

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, November 10, 2021 – 7:30 PM
REMOTE MEETING AGENDA**

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; this Van Buren Township's Planning Commission meeting will be conducted virtually as permissible under Public Acts of 2020 Act No. 254 and Declaration of a Health Emergency in Wayne County. To participate in the meeting electronically, the public may follow the instructions below.

Join by weblink: <https://us06web.zoom.us/j/89668334180>

- Or dial in by phone: 1 312 626 6799
- Webinar ID: 896 6833 4180

For instructions on [how to join a Zoom meeting, make a public comment, ADA information, and virtual meeting compliance from the State please click here.](#)

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of October 27, 2021.

CORRESPONDENCE

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

ITEM #1: WORK SESSION: SUMPTER ROAD CORRIDOR PLAN

TITLE: THE PLANNING COMMISSION AND MASTER PLAN CONSULTANT MCKENNA ASSOCIATES WILL PRESENT A VISION STATEMENT, DRAFT RECOMMENDATIONS FOR FUTURE LAND USE AND A DRAFT REGULATING PLAN FOR THE SUMPTER ROAD CORRIDOR FROM BEMIS ROAD TO THE CITY LIMITS OF THE CITY OF BELLEVILLE.

ACTION ITEMS:

- A. Presentation by the Township Staff and Consultants.
- B. Public comment.
- C. Planning Commission discussion.

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
October 27, 2021
MINUTES - DRAFT**

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

Acting Chairperson Kelley called the meeting to order at 7:33 p.m.

ROLL CALL:

Present: Jahr, Cullin, Atchinson, Budd and Kelley.

Excused: Barr.

Staff: Director Power and Secretary Harman.

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

Applicant(s) in Attendance: Chris Becker for DTE Energy, Ryan Plum, Jeremy Schrot and Mike Freckelton for Subaru Research and Development Inc. and Tony Antone for Kojaian Van Buren Acquisitions, LLC.

Audience: Eight (8).

APPROVAL OF AGENDA:

Motion Jahr, Cullin second to approve the agenda of October 27, 2021 as presented.

Roll Call:

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

Nays: None.

Absent: Barr.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Cullin second to approve the regular meeting minutes of October 13, 2021 as presented.

Roll Call:

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

Nays: None.

Absent: Barr.

Motion Carried.

PUBLIC HEARING:

ITEM #1: 21-033 – DTE ENERGY / 42061 ECORSE ROAD – REZONING REQUEST.

THE APPLICANT, CHRISTOPHER BECKER, ON BEHALF OF DTE ELECTRIC, SEEKS TO REZONE THE PROPERTY LOCATED AT 42061 ECORSE ROAD FROM C-1 GENERAL BUSINESS DISTRICT, TO M-1 LIGHT INDUSTRIAL.

LOCATION: 42061 ECORSE ROAD, TAX PARCEL 83-041-99-0004-001. LOCATED ON THE SOUTH SIDE OF ECORSE ROAD BETWEEN HAGGERTY ROAD AND KIRKBRIDGE PARK DRIVE.

Motion Jahr, Budd second to open the public hearing.

Roll Call:

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

Nays: None.

Absent: Barr.

Motion Carried.

Director Power informed that this is an opportunity for members of the audience to speak and ask questions or submit comments for the rezoning request. There were no questions or comments from the audience.

Motion Jahr, Atchinson second to close the public hearing.

Roll Call:

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

Nays: None.

Absent: Barr.

Motion Carried.

NEW BUSINESS:

ITEM #1: 21-033 – DTE ENERGY / 42061 ECORSE ROAD – REZONING REQUEST.

THE APPLICANT, CHRISTOPHER BECKER, ON BEHALF OF DTE ELECTRIC, SEEKS TO REZONE THE PROPERTY LOCATED AT 42061 ECORSE ROAD FROM C-1 GENERAL BUSINESS DISTRICT, TO M-1 LIGHT INDUSTRIAL.

LOCATION: 42061 ECORSE ROAD, TAX PARCEL 83-041-99-0004-001. LOCATED ON THE SOUTH SIDE OF ECORSE ROAD BETWEEN HAGGERTY ROAD AND KIRKBRIDGE PARK DRIVE.

Director Power informed that the purpose for the rezoning is to pave the way for the construction of a DTE substation. Director Power deferred the discussion to Principal Planner, Vidya Krishnan.

Vidya Krishnan of McKenna Associates presented her zoning amendment review letter dated 10-14-21. At this time, the application to rezone the subject site from C-1 to M-1 meets the following standards of Section 12.504(A) through 12.504(L) of the Zoning Ordinance:

1. Section 12.504(A). The proposed rezoning is consistent with the goals, policies and objectives of the Master Plan and its subsequent amendments. The proposed M-1 zoning designation is consistent with the office/industrial designation envisioned in the Master Plan for the site and abutting properties.
2. Section 12.504(B). The proposed rezoning is consistent with the intent of the zoning ordinance and the existing development pattern of the area.
3. Section 12.504(C). The site has frontages on a major thoroughfare, even though the proposed use is likely to generate minimal traffic.
4. Section 12.504(D). The proposed use of the site does not require water or sewer services and will contribute positively to the electric capacity of the Township.
5. Section 12.504(E). Van Buren Township has experienced a high demand for additional industrial development and expansions of existing industrial land uses. The proposed use of the site for a substation will support the existing and future growth of the area.
6. Section 12.504(F). The proposed rezoning is not causing any exclusionary zoning.
7. Section 12.504(G). Although the site has wetlands, the applicant will be designing the site plan to ensure minimal disturbance and will obtain any necessary approvals from EGLE at the time of site plan review.
8. Section 12.504(H). The uses permitted by right and special land use in the proposed M-1 zoning district is likely to have less adverse impacts on the adjacent neighborhood, than developing it under the current C-1 zoning designation.
9. Section 12.504(I). The site is challenging for any development owing to its narrow frontage and required setbacks for the current C-1 District.
10. Section 12.504(J). Given the possible options, McKenna Associates believes the M-1 designation is the most appropriate designation.
11. Section 12.504(K). The proposed substation use is permitted under the current C-1 and proposed M-1 designation. The applicant is seeking rezoning to maintain consistency with the Master Plan and develop the site under the setback guidelines of the M-1 District.
12. Section 12.504(L). The proposed M-1 zoning of the site will be compatible with the uses currently existing around it. Although the parcel abuts RM zoning to the west and R-1B zoning to a part of the north, these parcels are occupied by the ITC transmission corridor and are not buildable.

Therefore, McKenna Associates recommends that the Planning Commission recommend approval of the requested amendment to the Zoning Ordinance to rezone the subject property from C-1 to M-1 designation, to the Township Board of Trustees.

Chris Becker, the Engineering Manager overseeing the design and permitting for the DTE substation gave the presentation. Mr. Becker had conversation with the Township early on to consider rezoning the property from C-1 general business to M-1 light industrial. The M-1 light industrial zoning designation is more consistent with what is there and allows the applicant to push the substation further forward on the property while minimizing impact to the wetlands. Director Power displayed the site plan of the substation and Mr. Becker explained the layout of the substation and power distribution. The entry drive will be wider than a normal drive due to the traffic volume along Ecorse road enabling large equipment to be brought in quickly and safely. The substation meets the requirements for M-1 light industrial and the applicant won't be asking for any variances.

No comments from the audience.

Commissioner inquired if the rezoning request is intended to be conditional on the site plan. Director Power informed that this is not a conditional request.

Motion Jahr, Atchinson second to recommend to the Township Board of Trustees approval of the requested amendment to the zoning ordinance by the applicant Christopher Becker on behalf of DTE Energy to rezone the property located at 42061 Ecorse Road, tax parcel 83-041-99-0004-001, located on the south side of Ecorse Road between Haggerty Road and Kirkridge Park Drive from C-1 general business to M-1 light industrial, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 10-14-21.

Roll Call:

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

Nays: None.

Absent: Barr.

Motion Carried. (Letter Attached)

ITEM #2: 21-029 – SUBARU / 50255 MICHIGAN AVENUE – PRELIMINARY AND FINAL SITE PLAN REVIEW.

THE APPLICANT, SPALDING DEDECKER ON BEHALF OF OWNER SUBARU RESEARCH AND DEVELOPMENT INC. SEEKS SITE PLAN APPROVAL TO CONSTRUCT AN APPROXIMATELY 1,900' LONG VEHICLE TESTING ROADWAY CONNECTION TO AN EXISTING RESEARCH AND DEVELOPMENT SITE AND RELATED SITE IMPROVEMENTS.

LOCATION: 50255 MICHIGAN AVENUE, TAX PARCEL 83-021-99-0001-704. LOCATED ON THE SOUTH SIDE OF MICHIGAN AVENUE BETWEEN DENTON AND ECORSE ROAD. THE SITE IS ZONED M-1 LIGHT INDUSTRIAL.

Director Power gave a brief presentation. The site plan review is for the test track for the Subaru Research and Development Facility that was completed in 2020. Director Power deferred the discussion to Principal Planner, Township Engineer and Fire Marshal reviews.

Vidya Krishnan of McKenna Associates presented her site plan review letter dated 10-12-21. The proposed project is an accessory to a previously permitted use and does not alter the character or layout of the site. All of the site plan related concerns have been addressed at this time. Therefore, McKenna Associates recommends the Planning Commission grant preliminary and final site plan approval for the Subaru test track to be constructed at the site, subject to the following condition:

1. Approval of storm water detention requirements by Wayne County and Township Engineer.

Paul Kammer of Fishbeck Associates presented his review letter dated 10-12-21, recommending the Planning Commission grant the Subaru Test Track Project preliminary, engineering and final site plan approval, subject to the storm water comments listed in the review letter and in accordance with the Township's Engineering Standards manual. The applicant must update the plans in an Issued for Construction plan set with the listed requirements and also acquire Wayne County approval (permit) or acceptance of the plans as is, noting that if Wayne County review comments require adjustments to the plans in areas of concern for the Township Planner or Engineer the site plan may be subject to re-review and approval by the Planning Commission.

Director Power presented Fire Marshal Lenaghan's review letter dated 10-5-21, based on the site plan information it is further understood that:

- No structure is included on the test track site and fire personnel responding to the facility will assume that any emergency to the location will be vehicular in nature.
- Testing will occur primarily during business hours, 9:00 a.m. to 5:00 p.m., headlight test will occur at dawn until 10:00 p.m.
- The maximum speed of the vehicles during test will be 80 mph, with most test occurring at 25-35 mph.
- The maximum number of vehicles being tested at one time will be 3. Most testing will only involve 1 vehicle.

Based on the information provided by the plans and the planning staff review meeting dated 9-15-21, all fire department concerns have been addressed at this time.

Jeremy Schrot of Spalding DeDecker provided brief comments on behalf of Subaru. The majority of the planning and engineering comments have been addressed, the drainage area will produce less stormwater than was originally planned for and in general the storm system is more than accommodating for what they will be putting through it.

Resident inquired why Subaru wasn't required to install sidewalks along Michigan Avenue when the project was initially approved. Vidya Krishnan of McKenna Associates informed that Michigan Avenue (US-12) is under MDOT jurisdiction and there was a lot of discussion regarding sidewalks when the project was initially reviewed. That stretch of US-12 leads into I-94 and MDOT did not want to encourage pedestrian traffic in that area.

Commissioner inquired to the Township Engineer regarding his review letter, point #1 paving and grading, the applicant must verify the thickness of the base course of 3C., is that a condition? Paul Kammer of Fishbeck Associates identified the industry standard is based on the size of the aggregate and the actual mix, it is more of a quality comment and he is not concerned with it being a condition. Jeremy Schrodtt of Spalding DeDecker informed that MDOT guidelines allow for between 2 inches and 3 inches for the base course and the applicant is right in the middle at 2.5 inches.

Motion Atchinson, Jahr second to grant the applicant, Spalding DeDecker on behalf of owner Subaru Research and Development Inc, preliminary and final site plan approval for case number 20-029 located at 50255 Michigan Avenue, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 10-12-21, Fishbeck Associates review

letter dated 10-12-21, Fire Department review letter dated 10-5-21 and Wayne County to provide review and approval for stormwater detention and circulation.

Roll Call:

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

Nays: None.

Absent: Barr.

Motion Carried. (Letters Attached)

ITEM #3: 21-028 – KOJAIAAN / 6615 HAGGERTY ROAD – PRELIMINARY SITE PLAN REVIEW.

THE APPLICANT AND OWNER, KOJAIAAN VANBUREN ACQUISITIONS, LLC SEEKS PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A 66,450 SQUARE FOOT SPECULATIVE INDUSTRIAL BUILDING AND RELATED SITE IMPROVEMENTS.

LOCATION: 6615 HAGGERTY ROAD, TAX PARCEL 83-002-99-0026-706. LOCATED ON THE EAST SIDE OF HAGGERTY ROAD, NORTH OF ECORSE ROAD AND SOUTH OF VAN BORN ROAD. THE PROPERTY IS ZONED M-1 LIGHT INDUSTRIAL.

Director Power gave a brief presentation. There was a previously approved site plan for Neapco with a similar layout. Neapco's plans changed and the owner of the property decided to move forward with the development for other potential industrial tenants. Director Power deferred to Vidya Krishnan for her review comments.

Vidya Krishnan of McKenna Associates presented her preliminary site plan review letter 10-20-21. Most of the site plan related items have been addressed at this time, with a few minor exceptions. Therefore, McKenna Associates recommends the Planning Commission grant Kojaian Van Buren Acquisitions, LLC preliminary site plan approval for the proposed speculative light industrial warehouse building, subject to the following conditions to be addressed prior to final site plan approval being granted:

1. Striping of lanes of ingress and egress on the pavement.
2. Widening of sidewalk on east side of building to 5 feet.
3. Submission of a floor plan with defined area for office and warehouse use as noted in parking calculations.
4. Planning Commission approval of a modification to the greenbelt standards of Section 10.103(A) to allow the existing trees along the east and north property lines (located on the adjacent lots) to meet the greenbelt careening requirement.
5. Detention pond landscaping plan approval by Wayne County.
6. Township Engineer and Wayne County approval of proposed storm water detention system.
7. Planning Commission approval of proposed building materials and colors.
8. Administrative approval of proposed wall sign at a future date.
9. Submission of details of monument sign.

Paul Kammer of Fishbeck Associates presented his preliminary site plan review letter dated 10-21-21, recommending preliminary site plan approval for the Kojaian Outlot Development site,

subject to the comments in the review letter and in accordance with the Township's Engineering Standards manual.

Director Power presented the Fire Department review letter dated 10-15-21 with the following comments:

- Fire Department Access: The turning radius of a fire department access road shall be as approved by the AHJ.
- Water Supply/Fire Flow: The maximum distance to a fire hydrant from the closest point of the building shall not exceed 400 feet. The length of the building (594 feet) is too long to deploy hose lines from the North and South sides into the building.

Tony Antone of Kojaian Van Buren Acquisitions, LLC thanked Township staff, engineers and planners for their reviews. The site was originally for Neapco, with the robust market the applicant wanted to have plans approved and ready to go bringing jobs into the area. Mr. Antone believes that all changes can be met and quickly. The color palette is beige and will complement the area. The applicant would like efforts focused on getting Haggerty Road repaved. Director Power informed that Haggerty Road repaving is a priority with the Township and the color palette was received from the applicant. Director Power displayed a rendering of the building along with the material samples.

Commissioner is glad to see the project is moving forward again and thanked the applicant for sending material samples.

No comments from the audience.

Motion Jahr, Budd second to grant the applicant, Kojaian Van Buren Acquisitions, LLC, preliminary site plan approval to construct a 66,450 square foot speculative industrial building along with related site improvements at 6615 Haggerty Road, tax parcel 83-002-99-0026-706, based on the analysis and subject to the conditions detailed in the McKenna Associates review letter dated 10-20-21, Fishbeck Associates review letter dated 10-21-21 and Fire Department review letter dated 10-15-21.

Roll Call:

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

Nays: None.

Absent: Barr.

Motion Carried. (Letters Attached)

GENERAL DISCUSSION:

Director Power informed there is a student from Wayne State University, Ashley Harris, she is looking to ask Commission members some questions about being on the Planning Commission. If commissioners have any availability please let Director Power know and he will provide contact information.

Director Power provided an update on the meeting schedule. There will not be meetings on the day before Thanksgiving and the week of Christmas. There are only 2 meetings left for the year, November 10th and December 8th.

Director Power asked that any Planning Commissioners that have not been to 2 training sessions this year to let him know and he can make arrangements for training. The training requirement for Commissioners is 2 sessions per year.

No comments from the audience.

ADJOURNMENT:

Motion Budd, Cullin second to adjourn the meeting at 9:01 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Sumpter Road Corridor Plan: Vision Statement and Draft Future Land Use Map Amendments
DATE: November 5, 2021

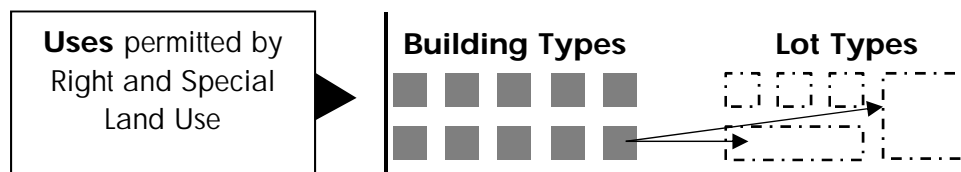
The Planning Commission is requested to assist in providing direction for the next steps in the process of the Township's Sumpter Road Corridor Plan. The Planning Commission and Master Plan consultant McKenna Associates will review feedback received from sessions with the Township's Sumpter Road Corridor Plan Steering Committee.

For reference, this packet includes a proposed vision statement, a draft future land use map, and a draft regulating plan map for the project. Additional materials will be distributed to the Planning Commission ahead of the meeting on November 10th, 2021.

The Plan's draft vision statement is included in page 3 of this packet. The Planning Commission will first review the vision statement and the principles that define the vision statement. The Planning Commission will then discuss the proposed future land use recommendations.

A significant component of the future land use recommendations for this Plan will be the inclusion of a **Sumpter Road Mixed Use** future land use district. Within this district, a wide variety of residential, commercial, and other uses will be permitted which must fit within a limited set of allowable building types. Lots within the district are identified and categorized based on their relationships with surrounding land uses and based on their orientation to Sumpter Road. These identified lot types will each contain a prescribed set of allowable building types. The assignment of lot types with relationships to specific building types and a wide range of permitted uses will form a **regulating plan** that serves the basis for zoning requirements within the district.

Sumpter Road Mixed Use District Regulating Plan Framework



The proposed draft future land use map amendment also includes a proposed **Sumpter Road Rural Settlement** future land use district, which serves as a template for providing housing at a low gross density in a manner that complements commercial or mixed land uses at the district's key intersections at Hull Road and Bemis Road.

The feedback on these concepts received from the Planning Commission and other stakeholders will guide decisions on a draft Corridor Plan, and the framework for this Plan to be executed through zoning. I look forward to continuing this discussion.

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

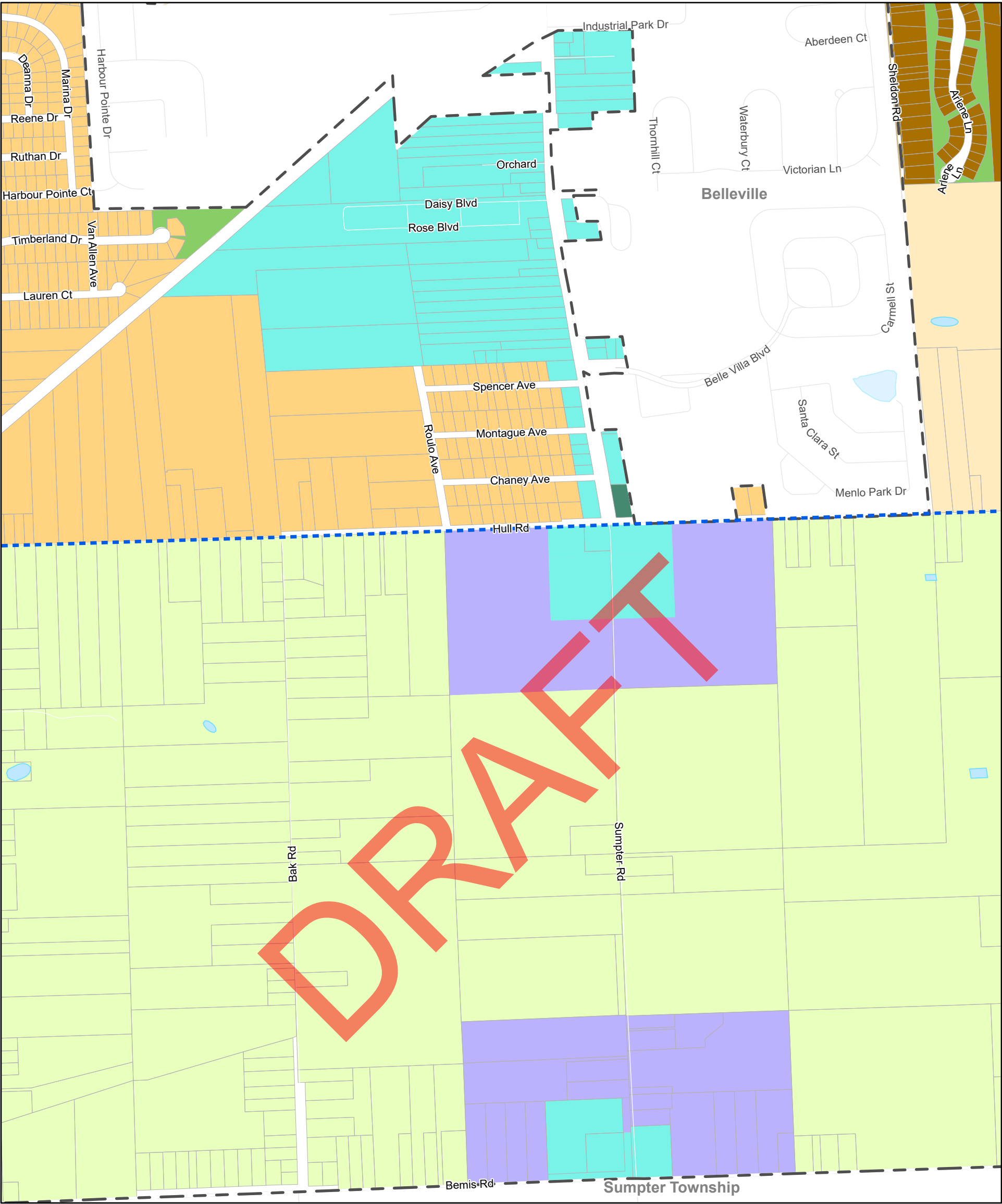
CC: Adam Cook, Master Plan Consultant, McKenna Associates

VISION STATEMENT

The Sumpter Road Corridor is a southern gateway to Belleville and the economic centers of Van Buren Township. It also serves as a transition to the rural, southern portion of the Township.

The community's Vision for the Corridor is embodied in the following principles:

- The existing semi-rural character of the Corridor will be protected and preserved into the future.*
- The Corridor will accommodate a mix of land uses that are appropriate for its existing character and location within the Township.*
- New buildings along the Corridor will be traditional in appearance, appropriately scaled, and adaptable to evolving future circumstances.*
- Sumpter Road and nearby local streets will be safe, serene, and attractive places for all who use them - including pedestrians, cyclists, and motorists.*



Sumpter Road Future Land Use Plan

Van Buren Township, Wayne County, MI

November 2, 2021 - DRAFT

Legend

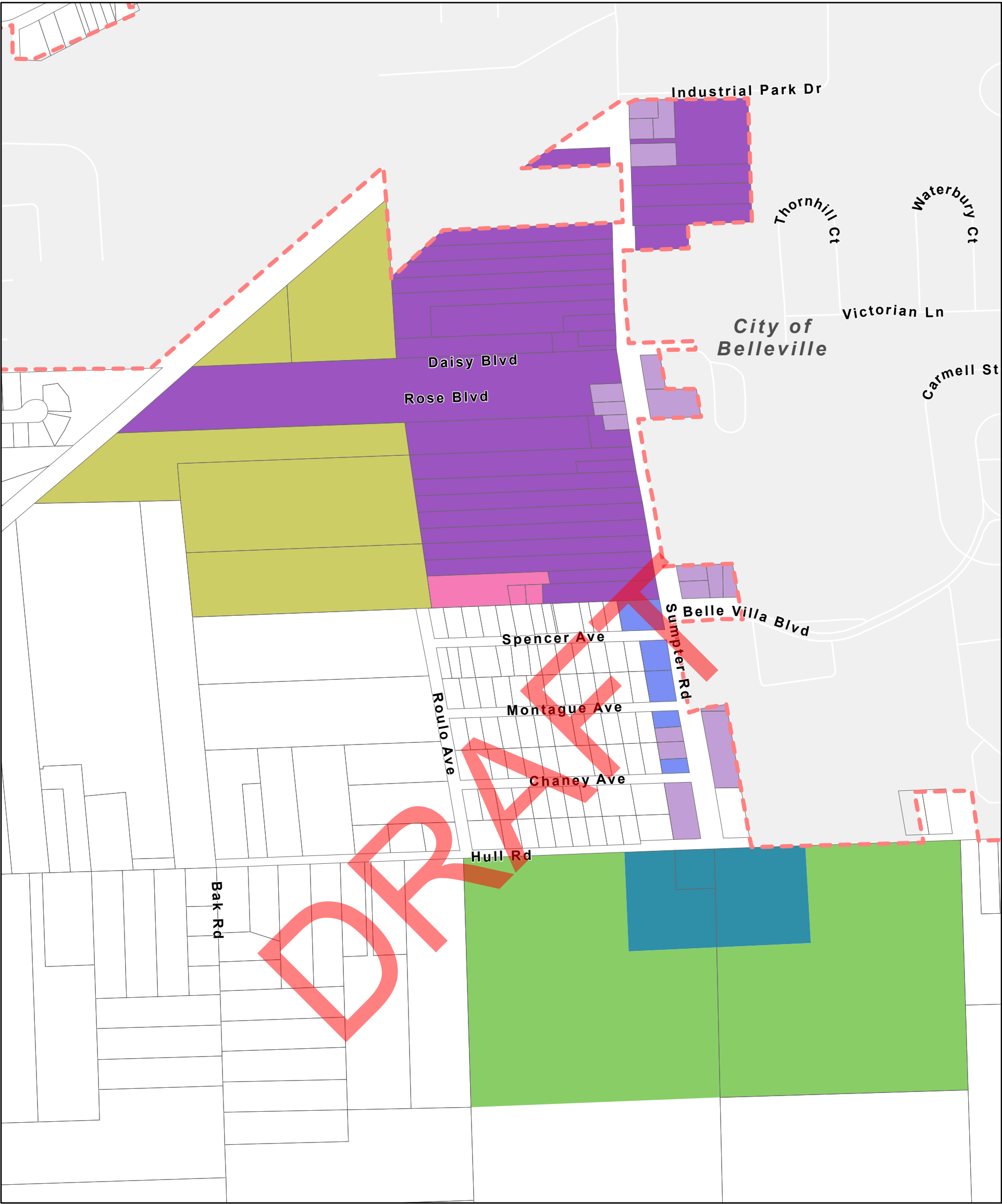
- | | |
|--------------------------------|-----------------------------|
| Airport | Multiple Family Residential |
| Consent Judgement | Mixed Use |
| Commercial / Office | Office / Light Industrial |
| General Commercial | Office Research |
| Gateway Commercial | Commercial / Office |
| Heavy Industrial | Private Open Space |
| Industrial Trucking | Consent Judgement |
| Local Commercial | Rural Settlement |
| Low Density Single Family A | Sumpter Mixed Use |
| Low Density Single Family B | Sumpter Rural Settlement |
| Light Industrial | Town Center Core |
| Medium Density Single Family A | Town Center Edge |
| Medium Density Single Family B | Village Residential |



0 400 800
Feet

Basemap Source: Michigan Center for
Geographic Information, v. 17a.
Data Source: Van Buren Township 2021,
McKenna 2021.





Sumpter Road Regulating Plan

Van Buren Township, Wayne County, MI

November 2, 2021 - DRAFT

Legend

- Anchor Lots
- Landlocked Lots
- Minor Corner Lots
- Primary Lots (Deep)
- Primary Lots (Shallow)
- Rear Lots
- Sumpter Rural Settlement Lots
- Parcel Boundaries
- Municipal Boundaries



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: Van Buren Township 2021, McKenna 2021.

