

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, December 13, 2023 – 5:30 PM  
Van Buren Township Hall  
46425 Tyler Road**

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

Please click the link below to join the webinar:

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Webinar ID: 874 6755 4673

International numbers available: <https://us06web.zoom.us/j/87467554673>

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

**MINUTES:** Approval of minutes from the regular meeting of November 8, 2023

Approval of minutes from the special meeting of November 28, 2023

**CORRESPONDENCE / ANNOUNCEMENTS:**

**PUBLIC HEARING:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**ITEM # 1:** Extension Request: Case 20-037 – Preliminary Site Plan Approval for 5M Van Buren, LLC / Integrity Component and Design

**TITLE:** A request by Allen Scott on behalf of owner 5M Van Buren, LLC for an extension of approval of a previously approved preliminary site plan to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies. Preliminary approval was granted on December 14, 2022.

**LOCATION:** The site is located at the 21.3-acre site located at 5925 Beck Road (parcel ID number 83 014 99 0001 703), on the east side of Beck Road south of Michigan Avenue. The parcel is zoned M-1 – Light Industrial District.

**ACTION ITEMS:**

- A. Presentation by Township Staff.
- B. Planning Commission discussion.
- C. Planning Commission considers extension of preliminary site plan approval.

**ITEM # 2: Case 23-044 – DTE Garage Addition Preliminary and Final Site Plan Approval**

**TITLE:** The applicant, Alysha D’Agnolo of Tetra Tech, on behalf of owner DTE Energy, has applied seeking to construct an approximately 1,900 square foot building addition containing three vehicle repair bays for housing additional vehicles in queue for repair. Modifications and updates will be made to the adjacent truck shelter and warehouse to accommodate this addition.

**LOCATION:** Parcel number v-125-83-046-99-0011-704; Address: 8001 Hagerty Road. The development is located on the east side of Hagerty Road, just south of Ecorse Road.

**ACTION ITEMS:**

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

**ITEM # 3: Case 23-063 – M/I Homes of Michigan, LLC – Site Plan Amendment**

**TITLE:** The Applicant, David Straub of M/I Homes of Michigan LLC, is requesting an amendment to the approved Cobblestone Creek Woodlands Site Plan for the inclusion of five (5) new Single-Family Architectural models and elevations into the approved project plans.

**LOCATION:** 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 of West Huron River Drive.

**ACTION ITEMS:**

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

**ITEM # 4: Case 22-010 - Zippy Belleville Real Estate, LLC / Zippy Auto Wash – Final Site Plan Review**

**TITLE:** A request by David Brewer of Vanston / O’Brien Inc. on behalf of owner Zippy Belleville Real Estate, LLC to construct a 4,900 square foot automatic car wash

and related site improvements on a 1.65-acre site.

**LOCATION:** The project is proposed to be located at 11600 Belleville Road (parcel ID number 83 081 99 0004 711), which is zoned C-2 – Extensive Highway Business District. The property is located on the west side of Belleville Road between Venetian Avenue and Sunrise Lane.

**ACTION ITEMS:**

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

**ITEM # 5: 2023 Planning Commission Annual Activity and Public Participation Report**

**ACTION ITEMS:**

- A. Overview by the Township Staff.
- B. Planning Commission discussion.
- C. Planning Commission considers approval of the annual report.

**ITEM # 6: 2024 Planning Commission Meeting Schedule**

**ACTION ITEMS:**

- A. Overview by the Township Staff.
- B. Planning Commission discussion.
- C. Planning Commission considers approval of the meeting schedule.

**ITEM # 7: Election of 2024 Officers**

**ACTION ITEMS:**

- A. Elect Chairperson
- B. Elect Vice-Chairperson
- C. Elect Secretary
- D. Primary Liaison to Board of Zoning Appeals (BZA)
- E. Secondary Liaison to Board of Zoning Appeals (BZA)

**GENERAL DISCUSSION AND UPDATES**

**ADJOURNMENT:**

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
November 8, 2023  
MINUTES - DRAFT**

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

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

**ROLL CALL:**

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

**Excused:** Atchinson.

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

**Planning Representatives:** Vidya Krishnan of McKenna Associates.

**Applicant(s) in Attendance:** Case 19-037 – Hampton Manor Senior Housing Project: Sam Martin and John Costa, Discussion Topic: Arbor Farms Development, LLC: Evan Priest and Jeff Katzen.

**Audience:** Six (6).

**APPROVAL OF AGENDA:**

Motion Budd, Creal second to approve the agenda of November 8, 2023 as presented. **Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Grant, Jahr second to approve the regular meeting minutes of October 25, 2023 as presented. **Motion Carried.**

**NEW BUSINESS:**

**ITEM #1: CASE 19-037 – HAMPTON MANOR SENIOR HOUSING PROJECT – SITE PLAN AMENDMENTS.**

**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 gave a brief presentation. The site plan amendment was recently reviewed by the Planning Commission at their regular meeting on 9-27-23, based on that meeting the initial site plan amendment of proposed material changes was denied in order to give the opportunity for the project to proceed according to the original plan approved in June of 2021. The applicant has since proceeded with some of the work authorized under the original approved plan including the installation of additional dormers, modifications to the constructed dormers and the removal of the blue siding that was not approved. The applicant is requesting additional changes to the

material composition of the project. A modification to the site plan was submitted last week and a new change was submitted by the applicant prior to the meeting with a change to the horizontal composite siding. The requested changes are to the color of the proposed brick, the color and quantity horizontal siding and color of the cultured stone. The applicant provided material samples that were shown in the plan and were available at the meeting. Director Power deferred to Principal Planner Vidya Krishnan for presentation of her review.

Vidya Krishnan of McKenna Associates presented her review letter dated 10-31-23. The applicant appeared before the Planning Commission on 9-27-23. 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 meeting, the applicant also mentioned having a courtyard with fencing which was not on the previously approved plans and the applicant was asked to provide additional information in that regard. The amended plan includes a door on the north and south sides of the corridor that connects the assisted care to the 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 applicant proposes to enclose the areas with a 6-foot-tall decorative painted aluminum fence, the north side courtyard 6-foot fence is discouraged. While the location is not technically a front yard as defined in the Zoning Ordinance, any fence located in this location should not exceed a height of 2.5 feet, consistent with restrictions on front yard fencing under Section 7.205(B)(1)(b) of the Zoning Ordinance. McKenna Associates has 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 useable for residents of the facility, it must be designed to provide a healthy and safe outdoor experience. 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.

Director Power informed that there have been a number of questions and clarifications related to the applicant's request including the basis for architectural standards and the vinyl and horizontal siding. As presented, the vinyl siding will not meet the minimum requirements of Section 5.143(l)(1)(f) of the Zoning Ordinance. The applicant has been requested to provide an exterior finishes schedule with a material percentage breakdown. In the 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 material under Section 5.143 of the Zoning Ordinance. The applicant has been requested to submit a revised 4-sided color elevation and revised exterior elevation sheets in PDF format. The applicant has provided sample building materials, except for the horizontal vinyl siding. 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.

Architect, John Costa, gave a presentation. Mr. Costa wasn't at the original site plan approval and informed that somewhere along the way the contractor and the management team deviated from the original approved site plan, Mr. Costa is trying to help them fix that. Mr. Costa is working to get back to what was on the original site plan submittal. The dormers have been revised and additional dormers are being installed. The cultured stone has been removed to be replaced with brick and all of the blue vinyl siding has been removed. The applicant brought in exterior façade material samples last Thursday for staff and Commissioners review. The color of the brick that was previously identified has a slight change, the same with the cultured stone. The courtyard patios within the development separate assisted living from memory care, there are no other public amenities. There are individual patio areas in the assisted living section. Vidya Krishnan of McKenna Associates commented that the site plan that came in did not identify the individual patio areas. Mr. Costa will make sure that is addressed and when he has a sample of the new horizontal vinyl siding, he will submit it to staff. Mrs. Krishnan asked the applicant to address the fence in the courtyard in the north. Mr. Costa explained it is not a solid fence and it is for security purposes. Sam Martin explained the reason for the black aluminum fence is for the safety of the residents, it makes them feel more secure and allows them to go outside. The facility is also pet friendly. The applicant has spoken with the Fire Marshal and he would like the applicant to have a pull gate with a plunger on the fence.

Commissioners had the following questions and comments:

- Commissioner inquired if the applicant has to have a fence, would they be willing to move it down in height? Mr. Martin informed moving it down wouldn't serve its purpose, they could do both the fence and screen it with evergreens. Vidya Krishnan commented as long as it is screened, that is fine.
- Commissioner commented we need to see the fencing on the final site plan, need to see a material sample and need to see quite a bit more detail on the site plan. Commissioner did not know there were individual patios.
- Commissioner would like the applicant to look at the hazelnut color they have on the vinyl siding, with the original brick it matched. Now paired with the sandstone which is more of a white with a lot of black, it does not look appealing. The applicant commented hazelnut may not be the exact color that's available and he will bring in material samples.
- Commissioner commented on the west elevation rendering, there is an outlined area with a roof peak and walls, the Commission needs to see what the material choices are. The applicant informed the outlined area is the covered entrance. Vidya Krishnan informed that if you look at the north façade, you can see that it wraps around. Commissioner commented that in the updated plan, that needs to be shown, would like to see exactly what the materials are.
- Commissioner commented that the columns on the building are tapered and what is in the field is not. Some of the metal roofing, the construction that supports it is not in place and some of the dormers are in the wrong location. Whatever the applicant turns in and gets approved, needs to be built that way.

- Commissioner inquired if the dormers have been added back on the building? Yes, on the west side of the building. The applicant will check and confirm.
- Commissioner inquired if there is a reason the applicant used a 6-foot fence versus a 4-foot fence? The applicant informed, for resident safety. Commissioner inquired if there could be a gate? Mr. Costa informed, yes, it is like a pool gate. The fire Marshal wants to keep accessibility, the gate will not be locked in case of emergency. The fence helps residents feel protected that no one is getting into their area.
- Vidya Krishnan of McKenna Associates informed that the hazelnut siding color is no longer compatible and inquired if the Commission would be amicable with more of a darker brown, not yellowish or shades of gray? This will give a more modern appearance.
- Commissioner agrees the colors should compliment each other and inquired if there are two types of cultured stone. The applicant informed there is just one and the change to the lighter stone was made in the field at some point. Vidya Krishnan commented the siding needs to pick up the color and needs to be shown to staff. The applicant will bring in 2-3 samples.
- Commissioner inquired what is the intent with the columns. Mr. Costa asked the Commission if the columns need to be corrected? Commissioner commented if you already have them up and intend to keep them up, put them in the drawing.
- Mr. Costa informed they are looking to see if the brick modification and cultured stone modifications can be approved so they can proceed with ordering. Vidya Krishnan commented the applicant is asking if they can proceed with the brick and cultured stone while they finalize the siding. Commissioner commented that the brick performance is not the same as full size brick, was it originally intended to be face brick? The applicant confirmed, yes and displayed the original sample with what was approved.
- Commissioner has reservations about approving in piecemeal, if the brick is a single approval that may cause more problems if it all doesn't come together. Fellow Commissioner agreed they need to make sure the palette is cohesive and compliant. Mr. Martin explained they are just trying to keep the ball rolling with masonry while weather permits. Commissioner commented the reservation is not seeing it all together.
- Commissioner inquired if there are other areas that still need cultured stone? Mr. Martin confirmed, yes.
- Vidya Krishnan commented that if the Commission does allow them to proceed, the applicant is aware they take on/assume the risk. Commissioner commented that even if only the cultured stone was approved, they can only use it in areas called out on the original plan. Commissioner inquired if the brick face is being put in exactly the same way as the original plan? Vidya Krishnan commented it appears to be consistent with what was approved on the original plan.
- Commissioner is unhappy that the applicant did not put in brick sill and full brick.
- Commissioner commented that it ought to all be in one package and all approved at the same time.
- Commissioner would like to see the applicant come back with multiple samples as there have been last minute changes.
- Commissioner inquired if everyone accepts the brick color? Fellow Commissioner commented the problem isn't the brick, it is how does the brick look with the rest of the materials. Commissioner would like to see a full slate of materials.

- Commissioner supports the applicant coming back with everything at one time.
- Commissioner inquired if staff will be working with the applicant on material choices. Director Power confirmed, yes. Vidya Krishnan commented, they believe that the brick color is a good color.
- Commissioner commented that most of the stone is already on the building, can see us not approving it, the biggest question is the brick.
- Commissioner argues against approving the elevation diagrams. Changing the materials without seeing the full set of plans and landscaping is not appropriate. The material sample for the brick was called out in the original plan.
- Director Power commented there is an approved plan with the original brick color. Director Power informed there is a lag time of 5 weeks until the next Planning Commission meeting.
- Commissioner inquired what would it take for special meeting? Director Power commented that the Planning Commission hasn't had a special meeting in a long time, there is a way to request one if needed.
- Commissioner inquired what is the lead time for the original brick. The applicant confirmed 4 months.
- Commissioner commented the delay wasn't caused by the Planning Commission, waiting 4 weeks is a lot less than waiting 4 months.
- Commissioner inquired what the timeline would be for a special meeting? Director Power informed he won't have an idea until a request is presented and discussed further. Commissioner asked the applicant if they would be interested in a special meeting. The applicant confirmed yes, if that is the only option.
- Commissioner commented that it is hard to do a material change without all materials presented. Commissioner is not in favor of granting.
- Commissioner commented the piecemealing, where does it stop, would like to see it complete. Commissioner recommends postponing until all items can be presented together.

Zoom viewer inquired whether anything has been done to address the monument signs. Director Power informed there was a set of approved monument signs that were lawfully permitted. There was a changes that was administratively approved following the site plan approval.

**Motion Jahr, Grant second to postpone the 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, located at 43345 Tyler Road (parcel ID number 83-054-99-0012-701), until such time as the applicant can present a complete set of revised plans including details around the additional courtyards, details to include fencing type intended, updates to the land plan, a material sample for the siding substitution, an updated set of elevations diagrams showing the intent with regard to the entry way columns, the applicant is encouraged to pursue an avenue of calling a special meeting when they are available.**

**Roll Call:**

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

**Nays: None.**



**Excused: Atchinson.**

**Motion Carried. (Letters Attached)**

**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.**

**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.**

Engineer, Evan Priest gave the presentation. The applicant is proposing to take the unused portion of property in the Hickory Woods development and to complete the development with single family homes. The applicant has been working with Director Power to come up with some deviations to make the project work, the roads are already there and the ponds are already in place. In terms of the site plan, the applicant is down to two (2) things that will need a deviation. The front setback from the road is typically measured from the right-of-way, there is an easement that the applicant is unable to located and will need a shorter front setback. A deviation will also be needed for the rear loaded alley way, there is no room left for it. Jeff Katzen informed that they are trying to work within the site constraints. The brick and stone requirements can be adjusted and the applicant is open to recommendations of adjustments to the garages. The applicant informed they are buying the property from the Homeowners Association (HOA) and they are in full support of the site plan.

Resident likes the concept of completing the subdivision with detached homes, however with it already being a dense neighborhood he would like to see a cross access to the north.

Director Power gave a presentation. The Planning Commission in 2020/2021 approved a set of zoning ordinance amendments to allow for single family detached homes in the RM District, this concept is the best attempt to fit that set of zoning ordinance standards. They layout on the site currently has existing roads. Director Power displayed a couple pictures of the existing character of the units built out in the first phase of Hickory Woods which are attached 2-, 4-, and 6-plex units, which are close to the road. Staff would look to have the site plan meet the ordinance requires of section 3.107 of the zoning ordinance. The applicant came to the Planning Commission to get some preliminary feedback on the items that are constraints, such as the front setback and rear alley way requirements to see if they are going to want to invest in putting a full plan together to submit to the Board of Zoning Appeals (BZA).

Vidya Krishnan of McKenna Associates presented her review letter dated 10-25-23. The proposed development project completes a long-time incomplete project area; however, the applicant is seeking numerous deviations from the Planning Commission and Board of Zoning Appeals (BZA). 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) 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 the 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. McKenna Associates encourages 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 design standards for residential development envisioned for the Township. McKenna Associates recommends that the applicant work on revisions to the plan to address the concerns noted and seek some feedback from the Planning Commission to put forth a proposal that can be favorably considered by the Township. Commissioners had the following questions and comments:

- Commissioner commented the architectural elevations will need to be really nice and elevated. The Commissioner is not sure what the height requirements are in the RM District, might be 2.5 stories, taller may work for the development. Vidya Krishnan confirmed yes, 2.5 stories. Commissioner is glad to see the applicant is planning to add on to the development and agrees with cross access being considered to the north. The existing Hickory Woods development are all 1-car garages, all presented are 2-car garages, which is a lot of concrete. The 1-car garage could help with architectural design. Commissioner always urges applicants to find a way to not request a variance, for a variance the applicant would have to demonstrate a hardship or uniqueness to the property.
- Commissioner agrees based on what he sees the garage design needs to be elevated, accommodating the entry and not the garage. Commissioner inquired if the underground electrical is added and in place? The applicant informed, yes and there are a number of utility relocations that will need to take place, they are pursuing pushing them further out. There are a couple lots where the storm sewer needs to be moved, the applicant wanted to come here to see if it was worth doing.
- Commissioner commented the only cost is the relocation of the utilities and looking at a variance. In looking at what has already been developed, it would be nice if there was some connectivity connecting the two (2) sides and creating an open space. Commissioner commented on the existing ponds and the steepness of the slopes, need to take a look into them to make sure they comply.
- Commissioner commented the existing ponds do not comply, they were approved in 1999, not sure what has changed since then. Vidya Krishnan informed the ponds will need to meet Wayne County standards.
- Commissioner inquired with the reduced number of homes being constructed is the impervious surface being reduced? Vidya Krishnan informed not necessarily, still need to see final plans. Commissioner inquired if the amount of runoff is going to stay the same or decrease. If it decreases, maybe use the extra space for open space. The applicant

informed it will be either at or below what is required, they may have to trim back the plan and will also need to bring the stormwater up-to-date with Wayne County.

- Commissioner inquired if the ponds are in place right now? Yes.
- Commissioner inquired if there is any public space? The applicant informed they can figure out a way to do that, there is space. Maybe get across the middle from east to west.
- Commissioner inquired what is the applicants design for the price of the homes? The applicant informed, they are not sure yet, it will be more than the condos.
- Commissioner commented the design standards will be high in order to waive the alley way in the back.
- Commissioner commented we don't want to feel the main feature of the home is the garage, the applicant needs to try really hard to make sure it's not.
- Commissioner would appreciate that new homes are sticking to the full length in the front yard, make the porch bigger and maybe add some more brick. Think there is a way of making the homes more pleasing. Commissioners agreed, the garage door makes a difference and they need something to break it up. The applicant inquired what the percentage ratio is of brick to siding. Director Power directed the applicant to the zoning ordinance.

No comments from the audience.

**ITEM #3: ADMINISTRATIVE UPDATE: 49345 SOUTH INTERSTATE 94 SERVICE DRIVE REMODEL.**

**TITLE: THE APPLICANTS, ERIC AND CODY NEMETH OF 11:11 VENTURES, HAVE APPLIED SEEKING ADMINISTRATIVE REVIEW OF THE REDEVELOPMENT OF THE FORMER DIAMONDBACK SALOON SITE. STAFF WILL PROVIDE AND UPDATE REGARDING THE STATUS OF THIS REVIEW.**

**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.**

Director Power provided an update on an administratively reviewed project that has a like for like use, located at 49345 S. I-94 Service Drive, formerly the Diamondback Saloon in which the building remodel is nearly complete. 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 table room, a roughly 1,408 square foot dance floor and 180 square foot stage. The 1,739 square foot outdoor pavilion and deck will also continue to be used. The applicant intends to use the site as previously used, while providing more upscale entertainment. The general use will be for entertainment based live bands, shows, corporate gatherings and general bar/restaurant use. The applicant estimates having upwards of 5-8 high traffic events per month. The site will now be called "The Diamondback Music Hall". The applicant has been strongly encouraged to build sidewalks across the property's frontage on the S. I-94 Service Drive and on Denton Road. Additional landscaping is proposed for the site

including twenty-four (24) evergreen shrubs and a bond is held for the final landscaping. The site has a unique benefit, the sign usage on the front of the building. Director Power has offered conditional approval of the plan, the Police Chief, Fire Chief and Building Official have all been through the site. The building received a new fire suppression system amongst other safety improvements, the site is upgraded in terms of safety.

Commissioners had the following questions and comments:

- Commissioner inquired how soon will with they have the C of O? Director Power informed as of today they have the C of O with a bond for landscaping. They are having a soft opening on 11-11-23.
- Commissioner inquired how many days do they plan to be open. Director Power informed it is his understanding that it is not as much of a bar space, it is more for pre-registered events. As of right now, there are not regular hours.

No comments from the audience or remote viewers.

#### **GENERAL DISCUSSION AND UPDATES:**

Director Power informed that he is still working on scheduling a joint meeting with neighboring communities and that the next Planning Commission meeting is scheduled for 12-13-23.

#### **ADJOURNMENT:**

**Motion Grant, Budd second to adjourn the meeting at 7:54 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

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

Chairperson Cullin called the special meeting to order at 5:02 p.m.

**PLEDGE OF ALLEGIANCE:** Stand for pledge.

**ROLL CALL:**

**Present:** Grant, Cullin, Jahr, Atchinson, Pahle, Creal, Budd

**Excused:** None.

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

**Planning Representatives:** Vidya Krishnan of McKenna Associates.

**Applicant(s) in Attendance:** Case 19-037 – Hampton Manor Senior Housing Project: John Costa.

**Audience:** One (1).

**APPROVAL OF AGENDA:**

Atchinson made a note to correct the date on the agenda to Tuesday, November 28, 2023.

Motion Jahr, Creal second to approve the agenda of November 28, 2023 as presented. **Motion Carried.**

**CORRESPONDENCE / ANNOUNCEMENTS:**

None.

**PUBLIC HEARING:**

None:

**OLD 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.**

**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.**

A. Presentation by the Township staff.

Director Power gave a brief presentation. As a result of the last discussion on the project, there were specific tasks related to the presentation of alternative color options for the horizontal siding. In addition to the siding, there was a requirement to come back with revised plans to show additional detail in the proposed courtyard in the NW and SW corner of the Hampton Manor Building. The applicant has provided the materials requested.

Vidya Krishnan of McKenna Associates reviewed her memorandum. This is the applicant's fourth appearance before the Planning Commission. The building as built did not comply with the original site plan elevations and materials that the Planning Commission had approved. Each time the Planning Commission required the applicant to make changes to bring the building back up to the original intent of approval. The last time the applicant appeared before the Commission was November 8<sup>th</sup>, 2023. At that time three additional details were requested. The Planning Commission wanted to see sample colors for all the materials side by side for a cohesive look of the brick, stone, and siding. The site plan and elevations need to be updated to reflect what is on the site. What is onsite cannot deviate from the plan on file after Planning Commission action. There is a fenced in area on the NW and SW corners of the site. This is a connecting corridor between the assisted living and memory care for residents to be outside. The 6ft high fence is for the safety of the residence. The Deputy Fire Chief has noted that the addition of the fenced-in area and locked gate will require approval from the State Fire Marshal's office. The amended site plan is before the Planning Commission for consideration of approval, to determine if the changes proposed are acceptable and true to the original intent of the approval of the project.

Director Power displayed the four proposed color elevation options. The stone and brick are the same on each elevation plan. The siding color options are:

- Option A- Cobble Stone
- Option B- Khaki Brown
- Option C- Navajo Beige
- Option D- Monterey Taupe

B. Presentation by the applicant.

Architect, John Costa, gave a presentation. Mr. Costa stated on the building itself the lower band of stone has been removed and the dormers with the gable roof have been replaced with the shed roof. That work continued because it was part of the approved original elevations. The shape of the columns and the placement and width of the dormers have been adjusted on the drawings. Samples of brick and cultured stone (installed on building) were brought in to see what vinyl color options would go best with the materials presented. There are four different color options of the same product. The four colors were selected to keep with the earth tone natural colors that were originally presented. The site plan shows the fencing placement and gates. The

fence is 6ft high black aluminum and it sits back from the face of the building. There are two areas of fencing to enclose the courtyards each one with a gate. The north courtyard facing Tyler Rd. has four patios that open onto the courtyard and connect to the main sidewalk. On the south courtyard five patios connect to the main sidewalk. The landscape plan shows the plantings in the courtyard and along the fence line for screening with evergreen.

C. Planning Commission discussion.

Commissioners had the following questions and comments:

- Commissioner asked if the gate could be accessed from the outside and if the gate was primarily for the Fire Department. Mr. Costa replied the gate is for the Fire Department and the residents. Residents can get out but cannot come back in that way. Residents would have to go through the building to get to the courtyard.
- Commissioner asked if the applicant had a preference on the color. Mr. Costa stated the applicant has no preference and is okay with what the Board decides.
- Commissioner asked Director Power for clarification that the approval is for all the material not just the siding. Director Power stated the Commission is considering all of the materials.
- Commissioner stated the original design was well done and, in the process, it was changed in the wrong direction. The original stone picked carried earth tones well and the proposed brick and stone are not earth toned. Mr. Costa replied the applicant is requesting material change with the cultured stone and brick. Commissioner commented most of the materials are okay and have come close to the original intent of the building. It does not represent earth tones and there is concern for how contrasting the colors will be with the white/grey stone and red brick.
- Commissioner asked what happens if the State Fire Marshall says no to the fencing what is the plan for the courtyard? Mr. Costa replied typically the only issue is having a gate that is easily opened by the person on the inside. The applicant does not expect there to be a problem with approval. Commissioner asked what the square footage was for the patios. The patios are approximately 6x8 ft.
- Commissioner stated the Planning Commission works hard to make sure things in the Township look good for everyone. Commissioner expressed disappointment that the builder thought the Planning Commission didn't do it right in the first place and thought they could do whatever they wanted.
- Commissioner stated the original design was better and the stone and variety of colors broke up the size of the building. Mr. Costa stated the placement of the materials and projections of entrances, bay windows, and dormers help break up the scale of the building.
- Commissioner questioned if the materials were presented fresh would they be approved. Commissioner commented the material and colors are not cohesive. Commissioner stated the Commission would have asked the same question and asked for more earth

tones. Commissioner commented the requirements of the ordinance were met. The plans are not to the same standard as the ones presented originally that were approved.

- Commissioner stated the original stone had more earth tones. The current stone is white with black specs.
- Director Power displayed photos from the building in its current state showing the proposed stone that is already installed.
- Commissioners viewed the sample materials of the brick, stone, siding, and roofing next to each other. The Commissioners had consensus on the brick and stone and discussed the four color options for siding.
- Commissioner stated there is not a great differentiation between the color of the material but the requirements of the ordinance based on percentages and material was met. Colors between the materials should complement one another and share color commonality somewhere.
- Commissioner asked Mr. Costa for his opinion on what siding color he thinks is the right answer. Mr. Costa stated option B color Khaki Brown. The Commission agreed with the color selection.
- Commissioner reviewed the exterior finishes:  
Roofing Shingles: Cambridge architectural colored dual black. Metal roofing: coated metals group standing seam in deep black. Copings and Drips: Alcoa exteriors, alumure 2000, color white, not shown. Gutters and Downspouts: Amerimax five-inch K style gutter system, Color white, not shown. Trim Boards and Fascia: Fiber cement or PVC vinyl, color white, not shown. Brick: Belden brick modular, color cherry red velour, as shown. Vinyl Shake Siding: Foundry, cedar shake, color moon rock 826, as shown. Horizontal Lap Siding: Hardie, cedar mill textured, color khaki brown, as shown. Cultured Stone Veneer: J and N stone, stack-ease flat, color belgrade 67241 as demonstrated by the director.

D. Public Comment.

No comments from the audience or remote viewers.

E. Planning Commission considers approval of amended site and architectural plans.

**Motion Jahr, Creal second to grant the applicant Van Buren Investor Land Holdings LLC amended site and architectural plan approval to construct a senior housing facility called Hampton Manor with assisted living and memory care units at the site located at 43345 Tyler Road. Based on the analysis subject to the conditions detailed in the undated McKenna Memorandum that was included in the electronic version of the packet, the email from Fire Marshall Lenaghan included with the materials, the letter of staff dated November 22, 2023, and based on the Planning Commission findings that the changes to the materials as listed on sheets A3 and A3.1 stamped November 17, 2023, are acceptable and true to the original intent of the approval of the project. Additionally, the Planning Commission finds that other changes to landscaping and architecture presented this evening including the addition of two fenced in**



courtyards with six foot high fences are acceptable. The approval is subject to the following conditions, the sheet shall be updated to indicate Khaki Brown. All references to "TBD" are to be removed from the sheets. The proposed courtyard fencing requires approval from the State Fire Marshal's office. Any subsequent actions shall be consistent with this amended final site plan unless a change receives mutual agreement of the landowner and the Planning Commission, which the applicant shall endeavor to seek before implementation.

**Roll Call:**

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

**Nays:** None.

**Excused:** None.

**Motion Carried.**

**NEW BUSINESS:**

None.

**GENERAL DISCUSSION AND UPDATES:**

Director Power thanked the Commission and stated there will be a joint Planning Commission meeting between Belleville, Sumpter Township, and Van Buren Township at Belleville High School's cafeteria commons next Wednesday, December 6th at 5 PM.

Director Power informed the last Planning Commission meeting will be December 13<sup>th</sup>, 2023. Election of officers will be on the agenda.

**ADJOURNMENT:**

**Motion Budd, Jahr second to adjourn the meeting at 6:11 p.m. Motion Carried.**

Respectfully submitted,

Kendyl Zantop  
Recording Secretary



## MEMO

---

TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: Case 20-037: 5M Van Buren, LLC / Integrity Component and Design – Extension of Preliminary Site Plan Approval  
DATE: December 5, 2023

---

Applicant Allen Scott of Rand Construction and Engineering, Inc. on behalf of owner 5M Van Buren, LLC has applied for an extension of approval of a previously approved preliminary site plan to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies. Preliminary approval was granted on December 14, 2022.

Section 12.207 of the Van Buren Township Zoning Ordinance prompts the expiration of a site plan within one (1) year of approval. However, the Planning Commission may, at its discretion upon application by the owner and for cause shown, provide for up to two (2) successive twelve (12) month extensions in the event there has been a lapse of one or more year without construction activity.

The applicant has supplied a letter addressed to the Planning Commission explaining the reasoning for the delays in their project construction following preliminary site plan approval, citing global economic conditions. The applicant has stated that, "Due to these significant economic conditions, our client could not continue in the process of expanding this facility directly following the 2022 approval. As they continue to consider current economic conditions, we request this extension as they do plan to continue this process over the next two calendar years."

I recommend that the Planning Commission should consider an extension of preliminary site plan approval to allow the applicant to make application for engineering and final site plan approval by no later than December 14, 2025. As a condition of approval, I recommend that the application for engineering and final site plan approval shall be subject to the Township's Engineering standards at the time of application.

Thank you for your consideration of this requested extended site plan approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power', written in a cursive style.

Dan Power, AICP

Planning and Economic Development Director  
Public Services Department  
Charter Township of Van Buren



November 15, 2023

Mr. Dan Power  
Director of Planning and Economic Development  
Department of Municipal Services  
Van Buren Township  
46425 Tyler Road  
Van Buren Township, MI 48111

RE: **PSP Extn. Req. #01 for VBT Filing from PC Mtg. 12-14-2022 for property located at 5925 Beck Road**

Mr. Power:

On behalf of our client, 5M Van Buren, LLC, a Michigan business entity, we formally request a first extension of their Approved Preliminary Site Plan from your December 14, 2022 Planning Commission Meeting as well as extending the approval granted by the Van Buren Township Board of Trustees on January 17, 2023. In the wake of the global pandemic the economy raged out of control driving both material shortages and dramatic cost escalation in nearly every segment of both the global and local economies alike. Due to these significant economic conditions, our client could not continue in the process of expanding this facility directly following the 2022 approval. As they continue to consider current economic conditions, we request this extension as they do plan to continue this process over the next two calendar years.

Respectfully,

**RAND CONSTRUCTION ENGINEERING, INC.**

Allen J. Scott, Director of Construction and Safety

CC: Peter G. Mans, 5M Van Buren, LLC

**ITEM #2: 5M VAN BUREN LLC / INTEGRITY COMPONENT AND DESIGN – SPECIAL LAND USE REVIEW.**

**TITLE: A REQUEST BY RAND CONSTRUCTION ENGINEERING, INC. ON BEHALF OF OWNER 5M VAN BUREN LLC TO CONSTRUCT A ROOF AND FLOOR TRUSS MANUFACTURING FACILITY WHICH INCLUDES A 68,228 SQUARE FOOT BUILDING, AND OUTDOOR STORAGE AREA FOR BUILDING EQUIPMENT AND SUPPLIES. OUTDOOR STORAGE OF BUILDING EQUIPMENT AND SUPPLIES IS A SPECIAL LAND USE IN THE M-1 (LIGHT INDUSTRIAL DISTRICT).**

**THE PROJECT IS PROPOSED TO BE LOCATED AT THE 21.3-ACRE SITE LOCATED AT 5925 BECK ROAD (PARCEL ID NUMBER 83-014-99-0001-703), ON THE EAST SIDE OF BECK ROAD, SOUTH OF MICHIGAN AVENUE. THE PARCEL IS ZONED M-1 (LIGHT INDUSTRIAL).**

Director Power gave a brief description. The applicant is requesting to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building and equipment supplies. The proposed site is located on a 21.3-acre site at 5925 Beck Road, on the east side of Beck Road south of Michigan Avenue. The parcel is zoned M-1 (Light Industrial) District.

Vidya Krishan of McKenna Associates presented her review letter dated 11-17-22. Most of the general standards for consideration of special land use approval and specific standards for outdoor storage have been addressed at this time with a few minor exceptions which require revisions to details on the site plan. McKenna Associates recommends that the Planning Commission recommend approval of the proposed special land use request to the Board of Trustees, subject to the following conditions:

1. Installation of a sidewalk along the site's Beck Road frontage or Planning Commission approval of deferred installation with terms and conditions.
2. Revision to fencing proposed.
3. Clarification regarding need for variance or deletion of note.
4. Site plan approval.

Allen Scott of Rand Construction was present to answer any questions. Mr. Scott will save his presentation/comments for site plan review.

Commissioners had the following questions and comments:

- The sidewalk needs to be installed, not deferred. Allen Scott of Rand Construction commented that there is a mile and quarter of dirt roadway between the property and Michigan Avenue, not sure who would use the sidewalk. The water main and roadway will be redone on the west side of the property. Vidya Krishan informed that Wayne County does not have any plan at this time for the road or water main.
- Commission asked the applicant to explain the need for the variance? Allen Scott displayed a photo from Mans Lumber as an example of how the lumber will be stored. There will be 3 stacks of lumber with a height of 12 feet and it will never be stored on a rack. Vidya Krishnan of McKenna Associates believes that a variance is not necessary.

- Mr. Allen also discussed the decorative fence, the arrangement with Canton is for a decorative fence on the east side of the property to continue what is already in place in Canton, with chain link fence running north and south. Mr. Allen is willing to do plastic-coated chain-link fencing to the north and south and will correct the fence on the front (west) side to be a decorative fence as requested.
- Commissioner agrees on the sidewalk, we need to be prepared even though we don't know when the area will be developed. If there is any damage done by road construction, Wayne County will pay for the repairs.
- Commissioner commented on the phrase "all sidewalks go nowhere until someone connects to them", is it possible to put the sidewalk in after the other connections are made? Vidya Krishnan informed the challenges are not knowing the time frame of future connections, hard for the Township.
- Commissioner asked the applicant to clarify the decorative fence, is it all the way around? Scott Allen confirmed that the decorative fence is only on the west side of the site, plastic-coated chain-link fencing to the north, east and south.

No comments from the audience or remote viewers.

**Motion Jahr, Cullin second to recommend the Township Board of Trustees grant special land use approval the applicant, Rand Construction Engineering, Inc. on behalf of owner 5M Van Buren LLC, to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies, located at 5925 Beck Road, parcel ID number 83-014-99-0001-703, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 11-17-22, staff review letter dated 12-7-22 and with the condition of the sidewalk not deferred .**

**Roll Call:**

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

**Nays: None.**

**Excused: Barr.**

**Motion Carried. (Letters Attached)**

**Motion Jahr, Budd second to adjourn the meeting for a 5-minute break. Motion Carried.**

**ITEM #3: 5M VAN BUREN LLC / INTEGRITY COMPONENT AND DESIGN – PRELIMINARY SITE PLAN REVIEW.**

**TITLE: A REQUEST BY RAND CONSTRUCTION ENGINEERING, INC. ON BEHALF OF OWNER 5M VAN BUREN LLC TO CONSTRUCT A ROOF AND FLOOR TRUSS MANUFACTURING FACILITY WHICH INCLUDES A 68,228 SQUARE FOOT BUILDING, AND OUTDOOR STORAGE AREA FOR BUILDING EQUIPMENT AND SUPPLIES. OUTDOOR STORAGE OF BUILDING EQUIPMENT AND SUPPLIES IS A SPECIAL LAND USE IN THE M-1 (LIGHT INDUSTRIAL DISTRICT).**

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

**OF BECK ROAD, SOUTH OF MICHIGAN AVENUE. THE PARCEL IS ZONED M-1 (LIGHT INDUSTRIAL).**

Director Power deferred the discussion to the Principal Planner and Township Engineer for presentation of their reviews.

Vidya Krishnan of McKenna Associates presented her staff review letter dated 11-17-22. Most of the items noted in the previous review letters have been address, especially the truck circulation plan for the site. A few additional items of information remain to be addressed but can be addressed during the final site plan review process. McKenna Associates recommends the Planning Commission grant preliminary site plan approval based on the revised plans dated 10-13-22, subject to the following conditions:

1. Installation of a sidewalk along the site's Beck Road frontage or Planning Commission approval of a deferred installation with terms and conditions.
2. Wayne County Road Commission approval of roadway improvements to Beck Road along the site's frontage.
3. Submission of an updated traffic study for the site based on establishment of cross access with site to the north.
4. Approval of proposed stormwater detention system by the Township Engineer and Wayne County.
5. Approval of proposed detention pond area planting by Wayne County.
6. Planning Commission approval of proposed building materials and colors.
7. Replacement of fence and gates along frontage and visible from public right-of-way to a decorative style.
8. Modification to proposed chain link fence and decorative fence design.
9. Approval of proposed special land use by the Board of Trustees.

Paul Kammer of Fishbeck Associates presented his review letter dated 11-17-22. Fishbeck Associates recommends the Planning Commission grant the Integrity Component and Design preliminary site plan approval for engineering feasibility, subject to the comments listed in the review letter and in accordance with the Township's Engineering Standards manual.

Director Power presented the Fire Department's review letter dated 11-3-22.

Allen Scott of Rand Construction displayed a color rendering and passed around samples of the exterior façade materials.

Commissioners had the following questions and comments:

- The split face block, looks like there are 2 different colors of grey on the rendering. Allen Scott informed that the building will be one color.
- What is the vertical material, hardy siding? Where is the block? There is no block on the office, only the warehouse and hardy siding goes to the grade on the office portion.
- Allen Scott informed that the drain is in the process of being renamed to Horner Drain.
- Van Buren Township likes to protect wildlife and wetlands, are the wetlands protected. Vidya Krishan of McKenna Associates informed that they are not regulated wetlands. The applicant is already in discussion with EGLE and are not touching the wetland areas. Paul

Kammer of Fishbeck Associates confirmed that the applicant will work with EGLE, it is part of the engineering process to make sure everything is completed and approved.

- The trucks are not going to be using Beck Road, is there any type of agreement? Vidya Krishnan informed that the truck access is sealed with the project.
- There is no retail component? Allen Scott informed no, there is not. Retail will be at Mans Lumber.
- Commissioner thanked the applicant for bringing samples of the exterior façade.

No comments from the audience or remote viewers.

**Motion Jahr, Budd second to grant the applicant, Rand Construction Engineering, Inc. on behalf of owner 5M Van Buren LLC, preliminary site plan approval to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies, located at 5925 Beck Road, parcel ID number 83-014-99-0001-703, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 11-17-22, Fishbeck Associates review letter dated 11-17-22, Fire Department review letter dated 11-3-22, staff review letter dated 12-7-22 and with the condition of the sidewalk not deferred.**

**Roll Call:**

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

**Nays: None.**

**Excused: Barr.**

**Motion Carried. (Letters Attached)**

**ITEM #4: NIGHT HAWK PROPERTIES / ZIPPY AUTO WASH – SPECIAL LAND USE REVIEW.**

**TITLE: A REQUEST BY DAVID BREWER OF VANSTON / O'BRIEN INC. ON BEHALF OF OWNER NIGHT HAWK PROPERTIES TO CONSTRUCT A 4,900 SQUARE FOOT AUTOMATIC CAR WASH AND RELATED SITE IMPROVEMENTS ON A 1.65-ACRE SITE. AUTOMATIC AUTOMOBILE WASH ESTABLISHMENTS ARE A SPECIAL LAND USE IN THE C-2 (EXTENSIVE HIGHWAY BUSINESS DISTRICT).**

**THE PROJECT IS PROPOSED TO BE LOCATED AT 11650 BELLEVILLE ROAD (PARCEL ID NUMBER 83-081-99-0004-709), WHICH IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS DISTRICT). THE PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN VENETIAN AVENUE AND SUNRISE LANE.**

Director Power gave a brief presentation. The applicant's request is to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site. The site location shares and access drive with Meridian Medical center.

Vidya Krishnan of McKenna Associates presented her staff review letter dated 11-16-22. The proposed use meets the general standards for consideration of special land use approval. McKenna Associates recommends the Planning Commission recommend approval of the special land use to the Township Board of Trustees, subject to site plan approval.





# VAN BUREN

## CHARTER TOWNSHIP

RECEIVED

### DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

46425 TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

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

OCT 12 2023

## PLANNING & ZONING APPLICATION

### CASE INFORMATION

CASE NUMBER: 23-044	DATE SUBMITTED:
---------------------	-----------------

### APPLICANT INFORMATION

NAME: Alysha D'Agnolo	PHONE: 313-224-9811
ADDRESS: 615 Griswold St, Suite 1000B	CELL PHONE:
CITY, STATE & ZIP: Detroit, MI 48226	FAX:
EMAIL: alysha.dagnolo@tetrattech.com	

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

NAME: DTE Energy - Stephen Orsagos	PHONE:
ADDRESS: One Energy Plaza	CELL PHONE:
CITY, STATE & ZIP: Detroit, MI 48226	FAX:
EMAIL: stephen.orsagos@dteenergy.com	

### BILLING CONTACT

NAME: DTE Energy - Stephen Orsagos	PHONE:
ADDRESS: One Energy Plaza	CELL PHONE:
CITY, STATE & ZIP: Detroit, MI 48226	FAX:
EMAIL: stephen.orsagos@dteenergy.com	

### SITE/PROJECT INFORMATION

NAME OF PROJECT: DTE WESTERN WAYNE SERVICE CENTER - GARAGE AND WAREHOUSE RENOVATION			
PARCEL ID NO: V125-83- 046-99-0011-705		PROJECT ADDRESS: 8001 HAGGERTY ROAD	
* APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY			
PROPERTY LOCATION: On the EAST Side of HAGGERTY Road; Between TYLER Road and ECORSE Road.			
SIZE OF LOT WIDTH: +/- 665 FEET	SIZE OF LOT DEPTH: +/- 1290 FEET	ACREAGE OF SITE: +/- 26.191 ACRES	TOTAL ACRES OF SITE TO REVIEW: +/- 0.115 ACRES
CURRENT ZONING: M1 - LIGHT INDUSTRIAL	IS A REZONING OF THIS PARCEL BEING REQUESTED? Y / N NO		REQUESTED ZONING: No Change
PROJECT DESCRIPTION: The project consists of a ~1,900 SF building addition containing three vehicle repair bays for housing additional vehicles in queue for repair. Modifications will be made to the adjacent truck shelter and warehouse, and MEP systems will be updated, to accommodate the new addition.			

## SPECIAL PERMIT INFORMATION

DOES THE PROPOSED USE REQUIRE SPECIAL APPROVAL? Y / N

NO

IF YES, SECTION OF ZONING ORDINANCE FOR WHICH YOU ARE APPLYING FOR SPECIAL APPROVAL:

NA

IS THERE AN OFFICIAL WOODLAND WITHIN THE PARCEL? Y / N

No changes to existing woodland

IF YES, WOODLAND ACREAGE:

TOTAL NUMBER OF REGULATED TREES OUTSIDE THE WOODLAND AREA:

TOTAL NUMBER OF TREES:

DETAILED DESCRIPTION FOR CUTTING TREES:

No tree cutting or clearing is proposed. All work will be within existing paved areas.

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

Steve A Orsargos

PRINT PROPERTY OWNER'S NAME

Steve A Orsargos

SIGNATURE OF PROPERTY OWNER

10/11/2023

DATE

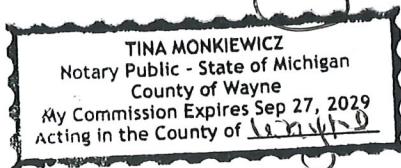
Confirming data listed on form: Jayson D'Agnolo

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 12 day of October 2023

Tina Monkiewicz Notary Public, Wayne County, Michigan My Commission expires 9-27, 2029.





## MEMO

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TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: Case 23-044- DTE Garage Addition  
DATE: December 5, 2023

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### Planning Commissioners:

The Planning Commission will review the request by applicant, Alysha D'Agnolo of Tetra Tech, on behalf of owner DTE Energy, for combined preliminary and final site plan approval to construct an approximately 1,900 square foot building addition containing three vehicle repair bays for housing additional vehicles in queue for repair. Modifications and updates will be made to the adjacent truck shelter and warehouse to accommodate this addition. The packet being considered by the Planning Commission includes a selection of civil and architectural drawings and images of the proposed addition.

Per Section 12.201 of the Van Buren Township Zoning Ordinance, an addition to a nonresidential building exceeding 1,000 square feet in area requires site plan review by the Planning Commission.

To assist with your review, letters from the Township Planning Consultant, Township Engineer, and Township Fire Marshal / Deputy Fire Chief are attached to this report.

If the site plan is approved by the Planning Commission, the final construction drawings will be produced and the preconstruction process will begin. I look forward to assisting with this review. Thank you for your consideration.

Sincerely,

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

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





**MCKENNA**

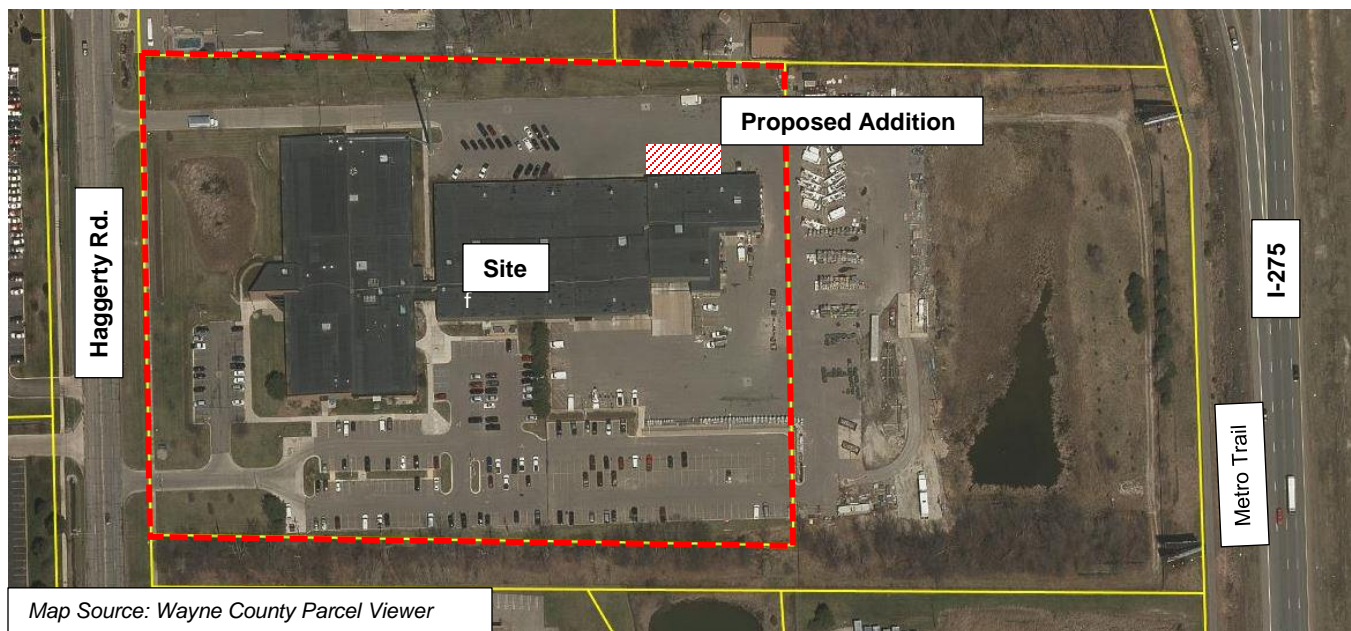
December 4, 2023

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

**Subject: VBT-23-044; DTE Energy Garage/Addition at 8001 Haggerty Road; Site Plan Review #2 (Preliminary and Final); Plans Dated October 6, 2023; Received on November 22, 2023.**

Dear Commissioners:

The applicant, Tetra Tech Engineers on behalf of DTE Energy, proposes to construct an addition to the existing Western Wayne Service Center building, which includes a garage with three overhead doors and an interior hoist. The site is located south of Ecorse Road, between Haggerty and Interstate 275 (and the adjacent Metro Trail). The proposed area of disturbance is about 5,000 square feet (0.1 acres), with the building increasing by about 1,900 square feet and the remainder of the disturbed area being repaved. We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):



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

O 248.596.0920  
F 248.596.0930  
**MCKA.COM**

*Communities for real life.*

## COMMENTS

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

1. **Zoning and Use.** The site is zoned M-1 (Light Industrial District). Section 3.115 (B) of the Zoning Ordinance permits public utility buildings by right in the M-1 District. The proposed addition is an expansion of the existing service center building, which already has an accessory garage space, and is permitted by right. Existing woodlands and detention basins will be undisturbed and no new impervious surface area will be added. The site is surrounded by similar M-1 zoning to the west, south, and a portion to the north, with AG zoning along a portion of the property to the north that is currently occupied by single family dwellings.
2. **Required Information.** The site plan includes the information required per Section 12.203 of the Zoning Ordinance, including a note on Sheet C-101 regarding past projects on the site dating back to 2012. A complete plan of demolition activities and revised parking calculations have also been provided per our previous comments during the staff review process.
3. **Lot.** The parcel has a total area of 26.19 acres, with the affected portion of the site measuring 0.1 acre in area.
4. **Dimensional Requirements.** The minimum required front, rear, and side yard setbacks per Section 4.102 of the Zoning Ordinance are 50 feet, 40 feet, and 40 feet, respectively. Maximum height is 2.5 stories and 30 feet. The proposed addition complies with the minimum setbacks for the M-1 Light Industrial District.
5. **Access and Circulation.** The proposed addition does not significantly alter any access to the site. Fire lanes are shown to be maintained and parking is largely unaffected. The proposed addition does include new man doors, but this is not substantially increased from existing conditions; therefore, no sidewalk connections are proposed at this time. Building access is barrier-free via an at-grade man door (101A) on the west side of the addition.
6. **Parking and Loading.** The parking requirement per section 9.102 of the Zoning Ordinance is based on a rate of one (1) space per 1,750 square feet of gross floor area for the warehouse and 350 usable square feet of office space. Updated parking calculations have been provided for this submittal, which sees the loss of five parking spaces; however, there is more than enough existing parking on the site (261 spaces remaining) to accommodate the new addition.

It should be noted that the provided parking exceeds the 20% maximum excess parking standard (above the required minimum); however, as an existing development, the loss of 5 spaces effectively reduces the nonconformity.

7. **Landscaping and Screening.** The site is located in the Light Industrial (M-1) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. The proposed addition is in the middle of an existing paved area, and is concealed entirely from view from Haggerty Road, but likely visible from the site's I-275 frontage. ***A previously approved plan for storage additions on the east side of the site included extensive landscaping along the site's I-275 frontage and restoration of the detention pond. Per the applicant, Wayne County is still in the process of reviewing the plans (over a year) and there is no***



**anticipated timeline for when the County will grant approval for the pond. At such time when County approval is obtained, the applicant will proceed with completion of the project including landscaping.** No new landscaping is proposed at this time. A copy of the approved landscape plan from 1992 has been submitted as part of this site plan approval proposal.

- 8. Tree Removal Permit.** The current proposal is located on a paved area and does not result in any tree removal
- 9. Stormwater Pond.** The proposal does not appear to be adding any additional impervious surface area to the site; therefore, increased storm water runoff is not anticipated. Previously approved stormwater calculations are included, along with proposed soil erosion and sedimentation measures for the new construction. The proposal is subject to review and approval by the Township Engineer.
- 10. Lighting.** Sheet E-605 includes a revised photometric plan, showing three (3) new fixture types mounted at eight (8) locations between 9 and 17 feet high around the addition. Sheet E-604 includes a schedule of lighting fixtures and manufacturer cut sheets have been provided. The plan demonstrates compliance with light trespass limits at the property line and maximum average illumination levels at building entrances and loading areas have been reduced to meet Ordinance standards.
- 11. Architecture and Building Details.** Color elevations have been submitted with this most recent set of plans (Sheet A-203) and indicate all proposed building materials and colors will match the existing warehouse portion of the facility, using a combination of beige concrete masonry units (lower) and brown insulated metal panels (upper).
- 12. Dumpster.** No changes are proposed.
- 13. Signs.** No signage is proposed for the addition.

## RECOMMENDATION

The proposed addition is small in scope when compared to the size of existing improvements on the site. The revised site plan addresses the concerns previously identified as relates to the limited scope of the project. Therefore, we recommend the Planning Commission grant preliminary and final site plan approval for the proposed garage addition at the DTE site located at 8001 Haggerty Road, subject to engineering approval.

Respectfully,  
**McKENNA**



Vidya Krishnan  
Senior Principal Planner



Gage Belko, AICP  
Associate Planner

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



December 7, 2023  
Fishbeck Project No. 201255  
Van Buren Township Project No. 23-044

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

## **DTE WWSC Garage Addition – Site Plan Review**

At the request of Van Buren Township (Township), Fishbeck has reviewed the Site Plans dated November 22, 2023, submitted to the Township for site plan approval, for the proposed garage addition at the DTE Western Wayne Service Center located at 8001 Haggerty Road in Van Buren Township, Wayne County (County), Michigan.

This project entails construction of a new 1,876 square foot garage expansion on an existing building; removal of existing pavement and sidewalk; installation of concrete pavement and heavy-duty bituminous pavement, and new pavement markings in front of the garage expansion area.

The submitted plans includes minimal Township Engineering items and as such, we recommend the site plans receive both preliminary and final site plan approval by the Planning Commission.

Our review comments are as follows:

### **Water Main Service**

**Existing:** The Township's geographic information system (GIS) records indicate an existing 8-inch ductile iron water main looped around the project site connecting to a 12" water main running north-south on the east side of Haggerty Road.

**Proposed:** The Applicant' does not propose any additions to the water main service system on site.

### **Sanitary Sewer**

**Existing:** The Township's GIS records indicate a 16-inch PVC Sanitary Sewer running north-south on the east side of Haggerty Road.

**Proposed:** The Applicant' does not propose any additions to the sanitary sewer system on site.

### **Storm Water Management**

**Existing:** The DTE property is previously developed and has an underground storm sewer collection system throughout the site with a detention pond along the eastern property line. The existing storm sewer system discharges into the detention pond, which ultimately outlets in the Haggerty Road Right-of-Way.

**Proposed:** The Applicant's plan proposes a modification of an existing roof drain lead and an addition of one storm manhole to tie the roof drain lead into the existing system.

The submitted documents also include plans from previous review project VBT case 20-025/20-028 DTE WWSC Storage Yard and Trailer Project that includes details for reconstructing the existing detention pond. At this time, Fishbeck is not reviewing these plans and is only providing comments on the proposed garage expansion.

#### Comments:

1. The proposed manhole has been revised to be a 48-inch diameter structure, however, key note 3 still says 36 inch diameter. Please update note.
2. Is the existing storm sewer south of the proposed manhole SD3 being removed up to the building? It appears the new foundations for the garage expansion will be right on top of the existing storm sewer.

### Paving and Grading

1. All geometrics will be subject to review by the Township Fire Marshal for emergency accessibility for fire trucks and other equipment.

### Soil Erosion and Sedimentation Control (SESC)

1. It appears that a Soil Erosion and Sedimentation Control permit will not be required due to the minimal area of disturbance. Although a permit from the County is not required, the Applicant should follow all Township and County SESC standards.

### Recommendation

Fishbeck recommend the Planning Commission grant the DTE WWSC – Garage and Warehouse Renovation Preliminary and Final Site Plan Approval based on our Engineering review of the submitted plans dated November 22, 2023. If you have any questions regarding this project or our comments listed above, please contact me at 248.324.4796 or [mtleppek@fishbeck.com](mailto:mtleppek@fishbeck.com).

Sincerely,



**Mike Leppek, PE**  
Civil Engineer



**Paul J. Kammer, PE**  
Senior Civil Engineer

By email

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





# VAN BUREN CHARTER TOWNSHIP

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

46425 TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

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

## PLANNING & ZONING APPLICATION

### CASE INFORMATION

CASE NUMBER: 23-063	DATE SUBMITTED: Nov 2023
---------------------	--------------------------

### APPLICANT INFORMATION

NAME: M/I Homes of Michigan LLC (David Straub)	PHONE: 248-303-0455
ADDRESS: 40950 Woodward Avenue, Suite 203	CELL PHONE:
CITY, STATE & ZIP: Bloomfield Township, MI 48304	FAX:
EMAIL: dstraub@mihomes.com	

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

NAME: Reserve at Cobblestone, LLC	PHONE: 248-702-6918
ADDRESS: 31000 Northwestern Hwy, Suite 145	CELL PHONE:
CITY, STATE & ZIP: Farmington Hills, MI 48334	FAX:
EMAIL: joe@bojidevelopment.com	

### BILLING CONTACT

NAME: M/I Homes of Michigan LLC (David Straub)	PHONE: 248-303-0455
ADDRESS: 40950 Woodward Avenue, Suite 203	CELL PHONE:
CITY, STATE & ZIP: Bloomfield Township, MI 48304	FAX:
EMAIL: dstraub@mihomes.com	

### SITE/PROJECT INFORMATION

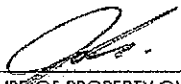
NAME OF PROJECT: Cobblestone Creek Woodlands, Phase 3			
PARCEL ID NO: V125-83- see attached		PROJECT ADDRESS:	
*APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY			
PROPERTY LOCATION: On the _____ Side of _____ Road; Between _____ Road and _____ Road.			
SIZE OF LOT WIDTH: 80'	SIZE OF LOT DEPTH: 120'	ACREAGE OF SITE:	TOTAL ACRES OF SITE TO REVIEW:
CURRENT ZONING: Residential	IS A REZONING OF THIS PARCEL BEING REQUESTED? Y / N No		REQUESTED ZONING:
PROJECT DESCRIPTION: Site Plan Amendment for Cobblestone Creek Woodlands Phase 3 to introduce 4 new architectural models with 4 elevations each			

**SPECIAL PERMIT INFORMATION**

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

**OWNER'S AFFIDAVIT**Joseph Boji

PRINT PROPERTY OWNER'S NAME



SIGNATURE OF PROPERTY OWNER

11/13/2023

DATE

STATE OF MICHIGAN  
COUNTY OF WAYNE

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

Subscribed and sworn before me this 13 day of November 2023Beth KellyNotary Public, Wayne County, MichiganMy Commission expires 7/2/28Beth Kelly  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF WAYNE  
My Commission Expires July 02, 2028  
Acting in the County of Oakland



November 16, 2023

Van Buren Township  
Building Planning & Economic Development  
Attn: Dan Power  
46425 Tyler Rd  
Van Buren Township, MI 48111

Re: Cobblestone Creek Woodlands Phase 3 – Site Plan Amendment

Dear Dan,

M/I Homes is pleased to introduce our entire new home plan lineup for Cobblestone Creek Woodlands Phase 3. You will recall that we presented the Brooklyn plan to the Planning Commission back in October. We have since modified the elevations to provide for the "Substantially Different" requirement of Zoning Ordinance. We have also included a side entry garage elevation for the Brooklyn plan. Side entry garage elevations are in the process of being developed for the other four (4) plans that we intend to offer.

We Respectfully request to be placed on the December Planning Commission agenda.

If you have any questions, I can be reached at cell 248-303-0455, or by email at [dstraub@mihomes.com](mailto:dstraub@mihomes.com).

Regards,

A handwritten signature in black ink, appearing to read "David Straub", is written over the "Regards," text.

David Straub  
VP of Land Acquisition



# MEMO

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TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: Case 23-063 - Site Plan Amendment / New Architectural Model  
in Cobblestone Creek Woodlands Subdivision by M/I Homes of  
Michigan LLC (David Straub) (additional models)  
DATE: November 21, 2023

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The Applicant, David Straub of M/I Homes of Michigan LLC on behalf of landowner Reserve at Cobblestone, LLC is requesting an amendment to the approved Cobblestone Creek Woodlands Planned Residential Development (PRD) to allow five (5) additional home plans for residential dwellings in the Cobblestone Creek development, each with four (4) variations:

- “Sawyer” Model – Elevations E, F, G and H
- “Brooklyn” Model – revised from previous submittal under Case 23-058 – Elevations E, F, G and H
- “Aubrey” Model – Elevations E, F, G and H
- “Peyton” Model – Elevations E, F, G and H
- “Juliet” Model - Elevations E, F, G and H

There is an existing Planned Residential Development (PRD) Agreement in place for the property which was approved in 2005 which outlines some of the requirements of the Township’s Zoning Ordinance with regards to these elevations. 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.

These plans are subject to the PRD agreement and the standards of the Zoning Ordinance, specifically section 5.115 which addresses specific architectural standards which addresses architectural details in subdivisions and site condominiums. The Plans are also governed by a master deed and bylaws, which will be administered by the Cobblestone Creek Woodlands Condominium Association.

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

## Comments

### 1. Site Plan.

The setbacks, as described in the approved site plan for the Cobblestone Creek development, depict a front yard setback of 25’, a required rear yard setback of 35’, and a required side yard setback of 5’. The typical lot size in the development are 80’ in width and 120’ in depth.

The applicant has submitted dimensions for all of the proposed house plans which are as follow:

- "Sawyer" Model: 43' wide x 42' deep
- "Brooklyn" Model: 38' wide x 39' deep
- "Aubrey" Model: 38' wide x 39' deep
- "Peyton" Model: 46' wide x 45' deep
- "Juliet" Model: 38' wide x 31' deep.

## **2. Floor Area**

The PRD agreement requires that the square footages of the detached single-family homes in Cobblestone Creek be a minimum of 1,800 square feet. The proposed models have the following floor areas:

- "Sawyer" Model: 1,858 square feet.
- "Brooklyn" Model: 2,128 square feet.
- "Aubrey" Model: 2,260 square feet.
- "Peyton" Model: 2,427 square feet.
- "Juliet" Model: 2,605 square feet.

## **3. Façade Elevations.**

The Zoning Ordinance and the PRD agreement have specific requirements to ensure that the Township's "Substantially Different" architectural design standard is met.

The Zoning Ordinance requires that this substantially different requirement be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the property across the street. Staff reviews each individual elevation for compliance with this requirement and based on prior approvals the applicant can meet this standard. In the case of the submitted elevations, at least three (3) differences are observed among the various models and variations submitted. For a more detailed analysis, please see the attached "Schedule of Proposed Models and Architectural Features" attached to this report.

Note that some models include options for extended or 3 car garages. The distinction between a smaller and larger garage is not generally interpreted as a substantial architectural difference under Section 5.115 of the Zoning Ordinance. Additionally, the Brooklyn model includes an option for side-entry garages.

## **4. Building Materials**

Section 5.115(7) of the Van Buren Township Zoning Ordinance contains standards for exterior building walls in site condominiums and platted subdivisions. Based on Recital 5.i of the Cobblestone Creek PRD Agreement, the following modification applies to these standards:

The requirement of a minimum of 50% brick, stone, or other decorative material on the exterior facade shall be satisfied by using the above referenced materials on a minimum

of 50% of the total wall area of the Project which includes the Attached Unit Development and the Detached Unit Development in total. The Detached Units shall have a minimum of 50% brick, stone, or other decorative material on the exterior facade of each unit (total area of all walls minus the area of windows, doors, and gable ends.)

Based on the elevation surface calculations that were provided with the application materials, this requirement will be met.

## **5. Side-Entry Garages**

The approved site plan for the Cobblestone Creek project calls for a minimum of 30% of the units in the project to have rear or side entry garages, consistent with Zoning Ordinance requirements which were in place when the project was approved. This submittal includes one model ("Brooklyn") with a side entry garage option. Additionally, there is an approved set of models by Boji Builders, who is also constructing units in this project. The approved set of Boji Builders' models also includes some side entry garage options. As discussed at the Planning Commission meeting on October 25, 2023 when the first approval of the "Brooklyn" model by M/I Homes of Michigan, LLC was approved, unless an amendment to the PRD Plan and Agreement for the Phase III project is obtained, the 30% project-wide side entry garage standard will apply. This equates to 32 of the remaining units. In response to this discussion, I completed a tentative assignment of side entry units in the Phase III project area, using features such as wide and corner lots, proximity to common areas, and adjacency of side entry lots to identify suitability. The table and map of tentatively designated side entry garage units is attached to this packet. Unless or until an amendment to the PRD Agreement and Plan are approved, the applicant shall only build front entry garage models on the units as designated in this packet for front entry garages. If the applicant finds that one of the identified side entry garage units is more suitable as a front entry garage, in coordination with staff, they must reassign the reserved units and ensure there is no net loss in side entry-designated units.

## **Recommendation**

Staff recommends that the Planning Commission approve the site plan amendment to the Cobblestone Creek Woodlands Development to be built by David Straub of M/I Homes of Michigan LLC, subject to the following conditions:

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

Thank you for your consideration.

Sincerely,

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

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

## Schedule of Proposed Models and Architectural Features

November 2023 Submittal by M/I Homes of Michigan, LLC

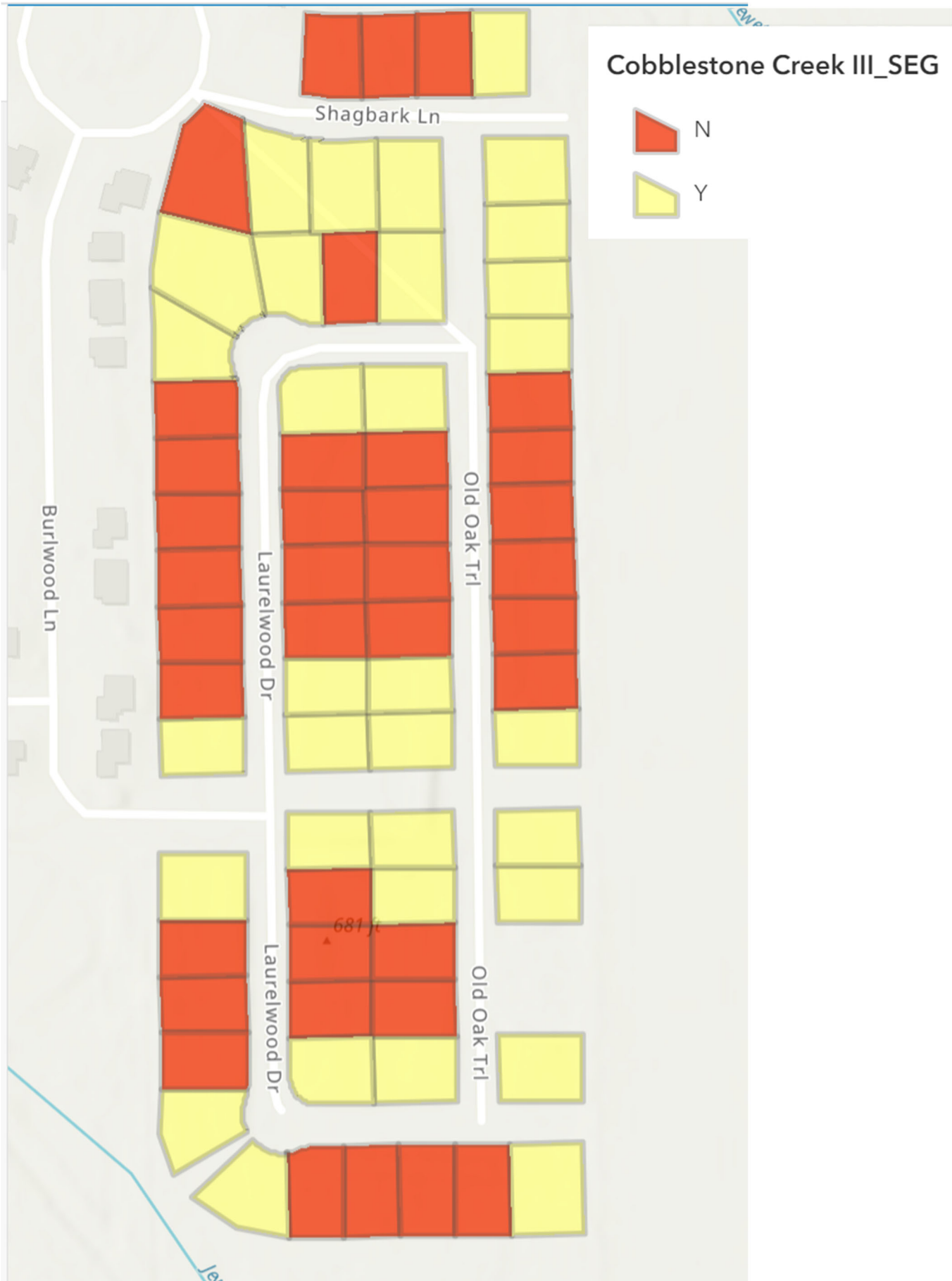
Model	Major Design Feature: Porch	Major Design Feature: Upper Story Gables	Window and door layout*	Materials	Roof Style
Aubrey E	Short	1 nested	1D-1S-1S-1D 1D-Door		Gable
Aubrey F	Short	1 nested	1D-1S-2S-1S 1D-Door		Gable
Aubrey G	Short	1 nested	3S-1S-1D 2S-Door		Hip
Aubrey H	Long	2, inc. 1 nested	1S-1D-1S-1T 1D-Door		Hip
Brooklyn E	Short	1 nested	4S-1S 1S-Door		Gable
Brooklyn F	Short	1 nested	2S-1D-1S 1S-Door		Gable
Brooklyn G	Short	1 nested	3S-1D-1S 1D-Door		Hip
Brooklyn H	Long	2 not nested	5S 1S-Door		Hip
Juliet E	Short	1 not nested	1D-4S 1D-Door		Gable
Juliet F	Short	1 nested	2S-1D-1S 1S-Door		Gable
Juliet G	Short	1 nested	1D-3S 2S-Door		Hip
Juliet H	Long	2 not nested	3S-1S-1D 1D-Door		Hip
Peyton E	Short	1 nested	5S 1S-Door		Gable
Peyton F	Short	2 not nested	5S 1S-Door		Gable
Peyton G	Short	1 nested	2S-1T-1S 1S-Door		Hip
Peyton H	Long	2 not nested	5S 1S-Door		Hip
Sawyer E	Short	1 not nested	6S 0-1S-Door	All different	Gable
Sawyer F	Short	1 nested	Stair D, 2S-1S-2S 0-1-Door		Gable
Sawyer G	Short	2, Inc 1 nested	Stair S-1S-1S-1D		Hip
Sawyer H	Long	1 not nested	6S 0-1S-Door		Hip

\*Key: S: Single-Pane Window. D: Double-Pane Window. T-Triple-Pane Window. Small font denotes small window.



<b>2-Nov-23</b>					
<b>Side Entry List (Remaining) - Cobblestone Creek</b>					
Unit	Address	Justification			
		Corner Lot	Adj to Common Area	Wide lot	Other / adjacency
27	48430 Shagbark Lane		y		
28	14065 Old Oak Trail	y			
29	14107 Old Oak Trail				y
30	14149 Old Oak Trail				y
31	14181 Old Oak Trail				y
38	14395 Old Oak Trail		y		
39	14457 Old Oak Trail		y		
40	14499 Old Oak Trail		y		
41	14581 Old Oak Trail	y			
42	48361 Farmbrook Lane			y	
47	48131 Farmbrook Lane			y	
48	14580 Old Oak Lane	y			
51	14494 Old Oak Trail				y
52	14452 Old Oak Trail		y		
53	14390 Old Oak Trail		y		
54	14368 Old Oak Trail				y
59	14218 Old Oak Trail	y			
60	14211 Laurelwood Drive	y			
65	14371 Laurelwood Drive				y
66	14403 Laurelwood Drive		y		
67	14455 Laurelwood Drive		y		
71	14583 Laurelwood Drive	y			
72	14578 Laurelwood Drive			y	
76	14468 Laurelwood Drive				y
77	14406 Laurelwood Drive		y		
84	14200 Laurelwood Drive			y	
85	14188 Laurelwood Drive			y	
86	14176 Laurelwood Drive			y	
88	14152 Laurelwood Drive	y			
89	48495 Shagbark Lane	y			
90	48509 Shagbark Lane			y	
91	48531 Shagbark Lane			y	

Tentative Side Entry Garage Designations in Cobblestone Creek Phase III Project



**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
October 25, 2023  
MINUTES**

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 10<sup>th</sup> 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



# VAN BUREN CHARTER TOWNSHIP

RECEIVED

JUN 22 2022

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

46425 TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

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

Initial: \_\_\_\_\_

## PLANNING & ZONING APPLICATION

### CASE INFORMATION

CASE NUMBER: 22-010	DATE SUBMITTED:
---------------------	-----------------

### APPLICANT INFORMATION

NAME: David Brewer - Vanston/O'Brien Inc.	PHONE: 734-424-0661
ADDRESS: 8150 Jackson Rd	CELL PHONE: 734-260-9320
CITY, STATE & ZIP: Ann Arbor MI 48103	FAX: 734-424-0677
EMAIL: dave.brewer@vanston.com	

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

NAME: Night Hawk Properties, LLC	PHONE:
ADDRESS: 8717 Edgewood Park Drive	CELL PHONE:
CITY, STATE & ZIP: Commerce Twp., MI 48382	FAX:
EMAIL:	

### BILLING CONTACT

NAME: Corey Weaver	PHONE:
ADDRESS: P.O.Box 550	CELL PHONE: 734-904-3869
CITY, STATE & ZIP: Saline, MI 48176	FAX:
EMAIL: mrweaver@comcast.net	

### SITE/PROJECT INFORMATION

NAME OF PROJECT: Zippy Auto Wash			
PARCEL ID NO: V125-83- 081-99-0004-709		PROJECT ADDRESS: 11650 Belleville Rd	
*APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY			
PROPERTY LOCATION: On the <u>W</u> Side of <u>Belleville Rd</u> Road; Between <u>Sunrise</u> Road and <u>Venetian</u> Road.			
SIZE OF LOT WIDTH: 275	SIZE OF LOT DEPTH: 261	ACREAGE OF SITE: 6	TOTAL ACRES OF SITE TO REVIEW: 1.65
CURRENT ZONING: C-2	IS A REZONING OF THIS PARCEL BEING REQUESTED? Y / N <u>N</u>		REQUESTED ZONING:
PROJECT DESCRIPTION: 4900 SF Express exterior auto wash on a proposed parcel split of 1.65 ac. with vacuum facilities.			

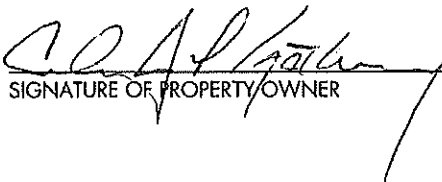


**SPECIAL PERMIT INFORMATION**

DOES THE PROPOSED USE REQUIRE SPECIAL APPROVAL? Y / N <u>Y</u>	
IF YES, SECTION OF ZONING ORDINANCE FOR WHICH YOU ARE APPLYING FOR SPECIAL APPROVAL: Section 6.02, D	
IS THERE AN OFFICIAL WOODLAND WITHIN THE PARCEL? Y / N <u>N</u>	IF YES, WOODLAND ACREAGE:
TOTAL NUMBER OF REGULATED TREES OUTSIDE THE WOODLAND AREA: <u>12</u>	TOTAL NUMBER OF TREES: <u>25</u>
DETAILED DESCRIPTION FOR CUTTING TREES: Grouping of trees are required to be removed for construction of the proposed use and storm water controls on site.	
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**Charles P. Gotberg, President Night Hawk Properties, LLC

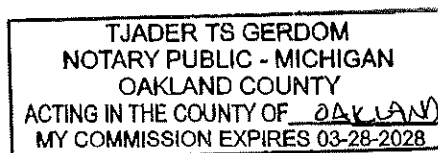
PRINT PROPERTY OWNER'S NAME

  
SIGNATURE OF PROPERTY OWNER06/20/2022

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 20<sup>th</sup> day of June, 2022TJADER TS GERDOM Notary Public, OAKLAND County, MichiganMy Commission expires MARCH 28, 2028



## MEMO

---

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Case 22-010 / Zippy Auto Wash Final Site Plan
DATE:	December 5, 2023

---

Planning Commission Members:

David Brewer of Vanston / O'Brien Inc. on behalf of owner Zippy Belleville Real Estate, LLC has applied seeking final site plan approval to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site. The project is proposed to be located at 11600 Belleville Road (parcel ID number 83 081 99 0004 711), which is zoned C-2 – Extensive Highway Business District. The property is located on the west side of Belleville Road between Venetian Avenue and Sunrise Lane.

This project gained preliminary site plan approval by the Planning Commission on December 14, 2022 and special land use approval by the Board of Trustees on January 17, 2023. A completed traffic study, engineering application and plans were submitted for review for compliance with conditions of preliminary site plan and special use approval. Submittals from the applicant have been provided electronically with this packet, along with hard copy excerpts from the applicant's civil site plan set.

To assist with your review, your packet contains reports from the Township's reviewing staff including the Planning Consultant, Township Engineer, and Fire Marshal / Deputy Fire Chief, as well as civil and architectural plans from the applicant. On December 5, 2023, after these review letters were completed, the Township received the letter indicating Wayne County's approval of storm water management, utility connection and sidewalk improvements for the project.

If the request is granted, the applicant will move forward with the preconstruction process. Final "issued for construction" site plans will need to be assembled which address the recommended conditions of approval from staff and consultants. Cost estimates will be finalized, and the applicant will be eligible to have a preconstruction meeting with Township Staff.

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

Sincerely,

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

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



## MCKENNA

December 5, 2023

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

**Subject: VBT-20-010 Zippy Auto Wash /11600 Belleville Road; FINAL Site Plan Review #5;  
Revised Site Plan Dated June 12, 2023.**

Dear Commissioners:

The applicant, Zippy Auto Wash, LLC., proposes to construct a 4,900 square foot building to offer express (automatic) exterior automobile wash services, free floor mat wash and dry, free vacuums, and other complementary services. The 1.65-acre site is located on the west side of Belleville Road, south of S. I-94 Service Drive, to the east of Van Buren Urgent Care, and is zoned C-2, Extensive Highway Business District.

The project was granted preliminary site plan approval and was recommended for special land use approval by the Planning Commission at a regular meeting on December 14, 2022. As part of the final site plan review process, our comments below reflect whether the planning conditions have been met. Items requiring changes, additional information, or additional approvals are underlined.

### COMMENTS

- 1. Completion of lot split prior to final site plan approval.** This condition has been met. The applicant has officially split the parcel into two (2) and has new recorded legal descriptions and tax parcel ID numbers.
- 2. Submission of a copy of an irrevocable cross access easement agreement with the Urgent Care to the west.** This condition has been met. The applicant has submitted a copy of the legal access easement in recordable form, showing permanent access to the parcel to the west, via the applicant's site.
- 3. Approval of the proposed stormwater detention system by the Township Engineer and Wayne County.** This condition can be met. Per email communication received from the Township Engineer on 11/30/2023, the applicant received approval from the County in July, but was unable to meet the Township's detention standards which are more restrictive than the County's. The applicant has revised the plans to accommodate an underground detention system that would meet both the County and Township standards. As a result of the proposed change, the site will no longer have the detention pond previously shown on the preliminary plans in the southwest corner of the site. This area must be maintained as a sodded lawn area.
- 4. Approval of detention pond landscaping by the County.** This condition can be met. Per the Township Engineer's communication, the revised plan with underground detention is under review by the County at this time.
- 5. Revision to on-site signage along Belleville Road frontage to include Zippy Auto on a new replacement monument sign or granting of an easement for the Meridian Plaza sign.** This condition has been met. The site has the existing Meridian Plaza sign along its Belleville Road frontage, which lists several medical office entities located in the rear half of the site. Only one monument sign is allowed per frontage of a lot or development. The applicant is proposing a new monument sign to be located at the southeast corner of the site and has noted that that they will not be listed on the Meridian Plaza sign. Since the subject site has

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235 East Main Street  
Suite 105  
Northville, Michigan 48167

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been split off from the parent parcel, the Meridian Plaza sign is now located on a parcel that does not have the businesses listed on it. The applicant has submitted a copy of a recorded sign easement in addition to the access easement, to ensure the legality of the sign.

6. **Approval of special land use by the Township Board of Trustees.** This condition has been met. The Board approved the request for wash establishment special land use at a regular meeting held on January 17, 2023, with the condition that a traffic study be submitted.
7. **Traffic study is submitted, per Township Board of Trustees special land use approval.** This condition has been met. A traffic study was submitted with this current site plan package, prepared by Midwestern Consulting, dated July 14, 2023. The study notes that, while turning out onto Belleville Road from the shared driveway may be difficult during peak times, no improvements are recommended as a result of this development. This is because the existing and forecasted level of service approaching this intersection is an 'F'; outbound queues may approach 3 or 4 vehicles.
8. **'No Parking' signage to be installed outside of the conveyor system, per Planning Commission preliminary site plan approval.** This condition has been met. The Planning Commission directed the applicant to place a no-parking sign outside of the conveyor system and in the main drive aisle, to prevent vehicles exiting the building from blocking the main drive aisle by parking along it. The plan shows the required signage.
9. **Installation of a row of evergreen trees in the greenbelt, per Planning Commission preliminary site plan approval.** This condition has been met. The Planning Commission directed the applicant to add additional evergreen trees to the south property line in between the deciduous trees to provide increased year-round screening. The landscape plan shows the required additional trees.
10. **Other.** The landscape plan notes the size of the proposed deciduous trees as 0" – 3". The minimum required size for deciduous trees is 2.5" caliper. Correct the landscape plan legend.

#### RECOMMENDATION

Most of the conditions of preliminary site plan approval have been addressed; however, the plan has a major change with the elimination of the detention pond and its replacement with the underground detention system. County and Township Engineer approval for the pond is a must. Subject to the underlined items noted above being addressed prior to the Planning Commission meeting, we recommend final site plan approval for Zippy Auto, to be located at 11600 Belleville Road.

Respectfully,

**McKENNA**

Vidya Krishnan  
Senior Principal Planner

Gage Belko, AICP  
Associate Planner

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

December 4, 2023  
Fishbeck Project No. 221112  
Van Buren Township Project No. 22-010

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

## **Zippy Auto Wash Engineering Review #2**

At the request of Van Buren Township, Fishbeck has reviewed the Engineering Plan dated October 27, 2023, submitted to Van Buren Township for approval, on behalf of the proposed Zippy Auto Wash located on Belleville Road in Van Buren Township (Township), Wayne County (County), Michigan. Fishbeck engaged in conversations with the applicant's Civil Engineering consultant to clarify some requirements prior to this submittal.

This project entails construction of a 4,900 square-foot (sft) building on the west side of Belleville Road on the out lot of Van Buren Urgent Care. The proposed construction includes a car wash with 17-space concrete paved parking lot with curb, concrete driveway with connection to Venetian Avenue, concrete sidewalk, a storm water collection and detention system, water and sanitary service connections to the proposed building, and other various landscaping and site plan improvements.

Our review comments are as follows:

### **General**

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

1. Has a geotechnical investigation been conducted? Soil boring information, including the ground water elevations, must be provided.
  - a. **Applicant response: soil borings will not be conducted however test pits were excavated and a report from MTC is attached.**  
*Test pit reports have been received.*

### **Water Main Service**

**Existing:** The Township's Geographic Information System (GIS) and the Applicant's plan indicate there is an existing 8-inch ductile iron water main running north-south along the west side of Belleville Road, and existing 8-inch ductile iron water main running east-west through the southern portion of the property. There is also an existing water main running north-south through the adjacent property to the west. Existing GIS also indicates the water main running along the adjacent property is a private main.

**Proposed:** The applicant's plan does not indicate any proposed water main adjustments to the existing system. A new hydrant is being added by the entrance drive-off of Belleville Road and a new water main service is indicated being tapped off-of the existing 8-inch water main running north-south on the east side of the site.

#### **Comments:**

1. The Applicant will be fully responsible for installing new water main (if needed) to connect proposed hydrant.

2. The proposed hydrant shall be extended west so that the hydrant is not in front of the Meridian Plaza sign. Additionally, the hydrant and hydrant lead must be within a water main easement dedicated to the Township. Per Township Engineering Standards, water main must be within a 12-foot-wide easement and the easement must extend 6 feet on all sides of hydrants.
3. Per the Township Engineering Standards Manual, Chapter 3, valves in wells and hydrants shall be placed on all dead-end mains for future extension. The Applicant shall provide a gate valve in well on the existing 8-inch water main between the proposed 2-inch service tap and the proposed hydrant lead.
4. Final fire hydrant placement will be subject to the Township Fire Marshall review.

## Sanitary Sewer

**Existing:** The Township's GIS records indicate a private 8-inch truss pipe sanitary sewer main running east-west along the north side of the property line. This private line appears to have been installed with future build outs in mind, west of the Urgent Care Building. Existing sanitary service taps are indicated west of the Urgent Care Building. The private 8-inch sewer flows east towards Belleville Road where it connects to the public 12-inch main via a manhole.

**Proposed:** The applicant's plan indicates a 6-inch sanitary sewer service lead connecting to a series of sediment/reclamation tanks. Flow from the tanks is then routed southeast, where a third service line from the building is picked up with a wye connection. The ultimate service outlet connection taps into the 12-inch sanitary main running north-south on the west side of Belleville Road.

The applicant has also offered the following write-up for the Sanitary/Water reclamation system:

*There is a service lead that services (2) single occupancy restrooms, (1) break room sink, (1) drinking fountain and some floor drains. The effluent if this pipe is not suitable for reclaim so this lead bypasses the reclaim system.*

*100% of the wash water that enters the conveyor pit travels through the reclaim system and allows solids to settle out and also capture materials that are buoyant in water such as oil by filtering through three underground 1500-gallon filter tanks prior to outlet to the public sewer. Prior to outlet, water is reclaimed into the wash system and used for various pre-rinse applications. Regular scheduled maintenance on the tank system is completed by solids removal service licensed by MDEQ.*

### Comments:

1. All utility crossings shall be shown in the sanitary sewer profile. Public utilities located within the ROW appear to be missing from the profile on sheet C-8.

## Storm Water Management

**Existing:** The Township GIS indicates an ultimate drainage outlet on the far southwest (SW) side of the Urgent Care Building. The current property does not have any underground storm system and drains by sheet flow to the SW. The existing driveway and Urgent Care property have an underground storm water collection system that ultimately discharges into the 36-inch outlet pipe to the SW.

**Proposed:** The Applicant's plan proposes a fully enclosed stormwater collection system with catch basins throughout the site. The stormwater collection system outlets to an underground detention system that ultimately outlets to an existing system on the west side of the property.

### Comments:

1. The provided Wayne County approval letter indicates that the reviewed and approved plans were dated June 21, 2023. Fishbeck reviewed plans dated July 20, 2023 that included an above ground detention system. The current plans submitted for review and dated October 27, 2023 now show an underground detention system. The Applicant has confirmed that the County has received the latest plans for review. The Applicant will be required to submit the approved County permit prior to moving forward to the preconstruction review phase.

## Paving and Grading

1. All geometrics will be subject to review by the Township Fire Marshal for emergency accessibility for fire trucks and other equipment.

## Soil Erosion and Sedimentation Control (SESC)

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

## Recommendation

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

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

Sincerely,



**Mike Leppek, PE**  
Civil Engineer



**Paul J. Kammer, PE**  
Senior Civil Engineer

By email

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

Kammer of Fishbeck Associates confirmed that the applicant will work with EGLE, it is part of the engineering process to make sure everything is completed and approved.

- The trucks are not going to be using Beck Road, is there any type of agreement? Vidya Krishnan informed that the truck access is sealed with the project.
- There is no retail component? Allen Scott informed no, there is not. Retail will be at Mans Lumber.
- Commissioner thanked the applicant for bringing samples of the exterior façade.

No comments from the audience or remote viewers.

**Motion Jahr, Budd second to grant the applicant, Rand Construction Engineering, Inc. on behalf of owner 5M Van Buren LLC, preliminary site plan approval to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies, located at 5925 Beck Road, parcel ID number 83-014-99-0001-703, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 11-17-22, Fishbeck Associates review letter dated 11-17-22, Fire Department review letter dated 11-3-22, staff review letter dated 12-7-22 and with the condition of the sidewalk not deferred.**

**Roll Call:**

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

**Nays: None.**

**Excused: Barr.**

**Motion Carried. (Letters Attached)**

**ITEM #4: NIGHT HAWK PROPERTIES / ZIPPY AUTO WASH – SPECIAL LAND USE REVIEW.**

**TITLE: A REQUEST BY DAVID BREWER OF VANSTON / O'BRIEN INC. ON BEHALF OF OWNER NIGHT HAWK PROPERTIES TO CONSTRUCT A 4,900 SQUARE FOOT AUTOMATIC CAR WASH AND RELATED SITE IMPROVEMENTS ON A 1.65-ACRE SITE. AUTOMATIC AUTOMOBILE WASH ESTABLISHMENTS ARE A SPECIAL LAND USE IN THE C-2 (EXTENSIVE HIGHWAY BUSINESS DISTRICT).**

**THE PROJECT IS PROPOSED TO BE LOCATED AT 11650 BELLEVILLE ROAD (PARCEL ID NUMBER 83-081-99-0004-709), WHICH IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS DISTRICT). THE PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN VENETIAN AVENUE AND SUNRISE LANE.**

Director Power gave a brief presentation. The applicant's request is to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site. The site location shares and access drive with Meridian Medical center.

Vidya Krishnan of McKenna Associates presented her staff review letter dated 11-16-22. The proposed use meets the general standards for consideration of special land use approval. McKenna Associates recommends the Planning Commission recommend approval of the special land use to the Township Board of Trustees, subject to site plan approval.



Corey Weaver, owner of Zippy Auto Wash, provided a PowerPoint presentation discussing the following: the locations of Zippy Auto Wash properties, background of the business, the newest locations, maximum resource efficiency, facilities are all electric, maximize water efficiency, have minimal sewer/solids impact and Zippy Auto Wash is a philanthropic small business. Mr. Weaver displayed a color rendering with a metal roof, dormers, awnings, the block is half height with three (3) masonry colors. The site can stack about twenty-five (25) cars, which proved to be more than efficient at existing sites. Night Hawk Properties is fully supportive of the proposed lot splits and access easements.

Commissioners had the following questions and comments:

- Was there a traffic study and is one required? Vidya Krishnan of McKenna Associates informed that the Ordinance does not require a traffic study. The applicant was asked to provide data from existing sites. Mr. Weaver did provide the data which showed significant stacking from entry to exit.
- Is there a bypass? Mr. Weaver informed yes, there is a bypass so someone can get out if they need to. There is also an exit lane prior to the pay terminals.
- Commissioner asked for clarification on the stacking when you leave the auto wash. Mr. Weaver informed that there are parking spaces for detailed drying. There are also employee parking spaces and 2 EV charging stations.
- Director Power commented that the stacking going into the auto wash is all on site. David Brewer confirmed, yes.
- Vidya Krishnan asked the applicant to clarify the hours of operation. Mr. Weaver informed that the hours of operation are 7:00 a.m. – 8:00 p.m. Monday through Saturday and they open one (1) hour later on Sunday.
- Is there staff on hand, only pay terminals or both? The applicant will have both. The site is staffed with 2-3 employees at any given time.
- Is there a cash option? Mr. Weaver informed that they have eliminated cash transactions all together.
- On a good day, how many cars would stack and how long the wash takes? Mr. Weaver informed not more than 25, normally around 10-15 cars. The wash takes about 3 minutes.
- How many cars do you see per day and what times are the busiest? Existing locations see 200-300 cars per day with bursts at rush hour, 7:00 a.m. – 8:00 a.m. and 5:00 p.m. – 6:00 p.m.

Remote view inquired about water runoff onto Belleville Road. Mr. Weaver explained that at the exit of all facilities there is a heated 20-foot concrete slab and trench drain, they also regularly de-ice all driveways.

No further comments from the audience or remote viewers.

**Motion Jahr, Cullen second to recommend the Township Board of Trustees grant the applicant, David Brewer of Vanston / O'Brien, Inc. on behalf of owner Night Hawk Properties, special land use approval to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site, located at 11650 Belleville Road, parcel ID number 83-081-99-0004-709, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 11-16-22 and staff review letter dated 12-7-22.**

**Roll Call:**

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

**Nays: None.**

**Excused: Barr.**

**Motion Carried. (Letters Attached)**

**ITEM #5: NIGHT HAWK PROPERTIES / ZIPPY AUTO WASH – PRELIMINARY SITE PLAN REVIEW.**

**TITLE: A REQUEST BY DAVID BREWER OF VANSTON / O'BRIEN INC. ON BEHALF OF OWNER NIGHT HAWK PROPERTIES TO CONSTRUCT A 4,900 SQUARE FOOT AUTOMATIC CAR WASH AND RELATED SITE IMPROVEMENTS ON A 1.65-ACRE SITE. AUTOMATIC AUTOMOBILE WASH ESTABLISHMENTS ARE A SPECIAL LAND USE IN THE C-2 (EXTENSIVE HIGHWAY BUSINESS DISTRICT).**

**THE PROJECT IS PROPOSED TO BE LOCATED AT 11650 BELLEVILLE ROAD (PARCEL ID NUMBER 83-081-99-0004-709), WHICH IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS DISTRICT). THE PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN VENETIAN AVENUE AND SUNRISE LANE.**

Director Power deferred the discussion to the Principal Planner and Township Engineer for presentation of their reviews.

Vidya Krishnan of McKenna Associates presented her review letter dated 12-7-22. Most of the required site plan items have been addressed at this time. The remaining items require review and approval by other entities and can be included for final site plan review. McKenna Associates recommends the Planning Commission grant preliminary site plan approval for Zippy Auto Wash to be located on Belleville Road as noted, subject to the following conditions:

1. Completion of lot split prior to final site plan approval.
2. Submission of a copy of an irrevocable cross access easement agreement with the Urgent Care to the west.
3. Approval of the proposed stormwater detention system by the Township Engineer and Wayne County.
4. Approval of detention pond landscaping by the County.
5. Revision to on-site signage along Belleville Road frontage to include Zippy Auto on a new replacement monument sign or granting of an easement for the Meridian Plaza sign.
6. Approval of special land use by the Township Board of Trustees.

Paul Kammer of Fishbeck Associates presented his review letter dated 12-7-22. Fishbeck offers no objection and recommends the Planning Commission grant preliminary site plan approval to the Zippy Auto Wash, based on the preliminary site plans submitted to the Township on November 22, 2022. The applicant shall review and amend any of the plan comments listed in the review letter and it is also recommended that the applicant begin conversations with the County regarding storm water management and ROW impacts and implement the requirements of both the Township and the County into the plans prior to engineering review.

Director Power presented the Fire Department review letter dated 11-1-22, which had the following comments regarding Fire Department Access:

- The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.
- No Park Fire Lanes will need to be shown on future submittals.
- Dead ends of Fire Department access in excess of 150 feet shall be provided with approved provisions for fire apparatus to turn around. NFPA 1 18.2.3.5.4
- On sheet C-3, the 15-foot opening between the vacuum stations needs to be widened to at least 20 feet.

Commissioners had the following questions and comments:

- In regard to stacking, is there a plan to have a sign at the exit to prevent stacking? Vidya Krishnan commented that is an excellent condition to add to the approval. Corey Weaver explained that other locations have similar signage.
- In regard to the heated concrete pad and trench drain, are they shown on the site plan? Yes.
- With regard to the BROD bike rack, an employee might ride a bike to work there.
- With the relaxed screening on the curve, are there any concerns with headlights shining into traffic on Belleville Road? There are no concerns. Vidya Krishnan commented that additional landscape could be added.
- Are there EV charging stations at the applicant's other locations, are customers allowed to use them and are they free? Mr. Weaver explained that all the new locations will have them, customers are allowed to use them and they are free. They are a 10KW type of charger and are intended for employees to be able to charge their vehicles. Commissioner inquired if there is signage for the EV spaces? Vidya Krishnan suggested possibly adding short term charging language. The applicant will consult with staff.
- Is there the ability to shut the charging stations down when the auto wash closed? Yes, the applicant could do that.

No comments from the audience or remote viewers.

**Motion Jahr, Cullin second to grant the applicant David Brewer of Vanston / O'Brien, Inc. on behalf of owner Night Hawk Properties, preliminary site plan approval to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site, located at 11650 Belleville Road, parcel ID number 83-081-99-0004-709, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 12-7-22, Fishbeck Associates review letter dated 12-7-22, Fire Department review letter dated 11-1-22, staff review letter dated 12-7-22, noting the feedback and concerns with regard to EV signage, with the condition that no parking signage outside the conveyer system will be installed and the addition of a row of evergreen trees to the greenbelt.**

**Roll Call:**

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

**Nays: None.**

**Excused: Barr.**

**Motion Carried. (Letters Attached)**

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

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **December 14, 2022 at 5:30 p.m.** The meeting will be held in person at Van Buren Township Hall, located at **46425 Tyler Road, Van Buren Township, MI 48111**, in the Board Room. Instructions for attending the meeting electronically are provided in this notice. The Planning Commission will consider the following items:

**Zoning Ordinance Text Amendments:** Proposed amendments that will modify the requirement for at least thirty percent (30%) of all structures within a proposed residential plat or site condominium project to have the garage door oriented other than to the front of the lot (i.e., oriented to the side or rear of the lot), and will allow modifications to restrictions on minimum separation distance between buildings in Planned Residential Developments (PRDs). The amendments will include updates to Sections 5.115(B)(8) (Dwelling, Single-Family Residential (All Site Condominiums and Subdivisions)), 6.203(A) (Planned Residential Developments – Modifications, Modifications Permitted) and 6.207(B)-6.207(C) (Planned Residential Developments – Design, Building Setbacks and Building Separation).

**Case 20-037:** A request by Rand Construction Engineering, Inc. on behalf of owner 5M Van Buren LLC to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies . The project is proposed to be located at the 21.3 acre site located at 5925 Beck Road (parcel ID number 83 014 99 0001 703). The parcel is zoned M-1 – Light Industrial. Outdoor storage of building equipment and supplies is a Special Land Use in the M-1 (Light Industrial) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.



**Case 22-010:** A request by David Brewer of Vanston / O'Brien Inc. on behalf of owner Night Hawk Properties to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site. The project is proposed to be located at 11650 Belleville Road (parcel ID number 83 081 99 0004 709), which is zoned C-2 – Extensive Highway Business District. Automatic automobile wash establishments are a Special Land Use in the C-2 – Extensive Highway Business District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.



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

Posted: November 19, 2022





# VAN BUREN

## CHARTER TOWNSHIP

Kevin McNamara | Supervisor • Sharry A. Budd | Treasurer • Leon Wright | Clerk  
Bryon Kelley | Trustee • Kevin Martin | Trustee • Sherry Frazier | Trustee • Donald Boynton Jr. | Trustee

December 6, 2023

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

### **Subject: DRAFT Planning Commission Annual Report for 2023**

In accordance with P.A. 33 of 2008, as amended, MCL 125.3801 et seq, Michigan Planning Enabling Act, please find the attached annual report regarding the Planning Commission activities for 2021. Following acceptance by the Planning Commission, the report will be forwarded to the Van Buren Township Board of Trustees. The report includes updates on the Planning Commission's progress in implementing the Township-wide 2020 Van Buren Township Master Plan, Engagement Activities, and Economic Development Plan (future), as well as an overall listing of the Planning Commission's activities. The report is summarized as follows:

### **Public Participation Activities**

As you know, the Township is well along the way to being certified as a Redevelopment Ready Community (RRC) by the Michigan Economic Development Corporation (MEDC). Consistent with the RRC's Best Practice 1.4, to meet expectations for RRC Certification, the Township is including an update on the year's public engagement efforts to the Board of Trustees as part of this Annual Report document. The Township adopted a Public Participation Plan in 2018 as part of Best Practice 1.4. Various forms of public engagement have been taken by Van Buren Township's Planning Commission, consistent with the public participation formats that are included in the Public Participation Plan.

- **Public Meetings:** The Planning Commission held 25 public meetings this year, including 21 regular meetings, and four (4) special meetings. The special meetings included a workshop to discuss economic development strategies and marketing as part of Redevelopment Ready Communities (RRC) certification, a joint training session between Board of Trustees and Planning Commission members, and a joint Planning Commission meeting held with the Planning Commissions of the City of Belleville and Sumpter Township, along with a special meeting to address a site plan amendment item.
- **Public Hearings:** The Planning Commission held ten (10) public hearings.
- **All** public meetings of the Van Buren Township Board of Trustees and Planning Commission have been accessible for view and participation through a virtual format (Zoom). Meetings were also broadcast to YouTube. Participants were able to dial in to the Zoom format to participate by phone, or could



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attend via web access which also allowed typed chat and question-and-answer capabilities.

- **Direct postcard mailings** on seven (7) requests before the Planning Commission were sent to 186 property owners.
- **Social media platforms** were used to announce Planning Commission activities.
- **Emailed and written comments** by residents to Planning Commissioners were shared at various Planning Commission meetings.

The Township's Adopted 2018 Public Participation Plan is available for view by [clicking this link](#).

## **Overall listing of the Planning Commission's Activities**

- **Preliminary Site Plan Approvals:** The Planning Commission granted four (4) preliminary site plan or preliminary condominium plan approvals.
- **Final Site Plan Approvals:** The Planning Commission granted seven (7) final site plan or final condominium plan approvals.
- **Planned Residential Development (PRD) Final Approvals:** The Planning Commission granted one (1) final PRD approval.
- **Combined Preliminary / Final Site Plan Approvals:** The Planning Commission granted six (6) combined preliminary / final site plan approvals.
- **Special Land Use:** The Planning Commission recommended three (3) special land use approvals to the Township Board.
- **Site Plan Amendments:** The Planning Commission granted seven (7) site plan amendments.
- **Temporary Land Use Approvals:** The Planning Commission granted six (6) temporary land use permits.
- **Rezoning Recommendations:** The Planning Commission made three (3) rezoning recommendation to the Township Board.
- **Zoning Text Amendment Recommendations:** The Planning Commission held eight (8) discussions about potential Zoning Ordinance text amendments and made two (2) zoning ordinance text amendment recommendations to the Township Board. These included modernized minimum height regulations for detached single-family dwellings and modifications to the minimum required separation distance between child care uses, to support child care capacity in the Township.
- **Tree Removal Permits:** The Planning Commission granted one (1) tree removal permit.
- **BZA Commentary.** The Planning Commission made commentary related to cases before the Board of Zoning Appeals (BZA) on two (2) occasions.
- **Previous site plan extensions.** The Planning Commission granted two (2) extensions to previous preliminary or final site plan reviews.
- **Administrative updates.** The Planning Commission has discussed administratively reviewed projects on three (3) occasions.



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- **Bylaws / Rules and Procedures** were updated one (1) time.
- **General planning discussions and other items.** Ten (10) other general planning discussions were held including minor modifications to approved fencing or landscaping on different projects, initial discussions regarding long-term planning focus areas, concept plan review and discussion, elections of officers, and the adoption of the 2024 meeting schedule.

## **Master Plan Implementation:**

- A key identified housing objective in the 2020 Master Plan was pursued through a training with Planning Commission and Board members on “Missing Middle” housing held on June 8, 2023, and through the passage of a Zoning Ordinance text amendment that allowed for an increase in the minimum allowable height for detached single family residential dwellings:
  - *Encourage the development of new housing in “missing middle” formats and/or layouts that are currently absent or in short supply, by creating zoning districts and design standards as necessary in the appropriate areas of the Township.*

Strategies or objectives that are listed as “ongoing” in the 2020 Master Plan are not listed in this report but should be implemented as part of recommendations and actions by the Planning Commission related to Zoning Ordinance development and development review.

## **Significant Activities:**

Significant construction progress has been made at several major project sites which were approved by the Planning Commission in the past several years. Current and recent significant construction activities tied to Planning Commission-approved projects include the following:

### **Industrial Projects**

- **Our Next Energy** continues with their first phase of construction (prototype line) to prepare a line for LFP electric vehicle battery production at the ~660,00 square foot “Crossroads North Building 6” at 42060 Ecorse Road. ONE has contracted with BMW to demonstrate the IX series EV batteries.
- **Crossroads North Distribution Center 11, LLC**, or Ashley Capital, has gained preliminary site plan approval for a **630,417 square foot distribution center** south of Van Born Road and west of Haggerty Road, launching Phase 2 of their Crossroads North Business Park.
- **JSB Builders** will soon begin construction on a **16,280 industrial speculative multi-tenant building** at 6060 Schooner Drive.

### **Commercial Projects**

P: 734.699.8900 · 46425 Tyler Rd, Van Buren Twp, MI 48111 · F: 734.699.5213  
[vanburen-mi.org](http://vanburen-mi.org)





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- **Kenworth** recently opened their 62,750 square foot **truck sales facility** at 44660 North Interstate 94 Service Drive.
- **Camping World** has re-started renovations of their building at 43646 N I 94 Service Drive. At the outset of the project, the site will be fully redeveloped with new stormwater detention, parking, and **RV sales**.
- **Multi-tenant Belleville Road Retail**. Revised plans are in for a 10,362 square foot **multi-tenant retail building** by Jason Kishmish at 10573 Belleville Road.
- **Wal Mart** recently invested in store upgrades and the construction of a curbside pickup parking area on the north end of their site.

## Residential Projects

- **Infinity Homes** is currently building 52 attached units in the Cobblestone Creek residential project near Hoeft Road and Huron River Drive and is building 67 detached units in the Townsend Park Phase II project near Ecorse and Morton Taylor Roads.
- **Boji Home Builders** is completing infrastructure for a 69 unit detached housing project in Cobblestone Creek.

## Community and Senior Housing Projects

- **The Township's Community Center Addition** is well underway including a 21,763 square foot addition which will include new gymnasium and entertainment facilities.
- **Clover Communities** is constructing a **128-unit senior apartment building** at 8470 Belleville Road, across from Robson Road on the west side of Belleville Road with 124 2-bedroom and 4 1-bedroom units.
- **Hampton Manor** is constructing **84 assisted living and Memory Care units in a 62,516 square foot building** at the southeast corner of Morton Taylor and Tyler Roads.
- **Brookwood**, a single-story attached (**2-, 4- and 6-plex**) **senior housing** project gained final site plan approval and is anticipated to break ground on approximately 44 acres of property on the north side of Tyler Road between Morton Taylor and Haggerty Road this fall.

For additional reference, the Planning Commission may also refer to an interactive map showing the locations of development projects in various stages of review or construction:

## **Interactive VBT Development Map**

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
2024 MEETING SCHEDULE**

Planning Commission Meetings are held on the 2nd and 4th Wednesday of each month at 5:30 p.m.\*\* in the Board of Trustees Room at Township Hall, 46425 Tyler Road  
Van Buren Township, MI 48111.

**January 10  
January 24  
February 14  
February 28  
March 13  
March 27  
April 10  
April 24  
May 8  
May 22  
June 12  
June 26  
July 10  
July 24  
August 14  
August 28  
September 11  
September 25  
October 9  
October 23  
November 13  
December 11**

In compliance with the Americans with Disabilities Act, reasonable accommodations will be made available with advance notice.

For more information, please call the Department of Public Services at (734) 699-8913

\*\*Meeting time adjusted from 7:30 p.m. to 5:30 p.m. via Planning Commission resolution 2022-02 on March 23, 2022 and approved by the Township Board of Trustees on April 5, 2022.



## MEMO

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TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Election of Officers
DATE:	December 6, 2023

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Planning Commissioners:

Based on the recent appointment of former Planning Commission Chair Bryon Kelley to the Board of Trustees, the Planning Commission is requested to consider scheduling a new election of officers based on the vacancy of a Chair, Vice-Chair, or Secretary, per Article III, Section 1 of the Township's adopted Rules of Procedure:

- A Chairperson, Vice-Chairperson and Secretary shall be elected by a majority vote of the Commissioners as the last new business item\* at the first regular business meeting of December each year, or when a vacancy occurs. Such other officers as are deemed necessary for the conduct of business shall be appointed by the Planning Commission as required. All officers shall take their respective office at the first regularly scheduled meeting following the meeting at which they were elected.\*
  - \*The underlined change was adopted by the Township Board of Trustees at their regular meeting on February 21, 2023.

At their regular meeting on February 8, 2023, the Planning Commission held a new election of officers for the remainder of 2023. The current elected positions are as follows:

The following are the current officers of the Planning Commission.

- Chairperson: Brian Cullin
- Vice-Chairperson: Commissioner Jahr
- Secretary: Commissioner Atchinson

The typical process for electing an officer is to have a nomination, a second to the nomination, and then a vote on the nomination by the full commission. The vote typically occurs in the following order:

- Chairperson
- Vice-Chairperson
- Secretary

Per Article III, Section 3 of the Planning Commission Rules and Procedures, the Planning Commission must also appoint a liaison to the Board of Zoning Appeals (BZA). Officially, the Planning Commission will determine whether they would like to select a liaison to the Board of Zoning Appeals (BZA) to be considered for appointment by the Board of Trustees. For the year 2023,

Jeffrey Jahr was elected as the Board of Zoning Appeals member and Brian Cullin was elected as the alternate Board of Zoning Appeals member. The Planning Commission should again vote to affirm or change these appointments. If the Planning Commission moves to recommend that either position is changed, the Board of Trustees will be requested to appoint the new liaison(s). Per Sec. 13.104 of the Zoning Ordinance and State law, the Board of Trustees must formally appoint BZA members. No action is needed by the Board of Trustees if Jeffrey Jahr and Brian Cullin are again selected to serve as liaisons.

Thank you for allowing me to comment on these procedural items. Please do not hesitate to contact me with any questions.

Sincerely,

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

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