

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, November 8, 2023 – 5:30 PM
Van Buren Township Hall
46425 Tyler Road**

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

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/84221029825>

Or One tap mobile :

+19294362866,,84221029825# US (New York)

+13017158592,,84221029825# US (Washington DC)

Or Telephone: Dial: +1 929 436 2866

Webinar ID: 842 2102 9825

International numbers available: <https://us06web.zoom.us/j/84221029825>

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the regular meeting of October 25, 2023

CORRESPONDENCE / ANNOUNCEMENTS:

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1: 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. .

Location: 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.

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 amended site and architectural plans.

ITEM # 2: Discussion Topic – Conceptual Land Use by Arbor Farms Development LLC

TITLE: The Applicant, Arbor Farms Development, LLC, seeks preliminary review comments on a conceptual land use plan for the construction of 57 RM – Detached Single Family Residential Dwelling Units in the second phase of the Hickory Woods residential development.

LOCATION: The site contains approximately 13.1 acres of property north of the Hickory Woods Phase I attached multi-family development on the north side of Tyler Road between Morton Taylor Road and Haggerty Road.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Public comment
- C. Planning Commission discussion.

ITEM # 3: Administrative Update: 49345 South Interstate 94 Service Drive Remodel

TITLE: The Applicants, Eric and Cory Nemeth of 11:11 Ventures, have applied seeking administrative review of the redevelopment of the former Diamondback Saloon site. Staff will provide an update regarding the status of this review.

LOCATION: The roughly 4.9-acre site is located at 49345 South Interstate 94 Service Drive (parcel ID number 83 078 99 0003 003). The site is zoned C-1 – General Business District.

ACTION ITEMS:

- A. Presentation by Staff.
- B. Planning Commission discussion.

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
October 25, 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: Creal, Grant, Budd, Atchinson, Pahle, Jahr and Cullin.

Excused: None.

Staff: Director Power and Secretary Harman.

Planning Representatives: None.

Applicant(s) in Attendance: Case 23-058 – M/I Homes of Michigan, LLC: David Straub and Joseph Boji.

Audience: Four (4).

APPROVAL OF AGENDA:

Motion Budd, Creal second to approve the agenda of October 25, 2023 as presented. **Motion Carried.**

APPROVAL OF MINUTES:

Motion Jahr, Grant second to approve the regular meeting minutes of October 11, 2023 as presented. **Motion Carried.**

CORRESPONDENCE/ANNOUNCEMENTS:

Director of Water and Sewer, Kevin Lawrence announced on August 9, 2023 the township reintroduced the water meter replacement program, this is a mandated replacement at no cost to the customer. The Township is working with PMI to upgrade all existing water meters in the Township, as a step towards improving the meter system and helping the community to better manage its water resources. Appointments need to be scheduled by November 10th to avoid possible service interruptions. The water meter is typically located inside the home near the shutoff and the appointment takes approximately 1-2 hours. If residents participated in the 2021 water meter replacement, they do not need to make an appointment.

NEW BUSINESS:

ITEM #1: CASE 23-058 – 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 REVISED 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 gave the presentation. The applicant is requesting an amendment to the approved Cobblestone Creek Woodlands Planned Residential Development (PRD) to allow a single additional home plan, titled the “Brooklyn” plan, with four (4) variations for residential dwellings. The existing PRD agreement was approved in 2005 and outlines some of the requirements of the Township’s Zoning Ordinance with regard to the elevations. The plans are subject to the PRD agreement and the standards of the Zoning Ordinance, specifically Section 5.115 which addresses specific architectural standards that address architectural details in subdivisions and site condominiums. The plans are also governed by a master deed and bylaws, administered by the Cobblestone Creek Woodlands Condominium Association. Director Power presented his staff review letter dated 10-19-23. 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:

1. Staff and the applicant must verify that the 2,128 square foot measurement accounts for portions of the building that are defined as “floor area” under Section 4.103(B) of the Van Buren Township Zoning Ordinance.
2. To ensure the presence of three (3) or more substantial differences between elevations E, F and G, Director Power recommends that two of the following changes should be made to one or more of these elevations:
 - Switch from a short to a long porch
 - Relocate a gable
 - Add a design feature such as a dormer
3. The applicant will be required to work with staff to identify lots where side entry versions of the submitted models will be required in order to meet the project-wide 30% side entry garage requirement if the applicant does not seek to amend the PRD requirement.

David Straub, Vice President of Land Acquisitions of M/I Homes of Michigan LLC, informed the builder has worked on other developments within the community and this is a great opportunity to expand their footprint in Van Buren Township. Mr. Straub acknowledged Director Power did a great job on his presentation and in preparing the applicant for the meeting. Mr. Straub and owner, Joseph Boji were present to answer any questions.

Commissioners had the following questions and comments:

- Commissioner inquired how the applicant felt about the comments on the differences in the architectural design? Mr. Straub commented there are some subtle differences they can do to meet the substantially different requirement.
- Commissioner inquired to Director Power on the recommendation to ensure the differences are met, who follows up and approves? Director Power informed every time a new home is proposed and reviewed, staff makes sure the differences are met. Commissioner inquired if the recommendation is that two (2) of the four (4) elevations need changes? Director Power informed, yes and he is asking the Commission to delegate that decision to staff.

- Commissioner inquired how many more lots are still open and buildable. Mr. Straub informed sixty-seven (67). Commissioner inquired if it would be safe to say there are at least 20 lots that require side entry garages? Director Power informed that there are fifteen (15) side entry already constructed. Mr. Straub informed that there are an additional thirty-two (32) that will need to have side entry garages. This is a bit of a hardship for the applicant, the cost to build is significant and they don't know if the consumers are willing to pay the premium.
- Commissioner asked if the applicant could explain why the side entry garage elevation is more expensive. Mr. Straub informed having an embellishment on the front of the home, additional framework, dimension changes and the additional concrete. Commissioner inquired if the current lots are sizable enough for side entry garages. Director Power informed yes.
- Commissioners commented with the plan are normally when seeing elevation changes, there is a side entry garage elevation for the substantially different requirement. It looks as though there is unknown information as to how many lots still need to be side entry. If the applicant were to request a change to the PRD, approval would be at the Township Board level. There is a contract in place and the Commissioner is concerned with not seeing the side entry elevations. The information is missing on the actual square footage, the elevations look nice, assuming they are the right size. Commissioner suggested maybe have the applicant go back and collect all the information that is needed, number of side entry garages, square footage and a provide a side entry elevation.
- Commissioner agrees, would like to see a side entry elevation to see what it would look like.
- Commissioner commented that there are already approved models in the PRD for side entry, the concern is if the builder needs new models and we proceed. Commissioner would like to see more information before making a decision. Fellow Commissioner agrees they need a little more information with the side entry elevations.
- Commissioner commented that the developer mentioned that thirty-two (32) houses will need to be side entry, that is significant. Is the intent to modify the PRD or get an exception? Director Power informed that the only way to get an exception would be to modify the PRD.
- Commissioner inquired if the Commission was to approve the amendment to the site plan, when would building start? Mr. Straub informed building would start in December. Commissioner inquired how long the approval process for a modification to the PRD could take? Director Power informed it would depend on when the public hearing is held and if all runs efficiently it is a 3-to-4-month process.
- Commissioner commented this is a new owner, correct? Director Power informed, yes. Commissioner inquired if there is a way to separate the sixty-seven (67) homes in regard to the 30% side entry garage requirement. Director Power informed that the plans are all part of one project, there is a condominium association that oversees all lots, he doesn't know that there is a way to separate them, basically you would be breaking off a section and creating a whole new PRD.
- Commissioner inquired if the applicant could quickly turn around the information needed for the next Planning Commissioner meeting? Mr. Straub informed he believes so.
- Commissioner inquired if we are looking for a postponement until the next meeting.

- Owner, Joseph Boji commented that they already have several models approved by the Township that are ready to be built and he doesn't want to delay building. The Township has the power of issuing the permit, he would like to get started with the model. Mr. Boji confirmed the square footage is based on the interior square footage not including the patio or garage.
- Commissioners concern is that the last fifteen (15) houses could potentially all be side entry, could we request that they be every other lot and not next to each other, maybe add some restrictions? Director Power informed he could work with the builders and they have a good sense of which lots will be side entry. Director Power is confident staff and the builders could lay out a map.
- Commissioner commented typically there would be a side entry elevation submitted, is there not one because we changed the builder or is it the case that there are other approved models that can meet the side entry requirement? Mr. Boji confirmed, yes. There are at least six (6) models with different side entry elevations. Mr. Boji informed they could possibly choose to pre-identify the side entry lots if they choose not to modify the PRD. Commissioner inquired how many lots Mr. Boji owns. Mr. Boji owns the remaining sixty-seven (67) lots.
- Commissioner inquired if Mr. Boji can commit to 30% being side entry of the total 154 lots? There are already fifteen (15) side entry there, thirty-two (32) more side entry are needed.
- Commissioner inquired if the Commission approves the amendment today if the intent is to modify the PRD and could they make it a condition? Director Power informed the modification of the PRD has an uncertain outcome. The Commission could look at adding limits until there is an outcome on the PRD.
- Commissioner inquired if a recommendation is made to approve with the three (3) conditions, is the second condition necessary now that we have established there are other models for side entry? Director Power is willing to amend his recommendation, removing the second condition.
- Commissioner inquired how many permits the applicant needs and how many homes the applicant is looking to build out currently. Mr. Straub informed a model permit and 3-4 additional homes.
- Commissioner inquired for the homes that have to be substantially different, is the intention for the applicant to come in with additional home plans and does the Commission want to establish a hard deadline? Director Power informed the applicant and staff are aware of the requirements and will not need a hard deadline.
- Commissioner inquired when the applicant comes back to the Commission, can they come back with a plot plan to show the side entry lots? Director Power informed that there are other home plans coming to the Planning Commission, the applicant can bring the information forward with the new plans. Mr. Boji informed they can identify the possibility of where the side entry homes will go.

No comments from the audience or remote viewers.

Motion Jahr, Creal second to grant site plan approval for the applicant, David Straub of M/I Homes of Michigan, LLC for an amendment to the approved Cobblestone Creek Woodlands site

plan for the inclusion of revised single-family architectural models and elevations into the approved project plans, based on the discussion this evening, Director Power's staff letter dated 10-19-23, subject to the following conditions: staff's condition #1 – Staff and the applicant must verify that the 2,128 square foot measurement accounts for portions of the building that are defined as "floor area" under Section 4.103(B) of the Township Zoning Ordinance and staff's condition #3 – The applicant will be required to work with staff to identify lots where side entry versions of the submitted models will be required in order to meet the project-wide 30% side entry garage requirement, noting that staff's recommendation for condition #2 is not a condition of the approval.

Roll Call:

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

Nays: None.

Excused: None.

Motion Carried. (Letter Attached)

GENERAL DISCUSSION AND UPDATES:

Director Power informed Commissioners to plan on having a meeting on 11-8-23.

Commissioner commented the change of the agenda to remove the Hampton Manor was due to the requested changes. The applicant did not provide everything required including material samples and colors. A decision will be put off until they can get that information together. Director Power informed there is a current active approved site plan and the project is not frozen.

Director Power informed there have been a lot of ordinance discussions brewing and encouraged Commissioners to reach out to him for updates, staff is working on revising language.

Commissioner informed the Mobil Gas Station pole sign is down.

ADJOURNMENT:

Motion Jahr, Grant second to adjourn the meeting at 6:30 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

PLANNING & ZONING APPLICATION

Case number 19-037

Date Submitted _____

APPLICANT INFORMATION

Applicant	Van Buren Investors Land Holdings, LLC	Phone	
Address	1451 S. Gratiot Avenue	Fax	(586) 465-2525
City, State	Clinton Township, MI	Zip	48035
E:mail	zohaibsyed2001@yahoo.com	Cell Phone Number	(989) 708-1878
Property Owner	Walter and Joyce Rochowiak	Phone	(734) 697-1765
	(if different than applicant)	Fax	(734) 699-0505
Address	43250 Tyler Road	Zip	48111
City, State	Van Buren, MI		
Billing Contact	Van Buren Investors Land Holdings, LLC	Phone	(989) 708-1878
Address	1451 S. Gratiot Avenue	Fax	(586) 465-2525
City, State	Clinton Township, MI	Zip	48111

SITE/ PROJECT INFORMATION

Name of Project Hampton Manor of Van Buren Township

Parcel Id No. V125-83- Please see attached supplement Project Address 43250 Tyler Road

Attach Legal Description of Property

Property Location: On the South Side of Tyler Road; Between Morton Taylor Road and Haggerty Road. Size of Lot Width 488.00 Depth 612.10

Acreage of Site 7.11 acres Total Acres of Site to Review 7.11 acres Current Zoning of Site C

Project Description: Proposed commercial institutional development including building structure, storm water management system, underground utilities, parking lots, landscaping and turf restoration.

Is a re-zoning of this parcel being requested? No YES (if yes complete next line) NO

Current Zoning of Site _____ Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? Yes YES (if yes complete next line) NO

Section of Zoning Ordinance for which you are applying Chapter 3, Sections 12.301-12.409

Is there an official Woodland within parcel? No Woodland acreage N/A

List total number of regulated trees outside the Woodland area? 193 Total number of trees 193

Detailed description for cutting trees Please refer to the plans for the tree survey and preservation. All trees to be preserved will be protected by construction fencing. Trees to be removed will be felled by the Contractor, stripped of limbs, and the trunks cut to length for removal and disposal offsite. All waste will be chipped for use as temporary mulch.

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 Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

WALTER ROCHOWIAK & EVELYN ROCHOWIAK

Print Property Owners Name

Walter S Rochowiak

Signature of Property Owner

E. Joyce Rochowiak

Therese Antonelli, Notary Public
State of Michigan, County of Wayne
My Commission Expires 8/27/2022
Acting in the County of WAYNE

11/5/19

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 5th day of November 2019

Therese Antonelli Notary Public, WAYNE County, Michigan My Commission expires 8/27, 2022

Rev 1/12/06

VAN BUREN TOWNSHIP
PLANNING & ZONING APPLICATION SUPPLEMENT
HAMPTON MANOR OF VAN BUREN TOWNSHIP

TAX ID

83-054-99-0012-000
83-054-99-0013-000
83-054-99-0014-701
83-054-99-0015-701
83-054-99-0016-002
83-054-99-0016-003

LEGAL DESCRIPTIONS

PARCEL 1: PARCEL #83-054-99-0012-000

PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 333 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 248 FEET; THENCE NORTH 333 FEET; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 258 FEET; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 294.87 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 548 FEET; THENCE NORTH 219.87 FEET TO THE POINT OF BEGINNING. 4.18 ACRES

PARCEL 2: PARCEL #83-054-99-0013-000

PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING NORTH 89 DEGREES 00 MINUTES EAST 398 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 258 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 150 FEET; THENCE NORTH 258 FEET TO THE POINT OF BEGINNING. 0.89 ACRES

PARCEL 3: PARCEL #83-054-99-0014-701

PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 60 FEET AND NORTH 89 DEGREES EAST 60 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE SOUTH 123 FEET; THENCE NORTH 89 DEGREES EAST 188 FEET; THENCE NORTH 123 FEET; THENCE SOUTH 89 DEGREES WEST 188 FEET TO THE POINT OF BEGINNING. 0.53 ACRES

PARCEL 4: PARCEL #83-054-99-0015-701

PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 183 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 248 FEET; THENCE SOUTH 150 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 248 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING EXCEPT THE WEST 60 FEET THEREOF. 0.65 ACRES

PARCEL 5: PARCEL #83-054-99-0016-002

PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING DUE SOUTH 672.10 FEET AND NORTH 90 DEGREES EAST 232 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES EAST 176 FEET; THENCE DUE NORTH 119.23 FEET; THENCE SOUTH 89 DEGREES WEST 176 FEET; THENCE DUE SOUTH 119.23 FEET TO THE POINT OF BEGINNING. 0.48 ACRES

PARCEL 6: PARCEL #83-054-99-0016-003

PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING DUE SOUTH 672.10 FEET AND NORTH 90 DEGREES EAST 408 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES EAST 140 FEET; THENCE DUE NORTH 119.23 FEET; THENCE SOUTH 89 DEGREES WEST 140 FEET; THENCE DUE SOUTH 119.23 FEET TO THE POINT OF BEGINNING. 0.38 ACRES



MEMO

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Case 19-037 / Hampton Manor: Proposed Site and Architectural Plan Amendment
DATE:	November 7, 2023 (revised)

Planning Commission Members:

The Planning Commission is asked to consider a request by the Applicant, Van Buren Investors Land Holdings LLC, for an amendment to the site plan and architectural plans for a proposed senior housing facility called Hampton Manor with assisted living and memory care units. The current request includes minor changes to the approved site plan and changes to the approved architectural elevations. For your reference, this packet contains two (2) exterior elevation drawings submitted by the applicant with a material schedule, four (4) color elevation drawings, and one (1) amended site plan drawing. **The applicant is also delivering material samples to the Van Buren Township Department of Planning and Economic Development. These are available for view by Planning Commissioners prior to the November 8, 2023 meeting** during the Department's normal business hours. The current request will be described in greater detail in the letter from the Van Buren Township Planning Consultant.

I have been asked to provide clarity on items related to this request which are provided below:

- **Basis for architectural standards.** The architectural standards for approval for senior housing stem from Section 5.143 of the Van Buren Township Zoning Ordinance, which is included at the bottom of this report.
- **Vinyl and horizontal composite siding.** The exterior elevations that provided a basis for the Planning Commission's conditional preliminary (7/22/2020) and final (7/14/2021) site plan approval are the two (2) sheets dated 2-3-2020 which are attached to this packet. A point of ambiguity regarding the type of proposed horizontal siding was not clarified over the course of these preliminary and final site plan review steps. While the leader note on these sheets calls for a "horizontal composite" siding, the exterior finishes schedule on the sheet does not refer to horizontal composite siding but notes two (2) types of vinyl siding. In the applicant's current submittal, where horizontal siding is proposed, it is proposed as vinyl siding, consistent with the previous and current proposed exterior finishes schedule, and not as horizontal composite siding as previously proposed on the elevation labels. *As presented, the vinyl siding will not meet the minimum requirements of Sec. 5.143(l)(1)(f) of the Zoning Ordinance:*

Accent materials - Vinyl siding and non-durable building materials are acceptable as accent materials, but shall not be used on more than 10% of any exterior building façade's wall area.

The applicant has been requested to provide an exterior finishes schedule with a material percentage breakdown. In the likely event that vinyl siding exceeds ten (10) percent of the exterior building façade's wall area, it will need to be replaced with a different approved material under Sec. 5.143 of our Zoning Ordinance. The applicant has been requested to submit a revised 4-sided

color elevation and revised exterior elevation sheets in .pdf format. At this time, these submittals have not been provided. If they are provided prior to the meeting, they will be distributed to the Planning Commission.

The Planning Commission is requested to carefully review the proposed changes. The Planning Commission does not need to focus on the "As-Built" elevations. The applicant has begun making changes to the "As-Built" elevations and does not intend to maintain them. As of today's date, blue vinyl siding has been removed from the building and new dormers are being fabricated.

If the request is granted conditional approval, the applicant will proceed as instructed by the Planning Commission, including finalizing any plan changes and scheduling adjustments to the façade of the building. **Two (2) signed, sealed versions of any amended sets of civil plans and two (2) signed, sealed sets of any amended building plans must be filed with the Van Buren Township Department of Planning and Economic Development. Approved exterior building elevations (current or proposed) must align with the relevant architectural plan set sheets, including the roof plan sheet (A9), the wall sections (A10), and others if necessary.**

If the request is denied, the applicant's original approved plan will remain in place.

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

Sincerely,

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

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

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

Section 5.143 – Senior Housing

(I) Building Facade and Length. Senior housing buildings must present a residential architectural image in terms of building facades, the composition and use of exterior wall surface materials, and building length. Any building façade longer than 100 feet must provide for variations in the outside wall and roof line according to the following standards:

(1.) Type and maximum percentage of durable exterior materials:

- a) Masonry 4-inch brick veneer - 100%
- b) Stone (natural or synthetic) - 100%
- c) Metal panelized veneer - 25%
- d) Cement fiber siding - 25%
- e) EIFS (synthetic stucco) - 10% - shall be used only as an accent material
- f) Accent materials - Vinyl siding and non-durable building materials are acceptable as accent materials, but shall not be used on more than 10% of any exterior building façade's wall area.
- g) Prohibited Building Materials: Unless approved by the Planning Commission as accent building materials, plain concrete block (both painted and unpainted), plywood or T-111 panels, aluminum siding, and similar materials shall be prohibited.

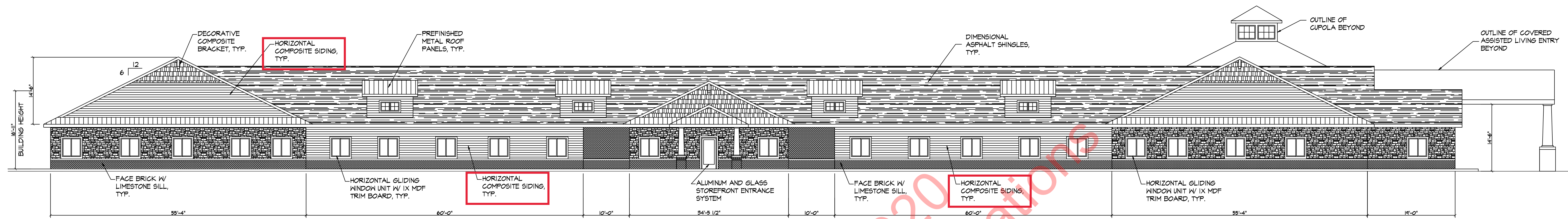
(2.) Exterior wall façades must not maintain the same surface material for more than sixty (60') feet without an offset or transition in surface materials. The offset and transition must include one or a combination of the following options:

- a) Change to another allowed exterior surface material.
- b) Offset in the building elevation of a minimum of three (3') feet in depth. If the building exceeds 300' feet in length, it must have a horizontal building face offset at least 30' feet deep.
- c) Exterior Chimneys.
- d) Bay windows.
- e) Architectural Quoins.

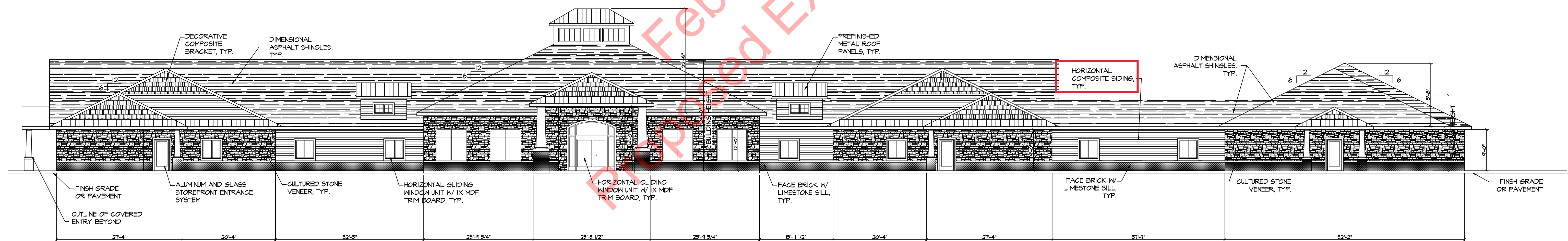
(3.) Roof lines shall vary using gable roof offsets at the eave line, in the roof slope, and/or tympanum set into the roof line at the eaves.

(4.) Building façades must not exceed 600' feet.

(5.) Buildings located within the Belleville Road Overlay District (BROD) shall comply with the architectural standards set forth in Section 6.309.



EAST ELEVATION
3/32" = 1'-0"

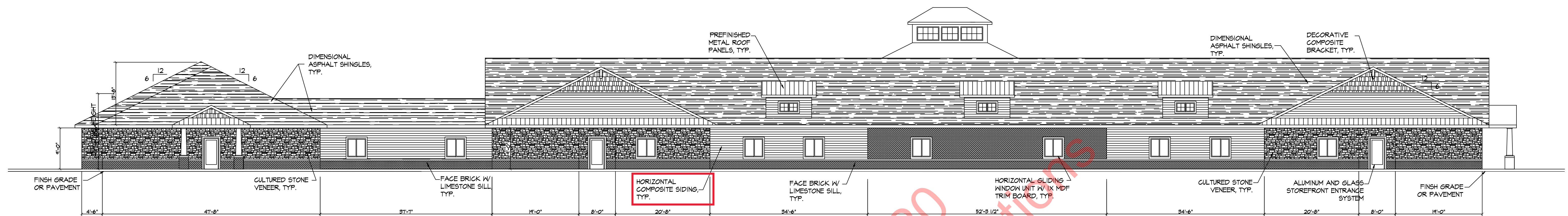


NORTH ELEVATION
3/32" = 1'-0"

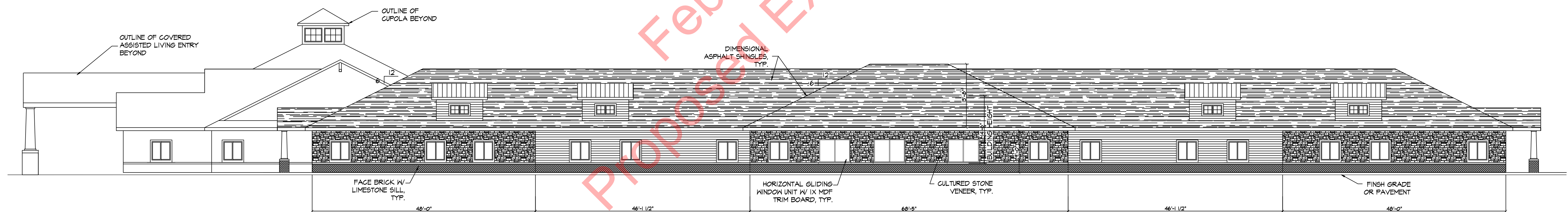
EXTERIOR FINISHES

ROOFING SHINGLES: CERTAINTED, LANDMARK, ASPHALT ROOFING, COLOR- MOIRE BLACK
COPING AND DRIPS: ALCOA EXTERIORS, ALUMURE 2000, COLOR- WHITE
GUTTERS AND DOWNSPOUTS: AMERIMAX, 5" K STYLE GUTTER SYSTEM, COLOR- WHITE
TRIM BOARDS & FASCIA: FIBER CEMENT OR PVC VINYL, COLOR- WHITE
BRICK: BELDEN BRICK, STANDARD, COLOR- ADMIRAL RED VELOUR
VINYL SIDING: FOUNDRY, CEDAR SHAKE, COLOR- MOON ROCK #826
VINYL SIDING: VARIFORM, HORIZONTAL SIDING, DOUBLE 4", COLOR- HAZELNUT
CULTURED STONE VENEER: QUARRY RIDGE STONE, COLOR- TUSCANY

SITE PLAN REVIEW
2-3-2020



SOUTH ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"

EXTERIOR FINISHES

ROOFING SHINGLES: CERTAINTED, LANDMARK, ASPHALT ROOFING, COLOR- MOIRE BLACK
 COPING AND DRIPS: ALCOA EXTERIORS, ALUMURE 2000, COLOR- WHITE
 GUTTERS AND DOWNSPOUTS: AMERIMAX, 5" K STYLE GUTTER SYSTEM, COLOR- WHITE
 TRIM BOARDS & FASCIA: FIBER CEMENT OR PVC VINYL, COLOR- WHITE
 BRICK: BELDEN BRICK, STANDARD, COLOR- ADMIRAL RED VELOUR
 VINYL SIDING: FOUNDRY, CEDAR SHAKE, COLOR- MOON ROCK #826
 VINYL SIDING: VARIFORM, HORIZONTAL SIDING, DOUBLE 4", COLOR- HAZELNUT
 CULTURED STONE VENEER: QUARRY RIDGE STONE, COLOR- TUSCANY

SITE PLAN REVIEW
2-3-2020

REVISIONS

2	2-3-2020
1	
1	
1	

JOB NO: 019-035
 DATE: 11-1-2019
 DRAWN BY: JKC
 SCALE: AS NOTED
 SHEET NO:



MCKENNA

October 31, 2023

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

Subject: VBT-19-037 Hampton Manor/43250 Tyler Road; Amended Site Plan Review #3; Site plan dated 7/2/2020; Updated elevations dated 10/11/2023; cover letter dated 9/13/2023; Colored renderings not dated.

Dear Commissioners:

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

BACKGROUND

Upon receipt of site plan and special land use approval, the applicant proceeded with site engineering and subsequent construction. The drawings submitted for approval of building permits were consistent with the approved site plans. However, it was brought to the Township's attention that the applicant had made numerous changes to the facades of the building, including but not limited to material changes and colors, in the field, without any prior approval from the Township.

Section 12.305(6) Final Site Plan states: *The plan/design shall become part of the record of approval, and subsequent actions relating to the activity authorized shall be consistent with the approved final site plan, unless a change conforming to this section receives the mutual agreement of the landowner and the Planning Commission.*

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

AMENDED PLAN

The changes on the site are a significant departure from the approved site plan and not within the scope of administrative review as outlined in the Zoning Ordinance. Therefore, the applicant was directed to apply for consideration of amended site plan approval to the Planning Commission. The applicant appeared before the Planning Commission on September 27, 2023. The Planning Commission deemed the as-built facades and the changes proposed as unacceptable and directed the applicant to come back with a revised site plan that remained true to "the intent of the original plan approval".

At the PC meeting, the applicant also mentioned having a courtyard with fencing which was not on the previously approved plans. The applicant was asked to provide additional information in that regard.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

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MCKA.COM

Communities for real life.

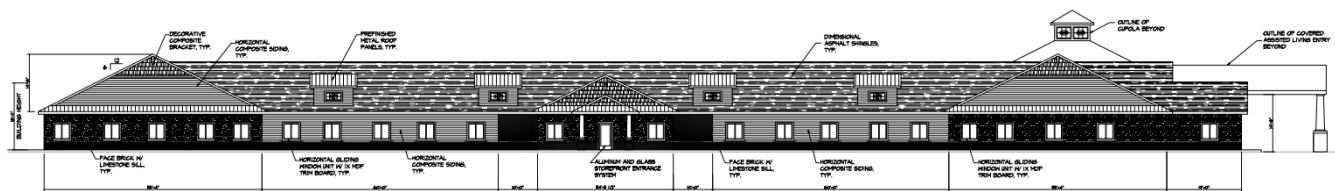


COMMENTS

Our comments below include a summary of the original approved plan, as-built façade and proposed changes for compliance.

East Façade.

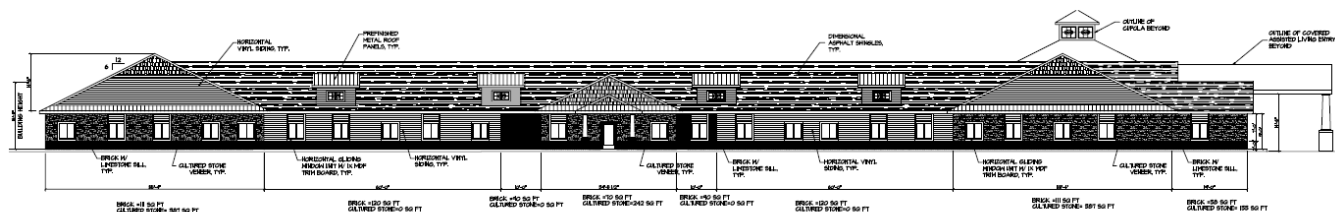
- The applicant proposes to reinstall the brick with limestone sill/foundation.
- The areas previously approved with brick, at the two ends and in the middle are to be replaced with cultured stone veneer.
- The four previously approved barn style roof dormers which were omitted, are to be installed with metal roofs.
- The horizontal composite siding in the roof pitches and the walls is to be replaced with horizontal vinyl siding.
- The entrance door accented by columns and a pitched roof feature in the middle of the façade is to be re-established.



EAST ELEVATION
Approved Elevation



EAST ELEVATION
As-Built



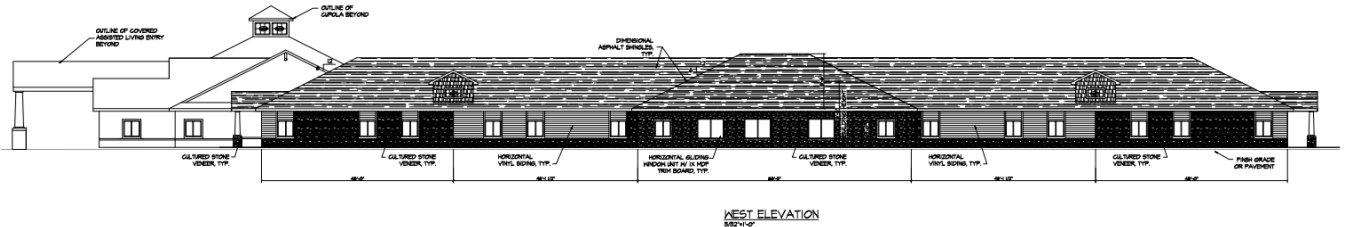
EAST ELEVATION
Proposed Correction

West Façade.

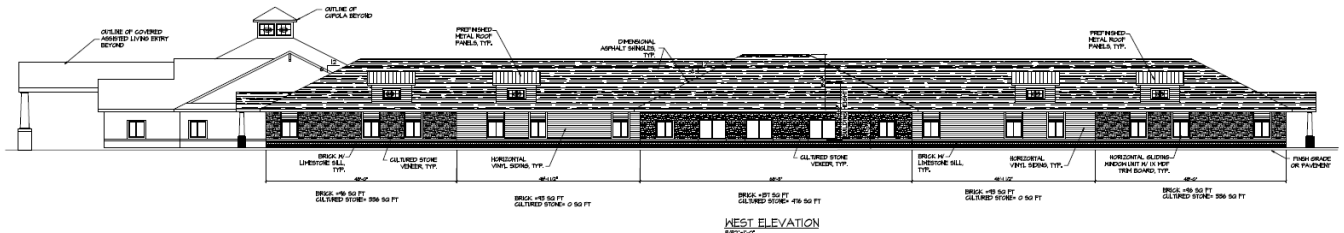
- The applicant proposes to reinstall the brick with limestone sill/foundation.
- All of the brick on the approved façade has been replaced with cultured stone.
- The horizontal composite siding is to be replaced with horizontal vinyl siding.
- The two (2) gable style dormers are to be replaced with barn style dormers and 2 additional barn style dormers are to be added with metal roofs, in compliance with the original approval.



Approved Elevation



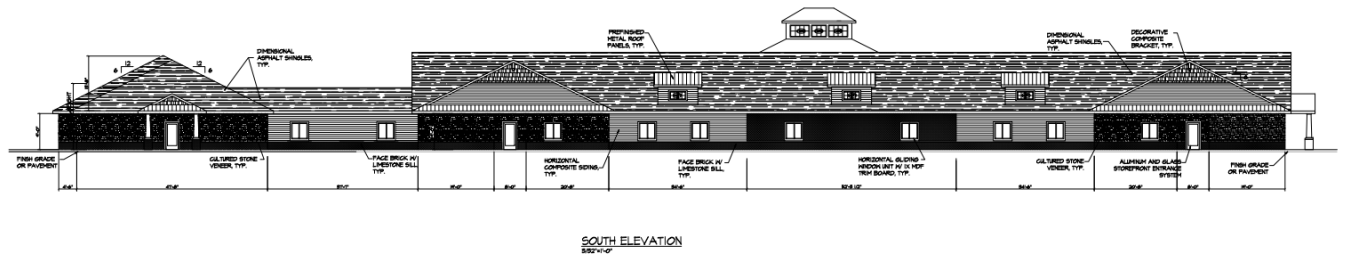
As-Built



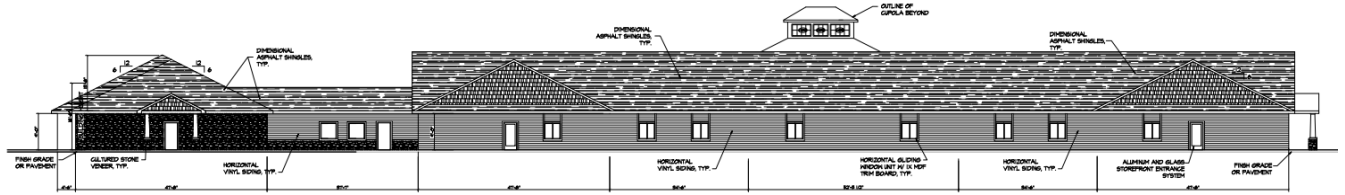
Proposed Correction

South Façade.

- The applicant proposes to reinstall the brick with limestone sill/foundation.
- All of the brick on the approved façade is to be replaced with cultured stone.
- The horizontal composite siding on the roof pitches and facades is to be replaced with horizontal vinyl siding.
- The three (3) approved barn style roof dormers are to be installed with metal roofs.
- Two evenly spaced windows have been replaced with square windows and a door, which opens onto a newly created fenced-in courtyard area (comments below under fencing).

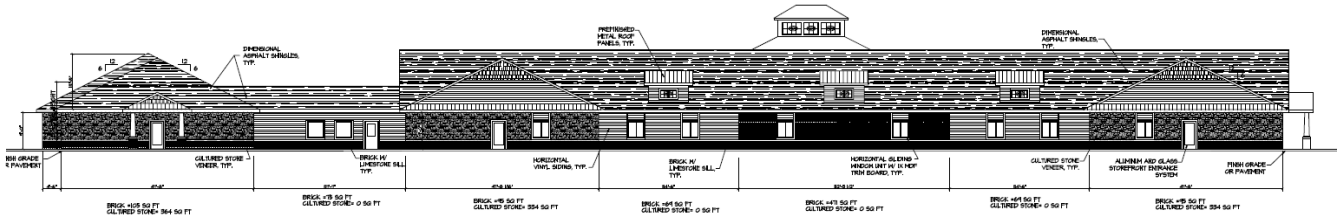


Approved Plan



SOUTH ELEVATION
5/20/14-07

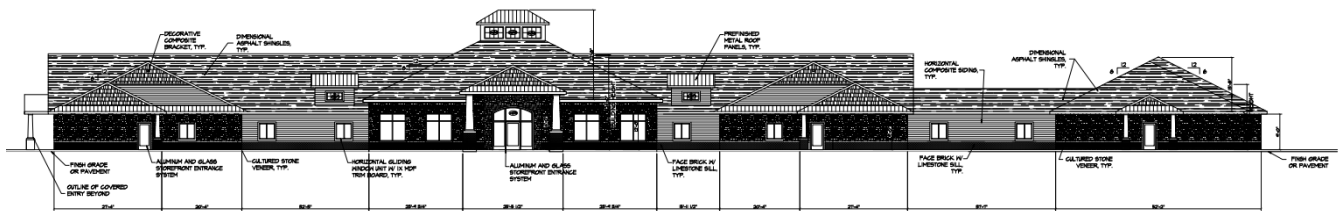
As-Built



Proposed Correction

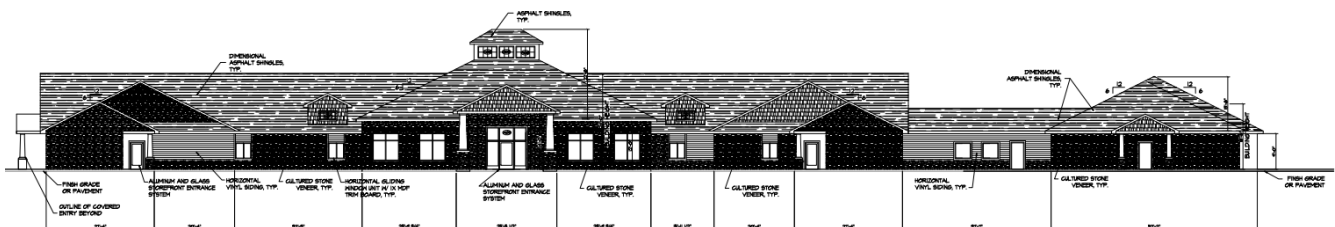
North Façade.

- The gable style dormers are to be replaced with barn style roof dormers with metal roof.
- A new door has been added to the corridor connecting the memory care with the assisted living portion of the building, resulting in the replacement of 2 evenly spaced windows with square windows and a door. The door opens onto a newly created fenced-in area (comments below under fencing).



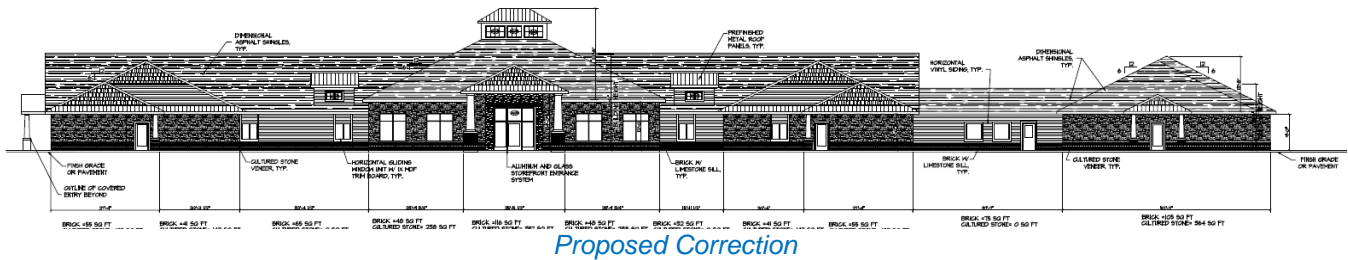
NORTH ELEVATION
5/20/14-07

Approved Plan



NORTH ELEVATION
5/20/14-07

As-Built



Cupola. The dimensional asphalt shingles over the main cupola feature are to be replaced with a metal roof, in compliance with the original approval.

Fencing. The amended plan includes a door on the north and south sides of the corridor that connects the

Fencing. The amended plan includes a door on the north and south sides of the corridor that connects the assisted care to memory care facility. The doors open onto two (2) new fenced in courtyard areas – one each on the north and south sides of the building. The courtyards measure 4,974 sq. ft and 3,456 sq. ft, respectively. The applicant proposes to enclose the area with a 6' tall decorative painted aluminum fence. The north side courtyard fence is discouraged. While the location is not technically a front yard as defined under the Zoning Ordinance, any



fence located in this location should not exceed a height of 2.5', consistent with restrictions on front yard fencing under Section 7.205(B)(1)(b) of the Zoning Ordinance. We have concerns that the 'courtyard' areas essentially have no amenities and are merely 'dead' spaces with transformer pads and mechanical equipment, being used as an amenity. If the intent is to create a space usable for residents of the facility, it must be designed to provide a healthy and safe outdoor experience.

RECOMMENDATION

The applicant has proposed revisions to the as-built facades to demonstrate closer compliance with the Planning Commission's original approval. Updated colored renderings have now been submitted. The amended site plan is before the Planning Commission at this time for consideration of approval, to determine if the changes proposed are acceptable and true to the original intent of the approval of the project.

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

Respectfully,

MCKENNA

Vidya Krishnan
Senior Principal Planner

cc: Planning Commission
Board of Trustees

CONSTRUCT A NEW CONVENIENCE STORE WITH RETAIL AND FOOD SERVICE, INCLUDING A DRIVE-THRU LANE AND ONE (1) DRIVE-THRU WINDOW, GASOLINE PUMPS AND RELATED SITE IMPROVEMENTS.

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

Motion Boynton, Kelley second to open the public hearing.

Roll Call:

Yeas: Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd and Thompson.

Nays: None.

Absent: None.

Motion Carried.

Chairperson Thompson welcomed comments from the audience and the Commission. No questions or comments from the Commission or the audience.

Motion Boynton, Atchinson second to close the public hearing.

Roll Call:

Yeas: Jahr, Boynton, Kelley, Atchinson, Budd, Franzoi and Thompson.

Nays: None.

Absent: None.

Motion Carried.

OLD BUSINESS:

ITEM #1: 19-037 – HAMPTON MANOR – SPECIAL LAND USE APPROVAL FOR PROPOSED SENIOR HOUSING FACILITY.

TITLE: THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.

LOCATION: THE PROPERTY LOCATED ON THE SOUTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROAD AND IS ZONED C (LOCAL BUSINESS) DISTRICT. THE PARCEL IS 7.11 ACRES IN SIZE AND INCLUDES 6 TAX PARCEL ID'S.

Bill Thompson of Lehner Associates, Inc. gave the presentation. Mr. Lehner displayed a PowerPoint presentation showing an aerial view of the property, the access on Morton Taylor and Tyler Roads, the location of the detention pond, a landscape rendition, the floor plan of the building, photos of the dining room and recreation areas, four (4) different outdoor courts and a

color rendering of the exterior façade of the building. Also included were two (2) examples of the applicant's existing facilities located in Bay City and Shelby Township.

Director Power noted that senior housing is permitted as a special land use in the C (local business) district. The applicant has made some changes in response to the 1-8-20 public hearing, obtained a traffic impact study and submitted revised plans.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 3-24-20, recommending the Planning Commission recommend special land use approval to the Township Board, subject to the following conditions:

1. Approval of utility plan and storm water detention plan by Township Engineer and Wayne County.
2. That all of the conditions of preliminary site plan approval are met.
3. Final site plan approval.

Resident inquired if drainage from the building will drain into the McClaughery Drain. Chair Thompson advised that the engineering review will be discussed during the preliminary site plan review and the resident's question will be addressed.

No questions or comments from the Commission.

Motion Boynton, Atchinson to recommend to the Township Board of Trustees approval of Van Buren Investors Land Holdings, LLC request for special land use approval for the construction of a proposed senior housing facility called Hampton Manor with assisted living and memory care units, located on a 7.11 acre parcel on the south side of Tyler Road, between Morton Taylor and Haggerty Road, zoned C (local business) district, subject to the recommendations in the McKenna Associates review letter dated 3-24-20 and staff letter dated 7-16-20.

Roll Call:

Yeas: Budd, Atchinson, Kelley, Boynton, Jahr, Franzoi and Thompson.

Nays: None.

Absent: None.

Motion Carried. (Letters Attached)

ITEM #2: 19-037 – HAMPTON MANOR SENIOR HOUSING – PRELIMINARY SITE PLAN APPROVAL.

TITLE: THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.

LOCATION: THE PROPERTY LOCATED ON THE SOUTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROAD AND IS ZONED C (LOCAL BUSINESS) DISTRICT. THE PARCEL IS 7.11 ACRES IN SIZE AND INCLUDES 6 TAX PARCEL ID'S.

Bill Thompson of Lehner Associates, Inc. had no further comments to add for preliminary site plan approval.

Vidya Krishan of McKenna Associates presented her preliminary site plan review letter dated 3-24-20, noting the C district text amendment must be approved prior to granting of preliminary site plan approval by the Planning Commission, which will be subject to the following conditions:

1. Review and approval of proposed storm water detention plan by the Township Engineer and Wayne County.
2. Approval of detention pond landscaping by Wayne County.
3. Deletion of off-site trees from tree counts.
4. Clarification regarding the second generator panel and relocation/addition of screening if deemed essential.
5. Special land use approval by Township Board of Trustees.

Paul Kammer of Fishbeck Associates presented his review letter dated 7-16-20 recommending the Planning Commission grant the Hampton Manor Senior Housing project preliminary site plan approval for engineering feasibility, subject to the comments listed in the review letter and in accordance with Van Buren Township's Engineering Standards manual.

Commissioners discussed detention pond landscaping and whether it is necessary to have a fence around the detention pond and the possibility of decorative fencing. Vidya Krishnan will look into it further to see if a fence is required.

Two (2) residents expressed concern with the detention pond on the property causing additional flooding on their properties due to the McClaughery drain being plugged. Both residents have significant flooding after rainfall and are concerned that additional water being added to the drain could cause further flooding with water potentially coming into their homes unless the drain is cleaned out.

Director Best informed the Commission and the audience that the resident's properties do take on a lot of standing water, a study was done to find out the cause of the issue, a copy of the study can be made available. The drain has not been maintained by Wayne County, the water backs up in Romulus and works its way back to Van Buren. There was a petition 5-6 years ago to have the McClaughery drain cleared out, it was found not necessary at the time. A petition is needed by the residents with at least ten (10) signers, staff would be happy to assist the residents with how to start the petition. Commissions would like a copy of the study and hope with the help staff, the residents will get a resolution to the drainage problem.

Mr. Lehner informed that the water held in the detention pond is released at a rate that is no greater than what it is now. In regards to McKenna Associates Item #4, the backup generator backs up the pump at the detention pond.

Commissioners asked that the building materials be dropped off at the Township to have samples available.

Motion Boynton, Jahr second to grant Van Buren Investors Land Holdings LLC preliminary site plan approval for the construction of a proposed senior housing facility called Hampton Manor with assisted living and memory care units, located on the south side of Tyler Road, between Morton Taylor and Haggerty Road, a 7.11 acre parcel zoned C (local business) district, subject to the recommendations in the McKenna Associates review letter dated 3-24-20, Fishbeck Associates review letter dated 7-16-20, Van Buren Fire Marshal's review letter dated 7-15-20 and with attention to the detention pond fencing question.

Roll Call:

Yeas: Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd and Thompson.

Nays: None.

Absent: None.

Motion Carried. (Letters Attached)

NEW BUSINESS:

ITEM #1: 20-005 – SPECIAL LAND USE PERMIT REQUEST FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE-THRU.

TITLE: A REQUEST BY NC DESIGNERS ON BEHALF OF OWNERS REAL ESTATE LLC/BELLEVILLE OIL COMPANY, INC. FOR A SPECIAL LAND USE PERMIT TO DEMOLISH BUILDINGS ON AN EXISTING GASOLINE STATION SITE AND TO CONSTRUCT A NEW CONVENIENCE STORE WITH RETAIL AND FOOD SERVICE, INCLUDING A DRIVE-THRU LANE AND ONE (1) DRIVE-THRU WINDOW, GASOLINE PUMPS AND RELATED SITE IMPROVEMENTS.

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

Nasser Choucair of NC Designers, Inc. gave the presentation. The applicant is requesting a special land use permit to demolish the existing gas station at the location and proposing to build a new 3,400 square foot building with a drive-thru. Mr. Nasser has been working with the Township on truck turn radius, landscape and drive approaches.

Director Power informed the commission and the audience that this is a redevelopment of an existing gas station. This will include the removal of all existing structures, reduction of the number of gas pumps from 12 to 10, expansion of the convenience store with improved building design features and the addition of a drive-thru.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 7-15-20, recommending the Planning Commission recommend approval of the proposed special land use for the drive-thru to the Township Board of Trustees, subject to the following conditions:

1. Shifting the access drive off Haggerty Road 10 feet to the north to comply with the 100 feet distance requirement from the intersection.

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
July 14, 2021
MINUTES - DRAFT**

Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.

Chairperson Thompson called the meeting to order at 7:31 p.m.

ROLL CALL:

Present: Kelly, Atchinson, Barr, Budd, Cullin and Thompson.

Excused: Jahr.

Staff: Director Power, Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan and Fishbeck Associate, Stephen Clayton.

Applicant(s) in Attendance: Bill Thompson on behalf of Van Buren Investors Land Holdings, LLC and Richard Canzano of behalf of Pinehurst Building LLC.

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Atchinson, Budd second to approve the agenda of July 14, 2021 as presented.

Roll Call:

Yeas: Barr, Budd, Atchinson, Kelly, Cullin and Thompson.

Nays: None.

Absent: Jahr.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Budd second to approve the regular meeting minutes of June 23, 2021 as presented.

Roll Call:

Yeas: Atchinson, Barr, Budd, Kelley, Cullin and Thompson.

Nays: None.

Absent: Jahr.

Motion Carried.

NEW BUSINESS:

ITEM #1: 19-037 – HAMPTON MANOR SENIOR HOUSING FINAL SITE PLAN APPROVAL.

**THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING
FINAL SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR**

HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.

LOCATION: THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROAD AND IS ZONED C (LOCAL BUSINESS) DISTRICT. THE PARCEL IS 7.11 ACRES IN SIZE AND INCLUDED 6 ORIGINAL TAX PARCEL ID'S. THE PROJECT'S COMBINED PARCE IS LOCATED AT 43345 TYLER ROAD (PARCEL ID NUMBER 83-054-99-0012-701).

Director Power gave a presentation and displayed a google earth map of the site location. Van Buren Investors Land Holdings LLC requests final site plan review to construct a senior housing development named Hampton Manor, the project will contain 80 housing units including 56 assisted living and 24 memory care units. The proposed 62,516 square foot building is to be located on a roughly 7.11 acre site near the southeast corner of Morton Taylor and Tyler Roads. Senior housing developments are a special land use in the C (Local Business) zoning district and require a public hearing. The public hearing was held on 1-8-20, however action on the special land use and preliminary site plan request were deferred, in order for the applicant to respond to comments shared at the hearing, complete a traffic impact study and submit revised preliminary site plans. The Planning Commission reviewed and approved the preliminary site plan at their 7-22-20 meeting and subsequently the Township Board of Trustees approved the applicant's request for a special land use at their regular meeting on 8-18-20. The applicant submitted plans to the Wayne County Department of Public Services for review and approval was granted on 6-2-21.

Vidya Krishnan of McKenna Associates presented her site plan review letter dated 12-11-20. All of the conditions of preliminary site plan approval have been met at this time. Therefore, McKenna Associates recommends the Planning Commission grant final site plan approval for the proposed Hampton Manor Assisted Living project subject to final engineering approval from Wayne County and the Township Engineer. During the review and approval process by the Wayne County Department of Public Services a few changes were made to the site plan and plans were resubmitted. Vidya Krishnan of McKenna Associates confirmed in an email dated 6-14-21 that she has reviewed the new set of plans for Hampton Manor and found them to be consistent with the originally approved plan for all major elements and her previous final site plan review letter is still valid.

Fishbeck Associate, Stephen Clayton, presented his engineering and final site plan review letter dated 6-30-21, recommending the Planning Commission grant the Hampton Manor Senior Housing project engineering and final site plan approval, based on the engineering review of the project site, subject to the comments listed in his review letter and in accordance with the Township's Engineering Standards manual. The applicant will be required to address the comments in the Issued for Construction Plan set prior to the preconstruction meeting being scheduled.

Director Power presented Fire Marshal Lenaghan's review letter dated 12-16-21. The final review of plans for the Hampton Manor of Van Buren Township is complete and all Fire Department concerns identified in subsequent reviews have been addressed.

Bill Thompson on behalf of Hampton Manor gave a presentation. The applicant has completed the engineering reviews with the Township Engineer and Wayne County. Mr. Thompson described the site while Director Power displayed the site on the screen. There will be 56 assisted living units, 24 memory care units, outdoor recreation area, detention basin and the fire lane loops the whole building. Mr. Thompson was available to answer any questions.

Commissioner inquired as to what type of fencing is between the assisted living and memory care wings. The fencing will be 6 foot wrought iron. Commissioner referenced discussion held at the public hearing regarding storm water drainage and inquired if the system that is proposed will be putting any other drainage issues on the surround properties who already have drainage concerns. Stephen Clayton of Fishbeck Associates explained how storm water reaches the basin and confirmed the storm water drainage system will not cause any other concerns on the surrounding properties.

No comments from the audience.

Motion Kelley, Atchinson second to grant the applicant, Van Buren Investors Land Holdings LLC, final site plan approval to construct a senior housing facility called Hampton Manor with assisted living and memory care units, located at 43345 Tyler Road, based on the analysis and subject to the conditions detailed in the McKenna Associates review letters dated 12-11-20, McKenna Associates update and confirmation dated 6-14-21 , Fishbeck Associates review letter dated 6-30-21 and Fire Department review letter dated 12-16-20.

Roll Call:

Yeas: Cullin, Kelley, Atchinson, Barr, Budd and Thompson.

Nays: None.

Absent: Jahr.

Motion Carried. (Letters Attached)

ITEM #2: 21-030 – PINEHURST BUILDING, LLC, COBBLESTONE RIDGE – SITE PLAN AMENDMENT.

THE APPLICANT, PINEHURST BUILDING, LLC, IS REQUESTING AN AMENDMENT TO THE APPROVED COBBLESTONE RIDGE PROJECT SITE PLAN TO ALLOW VERSIONS OF FOUR (4) NEW SINGLE-FAMILY HOME MODELS AND ARCHITECTURAL ELEVATIONS.

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

Director Power gave the presentation. The applicant, Pinehurst Building, LLC, is requesting architectural approval for variations on four (4) different home models to be built in the remaining undeveloped lots of the Cobblestone Ridge subdivision near the southeast corner of Hoeft Road and West Huron River Drive. The models are titled Hampton (2, 3 and 4), Harper (3 and 4), Carwell and Huron. There is an existing Planned Residential Agreement (PRD) in place for the property which was approved in 2004, the home models in Cobblestone Ridge are subject to

Motion Carried. (Letters Attached)

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

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

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

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

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

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

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

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

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

Commissioners had the following questions and comments:

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

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

No comments from the audience or remote viewers.

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

Roll Call:

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

Nays: None.

Excused: Creal.

Motion Carried. (Letters Attached)

GENERAL DISCUSSION AND UPDATES:

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

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

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

ADJOURNMENT:

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

Respectfully submitted,

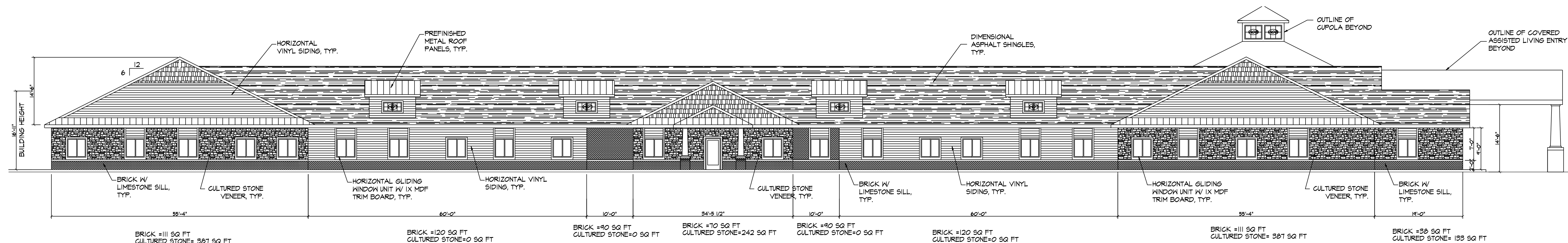
Christina Harman
Recording Secretary



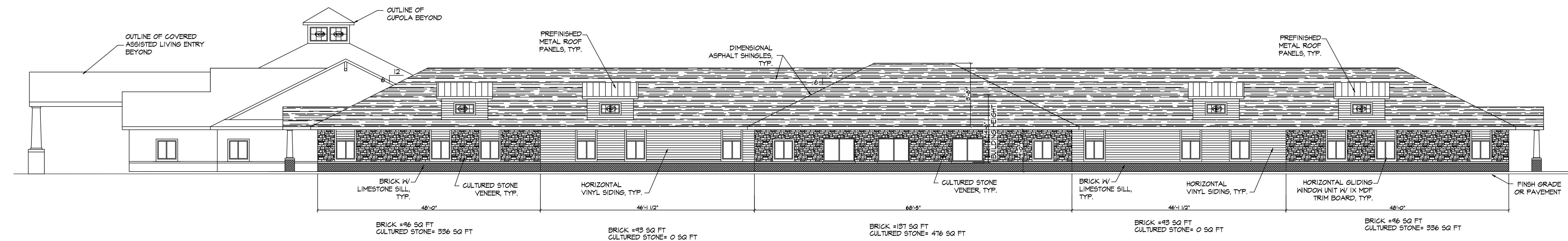




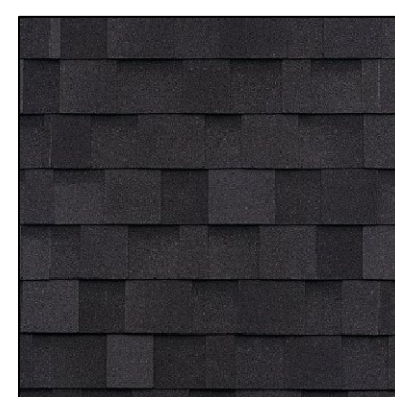




EAST ELEVATION
3/32"=1'-0"



WEST ELEVATION
3/32"=1'-0"



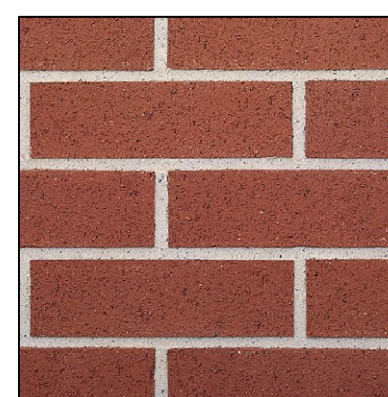
SHINGLES



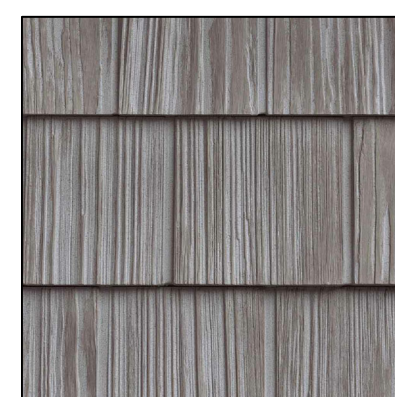
METAL ROOF PANEL



GUTTERS



BRICK



SHAKE SIDING



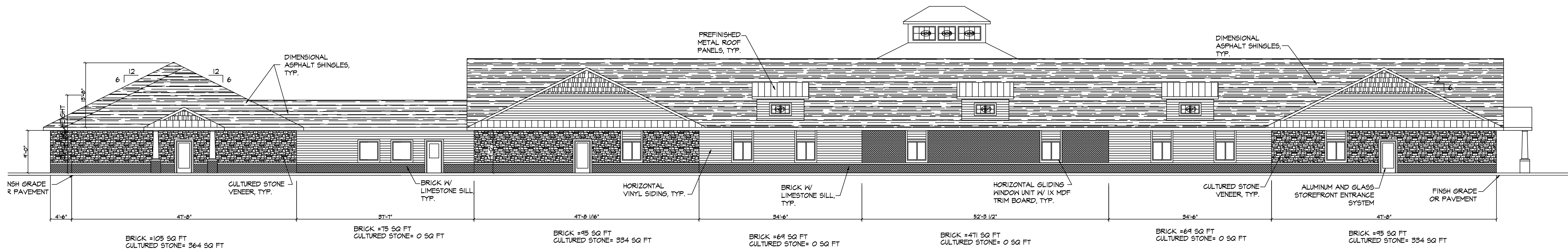
HORIZONTAL SIDING



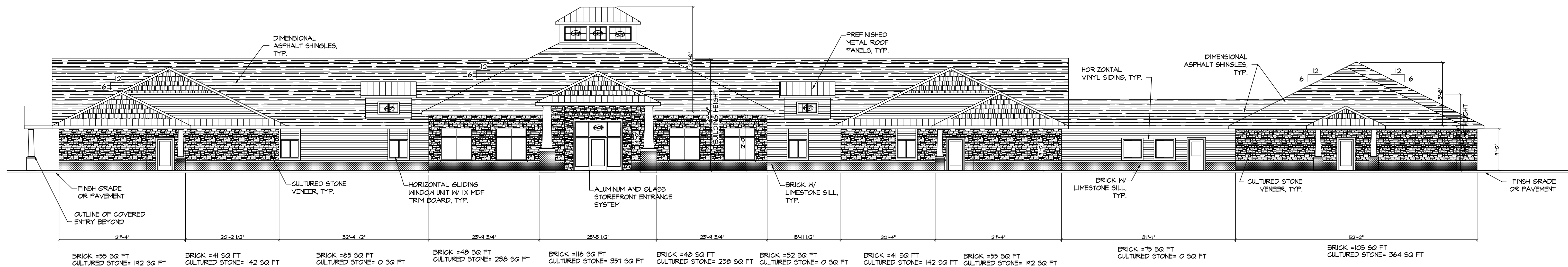
CULTURED STONE

EXTERIOR FINISHES

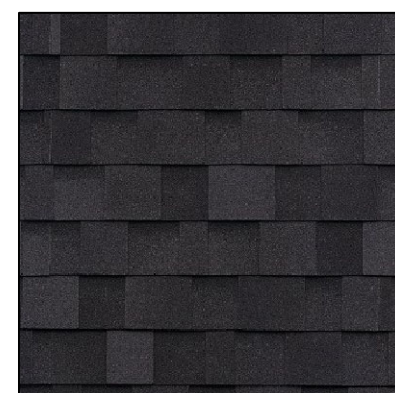
ROOFING SHINGLES: IKO, CAMBRIDGE, ARCHITECTURAL, COLOR- DUAL BLACK
METAL ROOFING: COATED METALS GROUP, STANDING SEAM, DEEP BLACK
COPING AND DRIPS: ALCOA EXTERIORS, ALUMURE 2000, COLOR- WHITE
GUTTERS AND DOWNSPOUTS: AMERIMAX, 5" K STYLE GUTTER SYSTEM, COLOR- WHITE
TRIM BOARDS & FASCIA: FIBER CEMENT OR PVC VINYL, COLOR- WHITE
BRICK: BELDEN BRICK, MODULAR, COLOR- CHERRY RED VELOUR
VINYL SIDING: FOUNDRY, CEDAR SHAKE, COLOR- MOON ROCK #026
VINYL SIDING: VARIFORM, HORIZONTAL SIDING, DOUBLE 4", COLOR- HAZELNUT
CULTURED STONE VENEER: J+N STONE, STACK-EASE FLAT, COLOR- BELGRADE #67241



SOUTH ELEVATION
3/32"=1'-0"



NORTH ELEVATION
3/32"=1'-0"



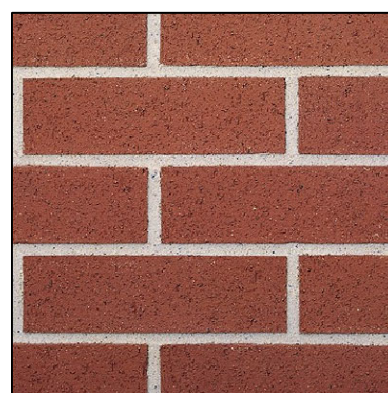
SHINGLES



METAL ROOF PANEL



GUTTERS



BRICK



SHAKE SIDING



HORIZONTAL SIDING



CULTURED STONE

EXTERIOR FINISHES

ROOFING SHINGLES: IKO, CAMBRIDGE, ARCHITECTURAL, COLOR- DUAL BLACK
METAL ROOFING: COATED METALS GROUP, STANDING SEAM, DEEP BLACK
COPING AND DRIPS: ALCOA EXTERIORS, ALUMURE 2000, COLOR- WHITE
GUTTERS AND DOWNSPOUTS: AMERIMAX, 5" K STYLE GUTTER SYSTEM, COLOR- WHITE
TRIM BOARDS & FASCIA: FIBER CEMENT OR PVC VINYL, COLOR- WHITE
BRICK: BELDEN BRICK, MODULAR, COLOR- CHERRY RED VELOUR
VINYL SIDING: FOUNDRY, CEDAR SHAKE, COLOR- MOON ROCK #826
VINYL SIDING: VARIFORM, HORIZONTAL SIDING, DOUBLE 4", COLOR- HAZELNUT
CULTURED STONE VENEER: J&N STONE, STACK-EASE FLAT, COLOR- BELGRADE #67241

Concept Plan Application

Case number

23-011

Dated submitted

10/11-2023

APPLICANT INFORMATION

Applicant Arbor Farms Development LLC Phone 248-921-3996

Address 32500 Telegraph suite 200 Fax _____

City, State Birmingham, MD Zip 48025

E-mail jeff@arborfarms.com Cell Phone Number 248-921-3996

Property Owner Hickory Woods Mng- Phone 734-740-8126

(if different than applicant)
Anthony Hirschman - agent

Address _____ Fax _____

City, State _____ Zip _____

SITE/ PROJECT INFORMATION

Name of Project HICKORY WOODS CONDOMINIUM #2

Parcel Id No. V125-83-043-01-VAR Project Address _____

Attach Legal Description of Property

Property Location: On the N Side of TYLER Road; Between MORTON TAYLOR Road and HAGGERTY Road.

Size of Lot Width _____ Depth _____

Acreage of Site 39 Total Acres of Site to Review 13 Current Zoning of Site RM

Project Description: CONVERT UNITS NOT BUILT TO SINGLE

FAMILY HOMES



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Discussion: Hickory Woods Phase II – Detached Single Family Residential Development Concept
DATE: November 2, 2023

Applicant Arbor Farms Development, LLC seeks preliminary review comments on a conceptual land use plan for the construction of 57 RM – Detached Single Family Residential Dwelling Units in the second phase of the Hickory Woods residential development. The site contains approximately 13.1 acres of property north of the Hickory Woods Phase I attached multi-family development on the north side of Tyler Road between Morton Taylor Road and Haggerty Road. The site consists of portions of the original approved Hickory Woods Development that were not constructed, including 116 planned attached single-family (2-, 4- and 6-plex) housing units. A copy of the approved Hickory Woods Development Plan is attached to this packet. Following greater than ten (10) years of inactivity, this section of Hickory Woods has been vacated and must be proposed as a new project. The site is zoned RM – Multiple Family Residential District and is designated as a Multiple Family Residential Future Land Use in the Township’s adopted 2020 Master Plan.

Under a set of 2020-2021 Zoning Ordinance updates, detached single family residential dwellings are eligible as a permitted use by right under the RM zoning district, subject to certain standards described in Section 3.107 of the Van Buren Township Zoning Ordinance.

At this time, the applicant has not made a formal application other than for a conceptual plan review by staff. The Township’s Planning Consultant has provided an initial set of conceptual plan review comments. As the Planning Consultant has noted, a number of items require additional clarity and at least one item (proposed front yard setback) would require a variance if a full application is made for the project based on its current layout.

The request of the Planning Commission at this time is to review the proposed conceptual plan and offer initial feedback as a general discussion item at the November 8, 2023 Planning Commission meeting.

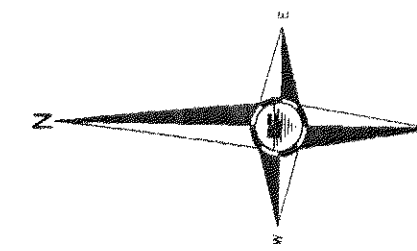
Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power', is written below the 'Sincerely,' text.

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

Approved Hickory Woods Project Development Plan



687.7' X
PROPOSED GRADE
DIRECTION OF DRAINAGE

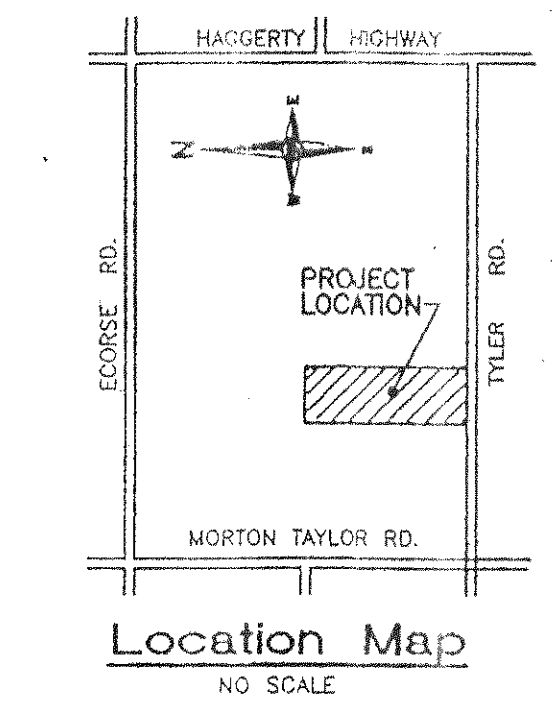
1995 Plumbing Code
1995 Fire Code
Wayne County Soil Erosion and Sedimentation Permit
State M.D.E.Q. Storm Water N.P.D.E.S. Permit
State M.D.E.Q. Sanitary Sewer Permit
State M.D.E.Q. Water Main Permit
Wayne County D.P.S. Storm Drain Permit
Wayne County D.P.S. Pavement Approach Permit

Extent of
Phase I unit
construction

Legal Description

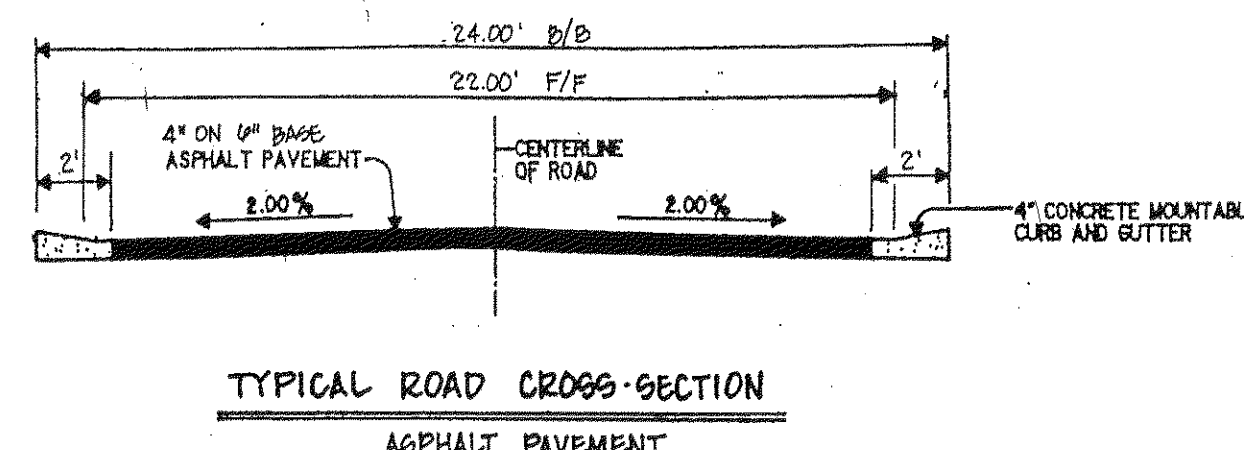
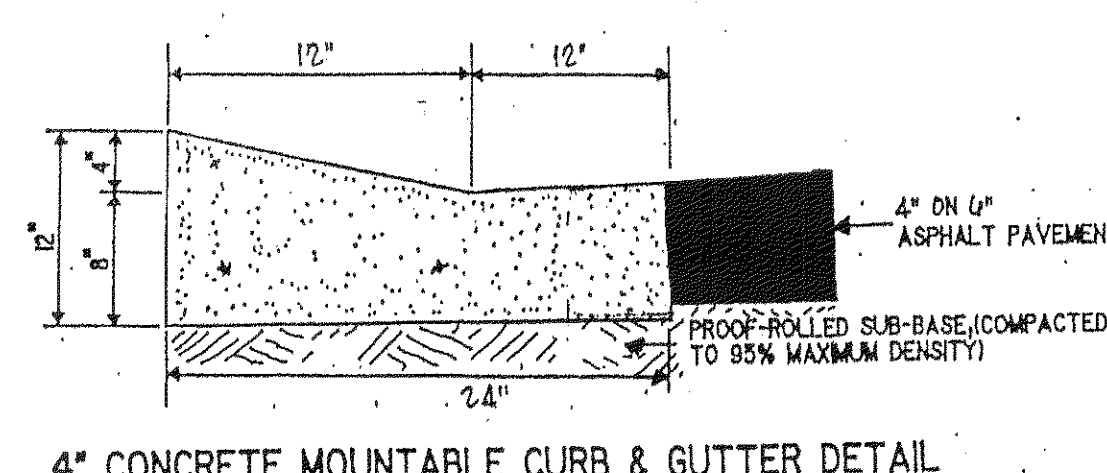
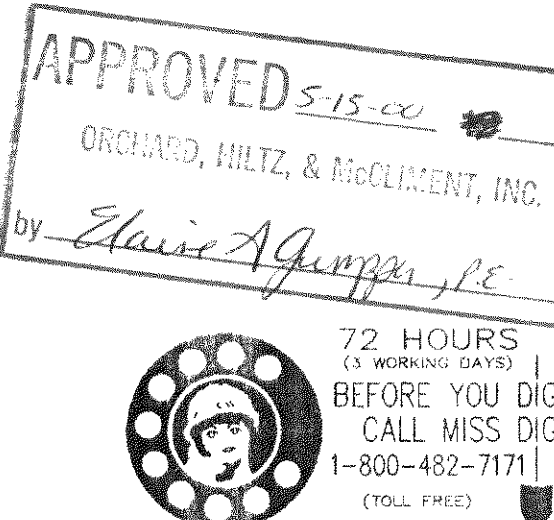
Part of the E. 1/2 of the S.W. 1/4 of Section 11, T.3S., R.8E., Van Buren Township, Wayne County, Michigan, being more particularly described as commencing at the S. 1/4 corner of Section 11, T.3S., R.8E.; thence S. 88°23'28" W., 781.96 feet along the South line of said Section 11 to the point of beginning; thence continuing along said South line, S. 88°23'28" W., 662.75 feet; thence N. 01°36'47" W., 2650.62 feet to a point on the East-West 1/4 line of said Section 11; thence continuing along said East-West 1/4 line, N. 88°48'07" E., 646.83 feet; thence S. 01°57'30" E., 2645.64 feet to the point of beginning. Containing 1,733.969 square feet or 39.806 acres. Subject to easements and restrictions of record.

PARCEL No. 89-049-99-0016-000

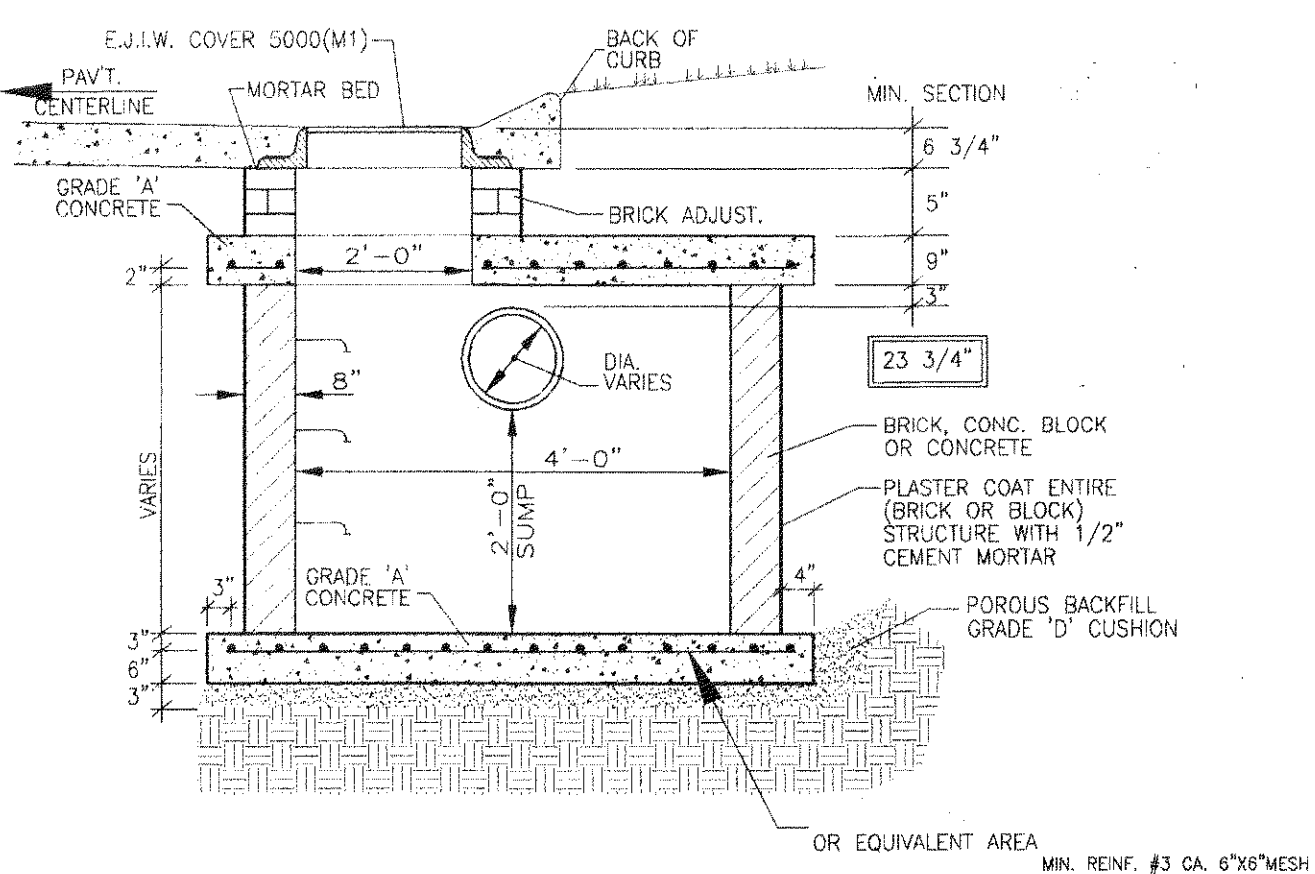
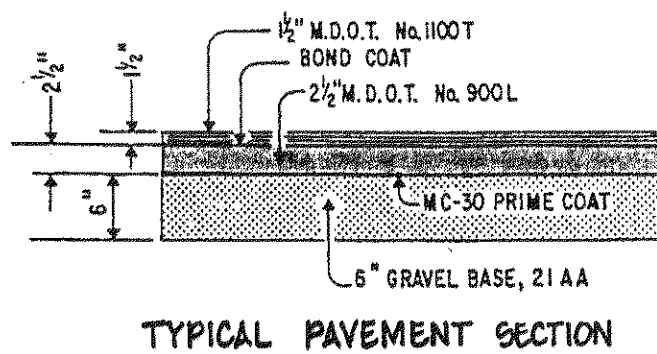


Total Estimated Quantities

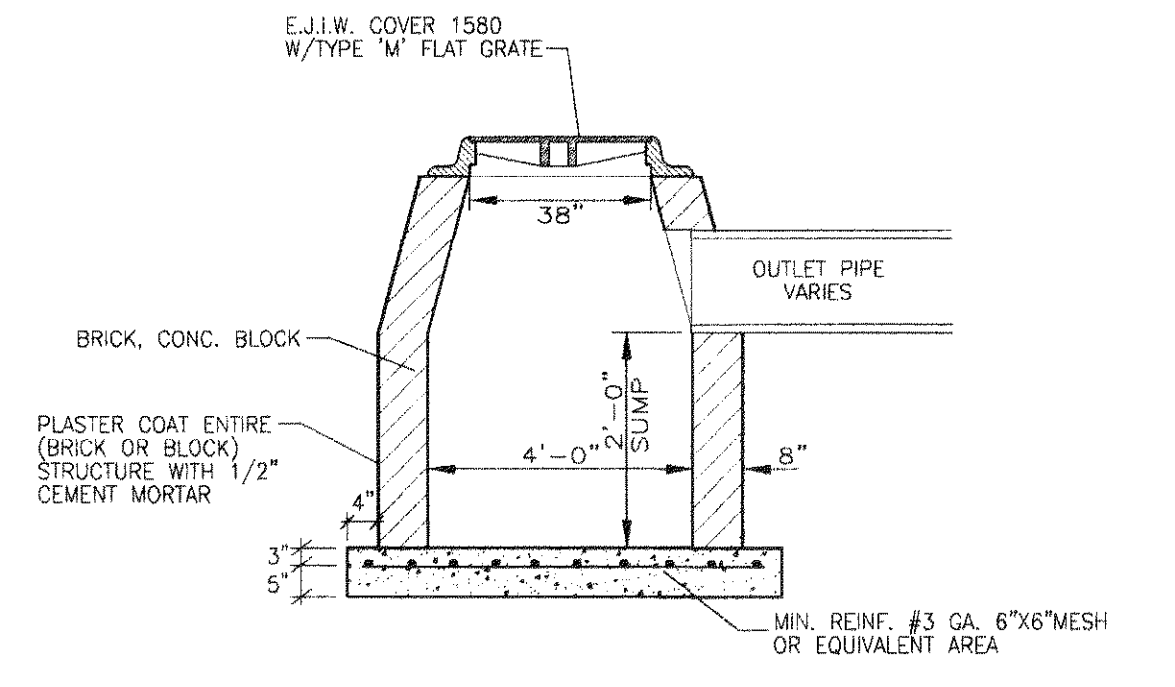
Paving	16,755 S.Y.	Asphalt Pavement
	14,509 L.F.	24" Conc. Curb & Gutter
Watermain	6,557 L.F.	8" D.I. CL-54 Pipe
	18 Ea.	Std. Hydrant Assembly
	18 Ea.	Gate Valve and Well
	1 Ea.	T.S.V. and Well
Sanitary	5,676 L.F.	10" ABS Truss Pipe
	3,046 L.F.	6" PVC Lead
	31 Ea.	Std. Manhole
	1 Ea.	Drop Connection Manhole
Storm Sewer	380 L.F.	18" C-76-3 Pipe
	535 L.F.	14"x23" Pipe
	665 L.F.	15" C-76-3 Pipe
	680 L.F.	15" C-76-4 Pipe
	1,820 L.F.	12" C-76-3 Pipe
	2,149 L.F.	12" C-76-4 Pipe
	22 L.F.	12" C-76-5 Pipe
	400 L.F.	8" PVC Pipe
	40 Ea.	Catch Basin
	18 Ea.	Rear Yard Catch Basin
	13 Ea.	Std. Manhole
	2 Ea.	Cleanout



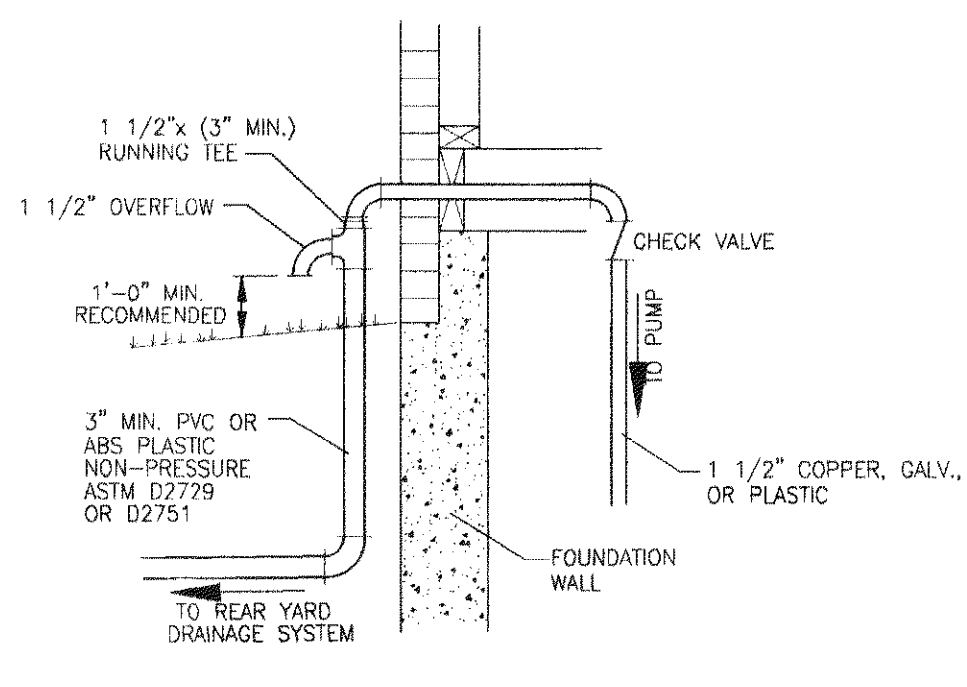
NOTE:
SEE SHEET No. 9 OF 21 FOR TYPICAL DETENTION
POND SECTIONS AND CONSTRUCTION REQUIREMENTS.



Special Shallow Structure Detail for Street Inlets



Special Shallow Rear Yard Catch Basin Detail



Sump Pump Connection Detail

Drawing Index

1. Cover Sheet & General Utility Plan
- 2 - 3. Paving & Grading Plans
4. Tyler Road Improvements
- 5 - 6. Storm Sewer Plans
7. Storm Sewer Profiles
- 8 - 9. Sanitary Sewer & Water Main Plans
- 10 - 11. Sanitary Sewer Profiles
12. Drainage Area
13. Storm Calculations
- 14 - 15. Soil Erosion Plan
- 16 - 17. Boundary Survey
- 18 - 21. Stringer Dimension/Coordinate Plan

OWNER / DEVELOPER
R.D.K. HOMES
41760 MICHIGAN AVE.
CANTON, MICH. 48106
(734) 397-7861

NOWAK & FRAUS
Civil Engineers Land Surveyors
1310 N. Stephenson Highway
Royal Oak, Michigan 48067-1508
Tel. (248) 399-0886
Fax. (248) 399-0805

General Utility Plan
Hickory Woods Condominium
PART OF THE SW 1/4 OF SECTION 11
TOWN 3 SOUTH, RANGE 8 EAST,
VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN
Client: R.D.K. Homes

SCALE	DESIGNED R.D.M.	JOB NUMBER
1" = 100'	DRAWN J.D.P./J.L.P.	2 - 9243
ISSUE DATE	APPROVED R.D.M.	SHEET NUMBER
9 - 10 - 99		1 of 21



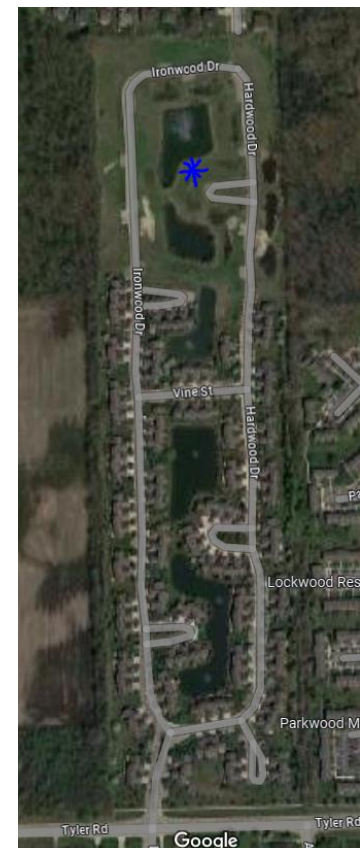
Memorandum

TO: Dan Power, Director of Planning and Economic Development
FROM: Vidya Krishnan; Senior Principal Planner
SUBJECT: Hickory Woods Concept Plan Review
PLAN DATE: August 24, 2023

Dear Mr. Power:

Per your request, I have reviewed the concept layout and architectural plans for Hickory Woods residential development project. The following are our preliminary comments and thoughts on the project based on requirements of the Zoning Ordinance and sound planning principles:

- The site is located on the north side of Tyler Road, east of Morton-Taylor. The site has an existing street layout which cannot be altered.
- The site is zoned RM (Multiple-Family Residential) district, and was previously approved for attached multiple family dwelling units. However, the applicant desires to build detached single-family dwellings on the subject site, as allowable under a 2020 amendment to the Zoning Ordinance.
- Detached single family dwellings (DSFD's) may be constructed under RM zoning under certain circumstances. Section 4.102 of our Zoning Ordinance (schedule of regulations) provides dimensional requirements for DSFD's in two categories – the *edge* and *interior* categories.
- The plan proposes a total of 57 detached units in an area that previously was approved for 116 attached units. Note percentage of density reduction.
- The minimum required lot area and lot width for parcels in the Edge category is 7,200 sq. ft and 60 feet, respectively. The minimum required lot area and width for the interior category is 6,300 sq. ft and 45' respectively. All of the proposed interior and edge lots appear to comply with the minimum lot area requirement per the lot schedule noted on the concept plan. To demonstrate compliance with lot width requirements, a column must be added to the schedule specifying individual lot width.
- All of the lots are shown compliant with the 30% maximum lot coverage limit.





- Interior lots have required side yard setbacks of 5 feet minimum one side and combined 15 feet. Per the concept plan, all of the lots comply; however, this must be verified since the setback of 7.5 feet on either side is shown only for one lot.
- The side yard setbacks for edge lots is 10 feet on one side and 20' combined. Per the concept plan, lots 12 through 18 comply; however, this must be verified since the setback of 10 feet on either side is shown only for one lot.
- The required front yard setback is 30 feet. The plan notes the setback to the curb, not the right-of-way line. Ironwood and Hardwood Drive are private Street. On a private street, this right-of-way would be the easement area recorded over the roadway. In Hickory Woods, per Township records, the easement width is between 30-36'. The setback must be measured from edge of easement, not curb. It appears that all of the lots will not meet the minimum 30' setback requirement and will need a variance.
- Per the concept plan, some of the underground utilities are located immediately adjacent to the building envelope/footprint which is already small in size (example: Lot 34, 38, 24 – 27 etc.). The location of the underground utilities and easements may limit any accessory structure that can be built, such as a deck. The plan notes proposed maximum “deck depth”. However, confirmation will be required from the Township Engineer and Public Utilities Director if structures can be located on top of a easement or utility line.
- Per footnotes (Y) and (Z) of Section 4.102. *All RM Single-Family Detached Residential Dwelling structures must be architecturally substantially different from any neighboring structure, based on the use of the “neighboring structure” and “substantially different” definitions in Section 5.115(B)(6) of the Zoning Ordinance. And All RM Single-Family Detached Residential Interior Dwellings must provide access to any garage or other vehicular access accessory structure, from the rear via an alleyway. The Planning Commission shall have the flexibility to grant a deviation from this standard based on the unique features of the parcel and other design considerations which prevent such access. If provided, the alleyway must provide common access to all interior dwellings in a row and connect to abutting streets to create a circulation network. The concept plan as presented does not comply with the rear entry garage or alleyway requirement. The applicant will have to justify to the Planning Commission the need for a deviation from this standard.*
- If the development is proposed as a site condo (which it appears that it is), it will be subject to the architectural requirements of Section 5.115(B)(7) of the Zoning Ordinance (Dwelling, Single-Family Residential (All Site Condominiums and Subdivisions - Application of standards – Exterior Building Walls). The architectural elevations proposed do not meet the architectural standards required and desired for single family dwellings in the Township. All of the elevations proposed have 25% or less brick, when the minimum requirement is 50% brick or stone. In addition, each of the 6 elevations has the garage placed in front of the main entry door to the dwelling. At the time the ordinance was amended in 2020 and in subsequent discussions, the Planning Commission clearly noted that architecture was of vital importance. The placement of the garage in front of the main entry door and occupying 50% of the front façade makes it the dominant feature of the lot.

We recommend that the applicant consider the incorporation of porches with railing, extending the roof over the front entry door all the way across the façade, adding of louvers above the garage door, addition of shutters to all windows on the façade, adding a minimum of 50% brick and recessing the garage doors,



with the front entry door projecting in front. The elevations proposed are not likely to meet the substantially different criteria required per the ordinance standards.

- The plan does not include any public access open-space or amenity. Clarify.

RECOMMENDATION

While the proposed development project completes a long-time incomplete project area, the applicant is seeking numerous deviations from the Planning Commission and Zoning Board of Appeals. The applicant is at minimum seeking a variance from the front yard setback requirement from the BZA, and shows renderings that do not currently comply with the architectural requirements of Section 5.115(B)(7) of the Zoning Ordinance. The applicant will have to present some additional information in order to verify that they are seeking no other variances from the BZA.

Although the overall density of development is being reduced, the project appears to be designed to maximize the space for housing unit / lot construction with minimal common open space or amenities. We encourage the applicant to build in open space and amenities for its residents that are currently missing from the project. Further, the proposed building architecture does not meet the minimum standards for residential development envisioned for the Township.

We recommend that the applicant work on revisions to the plan to address the concerns noted above and seek some feedback from the Planning Commission to put forth a proposal that can be favorably considered by the Township.

Respectfully,

McKENNA

Vidya Krishnan
Senior Principal Planner



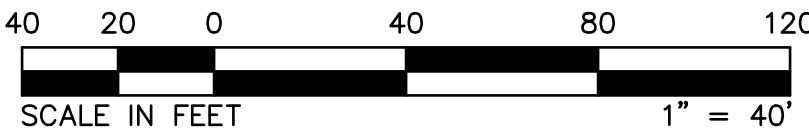




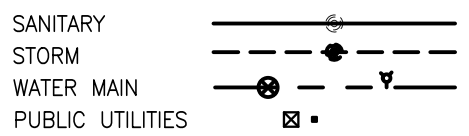








LEGEND:



SITE DATA:

CURRENT ZONING: EXISTING RM
PROPOSED: RM, DETACHED SINGLE FAMILY

EDGE DWELLINGS: (LOT 12-18)
MIN. LOT AREA: 7,200 S.F.
MIN. LOT WIDTH: 60 FT
MAX. LOT COVERAGE: 30%
MIN FRONT SETBACK: 30 FT
MIN SIDE SETBACK: 10 FT
TOTAL SIDES: 20 FT
MIN REAR SETBACK: 35 FT

INTERIOR DWELLINGS:
MIN. LOT AREA: 6,300 S.F.
MIN. LOT WIDTH: 45 FT
MAX. LOT COVERAGE: 30%
MIN FRONT SETBACK: 30 FT
MIN SIDE SETBACK: 5 FT
TOTAL SIDES: 15 FT
MIN REAR SETBACK: 25 FT

LOT	EDGE OR INTERIOR	MIN AREA	AREA	DIFFERENCE	BUILDING ENVELOPE SHOWN	LOT COVERAGE W/ BE SHOWN	MAX DECK DEPTH*
1	INTERIOR	6,300	7,164	864	E	24%	30
2	INTERIOR	6,300	7,098	798	E	24%	28
3	INTERIOR	6,300	6,775	475	E	25%	22
4	INTERIOR	6,300	6,576	276	E	26%	20
5	INTERIOR	6,300	6,569	269	E	26%	20
6	INTERIOR	6,300	6,673	373	E	26%	20
7	INTERIOR	6,300	6,769	469	E	25%	23
8	INTERIOR	6,300	6,622	322	E	26%	20
9	INTERIOR	6,300	6,441	141	E	27%	17
10	INTERIOR	6,300	7,199	899	E	24%	15
11	INTERIOR	6,300	11,742	5,442	E	15%	NA
12	EDGE	7,200	13,364	6,164	E	13%	NA
13	EDGE	7,200	8,303	1,103	E	21%	20
14	EDGE	7,200	7,731	531	E	22%	19
15	EDGE	7,200	7,671	471	E	22%	13
16	EDGE	7,200	7,301	101	D	20%	10
17	EDGE	7,200	7,221	21	B	18%	13
18	EDGE	7,200	12,041	4,841	E	14%	NA
19	INTERIOR	6,300	11,494	5,194	E	15%	NA
20	INTERIOR	6,300	7,494	1,194	E	23%	22
21	INTERIOR	6,300	7,072	772	E	24%	26
22	INTERIOR	6,300	7,119	819	E	24%	28
23	INTERIOR	6,300	6,845	545	E	25%	23
24	INTERIOR	6,300	6,524	224	E	26%	17
25	INTERIOR	6,300	6,303	3	E	27%	15
26	INTERIOR	6,300	6,387	87	E	27%	15
27	INTERIOR	6,300	6,713	413	E	26%	18
28	INTERIOR	6,300	7,311	1,011	E	23%	NA
29	INTERIOR	6,300	7,494	1,194	E	23%	NA
30	INTERIOR	6,300	7,493	1,193	E	23%	NA
31	INTERIOR	6,300	7,592	1,292	E	23%	NA
32	INTERIOR	6,300	6,446	146	B	20%	VARIES
33	INTERIOR	6,300	6,312	12	E	27%	13
34	INTERIOR	6,300	6,324	24	C	25%	10
35	INTERIOR	6,300	9,292	2,992	E	18%	NA
36	INTERIOR	6,300	6,387	87	B	27%	VARIES
37	INTERIOR	6,300	7,100	800	A	17%	18
38	INTERIOR	6,300	6,695	395	B	19%	12
39	INTERIOR	6,300	6,334	34	A	19%	10
40	INTERIOR	6,300	8,339	2,039	E	21%	12
41	INTERIOR	6,300	6,322	22	C	25%	12
42	INTERIOR	6,300	6,305	5	C	25%	10
43	INTERIOR	6,300	6,304	4	E	27%	VARIES
44	INTERIOR	6,300	9,176	2,876	E	19%	10
45	INTERIOR	6,300	6,373	73	C	25%	10
46	INTERIOR	6,300	6,304	4	B	20%	15
47	INTERIOR	6,300	6,423	123	D	23%	12
48	INTERIOR	6,300	7,071	771	B	18%	NA
49	INTERIOR	6,300	6,345	45	C	25%	11
50	INTERIOR	6,300	6,342	42	B	27%	13
51	INTERIOR	6,300	6,335	35	A	19%	11
52	INTERIOR	6,300	6,320	20	A	19%	10
53	INTERIOR	6,300	6,351	51	A	19%	12
54	INTERIOR	6,300	6,345	45	B	20%	15
55	INTERIOR	6,300	6,320	20	B	20%	14
56	INTERIOR	6,300	6,373	73	E	27%	13
57	INTERIOR	6,300	6,437	137	E	27%	21

* BASED ON BLDG ENVELOPE SHOWN

Building Env	Width	Depth	Area (SF)
A	38	32	1216
B	38	34	1292
C	38	42	1596
D	36	41	1476
E	39	44	1716

HICKORY WOODS CONDOMINIUM
PHASE 2
PART OF THE S.W. 1/4 OF SECTION 11, TOWN 3 SOUTH,
RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY

ENGINEERS, SURVEYORS
MLP
AND ASSOCIATES, INC.

Michael L. Priest & Associates, Inc.
40655 Koppemick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

STATUS: CONCEPT PLAN
REVISIONS

DATE: 08/24/2023
JOB NO. 2023.20

PROPRIETOR
HRS: COMMUNITIES
23370 COMMERCE DRIVE
FARMINGTON HILLS, MI 48335
(248) 615-7680
ATTN: JEFF KATZEN
jeffk@rsrgreen.com



23-004



VAN BUREN

CHARTER TOWNSHIP

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

46425 TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

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

PLANNING & ZONING APPLICATION

CASE INFORMATION

CASE NUMBER:	DATE SUBMITTED: 05/11/2023
--------------	----------------------------

APPLICANT INFORMATION

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

PROPERTY OWNER INFORMATION (If different than the applicant)

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

BILLING CONTACT

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

SITE/PROJECT INFORMATION

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

SPECIAL PERMIT INFORMATION

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

OWNER'S AFFIDAVIT

Eric Nemeth
PRINT PROPERTY OWNER'S NAME

Eric Nemeth
SIGNATURE OF PROPERTY OWNER

05/10/23
DATE

STATE OF MICHIGAN
COUNTY OF WAYNE

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

Subscribed and sworn before me this 16 day of May, 2023.

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

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



MEMO

TO:	Eric Nemeth – 11:11 Properties, LLC
FROM:	Dan Power, AICP – Director of Planning and Economic Development
RE:	Use Change / New Business and Administrative Site Plan Review Application for renovations of former Diamondback Saloon (49345 South Interstate 94 Service Drive)
SUBMITTAL DATED:	April 13, 2023 (Use Change / New Business Application Form), August 15, 2023 (Site Plan) (Received September 7, 2023)
DATE:	November 2, 2023

The following is a report which involves a zoning review of the proposed renovation of the property located at 49345 S Interstate 94 Service Drive (tax parcel ID 83 078 99 0003 003). Throughout this report, additional submittals and plan revisions requested from the applicant, as well as conditions of potential zoning approval, are **underlined**. Applicant Eric Nemeth on behalf of owner 11:11 Properties, LLC proposes to occupy an existing 17,948 square foot building as a facility for evening events. The subject site is a 4.92-acre parcel located and is zoned C-1, General Business District.

Background

Existing and Proposed Building Programming

The proposed use constitutes a re-occupancy of a building which requires no variance from the Zoning Ordinance standards, with a use that is conducted within a completely enclosed building; which does not create additional parking demands, beyond 10% of that which exists; and does not substantially alter the character of the site. Previously, the building was a multi-use facility with a main floor that contained a roughly 7,943 square foot main level that contained a food service and bar area, seating areas, a roughly 843 square foot pool room, a roughly 1,408 square foot dance floor and roughly 180 square foot stage area. A lower level of the building which was part of the building's original design and programming included an unused 11,780 square foot area containing eight (8) racquetball courts. A 1,739 square foot outdoor pavilion and deck area was also previously used. The proposed use of the building will maintain usage of the previously used roughly 7,943 square foot main level including a food service and bar area, seating, a roughly 145 square foot stage, 76 square foot disc jockey booth area, a roughly 1,745 square foot dance floor area, and expanded restrooms. The applicant has clarified that the 1,739 square foot outdoor pavilion and deck will continue to be used.

Use Definition

The applicant has provided the following use statement on their site plan:

We intend to use the site as previously used, while providing more upscale entertainment for our patrons. The general use will be for entertainment based live bands, shows, corporate gatherings, and general bar / restaurant use. We estimate having upwards of 5-8 high traffic events per month. We intend on working closely with the City, Township, and fire/ police offices to ensure the utmost positive experience for the community. The Site will now be called "The Diamondback Music Hall".

The proposed business will broadly maintain the mix of events, bar and dining uses that previously occupied the site. The proposed use is therefore a re-occupancy which meets the criteria stated in Section 12.201(B), Table 8 of the Zoning Ordinance and is therefore subject to administrative review rather than Planning Commission-facilitated site plan review:

- No variances to the Ordinance are required;
- The use is conducted within a completely enclosed building**
 - o **There will be no change to the use of a small patio area that was previously used at the site;
- Re occupancy does not create additional parking demands, beyond 10% of that which exists; and
- Re occupancy does not substantially alter the character of the site.

Several critical restrictions noted on the submitted site plan are required as conditions of administrative approval:

- Sexually oriented businesses and other regulated uses as defined in the Van Buren Township Code of Ordinances and Zoning Ordinance will be strictly prohibited at this site.
- Marijuana consumption and marijuana establishments will be prohibited on site.
- The use will be compliant with Chapter 42, Article II, Division 5 of the Van Buren Township Code of Ordinances (Noise).
- Proposed events involving pyrotechnics may be subject to review by the Van Buren Township Fire Marshal / Deputy Fire Chief and may be prohibited at his discretion.

Subject to the restrictions previously stated, the building's usage will remain as a mix of event, bar and dining spaces which are consistent with the definitions of usage that previously applied to the site. Restaurants with entertainment and places of assembly are permitted by right in the C-1 Zoning District. Bars and nightclubs are not permitted by right or by special land use approval. However, the bar/nightclub use that previously existed on the site is considered to be lawful nonconforming. Bar/nightclub components of the use that are being continued or extended are subject to the limits of Article 14 of the Van Buren Township Zoning Ordinance.

The Township must review certain aspects of the site and consider requests for approval of a **use change / new business application** and an **administrative approval of a site plan**. As part of the applicant's request for these approvals, the following required materials were provided:

- A completed use change/ new business application (provided April 13, 2023).
- A completed planning and zoning application must be provided (provided May 16, 2023).
- A site plan showing the existing and proposed uses on the site, dated August 15, 2023.
- Existing and proposed floor plans dated February 27, 2023 (electronic copies) in addition to revised plans as requested by the Township Fire Marshal and Building Official.
-

Administrative Review

Below is my analysis of the materials that have been provided. My analysis addresses this plan's adherence to various standards in Section 12.203 of the Van Buren Township Zoning Ordinance pertinent to administrative review, with underlined comments indicating items that must be addressed:

The title and date of plan, including the date and nature of all subsequent revisions has been provided.

A **North arrow and scale** have been provided.

The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The area of the building and the building's outdoor deck and pavilion area have been provided. The building is 146.3 feet long by 151.56 feet wide. This building meets the required 75' front yard, 15' side yard, and 25' rear yard setbacks under the C-1 – General Business Zoning District. There are no proposed changes to this building.

Boundary of the tract shown by a heavy line and a legal description or the parcel and the acreage have been provided.

The name, firm, address and telephone number of the professional civil engineering or architectural firms responsible for the preparation of the site plan (including imprint of professional seal). The site plan should be sealed by a licensed design professional.

A description of the proposed use including the nature of the proposed use and other general information describing the use. A use description must be provided, as previously stated.

A schedule of parking needs has been provided but must be updated. The site contains 253 existing off-street parking spaces. The applicant has provided a schedule of parking requirements which must be recalculated using the categories from Section 9.102 of the Zoning Ordinance. Off street parking is required at the ratios identified below per Section 9.102 of the Van Buren Township Zoning Ordinance:

Use	Floor Area (-sf)	# of employees	# of seats	Comparable Use per Sec. 9.102	Requirement per Sec. 9.102	Resulting required # of spaces
Dance Floor		N/A	N/A	(7) Dance Hall	One (1) per three (3) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.	<u>To be limited based on maximum parking allowance of 169 parking spaces.</u>
Bar		N/A	N/A	(10) Bars, Taverns, Lounges, Nightclubs	One (1) parking space per fifty (50) square feet of gross floor area.	Appx. 268-sq. ft. combined bar areas spaces = 6

Seating and Kitchen Areas	N/A			(9) Standard Restaurant (Sit Down with Liquor License)	One (1) per two (2) seats of legal capacity for the facility, plus one (1) per employee on the largest shift.	35 employees, 84 seats (42 spaces) = 77 spaces
Total number of spaces on site						252

The final design and

occupant load of the dance floor area must be determined in coordination with the Building Official and the applicant. The allowable parking demand of this area is limited to 169 spaces, or a reduction in seating or bar areas may be required. If these reductions are not met, a variance and site plan review by the Planning Commission may be required. All parking spaces must be double striped and laid out with dimensions that comply with Article 9 of the Van Buren Township Zoning Ordinance. Parking aisle widths at a minimum 24' width are shown. The site's main entrance driveway is 35 feet wide.

Traffic and pedestrian circulation patterns. Existing parking aisles and driveways are shown. The use is not required to include sidewalks along its frontage at this time under Section 9.107 of the Zoning Ordinance as it does not require site plan review by the Planning Commission. The applicant is strongly recommended to build sidewalks across the property's frontage on the South Interstate 94 Service Drive and on Denton Road at this time. In the future, if any change to the use or building which requires site plan review by the Planning Commission under Article 12 of the Zoning Ordinance is proposed, sidewalks will be required.

Entrance details including sign locations and size, and the location, height and area of all signs. The site plan indicates the installation of several signs for barrier free parking spaces and reuse of an existing pole sign. The site plan indicates the reuse of an existing 20' tall pole sign. Any new sign will require a sign permit application to be submitted to the Department of Planning and Economic Development.

Detailed landscape plan. A description of existing landscaping shall be provided, including the locations of individual trees and the dimensions of any general vegetated area on the site has been provided on the submitted overall site plan sheet. New landscaping will not be required if the existing landscaping demonstrates satisfactory compliance with Article 10 of the Van Buren Township Zoning Ordinance. Adequate landscaping information has been provided via a landscaping plan submittal made by the project Architect on May 24, 2023, in combination with a field inspection of landscaping performed on August 7, 2023. The applicant will be required to complete the installation of 24 evergreen shrubs and trees and shrubs and eight (8) ornamental or shade trees, according to the plan received on 5/24/2023 (enclosed). The landscaping plan as shown with the September 6, 2023 submittal is sufficient and consistent with the previous submittal.

The location and type of outdoor lighting, proposed illumination patterns (including a photometric plan). There are no proposed changes to existing lighting on the site.

Information and plans for the storage, loading, disposal and transfer of any hazardous/toxic waste (gas, oil, transmission fluid, lubricants, solvents, etc.). If any underground tank is used, the location, size, construction and use of the tank shall be specified on the site plan. There are not anticipated to be stored hazardous / toxic materials on site, but if there are any such materials proposed, they must be labeled.

With nonresidential proposals, the number of offices, number of employees, the number of floors, typical floor plans and the gross and usable floor area shall be provided. Gross floor areas have been provided.

Clear documentation for all proposed changes to the existing site, building or land use. This is sufficiently provided in the submitted narrative letter.

Any other information as required by the Planning Commission or Director of Planning which will assist in evaluation of the proposed use. No additional information is sought at this time.

Recommendation

Based on the requirements above, the following conditions apply to the administrative approval of this submitted planning and zoning application, and the application may be administratively approved:

- **Sexually oriented businesses and other regulated uses as defined in the Van Buren Township Code of Ordinances and the Van Buren Township Zoning Ordinance are strictly prohibited.**
- **Marijuana establishments are prohibited.**
- **Proposed events involving pyrotechnics may be subject to review by the Van Buren Township Fire Marshal / Deputy Fire Chief and may be prohibited at his discretion.**
- **The site must also adhere to Chapter 42, Article II, Division 5 of the Van Buren Township Code of Ordinances (Noise), included at the end of this report for reference.**
- **Bar/nightclub components of the use that are being continued or extended are subject to the limits of Article 14 of the Van Buren Township Zoning Ordinance.**
- **The schedule of parking requirements must be recalculated using the categories from Section 9.102 of the Zoning Ordinance.**
- **The final design and occupant load of the dance floor area must be determined in coordination with the Building Official and the applicant. The allowable parking demand of this area is limited to 169 spaces, or a reduction in seating or bar areas may be required. If these reductions are not met, a variance and site plan review by the Planning Commission may be required**
- **The applicant is strongly recommended to build sidewalks across the property's frontage on the South Interstate 94 Service Drive and on Denton Road at this time. In the future, if any change to the use or building which requires site plan review by the Planning Commission under Article 12 of the Zoning Ordinance is proposed, sidewalks will be required.**

Prior to any certificate of occupancy being issued, two (2) sealed final file copies of the approved site plan must be provided to the Van Buren Township Department of Planning and Economic Development, which demonstrate compliance with the conditions noted above. Prior to final occupancy of the site, all conditions identified above must be addressed. Please do not hesitate me with any questions.

Sincerely,



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

CC: Ron Akers, AICP, Director of Municipal Services – Van Buren Charter Township
Jason Wright, Police Chief – Van Buren Charter Township
Andrew Lenaghan, Fire Marshal / Deputy Fire Chief – Van Buren Charter Township
Christopher Salazar, Chief Building Official – Van Buren Charter Township

FOR REFERENCE



Tim Nichols Architect

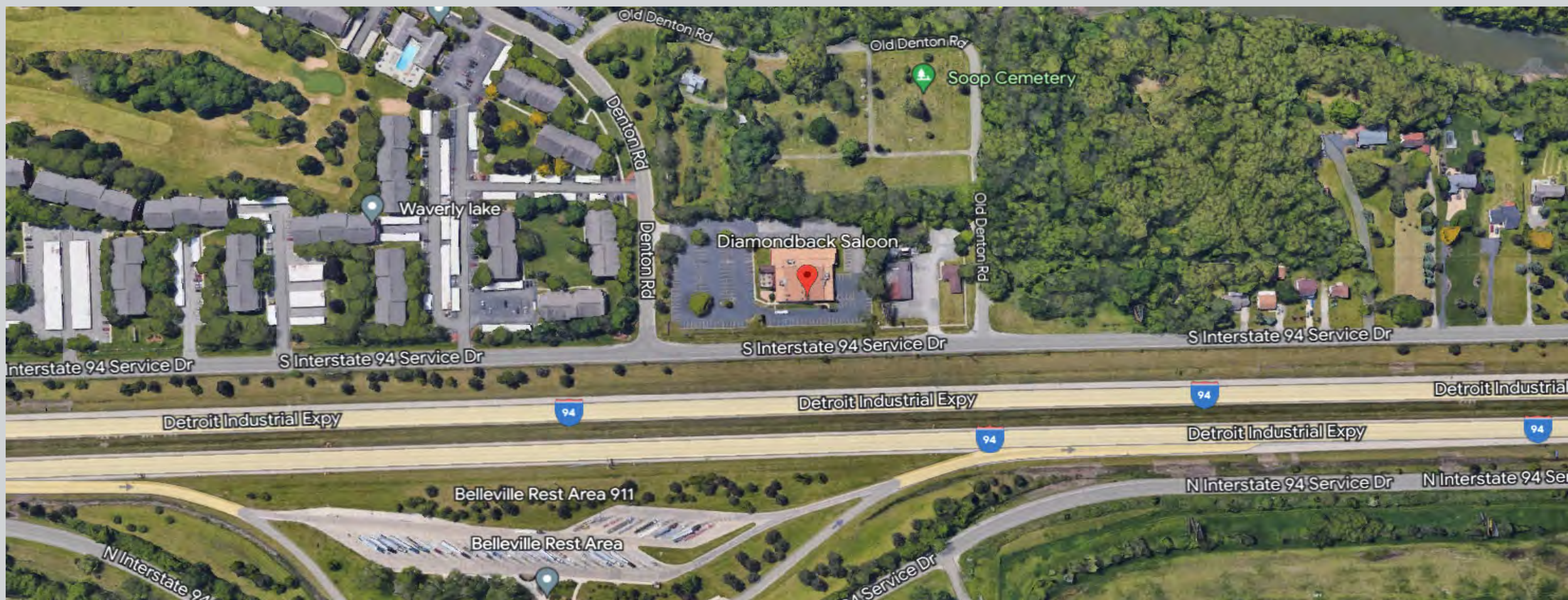
www.timnichols.net • tim@timnichols.net • (248)470-3043
23557 Outwood Dr Southfield, MI 48033

The design concepts and components displayed this drawing have been developed for use in the specified project and are the sole property of the Architect. Because we prepared it from information provided by the Owner without verification or audit, we suggest that the Owner examine this drawing carefully to insure that there are no omissions, misstatements or inaccuracies. Conveyance or use of this design shall be at the sole discretion of and only with the written consent of the Architect.

*** DO NOT SCALE DRAWINGS ***

All dimensions are in feet and inches unless otherwise noted. Use figured dimensions only and immediately report any discrepancies in writing to the Architect.

Owner (initial).....



Diamondback

49345 S. I- 94 Service Dr.
Belleville, MI 48111

Client
Cody Nemeth

Code Data

- 2015 MICHIGAN BUILDING CODE
 - 2021 NFOA 101
 - 2015 MICHIGAN MECHANICAL CODE
 - 2018 MICHIGAN PLUMBING CODE
 - 2021 INTERNATIONAL FIRE CODE
 - 2017 NATIONAL ELECTRICAL CODE
 - ICC/ANSI A 117.1, EXCEPT SEC. 611 & 707
 - 2015 INTERNATIONAL ENERGY CODE
-
- | | | |
|---|----------------|---------|
| - | USE GROUP | A2 & A3 |
| - | BUILDING TYPE | MXD |
| - | OCCUPANCY LOAD | 995 |

Issue Dates	
Internal Review	04/08/23
Client Review	06/08/23
Permit	15/08/23

Sheet Index

Cover Sheet	000
Site Plan	.001-003
Equipment Floor Plan	.004
Sanitary Plan	.005
Plumbing Plan	.006



Drawn By
FS

Checked By
TN

***As directed by Bobby Laenen for Diamondback**

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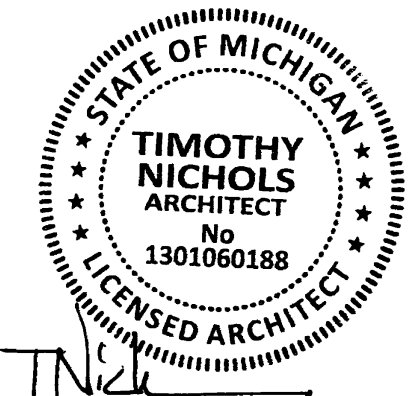
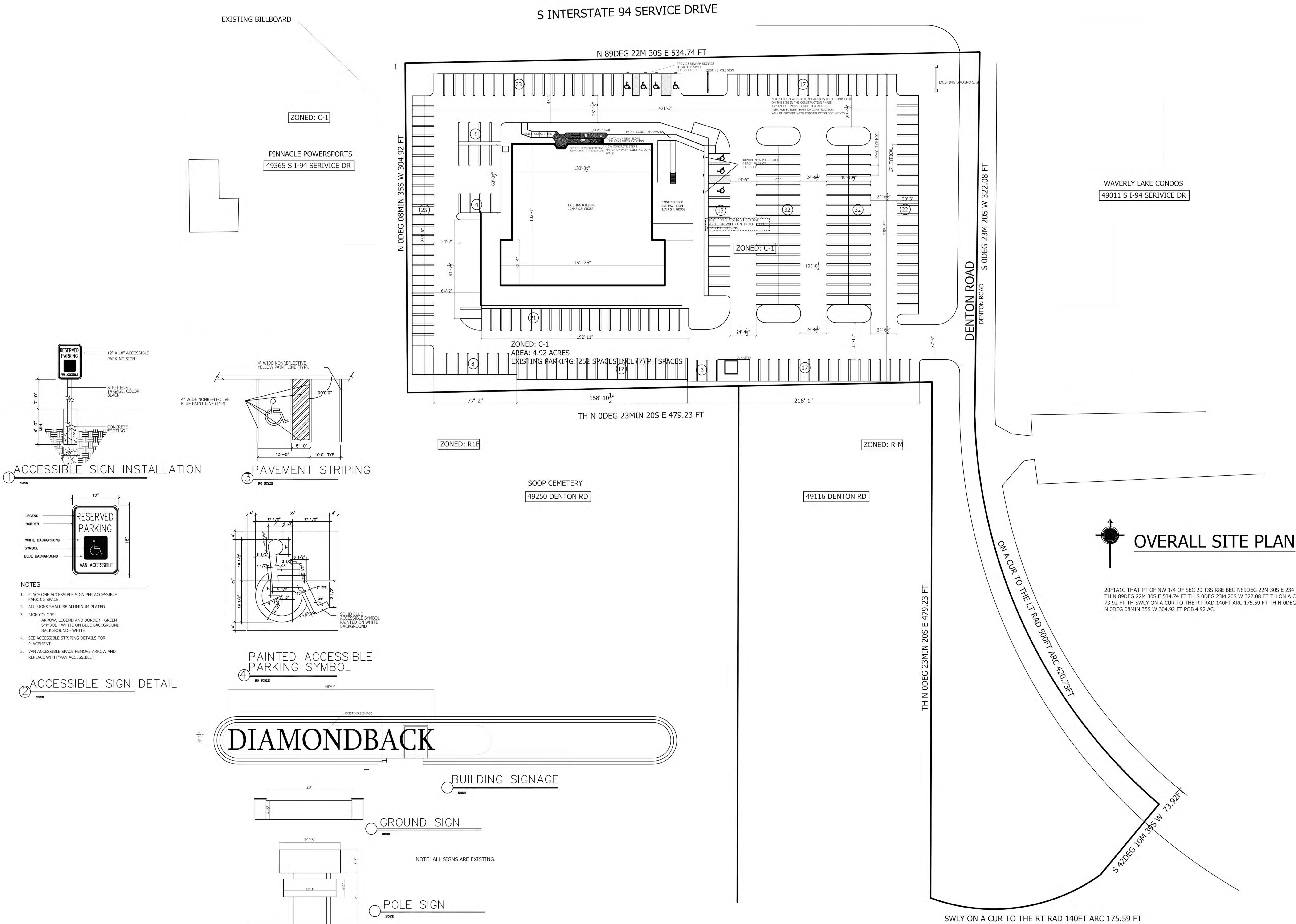
DO NOT SCALE DRAWINGS * * *

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Owner (initial) _____

www.timnichols.net
tim@timnichols.net
(248)470-3043

23557 Outwood Dr
Southfield, MI 48033



TN

Owner (initial) _____



004
Floor Plan

Client
Diamondback

Drawn By
FS

Checked By
TN

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Owner (Initial) _____

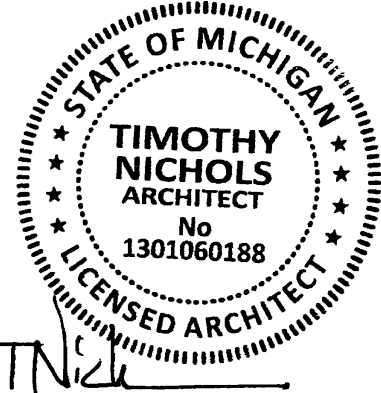
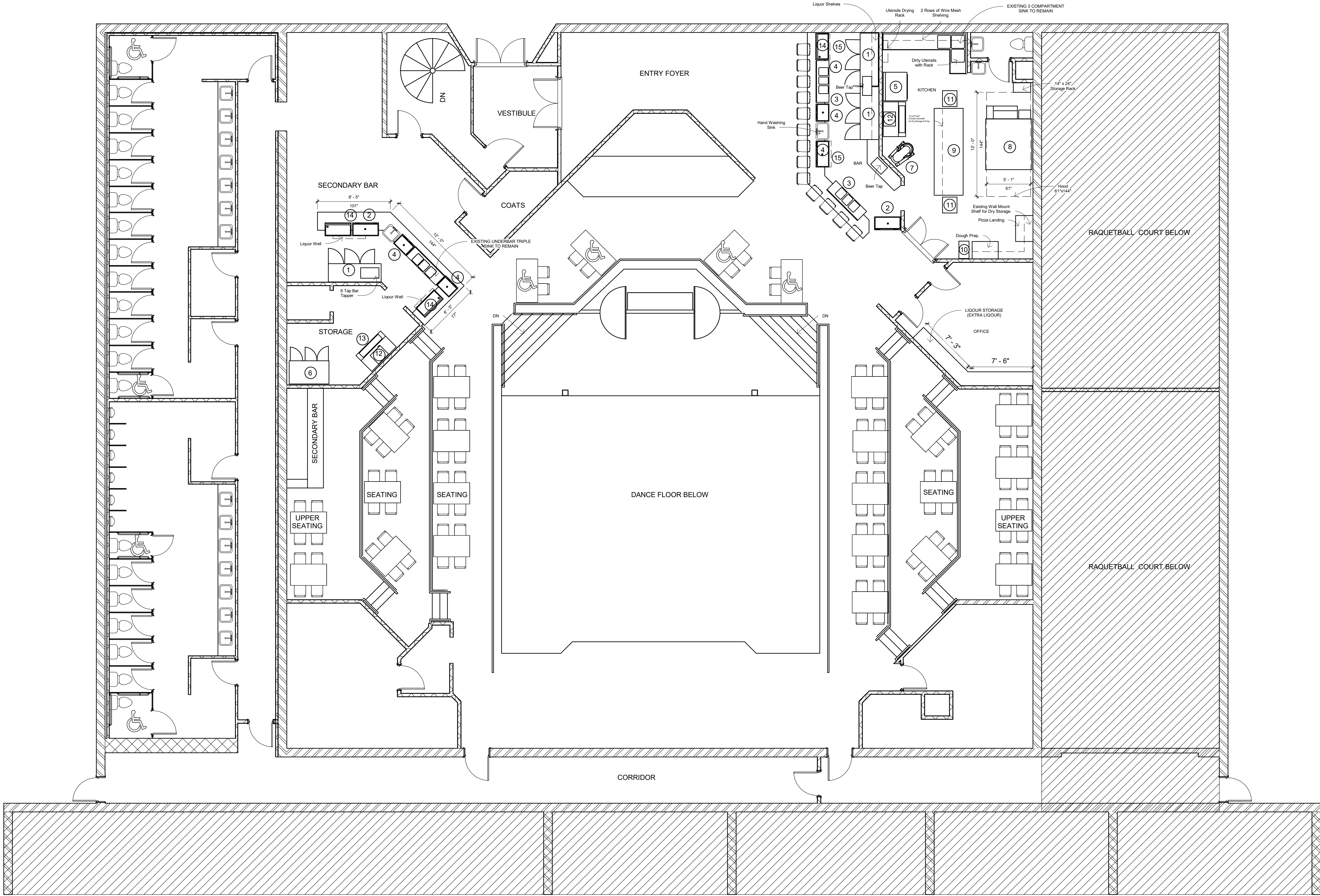
Tim Nichols
Architect

www.timnichols.net
tim@timnichols.net
(248)470-3043

23557 Outwood Dr
Southfield, MI 48033



1 Equipment Plan
1 : 70



Equipment Schedule							
Item No	QNTY	Item	Manufacturer	Model Number	Size	Plumbing	Electrical
1	3	Back Bar Cabinet, REFR.	True	TBB-24-72G-HC-LD	73 1/8" x 24 1/2" x 35 5/8"		115/60/1 2.7A
2	1	Ice Bin	John Boos	UBIB-1830-CP10-X	30" x 18" x 32 1/2"	1" MBT	
3	2	Underbar Sink	John Boos	UB23-1860-2D12-X	60" x 18" x 32 1/2"	1 1/2" NPS	
4	3	Ice Bin	John Boos	UBIB-2136-X	36" x 21" x 32 1/2"	1" MBT	
5	2	Reach in Refrigerator	Serv-Ware	RR2-35-HC	39.5" x 32.7" x 82.3"		115/60/1 4.5A
6	1	Reach in Refrigerator	Dukers	D83R-GS3	55 1/8" x 32 5/8" x 80 3/8"		115/60/1 8.6A
7	1	Mixer	Hobart	H600T	27 1/2" x 39 1/4" x 55 7/8"		115/60/1 19A
8	1	Conveyor Oven	Middleby Marshall	PS570	70" x 64.19" x 47.31"	1.25" NPT GAS	208/240/60/1 12A
9	1	Pizza Prep Refr.	Randell	PH120E3	120" x 40" x 57"		115/60/1 16A
10	2	Dunnage Rack	Winco	ASDR-1424	14" x 24" x 8"		
11	2	Pizza Pan Rack	Winco	ALPR-28BK	22" x 20" x 62 1/2"		
12	2	Ice Maker	Ice O Matic	CIMO0826HA	22.25" x 24.25" x 26.9" 3/8"	FPTIN 3/4" FPT OUT	208-230/60/1 11.8A
13	2	Ice Bin	Ice O Matic	B110PS	48" x 31" x 50"		
14	3	Drainboard	John Boos	UBDB-1836-X	36" x 18" x 32 1/2"	1" MBT	
15	3	Speed Rail/Rack	Tablecraft	5242	36"		
16	3	Bottle Well Holder	Bk Resources	BK-1BBH-18	16" x 5.98" x 5 1.25"		

