notice. The Planning Commission will consider the following items:

Zoning Ordinance Text Amendments: Proposed amendments that will grant the Board of Trustees the ability to modify minimum required separation requirements between licensed group day care homes upon recommendation from the Planning Commission, based upon certain findings regarding traffic management, and will define the measurement used for minimum required separation distances. The amendments will include updates to Section 5.111 of the Van Buren Township Zoning Ordinance (Development Standards for Specific Uses - Day Care or Child Care, Group Home).

Case 23-031: A request by Crossroads Distribution Center North 11, LLC to construct a Distribution Center. This Distribution Center consists of one (1) building with a ground area of approximately 630,417 square feet of space and affiliated site improvements, along with grading and earthwork on property surrounding the building site. The distribution center and auxiliary improvements will be constructed on the south side of Van Born Road, west of Haggerty Road, including parcel ID 83-005-99-0009-701, 42065 Van Born Road (parcel ID 83-005-99-0010-000), 42033 (parcel ID 83-005-99-0007-000), 41941 Van Born Road (parcel ID 83-005-99-0006-000), 41861 Van Born Road (parcel ID 83-005-99-0005-000) and 42333 Van Born Road (parcel ID 83-005-99-0009-002) in property zoned M-T – Industrial Transportation District. The grading and earthwork will also involve parcels 83-005-99-0004-000, 83-005-99-0008-000, 83-005-01-0019-000, 83-005-01-0020-300, 83-005-01-0021-300, -0023-300, -0024-300, -0025-300, -0026-300, -0027-300, -0028-300, -0029-300, -0030-300, -0031-300, -0032-300, -0033-300, and -0034-300. The total affected area will be approximately 175.0 acres.

On the agenda for the meeting, a unique Zoom weblink and dial-in phone number with a meeting ID for meeting videoconference or teleconference access will be provided. The meeting will be available to view live on the Van Buren Township YouTube Channel. A complete procedure for public comment by electronic means is provided on a guide which is accessible on the Van Buren Township website (www.vanburen-mi.org). Participants may also choose to submit written comments that will be read into record during public comment by the Chairperson. Submit any written comments or questions about the meeting via e-mail to dpower@vanburen-mi.org. To comply with the Americans with Disabilities Act (ADA), any citizen requesting accommodation to attend a meeting, and/or to obtain this notice in alternate formats, please contact the Clerk's Office at 734.699.8900, extension 9205.

Posted: September 12, 2023

Published: September 13, 2023