

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, January 24, 2024 – 5:30 PM
Van Buren Township Hall
46425 Tyler Road**

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

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/82494892443>

+1 312 626 6799 US

Webinar ID: 824 9489 2443

International numbers available: <https://us06web.zoom.us/j/82494892443>

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the special meeting of January 10, 2024

CORRESPONDENCE / ANNOUNCEMENTS:

PUBLIC HEARING¹:

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1: Case 23-057. R.A. Chiesa Architects – 10553-71 Belleville Road Multi-Tenant Retail Building – Preliminary Site Plan Review

TITLE: A request R.A. Chiesa Architects to construct a 10,362 square foot multi-tenant retail building, parking, landscaping, and affiliated site improvements. The site is 1.74 acres in area and is zoned C-1 – General Business District.

LOCATION: The site is located at 10553-10571 Belleville Road (parcel ID # 83 059 01 0021 000 and 0020 000), on Belleville Road between North Interstate 94 Service Drive and Westlake Circle.

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.

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT:

¹ In an effort to encourage public participation in the planning process, remarks from members of the public who are not associated with the applicant or appearing at the request of the Township to provide specific information, shall be limited to five minutes each. A second opportunity shall be afforded these individuals after all members of the public wishing to speak for the first time on the matter have had an opportunity to do so and the second set of remarks shall be limited to three minutes.

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
January 10, 2024
MINUTES - DRAFT**

Chairperson Cullin called the meeting to order at 5:30 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, McKenna Associates and Paul Kammer, Fishbeck Associates.

Applicant(s) in Attendance: Case 23-069 – Kimberly Younglas – Group Day Care Home: Kimberly Younglas and Case 23-031 – Crossroads Distribution Center North 11, LLC: Kyle Morton of Ashley Capital.

Audience: Seven (7).

APPROVAL OF AGENDA:

Motion Budd, Jahr second to approve the agenda of January 10, 2024 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Jahr, Pahle second to approve the special meeting minutes of December 6, 2023 as amended removing Trustee Oddy from the members listed as present. **Motion Carried.**

Motion Jahr, Creal second to approve the regular meeting minutes of December 13, 2023 as presented. **Motion Carried.**

PUBLIC HEARING:

ITEM #1: CASE 23-069 – KIMBERLY YOUNGLAS – GROUP DAY CARE HOME – SPECIAL LAND USE REVIEW.

TITLE: A REQUEST BY KIMBERLY YOUNGLAS TO CHANGE AN EXISTING DAY CARE, FAMILY HOME TO A DAY CARE, GROUP HOME AS DEFINED IN SECTION 2.102(A)(60)(b) OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE. THE PARCEL IS ZONED R-1A – SINGLE FAMILY RESIDENTIAL. DAY CARE, GROUP HOME IS A SPECIAL LAND USE IN THE R-1A (SINGLE FAMILY RESIDENTIAL) DISTRICT AND THE PROPOSED SPECIAL LAND USE REQUIRES A PUBLIC HEARING. THIS HEARING IS BEING HELD IN ACCORDANCE WITH ARTICLE 12, CHAPTER 3 (SPECIAL LAND USE REVIEW) OF THE ZONING ORDINANCE.

THE SITE IS LOCATED AT 13657 COUNTRY WALK BOULEVARD (PARCEL ID # 83-101-03-0041-000), ON COUNTRY WALK BOULEVARD BETWEEN CAMDEN ROAD AND COLONIAL ROAD.

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

Director Power informed the public hearing is an opportunity for members of the public and neighboring property owners to speak and provide public comment on the applicant's request for a day care, group home.

No comments from the audience or remote viewers.

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

NEW BUSINESS:

ITEM #1: CASE 23-069 – KIMBERLY YOUNGLAS – GROUP DAY CARE HOME – SPECIAL LAND USE REVIEW.

TITLE: A REQUEST BY KIMBERLY YOUNGLAS TO CHANGE AN EXISTING DAY CARE, FAMILY HOME TO A DAY CARE, GROUP HOME AS DEFINED IN SECTION 2.102(A)(60)(b) OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE. THE PARCEL IS ZONED R-1A – SINGLE FAMILY RESIDENTIAL. DAY CARE, GROUP HOME IS A SPECIAL LAND USE IN THE R-1A (SINGLE FAMILY RESIDENTIAL) DISTRICT.

THE SITE IS LOCATED AT 13657 COUNTRY WALK BOULEVARD (PARCEL ID # 83-101-03-0041-000), ON COUNTRY WALK BOULEVARD BETWEEN CAMDEN ROAD AND COLONIAL ROAD.

Director Power presented his review letter dated 1-3-24. The applicant is requesting to change an existing Day Care, Family Home to a Day Care, Group Home as defined in Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance. Day cares are broadly permitted in two (2) categories, Family Home and Group Home. A day care, group home is a special land use in the R-1A (single family residential) district) and requires a public hearing, site plan review and special land use approval by the Township Board. Day care, group homes are allowed to have up to twelve (12) children and after twenty-nine (29) months of operation are allowed up to fourteen (14) children.

Director Power recommends the Planning Commission conditionally recommend approval of the requested special land use approval of the group day care use and conditionally approve the submitted preliminary and final site plan, subject to the following conditions:

- The Planning Commission should make findings on traffic, parking and other impacts related to the proximity between the two identified adjacent group day care home sites.
- The applicant must clarify the number of employees in writing on the site plan.
- If any additional approvals are required by the County Walk II Homeowner's Association or Management Group for this expansion, their written approval must be filed prior to the expansion occurring.

- The applicant shall provide additional graphic specifications and details for the proposed fencing, and the fencing shall be reviewed by the Planning Commission for adequate safety and aesthetic compatibility with the surrounding neighborhood.
- The applicant shall also extend the fencing to the east and south lot lines to enclose the southeast portion of the yard, when the yard is in use.
- Written approval from the HOA must be provided regarding the proposed retractable fencing.

If these requests are granted, the project will be considered by the Van Buren Township Board of Trustees before final approval is granted by Township staff. The applicant may continue the process of obtaining their “group” day care license from the State of Michigan.

Applicant, Kimberly Younglas gave a presentation. Ms. Younglas has been a licensed childcare provider since 2002, originally starting her business in Redford Township and moving to Van Buren Township in 2007. Ms. Younglas is licensed to care for up to seven (7) children and is at full capacity with hours of operation: Monday through Friday from 6:30 a.m. – 5:30 p.m. The day care is run out of the basement where there is a large play area, napping room, preschool classroom and full bathroom. Parents and children enter through the garage off of Camden Road. During the pandemic, many childcare providers closed their doors and never re-opened, Ms. Younglas always has a waiting list. Ms. Younglas would like to apply for a group child care license which would allow her to move from caring for seven (7) children to twelve (12) children, with the same hours of operation. There are already two (2) employees, one from 9:00 a.m. - 1:30 p.m. and the other from 1:30 p.m. – 5:30 p.m. The home has a four (4) car driveway and off-street parking for the employees. Parents do not drop off and pick up at the same time, parking has not been an issue. The backyard is designated as a play area for the children. Ms. Younglas plans to use a retractable fence along the side of the home facing Camden Road to prevent the children from getting too close to the road and another retractable fence on the opposing side of the yard to prevent children from going towards County Walk Boulevard. The retractable fence has been submitted to the Homeowners Association (HOA) for approval. The day care use has already been approved by the HOA.

Commissioners had the following questions and comments:

- Commissioner inquired if there is an escape window in the basement. Ms. Younglas informed yes and it is required by the State. There are two (2) egress windows, one (1) with stairs.
- Commissioner inquired if the applicant is comfortable with the conditions in Director Power’s letter. Ms. Younglas confirmed, yes.
- Commissioner commented in regard to the collapsable fencing, at the 6-14-23 Planning Commission meeting last year for a day care group home, we don’t have a requirement for fencing, but were amenable to it if the applicant was willing and had HOA approval.
- Commissioner inquired if the State requires fencing. Ms. Younglas informed, no.
- Commissioner inquired if the applicant had intended to put in a fence? Ms. Younglas had originally decided to put in a retractable fence along Camden Road to protect that area.
- Commissioner inquired if the applicant is not increasing employees? Ms. Younglas informed the State only requires one (1) additional employee other than herself for up to twelve (12) children and she already has the one (1) additional employee in place.

- Commissioner sees the need for the fence, it's located along an open road and having twelve (12) children is more to watch than seven (7). Commissioner would like to leave it up to the applicant as to what they think is best in terms of the fence.
- Commissioner commented on the distance between the group day care facilities, it was measured across a foot path and not a vehicular traffic path. Commissioner thinks the distance driveway to driveway is almost the 1,500 feet required and doesn't see a problem with the proximity.
- Commissioner inquired if the neighbors are good with the day care use. Ms. Younglas informed, yes. She has been operating for twelve (12) years at the location with no complaints.
- Commissioner inquired if the applicant has a name for the day care? Yes, Busy Bee Day Care.
- Commissioner inquired if there is parking along Country Walk Boulevard? Ms. Younglas informed there is parking, but not on the side where there are homes. Camden Road can easily fit 4-5 cars and she has never had an issue with parking.

No comments from the audience or remote viewers.

Motion Grant, Jahr second to recommend the Township Board of Trustees grant special land use approval to the applicant, Kimberly Younglas of Busy Bee Day Care, to change an existing day care, family home to a day care, group home as defined in Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance, the current parcel zoned R-1A – single family residential, located at 13657 Country Walk Boulevard (parcel ID # 83-101-03-0041-000) on Country Walk Boulevard between Camden Road and Colonial Road, in compliance with the recommendations in Director Power's review letter dated 1-3-24 and noting feedback from the Planning Commission that the issue of the 1,500 foot separation requirement from 42127 Salem Court has been considered and found not to be of concern, the parking modifications as recommend by staff have been found to be acceptable and that no additional fencing is required, however the applicant may install retractable fencing as recommend by staff, subject to HOA approval.

Roll Call:

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

Nays: None.

Excused: Atchinson.

Motion Carried. (Letter Attached)

ITEM #2: CASE 23-069 – KIMBERLY YOUNGLAS – GROUP DAY CARE HOME – PRELIMINARY AND FINAL SITE PLAN REVIEW.

TITLE: A REQUEST BY KIMBERLY YOUNGLAS TO CHANGE AN EXISTING DAY CARE, FAMILY HOME TO A DAY CARE, GROUP HOME AS DEFINED IN SECTION 2.102(A)(60)(b) OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE. THE PARCEL IS ZONED R-1A – SINGLE FAMILY RESIDENTIAL. DAY CARE, GROUP HOME IS A SPECIAL LAND USE IN THE R-1A (SINGLE FAMILY RESIDENTIAL) DISTRICT. THE

SPECIAL LAND USE REQUIRES APPROVAL OF A PRELIMINARY AND FINAL SITE PLAN.

THE SIDE IS LOCATED AT 13657 COUNTRY WALK BOULEVARD (PARCEL ID # 83-101-03-0041-000), ON COUNTRY WALK BOULEVARD BETWEEN CAMDEN ROAD AND COLONIA ROAD.

Director Power presented his review letter dated 1-3-24 covering preliminary and final site plan during the special land use review and had no further comments.

Applicant, Kimberly Younglas had no further comments.

Commissioners had no further questions or comments.

No questions or comments from the audience or remote viewers.

Motion Jahr, Creal second to grant the applicant, Kimberly Younglas preliminary and final site plan to change an existing day care, family home to a day care, group home as defined in Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance, site located at 13657 Country Walk Boulevard (parcel ID # 83-101-03-0041-000) on Country Walk Boulevard between Camden Road and Colonial Road noting feedback from the Planning Commission that the issue of the 1,500 foot separation requirement from 42127 Salem Court has been considered and found not to be of concern, the parking modifications as recommend by staff have been found to be acceptable and that no additional fencing is required, however the applicant may install retractable fencing as recommend by staff, subject to HOA approval.

Roll Call:

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

Nays: None.

Excused: Atchinson.

Motion Carried. (Letter Attached)

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

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

THE DISTRIBUTION CENTER AND AUXILIARY IMPROVEMENTS WILL BE CONSTRUCTED ON THE SOUTH SIDE OF VAN BORN ROAD, WEST OF HAGGERTY ROAD, AT 6110 HAGGERTY ROAD (PARCEL ID # 83-005-01-0006-000).

Director Power gave a presentation and explained the review process. The project received preliminary site plan approval from the Planning Commission on 9-27-23, special land use approval by the Township Board of Trustees on 10-17-23 and a variance by the Board of Zoning Appeals (BZA) on 11-14-23. Additionally, a limited tree removal permit was granted by the Planning Commission on 10-17-23. The project is located at the end of the Belle Creek Drain. The Township Board of Trustees will be requested to review and consider adoption of a resolution to support a petition to abandon the portion of the Belle Creek Drain that crosses the site. A soil erosion permit has been obtained from Wayne County for the site and the reconstruction of Haggerty Road has started.

Vidya Krishnan of McKenna Associates presented her review letter dated 12-31-23. All of the conditions of preliminary site plan approval have been addressed at this time. Therefore, McKenna Associates recommends the Planning Commission grant final site plan approval to Ashley Crossroads North Building 11, subject to final engineering approval from the Township Engineer and Wayne County.

Paul Kammer of Fishbeck Associates presented his review letter dated 1-3-24 providing the following comments:

- The applicant will be responsible for working with the Township and Township Engineer to submit for an EGLE Drinking Water permit. No construction may begin on the water main until this permit is obtained.
- The applicant will be responsible for working with the Township and Township Engineer to submit for an EGLE Part 41 Sanitary Sewer permit. No construction may begin on the water main until this permit is obtained.
- Pump station technical comments are all in accordance with Township standards. Mr. Kammer will make sure all items are worked out with the Water & Sewer Director.
- The Township received an email indicating that OHM has completed their review of the storm water management plans on behalf of the County, but Spicer Group is still reviewing the plans on behalf of the Drain Commissioner. The applicant must submit all review correspondence from the County to the Township. The applicant must receive all County approvals prior to finalizing the preconstruction process with the Township.
- Approval has been received from the Township Board for the abandonment of the Belle Creek Drain, there will be no impact with the removal of the drain. There will be an additional detention pond to the north, pump sizes are not increasing and the rate at which the water discharges will remain the same.
- Fishbeck reviewed all of the information provided by the applicant for both traffic studies associated with the site. While both studies looked at different aspects of the Crossroads North development impact, it does not appear that either study looked at the entire build-out of the site, including the Haggerty Road reconstruction and traffic signal. Fishbeck recommends that an updated Traffic Impact Study be completed with all aspects of the CRN Development included:

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

Fishbeck recommends the Planning Commission grant the Crossroads Distribution Center North 11, final site plan approval based on the engineering review of the submitted final site plans dated 12-11-23. The applicant shall review and amend any of the plan comments listed in the review letter and resubmit to the Township for review as part of the preconstruction process. The design of the pump station must be approved by Township staff prior to the applicant moving to the preconstruction phase. The applicant must also continue to forward any review letters or approvals from the County to the Township.

Director Power presented the Fire Department review letter dated 1-3-24. All Fire Department concerns have been addressed.

Kyle Morton of Ashley Capital gave a presentation. Mr. Morton explained the project is materially the same project as reviewed a few months ago and displayed a photo of the site as it sits today. The drain abandonment piece is complicated and confusing, the County has a prescriptive right to the Belle Creek Drain and the applicant is putting forward the effort with the County to lift the drains legal requirements. The Belle Drain runs to the east and sits under the middle of building 10. The stormwater system was originally designed to have four (4) pumps, they are only keeping two (2) pumps and retaining the water longer at the site. Mr. Morton also has concerns about flooding, they have had some problems on the south side, no issues to the north and are building very large basins. Mr. Morton would like to delay the traffic study until the next building is presented instead of solving a mismatch, due to not having Haggerty Road completed. Mr. Morton believes what has been put forth will satisfy building 10. A lease has been signed for 4,000 square feet of the building and the pad has been built. The company is DSV a Global Danish Logistics company.

Commissioners had the following questions and comments:

- Commissioner asked to hear the Township Planning Engineer’s response to the traffic study comments from the applicant. Paul Kammer of Fishbeck agreed that at this time a full traffic study would do no good. When looking at the 2021 traffic study, they took into account buildings 4 and 5. The concern is that there is not any legitimate data for building 11. There are two (2) separate studies that don’t take into account the full picture. Mr. Kammer would like to see what is already planned altogether and hold off recommending that it should be looked at as a full buildout without the current data. Mr. Morton would like to remove the request for a new study and blend the two (2) studies that were done together with the additional required data.
- Commissioner inquired what the difference is between a traffic recount and traffic study? The recount is more of a reanalysis.
- Commissioner commented he doesn’t see how the traffic study will impact what the applicant is doing now and inquired if the design of the new Haggerty Road is the same?

Mr. Kammer informed that Haggerty Road will have 3 lanes, one-way each direction and a turn lane.

- Commissioner commented regarding stormwater, the engineer originally made the recommendation that the County should give approval to the final site plan. Mr. Kammer informed when the letter was written, they had not received the Planning Consultants comments.
- Commissioner inquired where the applicant is with the EGLE Drinking Water and Part 41 Sanitary Sewer permits? Mr. Morton informed both applications need to be submitted by the Township Engineer. The applicant has the wetland permit and is working on formally recording the conservation easement.

Member of the audience had the following questions and comments:

- Resident expressed concern of the storm damage from 8-24-23, the storm flooded his property that neighbors the site. Resident is not sure with the new drain coming through what the levels were at during the storm and what the additional drainage will add. Resident inquired if the County has done anything in the past to clear the drain? Mr. Kammer informed that the storm in August of 2023 was not a standard storm, they don't build infrastructure to handle that size of a storm. It is the County's responsibility to clean and clear the drains. Ashley Capital has been pushing for the County to clean the drains. Director Power informed that he recently tried to make contact with Wayne County to discuss the possibility of improvements to the McCloughery Drain. The resident is in the area that will feel the impact from the McCloughery drain. The building 11 site is detaining water at beyond the Counties standards and the applicant is working on a petition to the County for maintenance. Mr. Morton informed they have officially put in a petition for an assessment of the drain.
- Commissioner asked for clarification on the August 2023 storm, was the new drain installed? Mr. Morton informed, no that work wasn't done yet and drainage is expected to improve.

Motion Jahr, Grant second to grant the applicant, Crossroads Distribution Center North 11, LLC, final site plan approval to construct a distribution center, located at 6110 Haggerty Road (parcel ID # 83-005-01-0006-000), based on the analysis and subject to the conditions in the McKenna Associates review letter dated 12-31-23, Fishbeck Associates review letter dated 1-3-24, Fire Department review letter dated 1-3-24 and Director Power's staff letter dated 1-3-24.

Roll Call:

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

Nays: None.

Excused: Atchinson.

Motion Carried. (Letters Attached)

GENERAL DISCUSSION AND UPDATES:

Director Power informed there are no updates, he will work on gathering training information to provide to the Commission and the next meeting is scheduled for 1-24-24.

ADJOURNMENT:

Motion Budd, Creal second to adjourn the meeting at 7:23 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



VAN BUREN CHARTER TOWNSHIP

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

46425 TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

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

PLANNING & ZONING APPLICATION

CASE INFORMATION

CASE NUMBER: 23-057	DATE SUBMITTED: September 26, 2023
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APPLICANT INFORMATION

NAME: RONALD A. CHIEBA, AIA RA CHIEBA ARCHITECTS	PHONE: (516) 263-5519
ADDRESS: 42200 WARFIELD AVE 210	CELL PHONE:
CITY, STATE & ZIP: CLINTON TWP., MI 48038	FAX:
EMAIL: rchieba@chiebaarchitects.com	

PROPERTY OWNER INFORMATION (If different than the applicant)

NAME: JASON KISHMISHO GRAND MANAGEMENT & DEV.	PHONE: (248) 594-5939
ADDRESS: 30201 ORCHARD LAKE AVE 110	CELL PHONE: (248) 211-1224
CITY, STATE & ZIP: FARMINGTON HILLS, MI 48304	FAX:
EMAIL: jkishmisho@grandmd.com	

BILLING CONTACT

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

SITE/PROJECT INFORMATION

NAME OF PROJECT: RETAIL DEVELOPMENT			
PARCEL ID NO: V125-83-000-9010-020-000 -000-9010-021-000		PROJECT ADDRESS: 10513 BELLEVILLE	
*APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY ON PLANS			
PROPERTY LOCATION: On the EAST Side of BELLEVILLE Road; Between I94 B.D.R. Road and TYLER Road.			
SIZE OF LOT WIDTH: 200'	SIZE OF LOT DEPTH: 275.60'	ACREAGE OF SITE: 1.74 AC.	TOTAL ACRES OF SITE TO REVIEW: 1.74 AC.
CURRENT ZONING: C-1	IS A REZONING OF THIS PARCEL BEING REQUESTED? <input checked="" type="radio"/> YES		REQUESTED ZONING:
PROJECT DESCRIPTION: MULTI-TENANT RETAIL BUILDING 10,362 SF SHELL CONSTRUCTION			

SPECIAL PERMIT INFORMATION

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

PRINT PROPERTY OWNER'S NAME

[Signature]
SIGNATURE OF PROPERTY OWNER9/18/2023

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 18 day of September 2023Robert Glownia Notary Public, OAKLAND County, MichiganMy Commission expires 01-01, 2025

ROBERT GLOWNIA
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Jan. 1, 2025
Acting in the County of _____



MEMO

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Case 23-057 / R.A. Chiesa Architects – Belleville Road Multi-Tenant Retail Site – Preliminary Site Plan Review
DATE:	January 17, 2024

Planning Commission Members:

R.A. Chiesa Architects has applied seeking approval to construct a 10,362 square foot multi-tenant retail building, parking, landscaping, and affiliated site improvements. The site is 1.74 acres in area and is zoned C-1 – General Business District. The site is located at 10553-10571 Belleville Road (parcel ID # 83 059 01 0021 000 and 0020 000), on Belleville Road between North Interstate 94 Service Drive and Westlake Circle.

To assist with your review, your packet contains reports from the Township's reviewing staff including the Planning Consultant, Township Engineer and Deputy Fire Chief, as well as civil and architectural plans from the applicant. The plans included with this packet address some of the comments included in the Planning Consultant's, Township Engineer's, and Deputy Fire Chief's letters.

If the request is granted, the applicant will also undergo Wayne County engineering review and final site plan and engineering review by Van Buren Township.

Please feel free to reach out with any questions.

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

January 2, 2024

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

**Subject: VBT-23-057 Belleville Road Retail (multiple tenants), 10573 Belleville Rd.
Site Plan Review #2 (Preliminary)**

Revised Plans Dated November 22, 2023; Received on December 2, 2023

Dear Planning Commissioners:

In December 2016, the Planning Commission conditionally approved a preliminary site plan for a 3-unit commercial building at 10573 Belleville Road; the Board of Trustees granted special land use approval that same month for a proposed drive-through. The project expanded, with an additional parcel, additional tenant spaces, and a relocated drive-through and was subject to further review in 2018, again receiving preliminary site plan approval and special land use approval; however, a final site plan was never approved.

The applicant has effectively restarted the site plan review process, this time without a drive-through, but with additional tenant spaces. Initial staff comments were provided in October and the applicant now seeks preliminary site plan approval from the Commission. The previously approved special land use runs with the land; however, as proposed, the project does not include the special land use. Should the applicant choose to establish a drive-through in the future, full site plan approval from the Planning Commission would be required including major changes to the site layout to facilitate the drive-through use, which may or may not be feasible. The proposed 6-unit, 10,362 sq. ft. development sits on two parcels zoned C-1, General Business, lying within the Belleville Road Overlay District, which carries higher standards for building design and pedestrian amenities.

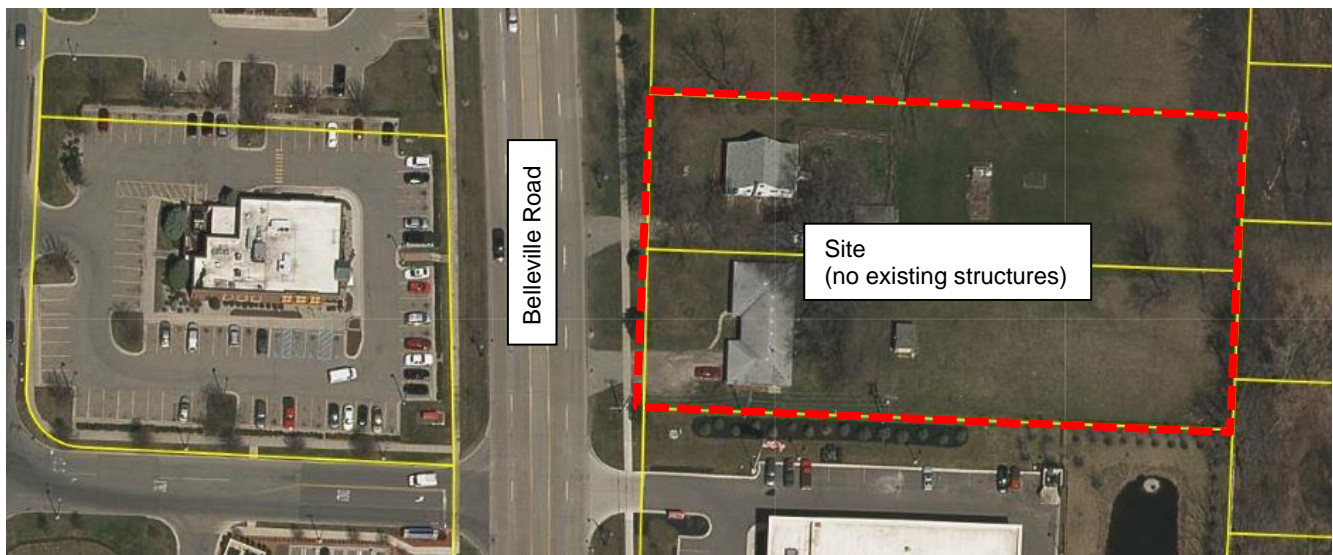


Image Source: Wayne County Parcel Viewer

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. **Lot Requirements.** The two parcels being proposed for development must be combined into a single tax parcel ID. Lot combination must be completed prior to issuance of permits.
2. **Zoning and Use.** A variety of retail and restaurant uses are permitted by-right in the C-1 District. The site is being developed as a “shell” or “white box” tenant spaces; leases for the spaces have not been confirmed. While there are no confirmed tenants, the floor plan shows demising walls demarcating six (6), roughly equal tenant spaces, one of which includes an overhead door. The locations of the walls are noted as conceptual and are subject to change. The applicant notes in their parking calculations on Sheet AS-1 that they anticipate two of the six tenants being sit-down “fast-casual” restaurants and four tenant spaces devoted to retail stores. The proposed retail uses and carry-out/site down restaurants are principal permitted uses in the C-1 district per Section 3.111.B.
3. **Dimensional Requirements.** The building meets the required setbacks for the front yard (75 feet), side yards (15 feet), and rear yard (25 feet) at 140 feet, 27 feet, and 150.5 feet, respectively. The building height – 24.6 feet – will be less than the maximum building height of 40 feet. There are no maximum lot coverage requirements in the C-1 district.
4. **Site Layout and Circulation.**
 - a. **Access from Belleville Road.** The site will be served by one (1) 32-foot, 3-lane access drive – ingress lane plus a left and right egress lane – to the north along the site’s Belleville Road frontage. Section 9.106(B) of the Zoning Ordinance limits sites in the C-1 District to no more than one point of ingress and egress per 500 feet. The proposed curb cut on Belleville Road is acceptable because it is the only curb cut on the lot.
 - b. **Cross-Access.** Pursuant to Section 6.308(B)(2), the applicant must provide a cross access easement to the parcels on the north and south and allowing users to access Belleville Road through the site’s driveway. The applicant shows an access “stub” along the northern property line and a 24-foot-wide cross access easement running the width of the lot up to the southern property line. *Per previous history, Belle Tire would not permit the applicant to access it’s driveway although it has a recorded cross access easement on its site.* While that situation is addressed separately, the easement shown on the applicant’s parcel must be recorded prior to permits being issued for the site.
 - c. **Emergency and Service Access.** Sheet AS-3 demonstrates sufficient turning space for fire trucks, semi-trucks, and garbage trucks. Emergency access is subject to further review and approval by the Township Fire Marshal.
 - d. **Sidewalks.** Sidewalks and crosswalks are proposed throughout the site. Minimum 5-foot sidewalks surround the building, connecting to various employee patios and public seating areas. A new pedestrian plaza with seating is proposed to the south, along the site’s Belleville Road frontage, connecting the public sidewalk to the interior sidewalks via a stamped asphalt and stacked brick crosswalk through the parking lot. East of the building, crosswalks are proposed to connect future RV parking to the interior sidewalks. The sidewalks on the west and south sides of the building are at least 8 feet wide to account for a 2-foot vehicle overhang for those parking spaces per Section 9.104(D) of the Zoning Ordinance. Details of the sidewalk ramps are also provided on Sheet AS-2.

- e. **Utilities.** The existing overhead electrical wires are proposed to be relocated in coordination with the utility company. The intended new locations of the utility poles are shown on the site plan pending coordination with the DTE service coordinator; two of these new pole locations are on or outside of the property lines of the project site – utility easements may be required. The applicant had previously stated that the utility will be rerouted behind the building. Clarify the exact plan regarding relocation. Section 7.123 of the Zoning Ordinance requires new utility installations to be placed underground unless determined impractical by the Planning Director or Planning Commission.

5. **Parking and Loading.** Parking calculations are shown on Sheet AS-1. Four of the six tenants (6,650 sq. ft. gross floor area) are anticipated as “Retail Stores” and the remaining two tenants (3,712 sq. ft. gross floor area) are anticipated “Sit-Down Restaurants, No Liquor.” Final useable floor areas and seating areas cannot be determined until tenants are confirmed and floor plans are finalized, but we can assume 80% useable floor area for the retail spaces. Future seating areas for the restaurants are estimated on the plans.

a. **Number of Required Parking Spaces.**

Land Use	Measurement	Required	Provided
Retail Stores	<i>1 per 200 sq. ft. usable floor area. (6,650 x 0.8 = 5,320 UFA / 200)</i>	27 spaces	69 spaces including 4 RV spaces (66 required)
Sit-Down Restaurant, No Liquor	<i>1 per 2 seats of legal capacity, plus 1 per employee at largest shift (46 seats x 0.5) + (16 x 1.0)</i>	39 spaces	
Barrier-Free Spaces	<i>3 spaces out of 51-75 total req. spaces</i>	3 spaces	3 spaces
Off-Street Loading Areas	<i>1 @ 10 ft. x 50 ft. for buildings 10,001 – 50,000 gross sq. ft. (10,362 gross sq. ft.)</i>	1 space 10 ft. x 50 ft.	1 space 10 ft. x 50 ft.

The site plan includes 4 RV spaces. RV spaces are only required if the site has a fast-food restaurant **with** a drive-through component located within ½ mile of an expressway. With the elimination of the previously proposed drive-through, RV spaces are no longer required; however, they make the site more accessible for those in larger vehicles. The site is one (1) space short of the 66 required off-street parking spaces as four (4) of the 69 provided are reserved for RV use. We recommend that the RV spaces be reduced to 2 and the remaining 2 spaces be striped or painted as parallel parking spaces.

- b. **Layout and Location.** All parking spaces are proposed to be double-striped, and most spaces are dimensioned at 9.5 x 20 ft. with 24-foot maneuvering lanes, compliant with ordinance standards. Spaces abutting sidewalks and sodded areas are shown as 9.5 x 18 ft., which is permitted per Section 9.104. Sidewalks abutting parking have been increased to 8-feet wide to avoid vehicle-pedestrian conflicts.

6. **Landscaping.** The landscaping requirements of the Zoning Ordinance are as follows:

- a. **Frontage Landscaping.** Section 10.103(A) requires a minimum of 1 deciduous or evergreen tree per 40 feet of road frontage, 1 ornamental tree per 100 feet of road frontage, and 8 shrubs per 40 feet of road frontage. Based on the site's 168 feet of road frontage (less the access drive) 4 evergreen or deciduous trees, 2 ornamental trees, and 34 shrubs are required. The proposed frontage

landscaping consists of 4 deciduous trees (Linden), 2 ornamental trees (Rose of Sharon), and 34 shrubs (Yew), plus an additional 20 Boxwood shrubs.

- i. **Street (Right-of-Way) Trees.** For sites within the BROD Overlay, Section 6.310(C)(2)(b)(i) requires a minimum of 1 deciduous tree planted in the right-of-way per 40 feet of road frontage. Based on the site's 168 feet of frontage, 4 deciduous trees are required. The applicant proposes 4 deciduous Beech trees.
 - ii. **Perennial Beds.** For sites within the BROD Overlay, Section 6.310(C)(2)(b)(ii) requires perennial beds, planted in groups, within 20% of the required landscape frontage area. The applicant has provided 20 perennial Fountain Grasses, planted in four groups of five, within the beds along the frontage, along with 11 perennial Daylilies planted around the monument sign. The applicant incorrectly notes that 43 perennials are proposed to satisfy this requirement and calculates the perennial requirement as 20% of the shrub plantings, rather than 20% of the frontage landscaped area, as required. While the true standard may be met, the applicant must demonstrate that perennials account for 20% of the frontage landscaped area, or 34 linear feet.
- b. **Parking Lot Screening.** Section 10.103(B)(1) requires a parking lot adjacent to a sidewalk, street, or other public right-of-way to be landscaped within 10 feet of the paved ground surface with either shrub screening, a berm, or a wall. The applicant proposes shrub screening with Yew, forming a continuous hedge in front of the 13 parking spaces adjacent to the Belleville Road right-of-way. The plan notes that these shrubs will be planted at least 2 feet from the front of the parking space curb to account for vehicle overhang.
- The shrubs are spaced 36-48 inches on-center, with a 4-foot spread, so that it should attain opacity at a height of 3 feet within 12 months of planting, which is required by Section 6.310(C)(3)(a). Combined with the proposed Boxwood and Fountain Grasses, we believe the parking lot will be sufficiently screened.
- Interior Parking Lot Landscaping.** Section 10.103(B)(2) requires the internal landscaped area to be at least 5% of the paved area. With 48,792 sq. ft. of paved area, 2,440 sq. ft. of landscaped islands is required, each being no less than 360 sq. ft. and 10 ft. wide. The plan identifies several landscaped islands within the paved areas, totaling 2,440 sq. ft; however, many of the landscaped areas do not meet the minimum width or area requirements and must be enlarged. Further, interior landscaped areas shall include groundcover of grass, perennials, shrubs, or mulch; the proposed stone beds throughout the site do not meet ordinance standards.
- There must be 1 tree per 300 sq. ft. of proposed interior landscape area (and at least 1 tree per island), so at least 8 deciduous trees are required. Six (6) Eastern Redbuds are proposed along with two (2) Linden trees within the six landscape beds. While these are both deciduous, Eastern Redbud is considered ornamental and we recommend at least half of the trees be Linden trees to provide canopy cover.
- c. **Loading Area Screening.** Pursuant to Section 10.103(C), the loading area on the east side of the site is sufficiently screened from the right-of-way by the proposed building.
 - d. **Screening Adjacent to R-1-Zoned Area.** Section 10.103(E) requires a 20-foot wide buffer on the east side of the site (the adjacent lot to the east is zoned R-1B) with 1 tree per 20 linear feet (minimum of 50% evergreen trees). A 20-foot buffer is shown on the plans. Based on the 200 linear feet of the eastern lot line, 10 trees are required (at least 5 of which must be evergreen trees). There

are 12 evergreen trees (White Fir) and 3 deciduous tree (Sunburst Honey Locust), so the planting requirements are met. A thick stand of trees exists within the residentially-zoned area as well.

- e. **Screening adjacent to C-1-Zoned Area.** Section 10.103(E) requires a 10-foot wide buffer on the north and south sides of the site (which are zoned C-1) with 1 tree per 30 linear feet. On the north and south sides of the site, the required buffer is only shown on the easternmost 105 feet, with the parking lot maneuvering lane abutting the lot line on the south and the buffer being reduced to 5 feet on the north. While the buffer to the north contains the required 13 trees ($375 / 30$), the buffer to the south contains only 4 trees. We note that the adjacent property to the south has an adequate landscaped buffer.

Section 10.106 of the Zoning Ordinance allows the Planning Commission to make modifications to the landscaping requirements. For the north side of the site, we recommend approval of the proposed 5-foot wide buffer to allow for adequate circulation drive width. We had previously recommended that a minimum 5-foot buffer be included along the south side and that the drive aisle be reduced to a one-way with the spaces reconfigured to angle parking. The north side of the site is one-way going westward, so making the south side of the site one-way going eastward would appear logical. However, the applicant has a potential tenant for the south end (Sherwin Williams) and contends that a one-way circulation drive with angled parking would not work for their use. The applicant is seeking a modification from the Planning Commission.

- f. **Outdoor Space.** Section 10.103(F)(3)(a) of the Zoning Ordinance requires 1 sq. ft. of outdoor open space per 25 sq. ft. of building area to be located adjacent to the right-of-way for pedestrian use. Based on the 10,364 sq. ft. area of the building, the outdoor open space must be 415 sq. ft. A plaza proposed within the Belleville Road frontage is connected to several other open space patios and seating areas interior to the site. While the plaza itself may not meet the 415 sq. ft. requirement, we find the proposed open space amenities to be sufficient.
 - g. **Mechanical and Utility Equipment Screening.** Section 10.103(J) requires all mechanical and utility equipment to be screened, including rooftop equipment. Pages A-2 and A-3 of the site plan show the rooftop equipment being screened by a parapet wall. A transformer pad adjacent just east of the building is proposed to be screened by 8 Boxwood shrubs, 12 Fountain Grasses, and a Linden tree. We recommend that the height of the transformer be shown and, if necessary, that a larger evergreen shrub be proposed.
 - h. **Standards for Plant Materials.** Section 10.104 includes standards for plant materials. The plant sizes in the landscape table on Sheet AS-4 comply with Section 10.104.
 - i. **Maintenance and Irrigation.** A statement regarding annual landscape material maintenance is included on Sheet AS-4. Also, Sheet A-1 states that all grass areas will be irrigated with an automatic timer.
7. **Belleville Road Overlay District (BROD) Requirements.** The site is located in the Core Commercial Subarea of the Belleville Road Overlay District (BROD). In addition to the requirements of other sections of the Zoning Ordinance, lots in the BROD must comply with the requirements of Article 6, Chapter 3 of the Zoning Ordinance. The site meets most of the BROD requirements with respect to design and architecture. The following are our major comments on the BROD standards not mentioned elsewhere:
- **Bicycle Parking:** 1 bicycle space is required for each 25 vehicle spaces or fraction thereof. Therefore, 3 bicycle parking spaces are required, which must be located near the building entrances.

The 3 bicycle parking spaces are located near the outdoor eating area on the southwest side of the building.

- **Bicycle and Pedestrian Access:** Standards for pedestrian and bicycle access within the site are met. The bicycle parking is appropriately located near the public entrances. In areas where pedestrians must cross the parking lot, either “piano key” striping or decorative stamped paving is proposed.
 - **Building Materials and Colors.** The primary building materials (brick) and accent materials (EIFS and pre-colored ground-face concrete block) appear to meet the standards of the Zoning Ordinance. The material colors are shown on the plans, and we recommend that material samples be presented to the Planning Commission.
8. **Lighting.** Lighting is regulated in Section 8.105 of the Zoning Ordinance. A photometric plan is included on Sheet AS-5 with details of light poles and fixtures. Details for wall-mounted fixtures are on Sheet A-2. All fixtures are appropriately shielded, and the light poles are 20 feet high (the maximum height is 25 feet). The proposed illumination levels on the site comply.
9. **Trash Enclosure.** The trash enclosure screening meets the requirements of Section 7.122 of the Zoning Ordinance. The proposed dumpster enclosure is located on the east side of the building and consists of a 6-foot concrete block wall with a brick veneer to match the building on three sides and a composite face, steel-reinforced gate on the fourth side. The dumpster enclosure is at least 100 feet from the residential district to the east.
10. **Signs.** Conceptual wall signs are shown for the tenant spaces and a monument sign is proposed for the development. Details are provided for the proposed monument sign. The proposed sign is 8 feet in height and the proposed polycarbonate faces are approximately 60 sq. ft. in area, which complies with Section 11.108(B) of the Zoning Ordinance. The sign will have a 2-foot-high masonry base and other decorative elements. The sign is proposed 11.5 feet from the property line. All business signage requires separate review and permitting. No business signage is approved as part of this review.
- Several pieces of incidental signage are proposed, including “Wrong Way,” “Do Not Enter,” “Begin One Way,” “No Parking, Fire Lane” and “Van Accessible” signage. We recommend placing pedestrian crossing “Ped X” signs at pedestrian crossing areas in the parking lot facing oncoming traffic.
11. **Engineering.** The proposed utilities and stormwater detention system for the site are subject to review and approval of the Township Engineer and Wayne County.

RECOMMENDATION

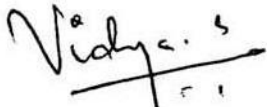
The applicant has been in the process of developing this site for several years. The latest plan has been in discussion with Township Staff for several months and has undergone numerous changes to bring it closer in compliance with the Ordinance standards. A few items remain to be resolved but can be addressed with final site plan approval. Therefore, we recommend that the Planning Commission grant preliminary site plan approval for the Belleville Retail Center to be located at 10573 Belleville Road, subject to the following conditions:

1. Completion of lot combination prior to issuance of permits.
2. Recording of the cross-access easement extending from the north to the south property line with the County, prior to issuance of permits.
3. Clarification regarding location of rerouted DTE utility poles.

4. Elimination of two RV parking spaces and striping the area for parallel parking or larger vehicle parking.
5. Correction to the notation of quantity of perennial plantings.
6. Enlarging parking lot landscape islands to meet minimum size and area requirements and providing mulch, grass or other plant material ground cover within the islands.
7. Planning Commission approval of reduced landscape buffer along the north property line.
8. Planning Commission determination on elimination of landscape buffer along the south property line.
9. Notation of transformer height and evergreen screening adequate to screen it completely from view.
10. Planning Commission approval of proposed building materials and colors.
11. Township Engineer and County approval of proposed stormwater management system.

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 21, 2023
Fishbeck Project No. 181140
Van Buren Township Project No. 23-057

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

Belleville Road Retail Development Preliminary Site Plan Review

At the request of Van Buren Township (Township), Fishbeck has reviewed the Site Plan dated November 22, 2023, submitted to the Township for Preliminary Site Plan approval, for the proposed new Belleville Road Retail Development located at 10573 Belleville Road in Van Buren Township, Wayne County (County), Michigan.

This project entails construction of a new 10,362 square foot retail building containing six potential tenants with a 69-space bituminous pavement parking lot; construction of a driveway connecting to Belleville Road; construction of water and sanitary mains with services for the proposed building; construction of a full stormwater collection and management system; and other various site plan improvements.

At this time, Fishbeck examines and reviews the feasibility of the engineering aspects of the site design but will not conduct a full engineering review until the engineering review submittal.

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. In general, all engineering design and plan creation shall be done in accordance with the requirements set forth in the Township Engineering Standards Manual. This includes all details for water main, sanitary, and storm utilities. The Township can provide full size Standard Detail sheets if requested, otherwise, the singular detail sheets can be found at the back of the standards manual.
2. Any soil boring information, including the ground water elevations, must be provided.
3. All elevations indicated shall be on NGVD 29 datum. A conversion factor must be provided to convert indicated elevations to NGVD 29.
4. The signature and seal of the professional engineer registered in the State of Michigan, who is responsible for the design of the project, must be included on the plans.
5. A list of required permits must be included.
6. All existing and proposed easements shall be indicated on plans.
7. The plans include notes that refer to Belleville standards, the Applicant should revise these notes to refer to the Township standard details and plans. This note appears on sheet AS-3.
8. The underground utilities shall be shown on the landscaping plan.
9. The submitted plans reference Civil Engineering Plans for exact designs. Have the Civil Engineering plans been completed? These plans must be included as part of the Final Site Plan Approval submittal.

Water Main Service

Existing: The Township's geographic information system (GIS) records indicate an existing 16-inch ductile iron water main running north-south on the west side of Belleville Road. There is also a three-quarter inch copper service lead to both parcels of the proposed development. The parcel to the south of the proposed development has a hydrant connected to an 8-inch ductile iron main near the southern property line.

Proposed: The Applicant is proposing to add an 8-inch ductile iron water main along the west side of the property line that connects to the existing 8-inch water main in the northwest corner of the property to the south. The proposed water main will extend east and north through the site to service the proposed retail building and dead ends with a hydrant at the north property line. Two additional hydrants are being proposed.

1. Existing and proposed water main easements must be indicated on the plans. New water main must be in a 12-foot easement dedicated to the Township. Water main easements must also extend 6-feet in every direction of a fire hydrant.
2. Per EGLE requirements, the 10-foot separation between water and storm is a clearance measurement from outside of pipe to outside of pipe. 10 feet center to center is not wide enough.
3. Further discussion with the Township Engineer and Water and Sewer Department regarding abandonment of the existing water service leads will be required.
4. More detail on the connection to the existing system to the south will be required as part of the engineering plans. Does the existing water main stub all the way to the property line? If not, does the Applicant have access to work in the property to the south to connect to the existing water main. All utility details, easements, profiles, and design must be completed prior to final engineering review.
5. Profiles of water main 8-inch and greater will be required as part of the final engineering review.

Sanitary Sewer

Existing: The Township's GIS records indicate an 18-inch reinforced concrete pipe (RCP) sanitary sewer main running north-south along the east side of Belleville Road.

Proposed: The Applicant's plans indicate a proposed 10-inch polyvinyl chloride (PVC) sanitary main running along the south and east sides of the building. On the east side of the building, there will be five service leads and one service lead on the south side. The applicant is proposing to connect to the existing 18-inch sanitary sewer at the manhole to the south of the site.

1. Plans indicate an existing 24-inch sanitary sewer however township records indicate an existing 18-inch sanitary sewer. The Applicant shall verify existing sanitary sizing and inverts and confirm feasibility of proposed layout.
2. Basis of design calculations must be included on the plans as part of the preliminary site plan submittal.
3. Has the Applicant completed any investigation into how the existing property was serviced for sanitary? GIS does not indicate any existing sanitary service leads which may indicate a septic system.
4. Proposed and existing sanitary sewer easements must be indicated on the plans. New sanitary main must be in a 20-foot easement dedicated to the Township. Separation from the water main must be 10 feet outside of pipe to outside of pipe.
5. The Applicant will be required to provide profiles for the new sanitary main as part of the final engineering submittal. The engineering plans must include details of the connection to the existing sewer including the

proposed manhole over the existing sewer and any drop connections that may be required. Deep excavations will likely require temporary shoring and discussions with Wayne County regarding lane closures.

6. The sanitary work within the ROW will require a Wayne County permit. The Applicant should obtain permit approvals by the County prior to the final engineering review. All County review letters, and County approvals must be submitted to the Township.

Storm Water Management

Existing: The Township's GIS records indicate two storm sewer mains running north-south on either side of Belleville Road. The main on the east side of Belleville Road is a 12-inch RCP and the one on the west side of Belleville Road is a 30-inch of unknown material.

Proposed: The Applicant's plan is proposing a new RCP storm collection system with catch basins and manholes that conveys stormwater into an underground storage detention system where it will be detained and discharged to an existing 32-inch storm sewer in Belleville Road.

Comments:

1. The Applicant's plan proposed the use of underground detention for stormwater management. Full stormwater management calculations will be required for the Township final engineering review phase and must be in accordance with the County stormwater management standards as well as the Township stormwater management standards. Prior to the Engineering review phase, it is recommended the Applicant receive County approval of the stormwater management plan and begin conversations with the County regarding stormwater early in the design process and continue to keep the Township updated on permit approval progress.
2. The Applicant will be required to design a stormwater system that provides the required storage and discharge values for the Township standards (10-year for under five-acre site) as well as providing additional storage and discharge per the County standards.
3. The previous engineering review plans indicated a stormwater pump station for the underground storage discharge to the existing system. Has the Applicant reviewed the stormwater inverts and verified if a pump station is needed or not? Pump station equipment and utility connections should be considered as part of the overall site plan.
4. The Applicant should note that the Township stormwater design standards and the County stormwater design standards vary and the provided stormwater management system and outlet structures must be designed to accommodate requirements set forth in both. In the Township, for sites under 5-acres, the Applicant must provide detention for a 10-year storm with an allowable discharge rate of 0.1 cfs/acre. An overall drainage area map must be provided indicating all areas tributary to the proposed storm water system. The overall drainage area map must include flow arrows indicating direction of runoff flow throughout the site. The Applicant must verify all site runoff will be collected and no drainage issues will be created for surrounding properties.

Paving and Grading

1. The driveway on Belleville Rd shall be constructed in accordance with County standards and a right-of-way (ROW) permit will be required.
2. All geometrics will be subject to review by the Township Fire Marshal for emergency accessibility for fire trucks and other equipment.
3. Full grading details for all Americans with Disabilities (ADA) parking and sidewalk areas will be required for the final site plan submittal.

Soil Erosion and Sedimentation Control (SESC)

1. A SESC plan must be provided and must be in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with the County SESC standards. 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 the Belleville Road Retail Development project, Preliminary Site Plan approval, based on engineering feasibility of the plans, subject to the comments listed above. The Applicant should prepare the Civil Engineering drawings as referenced in the submitted plans and provide them as part of the final site plan review process with the Township. The Applicant should also begin discussions with the County for stormwater management if they haven't already. If you have any questions regarding this project or our comments listed above, please contact me at 248.324.4796 or mtleppek@fishbeck.com.

Sincerely,



Mike Leppek, PE
Civil Engineer



Paul J. Kammer, PE
Senior Civil Engineer

Attachment – Utility Exhibit

By email

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



VAN BUREN TOWNSHIP FIRE DEPARTMENT

46425 Tyler Road, Van Buren Township, MI 48111

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

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

January 18, 2024

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

R.A. Chiesa Architects P.C.
43260 Garfield Road
Clinton Township, MI 48038

A site plan review was performed for a multi-tenant retail building located at 10573 Belleville Road Van Buren Township MI 48111. The focus of this review was Water Supply, and Fire Department Access. The Code used in the review is the Van Buren Township adopted fire code IFC 2021 and NFPA 1 2021. A review for this development was completed in 2016 and a letter dated 12/5/2016 from Fire Marshal McNally is used as a reference. **The comments in red were not addressed in the latest submittal.**

Project Overview:

Type of Construction: 5B
Use group: Mercantile (M) and Business (B)
Roof Height: 40 Feet
Square Footage: 10,362 ft²
Required Fire Flow: 2750 gpm over 2 hours IFC 2021 Table B105.1(2)

Water Supply:

- An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. NFPA 1 2021 18.3

The plans show three Fire hydrants spaced around the building, on an 8-inch Ductile Iron Water main. The three hydrants are adequate for supplying the required fire flow.

Fire Department Access:

- Approved access roads shall be provided for every facility, building, or portion of a building hereafter constructed NFPA 1 2021 18.2.3.1.1

The Fire Department access as shown in the latest submittal is adequate. However, the sign schedule located on sheet AS-2 shows a minimum of only 2 “No Parking Fire Lanes” signs. This will not be adequate to maintain access on all sides of the building.

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

**Length: 49 Feet 7 inches
Turning Radius: 44 Feet
Height: 12 feet 8 inches**

This submittal shows an emergency vehicle access plan.

General Comments:

- New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.
IFC 2021 505.1
- Knox boxes shall be required for each tenant space. The boxes can be purchased from www.knoxbox.com
IFC 2021 506.1

The latest submittal still show only 1 Knox Box for the retail center. Each tenant space shall be required to purchase a Knox Box for that space.

- An emergency responder radio coverage system may be needed for this building unless it can be proven after the building is constructed and occupied that coverage is sufficient. This will be field verified prior to final C of O.
IFC 2021 510.1
- The gas meter bank shown on the plans are required to be labeled, to identify which gas meter covers each tenant space.

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

Andrew Lenaghan
Deputy Fire Chief/Fire Marshal
Van Buren Township