

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM  
October 13, 2021  
MINUTES**

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

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

**ROLL CALL:**

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

**Excused:** None.

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

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

**Applicant(s) in Attendance:** Jeff Minter, Teresa Bruce and Bruce Brickman for the General Development Company, Wendy Baker, Chris Bluton and Uli Branstetter for Inter Plan, LLC and Craig Atchinson for Atchinson Ford.

**Audience:** Eight (8).

**APPROVAL OF AGENDA:**

Motion Kelley, Jahr second to approve the revised agenda of October 13, 2021, noting the correction of the action items listed under new Business Item #3.

**Roll Call:**

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

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Jahr, Cullin second to approve the regular meeting minutes of September 8, 2021 as presented.

**Roll Call:**

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

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**PUBLIC HEARING:**

**ITEM #1:       21-021 – GENERAL DEVELOPMENT COMPANY, LLC – SPECIAL LAND USE REQUEST.**

**THE REQUEST IS FOR TRUCK SALES AND REPAIR BY KENWORTH/CMS COMPANIES, INC. APPLICANT, GENERAL DEVELOPMENT COMPANY, LLC ON BEHALF OF OWNER BELLEVILLE NORTH MARSH VENTURES, LLC SEEKS TO CONSTRUCT A +/- 59,820 SQ. FT. BUILDING WITH RELATED SITE IMPROVEMENTS FOR OUTDOOR VEHICLE SALES AND VEHICLE SHOWROOM USES WITH ACCESSORY VEHICLE REPAIR AND SERVICE. THE SITE IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS DISTRICT). OUTDOOR VEHICLE SALES AND VEHICLE SERVICE (MINOR) IS A SPECIAL LAND USE IN THE C-2 ZONING DISTRICT.**

**LOCATION: THE +/- 20.01-ACRE SITE IS PROPOSED TO BE A COMBINATION OF LAND FROM TWO EXISTING PARCELS LOCATED AT TAX PARCEL NUMBERS 83-060-99-0002-001 AND 83-060-99-0001-001, ON THE NORTH SIDE OF I-94 NORTH SERVICE DRIVE BETWEEN DEWITT AND MORTON TAYLOR ROADS.**

Commissioner Budd asked to be recused from the Public Hearing and New Business Item numbers 1 and 2.

**Motion Kelley, Jahr second to recuse Commissioner Budd from the public hearing and new business item numbers 1 and 2.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**Motion Atchinson, Kelley second to open the public hearing.**

**Roll Call:**

**Yeas: Cullin, Atchinson, Barr, Kelley, Jahr and Thompson.**

**Nays: None.**

**Recused: Budd.**

**Motion Carried.**

Director Power gave a brief presentation and informed that this is an opportunity for members of the audience to ask questions or submit comments for the special land use request. There were no questions or comments from the audience.

**Motion Kelley, Atchinson to close the public hearing.**

**Roll Call:**

**Yeas: Jahr, Kelley, Barr, Atchinson, Cullin and Thompson.**

**Nays: None.**

**Recused: Budd.**

**Motion Carried.**

**NEW BUSINESS:**

**ITEM #1: 21-021 – GENERAL DEVELOPMENT COMPANY, LLC – SPECIAL LAND USE REQUEST.**

**THE REQUEST IS FOR TRUCK SALES AND REPAIR BY KENWORTH/CMS COMPANIES, INC. APPLICANT, GENERAL DEVELOPMENT COMPANY, LLC ON BEHALF OF OWNER BELLEVILLE NORTH MARSH VENTURES, LLC SEEKS TO CONSTRUCT A +/- 59,820 SQ. FT. BUILDING WITH RELATED SITE IMPROVEMENTS FOR OUTDOOR VEHICLE SALES AND VEHICLE SHOWROOM USES WITH ACCESSORY VEHICLE REPAIR AND SERVICE. THE SITE IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS DISTRICT). OUTDOOR VEHICLE SALES AND VEHICLE SERVICE (MINOR) IS A SPECIAL LAND USE IN THE C-2 ZONING DISTRICT.**

**LOCATION: THE +/- 20.01-ACRE SITE IS PROPOSED TO BE A COMBINATION OF LAND FROM TWO EXISTING PARCELS LOCATED AT TAX PARCEL NUMBERS 83-060-99-0002-001 AND 83-060-99-0001-001, ON THE NORTH SIDE OF I-94 NORTH SERVICE DRIVE BETWEEN DEWITT AND MORTON TAYLOR ROADS.**

Director Power deferred the discussion to Principal Planner, Vidya Krishnan.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 9-22-21. The proposed use meets the general standards for consideration of special land use approval and most of the specific standards related to outdoor vehicle sales. Therefore, McKenna Associates recommends that the Planning Commission recommend approval of the proposed special land use to the Township Board of Trustees, subject to the following conditions:

1. Correction of the notation regarding inoperable vehicles are in the outdoor sales lot.
2. Verification that no large vehicles will be displayed in the front yard unless the vehicle is new.
3. Site plan approval.

Director Power noted that this is a unique business, truck sales and accessory repairs and there's a need to demonstrate the prominence of the commercial aspect of the use. This is predominantly a sales based use, primarily for the sale of new trucks and the accessory portion of the site is for truck repair. Director Power recommend the following conditions of approval to be met prior to the Van Buren Township Board of Trustee's consideration of special land use:

- Via either notes on the site plan or a letter in CSM/Kenworth letterhead, the applicant shall submit a description of revenue splits for new truck sales, new truck parts sales and truck service sales. This data may either be gathered from a comparable facility or as an estimate for the subject site. This information has been supplied by the applicant.
- The applicant shall submit an addendum to the site plan which shows trucks parked for service as being limited to areas to the north of the proposed building or west of the building adjacent to its service bays.
- The applicant shall note that at no time will trucks parked on the site for service purposes exceed 50% of truck parking spaces.
- The applicant shall note that no dismantled truck parts will be stored outdoors.

The applicant has addressed these items as requested prior to sending to the Township Board of Trustees for approval.

Bruce Brickman of General Development Companies, LLC on behalf of Kenworth/CMS Companies displayed a picture of what Kenworth wants to build, it's like an automobile dealership showroom except with Kenworth tractors as opposed to cars. Kenworth/CMS is the largest Kenworth dealership in the country.

No comments from the audience.

Commissioners commented that it's a nice looking facility and inquired about the following:

- In regard to parking, is there a distinction between tractors and components of the tractor trailer versus what a truck is in our ordinance? The parking of trucks under service in the back of the site, does that include any trailers? Bruce Brickman informed it is mostly just tractors, it is possible that a driver comes in with a service problem and does have a trailer attached. The site plan was displayed which depicts a handful of spaces in the back that are sized for trailer parking. Commissioner would like that clarified on the site plan.
- If an owner/operator comes in with a problem with a truck and a trailer, what provisions are there for them to stay overnight in tractors on the property? The applicant does not allow owners/operators to stay in tractors, prefer to not have them in the tractors for security reasons and will make arrangements with their companies for a local hotel.
- For overnight storage up to 48 hours with a trailer, does the applicant have any control of materials that can be stored (ex. hazmat)? Nothing specific in writing, hazmat materials are the responsibility of the load bearing company.
- Why has Kenworth decided to come to Van Buren Township? Mainly the location, a lot of customers are in the Detroit area and the visibility along the freeway in the greater Detroit area was desirable. The applicant also found the large parcel of land and heard the community was relatively easy to work with.
- Commissioner would like a better understanding of what the parts sales are. Are owner/operators coming to this location to pick up parts to take elsewhere or to have serviced on site? Bruce Brickman informed that it is a combination of both. The larger fleets that parts are sold to have their own service centers and some tractors will be serviced on site.

**Motion Kelley, Jahr second to recommend the Township Board of Trustees grant special land use approval to the applicant, General Development Company, LLC for outdoor vehicle sales and associated uses for the properties located at parcel tax I.D. numbers 83-060-99-0002-001 and 83-060-99-0001-001, on the north side of I-94 North Service Drive, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 9-22-21 and Director Power staff review letter dated 10-6-21.**

**Roll Call:**

**Yeas: Barr, Atchinson, Cullin, Kelley, Jahr and Thompson.**

**Nays: None.**

**Recused: Budd.**

**Motion Carried. (Letters Attached)**

**ITEM #2: 21-021 – GENERAL DEVELOPMENT COMPANY, LLC – PRELIMINARY SITE PLAN.**

**THE REQUEST IS FOR TRUCK SALES AND REPAIR BY KENWORTH/CMS COMPANIES, INC. APPLICANT, GENERAL DEVELOPMENT COMPANY, LLC ON BEHALF OF OWNER BELLEVILLE NORTH MARSH VENTURES, LLC SEEKS TO CONSTRUCT A +/- 59,820 SQ. FT. BUILDING WITH RELATED SITE IMPROVEMENTS FOR OUTDOOR VEHICLE SALES AND VEHICLE SHOWROOM USES WITH ACCESSORY VEHICLE REPAIR AND SERVICE. THE SITE IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS DISTRICT).**

**LOCATION: THE +/- 20.01-ACRE SITE IS PROPOSED TO BE A COMBINATION OF LAND FROM TWO EXISTING PARCELS LOCATED AT TAX PARCEL NUMBERS 83-060-99-0002-001 AND 83-060-99-0001-001, ON THE NORTH SIDE OF I-94 NORTH SERVICE DRIVE BETWEEN DEWITT AND MORTON TAYLOR ROADS.**

Director Power deferred the discussion to Principal Planner, Township Engineer and Fire Marshal reviews.

Vidya Krishnan of McKenna Associates presented her preliminary site plan review letter dated 9-22-21. The site plan includes most of the details required by the Zoning Ordinance. The items remaining to be addressed can be included for review with the final site plan submission. Therefore, McKenna Associates recommends that the Planning Commission grant preliminary site plan approval for the Kenworth dealership to be located at the above site, subject to the following conditions:

1. Notation of any required Township, County or State permits.
2. Approval of the proposed lot split.
3. Clarification regarding pavement stub shown at the north end of the parcel.
4. Incorporation of area for future access drive to the east.
5. Construction of a sidewalk across the entire frontage or contribution into the Township sidewalk fund, to be determined based on feasibility at the time of full engineering review.
6. Striping of crosswalks to the employee patio and along the front of the building.
7. Planning Commission approval of proposed substitution of landscaping along the frontage, i.e., ornamental grasses and perennials in lieu of shrubs.
8. Expanding of landscape islands to meet the minimum size requirement.
9. Incorporation of triangular projections of landscape area along the front yard display, similar to the east side of the site.
10. Detention pond approval by Wayne County and Township Engineer.
11. Submission of detailed photometric plan and manufacturer's details of light fixtures.
12. Planning Commission approval of proposed building materials and colors.
13. Revision of monument sign to include 24" tall masonry base as required by Ordinance.

Paul Kammer of Fishbeck Associates presented his review letter dated 9-21-21, recommending the Planning Commission grant preliminary site plan approval for engineering feasibility, subject to the comments listed in the review and in accordance with the Township's Engineering and Standards manual for the engineering review submittal. It is also recommended that the

applicant begin discussions with Wayne County, if they haven't already to determine their requirements for storm water management.

Director Power summarized Fire Marshal Lenaghan's review letter.

Bruce Brickman of General Development Companies, LLC informed that the consultants have covered all aspects and he has nothing further to add at this time. Teresa Bruce of General Development Companies, LLC discussed the building materials and displayed photos of sample materials to the Commission. The materials included a clear anodized ACM look shown on the rendering at the front of the building, brown split face block, insulated metal panel likely to be silver or brown and clear anodized look for the windows. Jeff Minter of General Development Companies, LLC informed that the goal for the company is for the building is to look like a high end car dealership and like to maintain that image on their properties.

Commissions had the follow questions and comments:

- Is the applicant having outdoor storage of anything other than new vehicles, such as the storage of parts? No, the applicant does not store anything outside. Anything that is stored outside is either for sale or coming in for service.
- Is there a plan for an onsite truck wash inside the bays? Generally there will be one bay labeled as a wash bay, where a pressure washer is used to degrease engines and for cleanup. There is not an automated truck wash.
- Is there any special engineering review required for the waste water handling of the truck wash? Township Engineer, Paul Kammer informed that will depend on degreasing and the oil water separation. This will be discussed further during the final engineering review prior to final site plan approval.
- Does the Quirk drain handle the water from the residents on Dewitt? The Township Engineer does not know off hand what goes into the Quirk drain. The stormwater management will be metered per township standards. Many County drains have not been maintained by the County, however have not seen any major issues along this stretch.
- Commissioner suggested to modify the ornamental grasses and hedges as the applicant will be displaying vehicles and is fine with modifying the landscape. Commissioners agreed with the landscape modification requested by the applicant.
- Sidewalk, is the applicant putting in the sidewalk along most of the frontage and considering putting into the sidewalk fund for the crossing over the drain? The applicant will extend the sidewalk as far west as they can go without getting into the slopes of the drain. The sidewalk fund will be used for the area of the connection over the drain for a later date when they are able to connect the sidewalk with National RV.

No comments from the audience.

**Motion Jahr, Cullin second to grant the applicant, General Development Companies, LLC on behalf of owner Belleville North Marsh Ventures, LLC, preliminary site plan approval for the construction of a 59,820 square foot building with related site improvements for outdoor vehicle sales and vehicle showroom uses with accessory vehicle repair and service, located on the proposed 20.01 acre site, combination of tax parcel ID numbers 83-060-99-0002-001 and**

**83-060-99-0001-001, on the north side of the north I-94 Service Drive, between Dewitt and Morton Taylor Roads, based on the analysis and subject to the conditions detailed in the staff review letter dated 10-6-21, in McKenna Associates review letter dated 9-22-21 noting condition # 5 the contribution into the Township sidewalk fund, Fishbeck Associates review letter dated 9-21-21, undated Fire Marshal review letter.**

**Roll Call:**

**Yeas: Atchinson, Cullin, Barr, Kelley, Jahr and Thompson.**

**Nays: None.**

**Recused: Budd.**

**Motion Carried. (Letters Attached)**

**ITEM #3: 21-019 – BURGER KING DRIVE-THRU – PRELIMINARY SITE PLAN.**

**THE APPLICANT, INTER PLAN, LLC ON BEHALF OF OWNER BRAUVIN NET INVESTMENTS, LLC SEEKS PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A SECONDARY DRIVE-THRU LANE ALONG WITH LANDSCAPING AND ARCHITECTURAL IMPROVEMENTS ASSOCIATED WITH THE REMODEL OF A BURGER KING RESTAURANT.**

**LOCATION: 11550 BELLEVILLE ROAD, TAX PARCEL 83-081-99-0004-002. ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN SOUTH I-94 SERVICE DRIVE AND VENETIAN AVENUE.**

Director Power deferred to the Principal Planner, Township Engineer and Fire Marshal reviews.

Vidya Krishnan of McKenna Associates presented her preliminary site plan review letter dated 9-21-21. The applicant has revised the plans to address several of the previous outstanding concerns; however, a few other changes remain to be made. Therefore, McKenna Associates recommends the Planning Commission grant preliminary site plan approval to the Burger King project located at 11550 Belleville Road, subject to the following conditions:

1. Accommodating an RV/Semi parking space along the north side of the site and eliminating the space proposed on the southeast corner of the site or Planning Commission waiver of required RV parking spaces.
2. Truck maneuvering plan to show that the loading space is accessible.
3. Revised outdoor furniture design in compliance with BROD design requirements.
4. Installation of decorative BROD style light poles at the two access drives to the site.
5. Wayne County and Township Engineer approval of stormwater detention for the site.
6. Elimination of LED band from the building façade.
7. Submission of a revised sign packet with accurate calculations in compliance with the ordinance.

Paul Kammer of Fishbeck Associates presented his preliminary site plan review letter dated 9-21-21, recommending the Planning Commission grant the Burger King parking lot reconstruction preliminary site plan approval for engineering feasibility, subject to the comments in the review letter and in accordance with the Township's Engineering Standards manual.

Director Power presented the Fire Marshal's review letter dated 4-27-21, the plans are approved with the following exceptions:

1. Fire Department access shall be maintained throughout construction. **NFPA 1 2018 16.1.4**
2. Accumulations of combustible waste material, dust and debris shall be removed from the structure and its immediate vicinity at the end of each work shift or more frequently as necessary for safe operations. **NFPA 1 2018 16.2.2.1**

Chris Blurton of Inter Plan, LLC gave the presentation on behalf of the applicant. The applicant in general has no objections to the proposed conditions, specifically of the RV/semi parking space and will remove an additional 5 to 6 parking spaces to make that happen. The landscaping on the site is being upgraded significantly, a truck maneuver plan will be submitted at final site plan review and the applicant will address the outdoor furniture design. The only objection is the additional decorative light poles, there is an existing decorative light pole along Belleville Road. All of the applicants light poles are interior, the applicant is proposing to replace the fixtures with full cutoff dark sky compliant fixtures with no spillage onto the adjacent properties, refurbishing the existing poles and replacing the luminaires. The proposed composite trex dumpster gate will last much longer, looks just like the wood gate and will be better for long term maintenance. Uli Branstetter of Inter Plan, LLC informed that the trash can provided has a plastic lid, they can replace with a metal can as requested and have it added to the drawing. The LED light band is not just a corporate feature, however they are prepared to not have it lit if that is the request.

Resident is disappointed that the applicant will no longer be required to provide cross access with the property to the south. The site is already prepped for the cross access, believes that some sort of compromise should be made to create a more complete cohesive appearance and function for the properties. For example if the flow of traffic is a concern if there could at least be a one way passage through.

Vidya Krishnan provided her responses to the applicant, she is fine with the applicant installing the trex gate as it is more attractive and durable than a wooden gate. The request for the red band is fine as long as it is not lit. The trash can needs to be changed to meet DDA specifications. Ms. Krishnan is fine with applicants request to keep the light poles and replace the fixtures, however recommends that the fixture is fully downward directed.

Commissioner had the following questions and comments:

- Don't want to replace the interior floodlight, retrofit and submit with photometric? Yes, will submit an updated photometric plan.
- Have we seen a photometric plan? Yes, photometric plan meets requirements.
- What's the lumen output on the band and is the current band lit? The existing band is not an illuminated band. If the applicant is not going to light the band it will not affect the photometric for the site.
- Recommendation for the decorative BROD light style poles at the drive, the existing single pole is ok? Yes.
- The current property is very wet, is the drainage going to be updated with the parking lot modification? Chris Blurton informed that there is an existing detention system to store stormwater runoff. The applicant is not proposing to upgrade the existing underground system, however could bring a vacuum truck out to the site to clean out the existing storm



drain system. Paul Kammer identified that over time these detention systems get clogged with debris and leaves. The applicant is not increasing the impervious area to the site and they are not required to upgrade the system, could have them do a thorough cleanout of the system added at final site review. Commissioner would like to see the cleanout requirement added at final site plan review.

**Motion Kelley, Atchinson second to grant the applicant Inter Plan, LLC preliminary site plan approval to construct a secondary drive-thru lane at the property located at 11550 Belleville Road, based on the analysis and subject to the conditions detailed in the McKenna Associates review letter dated 9-21-21, Fishbeck Associates review letter dated 9-21-21, Fire Department review letter dated 4-27-21, staff review letter dated 10-6-21, with some modifications to the requirements, where we are looking at allowing a modification to the decorative light pole requirement where the applicant would be allowed to use the existing pole and that we are requesting a fully downward director light, that we will permit the red band on the building so long as it is not lit, we are allowing the trex gate modification to the dumpster storage and that prior to final we would like to see some discussion on a future review regarding the stormwater maintenance.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried. (Letters Attached)**

**ITEM #4: 21-027 – ATCHINSON FORD – TEMPORARY LAND USE APPROVAL.**

**THE APPLICANT, ATCHINSON FORD, ON BEHALF OF OWNER SPARTY INVESTMENTS, LLC IS REQUESTING A NEW APPROVAL OF A TEMPORARY LAND USE PERMIT TO PARK TURNED-IN LEASED AND NEW VEHICLE INVENTORY.**

**LOCATION: THE PROPERTY IS LOCATED AT 8705 BELLEVILLE ROAD, WHICH IS ON THE EASE SIDE OF BELLEVILLE ROAD, NORTH OF TYLER ROAD.**

**Motion Atchinson, Budd second to recuse Commissioner Atchinson from new business item number 4.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried.**

Director Power presented his staff review letter dated 10-1-21. The temporary land use has been conducted for three years and no issues have been brought to the attention of the Township. The applicant has removed the existing vacant building on the site and has taken efforts to keep

the property well maintained. Based on this and the review criteria mentioned in the letter, staff is recommending approval of the temporary land use for Atchinson Ford to continue the temporary land use of parking vehicles at this property at 8705 Belleville Road. The recommendation is based on the review dated 10-1-21 and subject to the following conditions:

1. The applicant shall maintain setbacks which are consistent with the landscape buffering standards in the Township's Zoning Ordinance. These are as follows:
  - a. Front (East side adjacent to Belleville Road): 10' from property boundary.
  - b. Side (North side adjacent to Belleville Manor): 20' from property boundary.
  - c. Side (South side adjacent to Armstrong's Funland): 10' from property boundary.
  - d. Rear (West side adjacent to Belleville Manor): 20' from property boundary.
2. Vehicles parked immediately adjacent to Belleville Road shall be parked with the front of the vehicle facing away from Belleville Road and adjacent properties in order to avoid headlight glare.
3. The site shall be maintained in a clean manner and trash will be properly disposed of.
4. The hours of operation for the temporary vehicle parking area shall mirror the hours of operation for the Atchinson Ford dealership.
5. That any exterior lighting or signs be reviewed and approved by the Director of Planning & Economic Development for consistency with the Zoning Ordinance, prior to their installation.
6. The applicant shall remove any sign panel that advertises a use that no longer exists on the site.
7. That the temporary land use permit is valid for a period of one year ending October 12, 2022.

Applicant, Craig Atchinson gave the presentation. Mr. Atchinson has made improvements to the property including replacing the fence around the property, adding additional gravel to the parking area and is in the process of removing the sign.

No comments from the Commission or the audience.

**Motion Jahr, Cullin second to grant the applicant, Atchinson Ford on behalf of owner Sparty Investments, LLC, a temporary land use permit to park turned-in lease and new vehicle inventory, located at 8705 Belleville Road, on the east side of Belleville Road, north of Tyler Road, based on the analysis and subject to the conditions in Director Power's staff review letter dated 10-1-21.**

**Roll Call:**

**Yeas: Cullin, Budd, Barr, Kelley, Jahr and Thompson.**

**Nays: None.**

**Recused: Atchinson.**

**Motion Carried. (Letter Attached)**

**ITEM #5: DISCUSSION: ZONING ORDINANCE TEXT AMENDMENT – OUTDOOR DINING AND RETAIL.**

Director Power announced that the Zoning Ordinance text amendment for outdoor dining and retail is a topic that the Planning Commission will be working on, considering additional language and flexibility. Director Power requested to postpone discussion until the next meeting.

**Motion Kelley, Jahr second to postpone discussion to a future meeting.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**ITEM #6: ADMINISTRATIVE SITE PLAN REVIEW: 21-037 – COX AUTOMOTIVE, LLC.**

Director Power gave a brief presentation. The Building Department regularly reviews re-occupancy. The Cox Automotive site is a large site that at one time was owned by Wellington Steel. The occupant is moving their battery storage and battery testing, there are no site changes.

**ITEM #7: ADMINISTRATIVE UPDATE: 19-038 – CAMPING WORLD REDEVELOPMENT.**

Director Power provided an update on the Camping World redevelopment. The current project has reverted back to its original scope. The applicant had proposed to maintain the east wing of their existing building instead of demolishing it. The Planning Commission discussed this proposal at their regular meeting on 6-9-21, but did not take action on the request after the applicant withdrew their request for a formal site plan amendment prior to the meeting. With no action being taken on a site plan amendment, the previously approved plans for site redevelopment, which were given final site plan approval by the Planning Commission on 12-9-20, remain active. Project construction is ongoing and the demolition of the east wing of the building occurred in September 2021. If the applicant formally proposes any additional changes to the site plan or building, staff will review these changes and bring any necessary new site plan submittals forward to the Planning Commission at the appropriate time.

**GENERAL DISCUSSION:**

Director Power informed the Commission and the audience that Chairperson Thompson is retiring and this is her last Planning Commission meeting. Commissioners thanked Chairperson Thompson for her many years of service to the Planning Commission, for being a great mentor and expressed their pleasure in working with her.

Commissioner Budd also informed that this will be Director Best's last meeting as he has accepted a new position with Pittsfield Township. Commissioners thanked Director Best for all his hard work and wished him the best in his next endeavor.

No comments from the Commission or the audience.

**ADJOURNMENT:**

**Motion Cullin, Atchinson second to adjourn the meeting at 10:15 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



September 22, 2021

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

**Subject: VBT-21-021; SPR & SLU, Kenworth / CMS / I-94 N. Service Drive; Special Land Use Review #1; Revised Site Plans Dated August 26, 2021.**

Dear Commissioners:

The applicant, General Development Company, proposes to construct a new 59,820 square foot Kenworth facility for truck sales and repair. The site is located on the north side I-94 North Service Drive, between Dewitt and Morton Taylor Roads and has a development area of approximately 20 acres. Section 3.112 of the Zoning Ordinance permits Outdoor Vehicle Sales as a special land Use in the C-2 District.

We have reviewed the special land use 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):

### **Special Land Use Review Comments**

Section 12.306 of the Zoning Ordinance sets forth criteria for the Planning Commission to consider when reviewing special land use proposals. Following is our review of each criterion:

- 1. Will promote the use of land in a socially and economically desirable manner for those persons who will use the proposed land use or activity; for those landowners and residents who are adjacent; and for the Township as a whole.**

The subject site is vacant piece of land abutting a major freeway. The proposed use is in keeping with the heavier intensity commercial uses envisaged for this area. Therefore, we find that the proposed use will promote the use of land in a socially and economically desirable manner. Any impacts resulting from the site improvements on the adjacent properties will be mitigated through setbacks, landscaping and screening, which are reviewed in our site plan review letter under separate cover.

- 2. Is necessary for the public convenience at that location.**

The site is in proximity to I-94 and Belleville Road, making it accessible to residents and regional level customers alike.

- 3. Is compatible with adjacent uses of land.**

The subject site is to be split off from a larger parcel and will abut vacant land to the north and east. To site abuts National RV to the west with outdoor storage and Camping World is located just east of the parent parcel. The outdoor storage on the subject site is similar to these existing uses. Any potential impacts will be mitigated with the proposed landscaping that is further discussed in our site plan review letter. Therefore, the use is compatible with adjacent uses of land.



4. **Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.**

The proposed site changes involve several significant improvements including the eventual construction of a sidewalk along N I-94 Service Drive frontage, which will enhance public health, safety, and welfare.

5. **Can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area.**

The applicant is working with the Township Engineer to meet all utility requirements.

6. **Will not cause injury to other property in the neighborhood in which it is to be located.**

It is not anticipated that the proposed use will cause injury to other property in the neighborhood in which it is to be located. As noted previously, the building is located near other similar uses and will be screened by a required landscaping on site.

7. **Will consider the natural environment and help conserve natural resources and energy.**

No trees of 5-inch caliper or larger are proposed to be removed and we find this meets the intent of this standard.

8. **Is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located and meets applicable site design standard for special approval uses.**

The proposed use of outdoor vehicle sales is within the provisions of uses requiring special approval, and is in harmony with the purposes and conforms to the applicable regulations of the C-2 zoning district and meets applicable site design standard for special approval uses.

9. **Is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.**

The proposed outdoor vehicle sales is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.

**Specific Approval Criteria for Outdoor Vehicle Sales [Section 5.133]:** Outdoor Vehicle Sales are permitted as a Special Land Use in the C-2 District, and is subject to the following use specific standards:

1. **All vehicles in an outdoor sales lot shall be operable.**

The applicant has added a note saying all vehicles in an outdoor sales lot should be operable. We recommend the wording be revised to state 'shall' instead of 'should' to ensure no inoperable vehicles are in the outdoor sales lot.

2. **The use shall meet all applicable requirements of Section 9.104 in regards to lot surfacing, drainage, protective curbing and adequate means of ingress and egress.**

The proposed site plan complies with the Ordinance requirements for parking lot layout and design and complies with requirements of Section 9.104 as referenced in the site plan review letter.



3. **Access to the outdoor sales area shall be at least one hundred (100) feet from the intersection of any two (2) streets.**  
The access to the lot is well over one hundred (100) feet from the intersection of any two streets.
4. **No major repair or major refinishing shall be done on the lot.**  
The applicant has included a note stating no major repair or major refinishing shall be done on the lot.
5. **No used auto parts may be displayed or sold on the lot.**  
The applicant has included a note stating no used auto parts may be displayed or sold on the lot.
6. **Motor homes, mobile homes, or other large vehicles shall not be displayed in the front yard unless the vehicle is new.**  
The site plan shows only display trailers within the front yard; however, a clarification note should be added stating that no large vehicles will be displayed in the front yard unless the vehicle is new.
7. **All lighting shall meet the requirements of Section 8.105 and shall be shielded from adjacent residentially used or zoned districts.**  
Comments addressing lighting are discussed in the site plan review letter.
8. **An obscuring opaque wall or fence, of one (1) color only, five (5) feet in height and of fire-resistant construction must be provided on lot lines which abuts districts which are zoned for residential use. The actual type of wall or fence shall be determined by the Planning Commission.**  
The site does not abut any residentially zoned or used properties.
9. **A permanent, enclosed office building for records and supervision for a use permitted in this Section shall be provided on the same site.**  
An enclosed office is proposed with the floor plan.

### **Recommendation**

The proposed use meets the general standards for consideration of special land use approval, and most of the specific standards related to outdoor vehicle sales. Therefore, we recommend that the Planning Commission recommend approval of the proposed special land use to the Township Board of Trustees, subject to the following conditions which can be addressed on the site plan:

1. Correction of the notation regarding inoperable vehicles are in the outdoor sales lot.
2. Verification that no large vehicles will be displayed in the front yard unless the vehicle is new.
3. Site plan approval.



Respectfully,  
**McKENNA**

Vidya Krishnan  
Senior Principal Planner

Hunter Whitehill  
Associate Planner

c: Dan Power, Van Buren Township Director of Planning and Economic Development  
Matt Best, Van Buren Township Director of Public Services  
Paul Kammer, FTCH, Township Engineer  
David McNally, Van Buren Township Fire Chief





**MCKENNA**

September 22, 2021

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

**Subject: VBT-21-021; SPR & SLU, Kenworth / CMS / I-94 N. Service Drive; Site Plan Review #2  
Revised Site Plans Dated August 26, 2021.**

Dear Commissioners:

The applicant, General Development Company, proposes to construct a new 59,820 square foot Kenworth facility for truck sales and repair. The site is located on the north side I- 94 North Service Drive, between Dewitt and Morton Taylor Roads and has a development area of approximately 20 acres. We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

#### **COMMENTS**

- 1. Zoning and Use.** The site is currently zoned C-2 (Extensive Highway Business District). Section 3.112 of the Zoning Ordinance permits Outdoor Vehicle Sales as a special land Use in the C-2 District. Minor vehicle repair is also permitted as a special land use. Our comments on the request for special land use approval are in a letter under separate cover.
- 2. Required Information.** The revised site plan includes all the information required per Section 12.203 of the Zoning Ordinance with the following exception:
  - Notation of any required Township, County, or State permits.
- 3. Lot.** The parent parcel has a total area of 68 acres, and the applicant is proposing a lot split to make the site a 20-acre lot. The legal description is included with the tax parcel ID number. The proposed lot split will be made a condition of approval.
- 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 proposed building complies with the minimum setbacks for the C-2 District.

Maximum permitted building height in the C-2 District is 4 stories and 40 feet. At its tallest point the building is proposed to be 37 feet, in compliance with the Ordinance requirements.

- 5. Access and Circulation.**

- a. Location of Curb Cuts.** The plan proposes a single 32-foot-wide access drive to the site from I-94 N Service Drive. The applicant has submitted a truck circulation diagram. The proposed truck circulation appears to be satisfactory but is subject to review and approval by the Fire Department and Township

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Northville, Michigan 48167

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**MCKA.COM**

**Communities for real life.**

Engineer. The area on the south (front) side of the building is not intended as a pathway for trucks but is shown as an area where trucks can maneuver, if required.

- b. Cross Access.** The Master Plan for the Township envisions a road through the parent parcel to the north end and then connecting to the west to provide access to and development opportunities for those parcels. While we understand that the road would likely be the responsibility of the landowner, the applicant must keep the establishment of such a roadway in mind and design the subject site to comply with any setbacks and greenbelt requirements along the secondary roadway in the future too.

The applicant has stated that cross access to the other parcels is not feasible owing to liability issues for the site; however, sheet SP-3 shows a stub ending on the north end of the site. The purpose of the stub is unclear of cross access is not intended. The applicant had agreed to show a future access drive connection along the east side of the property, to connect to the future roadway. However, this connection is not shown on the revised plan and must be included.

- c. Sidewalks.** The site plan includes a 5' sidewalk along the site's I-94 Service Drive frontage but stops short of the west property line. The applicant has stated that the grade changes along an existing county drain at the southwest corner of the site makes the sidewalk almost impossible to install. The Township Engineer has noted that a sidewalk connection of some form is feasible and not impossible. However, since there is no sidewalk to the west at this time, the applicant has indicated their willingness to pay in a Township sidewalk fund for construction of the sidewalk at a future date. This deferral is subject to approval by the Planning Commission, if it is determined during detailed engineering that the installation of the sidewalk cannot be reasonably accomplished.

The plan proposes an employee patio area on the west side of the building. Crosswalk connections must be shown to the patio and from the front parking lot to the building entrance. Location of barrier free ramps must also be labeled.

## **6. Parking and Loading.**

- a. Space Dimensions.** Parking spaces on the site are dimensioned at 9.5 feet wide by 20 feet long. Van Buren Township requires parking spaces to be double striped, which is now shown on the plans. The site plan includes numerous trailer parking spaces 12' x 40' with some being 12' x 55'. These spaces are also shown with double striping.
- b. Number of Parking Spaces.** The parking requirement is one (1) space per 200 sq. ft of gross floor space of interior sales room, one per 300 sq. ft of office space, two (2) per auto service stall in the service room and one per employee. The plan notes 19 service stalls and 19 employees, resulting in the need for 57 spaces. The office area requires a total of 22 spaces and the showroom area requires a total of 15 spaces. The floor plan also notes 17,550 sq. ft. of "warehouse space". Per the applicant, this area is designated for 'parts storage' associated with the truck repair use and requires a total of 10 spaces. The total parking requirement for the site is 105 spaces. The site plan notes the provision of a total of 110 parking spaces including five (5) handicap accessible spaces.



- c. Barrier Free Spaces.** The plan indicates a total of five (5) barrier free spaces, which meets the requirement for parking lots containing 101-150 parking spaces. The proposed dimensions are ADA compliant and two (2) of the spaces are van accessible.
- c. Loading.** As the commercial building is over 50,000 sq. ft., three (3) usable loading spaces measuring 10' x 50' are required. The applicant has noted the location of three (3) loading zones one the east side of the building with one proposed within the building.

**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. Our comments on individual landscaping requirements are reflected in the following comments:

- a. Frontage Landscaping.** 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 700' on N. Interstate 94 Service Drive, which requires a total of 18 deciduous trees + 7 ornamental trees + 140 shrubs. The landscape plan notes that 18 deciduous trees + 7 ornamental trees + 76 shrubs will be provided along the road frontage on N. Interstate 94 Service Drive. The applicant is deficient of the shrub frontage requirements by 64 shrubs. The applicant has noted they are proposing a hedge of ornamental grasses and perennials instead of shrubs to maintain visibility for the display vehicles. The Planning Commission has the discretion to modify this requirement.
- 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. The width of the greenbelt area along the site's Service Drive frontage is 35.6 feet and now contains an opaque screen of landscaping.

**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 294,553 sq. ft. of total payment area, a total of 14,728 sq. ft. of interior parking lot landscaping is required. The applicant has stated they have provided 24,991 square feet of interior parking lot landscaping and has noted the size of each interior parking lot landscaping island, as previously requested. There are several examples of where a proposed landscape island is less than 360 sq. ft. The interior landscaped areas should be expanded to meet the Ordinance standard. One (1) deciduous tree shall be planted for each three hundred (300) square feet of interior landscaping. All required interior parking lot landscaping shall be planted within the landscaped islands or in landscaped areas within twenty (20) feet of the perimeter of the parking lot, provided that such landscaping is not also counted toward other landscape or screening requirements. Based on the plan, 49 interior landscape trees are required and the applicant has provided the 49 required trees, in compliance with the interior landscape tree requirements.

- c. Loading Area Landscaping.** The proposed loading spaces are located on the rear of the building and adequate screened by the building and proposed site landscaping.



- d. Display Area Buffering.** Section 10.103 (D) requires buffering of display areas. The Planning Commission has discretion in reviewing the buffering standards and modifying them. While we acknowledge the applicant's desire to increase visibility from the long row of display trailers along the site's I-94 NSD drive frontage, the display along the east property line is also extensive. Based on previously discussions, the applicant has included triangular projects of the landscape area into the east side display providing some relief from the long row of parked trailers. We recommend that the triangular island projections be incorporated along the south side frontage display also.
- 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 west. The plan indicates a greenbelt buffer, the width of which exceeds 10 feet. With 700' along the north property line, a total of 23 trees is required and 23 trees have been provided. With 1,244' along the east property line, a total of 41 trees is required and 41 trees have been provided. With 1,244' along the west property line, a total of 41 trees is required and 42 trees have been provided.
- f. Extensive Highway Business (C-2) District Landscaping District.** 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 60,860 square foot building proposal, 2,434 sq. ft. of open space is required to meet this open space landscaping requirement. The applicant has stated they have provided 2,968 square feet of open space landscaping and have not labeled it on the site plan to the west of the proposed building.
- g. Open Space Landscaping.** All remaining open areas on the site that are not required landscaping areas as described elsewhere in the landscaping Article shall be planted with one (1) deciduous or evergreen tree per three thousand (3,000) square feet of open area. The applicant has indicated there is 68,685 square feet of open space which requires 23 trees to be planted. The applicant has now verified there are 23 open space trees provided, in compliance.
- h. Detention Pond Landscaping.** The site plan proposes two detention ponds. Trees and shrubs shall be planted around the ponds to buffer and enhance the views of the basin, and to replicate a natural environment. The applicant has provided trees and shrubs around the ponds. The landscaping around the detention ponds is subject to review and approval by the Township Engineer and Wayne County.
- 8. Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger. The applicant has added a note which indicates that no trees over 5" in diameter are being removed.
- 9. Stormwater Pond.** The site plan proposes two detention ponds. Storm water detention calculations are subject to review and approval by the Township Engineer and Wayne County.
- 10. Lighting.** The submittal at this time does not include a photometric plan for the site. Information previously submitted noted that a total of 49 wall and pole mounted fixtures will be on site. A detailed photometric plan for the site identifying the location of all fixtures and in compliance with the illumination intensity requirements of Section 8.105 of the Ordinance must be submitted. Sheet SD-102 includes



detail of a 25' tall dark bronze light pole with a downward directed LED fixture. Manufacturer's cut sheet detail for proposed fixture heads must be submitted.


- 11. Architecture and Building Details.** The applicant has submitted building elevations for each of the facades. The structure is proposed to be constructed with insulated metal panels, split face block, ACM panels, aluminum and glass curtain wall systems, and corrugated horizontal metal siding. The proposed color scheme is black, grey and brown. The applicant has submitted revised elevations which include a band of windows on the warehouse frontage too improving the façade from the Service Drive. Material samples and colors must be presented at the Planning Commission meeting for review.
- 12. Dumpster.** The site plan notes a proposed dumpster enclosure on the west side of the building. Within the enclosure two dumpsters are proposed. Typical details have been noted and are in compliance with Section 7.122.
- 13. Signs.** Sheet SD.101 includes details for a proposed monument sign along the site's frontage. The sign is to be placed minimum of 10 feet from the property line. Sheet SD.102 includes sign details which shows a 1'6" 'grey base' with a 6' smaller red band above it. Proposed materials have not been identified. A monument sign is defined by the ordinance as having a solid supporting base equal to or greater than the width of the sign face constructed of a decorative and durable material (e.g., masonry), and shall have no separations between the sign face and the base. The supporting base shall have a minimum 24-inch vertical height. The sign base must be increased to 24" height and constructed of brick to match the building. The proposed sign area measures 40 sq. ft and the sign height is 6 feet, which is within Ordinance limits. The applicant has also submitted proposed wall signage including a "KENWORTH" sign and a logo. The proposed wall signage appears to be in compliance with the Zoning Ordinance.
- 14. Fencing.** The applicant has clarified that no fencing is proposed at this time.

## RECOMMENDATION

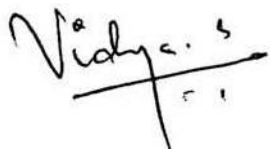
The site plan includes most of the details required by the Zoning Ordinance. The items remaining to be addressed can be included for review with the final site plan submission. Therefore, we recommend that the Planning Commission grant preliminary site plan approval for the Kenworth dealership to be located at the above site, subject to the following conditions:

1. Notation of any required Township, County, or State permits.
2. Approval of the proposed lot split.
3. Clarification regarding pavement stub shown at the north end of the parcel.
4. Incorporation of area for future access drive to the east.
5. Construction of a sidewalk across the entire frontage or contribution into the Township sidewalk fund, to be determined based on feasibility at the time of full engineering review.
6. Striping of crosswalks to the employee patio and along the front of the building.
7. Planning Commission approval of proposed substitution of landscaping along the frontage i.e., ornamental grasses and perennials in lieu of shrubs.
8. Expanding of landscape islands to meet the minimum size requirement.
9. Incorporation of triangular projections of landscape area along the front yard display, similar to the east side of the site.
10. Detention pond approval by Wayne County and Township Engineer.



- 
11. Submission of detailed photometric plan and manufacturer's details of light fixtures.
  12. Planning Commission approval of proposed building materials and colors.
  13. Revision of monument sign design to include 24" tall masonry base as required by Ordinance.

Respectfully,  
**McKENNA**



Vidya Krishnan  
Senior Principal Planner



Hunter Whitehill  
Associate Planner

cc: Dan Power, Van Buren Township Director of Planning & Economic Development  
Matt Best, Van Buren Township Director of Public Services  
Paul Kammer, FTCH, Township Engineer  
David McNally, Van Buren Township Fire Chief





## MEMO

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**TO:** Van Buren Township Planning Commission  
**FROM:** Dan Power– Director of Planning and Economic Development  
**RE:** Case 21-021: General Development Company, LLC – Special Land Use and Preliminary Site Plan Request  
**DATE:** October 6, 2021

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The Planning Commission will review the request by applicant General Development Company, LLC on behalf of owner Belleville North Marsh Ventures, LLC to construct a 59,820 sq. ft. building with related site improvements for an outdoor vehicle sales and vehicle showroom uses with accessory vehicle repair and service. The proposed use is specifically for the sale and repair of Kenworth trucks. The site is zoned C-2 (Extensive Highway Business District). Outdoor Vehicle Sales and vehicle Service (minor) is a special land use in the C-2 Zoning District. The roughly 20-acre site includes portions of two parcels on the north side I- 94 North Service Drive, between Dewitt and Morton Taylor Roads.

The Planning Commission's packet for this request contains a completed application form, reports from the Township Planning Consultant, the Township Engineer, and the Township Fire Marshall. The packet posted to the Township's website contains a full 19-page set of civil and architectural plan drawings along with colored renderings of the site and building. The hard copy version of this request contains an abridged version of this plan set.

Vehicle sales activities, including truck sales, along with accessory repair uses, are permitted in the C-2 zoning district, whereas truck repairs as a standalone use are only permitted in the industrial zoning districts. It is therefore critical to establish the prominence of new truck sales and display uses on the site relative to truck repair activities. Based on our communications to date, the applicant understands and agrees to this and is willing to provide additional information to clarify these limits within their site plan. I therefore recommend the following conditions of approval to be met prior to the Van Buren Township Board of Trustees' consideration of special land use approval:

- Via either notes on the site plan or a letter in CSM / Kenworth letterhead, the applicant shall submit a description of revenue splits for new truck sales, new truck parts sales, and truck service sales. This data may either be gathered from a comparable facility or as an estimate for the subject site.



- The applicant shall submit an addendum to the site plan which shows trucks parked for service as being limited to areas to the north of the proposed building or west of the building adjacent to its service bays.
- The applicant shall note that at no time will trucks parked on the site for service purposes exceed 50% of truck parking.
- The applicant shall note that no dismantled truck parts will be stored outdoors.

If the Planning Commission recommends approval of the preliminary site plan, the project will proceed to the Township Board of Trustees for their consideration of special land use approval. If special land use approval is granted, the project will be reviewed by the Wayne County Department of Public Services (WCDPS). Pending their approval, the project will undergo a final review by the Township Engineer and final site plan review by both the Township Engineer and Planning Consultant. Pending their recommendation, the project will return to the Planning Commission for their consideration of final site plan approval. Prior to construction, the proposed lot configuration must also be formalized by an approved land split application through the Township Assessor's office.

I look forward to assisting with this review. Thank you for your consideration.

Sincerely,



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

**CC: Matthew Best, M.S. - Public Services Director, Van Buren Charter Township**  
**Bruce Brickman and Teresa Bruce, applicants - General Development Company, LLC**  
**Jeff Minter, applicant - CSM Companies, Inc.**



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September 21, 2021  
Fishbeck Project No. 210811

Chairperson Carol Thompson  
Planning Commission Chairperson  
Van Buren Township  
46425 Tyler Road  
Van Buren Township, MI 48311

## **Kenworth Site Plan Preliminary Site Plan Review**

Dear Chairperson Thompson:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Preliminary Site Plan dated August 26, 2021, submitted to the Township for the preliminary plan review for the proposed Kenworth Sales Facility. At this time, Fishbeck examines and reviews the feasibility of the engineering aspects of the site design but will not conduct a full engineering review until the engineering review submittal. It should be noted that the applicant has had multiple discussions with the Township and Township staff regarding the layout of the site and the impact to the overall master plan of the Township infrastructure.

This project entails construction of a 59,820 square foot building on the north side of I-94 Service Drive between Belleville Road and Morton Taylor Road. Proposed improvements include: a 110 space paved parking lot with curb; a water system loop around the proposed building; a sanitary sewer lead; a storm drain system including storm drain pipes, catch basins, and a drainage basin; construction of one driveway with access to I-94 Service Drive; 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. All easements, proposed and existing, must be indicated on the plans.
2. Applicant must indicate overland flow route of the entire site. Pre and post drainage patterns must be determined and verified that all water flowing through the site is accounted for. Existing drainage paths must be maintained.
3. Soil boring information, including the ground water elevations, must be provided.
4. Engineering Plans must include the applicable Standard Detail Drawings as found in Appendix A of the Township *Engineering Standards Manual*. The Township can provide full size sheets of multiple details upon request.
5. The Van Buren Township GIS records indicate that there are two parcels that make up the proposed property, parcel no. 83 060 99 00001 and 83 060 99 00002. The plans also indicate this a portion of the parcel as an "exception deeded from MDOT". The applicant's response letter clarifies that the exception piece fronting the service drive will need to be combined with the larger overall parcel prior to the overall lot split. Once the combination is completed, the proposed larger 20 acre lot will need to be split. Applicant to work with the Township and notify them of changes/combination of the parcels as they occur.
6. General Plan Comments;
  - a. The Cover Sheet should include a listing of permits required.
  - b. Some of the notes on landscape plan (sheet L1) are covered with linework and should be clarified.

- c. The plans show a dashed line around the proposed employee patio area throughout the plans (see sheet SP-2a). Applicant to clarify/label this line.
- d. Fire hydrant coverage lines/arcs shall be turned off on plans sheets where the information is not needed (see sheets SP-3/3a)

## Water Main

**Existing:** The Township's Geographic Information System (GIS) records indicates there are no public water mains adjacent to or within the area of development. The existing 12-inch public watermain running east-west on the north side of I-94 Service Drive ends approximately 500 feet west of the west proposed property line and is also stubbed out at the east property line.

**Future:** The Township water distribution system master plan indicates the water main along I-94 Service Drive is recommended to be connected between the stubbed ends to improve overall reliability and redundancy of the system. Additional development master plans indicate the potential for a roadway extending along the east side of the property for future development and utility extension.

**Proposed:** The applicant has worked with the Township and Township staff to propose a layout that will allow for future expansion without disruption to the operations on the Kenworth site. The applicant plans to tap into the existing water main that runs along the I-94 Service Drive in front of the Camping World property. A proposed water main extension of approximately 600 feet will bring the existing main to the eastern property line where the proposed loop is proposed. The proposed layout shows an undetermined sized public water main loop around the proposed building with a connection to a new proposed watermain along the east property line. The loop includes five fire hydrants. Two water service connections to the proposed building are located on the existing 12-inch water main along the southern property line. The two water services include a proposed 8-inch ductile iron fire suppression line and a proposed 2-inch type "K" water service. The eastern leg of the watermain loop is proposed along the proposed lot line for future development. The plans propose three stub outs for future connection; at the west end of the water loop near the road, just east of the proposed parcel split lot line, and near the north end of the development.

### Comments:

1. The Van Buren Township Engineering Standards Manual indicates that new developments shall be installed from boundary to boundary and that water main stubs must be provided to property lines at locations designated by the township engineer for future extension. The Township requires that all water main be terminated at the property lines with a hydrant, followed by a gate valve in a well. The Township Master Plan recommends that the water main gap along this stretch of road be connected, and would help with the reliability and redundancy of the system, however, this would also require approximately 500 feet of additional water main to be constructed on the National RV Property to the west and a trenchless extension under the Quirk Drain.
  - a. If it is determined by the Township Directors (Public Services, Water & Sewer, and Planning & Economic Development) that the water main extension is not feasible or beneficial at the time of the development, the requirement can be waived.
    - i. Discussion between the applicant and Township Directors is ongoing for this topic.
  - b. In lieu of extending the water main to the property limits, the applicant has agreed, as shown on the plans, to dedicate water main easements for future extension to the west and north.
2. No part of any building or structure shall be more than 250 feet from a hydrant unless the Fire Department approval is given to do otherwise. The distance shall be measured along the shortest feasible exterior route for laying fire hose. Plan sheet SP-3a shows a portion of building that is not within fire hydrant coverage. Final say of the overall hydrant layout will be approved by the Township Fire Marshal.

3. The applicant shall work with the Township Water and Sewer Director and the Township Engineer to determine the final sizing for all water main within the proposed system. The maximum lengths of dead-end main are 450 feet for 8-inch mains, and 1,000 feet for 12-inch mains.
4. Easements to include all fire hydrants (sheet SP-4a) and extend a minimum of six feet beyond hydrant on any lead.
5. It should be noted that all public water main is now required to be shown in profile view. The applicant shall be prepared to show plan and profiles for all water main on site. This is a new EGLE requirement for all public water main, regardless of size. The applicant will be required to prepare the EGLE Drinking Water application and submit (3) sets of plans for submittal to EGLE upon Township approval of the water main layout.

## Sanitary Sewer

**Existing:** The applicant's plan indicates a public 21-inch Reinforced Concrete Pipe sanitary sewer running east and west along the north side of I-94 Service Drive.

**Proposed:** The applicant's plan indicates a unsized sanitary sewer lead feeding into the existing 21-inch sanitary sewer along I-94 Service Drive.

### Comments:

1. Basis of design flow computations for sanitary sewers shall be submitted for the development.
2. The applicant's plans indicate the existing sanitary sewer along I-94 Service Drive is 24-inches, while the Township GIS indicates that the existing size is 21-inches. Applicant to clarify the measured size of the sanitary sewers.
3. Applicant to clarify type of connection of the proposed building lead to the existing sanitary sewer. If tapping the sewer directly, the tap shall be done used a wye connection. If a manhole connection is requested, it shall be noted that a drop connection is required for any connection greater than 24-inches in difference, as shown in the Township details.

## Storm Sewer

**Existing:** The applicant's plan indicates that the existing undeveloped property has no existing stormwater system and runoff from the site surface flows into the roadside ditches along the north side of I-94 Service Drive and into the Quirk Drain along the west side of the property.

**Proposed:** The applicant's plan is proposing to capture stormwater runoff via a system of inlets and stormwater pipes. A detention basin with sedimentation forebay is proposed on the north side of the property with an outlet into the adjacent Quirk Drain.

### Comments:

1. Calculations for the design of the storm sewer system must be provided in accordance with the Township Design Standard Manual as part of the Engineering Plan submittal. Calculations for the total development shall include all development phases, present and future, and existing and future off-site areas tributary to the system.
2. An overall drainage area map should be provided indicating all areas tributary to the proposed storm water system.
3. The Township will request to see that Wayne County has reviewed and commented on the stormwater system prior to reviewing the system itself. It is recommended that the applicant keep an open line of communication with the Township with respect to the storm water design.

4. The calculation for the Total 100 year Volume Storage should be notated as "Vt100", not "Vs100", as shown on sheet SP-4.
5. The permanent water elevation within existing ditches and drains should be field measured and indicated on the plans.
6. The County owned Quirk Drain should be labeled.

## Paving and Grading

1. In general, when sidewalk is constructed along the frontage of a development the limits should extend to the development property line. If it is determined by Township staff that the proposed sidewalk extension cannot be completed in a safe manner due to existing features, the Township may consider alternative payment methods into the sidewalk fund for future sidewalk development. Further discussion between the applicant and the Township will be required.
  - a. Note: At the time of this letter, the Applicant has expressed their desire to pay into a sidewalk fund in lieu of extending the sidewalk over the existing County drain. Discussions are ongoing.
2. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans that show detailed ramp grades for Americans with Disabilities Act 2010 (ADA) ramp areas.
3. Applicant must verify that all slope arrows shown on plans include the calculated slope. Some arrows are missing slopes (sheet SP-5a).
4. Are the silt filter fabric fence lines shown on the Soil Erosion and Sedimentation Control (SESC) plans also the limits of grading? Limits of grading to be shown on the plans.
5. The silt fence should be placed around all of the proposed construction, include the proposed sidewalk along the frontage.

## Soil Erosion and Sedimentation Control

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 Kenworth Site Plan Preliminary Site Plan approval for engineering feasibility, subject to the comments listed above and in accordance with the Township's Engineering Standards manual for the Engineering Review submittal. It is also recommended that applicant begin discussions with Wayne County, now, if they haven't already to determine their requirements for storm water management. If you have any questions regarding this project, please contact Paul Kammer at 248.324.2137 or [pkammer@fishbeck.com](mailto:pkammer@fishbeck.com).

Sincerely,



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



**Stephen C. Clayton, PE**  
Civil Engineer

By email

Copy: Matthew Best – Township  
Dan Power – Township  
Kris Schlutow - Township  
Vidya Krishnan– McKenna  
Dave Potter – Fishbeck

Andrew Lenaghan  
Fire Marshal  
O: 734-699-8900 ext 9426

Van Buren Fire Department  
46425 Tyler Rd  
Van Buren Twp., MI 48111



Director of Building and Planning  
46425 Tyler Road  
Belleville, MI 48111

Kenworth Sales Facility  
North I-94 Service Dr.  
Van Buren Township, Michigan 48111

The site plan for a Kenworth Sales Facility was reviewed for compliance with the Van Buren Township adopted fire code NFPA 1 2018. Fire Department access and water supply were the focus of this review.

### **Water Supply**

The maximum distance between fire hydrants shall not exceed 500 feet. **NFPA 1 2018 18.5.3 (2)**

The hydrant at the entrance off the service drive needs to be relocated to the island north of that entrance (Sheet SP-4a).

The distance from the hydrants on the North West and North East corners is over 500 feet to the northern most parking area. A fire hydrant needs to be added in the north parking lot. (Sheet SP-5)

A Fire Suppression system will be required for the occupancy. A fire hydrant will need to be placed within 100 feet of the fire department connection.

**Our Mission:** The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

## **Fire Department Access**

If a security gate is to be installed at the entrance to the complex, and approved access control device will be required.

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

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

Andrew Lenaghan  
Fire Marshal  
Van Buren Township



## MEMO

---

**TO:** Van Buren Township Planning Commission  
**FROM:** Dan Power- Director of Planning and Economic Development  
**RE:** Inter Plan LLC / Brauvn Net Investments, LLC  
Preliminary Site Plan Review  
**DATE:** October 6, 2021

---

The Planning Commission will review the request by applicant Inter Plan, LLC on behalf of owner Brauvn Net Investments, LLC for preliminary site plan approval to construct a secondary drive-thru lane along with landscaping and architectural improvements associated with the remodel of a Burger King restaurant. The location of the site is 11550 Belleville Road, tax parcel 83-081-99-0004-002, located on the west side of Belleville Road between South Interstate 94 Service Drive and Venetian Avenue. The Planning Commission's packet for this request contains a completed application form, reports from the Township Planning Consultant, the Township Engineer, and the Township Fire Marshal. The hard copy version of this packet contains an abridged 14-page site plan set including civil, architectural, and landscape plan drawings.

If the Planning Commission recommends approval of the preliminary site plan, the project will undergo additional reviews. An engineering review application will be submitted to the Township Department of Planning and Economic Development and the project will undergo a final review by the Township Engineer and final site plan review by both the Township Engineer and Planning Consultant. Pending their recommendation, the project will return to the Planning Commission for their consideration of final site plan approval.

I look forward to assisting with this review. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power', is written over a light blue horizontal line.

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



**CC: Matthew Best, M.S. - Public Services Director, Van Buren Charter Township**



**MCKENNA**

September 21, 2021

Dan Power, Director of Planning and Economic Devlpt.  
Charter Township of Van Buren  
46425 Tyler Road  
Belleville, Michigan 48111

**Subject: VBT-21-019 Burger King Remodel/11550 Belleville Road; Site Plan Review #3  
Revised Site Plans Dated 8/26/2021.**

Dear Mr. Power:

We have reviewed the application by Kali Pierce to remodel the existing Burger King restaurant, located at 11550 Belleville Road. The site is located on the west side of Belleville Road south of I-94 South Service Drive, has a tax parcel identification number: V-125-83-081-99-004-00, is zoned C-2 (Extensive Highway Business District), and has a total area of 1.41 acres.

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

#### **COMMENTS**

1. **Zoning and Use.** The site is currently zoned C-2 (Extensive Highway Business District) and is also located within the Belleville Road Overlay District (BROD). Section 3.112 (B) of the Zoning Ordinance permits drive-thru restaurants as a special land use. However, the site is an existing drive-through restaurant and the special land use approval previously granted is still valid.
2. **Required Information.** All of the site plan details required by Section 12.203 of the Zoning Ordinance have been noted.
3. **Dimensional Requirements.** The required front, rear and side yard setbacks for the C-2 District are 35 feet, 25 feet, and 20 feet, respectively. The existing building complies with the setback requirements. The maximum building height in the C-2 is 40 feet. The proposed building with the façade modifications has a maximum height of 19' to top of parapet.
4. **Access and Circulation.**
  - a. **Location of Curb Cuts.** The site currently has two curb cuts along Belleville Road. The northern access drive with a width of 27.7' is intended as a two-way access drive, while the southern access drive with a width of 20.27' is intended as one-way exit only. Direction of circulation is shown through pavement striping. The site has a "no entry" sign at the south access drive.
  - b. **Cross Access.** The site has a cross access drive on the northwest corner, which connects it to the I-94 SSD through the Shell gas station to the north. There is an existing stub on the property to the south which connects to the southwest corner of the subject site but is blocked off with a curb. We had previously recommended the curb be eliminated and the cross access be established; however, we concur with the applicant's assessment that opening the cross-access will direct traffic from the southern site, northbound, creating a conflict with oncoming traffic in the

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

○ 248.596.0920  
F 248.596.0930  
**MCKA.COM**

**Communities for real life.**

drive-through lanes. Therefore, re-establishment of cross access is not recommended or required.

- c. Sidewalks.** The site has an existing 5' wide sidewalk along its Belleville Road frontage and a sidewalk connector to the front entrance of the building. As the site is located within the Belleville Road Overlay District the standards from Section 6.308 of the Zoning Ordinance apply. Section 6.308 (C) (4) states:

*"Pedestrian areas that cross vehicular traffic at roads or parking lots shall be clearly marked, and vehicular traffic shall be encouraged to slow down near pedestrian crossings. Accent paving shall be incorporated at key crossings that may accommodate heavy pedestrian traffic. Where accent paving is not used, "piano key" (alternating white and black bands) shall be installed to increase visibility. Pedestrian crosswalks shall be adequately lighted, have clear sight distances, and be free from view-hindering obstructions such as foliage and poles at crosswalk entries and median refuge islands."*

The revised plan incorporates the piano keys as described above so pedestrians utilizing the sidewalk have safe access across the curb cuts. In addition, crosswalks have been included within the parking lot for safe access on the north and south sides of the building.

## 5. Parking and Loading.

- a. Space Dimensions.** The site plan includes dimensions for parking spaces and maneuvering lanes on the site plan. Parking space widths have been widened to 9.5 feet and parking space depth has been increased to 20' where the space abuts a 5' wide sidewalk on the north side of the building. The angled parking on the south side of the site is also proposed to be restriped correctly. The plan shows double striping for all the spaces as required.

**b. Number of Parking Spaces.**

The parking requirement is: *"One (1) per two (2) seats of legal capacity for the facility and one (1) per employee on the largest shift, plus five (5) stacking spaces between the pick-up window and the order station and ten (10) stacking spaces which do not conflict with access to required parking spaces per order pickup station If located within one-half (1/2) mile of an expressway, at least two (2) of the required spaces shall be longer spaces designated for recreational vehicles and semi-trucks."*

Standard	Applicable Measurement	# of spaces required	# of spaces provided
One (1) per two (2) seats of legal capacity for the facility	59 seats	30	30
One (1) per employee on the largest shift	8 employees	8	26
Five (5) stacking spaces between the pick-up window and the order station	-	5 stacking spaces	7 stacking
Ten (10) stacking spaces which do not conflict with access to required parking spaces per order pickup station	-	10 stacking spaces	13 spaces total
Two (2) of the required spaces shall be longer spaces designated for	-	2 spaces	0



recreational vehicles and semi-trucks			
	<b>TOTAL:</b>	38+2	56 +0

The stacking spaces are required per drive-through lane. It appears the plan proposes two drive through order stations which will merge into one pick-up line. The revised plan shows 7 stacking spaces between the order stations and the pick-up window with 5 of the 7 stacking spaces being shared. In addition each lane has 2 addition stacking spaces for a total of 13 spaces. The site appears to have room to accommodate 2 more stacking spaces without causing conflicts.

The revised site plan shows one larger parking space dimensioned 11' x 31.69' on the southeast corner of the site to accommodate an RV. The size is not adequate to accommodate a semi. We have concerns about the placement of the space just before the exit to the site. RV's range in length from 20' to 40'. A larger RV parked in the area will end up blocking the exit from the site/drive-through and poses a safety concern. The site currently has a surplus of 18 parking spaces. We recommend the applicant create a parallel parking space for an RV on the northwest side of the site by eliminating a few parking spaces, to create a safer parking area. If such compliance is not possible for justifiable reasons, the Planning Commission has the flexibility of granting waiver from this standard.

- c. **Loading.** The revised plan shows a 10' x 50' loading space dimensioned on the plan as required. The space is shown on the rear of the building and out of the main drive aisle. The applicant has stated that deliveries will take place at off-peak hours; however, we have concerns about the ability of a truck to maneuver in and out of the loading space.
- d. **Bicycle Parking.** Per Section 6.308 of the BROD, one (1) bicycle parking space shall be provided for each twenty-five (25) parking spaces. With 65 parking spaces three (3) bicycle parking spaces are required. The site plan notes an existing bicycle parking rack on the northeast side of the building and has provided information on the details page indicating there are five (5) bicycle parking spaces.

## 6. Landscaping and Screening.

- 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 an approximate frontage of 127' on Belleville Road excluding the access drives. 127 feet of frontage requires a total of 3 deciduous trees + 1 ornamental trees + 25 shrubs. The landscape plan submitted includes calculations that demonstrate compliance with this standard. Additionally, perennial beds, planted in groups, are required to be planted in twenty percent (20%) of the required landscape frontage area defined in Section 10.103 (A). The landscape plan has been revised to comply.

In addition to the trees required in the frontage area in Section 10.103 (A), deciduous street trees shall be planted within the right-of-way of Belleville (i.e., between the sidewalk and the street) in an amount equal to at least one (1) deciduous street tree per each forty (40) linear feet or fraction thereof of frontage. The site has 2 existing trees and the applicant proposes to plant an additional tree meeting this standard.



- b. **Parking Lot Landscaping.** Section 10.103 (B) (1) requires all parking lots to be landscaped and screened from adjoining public rights-of-way. The landscape plan proposes a hedge of *Hicks yew* shrubs along the frontage with the notation that the hedge shall attain opacity and a height of three (3) feet within twelve (12) months of planting under normal growing conditions as required per Section 6.310 (C) (3) (a).

**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. Additionally, one (1) deciduous tree is required to be planted for each three hundred (300) square feet of interior landscaping. The applicant has stated there is a total of 42,568 square feet of impervious surface. This requires a minimum of 2,128 square feet of interior parking lot landscaping and 7 deciduous trees. The landscape plan includes calculations demonstrating compliance with this standard with a mix of existing and proposed trees.

- c. **Loading Area Landscaping.** As previously noted, the loading area is in the middle of the main drive aisle. The space is screened from abutting parcel to the north and south by the greenbelt plantings and the building.
- d. **Greenbelt Buffering.** A ten (10) foot wide buffer, with one (1) tree per thirty (30) lineal feet is required to the north, south, and west. Per calculation on sheet L2 a total of 14 trees are proposed along the north property line, 12 trees along the west side and 10 trees along the south property line. The tree counts include existing and proposed trees. The plan has been revised to provide the required number of trees.
- e. **Specific Landscaping Requirements for Zoning Districts.** 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 and in no case less than two hundred fifty (250) square feet in total is required. Such space shall be illuminated, landscaped, visible from the building and adjacent right-of-way, separated from parking and motorized vehicular circulation, and linked to the building, sidewalks, and pedestrian circulation system by a series of walks and paths. This space shall include amenities such as seating, benches, tables, decorative fences, railings, low decorative brick walls, entrance structures and landscaping, decorative building and site lighting, brick paver walkways, aerating fountains, gazebo or pavilion structures, sculpture and similar art, drinking fountains, litter baskets, decorative retaining walls, low hedges, and additional planting beds and landscaped islands. With 3,212 feet of principal building area, a minimum of 250 square feet of usable open space incorporating some of these amenities above is required per standards of BROD Section 6.309 (B) (4) of the Zoning Ordinance. The site plan includes a stamped concrete patio, 2 picnic tables and benches on the east side of the building. Manufacturer's details for proposed new furniture have been included; however, the furniture does not meet the standards of Section 6.309 (B)(4)(b). The furniture is not in keeping with the BROD design and the plastic trash can is not an acceptable material.

7. **Tree Removal Permit.** Proposed tree removal is shown on Sheet L-1. Sheet L-2 notes that replacement is to be provided for 2 trees located on the west side of the drive-through to be removed with a total caliper count of 26". Sheet L-2 also notes that replacement is being provided for the equivalent of 26"; however, the applicant's response letter states, "deciduous 11" and deciduous 15" does not appear on the replacement list. Therefore, no tree mitigation for removal of these two trees". The two statements are contradictory, and it is unclear if replacement is being provided or not. Clarify.



8. **Stormwater Pond.** It appears that detention for the site is provided through an underground detention system. Any changes to the detention system are subject to review and approval by the Township Engineer and Wayne County.
9. **Lighting.** The applicant has submitted a photometric plan for the site which shows the installation of numerous wall and pole mounted fixtures. The plan proposes the removal of all existing wall mounted lights and their replacement with new 'wall scones'. The light intensity at the property lines is within allowable limits. The plan also notes the mounting height of pole fixtures as 20 feet. Manufacturer's cut sheet detail of proposed wall scones and pole light fixture have been provided and are acceptable. Proposed pole is to be constructed of steel and painted black. We had previously recommended the installation of decorative light poles at the two entrance drives to the site per BROD design guidelines. The applicant's response states, "as existing light poles are being refreshed and new more aesthetically pleasing heads are being installed, the installation of new decorative light poles will not be added at this time".
10. **Architecture and Building Details.** Since the site is located within the Belleville Road Overlay District the standards from Section 6.309 apply. Human scale design is required for buildings in the BROD. Specifically, elements into the design of large structures that provide a transition to the human scale, particularly at the ground level. Such elements shall be provided through, but not limited to, covered walkways, building arcades, and trellises. The front east elevation and main entrance north elevation of the building includes covered awnings.
- Nonresidential buildings shall have a minimum of fifty (50%) glass at the ground floor level facing a street. The applicant has submitted detailed elevations of all facades of the building. The proposed building materials include brick, cement fiber panels, stone, glass and aluminum. Calculations have been included demonstrating 50% glazing on the east façade. A colored rendering for the building has been provided. We have concerns about the incorporation of a red LED light band around the top of the building façade. The BROD district allows for accent up-lighting for building or lighting to enhance the building's architectural features. In this case the proposed LED band appears more of a corporate design feature.
11. **Dumpster.** A dumpster is proposed to the west of the building. Dumpster details provided are inadequate to determine compliance with Section 7.122 of the Zoning Ordinance. The detail on sheet A-1 identifies only the exterior paint color of the enclosure, not the material. Further the Ordinance at this time requires steel reinforced wooden gates, not Trex gates. The Planning Commission may choose to modify this standard.
12. **Signs.** The site plan notes an existing 35' pylon sign along the site's Belleville Road frontage with a 100 square foot sign and a 16.6 sq. foot additional sign cabinet, which are non-conforming structures. The applicant notes that the sign will remain as is. While the Township typically encourages the removal of non-conforming signs, since the applicant is not altering the sign in any way, it may remain at this time.

The elevations indicate a circular sign on the east façade measuring 19.64 sq. ft and two (2) signs on the north façade – a circular sign with an area of 19.64 sq. ft and a rectangular sign with an area of 20 sq. ft. The ordinance allows for wall signage equal to 3 sq. ft per lineal feet of building frontage or 50% of the façade exclusive of window and door openings. Include calculations based on the above standard for the Belleville Road façade, to demonstrate compliance.



**Menu Boards.** Per Section 11.108 (B) a lot with an approved drive-through may have 1 additional monument sign per approved drive-thru lane located within 6 feet of the drive-thru lane, not greater than 8 feet high, not greater than 60 sq. ft., and not visible from the right-of-way or any lot line. The applicant has submitted a sign packet which does not comply. While the signs include various dimension, the actual sign area must be noted legibly. The menu board signs must be labeled 1 and 2 for ease of reference. A 'monument' sign is required to have a 24" base as wide as the sign. Both proposed order boards do not comply. Further, one of the signs exceeds 8' in height. The sign packet must be revised for compliance to the Zoning regulations.

- 13. Belleville Road Overlay District.** The subject site is located within the Belleville Road Overlay District and is subject the standards in Chapter 3 in Article 6 of the Zoning Ordinance. Section 6.309 (B) (2) (a) (i) calls for usable open space on sites in the BROD. Specifically stating:  
*"Increase the usability of public open space by providing shade, street furniture, special paving for sidewalks, pedestrian pathways, turf, accent and flowering plants, and other site amenities."*

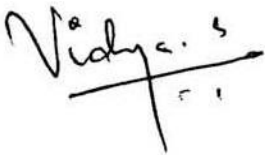
The plan proposes the incorporation of a seating area with benches and trash cans; however, the design of the furniture is not in compliance with BROD requirements.

## RECOMMENDATION

The applicant has revised the plans to address several of the previous outstanding concerns; however, a few other changes remain to be made. Therefore, we recommend that the Planning Commission grant preliminary site plan approval to the Burger King project located at 11550 subject to the following conditions:

1. Accommodating an RV/Semi parking space along the north side of the site and eliminating the space proposed on the southeast corner of the site or Planning Commission waiver of required RV parking spaces.
2. Truck maneuvering plan to show that the loading space is accessible.
3. Revised outdoor furniture design in compliance with BROD design requirements.
4. Installation of decorative BROD style light poles at the two access drives to the site.
5. Wayne county and Township Engineer approval of stormwater detention for the site.
6. Elimination of LED band from the building façade.
7. Submission of a revised sign packet with accurate calculations in compliance with the ordinance.

Respectfully,  
**McKENNA**



Vidya Krishnan  
Senior Principal Planner



Hunter Whitehill  
Associate Planner

cc: Matt Best, Van Buren Township Director of Public Services  
Paul Kammer, FTCH, Township Engineers  
David McNally, Van Buren Township Fire Chief





September 21, 2021  
Fishbeck Project No. 201665

Chairperson Carol Thompson  
Planning Commission Chairperson  
Van Buren Township  
46425 Tyler Road  
Van Buren Township, MI 48311

## **Burger King – Parking Lot Reconstruction Plan Preliminary Site Plan Review**

Dear Chairperson Thompson:

At the request of Van Buren Township (Township), Fishbeck has reviewed the revised Preliminary Site Plan dated August 25, 2021, submitted to the Township for the Preliminary Plan Review for the proposed improvements to the Burger King located on Belleville Road south of the I-94 Service Drive.

This project entails reconstruction of a portion of the parking lot at the existing Burger King at 11550 Belleville Road. Plans include reconstruction of the drive-through allowing two vehicle lanes for ordering, restriping the existing parking spaces, reconstruction of a portion of the sidewalk including Americans with Disabilities Act of 2010 (ADA) accessible ramps, and other various landscaping and site plan improvements. No utility improvements are being proposed.

Our review comments are as follows:

### **General**

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

1. Plan hatches should be labeled on each sheet that the hatching is used.
2. Applicant shall verify the slopes on all their labels. Sheet C-3.0 shows incorrect slopes.

### **Water & Sanitary**

The plans indicate no proposed changes to the existing water service nor the existing sanitary sewer service.

### **Storm Sewer**

**Existing:** The plans indicate runoff being collected from a system of catch basins and drains and flowing north through a 12-inch privately-owned stormwater pipe in the parking lot. The existing system appears to be metered/restricted by a 4-inch outlet pipe, which discharges into the Belleville Road roadside ditch. The applicant provided a table indicating no net increase in impervious area.

**Proposed:** The plans do not indicate any proposed changes to the existing stormwater system. A table is included on the plans demonstrating no net increase in impervious area, supported by impervious and pervious areas



labeled on the plans. Due to no changes in the system and no changes in the overall site runoff, no further action is required in regard to the storm sewer system.

## Paving and Grading

1. The plans indicate a proposed hot mix asphalt (HMA) pavement section of 2 inches over 8 inches of aggregate base. Township Engineering Standards require a minimum pavement section of 3 inches HMA over 6 inches aggregate base.
2. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans that indicate detailed ramp grades for sidewalk ramp areas needing to comply with the ADA.

## 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. The applicant must determine if a Wayne County SESC permit is required.  
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx> If no permit is required, SESC measures are still required to be placed for any construction that contains earth disturbance. The applicant must follow all Van Buren and Wayne County requirements.

## Recommendation

Fishbeck recommends the Planning Commission grant the Burger King Parking Lot Reconstruction Preliminary Site Plan approval for engineering feasibility, subject to the comments listed above and in accordance with the Township's Engineering Standards manual. If you have any questions regarding this project, please contact Paul Kammer at 248.324.2137 or [pkammer@fishbeck.com](mailto:pkammer@fishbeck.com).

Sincerely,



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



**Stephen C. Clayton, PE**  
Civil Engineer

By email

Copy: Matthew Best – Township  
Dan Power – Township  
Vidya Krishnan – McKenna  
Dave Potter – Fishbeck

Andrew Lenaghan  
Fire Marshal  
O: 734-699-8900 ext 9426

Van Buren Fire Department  
46425 Tyler Rd  
Van Buren Twp., MI 48111



April 27, 2021

Director of Building and Planning  
46425 Tyler Road  
Belleville, MI 48111

Burger King  
11550 Belleville Rd.  
Van Buren Township, MI 48111  
VBT 21-019

A set of plans have been received dated 3/15/2021 from architect Louis Craver, 604 Courtland St. Suite 100 Orlando, FL 32804 for the Burger King Corporation. NFPA 1 and NFPA 101 were used for this review.

The project description involves renovation of the existing Burger King.

The plans as submitted are approved with the following exceptions:

Fire Department access shall be maintained throughout construction **NFPA 1 2018 16.1.4**

Accumulations of combustible waste material, dust, and debris shall be removed from the structure and its immediate vicinity at the end of each work shift or more frequently as necessary for safe operations. **NFPA 1 2018 16.2.2.1**

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

Andrew Lenaghan  
Fire Marshal  
Van Buren Township

**Our Mission:** The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.



## MEMO

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TO: Township Planning Commission

FROM: Dan Power – Director of Planning and Economic Development

RE: Review of Temporary Land Use Request #21-027 – Atchinson Ford Vehicle Parking 8705 Belleville Road

DATE: October 1, 2021

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### PROJECT REVIEW

Atchinson Ford is requesting a new Temporary Land Use permit for the temporary parking and storage of vehicles at 8705 Belleville Road. The temporary use is proposed to be for a one-year timeframe. Per the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval. The applicant has previously obtained approvals for this temporary land use on three occasions, first from April 2018 – May 2019, and then with renewals from June 2019 – June 2020 and from June 2020 – June 2021. The most recent approval under case 20-015 expired in June 2021. The subject request is therefore for a new temporary land use application. Previously submitted materials are brought forth for the Planning Commission's consideration of the new request.

The following items are the approval standards in section 7.120 of the Township's Zoning Ordinance and our review is based upon conversations with the applicant and the provided materials. Please consider the following analysis, based largely on previous analysis performed by the Department of Public Services regarding this case in past applications:

#### **Adequacy of parking and access**

The site is currently unoccupied and has an existing gravel parking area that encompasses nearly the entire width of the site. This area was originally designed for the placement of manufactured and modular homes as the prior use of the site was a sales area for these types of homes. While some maintenance will need to be done on this gravel parking area it is currently existing and unused. Based on this the applicant has sufficient area to park vehicles on the site without creating negative externalities. Regarding adequate access, the applicant has worked with the Township Fire Marshal to ensure that the parking of vehicles will not create a situation where emergency vehicle access is limited by the storage of cars.

#### **Adequate drainage**

The site is in an existing gravel parking lot that already has storm water drainage. As no substantial improvements are being made to the property and as there have been no identified drainage issues which staff is aware of, the proposed temporary use should not have any impact on site drainage.

#### **Compatibility with surrounding land uses**

The proposed temporary use is located adjacent to vacant land to the west, a park area to the east, a private recreational use/ice cream shop to the south and manufactured housing community to the north. Based on this it is anticipated that the largest potential for incompatibility lies with the

manufactured housing community to the north, but there are several factors which would mitigate these issues. First, there already an existing vegetative buffer which is overgrown between the property to the north and the subject property. This should provide for some privacy between the uses. Second, we will be proposing a condition that the parking/storage of vehicles be setback 20 feet from the north property boundary. The reason why we are proposing 20 feet is to be consistent with the distance required for vegetative buffers in the landscaping section of our Zoning Ordinance. Lastly, the current condition of the site is fairly poor as the site has been abandoned for some time. I have discussed this issue with the applicant and they have indicated that their intention is to clean up the site, provide maintenance for the gravel parking area, and park new and newer year vehicles on the site. It is due to this that the condition of the site will improve as it will undergo maintenance and regular use.

Regarding the parking of the vehicles along Belleville Road, we will be recommending a condition of approval that the Planning Commission require a minimum of a 10 setback from the front property line to be consistent with the landscaping buffer requirement along the road frontage. One issue which would need to be addressed is regarding headlight glare onto Belleville Road. Staff will place a recommendation on this application that the vehicles which are parked directly adjacent to Belleville Road be parked with the front of the vehicle facing away from Belleville Road. This will alleviate any concerns regarding the headlight glare onto Belleville Road.

As the parking area is primarily on front of the site, and the adjacent site to the south is an existing commercial use, I do not believe that this use will place a substantial burden on these sites.

**Size, height, and type of construction of proposed buildings and structures in relation to surrounding site**

There are no proposed buildings and structures associated with the proposed temporary use of the property.

**Sufficient setbacks from road right-of-ways and lot lines**

The property is zoned C-1, General Commercial and it is recommended that the applicant maintain setbacks for the temporary storage and parking of vehicles which are consistent with the landscape buffers between the zoning districts. These are 10 feet from the front property line, 20 feet from the north and east property line, and 10 feet from the south property line. If approval is recommended this will be listed as a potential condition of approval.

**Adequate utilities**

The proposed temporary use should not utilize any existing utilities as it is proposed.

**Trash disposal and site clean-up**

There are no proposed employees to be on site, but a condition should be placed on the approval that the applicant shall maintain the property in a clean manner.

**Sanitary facilities**

As there are no employees on site, no sanitary facilities will be provided. The employees will come from the Atchinson Ford main dealership site, where there are existing facilities.

### **Hours of operation**

The vehicle storage area will be used during the same hours of operation as the dealership which can range from 9 a.m. until 9 p.m., but depending on the day, has closing hours of 6 p.m. and 3 p.m.

### **Outdoor light and signs**

Please note that no site lighting is proposed at this time and any future lighting will need to be reviewed for compliance with the Zoning Ordinance by Township staff. This will be recommended as a condition of approval. There is no proposed signage at this time. Any proposed signage will be reviewed by Township staff for compliance with the Zoning Ordinance. At the time of a permanent land use being proposed on the site and formal site plan review by the Planning Commission, the sign must be removed and replaced with a sign that conforms to the standards of Article 11 of the Van Buren Township Zoning Ordinance. As a recommended condition of approval, the applicant shall remove any sign panel that advertises a use that no longer exists on the site.

### **Other licenses and permits required**

There are no other licenses or permits required that staff is aware of.

### **Potential noise, odor, dust, and glare**

The proposed temporary use should not increase the noise, odor, dust or glare from their use. The parking and storage of vehicles is essentially the original use of the site and what the gravel area was designed for. So long as the applicant maintains the above specified hours there should be no anticipated issues.

### **Fire lanes, fire protection, and security**

The Fire Marshal has reviewed this site previously and no issues have arisen from the use of the site that staff is aware of. The site has an existing fence around it. This should limit the unauthorized access of this area.

### **Off-site impacts of traffic volumes**

The roads in the immediate vicinity are major Township roads, and this temporary use will not impact their flow or travel volumes.

### **Necessity of performance bond to ensure prompt removal**

A performance bond should not be necessary for this temporary use.

### **Other concerns which may impact the public health, safety, or general welfare**

There are no additional concerns.

### **Recommendation**

This temporary land use was conducted for three years with no issues that have been brought to the attention of the Township. The applicant has removed the existing vacant building on the site and has taken efforts to keep the property well maintained. Based on this and the review criteria mentioned above staff is recommending approval of the temporary land use for Atchinson Ford to

continue the temporary land use of parking vehicles at this property at 8705 Belleville Road. The recommendation is based on this review dated October 1, 2021 and subject to the following conditions:

1. The applicant shall maintain setbacks which are consistent with the landscape buffering standards in the Township's Zoning Ordinance. These are as follows:
  - a. Front (East Side Adjacent to Belleville Road): 10' from property boundary.
  - b. Side (North Side Adjacent to Belleville Manor): 20' from property boundary.
  - c. Side (Sound Side Adjacent to Armstrong's Funland): 10' from property boundary
  - d. Rear (East Side Adjacent to Belleville Manor Park): 20' from property boundary
2. Vehicles parked immediately adjacent to Belleville Road shall be parked with the front of the vehicle facing away from Belleville Road and adjacent properties in order avoid headlight glare.
3. The site shall be maintained in a clean manner and trash will be properly disposed of.
4. The hours of operation for the temporary vehicle parking area shall mirror the hours of operation for the Atchinson Ford dealership.
5. That any exterior lighting or signs be reviewed and approved by the Director of Planning & Economic Development for consistency with the Zoning Ordinance, prior to their installation.
6. The applicant shall remove any sign panel that advertises a use that no longer exists on the site.
7. That the temporary land use permit is valid for a period of one year ending October 12, 2022.