

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
September 8, 2021
MINUTES - DRAFT**

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

Chairperson Thompson called the meeting to order at 7:32 p.m.

ROLL CALL:

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

Excused: Kelley.

Staff: Director Power, Director Best and Secretary Harman.

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

Applicant(s) in Attendance: Sam Patel and Scott Wright on behalf of JSB Builders, LLC.

Audience: Seven (7).

APPROVAL OF AGENDA:

Motion Jahr, Cullin second to approve the revised agenda of September 8, 2021, noting the change to the site location in new Business Item #1.

Roll Call:

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

Nays: None.

Absent: Kelley.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Cullin second to approve the regular meeting minutes of July 14, 2021 as presented.

Roll Call:

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

Nays: None.

Absent: Kelley.

Motion Carried.

NEW BUSINESS:

ITEM #1: 21-004 – JSB BUILDERS, LLC – SITE PLAN APPROVAL.

THE APPLICANT, SAM PATEL, ON BEHALF OF JSB BUILDERS, LLC HAS APPLIED TO CONSTRUCT A 16,280 SQUARE FOOT MULTI-TENANT LIGHT INDUSTRIAL BUILDING WITH TRUCK WELL AND RELATED SITE IMPROVEMENTS.

LOCATION: THE SITE IS LOCATED TO THE SOUTH OF 6032 SCHOONER DRIVE, TAX PARCEL ID NUMBER: V-125-83-018-99-0003-708, ZONED M-1 (LIGHT INDUSTRIAL) WITH A TOTAL AREA OF 4.478 ACRES. THE SITE IS LOCATED ON THE WEST SIDE OF SCHOONER DRIVE WHICH IS LOCATED ON THE SOUTH SIDE OF MICHIGAN AVE BETWEEN BECK AND DENTON ROADS.

Director Power gave a brief presentation noting that the site is 4.478-acres and the request is for an industrial building that is intended to be built for the applicant's business and several potential tenants. Director Power deferred to Vidya Krishnan for planning and zoning comments.

Vidya Krishnan of McKenna Associates presented her site plan review letter dated 8-30-21. The applicant has addressed most of the site plan related items, however, some items remain to be addressed. The applicant is seeking preliminary and final site plan approval from the Planning Commission in a single step. Final site plan approval cannot be recommended with outstanding site plan issues. Some of the remaining issues such as greenbelt berm size, architecture etc., require input from the Planning Commission, after which the applicant would have to submit a revised site plan addressing the conditions of Planning Commission approval. Therefore, McKenna Associates recommends that the Planning Commission approve the preliminary site plan only, subject to the following conditions:

1. Striping of a crosswalk connection from the sidewalk on the south side of the building to the sidewalk along Schooner Drive.
2. Correction of notation of number of spaces on the northwest side of the building to 6.
3. Clarification regarding on-site loading space for use by various tenants.
4. Timeline regarding development of remaining portion of the site or installation of frontage landscaping at this time.
5. Provision of 45' wide greenbelt with berm and a screen wall/fence, in lieu of a 60' wide greenbelt berm.
6. Removal of all off-site trees from tree survey and revision to tree list to identify trees to be preserved/removed.
7. Township Engineer approval of storm water detention facilities.
8. Addition of a single pole light at the main access drive for safety.
9. Revised building architecture to add banding or some detail in addition to the decorative block facing Schooner Drive.
10. Notation of all building colors and submission of colored renderings of the proposed building.

Fishbeck Associate, Paul Kammer presented his review letter dated 9-1-21 recommending preliminary site plan approval for the JSB Builders site, subject to the comments listed in the review letter and in accordance with the Township's Engineering Standards manual. The applicant must submit documentation indicating previous approvals for no required internal stormwater management prior to Engineering Plan approval.

Director Power presented Fire Marshal Lenaghan's review letter dated 8-20-21, providing the following comments:

- Address numbers shall be provided on the street side of each building. They shall be visible from the street and of contrasting colors to their background. Where required by

the fire code official, address identification shall be provided in additional locations to facilitate emergency response.

- No part of any buildings, and structures shall be more than 250 feet from a hydrant.
- 1 Fire hydrant located on Schooner Drive is shown on the plans, 1 additional hydrant will need to be installed on the northeast side of the building.
- An approved water supply capable of supplying the needed fire flow must be provided for all new buildings.
- The installation of an ELOCK Knox Box is required for all tenants within the building. The Knox Box location will be verified prior to the installation on the building.
- Emergency Responder Radio Coverage System is required unless it can be proven after building is constructed and occupied that coverage is sufficient. This will be verified by AHJ prior to final C/O.

Sam Patel of JSB Builders, LLC gave a brief presentation. His current warehouse facility is located in Ann Arbor, they are looking to build a larger warehouse facility in Van Buren Township, utilizing 50-60% of the building for their business. They currently have 2 full-time and 1 part-time employee and plan to bring on 2 additional full-time employees. The remainder of the building space will be leased to potential tenants. The applicant has the intent to build out the remainder of the site within the next 2 years with similar types of buildings and open space, approximately two-thirds of the 4.478 acres. Mr. Patel was available to answer any questions.

Scott Wright of JSB Builders, LLC informed that the applicant will work with Director Power, the Township Planner and Township Engineers to address all remaining issues. Mr. Patel bought the property with the understanding that he would not have to do any stormwater detention on the site. Mr. Wright will provide the stormwater documents that were provided by Wayne County to the Township for thorough review and will submit updated plans to meet all requirements.

Commissioner inquired about Ms. Krishnan's concern about the truck dock and loading area, is it more of a concern of labeling and striping for other loading bays or that the ordinance might require another truck bay? Vidya Krishnan informed the concern is for the logistics of how other tenants will have a truck in that area, as they may need access for loading and unloading. Figuring out where the space is being provided so that they don't block emergency traffic flow or inhibit required parking spaces.

Commissioner inquired about the greenbelt to the north, it looks like there's a 10-foot green belt buffer to the property to the north. However, it doesn't look like that property has any greenbelt buffering at all and inquired if there is any concern. Vidya Krishnan informed that she will need to look at the old site plan, as the building probably was already located there and it may be a pre-existing non-conformity.

Commissioner inquired about the swale to the west, on the plans it sometimes looks like a swale, a draining creek bed or is labeled Edgedale Avenue? Paul Kammer informed that Edgedale Avenue may be an old platted neighborhood to the west of the site. The contours of the site disappear, the surface needs to be manipulated to give a better representation of what's happening out there. Mr. Kammer would like to see the applicant maintain all of the stormwater drainage from this property on site, however, if there is drainage coming in from other properties

you have to accept them and let their drainage pass through along its natural course. The Township will need clarification from the applicant before final review.

Commissioner inquired if the Planning Commission will receive a color rendering prior to final site plan review. Mr. Wright confirmed that the applicant will provide a color rendering. Mr. Wright also commented that the property to the north actually put a berm on Mr. Patel's property which will have to be removed and reshaped, this impacted the tree counts. Also, on the west of the property in lieu of a berm, the applicant is proposing a 6-foot-high privacy fence, 45 feet of green belt and double spacing of trees for screening.

Commission Chairperson informed that the Denton Drain passes through the Denton community and also newer developments to the east and there have been a lot of Denton drain issues over the past couple decades. The Planning Commission has looked very carefully at all of the development along Schooner Drive, to make sure that they are improving the Denton drain area. This affects a lot of properties as well as residents and businesses, a lot of caution and care is needed in making sure that the drainage issues are well taken care of.

Resident is fairly disappointed by the building itself, would like to see more masonry in the design.

Motion Jahr, Cullin second to grant the applicant, Sam Patel on behalf of JSB Builders, LLC preliminary site plan approval to construct a 16,280 square foot multi-tenant light industrial building with truck well and related site improvements, located to the south of 6032 Schooner Drive, tax parcel ID #V-125-83-018-99-0003-708, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 8-30-21, Fishbeck review letter dated 9-1-21, Fire Department review letter dated 8-20-21, noting the feedback and concerns from Chairperson Thompson about the drainage cautions.

Roll Call:

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

Nays: None.

Absent: Kelley.

Motion Carried. (Letters Attached)

ITEM #2: DISCUSSION: SUMPTER ROAD CORRIDOR PLAN.

Director Power thanked the Planning Commission and members of the community who attended the Sumpter Road Corridor public input workshop. The information received at the workshop is important for the Township to form a plan for the next steps. Director Power deferred to Adam Cook of McKenna Associates to provide a summary of the public input received from the workshop.

McKenna Associate, Adam Cook, displayed a PowerPoint presentation. Approximately 30-40 people attended the Sumpter Road Corridor Plan workshop, of which the majority lived within 1-2 miles of the Sumpter Road Corridor. The following public input was received from the workshop:

- Preserve the rural character.

- Sidewalks, bike lanes and/or streetscaping.
- Need a grocery store/market.
- No new businesses until the vacant storefronts are filled.
- More recreational opportunities.
- More restaurants.
- 55+ community.

Mr. Cook discussed the 3 focus areas of the Sumpter road Corridor and provided conceptual framework for each area. The 3 focus areas are:

1. West side of Sumpter Road, north of Hull Road.
2. East side of Sumpter Road.
3. Sumpter Road south of Hull Road, ¼ mile to the east, west and south.

Director Power identified that the next steps are to consider existing or alternative conditions in the three focus areas, consider building forms and land uses and have a follow up meeting. The Commission and members of the audience were invited to ask questions, provide comments and concerns for further discussion.

Commissioners, staff and the audience had the following questions and comments:

- Why did some of the vacant businesses fail while other businesses succeeded? Would like to look into this further so we don't end up with more vacancies. Adam Cook identified that we will need to take a look at the areas, know what was there, look at the size, rent, condition, etc. Director Best also identified that a lot has to do with trip generation through the area. Director Power noted that some businesses may have failed while other were in need of a new space and may have moved, need to make connectivity for businesses to succeed.
- Commissioner heard from several residents within the community at the workshop that the connectivity is not good. They would like to take a bike ride into Belleville and stop at businesses along the way. Would like to seriously focus on improving the connectivity.
- Commissioner commented that extending Bak Road is a great idea, helps provide access to landlocked properties.
- Resident, when it comes to focus area #3, really likes the second option shown planned residential with greenways, it's very visually pleasing and the greenways leave room for the possibility of a golf course or something of the sort to run between the houses, much like in Canton.
- Commissioner pulled a draft copy of the presentation from the website and the pictures do not match the current presentation, the websites version needs to be updated. Director Power will upload the presentation and documents into the portal for the Sumpter Road Corridor on the website.
- Commissioner commented on mixed use, developed the concept, but never really defined it. The mixed use is not just zoning, but also the building use and how to fit within the corridor. This helps us look at what the uses are to find out the need and what buildings we like.
- Resident/Realtor is interested in focus area #3. Her vision is all mixed use with commercial zoning in the front, a park in the middle of approximately 88-100 acres with

trails through it. As for the neighborhood, knows that people are looking for acreage. Has worked out a design that includes commercial, residential, park with trails and bike trails, she will put together a draft of her vision for the Township.

- Commissioner really likes that Director Best and Director Power are helping to steer what is going to be on the Corridor.
- Commissioner inquired if there are still developers looking for light industrial in the Sumpter Road Corridor. Director Best informed that after a previous meeting, the super light and light industrial interest dried up as it was clear that the community was going in a different direction.
- Commissioner inquired if we have the vision, would that create more trip generation? Director Best noted that just adding rooftops will not create trip generation, we need to make places for them to go. Adam Cook added that this is an area where there is no through traffic, however, the area is supportable for that.

Chairperson Thompson inquired if there are any volunteers to do Committee work for the Sumpter Road Corridor. Commissioners Atchinson, Barr and Jahr volunteered.

Director Power encouraged Commissioners and residents to let either himself or Director Best know if any of these items are off the table or if there are any flaws they see. Director Power will put together the information received from the meeting discussion and it will be available on the Sumpter Corridor page.

GENERAL DISCUSSION:

Director Power informed that there will be upcoming ordinance discussions for 3 priority topics: whether we have sufficient coverage for agricultural areas within the township, pond ordinance and outdoor dining ordinance.

No comments from the Commission or the audience.

ADJOURNMENT:

Motion Cullin, Jahr second to adjourn the meeting at 9:23 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary