

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
April 12, 2023
MINUTES

Chairperson Cullin called the meeting to order at 5:30 p.m.

ROLL CALL:

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

Excused: None.

Staff: Director Power and Secretary Harman.

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

Applicant(s) in Attendance: Case 23-008 - Chips All Gone: Peter Burgard and Mark Canvasser.
Case 20-005 - Mobile Gas Station: Michael Awada, Eric Williams and Jay Noonan.

Audience: Thirteen (13) and one (1) remote.

APPROVAL OF AGENDA:

Motion Jahr, Budd second to approve the agenda of April 12, 2023 as presented. **Motion Carried.**

APPROVAL OF MINUTES:

Motion Budd, Jahr second to approve the regular meeting minutes of March 22, 2023 as presented. **Motion Carried.**

OLD BUSINESS:

ITEM #1: 22-008 – CHIPS ALL GONE (BELLEVILLE SQUARE) – TEMPORARY LAND USE.

TITLE: THE APPLICANT, PETER BURGARD, IS REQUESTING A TEMPORARY LAND USE PERMIT TO CONDUCT A TEMPORARY WINDSHIELD GLASS REPAIR LAND USE.

10972 BELLEVILLE ROAD (PARCEL ID NUMBER 83-064-99-0003-707). THIS SITE IS LOCATED IN THE BELLEVILLE SQUARE SHOPPING PLAZA PARKING LOT ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN THE NORTH INTERSTATE 94 SERVICE DRIVE AND WESTLAKE CIRCLE.

Director Power gave the presentation. At the Planning Commission meeting on March 22, 2023, after reviewing the request, the Planning Commission stated concerns regarding the application regarding issues including the location of the proposed tent, its aesthetics, impacts on the site and tenants and the timeframe of the tent installation. The Planning Commission requested that additional feedback should be gathered from the Downtown Development Authority (DDA) and that the applicant should state the minimum feasible timeframe that they would require for the use to be economically viable. The Townships Planning Consultant was also requested to review and provide comment on the request.

Based on the findings and feedback provided during the course of the review, Director Power recommends the Planning Commission should restrict the timeframe as recommended by the Planning Consultant (a maximum of six (6) weekends, not to exceed a total of 14 days in a

calendar year), except a longer timeframe may be considered if all of the following criteria are met:

- The applicant has demonstrated a need for a greater length of time for viability of the use on this site and;
- The aesthetic impact of their operation is sufficiently limited so as to not cause concern that if a different business of a similar aesthetic impact could be justified in being installed on a similar site for a similar period of time.
- The location is adequate based on findings that it does not impact driver safety and does not negatively impact the visibility of area businesses.
- Other factors at the Planning Commissions discretion.

Director Power presented a memorandum from the DDA dated 4-4-23. Executive Director of the DDA, Merrie Coburn, submitted the following comments:

- Relocating the tent to the far south side of the parking lot to avoid obstruction of sight view to the business store fronts in the plaza.
- Placement of the tent a minimum of 40 feet (4 parking spaces) west side of the landscape island to keep the line of sight clear for those trying to pull onto the cut through driveway that runs east and west through the plaza.
- The DDA would be comfortable with the use of a 10x10 pop-up tent in order to reduce the need for additional aesthetic improvements for a duration of no more than 3 months, in place of the original proposed 20 x 20 with an 8-foot extension peak, as well as an alternative option instead of large blue barrels for the tent to be weighted down to prevent blow overs.
- Provide proof tent meets the requirements of CPAI-84 and is flame retardant.
- Provide notification to the plaza tenants of the requested temporary land use.

Vidya Krishnan of McKenna Associates presented her review letter dated 4-2-23. Based on McKenna Associates review of the proposal, they do not believe the proposed use is a 'temporary use' if the intent is to operate it for 6-9 months. The consequences of the precedent set by such approval can be detrimental to the Township's goal for creating a vibrant and well-designed major commercial corridor. Therefore, McKenna Associates recommends the Planning Commission consider approval of the proposed Chips All Gone temporary land use for a period of 6 weekends, which may or may not be consecutive, but not to exceed a total of 14 days in the calendar year.

Applicant, Peter Burgard, gave a brief presentation. Chips All Gone has been previously located at Briarwood Mall and Arborland Mall. Mr. Burgard has been in operation for fourteen (14) years, he has spoken with the store owners in the Belleville Square Shopping Plaza receiving a great response from them as it will bring more business into the plaza. Mr. Burgard understands the aesthetics, the business has to look good and run professionally. Chips All Gone has a 100 percent lifetime warranty on all work.

Commissioners had the following questions and comments:

- Commissioner inquired where Mr. Burgard is performing the service right now? Mr. Burgard informed that he was at the Briarwood Shopping mall 2 years ago, they have kept

changing the location. Last summer Chips All Gone was located at the Toledo Franklin Park Mall and has also been located in Adrian, MI.

- Commissioner inquired how many vehicles Mr. Burgard sees on a daily basis? Mr. Burgard informed between 10-20 and sometimes up to 30 vehicles. Saturdays are good if the weather is ok. It is not feasible for him to only operate on the weekends.
- Commissioner commented that the sign indicates that the service is free. Mr. Burgard informed that the service is free to customers with full coverage insurance and most insurance companies will waive the deductible. The customer calls their insurance company or utilizes a smart phone app. The windshield repair can be fixed in 10-15 minutes.
- Peter Burgard informed the Commission that he can do the 10' x 10' tent, but he cannot do the 4-6 weekends, he needs more time.
- Commissioner informed that her company incurred a chip on a transport vehicle, it cost \$2,000 to have the windshield replaced and windshields cannot be put into landfills. The service to have a chip repair done right now is a wonderful service and something that we have never had in our community. Commissioner would like to bring in this business.
- Commissioner commented that Mr. Burgard mentioned "they" moved us, who is they? Mr. Burgard informed the company moved them. Commissioner inquired where is the main company located? Mr. Burgard informed, Ann Arbor. Commissioner appreciates what the applicant is trying to do, the Commission has to follow the ordinance and needs to remember why this doesn't happen in the winter time.
- Peter Burgard mentioned the statistics for fireworks tent sales, injuries and deaths. Vidya Krishnan of McKenna Associates informed that the comparison is not apples to apples, state law mandates the sale of fireworks and it is not an even comparison.
- Commissioner inquired if this is an unforeseen circumstance of the zoning ordinance? Vidya Krishnan informed that the duration is unusual, if the Planning Commission would like to consider allowing it, they could amend the ordinance. If there is something that the Township would like to see, they could revisit the ordinance. Sometimes things come up, as uses evolve.
- Commissioner inquired about the letter from Merrie Coburn of the DDA, did she put the letter together as her thoughts? Director Power informed the DDA had been given information on the applicant's request. She suggested in the 3rd bullet of her letter a 3-month timeframe. Commissioner inquired if she had worked on this before and did the DDA vote on this? Director Power informed that the DDA typically has no authority or responsibility to take action on development projects and they were not requested to make a formal vote. Director Power also briefed former DDA Director Susan Ireland on the request.
- Commissioner inquired, going through the process, how does the BROD apply to this use? Vidya Krishnan informed that the entire corridor is the Township's premier commercial corridor, which is designed to attract businesses. Really high standards were established and adopted for the district and there have been some requests for deviations through the BZA.
- Commissioner inquired if this request violates the standards set forth in the BROD.
- Commissioner commented that knowing the BROD is out there and expects certain standards, a tent does not make Van Buren a premier community.

- Commissioner asked Peter Burgard if he has considered a vacant store front? Mr. Burgard informed that staff had asked him and it doesn't work for him.
- Commissioner inquired when the BROD was established? Director Power and Vidya Krishnan informed before 2016.
- Commissioner commented that the BROD was also started because it outlined the district that would create businesses and all the extra aesthetics.
- Commissioner commented that for 15 years we have been holding to that standard, maybe it's time to go back and look at the standards of the BROD.
- Commissioner agrees with the Planning Consultant, the use would have to be temporary, outside of what the applicant believes is viable. This is being presented as a temporary land use, minor vehicle repair is a special land use, don't want to cut out the Township Board. Commissioner is a little concerned that we can grant the temporary land use and bypass the governing body that approves special land uses. Concerns are more than just the tent, not in favor of granting the temporary land use as what will be allowed would not work for the applicant.

Members of the audience had the following questions and comments:

- Thrifts and Gifts in Belleville Square, have always worked in the community. The way the economy is right now, if we don't do something the strip mall is going to end up like the one on Rawsonville Road. The fireworks tent sales always get set up in the big box store parking lots. Mr. Canvasser would never let his property look horrible with garbage. The busiest days are during the week. To just say weekends is not good for business.
- Carpet Exchange in Belleville Square, has been in the plaza 20 years. With covid the parking lots got empty, they have no problem with the applicant coming in. Don't want to look like the Rawsonville Plaza.
- Madd Gear Boutiques, has been in the plaza 16 years. Rawsonville, Grove and Sumpter plazas are empty. We need to help get traffic in.
- Belleville Quality Cleaners, has been in the plaza over 20 years. One of the things needed most is heavier traffic. Most of the people that come in are Belleville residents. The real benefit is to the Belleville and Van Buren residents.
- Mark Canvasser, owner of Belleville Square Shopping Plaza, has had over a 45-year relationship with Van Buren Township and has brought many major tenants into the Township including Walmart, Menards, Cracker Barrel, etc. Mr. Canvasser owns the land and goes out to look for tenants, he has many tenants that don't want to go before the Planning Commission. Mr. Canvasser wanted to address the comments from the last meeting, the plaza has state of the art LED lighting and setting a precedence, maybe there is someone who wants to make a change. The tenants are trying to survive, Madd Gear Boutiques is not renewing their lease after 16 years. Business is down, all we are trying to do is bring in traffic. Talking about setting a precedence, we have more to worry about in the next year than pop up tents. If the chip is larger than a quarter, they are not going to Chips All Gone. The plaza has more vacancy than in 20 years and the number one call Mr. Canvasser receives is for resale shops. The Planning Commission needs to bend a little bit, can't make enough money out of 6 weekends, talking about a slow period.
- AAA Insurance in Belleville Square, when moving into the Township there was much traffic. The daily struggle now is how to bring in more customers. When customers have

a claim, it can increase their policy. Either the insurance company paying for the chip on the windshield, or AAA could work with the applicant to help. 3-4 months is not that long, the business would be beneficial to our community. Had a concern with the tent location which has been addressed by the applicant.

Commission members discussed the following in response to the audience members questions and comments:

- Commissioner commented that to be clear this could be a special land use and inquired would this need to have a variance to be in the BROD? Director Power informed that the BROD doesn't contemplate a temporary land use. Any temporary land use may not meet all of the requirements of the BROD.
- Commissioner inquired to Vidya Krishnan, the recommendation regarding the time allotment, for a period of 6 weekends not to exceed 14 days, would it matter if they are consecutive? Vidya Krishnan informed the Planning Commission can modify the timeline.
- Commissioner commented that Mr. Canvasser indicated that the Planning Commission can make a decision. As a business owner, Commissioner feels an obligation to the businesses in our community. Commissioner has no problem with a 3-to-4-month timeframe, traffic creates business. The Planning Commission has the ability to make a decision, the people here wanted a premier community, however times have changed. Tents were located on the Atchinson Ford property during covid to meet with buyers outside. Commissioner is open to considering something, not just for Mr. Burgard, for the business owners and community as well. The DDA wants these businesses viable. If we abide only by the ordinance, then we don't need the Planning Commission. Look with a critical eye at what requirements are in the overlay district, we need these businesses.
- Commissioner clarified that the DDA receives money from taxes that are paid. Commissioner doesn't mind making some changes, the biggest thing is that it is a temporary use, could concede for the 3 months.
- Commissioner commented that there are repercussions to the decisions that we make, doesn't want a vacant shopping center, puts it on the Planning Commission to come up with something.
- Commissioner inquired if there is concern about the special land use to the Board?
- Commissioner believes that the Rawsonville plaza is going to be torn down. There is not much that we can do when Kmart closed. The Township has taken other things on a trial basis, have to be careful. The applicant is not paying for taxes or water.
- Commissioner commented that if ok with the procedural issue, he would be good with the 3 months as well if we agree to look at the BROD standards. The next time a request comes we'll be prepared for it, have a clear path next time.
- Commissioner commented that if we grant 3 months, there is no automatic renewal.
- Commissioner inquired how many times can the applicant reapply in 1 year? There wouldn't be a renewal at this time until the Planning Commission can work through the whole process.
- Commissioners discussed the timeframe of 3 months consecutive or by identifying days of operation. Commissioners are willing to work with the applicant. Mr. Burgard can do the 3-month consecutive timeframe, all days are good for him and the tent will be taken down in the evening.

- Commissioner inquired how is this by granting 3 months setting a precedence in the next week, 2 weeks, year, etc. Are we going to be in a situation that we are going to be bound to? Vidya Krishnan informed that if the Commission approves the use, any future use, have to apply the regulations to everybody.
- Commissioner inquired then why do we have a Planning Commission? No one is going to setup a tent and start changing oil and batteries, it's not going to set a precedence. Vidya Krishnan clarified that its not someone coming in, any retail/service use, any temporary land use. The precedence is any land use. Commissioner inquired so anyone can set up? Director Power informed that the ordinance officers are out there to monitor and there will still be a process. This kind of time request doesn't come up very often, don't get the sense there's going to be flush of requests. The Planning Commission always reviews what lasts more than 7 days.
- Commissioner inquired to Mark Canvasser about the comment that nobody wants to come here because of the Planning Commission, Commissioner asked for clarification. Mr. Canvasser responded, not nobody, over the years we have had opportunities that did not make it to Belleville Road. There's a reason why, we had Target and Home Depot signed purchase agreements, they both moved to the north to Canton, that was a different time with a different consultant firm not McKenna Associates. Mr. Canvasser owns the out lots in front of Menards and a lot of quick service restaurants (QSR's) want to come here. Belleville Square is not going to live based on this approval. The Township is paying a lot of money to the consultant, asking the Planning Commission to help some of these tenants out.
- Commissioner is not against Mr. Burgard, has concern with what this can open us up to if we allow this to happen without considering everything.
- Commissioner commented that a lot of good points were brought up based on the economy, what might bolster the businesses in the plaza? Other than covid changes, what are things that we could help with in the future to bring people into the shopping center. Mr. Canvasser would like to meet with Planning Commission members to talk, there is a much larger need to talk about what other applicants are wanting. He is dealing with structural issues of the plaza being built in the 80's.
- Commissioner commented that we want to bring businesses in to the Township, operate within and have some leeway and do everything that we can to operate within the ordinance. Mr. Canvasser commented that he had a really great working relationship with former DDA Director Susan Ireland and he did set up a meeting with Susan and Merrie of the DDA. Canvasser would be happy to meet with the Commission.

Motion Atchinson, Pahle second to grant the applicant, Peter Burgard, a temporary land use permit to conduct a temporary windshield glass repair land use, located at 10972 Belleville Road, parcel ID #83-064-99-0003-707, also known as Belleville Square Shopping Plaza, referencing the DDA letter dated 4-4-23, Director Power's staff review letter dated 4-6-23 and McKenna Associates review letter dated 4-2-23, based on the following conditions: operate for no more than 90 consecutive days, tent size of 10' x 10', relocating the tent to the far south side of the parking lot and placement of the tent a minimum of 40 feet (4 parking spaces) west of the landscaping island, with no temporary land use renewal until the ordinance has been reviewed and updated and the start date to begin between May 1st to June 1st operating for 90

consecutive days from the start date, the use shall involve full containment and daily disposal of excess resin that is generated as part of the use, the temporary tent must be inspected by the Van Buren Township Building Department with regard to wind loading and security, the Peddler's license must match the approved duration of use as the temporary land use permit is for, the applicant shall also submit any available liability insurance policy that covers this use on the site, Fire Lanes and Fire Access roads will be kept clear of all obstructions, a clear space shall be maintained around any Fire Hydrants that may be impacted by the Business, and any proposed temporary sign must meet the sign requirements in Article 11 of the Van Buren Township Zoning Ordinance.

Roll Call:

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

Nays: Budd.

Excused: None.

Motion Carried. (Letters Attached)

Following the motion Planning Consultant Krishnan stated that the Planning Commission is full of educated and devoted individuals and it does a disservice to suggest they do not have independence from consultant recommendations. She stated if I did not advise you on the consequences of your actions, I would not be doing my job, which is to make recommendations based on education and experience. She also stated we would not be a planning consulting firm if we were anti-development and we strive to make businesses have long term success. Commissioners expressed support for the Planning Consultant and reiterated the service that she provides.

NEW BUSINESS:

ITEM #1: 20-005 – AMENDED PRELIMINARY SITE PLAN REQUEST FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE THRU.

TITLE: A REQUEST BY STONEFIELD ENGINEERING AND DESIGN ON BEHALF OF OWNER, I.S. REAL ESTATE LLC / BELLEVILLE OIL COMPANY, INC., FOR AN AMENDED PRELIMINARY SITE PLAN TO DEMOLISH BUILDINGS ON AN EXISTING GASOLINE STATION SITE AND TO CONSTRUCT A NEW CONVENIENCE STORE WITH RETAIL AND FOOD SERVICE, INCLUDING A DRIVE-THRU LANE AND ONE (1) DRIVE-THRU WINDOW, GASOLINE PUMPS AND RELATED SITE IMPROVEMENTS.

THE +/- 1.06-ACRE SITE, ZONED C-1 – GENERAL BUSINESS DISTRICT, IS LOCATED AT 11250 HAGGERTY ROAD (TAX PARCEL NUMBER 83-051-99-0003-0020, AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.

Director Power gave a brief presentation summarizing the applicant's request. The Planning Commission review the preliminary site plan in August of 2020 and approved in May of 2021, since then the owner changed design engineers. The special land use request was recommended

for approval by the Planning Commission on July 22, 2020 and was granted by the Township Board of Trustees on June 1, 2021. The amended site plan prompts a review of compliance with applicable Township zoning, engineering and Fire Department standards. Staff supports conditional preliminary site plan approval based on the findings that the use has met the zoning ordinance requirements, broadly and specifically in relation to the C-1 zoning district and to the standards for drive-thru restaurants.

Vidya Krishnan of McKenna Associates presented her review letter dated 3-23-23. The amended site plan at this time addresses several major site design questions McKenna had raised, while numerous smaller issues remain to be addressed. In the interest of keeping the project moving forward, McKenna Associates recommends the Planning Commission grant preliminary site plan approval only at this time, subject to the following conditions:

1. Clarification regarding safety “bar” across drive-thru bypass lane and Township Engineer approval of rolled curb design.
2. Fire Marshal approval of bypass lane design.
3. Clarification regarding hours of operation of the drive-thru, to avoid conflict with the truck and tanker delivery areas.
4. Remove extra parking space created at southeast corner of site and restore to landscaping.
5. Revise and update the landscape plan to match site plan layout design.
6. Demonstrate compliance with outdoor space landscaping requirement.
7. Provide proper tree survey and clarification regarding tree preservation and tree replacement.
8. Revise the lighting plan to provide adequate on-site illumination and include details for all proposed fixtures.
9. Revise labels on elevations to correctly identify them and incorporate revised architectural elements, if any, as directed by the Planning Commission.
10. Submit a complete sign package.
11. Note removal of the existing non-conforming pole sign, incorrectly labeled as a “billboard”, from the site.
12. Township Engineer and Wayne County approval of stormwater detention plan.

Paul Kammer of Fishbeck Associates presented his review letter dated 3-29-23. Fishbeck recommends the Planning Commission grant the multi-use building with self service fueling facilities located at 11250 Haggerty Road preliminary site plan approval based on engineering feasibility subject to the comments listed in the review letter. It is recommended that the applicant continue to work with Wayne County regarding stormwater management and ROW impacts. Wayne County approvals must be obtained prior to Township final engineering review.

Director Power presented the Fire Department review letter dated 3-22-23 which had the following comments:

Water Supply:

- In the letter dated March 7th from Stonefield, the Contractor is to perform a flow test to confirm a minimum 1500 gpm flow rate. The flow test will need to be witnessed by the

Van Buren Township Fire Marshal or his designee and the results sent to the Fire Marshal's office.

Fire Department Access:

- All Fire Department concerns have been addressed in the March 7th letter.

510.2 – Emergency responder radio cover in existing buildings.

- Radio coverage can be field verified at the time of final building inspection.

Owner party, Michael Awada gave his presentation, they have been in business over 20 years and they are planning on staggering the delivery dates. Much of the delivery would be handled during the slowest hours of operation.

Eric Williams of Stonefield Engineering and Design informed that the step bar is just paint on the ground, they have no issue with the removal of the one (1) parking space and the employing marking, will add signage. The applicant had a team on site to televise the sanitary sewer and has received the review from Wayne County, he will be sending the Wayne County review to the Township Engineer. Wayne County had truck turning radius exhibits that will be updated.

Jay Noonan of J & A Architecture and Engineering informed that the applicant has tried to make significant improvements. They have agreed to eliminate the parking space for connectivity and seating area. The ordinance calls for a 10-foot buffer, due to the proximity to the building they had to make a strategic decision providing a 6-foot buffer creating the separation with landscaping. The applicant will make adjustments to meet the photometric requirements. The exterior façade is concrete and brick with detail banding and cast concrete banding below the windows, materials were added that are permanent and do not require maintenance, using a varied color pallet. The owner has asked to work without the gable style roof on the overhang of the pumps.

Vidya Krishnan of McKenna Associates asked Mr. Noonan to explain the architecture of the canopy columns. Mr. Noonan informed they are all brick with double banding at the top creating a sculptural cube, they are not trying to create a traditional gable. The small banding was added to enhance the top of the canopy.

Vidya Krishnan asked the owner to confirm the removal of the non-conforming sign. Mike Awada informed that he would like to keep the sign. The stormwater retention has been quite costly and they have maintained the sign for over 30 years. Vidya Krishnan informed that the pole sign located in a commercially zoned site is non-conforming. Mr. Awada informed that the site went back and forth with redevelopment to benefit the community. Planning Commissioner commented that special land use permit on July 22, 2020 was conditional upon all items being met, the sign was agreed to being removed. If the applicant wishes to reopen the special land use, would it need to be renewed? Vidya Krishnan informed if it was conditioned upon the sign removal, it is binding. Commissioner reviewed the meeting minutes and confirmed the applicant agreed to remove the sign. Mr. Awada informed that he wasn't able to attend that meeting and the staff member that was present is no longer involved. Commissioner inquired if the applicant

wants to reopen for the pylon sign, does that mean he has to meet the new standards? Vidya Krishnan informed that the applicant can ask for consideration, would have to reopen the special land use. Mr. Awada commented if there's no pylon sign there, we are not enhancing what we have, asking to sympathize with the sign. Commissioner informed Mr. Awada that we are bound by law, we don't have a choice because it was put in and established the way it was. Vidya Krishnan informed Mr. Awada if he wants the sign, he'll have to restart the whole process. Mr. Awada informed that he doesn't have time to delay and will maybe explore getting a variance. Vidya Krishnan informed that the standards for the variance are very stringent, with site plan conditions, the sign will hold the project up. The applicant can apply for the variance, but may not get it.

No comments from the audience or remote viewers.

Motion Jahr, Grant second to grant Stonefield Engineering & Design on behalf of the owner I.S. Real Estate LLC/Belleville Oil Company, preliminary site plan approval to demolish buildings on an existing gasoline station site and to construct a new convenience store with retail and food service, including a drive-thru lane and one (1) drive-thru window, gasoline pumps and related site improvements at 11250 Haggerty Road, site is located at the northwest corner of the intersection of the I-94 North Service Drive and Haggerty Road, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 3-23-23, Fishbeck Associates review letter dated 3-29-23, Fire Department review letter dated 3-22-23, Director Power's staff review letter dated 4-6-23 and noting specifically the feedback and concerns with the pylon sign, the sign is to be removed.

Roll Call:

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

Nays: None.

Excused: None.

Motion Carried. (Letters Attached)

ITEM #2: 19-038 – AMENDED CAMPING WORLD PRELIMINARY AND FINAL SITE PLAN REVIEW.

TITLE: THE APPLICANT, CAMPING WORLD, IS SEEKING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL TO DEMOLISH THE EAST WING OF THEIR EXISTING BUILDING AND CREATE NEW R.V. PARKING AND STORAGE ON THE SITE.

THE SITE IS LOCATED AT 43646 NORTH INTERSTATE 94 SERVICE DRIVE (TAX PARCEL NUMBER 83-060-01-0001-001), ON THE NORTH SIDE OF I-94 SERVICE DRIVE, BETWEEN DEWITT AND MORTON TAYLOR ROADS.

Director Power gave a brief presentation summarizing the history of the case. The east wing of the building was demolished in September of 2021 to make room for outdoor RV sales. As of last June, the Planning Commission was considering an amendment to the west wing that was never acted upon. In August/September of 2022 the applicant rescinded those changes and asked to

go back to their original plan. The fire suppression design has been reviewed by the Fire Department, there are only minor amendments to the original plan. All stormwater detention is already installed. Director Power advised Camping World representatives they did not need to be present to present their changes.

Vidya Krishnan of McKenna Associates presented her review letter dated 4-5-23. The applicant has been through the planning process numerous times and the site plan submitted at this time is compliant with all of the ordinance requirements. Therefore, McKenna Associates recommends the Planning Commission grant preliminary and final site plan approval for Camping World located at 43646 N. I-94 Service Drive, subject to the following conditions:

1. Approval of stormwater detention system by Township Engineer and Wayne County.
2. Compliance with light fixture locations, design, pole height and style with the originally approved plan for the site.
3. Approval of all wall signage by the Township prior to installation.

Paul Kammer of Fishbeck Associates presented his review letter dated 4-6-23. Fishbeck Associates recommend the Planning Commission grant the Camping World project engineering and final site plan approval for their updated site plans dated 3/15/23, subject to the comments listed above and in accordance with the Township's Engineering Standards manual. The applicant will be required to address the comments in an updated issued for construction set prior to moving forward with construction.

Director Power presented the Fire Departments review letter dated 2-21-23. All listed concerns have been addressed in the latest submittal.

No comments from the Commission, audience or remote viewers.

Motion Jahr, Budd second to grant the applicant, Camping World, preliminary and final site plan approval to demolish the east wing of their existing building and creat new R.V. parking and storage on the site, located at 43646 N. I-94 Service drive, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 4-5-23, Fishbeck Associates review letter dated 4-6-23, Fire Department review letter dated 2-21-23 and Director Power's staff letter dated 4-6-23.

Roll Call:

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

Nays: None.

Excused: None.

Motion Carried. (Letters Attached)

ITEM #3: DISCUSSION – RESIDENTIAL ZONING ORDINANCE TEXT AMENDMENT

INFO: THE PLANNING COMMISSION WILL BE REQUESTED TO BEGIN CONSIDERATION OF A ZONING ORDINANCE TEXT AMENDMENT TO ALLOW BUILDING HEIGHT TO

BE LIMITED TO THE MORE RESTRICTIVE OF THE FOLLOWING STANDARDS UNDER SECTION 3.106(D) OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE:

- **30 FEET IN HEIGHT**
- **2.5 STORIES, AS AMENDED FROM THE CURRENT LIMIT OF 2 STORIES.**

Director Power gave the presentation. The process of reviewing the zoning ordinance was initiated after a request was received for a home to be built with 2.5 stories. The case that prompted the review received at variance from the BZA at their 4-11-23 meeting. The chairman of the BZA has asked the Planning Commission to consider a 2.5 story, to apply to additions and new homes and consider raising the overall height up to 35 feet. At the last Planning Commission meeting, the Commission asked Vidya Krishnan of McKenna Associates to provide feedback. Director Power deferred to Vidya Krishnan for her presentation and displayed images of existing non-conforming 2.5 story homes in Van Buren Township.

Vidya Krishnan of McKenna Associates informed that based on the ordinance right now, you cannot convert an attic into living space. Mrs. Krishnan displayed comparisons from Northville, Plymouth, Pittsfield, Ypsilanti and Superior Township and presented an analysis of the comparable communities. Mrs. Krishnan is looking for feedback from the Planning Commission, based on the Commission's thoughts, she will draft up an ordinance.

Commissioners had the following questions and comments:

- Commissioner really likes that we are looking at other communities to see what they are doing.
- Commissioner inquired how the BZA came up with 35 feet for the overall height. The BZA was provided a copy of the McKenna letter.
- Commissioner inquired how do we currently figure the height? Director Power informed we measure from the average grade at the front of the house to the halfway point between the eave and the peak of the roof. Vidya Krishnan informed that we do have a definition for walkout basements. Commissioner inquired if the height was still measured from the front of the house on walkouts? Vidya Krishnan informed yes and other ordinances say if you build a walkout on the lakeside, it can be 10 feet taller.
- Commissioner inquired if the comparison communities are calculating height the same way? Vidya Krishnan informed yes, typically.
- Commission asked Mrs. Krishnan if she was able to find any other communities that came from a 2 story to higher? Mrs. Krishnan commented no, she wasn't able to find any.
- Commissioner commented that maybe you only want to build to 30 feet, can you still do that with a 35-foot maximum. Vidya Krishnan informed that you can build anything less than the maximum.
- Commissioner commented that there are some developments that you cannot put a really tall home next to a 1 story. Vidya Krishnan informed that those challenges come more in very old historical neighborhoods. Commissioner commented that the ordinance already has safeguards.
- Commissioner agreed to look at a height of 35 feet and 2.5 stories. Vidya Krishnan will get more pictures of 2.5 story homes and homes at 35 feet.

- Director Power asked if the Commission is interested in looking at Agricultural and Estates zoning as well. Vidya Krishnan informed that she thinks the Planning Commission is looking at single family homes in general. The Commission would like to see draft language.

No comments from the audience or remote viewers.

GENERAL DISCUSSION:

Commissioner inquired if the Meijer sign package was administratively approved? Director Power confirmed, yes.

Commissioners discussed beginning ordinance review discussions starting with commercial zoning, revisiting temporary land use and going back to look at the BROD to figure out a plan moving forward. Vidya Krishnan suggested visiting the section of the ordinance that allows a special land use as a temporary land use. Commissioners agreed, when looking at the BROD there are a lot of aesthetic requirements, want to make sure that the overlay district is providing all that we want. Director Power commented that the special land use and temporary land use distinction is very important.

Director Power also informed that he agrees with all the positive comments from the Planning Consultant.

ADJOURNMENT:

Motion Jahr, Atchinson second to adjourn the meeting at 8:52 p.m. Motion Carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'CHH', followed by a long horizontal line extending to the right.

Christina Harman

Recording Secretary



MEMO

TO: Van Buren Township Planning Commission

FROM: Dan Power – Director of Planning and Economic Development

RE: Review of Temporary Land Use Request #23-008 – Chips All Gone at Belleville Square Shopping Plaza (10900 Belleville Road) – Memo #2

DATE: April 6, 2023

Applicant Peter Burgard has applied seeking a Temporary Land Use permit for a tent service use involving minor automotive glass repair at the Belleville Square Shopping Plaza at 10900 Belleville Road. Per the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval. The proposed business is titled "Chips All Gone". The proposed use involves using adhesives to complete minor glass repairs to chipped windshields, based out of a tent in an existing parking lot. The Planning Commission previously reviewed this request at their regular meeting on March 22nd.

I previously provided a report which discussed the merits of the application in relation to the requirements of Section 7.120(C) of the Van Buren Township Zoning Ordinance, which are necessary to grant a temporary land use permit, including the following items:

1. Adequacy of parking and access
2. Adequate drainage
3. Compatibility with surrounding land uses
4. Size, height, and type of construction of proposed buildings and structures in relation to surrounding site
5. Sufficient setbacks from road rights-of-way and lot lines
6. Adequate utilities
7. Trash disposal and site clean-up
8. Sanitary facilities
9. Hours of operation
10. Outdoor light and signs
11. Other licenses and permits required
12. Potential noise, odor, dust, and glare
13. Fire lanes, fire protection, and security
14. Off-site impacts of traffic volumes
15. Necessity of performance bond to ensure prompt removal
16. Other concerns which may impact the public health, safety, or general welfare

At their meeting on March 22nd, after reviewing the request, the Planning Commission stated concerns regarding the application regarding issues including the location of the proposed tent, its aesthetics, impacts on site tenants, and the timeframe of the tent installation. At the time, the Planning Commission requested that additional feedback should be gathered from the Downtown

Development Authority (DDA) and that the applicant should state the minimum feasible timeframe that they would require for the use to be economically viable. The Township's Planning Consultant was also requested to review and provide comment on this request. Based on the requests from the Planning Commission on March 22nd, I am including the following materials with this packet:

- Original application filed by Peter Burgard
- Email to applicant with a summary of concern areas, dated 3/30/2023.
- Memo from Van Buren Township Planning Consultant / McKenna Senior Principal Planner Vidya Krishnan dated 4/2/2023
- Memo from Van Buren Township DDA Executive Director Merrie Coburn dated 4/4/2023
- Letter from landowner Mark Canvasser dated 4/5/2023
- Original application materials from Peter Burgard including a project narrative, environmental description of the chip repair process, sample image from an active Chips All Gone site, proposed site plan, Peddlers' License documentation, and lease agreement.

RECOMMENDATION

The Planning Commission may approve, with or without conditions, postpone a decision on, or deny the requested temporary land use. If the Van Buren Township Planning Commission finds that the proposed use meets the criteria of Section 7.120(C) of the Van Buren Township Zoning Ordinance, they may recommend approval of the requested land use. If the Van Buren Township recommends approval, they may consider the following conditions of approval:

- **Establishment of Timeframe.** The Planning Commission has the authority to place a condition on their approval regarding the maximum allowable timeframe. The applicant, and all reviewing staff and consultants reviewing this request including the Planning Consultant, the DDA Executive Director, and the Planning and Economic Development Director have provided timeframe recommendations for the project. Based on findings and feedback provided during the course of this review, I recommend that the Planning Commission should restrict the timeframe as recommended by the Planning Consultant (a maximum of six (6) weekends, not to exceed a total of 14 days in a calendar year), except a longer timeframe may be considered if all of the following criteria are met:
 - o The applicant has demonstrated a need for a greater length of time for viability of the use on this site is demonstrated by the applicant and
 - o The aesthetic impact of their operation is sufficiently limited so as to not cause concern that if a different business of a similar aesthetic impact could be justified in being installed on a similar site for a similar period of time.
 - o The location is adequate based on findings that it does not impact driver safety and does not negatively impact the visibility of area businesses.
 - o Other factors at the Planning Commission's discretion.
- The recommendations of the Planning Consultant's letter dated 4/2/2023, the DDA Director's letter dated 4/4/2023, and the Planning Director's letter dated 3/16/2023 shall be addressed.

Thank you for allowing me to review and comment on this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Power".

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

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



Memorandum

TO: Planning Commission, Charter Township of Van Buren
FROM: Vidya Krishnan; Senior Principal Planner
SUBJECT: VBT-23-008 Chips All Gone Temporary Land Use
DATE: April 2, 2023

PROJECT OVERVIEW

Applicant Peter Burgard has applied seeking a Temporary Land Use permit for a tent service use involving minor automotive glass repair at the Belleville Square Shopping Plaza at 10900 Belleville Road. The use is proposed to be from March 1, 2023 (or effective immediately following Planning Commission approval) through November 30, 2023, 8:00 a.m. through 9:00 p.m.

TEMPORARY USES

Section 2.102 Defines Temporary Use, Building, Structure as *a structure building or use permitted by the Township Building Official or Planning Commission (pursuant to Section 7.120) to exist during periods of construction of the principal use for special events or purposes, which shall not exceed one (1) year unless otherwise permitted or extended by the Township Planning Commission. Temporary uses shall be only those which are clearly short duration and involve no permanent structures.*

Section 7.120 further defines temporary uses as land uses or activities that are *clearly temporary in nature*, and notes that Temporary land uses and activities intended for more than seven (7) consecutive days or two (2) consecutive weekends shall require Planning Commission approval.

USE AND ZONING

The proposed use is classified as “vehicle service, minor” as defined by Section 2.102(A)(237). The use is permitted as a special land use by the Zoning Ordinance. The ordinance does not have any prohibition on approval of special land use as a ‘temporary land use’.

DISCUSSION

The applicant appeared before the Planning Commission on March 22, 2023 for consideration of approval of the requested temporary land use and was tabled pending presentation of additional information. We were requested to provide our written analysis on the request and have the following comments to offer:

1. Per Section 12.301 Purpose, special land uses are uses that *could be detrimental to other permitted land uses and cannot be permitted within the same district but which can be permitted under circumstances particular to the proposed location and subject to conditions which provide protection to adjacent land use*. These protections come in the form of increased setbacks, landscaping, screening, architectural modifications, hours of operation etc. Allowing special land use to be considered as temporary land use, does not provide the Planning Commission and Township Board of Trustees the ability to require many of the ‘protections’. The request to operate a use for 9 months (or 6 months as offered by the applicant),



essentially bypasses the special land use standards, when the use is operating for a marginally less time than a permanent land use.

2. A temporary use by its innate definition is short-time use. Operating a use for 6-9 months is not a short term use when it operates for 50-75% of a whole year.
3. Per the applicant the proposed use will be accommodated in a tent with a table and couple of trash cans which will be removed at the end of each business day. In essence the proposed use is replacing a brick-and-mortar store which would offer windshield repair as part of its minor vehicle repair services.
4. The subject site is located within the Belleville Road Overlay District (BROD) which was adopted by the Township specifically *to establish consistent high-quality standards for site development and building appearance*. The use of a tent for a long term duration does not meet the purpose of the BROD.
5. The Planning Commission and Board of Zoning Appeals have consistently denied requests to modify the high standards of architecture for buildings within this commercial corridor. To approve a temporary tent structure for 6-9 months would not be an equitable application of the ordinance standards.
6. Approval of a temporary land use for an extended period of time that essentially replaces a permanent location for the use would set a precedent. Even if the Planning Commission were to disregard the nature of the use, having a temporary land use in the parking lot of a commercial center/business for an extended period of time, opens the ordinance up to interpretation. What if the next request before the Planning Commission were to operate a temporary retail sales use of homemade goods for 6-9 months under a tent, which would be disassembled every night? Such a retail use would not generate any wastes, but would essentially replace a storefront selling the same retail goods.
7. The applicant's use as a whole is not unusual and if done carefully, is not likely to generate wastes that would be detrimental to public safety and health. We have seen similar chip repair tents in other municipalities; however, they were strictly temporary in nature i.e., for a weekend or several weekends or a similar set-up. We are not aware of any such use that has been allowed in the long term. Consideration of the use on a temporary basis would be reasonable.

RECOMMENDATION

Based on our review of the proposal, we do not believe the proposed use is a 'temporary use' if the intent is to operate it for 6-9 months. The consequences of the precedent set by such approval can be detrimental to the Township's goal for creating a vibrant and well designed major commercial corridor. Therefore, we recommend that the Planning Commission consider approval of the proposed Chips All Gone Temporary Land Use for a period of 6 weekends, which may or may not be consecutive, but not to exceed a total of 14 days in the calendar year.

Respectfully,
McKENNA

Vidya Krishnan
Senior Principal Planner

Cc: Dan Power, Director of Planning and Economic Development



MEMORANDUM

TO: Planning Commission, Van Buren Charter Township

FROM: Merrie Coburn, Executive Director

SUBJECT: VBT-23-008 Chips All Gone Temporary Land Use

DATE: April 4, 2023

I respectfully submit these comments as requested from the Van Buren Planning Commission stated at their regular meeting held on March 29, 2023 as it relates to the project stated above to address any concerns.

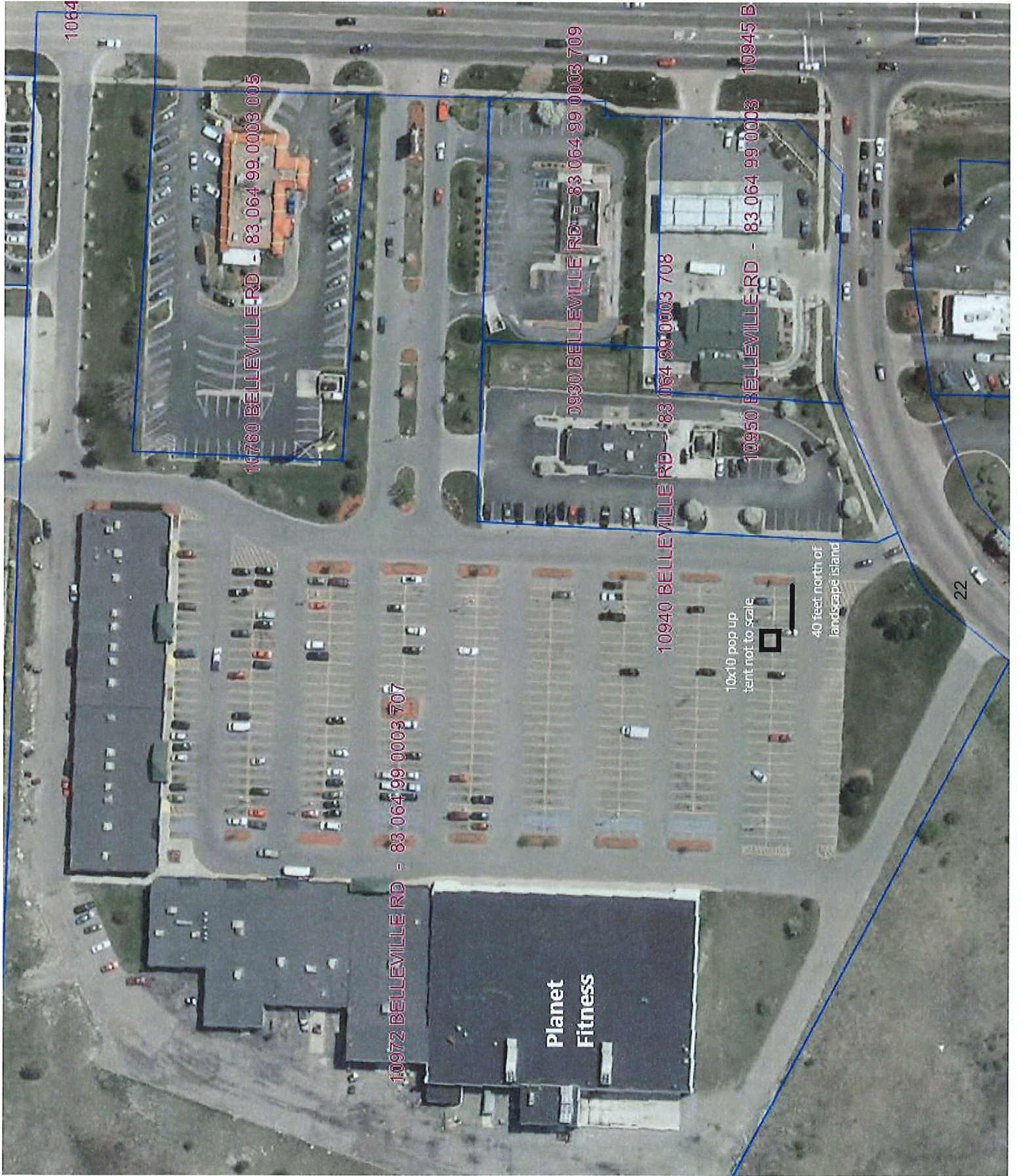
- Relocating the tent to the far south side of the parking lot to avoid obstruction of sight view to the business store fronts in the plaza. (see map attachment)
- Placement of the tent a minimum of 40 feet (4 parking spaces) west side of the landscape island to keep the line of sight clear for those trying to pull onto the cut through driveway that runs east and west through the plaza. (see map attachment)
- The DDA would be comfortable with the use of a 10x10 pop-up tent in order to reduce the need for additional aesthetic improvements for a duration of no more than three (3) months, in place of the original proposed 20 x 20 with an 8-foot extension peak, as well as an alternative option instead of the large blue barrels for the tent to be weighted down to prevent blow overs.
- Provide proof tent meets the requirements of CPAI-84 and is flame retardant.
- Provide notification to the plaza tenants of the requested temporary land use.

Respectfully submitted
Van Buren Charter Township
Downtown Development Authority

A handwritten signature in blue ink that reads 'Merrie Coburn'.

Merrie Coburn,
Executive Director

10151 Belleville Road
Van Buren Township, MI 48111
734.699.8941
VanBurenDDA.com



Planet
Fitness

10x10 pop up
tent not to scale

40 feet north of
landscape island

22



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power – Director of Planning and Economic Development
RE: Mobil Gas Station Amended Preliminary Site Plan Review
DATE: April 6, 2023

The Van Buren Township Planning Commission is requested to consider a request by applicant Stonefield Engineering, Inc. for preliminary site plan approval to demolish buildings on an existing gasoline station site and to construct a new convenience store with retail and food service, including a drive-thru lane and one (1) drive-thru window, gasoline pumps, and related site improvements. The application is altered from a previous application for this use completed by NC Designers, Inc. in 2020-2021.

The +/- 1.06-acre site, zoned C-1 – General Business District, is located at 11250 Haggerty road (tax parcel number 83 051 99 0003 002), at the northwest corner of the intersection of the I-94 north service drive and Haggerty Road. A drive-thru window is a special land use in the C-1 District and requires Board of Trustees approval. A public hearing was held in accordance with Article 12, Chapter 3 of the Zoning Ordinance (Administrative Procedures - special land use Review) at the regular Planning Commission meeting held on July 22, 2020. The requested special land use prompts a review of the general and specific special land use criteria for minor vehicle service developments. The special land use request was recommended for approval by the Planning Commission on July 22, 2020 and was granted by the Township Board of Trustees on June 1, 2021.

The amended site plan prompts a review of compliance with applicable Township zoning, engineering, and Fire Department standards as a request for preliminary site plan review to the Planning Commission. To assist with this review, the Planning Commission's packet includes a set of civil and architectural design plan drawings from Stonefield Engineering dated 2/28/2023, a letter from the Township Planning Consultant dated 3/23/2023, a letter from the Township Engineer dated 3/29/2023, and a letter from the Township Fire Marshal / Deputy Chief dated 3/22/2023.

Staff supports conditional preliminary site plan approval based on the findings that the use has meet zoning ordinance requirements, broadly and specifically in relation to the C-1 zoning district and to standards for drive-thru restaurants. If preliminary site plan approval is granted, the project will undergo final site plan review. The final site plan review process will involve a detailed review of compliance with applicable Township and Wayne County stormwater, soil erosion, and other engineering regulations as well as Township zoning regulations. The Planning Commission will act on a potential final site plan review at a future date.

I look forward to assisting with this review.

Thank you for allowing me to review and comment on this request.

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



March 23, 2023

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

**Subject: VBT-20-005 Mobil Gas Station/ 11250 Haggerty Road; Amended Site Plan Review #2;
Revised Site Plans Dated 2/28/2023, architectural plan set dated 3/2/2023.**

Dear Mr. Power:

The applicant proposes to build a new gas station with a drive-thru restaurant on a site with an existing gas station and convenience store which are to be demolished. The site is located at the northwest corner of I-94 N. Service Drive and Haggerty Road, is zoned C-1 (General Business) District and has a total area of 0.9 acres.

Background. The applicant originally submitted for site plan and special land use approval in early 2021. The applicant received conditional preliminary site plan approval and recommendation for special land use approval from the Planning Commission on 5/12/2021. The Board of Trustees granted special land use approval on 6/1/2021. It is our understanding the applicant has been working on the site engineering details since then. The applicant received an extension on the preliminary site plan approval from PC on 6/8/2022 for a period of one year i.e., 6/8/2023.

Subsequently, the applicant has parted ways with the original site plan designer and contracted with a new professional. The plan has undergone changes. The revised site plan has been submitted as an amendment to the original site plan. Per the Zoning Ordinance the special land use approval granted to the site remains valid; however, the changes necessitate re-review of the plan for preliminary site plan approval. Since the time of the applicant's original approval, the Township has adopted an amendment to the Zoning Ordinance for gasoline filling stations. However, in an effort to move the project along, Township Staff has made the interpretation that the site plan extension makes this an active application, and the site will not be subjected to the new regulations/standards, retro-actively. The applicant had, however, been advised to make the best effort to comply with the new regulations to the extent feasible without having to discard the entire site plan.

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

1. **Zoning and Use.** The site is currently zoned C-1 (General Business District). The applicant proposes to construct a new 3,601 square foot fast food restaurant and convenience store building along with gas pumps. Section 3.111 (B) of the Zoning Ordinance permits gasoline filling stations as a principal permitted use and drive-thru restaurants are permitted as a special land use per Section 3.111 (C). *The applicant response letter dated March 3, 2023 references architectural site plan however sheet A0.1-A0.5 are not included in this set.*



2. **Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. All required information has been submitted.
3. **Dimensional Requirements.** The required front, rear and side yard setbacks for the C-1 District are 75 feet, 15 feet and 25 feet, respectively. The proposed drive-thru and convenience store building complies. *Per the recently adopted regulations for gas stations in Section 5.144, the required front yard setback for the gas station canopy is 40 feet and the required setback for a pump is 50 feet. The proposed amended site plan complies.*
4. **Access and Circulation.**
 - a. **Location of Curb Cuts.** The amended site plan proposes a 30' wide curb cut off Haggerty Road, which is lesser than the previously proposed 40'2" wide curb cut. The access drive is intended for two-way movement of vehicles shown through pavement striping. The plan also notes the retention of an existing 39' wide curb cut off I-94 N. Service Dr. The lanes of ingress and egress are to be striped on the pavement. Access drives to drive-thru's are required to be a minimum 100 feet from the nearest intersection and the revised site plan complies.
 - b. **Cross Access.** It is the Township's policy to require cross access wherever feasible. The site abuts vacant parcels to the west and north. The plan proposes a cross access point on the northeast and southwest corners of the site as required for possible future connections. The site plan notes a "pitch-out" curb in these locations. Per the original plan the curb on the west side of the building is a rolled curb to allow for emergency vehicles to use the bypass lane and mount the curb as necessary. However, the bypass lane is shown with a stop bar across it at the south end. Clarify if the "bar" is an actual structure or painted line on the pavement.

The rolled curb is shown along one half on the west side of the drive-thru lane with the remaining portion showing a flush concrete walk. It appears the concrete walkway is intended to provide employees with a path to reach the dumpster enclosure and is also mountable. The curb and walk is subject to approval by the Township Engineer.
 - c. **Drive-Thru.** The site plan proposes a 20' wide drive-thru lane on the west side of the proposed building. The lane is intended to accommodate the drive-thru and a bypass lane. Sheet C-14 includes a fire truck circulations diagram; however, the drawing appears to be inaccurate as some of the wheel turn radius are shown as sharp angles rather than curves/arcs. The proposed design must be reviewed and approved by the fire marshal.
 - d. **Sidewalks.** There are existing sidewalks along the site's I-94 NSD and Haggerty Road frontages. The width of the existing sidewalks is labeled as 5 feet wide each. The site plan also includes a new 5'-7' wide sidewalk on the east side of the proposed building.
 - e. **Truck Circulation.** The underground storage tanks are shown in the southwest corner of the parking lot. The amended plan shows a 3' wide striped area on the south side of the drive through window and the loading area and a raised concrete barrier labeled "monolithic curb" The height of the curb is not specified on the detail noted in Sheet C-9. Sheet C-14 shows a truck turning diagram for an oil tanker. The circulation pattern appears very tight with the oil tanker, trash hauling truck and delivery vehicles all sharing the same area. When the truck is



loading/unloading or when a tanker is refueling, the bypass lane from the drive through will be entirely blocked. The plan notes that loading/unloading will take place after drive-through hours. Specify hours of operation of the drive-thru.

5. Parking and Loading. Parking requirements are as follows:

- a. Space Dimensions.** Parking spaces have now been dimensioned with 9.5' x 20' spaces, compliant with the Zoning Ordinance. Spaces abutting the greenbelts along the street frontages are striped at a depth of 18'. All parking spaces are double striped as required by Ordinance. In addition, Section 9.102 of the Zoning Ordinance requires that drive-thru's located within one-half (1/2) mile of an expressway provide at least two (2) longer spaces designated for recreational vehicles and semi-trucks. These spaces have been provided in the southeast corner of the site.

b. Number of Parking Spaces.

Standard	Applicable Measurement	Number of Spaces Required	Number of Spaces Provided
Gas Station			
1 space per gasoline pump	5 islands (10 pumps)	10	10
2 spaces per service area or stall	Not Applicable	-	-
1 space per employee in maximum shift	1 employee	1	1
Drive Thru			
1 space per 2 seats of legal capacity for the facility	18 seats	9	9
1 space per employee in maximum shift	4 employees	4	4
Retail Stores			
1 space per 200 square feet of useable floor area.	966 square feet	5 (including 2 RV spaces)	5 (Including 2 RV spaces)
Drive Thru Stacking (standards are not calculated into the totals below since they are stacking spaces)			
5 stacking spaces between pick-up window & order station	-	5	5
10 stacking spaces per order station	1 order station	10	10
	Total:	10 pump spaces + 19 spaces + 10 stacking	10 pump spaces + 20 spaces + 10 stacking



The applicant has made revisions to the plan to include two additional spaces – one near the dumpster and a second space next to the RV parking spaces. The spaces abutting the dumpster must be labeled as employee only because access to the building from those spaces would require walking across the loading area and drive-thru lane. The second space has been created by narrowing the greenbelt along I-94 Service Drive. Since the site now has one space above the requirement, eliminating landscaping to create an additional space is not recommended.

- c. **Barrier Free Spaces.** 2 barrier-free parking spaces are proposed, compliant with developments requiring between 25-50 parking spaces.
 - d. **Loading.** For a building with a total floor area of less than 10,000 sq. ft., a 10' x 25' loading space is required. A 10' by 50' loading space is proposed on the south side of the drive-through lane. the northwest corner of the site abutting the dumpster. The loading space is located within the front yard along I-94 Service Drive. While not ideal it appears to be the only available area on the site to accommodate the space. To minimize conflict with the drive through, the site plan notes that loading/unloading activity will take place after drive-thru hours.
6. **Landscaping and Screening.** The landscape plan sheet L-1 and L-2 have little to no information and are not acceptable. The Township has high landscaping standards and sites are expected to comply with the requirements. The landscape plan and the site plan do not match. The landscape plan is based on the previous version of the plan for the southwest corner of the site, RV parking areas, west side of the drive-thru etc.
- a. **Landscaping Adjacent to Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. The site has a frontage of 164' on Haggerty Road, which requires a total of 5 deciduous trees + 2 ornamental trees + 33 shrubs. The site has a frontage of 192' on I-94 NSD, which requires a total of 5 deciduous trees + 2 ornamental trees + 39 shrubs. The landscape plan includes calculations and complies with the standard.
 - b. **Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way. Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. Landscape plan complies.

Interior Parking Lot Landscaping. Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. Interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. The revised plan proposes 1,056 sq. ft of interior lot landscaping. Additionally, one (1) deciduous tree is required to be planted for each three hundred (300) square feet of interior landscaping. The plan complies.
 - c. **Loading Area Landscaping.** All loading areas shall be screened from a perpendicular view from any public street rights-of-way or adjacent residential zoning district for the entire length except for necessary access. The site does not abut any residential areas. The plantings on the southwest corner of the site to screen the dumpster enclosure also serve to screen the loading area.



- d. **Greenbelt Buffering.** As the subject parcel abuts C-1 zoning on all sides, a ten (10) foot wide buffer, with one (1) tree per thirty (30) linear feet is required around the entire property. The plan proposes a 5' wide greenbelt along the north property line and a 6' wide greenbelt along the west property line. The site does not have the required area to accommodate the 10' wide greenbelt without impacting the circulation on-site. The Planning Commission has the discretion to modify this standard. With 411' of property lines to the north and west a total of 14 deciduous trees are required and are proposed.
- e. **Zoning District Landscaping.** In C-1 Districts contiguous outdoor space, independent of sidewalks, pedestrian circulation areas and required landscaping is required in an amount not less than one (1) square foot for each twenty-five (25) square feet of principal building and in no case less than two hundred fifty (250) square feet in total. With a 3,601 sq. ft. building proposed, 250 sq. ft. of open space is required. The landscape plan shows a hardscape element on the southwest side which has been eliminated in the new version of the plan. Provide the required outdoor space elements.
7. **Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees 5" caliper or larger. The current conditions plan shows 3 trees each along the site's 2 street frontages. The species and the size are not identified. The applicant's response letter states that 3 trees along the service drive and one tree along Haggerty are to remain; however, the landscape plan shows only one existing tree along each frontage to be preserved. Since the site has very few trees, provide a proper tree list with species and size and note if they are to be preserved. Discrepancies in the landscape plan and site plan must be resolved. All regulated trees to be removed must be replaced in accordance with Section 8.106 of the Zoning Ordinance.
8. **Stormwater Detention.** The site plan does not include a detention pond. Detention is to be provided using underground detention pipes/system. The detention system is subject to review and approval by the Township Engineer and Wayne County.
9. **Lighting.** The submittal includes a photometric plan showing lighting under the gas station canopy and a single light pole at the southwest corner of the parcel. No other pole lights or wall mounted fixtures to illuminate the drive-thru are proposed. There are no streetlights in the vicinity either. The photometric plan submitted does not comply with the minimum illumination levels required for safety by Section 8.105 (B) (2) of the Zoning Ordinance for sidewalks and other areas of the site. The lighting proposed appears inadequate. Manufacturer's cut sheet detail of all proposed light fixtures including pole light, wall mounted, and canopy lights must be submitted.
10. **Architecture and Facades.** The applicant has submitted detailed elevations for the proposed building and gas station canopy. The elevations are incorrectly labeled. The drive-thru window is located on the south elevation, with the order lane wrapping around the rear of the building. The revised elevations indicate face brick topped by fiber cement siding. The applicant has attempted to include additional brick and add a soldier course detail. While better than the previous version, the proposed architecture is standard corporate architecture. Planning Commission input is sought.

The proposed gas station canopy design is a metal structure with a flat roof. The proposed design is an improvement over the previous version, with all of the columns supporting the canopy to be wrapped entirely in face brick to match the building. However, we continue to recommend architectural bands, pitched roof and other elements to enhance the structure. If the applicant were to continue with the flat roof, the canopy structure must have some architectural interest, consistent



with every gas station canopy reviewed by the Township in recent years. The plan previously approved by the Planning Commission included a pitched metal roof with brick supporting columns.

11. **Dumpster.** A dumpster enclosure is proposed in the southwest corner of the site just west of the loading zone. Typical details have been noted. The enclosure is to be constructed of masonry blocks to match the building and provided with steel reinforced wooden gates. A turn template has also been noted to demonstrate trash truck access to the dumpster.
12. **Signs.** The location of an existing 'billboard' sign and an existing monument sign are labeled on the site plan. In addition, a menu board sign has been detailed on the site plan. The elevations also show large corporate wall signs all over the building. We have repeatedly asked for a detailed sign design packet which includes detail of ALL existing and proposed signage including sign area, height, material, lighting etc. must be provided. A tall sign on the site is a non-conforming pole sign, not a billboard (per Ordinance definition). When sites are completely rebuilt, the Township encourages removal of non-conforming signs. The applicant has not responded to this comment at all.

We continue to recommend that the non-conforming pole sign be removed. The applicant notes that signs are to be part of a separate permit. We however recommend that signs be considered as part of the site plan approval because Planning Commission input is required on the removal of the nonconforming sign. Further, on other site plans for drive-thru's this information has been provide with the site plan.

RECOMMENDATION

The 'amended' site plan at this time addresses several major site design questions we had raised, while numerous smaller issues remain to be addressed. In the interest of keeping the project moving forward, we recommend that the Planning Commission grant **preliminary site plan approval only** at this time, subject to the following conditions:

1. Clarification regarding safety "bar" across drive-thru bypass lane and Township Engineer approval of rolled curb design as noted in Comment 4.b, above.
2. Fire Marshal approval of bypass lane design, as noted in Comment 4.b, above.
3. Clarification regarding hours of operation of the drive-thru, to avoid conflict with the truck and tanker delivery areas, as noted in Comment 4.e, above.
4. Remove extra parking space created at southeast corner of site and restore to landscaping, as noted in Comment 5 above.
5. Revise and update landscape plan to match site plan layout design, as noted in Comment 6, above.
6. Demonstrate compliance with outdoor space landscaping requirement, as noted in comment 6.e, above.
7. Provide proper tree survey and clarification regarding tree preservation and tree replacement, as noted in Comment 7, above.
8. Revise lighting plan to provide adequate on-site illumination and include details for all proposed fixtures, as noted in Comment 9, above.
9. Revise labels on elevations to correctly identify them and incorporate revised architectural elements, if any, as directed by the Planning Commission and noted in Comment 10, above.
10. Submit a complete sign package, as noted in Comment 12, above.
11. Note removal of the existing non-conforming pole sign, incorrectly labeled as a 'billboard', from the site, as noted in Comment 12, above.



12. Township Engineer and Wayne County approval of stormwater detention plan, as noted in Comment 8, above.

Respectfully,
McKENNA

Vidya Krishnan
Senior Principal Planner

cc: Paul Kammer, FTCH, Township Engineer
Andrew Leneghan, Van Buren Township Fire Marshal

March 29, 2023
Fishbeck Project No. 200431
Township Project No. 20-005

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

**Multi-use Building with Self Service Fueling Facilities, 11250 Haggerty Road
Preliminary Site Plan Review**

Dear Director Power:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Site Plan dated February 28, 2023, submitted to the Township for Preliminary Site Plan review for the proposed Multi-use Building with Self Service Fueling Facilities located at 11250 Haggerty Road. 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 submittal.

This project entails removal and reconstruction of an existing gas station with a multi-use building and gas station at the northwest corner of I-94 Service Road and Haggerty Road. The reconstruction includes the demolition of the existing building and gas pumps; construction of a new 3,601 square-foot multi-use building containing a fast food restaurant, construction of five gas pumps underneath a canopy; construction of a 18-space parking lot with two RV parking spaces; reconstruction of the two existing driveways; construction of two paved access drives to the adjacent undeveloped properties; reconstruction and reconfiguration of the underground storm sewer system; and other various landscaping and site plan improvements.

Our review comments are as follows:

General

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

1. Add Soil boring locations and logs to the plans.

Water Main Service

Existing: The Township's Geographic Information System (GIS) records indicate a publicly owned 8-inch ductile iron water main running north-south along the west side of Haggerty Road. Water service is indicated coming from the 8-inch ductile iron main south of the hydrant and valve.

Future: The Township master plan indicates the water main along Haggerty is under pressurized and future improvements to upsize the water main is anticipated.

Proposed: The Applicant's plan proposes a new water service lead connecting to the existing water service valve in the northeast corner of the site. The new lead will be 174 feet of 1-inch type K copper and connects to the north side of the building.

Comments:

1. The Township Fire Marshall will have ultimate say on fire hydrant spacing and whether or not the singular hydrant location in the NE corner of the site is adequate. If another hydrant is required, the applicant will be responsible for extending the Township water main to accommodate a new hydrant in a location approved by the Township.

Sanitary Sewer

Existing: The Township's GIS records indicate there is a 10-inch public clay sanitary sewer line that runs north-south along the west side of Haggerty Road. The existing sanitary main dead ends at a manhole within the ROW. The plans indicate an existing sanitary service lead connecting to the northwest corner of the building and extending through the site and ultimately tying into the existing sanitary manhole within the Haggerty Road ROW.

Proposed: The Applicant proposes the connection of 2, 6-inch sanitary sewer leads from the new building into the existing sanitary lead by way of a direct connection and a wye connection. The main feed will connect directly, while a separate, presumed to be restaurant line, will be connected via a Schier GB-250 grease trap before tapping into the existing service line with a wye.

Comments:

1. Plans no longer indicate that the contractor is to clean, televise and inspect the existing sanitary sewer service lead. However, the contractor will still be responsible for reporting any poor conditions to the Township for evaluation prior to determining if the line needs to be replaced.
2. The ALTA survey shows the existing sanitary service tapping the existing 10-inch north of the existing manhole (SMH #45125) but the site plans show the existing sanitary service tying into the manhole. Were inverts collected for SMH #45125? The Applicant should verify existing service layout and coordinate plans.
3. The size of the existing sanitary service lead is not labeled on the plans and the Applicant is proposing a new 6-inch sanitary service line that will tie into the existing service line. The existing service line should be confirmed prior to Final Engineering review.

Storm Sewer

Existing: The Township's GIS records do not have information on the existing storm sewer system along Haggerty Road or I-94 Service Road adjacent to the development, however, it does appear that there are curb inlets and manholes located within the I-94 service drive. It appears stormwater runoff along Haggerty Road and I-94 Service Road may ultimately be conveyed via open ditch with driveway culverts towards the south/southwest.

Proposed: The applicant is proposing to collect stormwater from the parking lot and building with a combination of existing and proposed catch basins. The storm sewer system will be conveyed to an underground chamber detention system under the parking lot and the eastern entrance drive off Haggerty Road. The underground detention system will ultimately discharge into an existing curb catch basin in Haggerty Road.

Comments:

1. The Applicant should confirm with Wayne County that the existing 4-inch PVC that discharges to the existing swale in the southwest corner of the site, is abandoned and no longer in use. Any existing offsite drainage that enters the site must be accounted for by the Applicant.

2. The Applicant must compare the Township and County requirements and provide storage for the most stringent requirements. However, whether the design is based on County standards or Township standards, the allowable discharge must be **0.10 cfs/acre** per the Township Engineering Manual. The current calculations show the 100-year release rate at 1.00 cfs/acre.
3. An approved Wayne County Stormwater permit will be required prior to Township Final Engineering review.

Paving and Grading

1. Full review of the detail grading will be completed as part of the Final Engineering review process.
2. An approved Wayne County ROW permit will be required prior to Township Final Engineering review.
3. Maintenance of traffic and/or traffic control plans will be required when working in the Wayne County Road rights-of-way.
4. The Applicant should check vehicle turning movement exhibits. Several turning movements are showing vehicle lines over curbs and onto lawn areas.
5. The fire department will have final say on fire department access around the entirety of the site.

Soil Erosion and Sedimentation Control (SESC)

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

Recommendation

Fishbeck recommends the Planning Commission grant the Multi-use Building with Self Service Fueling Facilities located at 11250 Haggerty Road Preliminary Site Plan approval based on Engineering feasibility subject to the comments listed above. It is recommended that the Applicant continue to work with Wayne County regarding stormwater management and ROW impacts. Wayne County approvals must be obtained prior to Township Final Engineering review.

If you have any questions regarding this project or our comments listed above, please contact me at 248.324.4796 or mtleppek@fishbeck.com or Paul Kammer at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,



Michael T. Leppek, PE
Civil Engineer



Paul J. Kammer, PE
Senior Civil Engineer

By email

Copy: Kevin Lawrence – Township
Brittney Williams - 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

March 22, 2023

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

Stonefield Engineering & Design
607 Shelby
Suite 200
Detroit, Michigan 48226

An amended site plan review was performed on the Mobil Gas station redevelopment project for Stonefield Eng. & Design. 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 NFPA 1 2018. It is understood that plans for the building will be submitted at a later date.

Water Supply: See below

The required fire flow for a 3600 ft² structure is 1500 gpm over 2 hrs.

The plans show 1 hydrant approximately 90 feet north of the Haggerty Road entrance.

This hydrant sits at the end of an 8 inch water main.

A flow test will need to be conducted on this hydrant to confirm the 1500 gpm flow.

In the letter dated March 7th from Stonefield, the Contractor is to perform a flow test to confirm a minimum 1500 gpm flow rate. The flow test will need to be witnessed by the Van Buren Township Fire Marshal or his designee and the results sent to the Fire Marshal's office.

Fire Department Access:

The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.

The address shall be displayed on the exterior of the building.

If the occupancy is not going to be staffed 24 hours a day 7 seven days a week, a Knox Box will be required. The box can be found at www.knoxbox.com

All Fire Department concerns have been addressed in the March 7th letter.

An Emergency Responder Radio Coverage test will need to be completed.

510.2 Emergency responder radio cover in existing buildings. Existing buildings that do not have approved radio coverage for emergency responders within the building, based upon the existing coverage levels of the public safety communication system of the jurisdiction at the exterior of the building, shall be equipped with such coverage according with one of the following:

Exception: Where it is determined by the Fire Code Official that a radio coverage system is not needed.

Radio coverage can be field verified at the time of final building inspection.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

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

Andrew Lenaghan
Deputy Fire Chief/ Fire Marshal
Van Buren Township



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Planning Case 19-038: Camping World Partial Demolition and Site Redevelopment – Amended Preliminary and Final Site Plan
DATE: April 6, 2023

You may recall that action regarding a proposed amended site plan ("West Wing Plan") for the Camping World site redevelopment project located at 43646 North Interstate 94 Service Drive (tax parcel number 83 060 01 0001 001) was postponed at the regular meeting on May 11th, 2022. The proposed amended site plan dated April 29th, 2022 showed the construction of an addition to the west end of the Camping World RV sales and repair building. The proposed site plan amendment was tabled by the Planning Commission, with tabling conditions that included obtaining additional information regarding the various proposed automotive repair processes.

Prior to review of the West Wing Plan, the project previously involved the demolition of the east wing of the building at this site and converting this area for RV sales, with no further building additions proposed ("Original Plan"). Final site plan approval was obtained from the Planning Commission on December 9th, 2020 and construction began on the project in January 2021. The east wing of the building was demolished in September 2021. Several design adjustments were considered by Camping World but were never formally approved.

On September 8th, 2022, Camping World informed staff that they would revert back to the Original Plan, and would be in contact with staff once they obtain pricing and timing from contractors. Staff is seeking to obtain a clarifying letter from Camping World withdrawing their West Wing Plan from consideration, which the Planning Commission can then use to formally move to withdraw consideration of that Plan. Minor changes were proposed to the original preliminary site plan which do not impact fundamental features of the site including the locations of stormwater detention facilities or the building footprint. These changes have been reviewed over the course of the past several months. Also during the past several months, the Fire Marshal / Deputy Fire Chief and Camping World have worked closely together to establish that the proposed design will include adequate fire separation and will not require new fire suppression. A letter from the Township Planning Consultant dated 4/5/2023, an email from the Township Engineer dated 4/6/2023, and the Fire Marshal's last Original Plan site plan review letter, dated 2/5/2020, are included with this packet. At this time, staff recommends conditional amended preliminary and final site plan approval of the plans as presented in this packet. For the Planning Commissions

If there are additional questions about this project, please do not hesitate to contact me.

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



April 5, 2023

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

Subject: VBT-19-038 Camping World/ 43646 I-94 N. Service Drive; Preliminary and Final Site Plan#2; Revised Site Plans Dated 3/15/2023, lighting plan dated 3/17/2023.

Dear Commissioners:

The applicant, Camping World, has sought numerous approvals from the Township since 2019, to update and improve its existing site. The site is located on the north side I-94 North Service Drive, between Dewitt and Morton Taylor Roads and has a new development area of 8.794 acres. The case history is as follows:

- **Original.** The applicant received preliminary and final site plan approval from the Planning Commission in June 2020 and December 2020 to demolish a portion of the building, retain the remaining position of the building, and create new RV storage and parking area on the site.
- **Amendment #1.** In June 2021, the applicant applied for amended site plan approval to - retain the body shop on the portion of the building that was to be demolished, to be remodeled into service bays; add a paint booth to the body shop; remove previously approved sanitary dump station, washout and propane filling station. The proposal was then abandoned.
- **Amendment #2.** In January 2022, the applicant applied for amended site plan approval to construct a new 12,700 sq. ft addition on the west side of the building and make site improvements. This request was subsequently withdrawn.
- **Amendment #3.** In April 2022, the applicant decided to re-apply for an amended site plan as noted above with a 12,700 sq. foot addition. The plan proposes using the existing building for service bays and the addition of a paint booth. At the May 2022 Planning Commission meeting, the PC expressed concern that the paint booth did not qualify as minor vehicle service and painting operations were permitted only in the industrial districts. The applicant was asked to clarify numerous concerns. The Township did not hear back from the applicant for several months.
- **Present Time.** The applicant is seeking to go back to the original site plan that was approved in December 2020, which includes a proposal to demolish portion of an existing building (east wing - 15,633 sq. ft.), retain 28,139 sq. ft. of the existing building and create new R.V. parking and storage area on site.

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

COMMENTS

1. **Zoning and Use.** The site is zoned C-2 (Extensive Highway Business District). Section 3.112 of the Zoning Ordinance permits Outdoor Vehicle Sales and Vehicle Service (minor) as special land uses in the C-2 District. The use was previously granted special land use approval by the Township Board of Trustees which is still valid.
2. **Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. All of the site plan related details have been noted on the plans.
3. **Lot.** The parcel has a total area of 8.794 acres. The legal description is included with the tax parcel ID number.
4. **Dimensional Requirements.** There is no required minimum lot size in the C-2 District.

The minimum required front, rear, and side yard setbacks per Section 4.102 of the Zoning Ordinance are 35 feet, 20 feet, and 25 feet, respectively. The building complies with the minimum setbacks for the C-2 District. Section 4.103 (N) of the Zoning Ordinance states "Off-street parking shall be permitted to occupy a portion of the required front yard setback provided that there shall be maintained a minimum unobstructed and landscaped setback of ten (10) feet between the nearest point of the off-street parking area, exclusive of access driveways and the nearest right-of-way line." The parking lot setback has been provided and is compliant.

Maximum permitted building height in the C-2 District is 4 stories and 40 feet. The existing building has a height of 22' and is within the maximum permissible limit.

5. Access and Circulation.

- a. **Location of Curb Cuts.** The site can be accessed by an existing curb cut off North Service Drive measuring 43.9', which is proposed to be retained. The width is adequate for accommodating RV's entering and exiting the site. Ingress/Egress lanes have been striped and have directional arrow markings shown on the revised plans. The submittal includes an Emergency Vehicle Access Plan (Sheet C1A) which reflects changes to the proposed parking layout, curb island modifications, etc. The circulation plan proposed for emergency was previously reviewed and approved by the Fire Department and Township Engineer.
- b. **Cross Access.** The site plan does not propose any cross access with the adjacent properties. It is the Township's policy to require cross access wherever feasible. The site abuts a large vacant parcel to the west and north, and an existing commercial use parcel to the east. The applicant has previously stated that "*Cross-access with neighboring properties is not being proposed due to numerous feasibility issues, including the proposed RV inventory storage areas located on the east & west sides of the site, which are intended to be secured areas.*" The facility will be gated for security purposes in which case cross access would not be feasible.
- c. **Sidewalks.** The site has an existing sidewalk along its Service Drive frontage which has been shown and labeled on the plans. In addition, the plan proposes a new perpendicular sidewalk constructed of pavers to connect the sidewalk along the Service Drive to the sidewalk in front of



the building. A crosswalk has been proposed near the access drive that connects two landscape islands. A crosswalk is shown at the north end of the paver walkway to the front of the building.

6. Parking and Loading.

- a. **Space Dimensions.** Customer parking spaces on the site are dimensioned at 9.5 feet wide by 20 feet long and are double striped. The site plan includes nine (9) 12' x 60' RV customer parking spaces in front of the building which are also double striped. The area on the east and west sides of the building are designated for RV parking and storage. A proposed approximate layout for the RV storage areas is also depicted on Sheet C1 along with an emergency vehicle maneuvering diagram depicted on Sheet C1A. All RV inventory striping has been revised to show double-striping per Township standards.
- b. **Number of Parking Spaces.** The parking requirement is one (1) space per two hundred (200) square feet of gross floor space of interior sales room and two (2) per auto service stall in the service room. With 14,070 sq. ft. of gross floor area and 5 service stalls, 80 parking spaces are required. The site plan proposes a total 82 parking spaces.
- c. **Barrier Free Spaces.** The plan includes a total of four (4) barrier free spaces, which meets the requirement for parking lots containing 76-100 parking spaces. The proposed dimensions are ADA compliant.
- d. **Loading.** As the commercial building is between 20,001 sq. ft. and 50,000 sq. ft., two (2) usable loading spaces measuring 10' x 50' are required. Two loading areas have been dimensioned on the north side of the building (one "recessed" area and one "at grade" area).
- e. **Other.** The paving plan proposes concrete curbing at the perimeter of the entire site, at all pavement edges and around all landscape islands within the parking areas.

7. Landscaping and Screening. The site is located in the Extensive Highway Business (C-2) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. ***The landscaping comments noted below are from the original approval. It is our understanding that no changes are proposed to the originally approved plan.***

- a. **Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. The site has a frontage of 783' on N. Interstate 94 Service Drive, which requires a total of 20 deciduous trees + 8 ornamental trees + 157 shrubs. The landscape plan proposes that 10 existing deciduous trees + 4 new deciduous trees + 8 ornamental trees + 232 shrubs will be provided along the road frontage on the Service Drive. The applicant has proposed to substitute the 75 extra shrubs for the deficient 6 deciduous trees due to the location of an existing watermain within the front greenbelt, and overhead electric lines. Section 10.106 of the Zoning Ordinance allows the Planning Commission to modify or adjust the requirements, provided that any such adjustment is keeping with the intent of the Article. We have reviewed the utility plan and, in our determination, the request is reasonable.

- b. Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way. Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. A required landscape area is shown and exceeds the minimum requirement. The frontage is shown with a row of 36" tall boxwood shrubs to meet the screening requirement.

Interior parking lot landscaping. Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. Interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. With 258,239 sq. ft. of total payment area, a total of 12,912 sq. ft. of interior parking lot landscaping is required. The landscape plan provides for 14,857 sq. ft., exceeding the minimum required. The applicant has proposed an island at the west end of the 9 customer RV parking spaces and at south end of the row of parking spaces at the east side of the main entrance. One (1) deciduous tree is required to be planted for each three hundred (300) square feet of interior landscaping. Based on the plan, 43 interior landscape trees are required and 11 new trees are proposed with 32 existing trees added to meet Ordinance standards.

- c. Loading Area Landscaping.** The existing trees that have been detailed on the Landscape Plan provide screening of the loading areas, compliant with Section 10.103 (C) of the Zoning Ordinance.
- d. Display Area Buffering.** Section 10.103 (D) requires buffering of display areas at the discretion of the Planning Commission. While existing trees on the site provide some screening, the applicant has proposed new tree plantings to ensure the display area is properly screened.
- e. Greenbelt Buffering.** Per Section 10.103 (E), a 10-foot-wide buffer with one (1) tree per thirty (30) linear feet is required between the building and the commercially zoned parcels to the north, east, and south. The plan indicates a greenbelt buffer, around the site, compliant with the 10-foot-wide buffer required. The greenbelt areas have existing trees which are proposed to be preserved and meet the tree count requirement.
- f. Extensive Highway Business (C-2) District Landscaping.** Section 10.103 (F) (3) provides landscaping standards for the Extensive Highway Business District and requires contiguous outdoor space, independent of sidewalks, pedestrian circulation areas and required landscaping, in an amount not less than one (1) square foot for each twenty-five (25) square feet of principal building. With the 28,139 square foot building proposal, 1,126 sq. ft. of open space is required to meet this open space landscaping requirement. The brick paver walkway area measuring 1,773 sq. ft is designated to meet this standard. The plan proposes the addition of benches and concrete precast planters in this area as amenities. Detail of a bench and trash container have been provided. Detail of the planter show a decorative metal pre-assembled planter with epoxy coating.
- g. Detention Pond Landscaping.** The site plan notes the provision of an underground detention system. As such, no landscape requirements are necessary. The proposed drainage system is subject to review and approval by the Township Engineer and Wayne County and the applicant has acknowledged these approvals are required for the proposed storm water detention system.



8. **Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees 5" caliper or larger. Per the applicant, the proposal does not involve the removal of any trees on-site. Therefore, a tree removal permit is not required.
9. **Stormwater Pond.** Stormwater detention requirements are proposed to be met via installation of an underground detention system." The detention system is subject to review and approval by the Township Engineer and Wayne County. The proposal as submitted received a permit from Wayne County dated 10/28/2020. We defer to the Township Engineer to verify the validity of the approval.
10. **Lighting.** The applicant has submitted a photometric plan sheet E003 showing compliance with illumination standards of the Ordinance. A lighting schedule which was previously included with the original submission, but has not been provided with this set, noted a total of 38 fixtures which include wall and pole mounted lights. Per Section 8.105 (C), maximum permitted pole height is 25'. The original photometric plan showed the 25-foot maximum height requirement being met. Details of the pole material, color and fixture detail were also provided at the time. The fixture locations, pole height, pole detail and fixture style must comply with the details that were shown and approved on the original plan.
11. **Architecture and Building Details.** The applicant has submitted elevations for all facades of the building. The structure is constructed of concrete masonry units which are to be patched, repaired and painted. The building was constructed a long time ago and is in need of some enhancement . The applicant has revised the elevations to include a blue color band on the top of the façade facing the Service Drive. The band extends the entire width of the building. The bollards next to the overhead doors are also to be painted a matching blue. While minimal, the addition of the band provides significant relief to the façade wall and enhances its appearance and was previously deemed acceptable by the Planning Commission.
12. **Dumpster.** The site plan notes the construction of a two-dumpster unit enclosure on the northeast side of the existing building. The rear wall of the dumpster is the building wall.
13. **Fencing.** The site plan notes a 6' tall chain link black vinyl fence within the rear and side yards. The plan includes a 2.5' tall decorative fence along the front lot line in compliance with Ordinance standards. The proposed fence is custom made metal fence with vertical railing.
14. **Signs.** The site currently has a monument/pole sign along its I-94 NSD frontage and has been labeled on the site plan. Per discussions with the Planning Department, the existing signs are allowed to remain as is since the applicant proposes no change to them at this time. Any proposed wall signs must be submitted for Township review and approval of a sign permit, prior to installation.
15. **Other.** The site plan includes a large propane tank in the front parking lot area. The tank is to be placed on a concrete pad, protected by bollards and screened from view of the public r-o-w through landscaping along the frontage. In addition RV's parked on either sides of the tank will also conceal it from view.

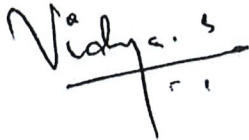


RECOMMENDATION

The applicant has been through the planning process numerous times and the site plan submitted at this time is compliant with all of the Ordinance requirements. Therefore, we recommend that the Planning Commission grant preliminary and final site plan approval for Camping World located at 43646 I-94 N. Service Drive, subject to the following conditions:

1. Approval of stormwater detention system by Township Engineer and Wayne County.
2. Compliance with light fixture locations, design, pole height and style with the originally approved plan for the site.
2. Approval of all wall signage by Township prior to installation.

Respectfully,
McKENNA

A handwritten signature in black ink, appearing to read "Vidya Krishnan", with a horizontal line drawn across the middle of the signature.

Vidya Krishnan
Senior Principal Planner

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

April 6, 2023
Fishbeck Project No. 191629
Township Project No. 19-038

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

Camping World – 43646 North I-94 Service Drive
Engineering and Final Site Plan Review – Amended Site Plan No. 2 (2023)

Dear Director Power:

At the request of Van Buren Township (Township), Fishbeck has reviewed the revised Site Plan dated March 15, 2023, submitted to the Township for a revised Engineering and Final Site Plan approval review for the proposed Camping World project, which is located at 73646 North Interstate Highway 94 Service Drive. Initial plans for the site were approved at the December 9, 2020, Planning Commission Meeting. The preconstruction meeting for this project was held on January 7, 2021, and construction was completed up to the west side of the lot/building. Construction was halted as Camping World went through some design change ideas throughout 2022 the decision to revert to the original site layout as approved. At the start of 2023, updated plans were resubmitted with minor adjustments to certain aspects of the design. This review, and previous reviews done in 2023, are final site plan reviews for any engineering aspects of the site that differ from the previously approved plans in 2020.

From an engineering review perspective, the following items were previously commented on (via email on February 14, 2023), adjusted by the applicant and resubmitted in March 2023.

Our review comments are as follows:

Water Main

Plan Updates – Easements:

A note on the plans states: “*Water main easement note* Assumed 12’ wd. Public water main easement is shown adjacent to I-94 service drive ROW Line. Coordinate w/ Van Buren Twp to confirm LIBER & PAGE of recorded easement. If no easement has been recorded, property owner shall provide new 12’ wide public water main easement to Van Buren Township.”

1. **Comment (February 14, 2023):** No easement has been found by the Township. Unless the Owner/Applicant can provide the above-mentioned easement, the required water main easement will need to be developed. Fishbeck has already been in touch with the engineer of record regarding this issue.
2. **Comment (March 28, 2023):** The applicant has not found any easement on the property and is currently working with the Township and Camping World to finalize the language of the easement along the property line. This item can be finalized at any time prior to project closeout.

Sanitary Sewer

Plan Updates – Sanitary Leads:

The owner has decided to replace the existing sanitary service lead from the building. The dumping station also has a sanitary service lead that also connects to the existing sanitary sewer along the west side of the property.

Building Lead:

1. **Comment (February 14, 2023):** The applicant indicates cleanouts along the line, but they need to be adjusted to meet the Engineering Standard Manual requirements. The Sanitary Services section, Ch IV.A.5.b states “Cleanouts shall be provided within five feet of foundation walls, at all bends, and at intervals no greater than 100 feet.” The applicant does not indicate a cleanout at the building and the cleanout near the bend needs to be AT the bend.
2. **Comment (March 28, 2023):** The applicant has updated the sanitary sewer lead design to meet the requirements of the Township as listed above. The applicant has added two additional cleanouts (for a total of four), one within five feet of the building and the remaining within the 100-foot interval limit. While reviewing the overall separation of the cleanouts, it appears the applicant does not need four cleanouts, but could meet the requirements with three cleanouts spaced at the maximum of 100 feet. If the applicant prefers four cleanouts as designed, this is also acceptable.

Dumping Station Lead:

1. **Comment (February 14, 2023):** The service lead size must also be labeled. Service leads shall be a minimum of six inches in diameter with a minimum slope of one percent.
2. **Comment (March 28, 2023):** The size of the dumping station lead shall also be indicated as six-inch. This is considered a service lead as well and shall follow the Township minimum standards for size and slope.

Recommendation

We are recommending the Planning Commission grant the Camping World Project Engineering and Final Site Plan approval for their updated site plans dated 3/15/23, subject to the comments listed above and in accordance with the Township’s Engineering Standards manual. **The applicant will be required to address the comments in an updated Issued for Construction Set prior to moving forward with construction.** If you have any questions regarding this project, please contact me at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,



Paul J. Kammer, PE

Senior Civil Engineer

By email

Copy: Brittney Williams – 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

February 21, 2023

Director of Building and Planning
46425 Tyler Road
Van Buren Township, MI 48111

Catherine Pafford, AIA
Core States Group
110 N 11th Street
Tampa, FL 33602

Approval granted with the following exceptions:

Fire Alarm Plans will be submitted separately.

~~Since the building will not have fire suppression, no painting will be allowed to take place.~~

~~The rated fire barrier will need to include separating the storage, mercantile and the special purpose industrial occupancies from each other. **NFPA 1 Table 6.1.14.4.1 b**~~

~~A 2hr rated fire barrier will need to separate the Mercantile from the Storage and the Special Purpose Industrial~~

~~A 1hr rated fire barrier will need to separate the Low Hazard storage from the Special Purpose Industrial.~~

~~An exterior door will need to added to the North West corner of the repair garage. Currently there is only one door for egress from the garage area.~~

All listed concerns have been addressed in the latest submittal.

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

Andrew Lenaghan
Deputy Fire Chief/ Fire Marshal
Van Buren Township