

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, July 14, 2021 – 7:30 PM  
REMOTE MEETING –AGENDA**

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

- Join by weblink: <https://zoom.us/j/93084809246>
- Or dial in by phone: 1 312 626 6799
- Webinar ID: 930 8480 9246

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

**CALL TO ORDER:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

**MINUTES:**

**ITEM #1:** Approval of minutes from the regular meeting of June 23, 2021.

**CORRESPONDENCE**

**PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

**ITEM #1:** **CASE 19-037 HAMPTON MANOR SENIOR HOUSING FINAL SITE PLAN APPROVAL**

**TITLE:** THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING FINAL SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.

**LOCATION:** The property located on the south side of Tyler Road, between Morton Taylor and Haggerty Road and is zoned C (Local Business) District. The parcel is 7.11 acres in size and included 6 original tax parcel Id's. The project's combined parcel is located at 43345 Tyler Road (parcel ID number 83-054-99-0012-701).

**ACTION ITEMS:**

- A. Presentation by the Township Staff and Consultants.
- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Planning Commission considers approval of the final site plan

- ITEM #2:** CASE 21-030 – PINEHURST BUILDING, LLC COBBLESTONE RIDGE – SITE PLAN AMENDMENT.
- TITLE:** THE APPLICANT, PINEHURST BUILDING, LLC, IS REQUESTING AN AMENDMENT TO THE APPROVED COBBLESTONE RIDGE PROJECT SITE PLAN TO ALLOW VERSIONS OF FOUR (4) NEW SINGLE-FAMILY HOME MODELS AND ARCHITECTURAL ELEVATIONS.
- LOCATION:** THE UNFINISHED COBBLESTONE RIDGE SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF HOEFT ROAD, SOUTH OF WEST HURON RIVER DRIVE.
- ACTION ITEMS:**
- A. Presentation by the Township Staff.
  - B. Presentation by the applicant.
  - C. Planning Commission discussion.
  - D. Planning Commission considers approval of the site plan amendment.

**GENERAL DISCUSSION AND UPDATES**

**ADJOURNMENT**

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM  
June 23, 2021  
MINUTES - DRAFT**

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

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

**ROLL CALL:**

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

**Excused:** None.

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

**Planning Representatives:** McKenna Associate, Vidya Krishnan and Fishbeck Associate, Stephen Clayton.

**Applicant(s) in Attendance:** Rob Wagner of Midwestern and Scott Debuck, Debuck's Corn Maze.

**Audience:** Twenty-one (21).

**APPROVAL OF AGENDA:**

Motion Jahr, Budd second to approve the agenda of June 23, 2021 as presented. Chairperson Thompson welcomed new commissioner Callie Barr.

**Roll Call:**

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

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Kelley, Cullin second to approve the regular meeting minutes of June 9, 2021 as presented.

**Roll Call:**

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

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**NEW BUSINESS:**

**ITEM #1:       CASE 21-010- VBTS, LLC / 44145 YOST ROAD – PRELIMINARY AND FINAL SITE PLAN APPROVAL**

**THE APPLICANT, ROB WAGNER OF MIDWESTERN CONSULTING, ON BEHALF OF OWNER VBTS, LLC, HAS APPLIED TO CONSTRUCT A 5,400 SQUARE FOOT ROOFED STRUCTURE TO BE USED FOR SHELTERING A WASTE TRANSFER AREA, ALONG WITH RELATED SITE IMPROVEMENTS.**

**LOCATION: 44145 YOST ROAD (PARCEL NUMBER 83 009 99 0004 001). THIS SITE IS ROUGHLY 1.2 ACRES IN AREA AND IS LOCATED ON THE SOUTH SIDE OF YOST ROAD, EAST OF SHELDON ROAD. THE PARCEL IS ZONED M-1 – LIGHT INDUSTRIAL**

Director Power started with a brief presentation. This proposal was initially presented to the Planning Commission at their regular meeting on 3-24-21. because it's a project that's going to require side and rear yard setback variances. Director Power stated it's a fairly basic proposal for 5,400 sq. ft. shelter. It is a full level site plan review that is going to require an overall review of the applicable sections of the zoning ordinance, township engineering standards and the Fire Department review. A preliminary review has been done by the Planning Commission, two variants granted by the BZA and now ready to hear the technical comments on the site plan with the variances achieved.

Vidya Krishnan of McKenna Associates presented her review letter. There were concerns about the fire department circulation and fire safety routes on the site. It has now been approved and deemed acceptable by the fire department. In regard to the dimensional requirements, the required front, rear, and side yard setbacks in the district are 50x40x40 ft. The applicant did receive a variance from the BZA at their 4-13-21 meeting, for a zero ft rear yard setback which abuts the railroad lines. A 7.89 ft side yard setback would keep the line of the proposed edition in line with the existing non-conforming building. In regard to access and circulation, there's an existing 30 ft wide access drive that is shared with the site to the east. It's a joint driveway that's in good condition and maintained by an entity named VBTS. Cross access does exist with the property to the east. Vacant industrial building and overgrown site on the west so cross access is not required. Sidewalks are not required due to no pedestrian activity anticipated. Ms. Krishnan stated, based on the ordinance, 15 parking spaces are required for this particular business. The ordinance also grants the Planning Commission authority to modify parking if the applicant presents data proving the spaces aren't necessary. In regard to the loading space, it fits the dimension requirements at 10x50 ft. Landscaping and screening ordinance has extensive requirements. The applicant is currently making this change to comply with the state licensing requirements. McKenna Associates presented a site plan map showing the tree and shrub requirement as well as construction plans.

Stephen Clayton of Fishbeck Associates presented his staff review letter dated 4-26-21 with the following recommendations and comments:

1. The Planning Commission granted the Yost Transfer Station preliminary and final site plan approval.
2. The soil information will need to be presented during construction and if any unfavorable soil conditions are found the modifications to the foundation must be made.
3. The applicant has submitted and obtained EGLE license for the solid waste disposal area operating license.

4. The applicant must also submit the engineering plans to EGLE for the building improvements.
5. The construction plan states it should not include the employee's schedule or the applicant's response letter.
6. There were no water main service proposed warnings or watering connections.
7. The plans do not indicate any proposed sanitary sewer or service connections for the storm sewer.
8. Plans indicate that there's run off from the structure collected through a roof drain.
9. The plans indicate no increase in the previous surface due to proposed improvements.
10. Soil erosion and sediment control measures must be included.

Director Power proceeded to read the Fire Department's review. The main concern was fire protection of the site and water service. The applicant wrote a memo to that was verified with Fire Marshall Lenaghan. The memo is still currently approved stating the building is constructed with non-combustible materials. Also, the facility does not take any type of waste that would be considered a fire or environmental hazard.

The applicant introduced himself and the company followed by a brief presentation. The property is in the M-1 district and is one and half acres. The company is proposing a 5,400 sq ft roof structure for the existing facility required by the state. The applicant explained again the McKenna associate's comments on the parking space situation. He presented the elevations showing heights, existing structure and the proposed structure.

Commissioners had the following questions/comments for the applicant:

1. Where would the parking spots be? North of the existing building.
2. Where would the shrubs be? North of the building.
3. Is the roof also metal and is that also the sandstone color? Unsure at the time.

There were no comments from the audience.

**Motion Kelley, second Jahr to grant the applicant, Rob Wagner of Midwestern Consulting, on behalf of owner VBTS, LLC, to construct a 5,400 square foot roofed structure to be used for sheltering a waste transfer area along with related site improvements.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried.**

After the motion, the applicant did confirm to the Commissioner the roof is sandstone and will match the existing building.

**ITEM #2: CASE 21-022 – NORLIN INVESTMENT, LLC / DEBUCKS CORN MAZE AND PUMPKIN PATCH**

**LOCATION: 44145 YOST ROAD (PARCEL NUMBER 83 009 99 0004 001). THIS SITE IS ROUGHLY 1.2 ACRES IN AREA AND IS LOCATED ON THE SOUTH SIDE OF YOST ROAD, EAST OF SHELDON ROAD. THE PARCEL IS ZONED M-1 – LIGHT INDUSTRIAL.**

Director Power gave a quick presentation on the current item. This project did not undergo a permanent site plan approval in terms of any kind of use that would warrant the full standards of the zoning ordinance. While reviewing the request, the PC has discretion to clarify a length of time for a temporary land use approval. This site includes a corn maze, wagon rides, pollinator garden, various activities and dining. The approval was set to expire on 6-26-21.

The applicant gave a brief introduction and overview of the business and how they would like to continue.

The Commission had the following questions/comments for the applicant:

1. Is the parking fully striped or is it an open field? It is an open field with handicap stripes only. There are flags on site and employees that help the cars.
2. Is overflow parking always open? Only use when needed.
3. Are you directing people to parking spots or are they on their own? Employees help and direct where to park.
4. Why are you going with an additional three acres for parking? The business is growing and want to accommodate more people.
5. Do you have more than 500 cars there at any given time? It's possible to have about 1,000 cars in the parking lot. Depends on the season, usually the middle weeks of October's weekend are the busiest time.

Commissioners discussed extending the permit for three years due to the time required to research the ordinance by the Planning Commission. Commissioner asks the applicant if they would be willing to continue to working with and inform the Planning Commission on how this process works for everyone. The applicant believes with the three-year extension it would help find a solution.

No public comment.

**Motion Jahr, Atchinson second to approve the extension of a previous eight-year temporary land use approval for agricultural tourism and recreation uses granted by Planning Commission on 6-26-13.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**GENERAL DISCUSSION:**

A member of the audience questioned when will the Denton-Ecorse project begin? Director Power informs the resident that there was no formal submittal to the Planning Commission and it was never a project. Director Power introduced new commissioner Callie Barr. She gave a brief introduction of herself and stated she is excited to work with the Planning Commission. Director Power also mentioned that additional training registration is now open and commissioners will have until Friday to sign up. The Planning Commission meetings are still going to be done via Zoom until September like the Board of Trustees.

**ADJOURNMENT:**

**Motion Cullin, Budd second to adjourn the meeting at 8:45 p.m. Motion Carried.**

Respectfully submitted,

Donae' Hubbard  
Recording Secretary

# PLANNING & ZONING APPLICATION

Case number 19-037

Date Submitted \_\_\_\_\_

## APPLICANT INFORMATION

Applicant	Van Buren Investors Land Holdings, LLC	Phone	_____
Address	1451 S. Gratiot Avenue	Fax	(586) 465-2525
City, State	Clinton Township, MI	Zip	48035
E:mail	zohaibsyed2001@yahoo.com	Cell Phone Number	(989) 708-1878
Property Owner	Walter and Joyce Rochowiak	Phone	(734) 697-1765
	(if different than applicant)	Fax	(734) 699-0505
Address	43250 Tyler Road	Zip	48111
City, State	Van Buren, MI	Phone	(989) 708-1878
Billing Contact	Van Buren Investors Land Holdings, LLC	Fax	(586) 465-2525
Address	1451 S. Gratiot Avenue	Zip	48111
City, State	Clinton Township, MI		

## SITE/ PROJECT INFORMATION

Name of Project Hampton Manor of Van Buren Township  
Parcel Id No. V125-83- Please see attached supplement Project Address 43250 Tyler Road

### Attach Legal Description of Property

Property Location: On the South Side of Tyler Road; Between Morton Taylor Road and Haggerty Road.  
Size of Lot Width 488.00 Depth 612.10  
Acreage of Site 7.11 acres Total Acres of Site to Review 7.11 acres Current Zoning of Site C  
Project Description: Proposed commercial institutional development including building structure, storm water management system, underground utilities, parking lots, landscaping and turf restoration.

Is a re-zoning of this parcel being requested? No YES (if yes complete next line) NO  
Current Zoning of Site \_\_\_\_\_ Requested Zoning \_\_\_\_\_

## SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? Yes YES (if yes complete next line) NO  
Section of Zoning Ordinance for which you are applying Chapter 3, Sections 12.301-12.409

Is there an official Woodland within parcel? No Woodland acreage N/A

List total number of regulated trees outside the Woodland area? 193 Total number of trees 193

Detailed description for cutting trees Please refer to the plans for the tree survey and preservation. All trees to be preserved will be protected by construction fencing. Trees to be removed will be felled by the Contractor, stripped of limbs, and the trunks cut to length for removal and disposal offsite. All waste will be chipped for use as temporary mulch.

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

## OWNER'S AFFIDAVIT

WALTER ROCHOWIAK & EVELYN ROCHOWIAK

Print Property Owners Name

x Walter S Rochowiak

Signature of Property Owner

E. Joyce Rochowiak

Therese Antonelli, Notary Public  
State of Michigan, County of Wayne  
My Commission Expires 8/27/2022  
Acting in the County of WAYNE

11/5/19

Date

STATE OF MICHIGAN  
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 5<sup>th</sup> day of November 2019

Therese Antonelli Notary Public, WAYNE County, Michigan

My Commission expires 8/27

2023  
Rev 1/12/06



VAN BUREN TOWNSHIP  
PLANNING & ZONING APPLICATION SUPPLEMENT  
HAMPTON MANOR OF VAN BUREN TOWNSHIP

TAX ID

83-054-99-0012-000  
83-054-99-0013-000  
83-054-99-0014-701  
83-054-99-0015-701  
83-054-99-0016-002  
83-054-99-0016-003

LEGAL DESCRIPTIONS

PARCEL 1: PARCEL #83-054-99-0012-000

PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 333 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 248 FEET; THENCE NORTH 333 FEET; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 258 FEET; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 294.87 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 548 FEET; THENCE NORTH 219.87 FEET TO THE POINT OF BEGINNING. 4.18 ACRES

PARCEL 2: PARCEL #83-054-99-0013-000

PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING NORTH 89 DEGREES 00 MINUTES EAST 398 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 258 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 150 FEET; THENCE NORTH 258 FEET TO THE POINT OF BEGINNING. 0.89 ACRES

PARCEL 3: PARCEL #83-054-99-0014-701

PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 60 FEET AND NORTH 89 DEGREES EAST 60 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE SOUTH 123 FEET; THENCE NORTH 89 DEGREES EAST 188 FEET; THENCE NORTH 123 FEET; THENCE SOUTH 89 DEGREES WEST 188 FEET TO THE POINT OF BEGINNING. 0.53 ACRES

PARCEL 4: PARCEL #83-054-99-0015-701

PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 183 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 248 FEET; THENCE SOUTH 150 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 248 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING EXCEPT THE WEST 60 FEET THEREOF. 0.65 ACRES

PARCEL 5: PARCEL #83-054-99-0016-002

PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING DUE SOUTH 672.10 FEET AND NORTH 90 DEGREES EAST 232 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES EAST 176 FEET; THENCE DUE NORTH 119.23 FEET; THENCE SOUTH 89 DEGREES WEST 176 FEET; THENCE DUE SOUTH 119.23 FEET TO THE POINT OF BEGINNING. 0.48 ACRES

PARCEL 6: PARCEL #83-054-99-0016-003

PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING DUE SOUTH 672.10 FEET AND NORTH 90 DEGREES EAST 408 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES EAST 140 FEET; THENCE DUE NORTH 119.23 FEET; THENCE SOUTH 89 DEGREES WEST 140 FEET; THENCE DUE SOUTH 119.23 FEET TO THE POINT OF BEGINNING. 0.38 ACRES



## MEMO

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TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Hampton Manor of Van Buren Township - Final Site Plan Review
DATE:	July 8, 2021

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Van Buren Investors Land Holdings LLC requests final site plan review to construct a senior housing development named Hampton manor. The project will contain 80 housing units including 56 assisted living and 24 memory care units. The proposed 62,516 square foot building is to be located on a roughly 7.11-acre site near the southeast corner of Morton Taylor and Tyler Roads. Senior housing developments are a Special Land Use in the C (Local Business) District, and the proposed Special Land Use required a public hearing.

The required public hearing was held in accordance with Section 12.03 (Permitted Uses with Special Approval) of the Zoning Ordinance on January 8, 2020. The action on the special land use request and preliminary site plan request were deferred at the meeting on January 8, 2020 and several actions were undertaken by the applicant to respond to comments shared at the hearing, including providing written responses to public comments, completing a traffic impact study (TIS), and submitting revised preliminary site plans. These submittals were provided.

Following these submittals, the Planning Commission reviewed and approved the project preliminary site plan at their regular meeting on July 22, 2020. Subsequently, the Township Board of Trustees approved the applicant's request for a special land use at their regular meeting on August 18, 2020.

The applicant then submitted plans for review by the Wayne County Department of Public Services (WCDPS). The applicant also submitted plans for consideration of engineering and final site plan approval by Van Buren Township. Based on plans dated May 18, 2021, approval was granted by WCDPS on June 2, 2021. Subsequently, recommendations from the Township Principal Planner, Township Engineer and Township Fire Marshall for conditional final site plan approval were compiled. This packet includes a 19-page abridged civil site plan set dated May 18, 2021. The reports of the Township's reviewing consultants and staff pertaining to the final site plan are also included in this packet. The online version of this packet also includes past staff reports and past minutes of approval by the Township Planning Commission and Board of Trustees.

Based on the recommendations of consultant and staff reviewers, staff recommends conditional final site plan approval for this project. I look forward to assisting with this review.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power". The signature is fluid and cursive, with the first name "Dan" and last name "Power" clearly distinguishable.

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

CC: Matthew Best, M.S. - Public Services Director, Van Buren Charter Township  
Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant –  
McKenna Associates  
Paul Kammer – Van Buren Township Engineer / Engineering Consultant – Fishbeck  
Andy Lenaghan – Fire Inspector, Van Buren Charter Township  
Shahid Imran and Zohaib Syed – Project representatives, Build Senior Living / Van  
Buren Investors Land Holdings LLC  
Bill Thompson, P.E. – Lehner Associates, Inc.



December 11, 2020

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

**Subject: VBT-19-037 Hampton Manor/43250 Tyler Road; Site Plan Review #4;  
Revised Site Plans Dated 9/16/2020.**

Dear Commissioners:

The applicant, Van Buren Investors Land Holdings, LLC, proposes to construct a Senior Housing development called Hampton Manor. The proposed 62,516 square foot building will comprise of 56 assisted living units and 24 memory care units. The site is located on the southeast corner of Tyler Road and Morton Taylor Road intersection and has a total site area of 7.11 acres. The applicant received preliminary site plan approval from the Planning Commission on July 22<sup>nd</sup>, 2020, subject to several conditions.

We have reviewed the revised site plan for compliance with the conditions of preliminary site plan approval and offer the following comments (any items that require changes or additional information are underlined):

#### **COMMENTS**

1. **Review and approval of storm water detention system by the Township Engineer and Wayne County.** This condition can be met. Per the Township Engineer the applicant is in the process of getting approval from Wayne County and is under review for approval by the Township Engineer.
2. **Approval of detention pond landscaping by Wayne County.** This condition can be met. As noted above the applicant is in the process of getting approval from Wayne County. Approval of the pond will include approval of the landscaping shown on the site plan.
3. **Deletion of off-site trees from tree counts.** This condition has been met. The tree list sheet 04 notes that no off-site trees will be removed. Tree removal will be limited to the applicant's site boundaries only.
4. **Clarification regarding need for second generator panel and relocation/Addition of screening if deemed essential.** This condition has been met. The second generator panel previously shown on the north side of the detention pond has been removed from the plans and no longer appears to be proposed. The generators and transformer proposed on the north side of the building appear to be well screened.

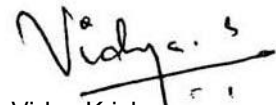
5. Special Land Use approval by Township Board of Trustees. This condition has been met. The proposed use is categorized as a senior housing facility and received special land use approval from the Township Board of Trustees on August 18<sup>th</sup>, 2020.

## RECOMMENDATION

All of the conditions of preliminary site plan approval have been met at this time. Therefore, we recommend that the Planning Commission grant final site plan approval for the proposed Hampton Manor Assisted Living project subject to final engineering approval from Wayne County and the Township Engineer.

Respectfully submitted,

**McKENNA**



Vidya Krishnan  
Principal Planner

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



## Power, Dan

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**From:** Vidya Krishnan <VKrishnan@mcka.com>  
**Sent:** Monday, June 14, 2021 3:27 PM  
**To:** Power, Dan  
**Subject:** Hampton Manor

**Categories:** Orange category

Good Afternoon Dan,

I had a chance to review the plans for Hampton Manor and i find it to be consistent with the originally approved plan for all major elements.

My previously done final site plan review letter is still valid.

Sincerely,  
Vidya

**Vidya Krishnan**

Principal Planner

**MCKENNA**

☎ 248.596.0920 | ☎ 248.596.0930  
235 E Main St, Ste 105 | Northville, MI 48167  
[vkrishnan@mcka.com](mailto:vkrishnan@mcka.com) | [mcka.com](http://mcka.com)

**FACEBOOK | LINKEDIN**

June 30, 2021  
Fishbeck Project No. 191597  
Township Project No. 19-037

James Taylor  
Director of Water and Sewer  
Van Buren Township  
46425 Tyler Road  
Van Buren Township, MI 48311

**Hampton Manor Senior Housing  
43250 Tyler Road  
Engineering and Final Site Plan Review**

Dear Director Taylor:

At the request of Van Buren Township (Township), Fishbeck has reviewed the revised Site Plan dated May 19, 2021, submitted to the Township for Engineering and Final Site Plan review for the proposed Hampton Manor Senior Housing project, which is located at 43250 Tyler Road. Please note, the previous site plan was recommended for Engineering and Final Site Plan approval in our letter dated December 11, 2020.

This project entails construction of a new 80-unit Senior Assisted Living Community at the southeast corner of Morton-Taylor Road and Tyler Road. The existing site includes a residential building and six (6) parcels. The proposed construction includes: a 13,251 square foot memory care building attached to a 49,265 square foot assisted living building; relocation and removal of private utilities; removal of existing site features including several trees, the existing buildings and foundations, the existing pavement, and the existing fence; construction of concrete sidewalk and pavement; construction of a 50-space bituminous pavement parking lot; construction of a storm sewer pipe network including a underground storm water pretreatment structure, a detention basin with a lift station; construction of an 8-inch looped water main system; construction of a sanitary sewer service leads; and other various landscaping and site plan improvements.

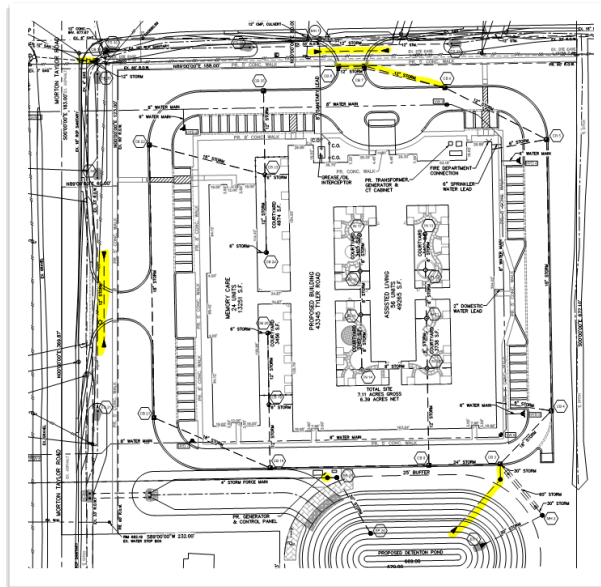
We have attached a summary of our review comments below:

## **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. Comments from previous review letters that have been addressed and/or discussed directly with the Township have been removed, while those that have yet to be addressed from previous reviews, as well as new comments, are listed below.

1. General note No. 13 states that all areas not built or paved will be irrigated. Irrigation plans must be included with the submittal of the Engineering Plans. The applicant stated that a plan would be submitted, however, the submittal does not appear to include an irrigation plan.
2. When the final relocation spot is determined for the existing overhead utility lines and poles, the plan should be updated to show the precise relocation point.

3. In general, the plans indicate several unlabeled driveway culverts, storm sewer lines, and manholes which appear to be outdated on sheets 8, 9, and 10, amongst others. These should be removed in the Issued for Construction plan set.



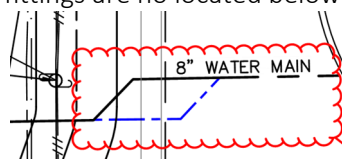
## Water Main Service

**Existing:** The Township's Geographic Information System (GIS) records indicate a publicly owned 12-inch cast iron water main running north-south along the west side of Morton-Taylor Road and a 12-inch asbestos cement watermain that runs east-west along the north side of Tyler Road. There is one existing fire hydrant on the north side of Tyler Road and two existing fire hydrants on the west side of Morton-Taylor Road near the proposed development.

**Proposed:** The applicant's plan indicates a proposed public 8-inch water main loop around the proposed building with four 6-inch fire hydrant leads, a 6-inch fire service lead, and a 2-inch domestic service lead. The plans indicate a 12-foot wide public water main easement with two connections to the existing 12-inch cast iron public water main running north-south along Morton Taylor Road.

### Comments:

1. The Township's GIS indicates an existing 0.75-inch copper water service line to the existing building which needs to be indicated on the plans and properly removed and capped. The Township can provide GIS with the approximate location of the line.
2. Wayne County Department of Public Services (DPS) must approve all work within their right-of-way (ROW) and must approve the method of installing the pipe across Morton-Taylor Road and potential impacts to Morton-Taylor Road.
3. The plans indicate that the proposed water main connections to the existing 12-inch water main will be done using tapping sleeves and valves. If the methodology changes and it is determined that a cut-in tee is required, the applicant must work with the Township to verify the impact to surrounding residents and connections will need to be scheduled in a manner to minimally impact the surrounding residents.
4. There is a bend in the water main line that occurs under the ditch in the southern leg of the loop. We would like to see this shifted further east, so the fittings are no located below the storm water ditch.





5. The plans call for boring of a 20-inch steel casing pipe. Applicant must provide details for any flowable fill, spacers, or end seals used for the pipe.
6. Table 4-3 (Sheet 22) should highlight the row of the utility size, not the casing size.

	CASING SIZE	CASING SIZE	PIPE	CASING SIZE	CASING SIZE
6"	18"	18"	#18	18"	18"
8"	20"	20"	#18	20"	20"
10"	24"	24"	#18	24"	24"
12"	30"	30"	#18	24"	30"
14"	30"	30"	#18	30"	30"
15"	30"	30"	#18	30"	30"
16"	30"	30"	#18	30"	30"
18"	36"	36"	#14	30"	36"
20"	36"	36"	#14	36"	36"
21"	42"	42"	#14	42"	42"
24"	48"	48"	#14	48"	48"

7. Applicant must prepare and with the help of the Township, submit the Department of Environment, Great Lakes, and Energy (EGLE) application for public drinking water systems.

## Sanitary Sewer

**Existing:** The Township's GIS records indicate there is an existing publicly owned RCP 15-inch gravity-fed sanitary sewer running east-west along the south side of Tyler Road and a publicly owned RCP 18-inch gravity-fed sanitary sewer running north-south along the east side of Morton-Taylor Road. The Township has no record of an existing sanitary sewer lead tap and the applicant has stated that an onsite septic system does not exist.

**Proposed:** The applicant is proposing to install an 8-inch sanitary sewer lead north from the proposed structure with a grease interceptor into the existing 15-inch sanitary sewer running east-west along the south side of Tyler Road via a new manhole installed on top of the existing sewer.

### Comments:

1. The applicant has not found information on the existing sanitary discharge system on-site. If an existing sanitary septic system is found, the applicant will be required to work with the Wayne County Environmental Health Department, as stated in the plan note on sheet 05. The applicant must add a portion to the note stating that if a sanitary sewer lead is found onsite, they must remove/abandon the lead and seal per the Township standards and/or per the direction of the Township representative onsite.
2. Per the Township Standards, interior drops are **NOT** permitted within Township owned manholes. Connections to the public sanitary system must be done via a tap or with an external drop, per the Township Engineering Standard Details.
3. The applicant must submit a Sanitary Basis of Design, based on the latest schedule of rates published by the Township. The link can be found on the Township Department of Public Works (DPW) page:  
<https://vanburen-mi.org/dpw/>.

## Storm Sewer

**Existing:** The Township's GIS records indicate there are open roadside ditches along the proposed development and driveway culverts conveying stormwater runoff north and east from the property. The applicant's plans indicate an existing depression near the southeast corner of Morton-Taylor Road and Tyler Road. Applicant has supplied information that this standing water flows across Morton-Taylor Road to the west through a culvert.

**Proposed:** The applicant is proposing to capture storm water runoff from the site via roof drain leads and storm drain inlets through a system of storm sewers into an onsite detention basin. The detention basin is proposed to outflow through a restrictor standpipe into a proposed pump station, which is shown to discharge into a proposed manhole on top of the existing 15-inch storm sewer pipe running north-south along the west side of Morton-Taylor Road. An emergency overflow spillway is indicated between the stormwater basin and the roadside ditch along Morton Taylor Road. The plans also indicate the relocation of the roadside ditch along the north and west sides of the property, which includes multiple proposed 12-inch driveway culverts.

### Comments:

1. Applicant has provided information that the plans have been submitted to Wayne County Department of Public Services for storm water management and soil erosion control review, the County returned plans back with comments. Various iterations of the plans have been reviewed and resubmitted to Wayne County and their consultants (OHM) since the previous submission to Van Buren Township. An approval letter from OHM Advisors, dated May 26, 2021, has been provided that gives approval for the site stormwater components ONLY.
2. Detention/retention basins shall be constructed prior to any other construction for all projects in the township. Immediately following construction of the basin, suitable ground cover shall be established, weather conditions permitting.
3. A Storm Water Management System Long-Term Maintenance Plan and Exhibit are required to be part of the plan set, per the Wayne County approval process. Upon receiving approval from Wayne County for the maintenance plan, the owner or owner representative for the property will then need to work with the Township to sign a separate maintenance agreement for all storm water maintenance onsite.

## Paving and Grading

1. A Wayne County Department of Public Services permit for Road ROW construction must be obtained from the County. The OHM approval is for stormwater ONLY. Wayne County must approve all modifications and driveway cut locations to Morton Taylor and Tyler Roads.
2. Traffic movement from the western entrance off Morton Taylor Road heading south in the parking lot, may cause an issue with traffic coming “stuck” due to the one-way restrictions. The applicant may consider striping out the final parking spot to allow for a turnaround. Any changes to the parking lot layout, must be in compliance with all Township Ordinances and get approval from the Township Planner.

## Soil Erosion and Sedimentation Control (SESC)

1. The Township has received the SESC Wayne County Permit (No. 19-329) dated 11/21/19.
2. The applicant must work with the Township Engineer and Inspector onsite, along with the Wayne County inspector to ensure all sediment is being contained on-site during all phases of work. During construction, adjustments to the SESC plans may be necessary, in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements. Adjustments may include, but are not limited to, the following:
  - a. The plans indicate some areas where Silt Fence crosses active ditch lines. Fabric silt fence may not be used as a filtration device in ditches.
  - b. Sediment traps shall be installed at all points where storm water runoff exits the site through culverts.
  - c. Check dams shall be installed in conjunction with the sediment traps to dissipate flow prior to exiting.

## Recommendation

We are recommending the Planning Commission grant the Hampton Manor Senior Housing Project Engineering and Final Site Plan approval, based on the engineering review of the project site, subject to the comments listed above and in accordance with Township's Engineering Standards manual. The applicant will be required to address the comments in the Issued for Construction Plan Set prior to the Preconstruction meeting being scheduled. If you have any questions regarding this project, please contact me 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

David C. McNally II  
Fire Marshal  
O: 734-699-8900 ext9416

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



December 16, 2020

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

Re: Hampton Manor of Van Buren Township- Final Review

The final review of plans for the Hampton Manor of Van Buren Township were completed. All Fire Department concerns identified in subsequent reviews have been addressed.

The Fire Department requires involvement in the continuing plan review, inspection, and Certificate of Occupancy process and will require various inspections during the construction phases and immediately prior to opening to verify compliance with appropriate codes. One set of as built Construction drawings, schedules and details, as it relates to construction, fire protection, life safety And response will be required, as well as a **digital cad layout** of the building by this department prior To our final C of O inspection.

Review and approval by the authority having jurisdiction shall not relieve the applicant of the Responsibility of compliance with these codes. Van Buren Township Fire Department reserves the Right to request changes if life safety issues are found during final walk through.

Respectfully Submitted,

Andrew Lenaghan  
Fire Inspector

**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.

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
January 8, 2020  
MINUTES**

Chairperson Thompson called the meeting to order at 7:30 p.m.

**ROLL CALL:**

**Present:** Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd and Thompson.

**Excused:** None.

**Staff:** Director Power, Director Best, Executive Assistant Renaud and Secretary Harman.

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

**Audience:** Fifty-Four (54).

**APPROVAL OF AGENDA:**

**Motion Kelley, Jahr second to approve the agenda of January 8, 2020 as presented. Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Jahr, Franzoi second to approve the regular meeting minutes of December 11, 2019 as presented. Motion Carried.**

**PUBLIC HEARING:**

**ITEM # 1                    19-037 – HAMPTON MANOR – PUBLIC HEARING FOR PROPOSED SENIOR HOUSING FACILITY.**

**TITLE:                    THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.**

**LOCATION:                THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROAD AND IS ZONED C (LOCAL BUSINESS) DISTRICT. THE PARCEL IS 7.11 ACRES IN SIZE AND INCLUDES 6 TAX PARCEL ID'S.**

**Motion Kelly, Atchinson second to open the public hearing. Motion Carried.**

Project Engineer Bill Thompson of Lehner Associates, Inc. and Building Manager Sam Martin with Build Senior Living gave the presentation. The applicant is requesting special land use approval to construct a senior housing facility on a 7.11-acre parcel located at southeast corner of Tyler and Morton Taylor Roads. The facility will consist of two sections, memory care and assisted living and will include open outdoor areas for the residents to enjoy. A PowerPoint presentation displayed the floor plan layout, landscaping plan, lighting plan and a color rendering of the facility. The exterior facade will consist of brick, stone and the one story building will be 17' in height. The applicant has facilities located in other communities; photographs of those facilities were displayed to show what the living, dining and outdoor areas may look like. The apartments for residents all have kitchenettes. Amenities at the facility include a beauty salon, movie theater, courtyard, grills, sunroom and library. Only one to two

percent of the residents drive, valet parking services are available for residents and visiting family members. There will be a maximum of fourteen (14) employees per shift, with three (3) staggering shifts, shift changes at 7:00 a.m., 3:00 p.m. and 11:00 p.m. The applicant invited residents to tour their existing facilities.

Thirteen (13) residents made comments, asked questions and expressed concerns. The comments, questions and concerns are as follows:

1. How much noise will the emergency generator create? How much noise will the facility create? Will there be a tax abatement?
2. The facility will create an increase in ambulatory first responders, concerned with bus stops for children and their safety.
3. How much of the facility will be assisted living, where are their current facility locations, can those facilities be toured, is there any affiliation with the other care facility on Tyler Road and how will this facility affect taxes?
4. Concern with the retention pond located behind the property, drainage and mosquitos. Resident inquired how the tree line and lighting would affect neighboring properties.
5. Concerned with noise, suggested researching the current status of noise based on the numbers of residents and how that will increase with the facility in place.
6. Is the facility 100% assisted, is there memory care?
7. Are the builders bringing any funds for improvements, paving Morton Taylor, etc. What insurance is there to keep the builders from walking before the project is complete?
8. Concern with wildlife in the area, where will it go? How large is the proposed parking lot area and what will the business cost tax wise?
9. Concerned about flooding, yard floods every time it rains; water is currently being pushed from Camping World onto resident's property.
10. What considerations are being made for the 4-way stop at the intersection? Concerned about traffic and safety at the intersection.
11. Resident had concerns with previous developments however, they all worked out and he likes this project, in terms of uses, there could be worse, his previous concerns have always been addressed by the Township.
12. Tyler road is a main bus route and the shift change for the proposed development is at prime bus time. The development puts more people on the road, six (6) subdivisions within 4 miles generating 4300-4400 vehicles per day. The size of the building is equivalent to 25 homes, in reading the zoning ordinance it seems beyond the maximum size allowed. The proposed parking spaces are not enough, concern parking on the street and trash blowing in yards. The threat of if this does not come, what might be developed on the property. Resident is asking to reject the special land use request, feels other areas are better suited.
13. What is the monthly cost to rent a studio, one (1) bedroom and the monthly fees? Would like to know more about Van Buren Investors LLC and the registered name. Are there any zoning ordinance exceptions, will there be sidewalks and any arrangements regarding ambulatory noise? Explanation of one (1) vendor for deliveries one (1) day of week. How will this affect residents taxes, will there be a tax abatement and how far is the facility from Tyler School?

Chair Thompson asked Director Power to provide an overview of the Township's senior housing ordinance. Director Power provided a broad summary of his understanding of the national trend of communities seeking the ability to allow aging in place. He cited that Van Buren Township's Planning

Commission and Board passed a senior housing ordinance in the past year which allows senior housing in a number of zoning districts as a special land use. Within this context the details of the current application for a special land use and preliminary site plan approval are being considered.

Vidya Krishan of McKenna Associates recited the summary points of her report materials. She explained the Senior Housing Zoning Ordinance Amendment that was adopted by the Township Board and addressed residents questions and concerns. The 62,516 square foot single story building will consist of 56 assisted living and 24 memory care units and is a permitted use in the current zoning district with special land use approval. The 30,000 square foot limit in the zoning ordinance is to limit retail/commercial use, the senior living facility is a residential use. The applicant is not asking for any exceptions on the current application. Concerns regarding the 4-way stop will be addressed with Wayne County during the engineering review process. The facility is different than a group home as it is not operated by the State. The parking is based on the number of units and people in memory care will not be driving. The applicant is available to answer questions regarding 911 responses and nurses will be on site at the facility.

Paul Kammer of Fishbeck Associates explained at this stage they are looking for engineering feasibility as they move through the approval process. Upon receiving special land use approval, the applicant would begin a full engineering process. The project engineers have spoken with Wayne County and after receiving approval the County will have the say as to what the water detention system will look like. All water created onsite is retained onsite, release at a slow timely rate back into the sewer system. The applicant has already started the process with Wayne County.

Director Best provided responses to some of the residents' questions:

- Public safety concerns – staff will put together a list for the Public Safety Department.
- Tax abatement – does not believe so.
- Ambulance data – applicant to provide.
- Current locations – applicant to provide.
- There is no affiliation with the group homes on Tyler Road.
- Mosquito concerns with the detention pond – none if draining properly.
- Lights at the facility – they are required by the Township to be 16' which is shorter than the building and the lights are required to be downward facing.
- A construction bond is taken by the Township to ensure that the facility is completed.
- The applicant is over on the required parking spaces in the Ordinance, asked for additional to prevent offsite parking.
- Traffic data – SEMCOG provides. Director Best and Director Power will get from SEMCOG.
- Trash and cigarettes, the Township has an Ordinance Department and will have the property checked regularly.
- The Township cannot force the applicant to put in sidewalks outside of the applicants property.

Project Engineer Bill Thompson and Building Manager Sam Martin provided responses to resident's questions. The applicant wants the facility to feel like home. Staff is highly trained and educated, know that they are in someone's home and will pick up trash and take care of the property on daily basis. The sound of the air conditioning unit is very minimal, the same as at a home. There is a

generator for the facility and a test runs one (1) time per week, very minimal noise. All exterior mechanical equipment will be screened with landscaping. As for method of payment for residents, private paying and trying to get Medicaid, Veterans benefits are accepted. The cost is less expensive than in home care, will work with residents. The shift changes are at 7:00, 3:00 and 11:00. There is not a lot of ambulance traffic.

Commissioners inquired where the applicants other facilities are located and if they can be toured. In addition, the inquired what the delivery schedule is for the facility and asked for more information on the Van Buren Investors LLC name and tax information. The applicant will provide facility locations to the Commissioners and audience members, tours of the facilities are welcomed and encouraged. Deliveries are one (1) time per week and arrive between 6:00 a.m. – 7:00 a.m. The applicant has a different LLC for each location that they develop, being specific to each community, there is not a tax abatement and they do not charge residents taxes.

**Motion Boynton, Budd second to close the public hearing. Motion Carried.**

**NEW BUSINESS:**

**Motion Boynton, Jahr second to postpone Item #1 and #2 under New Business. Motion Carried.**

**GENERAL DISCUSSION:** None.

**ADJOURNMENT:**

**Motion Boynton, Kelley second to adjourn at 8:52 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



**CONSTRUCT A NEW CONVENIENCE STORE WITH RETAIL AND FOOD SERVICE, INCLUDING A DRIVE-THRU LANE AND ONE (1) DRIVE-THRU WINDOW, GASOLINE PUMPS AND RELATED SITE IMPROVEMENTS.**

**LOCATION: THE +/- 1.06 ACRE SITE, ZONED C-1, GENERAL BUSINESS DISTRICT, IS LOCATED AT 11250 HAGGERTY ROAD (TAX PARCEL NUMBER 83-051-99-0003-002), AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.**

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

**Roll Call:**

**Yeas: Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion Carried.**

Chairperson Thompson welcomed comments from the audience and the Commission. No questions or comments from the Commission or the audience.

**Motion Boynton, Atchinson second to close the public hearing.**

**Roll Call:**

**Yeas: Jahr, Boynton, Kelley, Atchinson, Budd, Franzoi and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**OLD BUSINESS:**

**ITEM #1: 19-037 – HAMPTON MANOR – SPECIAL LAND USE APPROVAL FOR PROPOSED SENIOR HOUSING FACILITY.**

**TITLE: THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.**

**LOCATION: THE PROPERTY LOCATED ON THE SOUTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROAD AND IS ZONED C (LOCAL BUSINESS) DISTRICT. THE PARCEL IS 7.11 ACRES IN SIZE AND INCLUDES 6 TAX PARCEL ID'S.**

Bill Thompson of Lehner Associates, Inc. gave the presentation. Mr. Lehner displayed a PowerPoint presentation showing an aerial view of the property, the access on Morton Taylor and Tyler Roads, the location of the detention pond, a landscape rendition, the floor plan of the building, photos of the dining room and recreation areas, four (4) different outdoor courts and a

color rendering of the exterior façade of the building. Also included were two (2) examples of the applicant's existing facilities located in Bay City and Shelby Township.

Director Power noted that senior housing is permitted as a special land use in the C (local business) district. The applicant has made some changes in response to the 1-8-20 public hearing, obtained a traffic impact study and submitted revised plans.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 3-24-20, recommending the Planning Commission recommend special land use approval to the Township Board, subject to the following conditions:

1. Approval of utility plan and storm water detention plan by Township Engineer and Wayne County.
2. That all of the conditions of preliminary site plan approval are met.
3. Final site plan approval.

Resident inquired if drainage from the building will drain into the McClaughery Drain. Chair Thompson advised that the engineering review will be discussed during the preliminary site plan review and the resident's question will be addressed.

No questions or comments from the Commission.

**Motion Boynton, Atchinson to recommend to the Township Board of Trustees approval of Van Buren Investors Land Holdings, LLC request for special land use approval for the construction of a proposed senior housing facility called Hampton Manor with assisted living and memory care units, located on a 7.11 acre parcel on the south side of Tyler Road, between Morton Taylor and Haggerty Road, zoned C (local business) district, subject to the recommendations in the McKenna Associates review letter dated 3-24-20 and staff letter dated 7-16-20.**

**Roll Call:**

**Yeas: Budd, Atchinson, Kelley, Boynton, Jahr, Franzoi and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion Carried. (Letters Attached)**

**ITEM #2: 19-037 – HAMPTON MANOR SENIOR HOUSING – PRELIMINARY SITE PLAN APPROVAL.**

**TITLE: THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.**

**LOCATION: THE PROPERTY LOCATED ON THE SOUTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROAD AND IS ZONED C (LOCAL BUSINESS) DISTRICT. THE PARCEL IS 7.11 ACRES IN SIZE AND INCLUDES 6 TAX PARCEL ID'S.**

Bill Thompson of Lehner Associates, Inc. had no further comments to add for preliminary site plan approval.

Vidya Krishan of McKenna Associates presented her preliminary site plan review letter dated 3-24-20, noting the C district text amendment must be approved prior to granting of preliminary site plan approval by the Planning Commission, which will be subject to the following conditions:

1. Review and approval of proposed storm water detention plan by the Township Engineer and Wayne County.
2. Approval of detention pond landscaping by Wayne County.
3. Deletion of off-site trees from tree counts.
4. Clarification regarding the second generator panel and relocation/addition of screening if deemed essential.
5. Special land use approval by Township Board of Trustees.

Paul Kammer of Fishbeck Associates presented his review letter dated 7-16-20 recommending the Planning Commission grant the Hampton Manor Senior Housing project preliminary site plan approval for engineering feasibility, subject to the comments listed in the review letter and in accordance with Van Buren Township's Engineering Standards manual.

Commissioners discussed detention pond landscaping and whether it is necessary to have a fence around the detention pond and the possibility of decorative fencing. Vidya Krishnan will look into it further to see if a fence is required.

Two (2) residents expressed concern with the detention pond on the property causing additional flooding on their properties due to the McClaughery drain being plugged. Both residents have significant flooding after rainfall and are concerned that additional water being added to the drain could cause further flooding with water potentially coming into their homes unless the drain is cleaned out.

Director Best informed the Commission and the audience that the resident's properties do take on a lot of standing water, a study was done to find out the cause of the issue, a copy of the study can be made available. The drain has not been maintained by Wayne County, the water backs up in Romulus and works its way back to Van Buren. There was a petition 5-6 years ago to have the McClaughery drain cleared out, it was found not necessary at the time. A petition is needed by the residents with at least ten (10) signers, staff would be happy to assist the residents with how to start the petition. Commissions would like a copy of the study and hope with the help staff, the residents will get a resolution to the drainage problem.

Mr. Lehner informed that the water held in the detention pond is released at a rate that is no greater than what it is now. In regards to McKenna Associates Item #4, the backup generator backs up the pump at the detention pond.

Commissioners asked that the building materials be dropped off at the Township to have samples available.

**Motion Boynton, Jahr second to grant Van Buren Investors Land Holdings LLC preliminary site plan approval for the construction of a proposed senior housing facility called Hampton Manor with assisted living and memory care units, located on the south side of Tyler Road, between Morton Taylor and Haggerty Road, a 7.11 acre parcel zoned C (local business) district, subject to the recommendations in the McKenna Associates review letter dated 3-24-20, Fishbeck Associates review letter dated 7-16-20, Van Buren Fire Marshal's review letter dated 7-15-20 and with attention to the detention pond fencing question.**

**Roll Call:**

**Yeas: Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion Carried. (Letters Attached)**

**NEW BUSINESS:**

**ITEM #1: 20-005 – SPECIAL LAND USE PERMIT REQUEST FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE-THRU.**

**TITLE: A REQUEST BY NC DESIGNERS ON BEHALF OF OWNERS REAL ESTATE LLC/BELLEVILLE OIL COMPANY, INC. FOR A SPECIAL LAND USE PERMIT TO DEMOLISH BUILDINGS ON AN EXISTING GASOLINE STATION SITE AND TO CONSTRUCT A NEW CONVENIENCE STORE WITH RETAIL AND FOOD SERVICE, INCLUDING A DRIVE-THRU LANE AND ONE (1) DRIVE-THRU WINDOW, GASOLINE PUMPS AND RELATED SITE IMPROVEMENTS.**

**LOCATION: THE +/- 1.06 ACRE SITE, ZONED C-1, GENERAL BUSINESS DISTRICT, IS LOCATED AT 11250 HAGGERTY ROAD (TAX PARCEL NUMBER 83-051-99-0003-002), AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.**

Nasser Choucair of NC Designers, Inc. gave the presentation. The applicant is requesting a special land use permit to demolish the existing gas station at the location and proposing to build a new 3,400 square foot building with a drive-thru. Mr. Nasser has been working with the Township on truck turn radius, landscape and drive approaches.

Director Power informed the commission and the audience that this is a redevelopment of an existing gas station. This will include the removal of all existing structures, reduction of the number of gas pumps from 12 to 10, expansion of the convenience store with improved building design features and the addition of a drive-thru.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 7-15-20, recommending the Planning Commission recommend approval of the proposed special land use for the drive-thru to the Township Board of Trustees, subject to the following conditions:

1. Shifting the access drive off Haggerty Road 10 feet to the north to comply with the 100 feet distance requirement from the intersection.

**CHARTER TOWNSHIP OF VAN BUREN  
BOARD OF TRUSTEES MEETING MINUTES  
AUGUST 18, 2020 ELECTRONICALLY VIA ZOOM**

Supervisor McNamara called the meeting to order electronically via Zoom meeting ID 92555456319 at 6:00 p.m. Present: Supervisor McNamara, Treasurer Budd, Clerk Wright, Trustee Frazier, Trustee Martin, Trustee Miller and Trustee White. Others participating, facilitating and monitoring the meeting: Secretary Montgomery, Recreation Director Wright, Planning and Economic Development Director Powers, Public Services Director Best, Water and Sewer Director Taylor, Communication Specialists Albrecht and Nichols and a maximum audience of forty-four (44).

**EXECUTIVE SUMMARY OF THE AGENDA:** Supervisor McNamara outlined the items appearing on the agenda.

**ADOPTION OF THE AGENDA:** Miller moved; Frazier seconded to approve the agenda. Roll Call Vote. Yeas: McNamara, Budd, Wright, Frazier, Martin, Miller and White. Motion Carried.

**ADOPTION OF CONSENT AGENDA:** Frazier moved, Miller seconded to approve the Consent Agenda [Board Meeting Minutes of July 21, 2020, Special Board Meeting Minutes of August 6, 2020, Prepaid List of July 23, 2020, Prepaid List of July 30, 2020., Prepaid List of August 4, 2020 (Election Inspectors), Prepaid List of August 6, 2020, Prepaid List of August 13, 2020, Voucher List of August 4, 2020, Voucher List of August 18, 2020, Resolution 2020-10 the 2020 Tax Rate Request] Roll Call Vote. Yeas: McNamara, Budd, Wright, Frazier, Martin, Miller and White. Motion Carried.

**PUBLIC HEARING:** None.

**CORRESPONDENCE/ANNOUNCEMENTS/PRESENTATIONS:** Correspondence included a letter from a resident thanking the R.E.A.L. Summer youth program participants who did yard work for her and a letter from Community Publications commending the Township on their "shout out to small businesses" monthly article they intend to utilize this format in other community publications. Ballots for the November 3<sup>rd</sup> general election will be arriving at the Clerk's Office on September 19, 2020 and staff will begin processing the over 7,595 requests currently received with a target mailing date of September 25, 2020, Voters who already requested a ballot are encouraged to on the lookout for their ballot in their mail the week of September 28<sup>th</sup>, there is still confusion about the permanent absentee list. This list is an application list only, the law does not allow ballots to be sent automatically, voters must request a ballot by completing and returning an application indicating which election you wish to receive a ballot for, the U.S. postal service has indicated you should mail in your ballot at least 14 days before Election Day November 3, 2020 to ensure it arrives on time, voters are encouraged to use the drop box located in front of Township Hall at 4,6425 Tyler Rd when submitting both ballot applications and voted ballots and you can track your application and ballot at: [Michigan.gov/vote](https://michigan.gov/vote).

**PUBLIC COMMENT (Unfinished and New Business):** Resident expressed concern over water issues that he feels should be resolved prior to construction of a facility on Tyler Rd. at Morton Taylor. Representative from U.S. Representative Debbie Dingell's office expressed interest in the special land use request appearing on the agenda.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

Frazier moved; Miller seconded to approve Resolution 2020-12 and the Intergovernmental Agreement between Wayne County and Van Buren Township for Improvements to French Landing Park. Roll Call Vote. Yeas: McNamara, Budd, Wright, Frazier, Martin, Miller and White. Nays: None. Motion Carried.

Budd moved; Frazier seconded to approve a Special Land Use request by Van Buren Investors Land Holdings LLC to construct a senior housing development with assisted living and memory care units. Roll Call Vote. Yeas: McNamara, Budd, Wright, Frazier, Martin, Miller and White. Nays: None. Motion Carried.



March 24, 2020

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

**Subject: VBT-19-037 Hampton Manor/43250 Tyler Road; Special Land Use Review #2; Revised Site Plans Dated February 3, 2020.**

Dear Commissioners:

The applicant, Van Buren Investors Land Holdings, LLC, proposes to construct a Senior Housing development named Hampton Manor. The proposed 62,516 square foot building will comprise of 56 assisted living units and 24 memory care units. The site is located on the southeast corner of Tyler Road and Morton Taylor Road intersection and has a total site area of 7.11 acres.

The applicant appeared before the Planning Commission for a public hearing on January 8, 2020 and received numerous comments and questions from the public. The applicant was subsequently given an itemized list of the questions asked/concerns expressed, by the Township Administrative Staff. The applicant has provided a response to all of the questions asked in a letter dated 2/5/2020 and made revisions to the site plan. We have reviewed the special land use request based on Zoning Ordinance standards and sound planning and design principles, the public hearing comments and the applicant's response. 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 need for Senior Housing in Van Buren has been discussed at several board meetings at the Township previously. As a result, the Township recently adopted a new senior housing ordinance to allow for the construction of such facilities which would provide an opportunity for residents to 'age in place'. The subject site is located at a major street corner and the Township has also been dealing with code enforcement issues on the property. The proposed use will promote the use of the land in a socially and economically desirable manner by cleaning up of the entire site and providing for much required housing in the Township. Any impacts resulting from the proposed development 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 subject site is zoned C, local commercial district and abuts single family residential use on all sides. The proposed use is a low intensity residential use and a reasonable use for the site, considering the uses that could be allowable. Frontage onto two major thoroughfares makes it a convenient location for



access. The applicant clarified that the proposed facility is not a group home, similar to some in the vicinity. Group homes are regulated only by the State and the local municipality does not have jurisdiction to address any issues/concerns related to them directly.

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

Although the proposed senior housing development is adjacent to single-family residential dwellings, the area along Tyler Road between Belleville Road and Haggerty Road contains many subdivisions and planned residential developments and the proposed senior housing development is consistent with this land use development pattern.

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

The proposed development is designed to comply with the site design requirements for senior housing set forth in the Zoning Ordinance. Therefore, we do not anticipate any adverse impacts on public health, safety, and welfare. In response to traffic concerns raised at the public hearing the applicant has submitted a traffic study conducted by Traffic Engineering Consultants Inc., dated 2/14/2020. The study provides a detailed analysis of the turn movements, timing and crash information for the abutting Tyler Road – Morton Taylor intersection. Based on the findings of the study, the intersection functions at an LOS (Level of Service) of A for the most part, with B and C levels for some times and turn movements, which is considered acceptable. Per the study findings no improvements to the intersection are warranted at this time. Further, the intersection is under Wayne County jurisdiction and based on the study data, the County is not likely to signalize the intersection at this time.

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

The proposed senior housing facility can be adequately served by public services and facilities without diminishing or adversely effecting 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.**

The proposed senior housing facility is not anticipated to cause injury to other property in the neighborhood in which it is to be located.

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

The subject site has significant tree cover of which 38 trees are proposed for preservation and 207 trees are to be removed. The trees to be removed are located within areas of driveway and building footprint. The applicant is providing replacement for all regulated trees to be removed, Tree replacement shall be in addition to required landscaping. Based on the proposed site design, landscaping and screening, this standard is met.

**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 Senior Housing Facility is within the provisions of uses requiring special approval, and is in harmony with the purposes and conforms to the applicable regulations of the Local Business 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 Senior Housing Facility 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 Senior Housing [Section 5.143]:** In pursuit of the above purpose and intent, elderly housing developments are permitted in RM, RMH, C, C-1, C-2, and M-U zoning districts subject to special use and site plan approval. The subject site is zoned C (Local Business) District and the proposed senior housing development is subject to the following use specific standards:

1. **The minimum senior housing site area shall contain 5,500 square feet per independent living unit, 2,000 square feet per dependent living bed, or the total area required for each type.** This standard has been met. With 84 dependent living beds proposed, a total site area of 168,000 sq. ft. is required and 309,711 sq. ft. is provided at the subject site.
2. **The required minimum usable floor area for assisted living units must comply with State of Michigan licensing requirements.** This standard has been met. The floor plan on sheet A1 note the floor area of the 2-bed units as 537 square feet, one-bed units as 433 square feet and the studio units between 301 – 346 square feet. The proposed unit sizes comply with and exceed State of Michigan minimum requirements.
3. **The proposed site must have at least one (1) property line abutting an existing or planned major thoroughfare with a right-of-way width of 120' feet or more as described in the Wayne County Master Thoroughfare Plan. All vehicular ingress and egress must be directly from the major thoroughfare.** This standard has been met. The proposed senior housing Facility has frontage along Tyler and Morton-Taylor Roads. Both roads are designated as major thoroughfares with a 120' r-o-w width.
4. **The maximum building height for a senior housing development shall not exceed forty (40') feet.** This standard has been met. The proposed building is a single story structure with a maximum height of 17'.
5. **The minimum setbacks for senior housing are 50' each for the front rear and side yards.** This standard has been met. The proposed senior housing facility meets all of the required setbacks.
6. **A minimum of twenty-five (25%) percent of the site, exclusive of existing or planned public road right-of-way, must be maintained as landscaped open space. Courtyards larger than 2,400 square feet may be counted as required open space. Recreation facilities, active and/or passive, including paved walkways and covered sitting areas shall be provided in a manner that meets the needs of the resident population.** This standard has been met. The landscape plan proposed greenbelts along the perimeter of the site. In addition, the site plan proposes four (4) interior courtyard areas and a public plaza area at the street corner. As an assisted living facility the courtyards are for use by residents only and are to be provided with benches, wicker chairs, meandering walks and a putting green area and occupy a total space of 14,000+ square feet. The open space areas provided meet the Ordinance requirements.





- 
7. **Senior housing buildings must present a residential architectural image in terms of building facades, the composition and use of exterior wall surface materials, and building length. Any building façade longer than 100 feet must provide for variations in the outside wall and roof line. Exterior building materials must be high quality and comply with Ordinance requirements.** This standard has been met. The proposed percentage of building materials is in compliance with ordinance limits. The roof lines have variation and adequate openings are proposed on all facades. Per previous recommendations, additional changes have been included to enhance the façade. Our comments on the proposed architecture are included in our site plan review letter under separate cover.
  8. **Accessory uses are limited to those that are customary or incidental for the servicing of the developments' residents and employees.** This standard has been met. The plan does not propose any additional accessory uses for use by non-residents.
  9. **The senior housing development shall comply with the parking requirements of the Ordinance.** This standard has been met. The site plan provides for the required number of parking spaces.
  10. **The senior housing development shall comply with the landscaping and screening standard set forth in the ordinance.** This standard has been met. The applicant has submitted a detailed landscape plan that indicates compliance with the landscaping requirements set forth in Article 10 of the Zoning Ordinance.
  11. **The senior housing development shall comply with the sign regulations of the Ordinance.** This standard has been met. While the Ordinance states that the signage allowable is the same as for residential developments, the intent was to allow for the sign to be placed along the street frontage similar to the underlying zoning district to allow for visibility. The proposed monument signs are compliant with the sign area and placement standards for the underlying C district.

## Recommendation

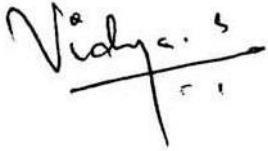
The applicant has attempted to address all of the concerns previously raised. As discussed above, we find that the proposed senior housing development meets the criteria for special land use approval, subject to conditions. Therefore, we recommend that the Planning Commission recommend special approval to the Township Board, subject to the following conditions:

1. Approval of utility plan and storm water detention plan by Township Engineer and Wayne County.
2. That all of the conditions of preliminary site plan approval are met.
3. Final site plan approval.



Respectfully submitted,

**McKENNA**



Vidya Krishnan  
Principal Planner



Hunter Whitehill  
Assistant Planner

cc: Matt Best, Van Buren Township Director of Public Services  
David Potter, FTCH, Township Engineers  
David McNally, Van Buren Township Fire Marshal

PAST  
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REPORTS





**MCKENNA**

March 24, 2020

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

**Subject: VBT-19-037 Hampton Manor/43250 Tyler Road; Site Plan Review #3; Revised Site Plans Dated February 3, 2020, Additional Information dated 2/5/2020; Traffic study dated 2/14/2020.**

Dear Commissioners:

The applicant, Van Buren Investors Land Holdings, LLC, proposes to construct a Senior Housing development called Hampton Manor. The proposed 62,516 square foot building will comprise of 56 assisted living units and 24 memory care units. The site is located on the southeast corner of Tyler Road and Morton Taylor Road intersection and has a total site area of 7.11 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 (Local Business District). Section 3.110 of the Zoning Ordinance permits senior housing as a special land Use in the C Local Business District.
- 2. Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. All site plan related details have been noted on the plans.
- 3. Lot.** The parcel has a total area of 7.11 acres. The legal description is included with the tax parcel ID number.
- 4. Dimensional Requirements.** There is no required minimum lot width in the C Local Business District. The minimum required front, rear, and side yard setbacks for senior housing per Section 5.143 of the Zoning Ordinance are 50 feet each. The proposed building exceeds all of the required setbacks.

Maximum permitted building height for senior housing per Section 5.143 (F) is 40 feet. The elevations proposed building height of 17 feet, in compliance with the Zoning Ordinance.

Per Section 3.105(b) (2) (b), the C district has a maximum limit of 30,000 square feet on building size. The proposed structure exceeds that limit. The intent behind this limitation in the C district was to restrict the traffic generated from any single commercial use. This standard was not intended for residential type uses in the commercial district. At the time of adoption of the Senior Housing ordinance it was the intent that the size of the development would be dictated by required setbacks, greenbelts, parking, stormwater detention and other site design standards in the Ordinance that must be met. However, the clarification needs to be added to the C district regulations to avoid an appearance of conflict. The Planning

**HEADQUARTERS**  
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**Communities for real life.**

Commission is currently in the process of considering this and other clarifications to the C district in the form of a zoning text amendment.

## 5. Access and Circulation.

- a. **Location of Curb Cuts.** The site plan includes two proposed curb cuts – one each onto Tyler and Morton Taylor Roads. The access drives are approximately midway along the site's frontage. Both access drives have a proposed width of 30 feet with a lane each for ingress and egress, which are to be striped on the pavement. The plan proposes a circulation pattern that is two-way to the west, north, and east sides of the building and one-way around the south side of the building. All of the two-way drive aisles are 24' and the one-way drive aisle is 23'. The site plan proposes painted arrows on the pavement and directional pole mounted signage, to direct traffic appropriately.
- b. **Cross Access.** The site plan does not propose any cross access points. Since the abutting parcels to the east and south are zoned single family residential, this is acceptable.
- c. **Sidewalks.** The applicant is proposing to construct a new 5' concrete sidewalk along the site's Morton Taylor and Tyler Road frontages, as well as a 5'-8' sidewalk around the perimeter of the proposed building. The plan provides for sidewalk and crosswalk connection from the public sidewalks to the interior site sidewalk.
- d. **Traffic Study.** In response to several comments received at the public hearing regarding traffic issues at the intersection of Morton Taylor and Tyler Roads, and the impact of the proposed development, the applicant has submitted a traffic study conducted by Traffic Engineering Consultants, Inc dated 2/14/2020. The study includes an analysis of the LOS (level of service) at the intersection and also an analysis of crash test data. Per the study findings, the intersection functions mostly at LOS A and B with a level C for some turn movements. The existing and anticipated LOS is considered acceptable. The study does not recommend any signalization at the intersection at this time. Both roadways are under Wayne County jurisdiction, which does not have any plans at this time for changes to the intersection.

## 6. Parking and Loading.

- a. **Space Dimensions.** Parking spaces on the site are dimensioned at 9.5 feet wide by 20 feet long and will be double striped, compliant with township standards. The proposed barrier free accessible spaces are ADA compliant.
- b. **Number of Parking Spaces.** The parking requirement is one (1) space for every four (4) residents plus one (1) for each employee in the largest shift. With 84 anticipated residents and 15 employees, 36 parking spaces are required. The site plan proposes 50 parking spaces, with 6 spaces being barrier-free accessible.
- c. **Barrier Free Spaces.** The plan indicates a total of six (6) barrier free spaces, which exceeds ADA standards for a parking lot with 50 spaces.
- d. **Loading.** The site plan includes one (1) 10' x 50' loading spaces on the east side of the



building. As the proposed building is greater than 50,000 sq. ft. two (2) 10' x 50' loading spaces are required. However, the applicant has noted "Once building is operational deliveries will be from one vendor 2-3 times a week which does not necessitate two loading zones." This is an acceptable option that can be approved by the Planning Commission.

- 7. Landscaping and Screening.** The site is located in the Local Business (C) 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. Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. The site has a frontage of 458' on Tyler Road, which requires a total of 11 deciduous trees + 5 ornamental trees + 92 shrubs. The landscape plan proposes 12 deciduous trees + 5 ornamental trees + 100 shrubs along the road frontage on Tyler, compliant with the ordinance requirements. The site has a frontage of 465' on Morton Taylor Road, which requires a total of 12 deciduous trees + 5 ornamental trees + 93 shrubs. The landscape plan proposes 12 deciduous trees + 5 ornamental trees + 100 shrubs along the road frontage on Tyler, compliant with the ordinance requirements.
- 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 landscape plan proposes a 25' wide landscape greenbelt along both street frontages to be planted with trees and shrubs to create an opaque screen.

**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 117,538 sq. ft. of total payment area, a total of 5,877 sq. ft. of interior parking lot landscaping is required. 17,631 sq. ft. of interior parking lot landscaping has been provided. The ordinance requires one (1) deciduous tree to be planted for each three hundred (300) square feet of interior landscaping. Based on the calculations a total of 59 interior landscape trees are required and have been provided.

- c. Loading Area Landscaping.** The loading area is located to the east of the proposed building. Section 10.103 (C) of the Zoning Ordinance requires an opaque wall or a greenbelt for required screening. The site plan proposes a staggered double row of evergreen trees/shrubs in this area and spacing of trees/shrubs has been provided to ensure the creation of an effective screen.
- d. Display Area Buffering.** This requirement is not applicable.
- e. Greenbelt Buffering.** Per section 10.103 (E), a 20-foot-wide buffer with one (1) tree per twenty (20) linear feet is required between the building and the R-1C zoned parcels to



the east and south. A 20-foot-wide buffer has been provided around the proposed development. With 612' along the east property line, a total of 31 trees are required and have been provided. With 607' along the south property line, a total of 30 trees are required, and a total of 31 trees are proposed on the revised plan. The south property line also has existing vegetation cover which is proposed to be retained to provide additional screening.

- f. Local Business (C) District Landscaping District.** Section 10.103 (F) (3) of the Zoning Ordinance provides landscaping standards for the Local 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 62,516 square foot building proposal, 2,501 sq. ft. is required to meet this open space landscaping requirement. The site plan includes six proposed courtyards with a total area of 22,770 sq. ft. of open space area and meets the Ordinance requirement.
- g. Detention Pond Landscaping.** The site plan includes a proposal to incorporate a detention pond into the development. The proposed drainage system is subject to review and approval by the Township Engineer and Wayne County. Any planting around the drainage areas are under Wayne County's jurisdiction. The planting plan for this area must be provided and approved by the 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 plan includes a tree list which notes a total of 249 trees on site, of which 246 are on-site and 3 are off-site. While one of the off-site trees is located along the east property line, the other 2 off-site trees are located well within the adjacent residential property to the southwest of the site. The plan notes that all 3 off-site trees are to be saved; however, the applicant has no authority to remove the trees located on the neighbor's property. The reference to these trees should be removed from the site's tree list. Per the tree survey and landscape plans, a total 207 trees proposed for removal (83%). Of these only 97 trees count as regulated trees per the Ordinance and require replacement, which is being provided through 98 trees.
- 9. Stormwater Pond.** As previously noted, the site plan indicates a large storm water detention pond on the south side of the site. Storm water detention calculations are subject to review and approval by the Township Engineer and Wayne County.
- 10. Lighting.** The submission includes a detailed photometric plan with a lighting schedule that notes a total of 42 proposed fixtures, including wall and pole mounted lights. The plan proposes the installation of 16' tall black metal light poles along the perimeter access drive. In addition wall mounted fixtures are proposed on all 4 facades. Manufacturer's cut sheet detail for proposed fixtures have been provided and indicate downward directed and shielded fixtures. The photometric plan indicates zero light intensity along the property lines, especially abutting the single family residential use to the south and east.



**11. Architecture and Building Details.** The applicant has submitted detailed elevations of the proposed building. The structure is to be constructed of a foundation of face brick with limestone sills. The walls have alternating cultured stone veneer, composite siding and face brick to provide variation to the façade and break up the expanse of the wall. Per our recommendation, details have been added to the gable areas of the asphalt shingles roof, and additional dormers have been added. The main entry to the building on the north side is enhanced by a covered porch with pillars and a raised roof feature. All of the facades include window and door openings. A colored rendering has been submitted which shows a proposed color palette of red brick, grey stone veneer, grey and earth tone composite siding. Building material samples and colors must be presented at the Planning Commission meeting for review.

**12. Dumpster.** The site plan proposes a 6' tall 10' x 12' dumpster enclosure on the southeast corner of the site approximately 25' from the east property line. Typical enclosure details have been noted and meet ordinance requirements. The enclosure is to be constructed of stone veneer to match the principal structure.

**13. Signs.** A site plan indicates a monument sign along each of the street frontages, located outside the clear vision triangle area with a setback of 10 feet. The proposed signs have a 2' monument base to be constructed of brick veneer to match the building. The sign face is approximately 14 square feet, to be constructed of brushed aluminum lettering with cultured stone veneer support pillars on either side. The proposed signage meets the sign requirements for the C District.

**14. Other.** In response to questions raised at the public hearing regarding proposed generator locations to service the site, the revised plan includes a generator and transformer cabinet in the northeast corner of the building, and a generator and control panel on the north side of the detention pond. While the main generator panel area is well screened on the landscape plan, the generator near the detention pond is not shown on the landscape plan. Clarify the need for the second generator panel. If required for functionality of the site, we recommend that the generator be relocated, closer to the building and away from the south lot line.

Questions were also raised regarding maintenance of site and clean-up of litter. The applicant has clarified that the site will be kept clean and free of litter in a well maintained manner.


## RECOMMENDATION

The site plan includes most of the details required by the Zoning Ordinance. In addition, information requested at the special land use hearing has also been submitted. The few remaining items can be included at final site plan review. In order to maintain clarity in the approval process, the C District text amendment must be approved prior to granting of preliminary site plan approval by the Planning Commission, which will be subject to the following conditions:

1. Review and approval of proposed storm water detention plan by the Township Engineer and Wayne County.
2. Approval of detention pond landscaping by Wayne County.
3. Deletion of off-site trees from tree counts.

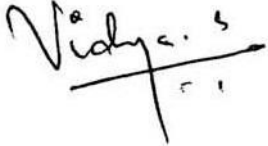




- 
4. Clarification regarding need for second generator panel and relocation/addition of screening if deemed essential.
  5. Special land use approval by Township Board of Trustees.

Respectfully submitted,

**McKENNA**



Vidya Krishnan  
Principal Planner



Hunter Whitehill  
Assistant Planner

cc: Matt Best, Van Buren Township Director of Public Services  
David Potter, FTCH, Township Engineers  
David McNally, Van Buren Township Fire Marshal

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David C. McNally II  
Fire Marshal  
O: 734-699-8900 ext9416

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



July 15, 2020

Building and Planning  
46425 Tyler Road  
Belleville, MI 48111

Re: Hampton Manor of Van Buren Township  
Final site plan review

All Fire Department concerns identified in the first and second review have been addressed in their attached letter and on sheet 01 of submitted plans dated 11-06-19 which were received by on July 8<sup>th</sup> 2020.

I

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes. Van Buren Fire Department reserves the right to request changes if a life safety issues are found during final walk through.

Respectfully Submitted,

David C McNally- Fire Marshal

**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.

July 16, 2020  
Fishbeck Project No. 191597  
Township Project No. 19-037

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

**Hampton Manor Senior Housing  
43250 Tyler Road  
Preliminary Site Plan Review**

Dear Carol Thompson:

At the request of Van Buren Township (Township), Fishbeck has reviewed the revised Site Plan dated July 2, 2020, submitted to the Township for Preliminary Site Plan review for the proposed Hampton Manor Senior Housing project, which is located at 43250 Tyler Road. At this time, Fishbeck examines and reviews the feasibility of the engineering aspects of the site design but will not conduct a full engineering review until the engineering submittal. Please note, the previous site plan was recommended for Preliminary Site Plan approval for engineering feasibility in our letter dated December 23, 2020.

This project entails construction of a new 80-unit Senior Assisted Living Community at the southeast corner of Morton-Taylor Road and Tyler Road. The existing site includes a residential building and six (6) parcels. The proposed construction includes: a 13,251 square foot memory care building attached to a 49,265 square foot assisted living building; removal of existing site features including several trees, the existing buildings and foundations, the existing pavement, the existing drainage basin, and the existing fence; construction of concrete sidewalk and pavement; construction of a 50-space bituminous pavement parking lot; construction of an 18-inch storm sewer pipe network including a detention basin with a lift station; construction of an 8-inch looped water main system; construction of a sanitary sewer service lead; and other various landscaping and site plan improvements.

This letter is in response to the most recent revised Preliminary Plans dated July 2, 2020 and the developer response letter dated July 6, 2020. Responses from the Applicant and additional action items will be listed as:

- (R) Applicant Response
- (C) *Additional Comment*

We have attached a summary of our review comments below:

## 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. The applicant has also acknowledged several of these comments in a response letter dated July 6, 2020 and intends to address these comments as part of the Engineering Plan submittal.

1. The existing sanitary sewer system (septic tank or sanitary service) for the building and any proposed demolition of the system must be shown on the plans.
  - **There is no evidence a septic system is located onsite. Wayne County Environmental Health Department has been contacted but have no records on file. The current property owner says there is no septic system. The Township was contacted in November of 2019 and they have no lead information for the site and recommend having it traced. A complete Demolition Plan will be part of the engineering plans.**
  - *Understood.*
2. General note No. 13 states that all areas not built or paved will be irrigated. Irrigation plans must be included with the submittal of the Engineering Plans.
  - **An irrigation plan will be provided with engineering plan submittal.**
  - *Understood.*
3. Plans must indicate relocating and/or addressing the existing overhead utility poles. Plans must indicate location of proposed relocated overhead utility poles if within the project area.
  - **We have started the process with DTE Energy to get the existing onsite overhead utilities relocated and removed. We will update the engineering plans as necessary as the project proceeds.**
  - *Understood.*
4. Soil boring information, including the ground water elevations, must be provided.
  - **Soil boring information will be provided during the engineering review process.**
  - *Understood, however it should be noted that significant changes to the storm water detention pond sizing could be required due to the water table elevation. Per the Van Buren Township Engineering Standards Manual, water stored below the ground water table in the detention basin does not count towards the detention volume requirement.*
5. A quantity list itemizing all proposed public sanitary sewer, storm sewer, and water main construction must appear on each sheet indicating such construction. A quantity list indicating the total quantities of construction for the entire project must also be provided.
  - **A quantity list itemizing all proposed public sanitary sewer, storm sewer, and water main construction will appear on each sheet of the engineering plans indicating such construction. A quantity list indicating the total quantities and estimated construction cost for the entire project will be included as part of the engineering review submittal.**
  - *Understood.*
6. Plans must include the applicable Standard Detail Drawings (SDD) as found in Appendix A of the Township Engineering Standards Manual. The Township can provide full size sheets of multiple details upon request.
  - **The Township Standard Detail Sheets for construction will be made an integral part of the engineering plans.**
  - *Understood.*

## Water Main Service

**Existing:** The Township's Geographic Information System (GIS) records indicate a publicly owned 12-inch cast iron water main running north-south along the west side of Morton-Taylor Road and a 12-inch asbestos cement water main that runs east-west along the north side of Tyler Road. There is one existing fire hydrant on the north side of Tyler Road and two existing fire hydrants on the west side of Morton-Taylor Road near the proposed development.

**Proposed:** The applicant's plan indicates a proposed public 8-inch water main loop around the proposed building with three 6-inch fire hydrant leads, a 6-inch fire service lead, and a 2-inch domestic service lead. The plans indicate a 12-foot wide public water main easement with two connections to the existing 12-inch cast iron public water main running north-south along Morton Taylor Road.

**Comments:**

1. Wayne County will need to review and approve the method of installing the pipe across Morton-Taylor Road and potential impacts to Morton-Taylor Road.
  - **Wayne County Department of Public Services shall be provided with a full set of engineering plans for approval of any work within their jurisdiction.**
  - *Understood.*
2. Applicant must verify demand pressure requirements for building service and fire flow.
  - **The applicant will provide the demand pressure requirements for building service and fire flows during the engineering review process.**
  - *Understood.*
3. The applicant must verify with the Township the connection type and discuss shut down and isolation procedures necessary to make the connections to the existing main.
  - **The Township shall be consulted regarding the connection type and shut down/isolation procedures for the tap to the existing water main during the engineering review process.**
  - *Understood.*

## Sanitary Sewer

**Existing:** The Township's GIS records indicate there is an existing publicly owned RCP 15-inch gravity-fed sanitary sewer running east-west along the south side of Tyler Road and a publicly owned RCP 18-inch gravity-fed sanitary sewer running north-south along the east side of Morton-Taylor Road.

**Proposed:** The applicant is proposing to install an 8-inch sanitary sewer lead north from the proposed structure with a grease interceptor into the existing 15-inch sanitary sewer running east-west along the south side of Tyler Road via a wye connection.

**Comments:**

1. Approval from waste water treatment system owner (South Huron Valley Utility Authority (SHVUA)) and Michigan Department of Environment, Great Lakes, and Energy (EGLE) will be required.
  - **If necessary, approval from wastewater treatment system owner SHVUA and EGLE will be applied for during the engineering process.**
  - *Understood.*
2. Basis of design flow computations for sanitary sewers must be included with the submittal of the Engineering Plans.
  - **The sanitary sewer basis of design will be included as part of the engineering review submittal.**
  - *Understood.*

## Storm Sewer

**Existing:** The Township's GIS records indicate there are open roadside ditches along the proposed development and driveway culverts conveying stormwater runoff north and east from the property. The applicant's plans indicate an existing depression near the southeast corner of Morton-Taylor Road and Tyler Road. Applicant has supplied information that this standing water flows across Morton-Taylor Road to the west through a culvert.

**Proposed:** The applicant is proposing to capture storm water runoff from the site via roof drain leads and storm drain inlets through a system of storm sewers into an onsite detention basin. The detention basin is proposed to outflow through a restrictor stand pipe into a proposed pump station, which is shown to discharge into a proposed manhole on top of the existing 15-inch storm sewer pipe running north-south along the west side of Morton-Taylor Road. The plans also indicate the relocation of the roadside ditch along the north and west sides of the property, which includes multiple proposed 12-inch driveway culverts. The plans do not indicate the proposed pipe materials for any piping.

**Comments:**

1. Applicant has provided information that the plans have been submitted to Wayne County Department of Public Services for storm water management and soil erosion control review, and that the County has acknowledged receipt of those plans on November 13, 2019. Approval from Wayne County must be obtained prior to the Engineering and Final Site Plan approval.
  - **Review plans were received on December 29, 2019 and revisions are included in this plan submittal.**
  - *Please provide all review documentation from Wayne County regarding the storm water detention system. There are still concerns with the ultimate overflow from the site in the event of a pump failure or outlet clog, that will need to be discussed further.*
2. Plans indicate the ditch being rerouted along the north and west sides of the property. Applicant has provided information that this storm water proceeds to flow through a culvert to the west side of Morton Taylor Road, which flows across Tyler Road to the north where it discharges into the existing open drain. This information will be verified during the engineering review process.
  - **Some clean-out of the existing system may be required to provide positive drainage. This information will be verified during the engineering review process.**
  - *Understood.*
3. Applicant to verify manhole sizes for all structures. Based on sizes and angles, some structures may need to be very large.
  - **All storm structures shall be appropriately sized and labeled on the engineering plans.**
  - *Understood.*

## Paving and Grading

1. Flow arrows on the grading plans shall indicate general slopes of the area, verifying that minimum and maximum slopes/grades are met. 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.
  - **A detailed paving and grading plan, including pavement flow arrows with slopes and ADA compliance will be provided during the engineering review process.**
  - *Understood.*
2. More information is needed for the driveway pavement section. Commercial driveways must be a minimum 8-inch concrete. Asphalt drives for other than single-family residential must be approved by the Township Engineer. Please provide additional information on cross section, limits, etc.

## Soil Erosion and Sedimentation Control (SESC)

1. We understand that the developer has submitted the SESC plan to Wayne County on November 6, 2019, and that a copy of approval/permit will be provided during the engineering process. The provided permit 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 Soil Erosion and Sedimentation Plan has been prepared in accordance with the standards of all governing agencies and submitted to Wayne County Department of Public Services – Land Resource Division, Soil Erosion on November 6, 2019 for review/approval. A permit was received on November 21, 2019 and copy is enclosed for your records.
  - Confirmed.

## Recommendation

We are recommending the Planning Commission grant the Hampton Manor Senior Housing Project Preliminary Site Plan approval for Engineering feasibility, subject to the comments listed above and in accordance with VBT's Engineering Standards manual. If you have any questions regarding this project, please contact me 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





Warren C. Evans  
Wayne County Executive

June 2, 2021

Zohaib Syed  
Hampton Manor Of Van Buren Township  
1451 S Gratiot Avenue  
Clinton Township, MI 48035

**RE:** Hampton Manor Of Van Buren Township  
Tyler Rd/ Morton Taylor Rd  
Se Tyler Road And Morton Taylor Road  
Van Buren Township  
**Wayne County DPS Plan Review: R 19-949**

Dear Mr. Syed:

The Wayne County Department of Public Services has received three copies of revised plans for the above referenced project with your application on May 20, 2021 and approved them insofar as the interest of this office is concerned. **Please note that the release of the permit is contingent upon receiving a copy of the recoded Tyler Road and Taylor Road right of way.**

This approval expires one (1) year from the date of this letter. If a permit has not been issued within the year, or plans and scope of work have been revised, new plans and additional plan review costs will be required to reestablish an active review prior to permit issuance.

For information on permit issuance and to schedule an appointment with the permit coordinator, please direct the anticipated permit holder or project contractor to contact Mr. Anthony Amaro at (734) 858-2768 and specify **Review No. R 19-949**. Contact Mr. Imad Yousif at (734) 858-2769 if you have any questions.

**NOTE: THIS LETTER IS NEITHER A PERMIT NOR AN AUTHORIZATION TO PERFORM ANY WORK WITHIN ANY WAYNE COUNTY ROAD RIGHT-OF-WAY, PARK OR DRAIN EASEMENT.**

Sincerely,

WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES

Imad Yousif  
Plan Review Engineer

Hikmat Kassem, PE  
Assistant Division Permit Engineer





May 26, 2021

Ms. Laura Ambros  
Project Engineer/Designer  
Lehner Associates, Inc.  
17001 Nineteen Mile Road, Suite 3  
Clinton Township, Michigan 48038

Re: **Stormwater Management Plan Review**  
**Hampton Manor**  
**Part of the Northwest ¼ of Section 14, Town 3 South, Rang 8 East, Van Buren Township**  
**Wayne County DPS Plan Review: R 19-949**

Dear Ms. Ambros:

We have received the referenced site plan, dated May 19, 2021, and have reviewed this plan on behalf of the Wayne County Department of Public Services. The plan includes construction of a senior assisted living community and associated parking. The total site area and the proposed disturbed area is 6.39 acres.

This project is subject to Wayne County's Stormwater Management Standards ("Standards").

Per our most recent request, the applicant has illustrated a positive drainage path away from the detention pond to act as an emergency spillway. The stormwater-focused comments from the previous Wayne County and OHM review letters (dated 2/26/2021, 3/10/2021, 3/17/2021, and 5/14/2021) have been checked and have been addressed in the May 19, 2021 version of the site plan. We have no further technical comments.

**It is the applicant's responsibility to check with Wayne County Permit Office at 734-858-2757 to verify compliance with all remaining design components. This review constitutes our approval of stormwater components only.**

Please contact me with any questions at 313-481-1264 or via e-mail at [greg.kacvinsky@ohm-advisors.com](mailto:greg.kacvinsky@ohm-advisors.com).

Sincerely,  
OHM Advisors

A handwritten signature in blue ink, appearing to read "Greg Kacvinsky", is written over the typed name and title.

Gregory P. Kacvinsky, P.E.  
Senior Project Manager

cc: Adam Yako, Wayne County  
Imad Yousif, Wayne County  
Hikmat Kassem, Wayne County  
Aminesh Aggarwal, Wayne County





P:\0126\_0165\0144210010\_Task\_42\_Site\_Plan\_Reviews\\_Civil\Site Plan Reviews\_WC\1\_IN PROCESS\Dejah G\Due ASAP\_R19-949\_Hampton Manor\_Review 3\2021-0524 R19-949 Hampton Manor Stormwater Review.docx

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing on **Wednesday, January 8, 2020 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following request.

1. **Case 19-037:** A request by Van Buren Investors Land Holdings LLC to construct a senior housing development with assisted living and memory care units, called Hampton manor. The proposed 62,516 square foot building is to be located on the south side of Tyler Road, between Morton Taylor and Haggerty Roads on a 7.11 acre site. The site has tax parcel ID#'s: 83-054-99-0012-000, 83-054-99-0013-000, 83-054-99-0014-701, 83-054-99-0015-701, 83-054-99-0016-002, 83-054-99-0016-003.

Senior housing developments are a Special Land Use in the C (Local Business) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Section 12.03 (Permitted Uses with Special Approval) of the Zoning Ordinance.

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at [rakers@vanburen-mi.org](mailto:rakers@vanburen-mi.org). Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.



Posted: December 16, 2019  
Published: December 19, 2019

# PLANNING & ZONING APPLICATION

Case number \_\_\_\_\_

Date Submitted \_\_\_\_\_

## APPLICANT INFORMATION

Applicant PINEHURST BUILDING LLC Phone 248 373 5080  
Address 2617 BEACON HILL DR. Fax \_\_\_\_\_  
City, State ADRIAN MI Zip 48326  
E-mail AMIE@TRAVELER-COMPANIES Number AMIE 686-215-4046  
Property Owner SHELDON ACQUISITIONS Phone \_\_\_\_\_  
(if different than applicant)  
Address 2617 BEACON HILL DR. Fax \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_  
Billing Contact \_\_\_\_\_ Phone DICK 248 505 9455  
Address \_\_\_\_\_ Fax \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_

## SITE/ PROJECT INFORMATION

Name of Project COBBLESTONE RIDGE LSTATES  
Parcel Id No. V125-83-114-004-0008 Project Address \_\_\_\_\_

### Attach Legal Description of Property

Property Location: On the SOUTH Side of W. HURON RIVER Road; Between DAUGOUVILLE Road  
and DAUGOUVILLE Road. Size of Lot Width \_\_\_\_\_ Depth \_\_\_\_\_

Acreage of Site \_\_\_\_\_ Total Acres of Site to Review \_\_\_\_\_ Current Zoning of Site \_\_\_\_\_

Project Description: NEW ELEVATIONS AND FLOOR PLANS INTRODUCED TO COBBLESTONE DEVELOPMENT

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO  
Current Zoning of Site \_\_\_\_\_ Requested Zoning \_\_\_\_\_

## SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO  
Section of Zoning Ordinance for which you are applying \_\_\_\_\_

Is there an official Woodland within parcel? \_\_\_\_\_ Woodland acreage \_\_\_\_\_

List total number of regulated trees outside the Woodland area? \_\_\_\_\_ Total number of trees \_\_\_\_\_

Detailed description for cutting trees \_\_\_\_\_

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

## OWNER'S AFFIDAVIT

ANTHONY RANDAZZO

Print Property Owner Name

Signature of Property Owner

7-9-2021

Date

STATE OF MICHIGAN  
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public,

County, Michigan

My Commission expires \_\_\_\_\_

20\_\_\_\_  
Rev 1/12/06



## MEMO

---

TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: SPR 21-030 Site Plan Amendment for Pinehurst Building, LLC  
regarding New Architectural Elevations in Cobblestone Ridge  
Subdivision  
DATE: July 8, 2021

---

The applicant, Pinehurst Building, LLC, is requesting architectural approval for variations on four (4) different home models to be added to the models to be built in the remaining undeveloped lots of the Cobblestone Ridge subdivision near the southeast corner of Hoeft Road and West Huron River Drive. Included with this submittal are models titled **Hampton** (2, 3 and 4), **Harper** (3 and 4), **Carwell** and **Huron**.

There is an existing Planned Residential Development (PRD) Agreement in place for the property which was approved in 2004 and there were several homes completed in the development around this time. In recent years, additional homes have been built. Home models in the Cobblestone Ridge development are subject to the PRD agreement, and the standards of the Zoning Ordinance. The following is my review of the submitted home models based on the PRD agreement and the Township's Zoning Ordinance.

### Comments

#### 1. Site Plan

The approved site plan for the Cobblestone Ridge development includes a required front yard setback of 25', a required rear yard setback of 35', and a required side yard setback of 5'. The standard lot size in this development is 80' wide by 120' deep. The following table compares submitted models' floor plans with these dimensions:

Model – General	Model – Specific	Width (ft)	Depth (ft)	Can meet setbacks (Y/N)
Hampton	2	40	45.33	Y
	3	42	47.33	Y
	4	40	48.33	Y
Harper	3	44	50	Y
	4	44	50	Y
Carwell		42.67	32.33	Y
Huron		44.67	41	Y

Final dimensions for specific building permit applications will be verified to ensure that the floor plans will fit within the required setbacks of the subdivision.

## 2. **Floor Area**

The PRD agreement requires that the square footage of the detached single-family homes be a minimum of 1,800 square feet. See the analysis below which demonstrates that all proposed models meet the minimum floor area standard:

Model – General	Model – Specific	Area, excluding garage and basement (-sf)
Hampton	2	2,178
	3	2,338
	4	2,487
Harper	3	2,384
	4	2,548
Carwell		2,393
Huron		2,027

## 3. **Façade Elevations**

The Township's Zoning Ordinance and the project's PRD agreement have specific requirements to ensure that the Township's "Substantially Different" architectural design standard is met. Substantial difference in style between units must be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the parcel across the street. The following two (2) criteria have been the focus of past review of the project's "Substantially Different" criteria compliance:

- Roof pitch by varying three or more vertical units in twelve from one another (i.e. 6/12, 9/12, 12/12, etc.)
- Location of major design features relative to main mass by varying the location of at least two major design features that include, but are not limited to dormers, gables, garages (i.e. front-entry versus side-entry), and porches.

The Zoning Ordinance also identifies roof style, exterior materials, and location of windows in relation to the mass as part of the "Substantially Different" analysis. Staff will continue to verify that each elevation meets the substantially different requirement on a lot to lot basis. The following table is an analysis of the overview of these models' design features for purposes of reviewing substantial difference:

Model	Roof Style	Roof Pitch	# Windows (front)	Door relation to mass	Design feature relation to mass	Materials observations
Hampton	Gable	6 or 9/12	3 including full transom above door	Center	1. Full brick arched entry 2. Double rake at upper level over entry door 3. Rake over garage 4. No porch	1. Vinyl and circular louvers on rakes 2. Predominant brick in door section
Harper	Gable	6/12	3	End	1. Double rake at upper level not over entry door 2. Half porch 3. Rake over garage	1. Vinyl and rectangular louvers on rakes 2. Brick entirely on lower level



<b>Carwell</b>	Gable	6/12	6	Center	1. Double rake at upper level not over entry door 2. Full porch 3. No rake over garage	1. Vinyl and small louver only at top on rake 2. Brick entirely on lower level
<b>Huron</b>	Gable	6/12	3	Off-center	1. Single rake at upper level not over entry door 2. Full porch 3. No rake over garage	1. Vinyl and circular louver on garage 2. Brick entirely on lower level

#### 4. **Building Materials**

The PRD agreement requires that all of the detached dwelling units provide brick on a minimum 50% of the façade. The Carwell and Huron models exhibit close to 50% brick and may require verification. Prior to construction of the Carwell and Huron models, the applicant must provide a simple material schedule that lists the percentages of the facades covered by brick on these models.

#### 5. **Side-Entry Garages**

The PRD agreement requires that at least 30% of the single-family detached units have side entry garages. Two (2) of the proposed models – the “Harper 3” and “Carwell” models – do not include side entry garage options. Staff will continue to monitor that this requirement is met subdivision wide, but at this time the applicant has submitted a sufficient number of elevations to meet this requirement.

### **Recommendation**

Staff recommends that the Planning Commission approve the site plan amendment to the Cobblestone Ridge development for the addition of the proposed models, Hampton 2, 3, and 4, Harper 3 and 4, Carwell, and Huron, to be built by Camco Building Solutions based on the following conditions:

1. Township Planning Staff shall review each application for a new single-family home in the Cobblestone Ridge development in order to determine that the new home meets the required setbacks and that the elevation meets the Township’s “Substantially Different” architectural design standards set forth in the PRD agreement.
2. Prior to construction of the Carwell and Huron models, the applicant must provide a simple material schedule that lists the percentages of the facades covered by brick on these models.
3. Staff will continue to monitor that the 30% minimum side-entry garage requirement is met subdivision wide, but at this time the applicant has submitted a sufficient number of elevations to meet this requirement.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power". The signature is fluid and cursive, with the first name "Dan" and last name "Power" clearly distinguishable.

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

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

CAMCO BUILDING SOLUTIONS  
**RICHARD CANZANO**

32233 West Schoolcraft rd. Livonia Michigan · 248-5059455  
[Rickyssee6@sbcglobal.net](mailto:Rickyssee6@sbcglobal.net) · [warranty@canzanobuilding.com](mailto:warranty@canzanobuilding.com)

---

Dan Power  
Director Of Planning and Economic Development  
Van Buren Township

**DEAR MR POWER,**

Here is the packet containing the relative floor plans and elevations which reflect our sales inventory which we are offering in Cobblestone Ridge Estates.

- Hampton 2
- Hampton 3
- Hampton 4
- Harper 3
- Harper 4
- Carwell
- Huron

These are the models that are being offered in addition to the existing Trowbridge models already built in CRE.

Richard Canzano  
Permit coordinator  
CAMCO Building Solutions LLC



**OPTIONAL MASTER BATH**

**OPTIONAL DROP ZONE**

**OPTIONAL FULL BATH**

**OPTIONAL FIREPLACE**

**OPTIONAL STUDY PLAN**

**OPTIONAL MASTER BATH**

**OPTIONAL DROP ZONE**

**OPTIONAL FULL BATH**

**OPTIONAL MASTER BATH**

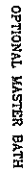
**OPTIONAL DROP ZONE**

**OPTIONAL FULL BATH**

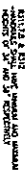
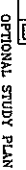
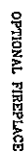
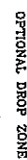
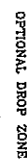






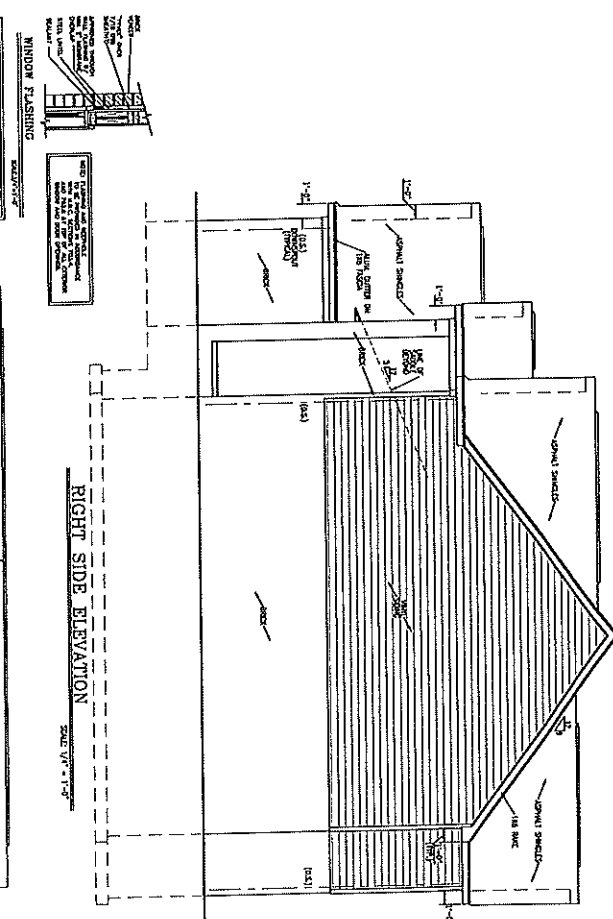


OPTIONAL: ETLJ. BATH



SECRET

**The Hampton III - E**



### REAR ELEVATION

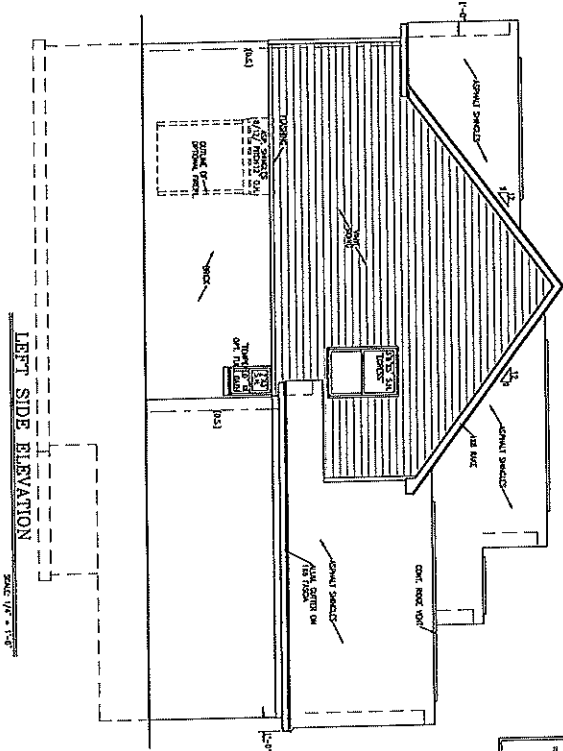
RIGHT SIDE ELEVATION

[illegible]

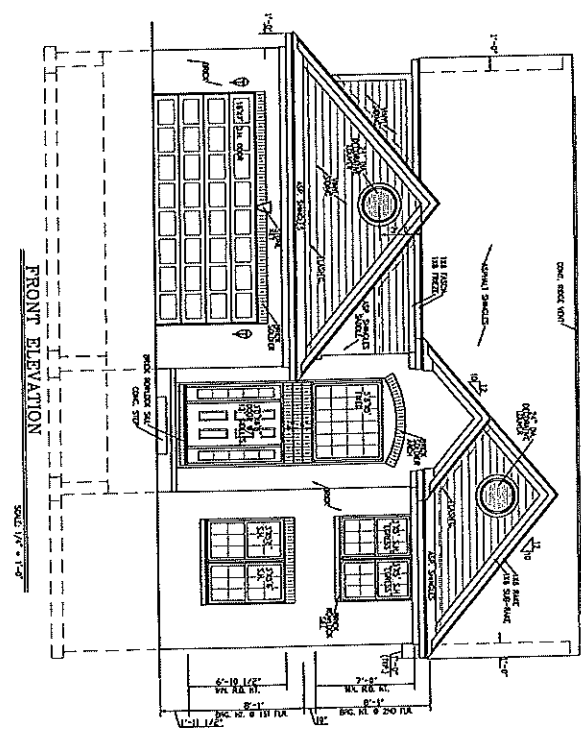
WORLD PLANNING AND DEVELOPMENT  
TO BE PUBLISHED IN ACCORDANCE  
WITH U.S.C. SECTION 1701,  
AND MADE AT THE BY ALL OTHERS  
SHOWN AND BOOKS OFFICIAL.

**STEEL UNIT REQUIREMENTS:**

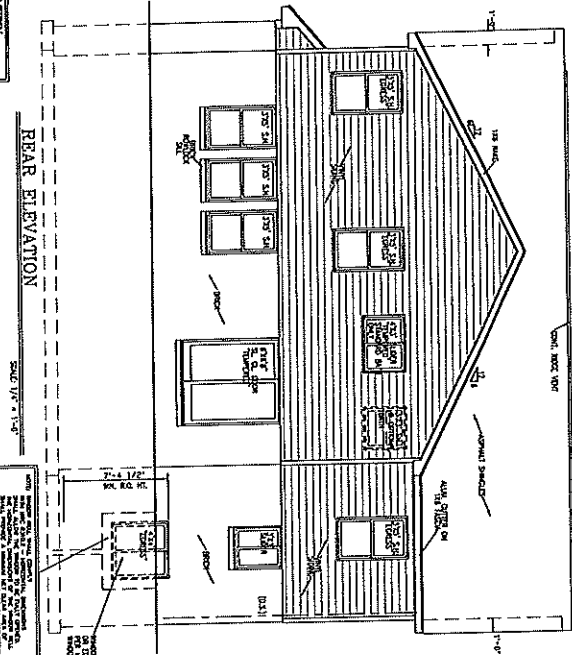
- 3' ODWC - 3/23/16" SL. A601
- 4' ODWC - 3 1/23/16" SL. A601
- 5' ODWC - 3 1/23/16" SL. A601
- 6' ODWC - 3 1/23/16" SL. A601
- 10' ODWC - 6/23 1/23/16" SL. A601



**LEFT SIDE ELEVATION**

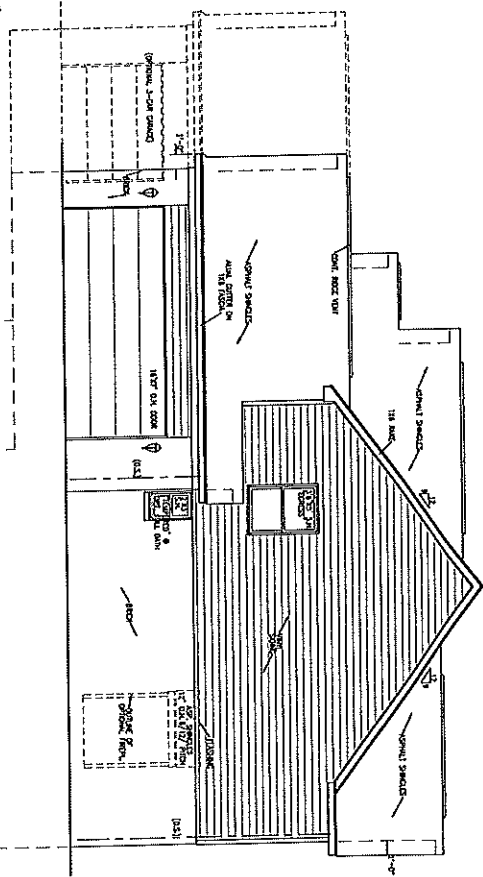


### FROM ELEVATION



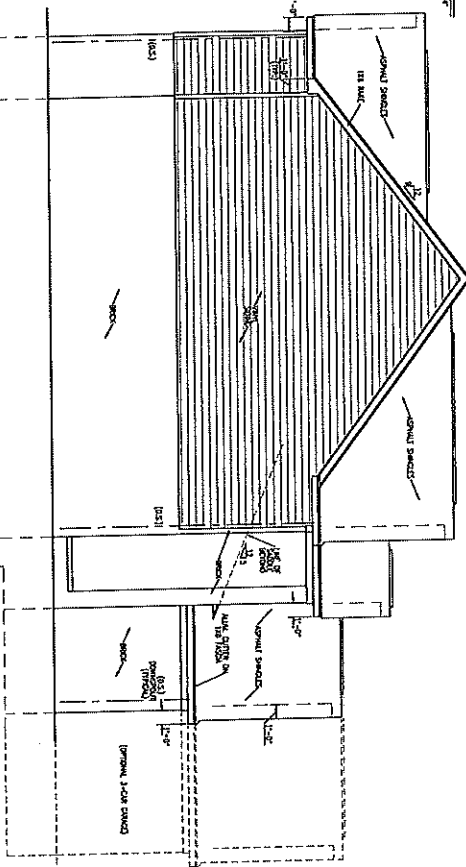
REAR ELEVATION

SCALE: 1/4" = 1'-0"



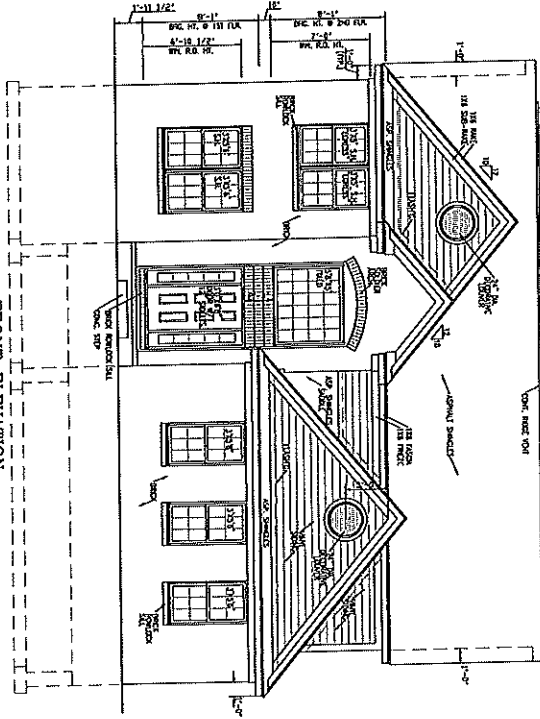
**RIGHT SIDE ELEVATION**

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

2AC 1/6 - 1/6



FRONT ELEVATION

Q-1 - 3/13/2022

Garage Right  
The Hampton III - Elev. "A"  
~~Bedroom - 2nd floor~~

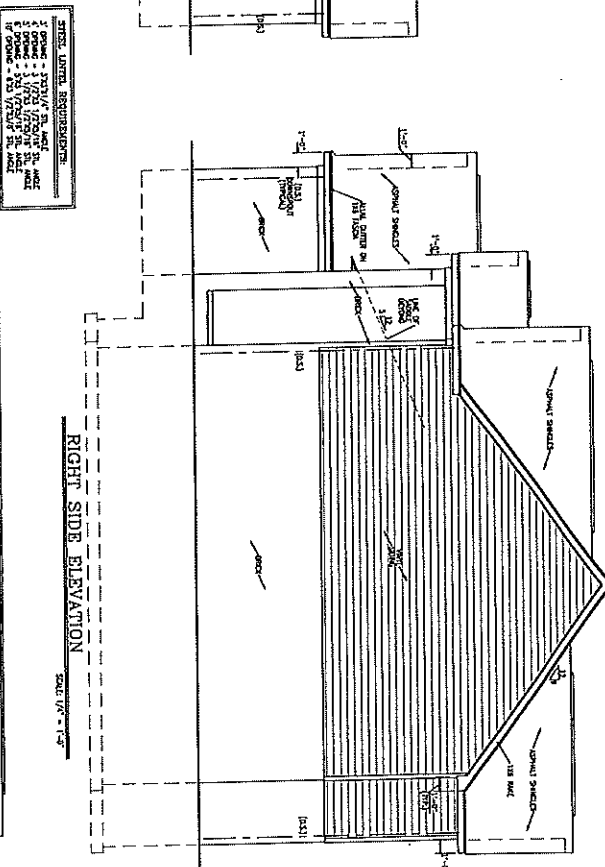
$$\omega = \omega_p$$

The Hamplon III  
Elevation - "A"  
Wellington Estates

© 2010  
COPYRIGHT  
AND IS NOT TO  
BE COPIED WITHOUT  
PERMISSION OF THE  
PUBLISHER

## DIMENSIONAL DESIGN

30429 WANDER AVE.  
LINDEN, MI 48154  
(734)427-0050

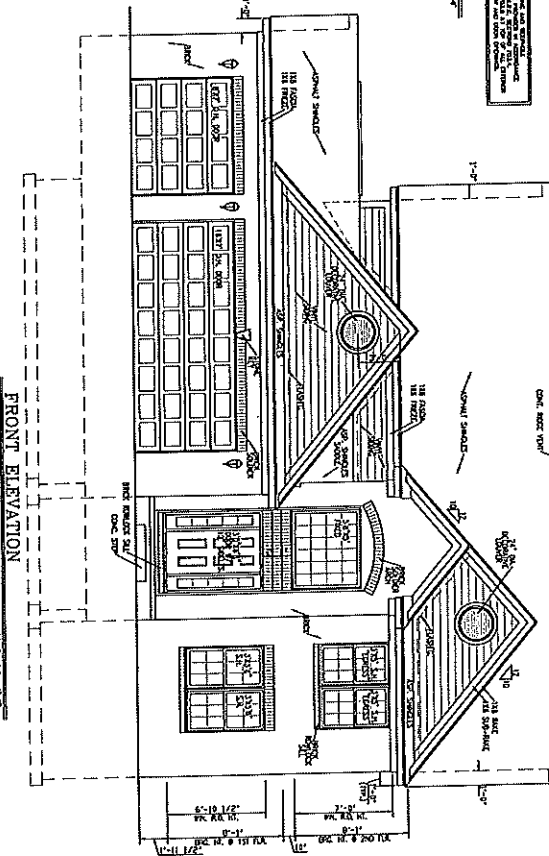


RIGHT SIDE ELEVATION

$$\text{Scale: } 1/4" = 1'-0"$$

**STEEL UPTIL REQUIREMENTS:**

3' ORONG - 5/16" x 1/2" SL. AOLT  
4' ORONG - 3/16" x 1/2" x 1/8" SL. AOLT  
5' ORONG - 1/2" x 1/2" x 1/8" SL. AOLT  
6' ORONG - 3/4" x 1/2" x 1/8" SL. AOLT  
10' ORONG - 1" x 1/2" x 1/8" SL. AOLT

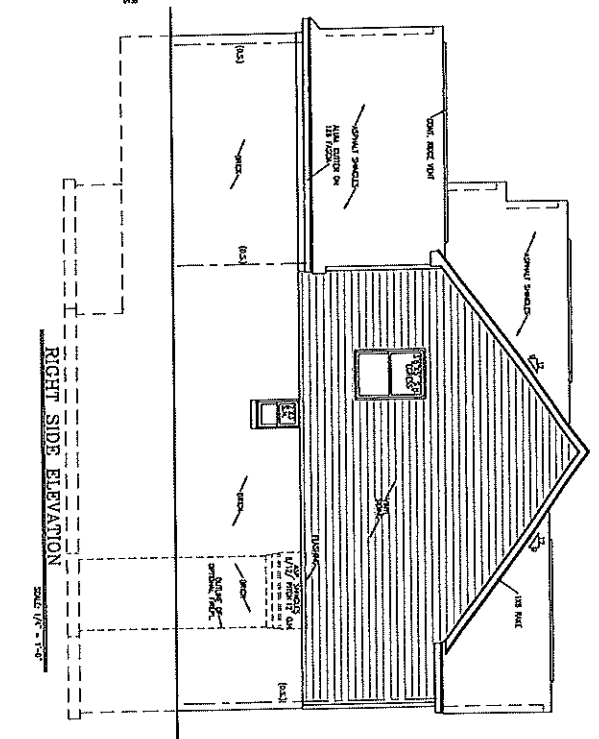


**FRONT ELEVATION**

DATE: 1-6-78

The Hampton III - Elev. "A"  
Garage left - 3-Car Front Entry





### REAR ELEVATION

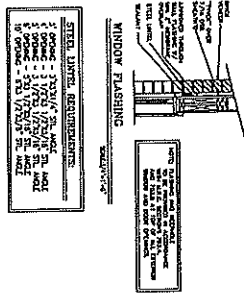
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## KEAR EVALUATION

0-10-3/1-705

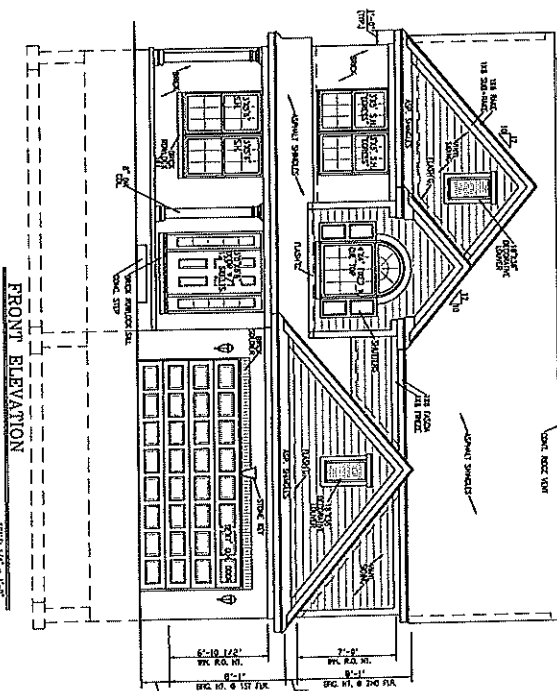
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SCALE: 1/4" = 1'-0"



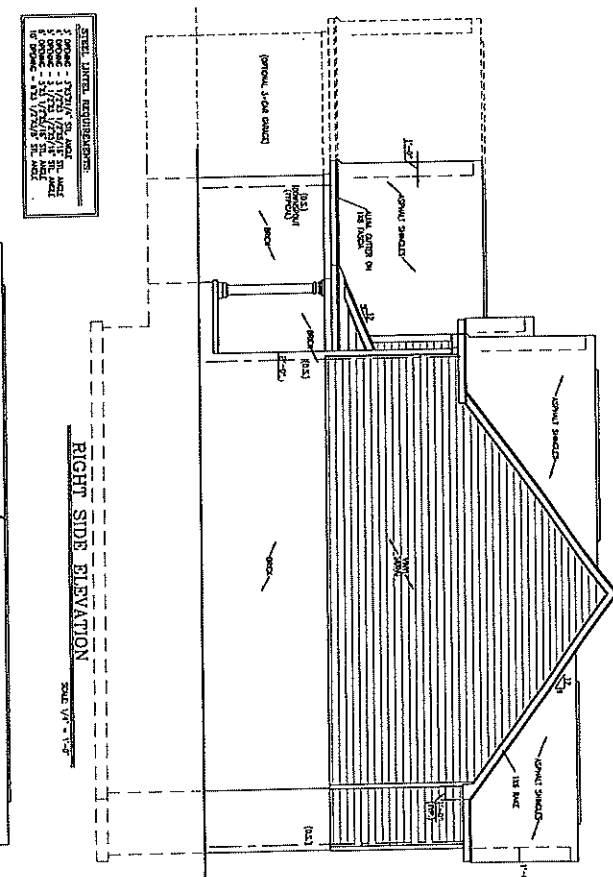
**LEFT SIDE ELEVATION**

Scale: 1/4" = 1'-0"



**FRONT ELEVATION**

0-1 = 1/1 JMS

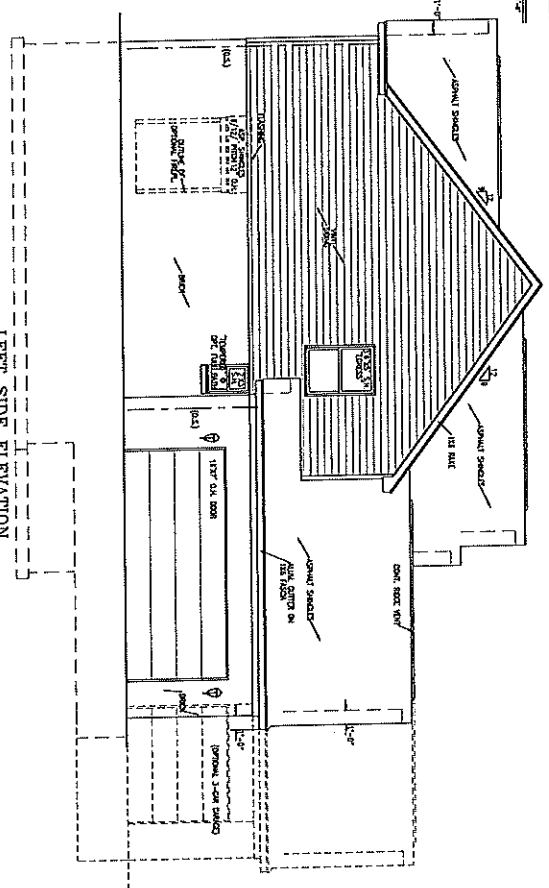


### REAR ELEVATION

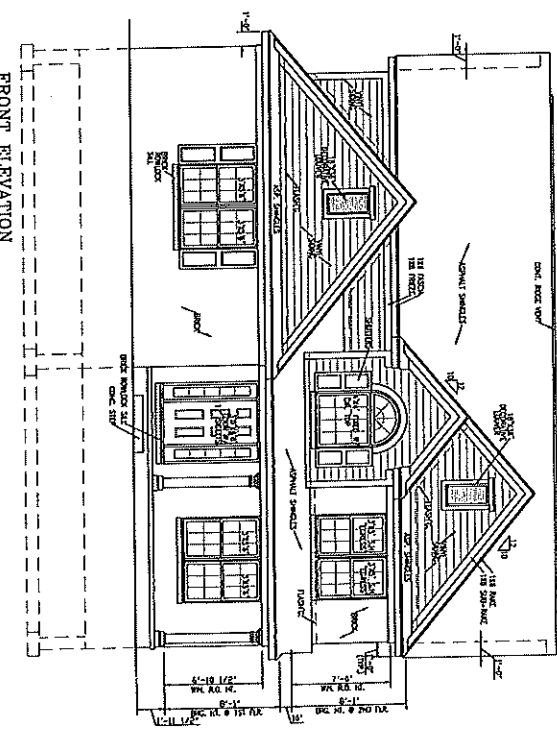
**RIGHT SIDE ELEVATION**

**STEEL LINTEL REQUIREMENTS:**

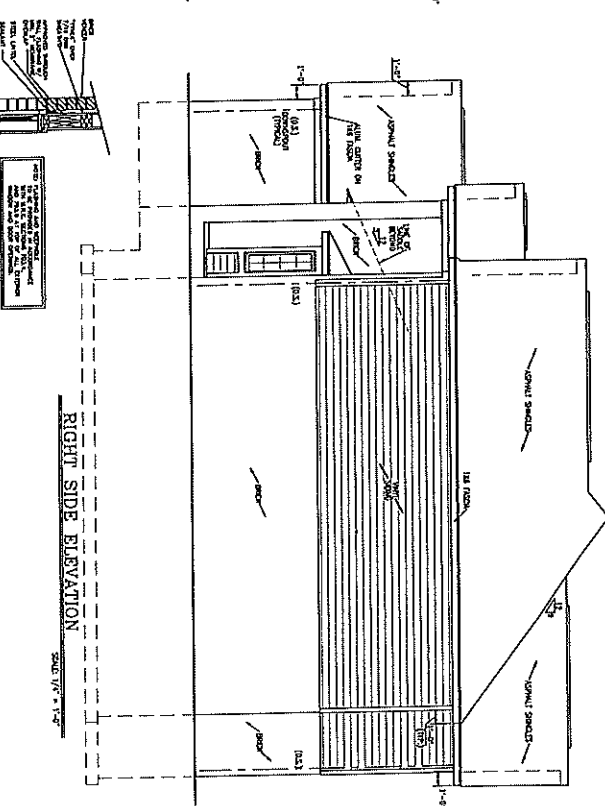
5' DOOR - 3/31 1/4" STL. ANGL  
6' DOOR - 3 1/2" 1/2" 1/2" STL. ANGL  
7' DOOR - 3 1/2" 1/2" 1/2" STL. ANGL  
8' DOOR - 3 1/2" 1/2" 1/2" STL. ANGL  
10' DOOR - 3 1/2" 1/2" 1/2" STL. ANGL



**LEFT SIDE ELEVATION**



**FRONT ELEVATION**

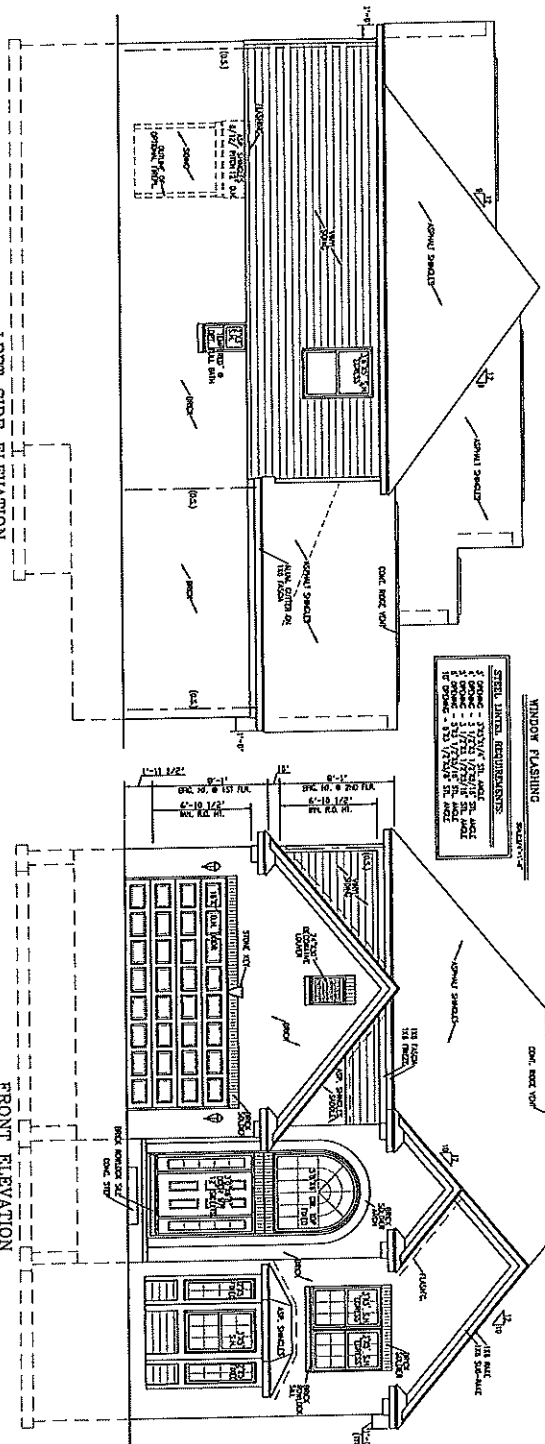


### REAR ELEVATION

SCALE 1/4" = 1'-0"

**RIGHT SIDE ELEVATION**

1



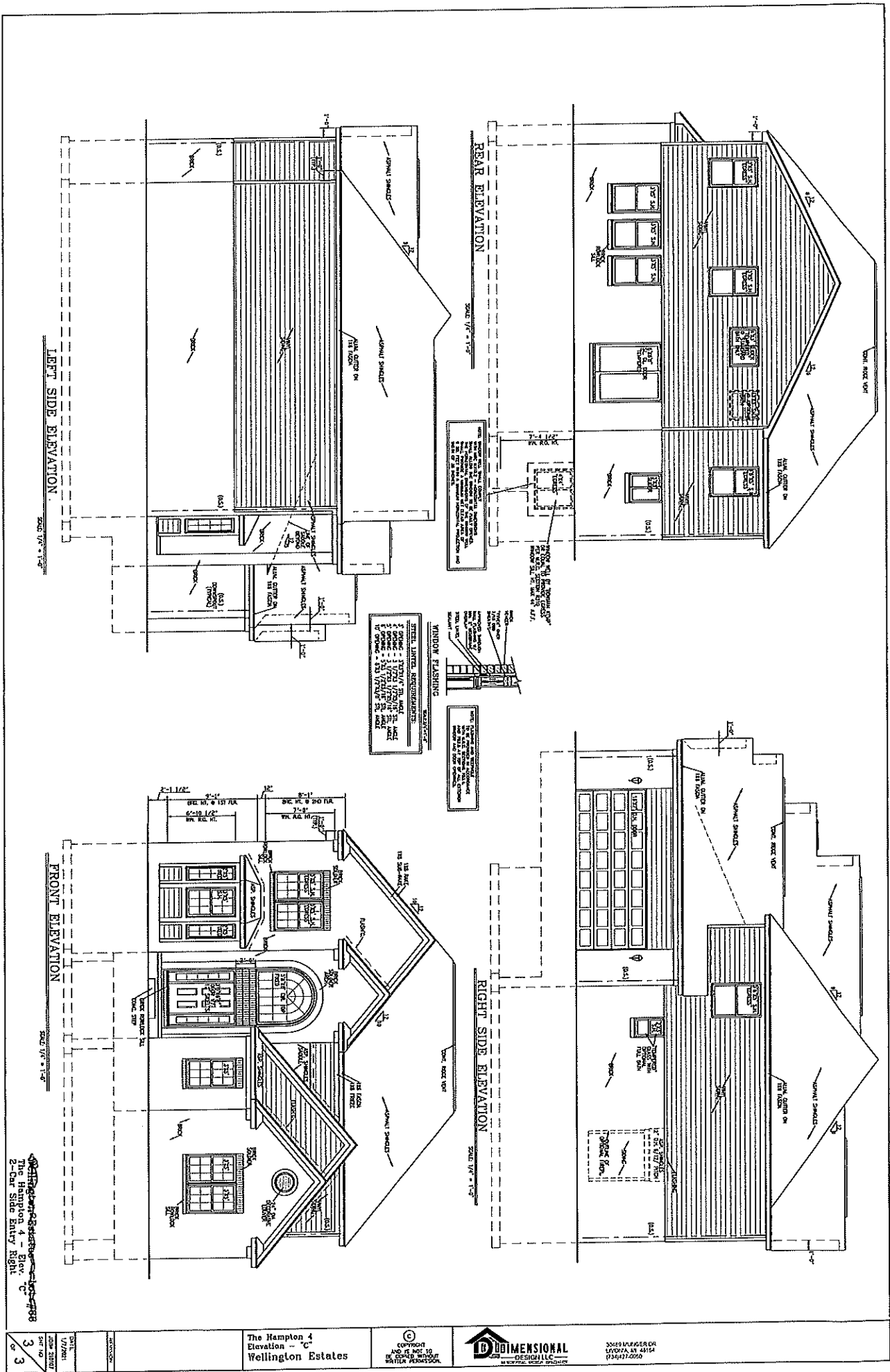
LEFT SIDE ELEVATION

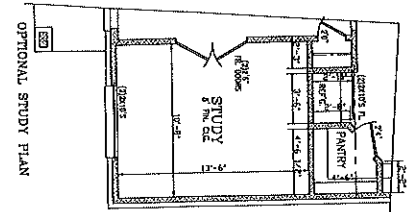
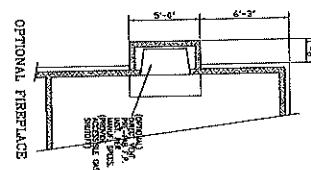
0-1 • 1/4 inch

**FRONT ELEVATION**

SCALE 1/4" = 1'-0"

~~The Hampton III - Elev. "C"~~



[illegible]

ARE

NET FLOOR -	1248 SQ. FT.
NET AREA -	1248 SQ. FT.
PERIM -	2460 SQ. FT.
PERIM -	43 SQ. FT.

Product -

ARE

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

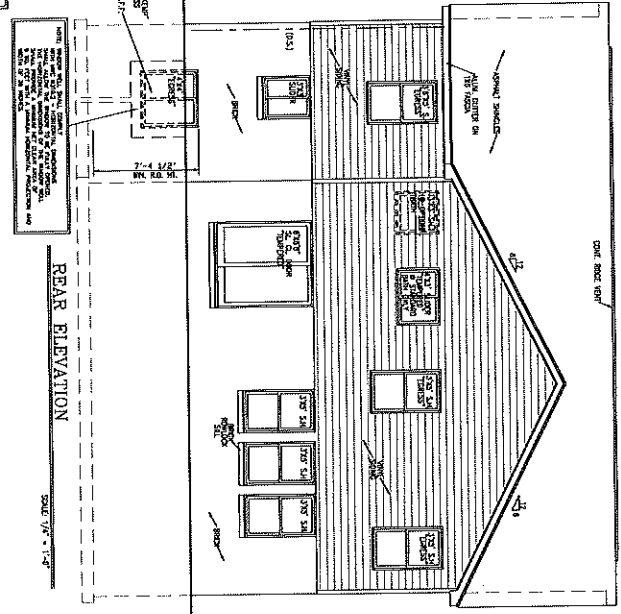
AREA

FIRST FLOOR -	1,249 SQ. FT.
SECOND FLOOR -	1,238 SQ. FT.
TOTAL -	2,487 SQ. FT.
PORCH -	43 SQ. FT.
GARAGE -	498 SQ. FT.



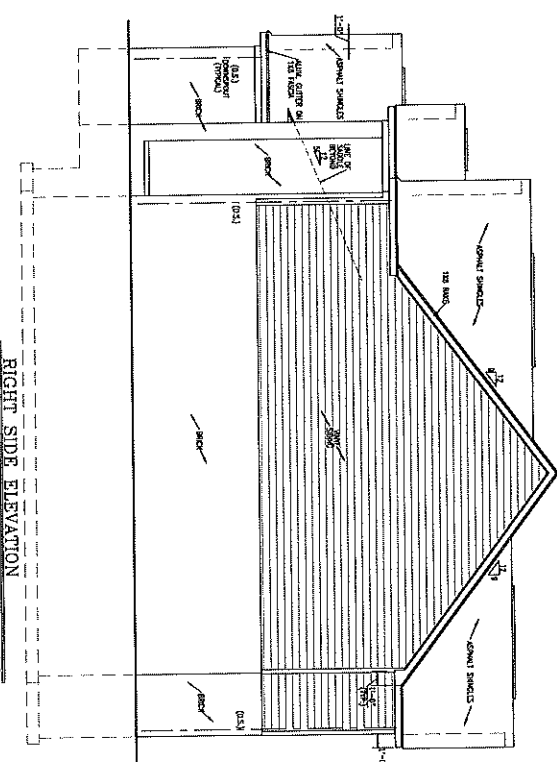
**WINDOW FLASHING**  
 SHIM - 1/2" x 1/2" x 1/2"  
 FLASHING - 1/2" x 1/2" x 1/2"  
 WINDOW FRAME - 1/2" x 1/2" x 1/2"

**SHIM, FLASHING, WINDOW FRAME**  
 SHIM - 1/2" x 1/2" x 1/2"  
 FLASHING - 1/2" x 1/2" x 1/2"  
 WINDOW FRAME - 1/2" x 1/2" x 1/2"



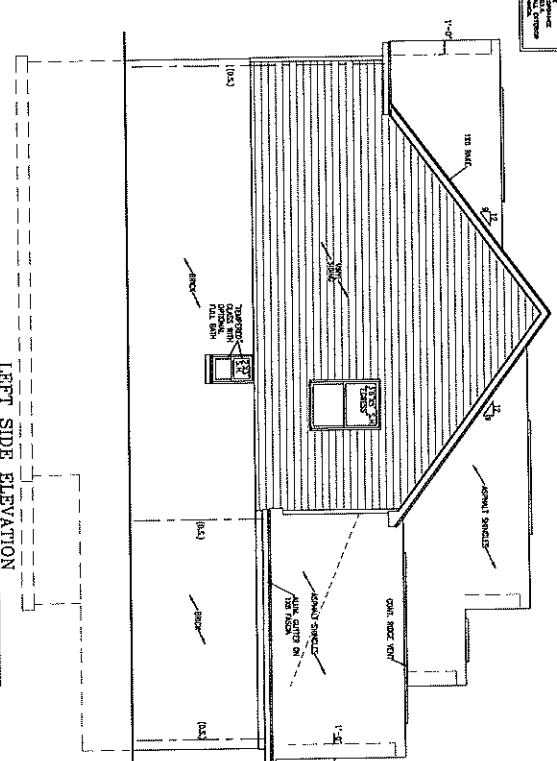
**REAR ELEVATION**

SCALE 1/4" = 1'-0"



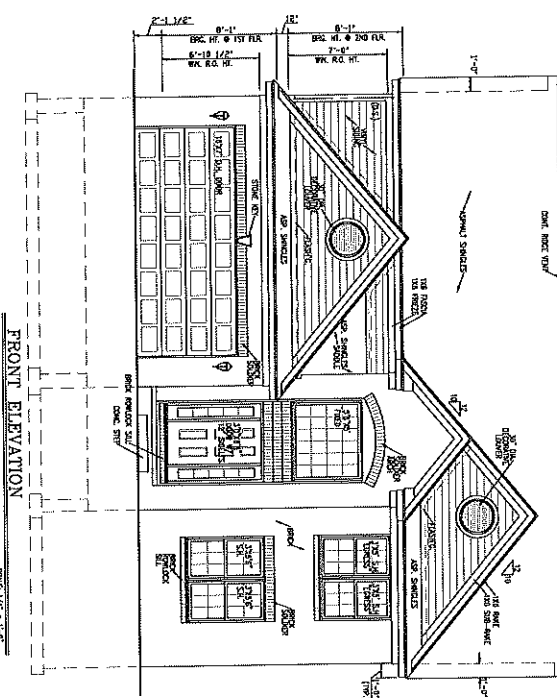
**RIGHT SIDE ELEVATION**

SCALE 1/4" = 1'-0"



**LEFT SIDE ELEVATION**

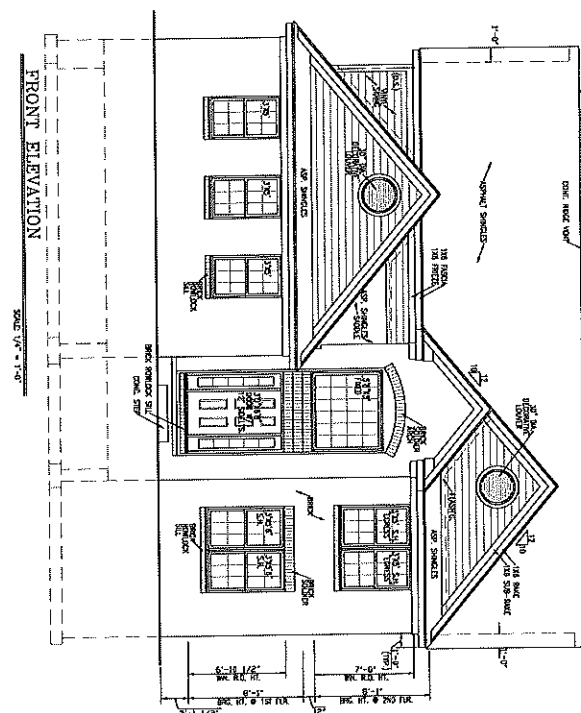
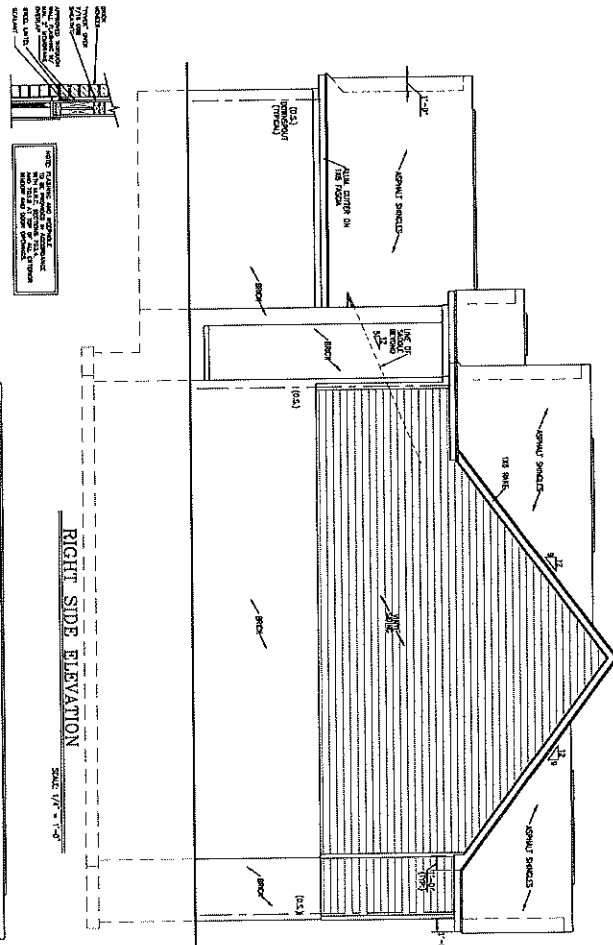
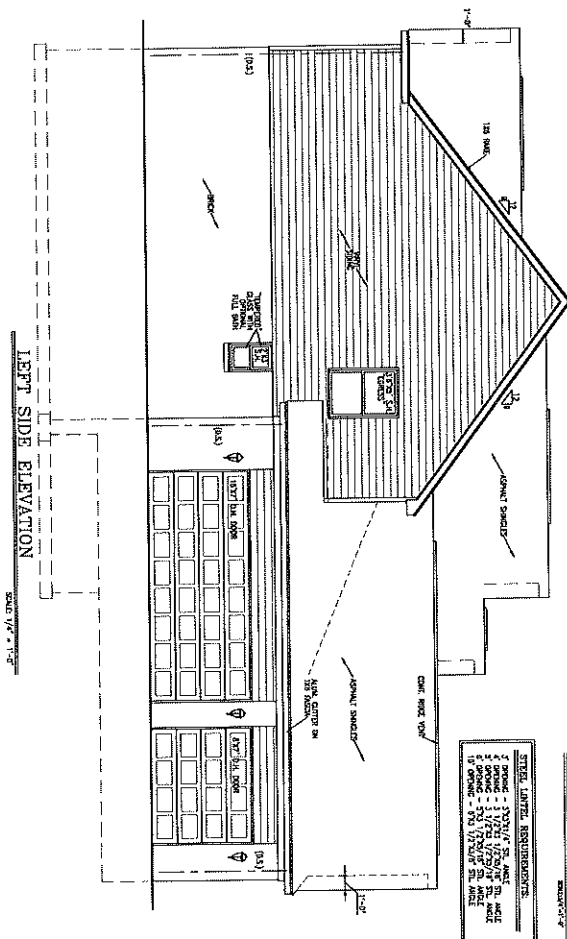
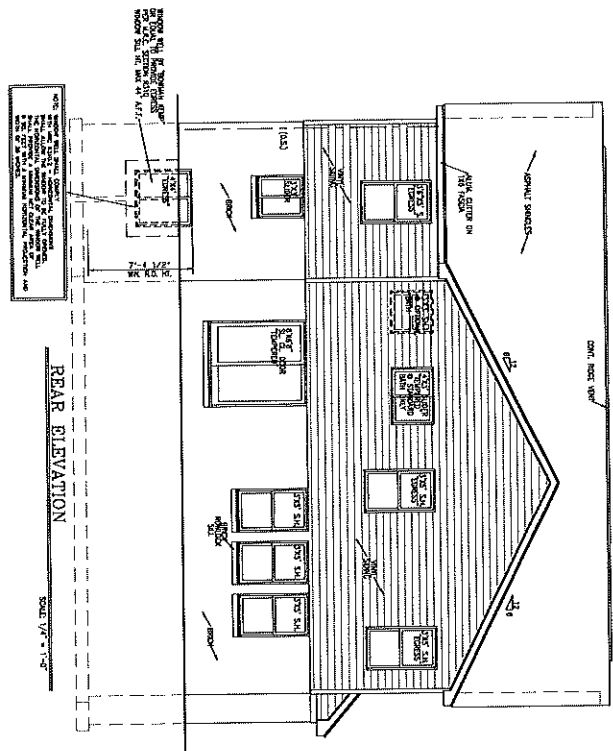
SCALE 1/4" = 1'-0"



**FRONT ELEVATION**

SCALE 1/4" = 1'-0"

Garage Left  
 The Hampton 4 - Elev. "A"

[illegible]

5025 FLUENT AND RECEPTIVE TO BE REQUESTED IN ACCORDANCE WITH THE SECTION 504, AND TELL AT THE OF ALL OTHERS. RECORD AND BOOK OF THE

**STEEL LUNTEL REQUIREMENTS:**

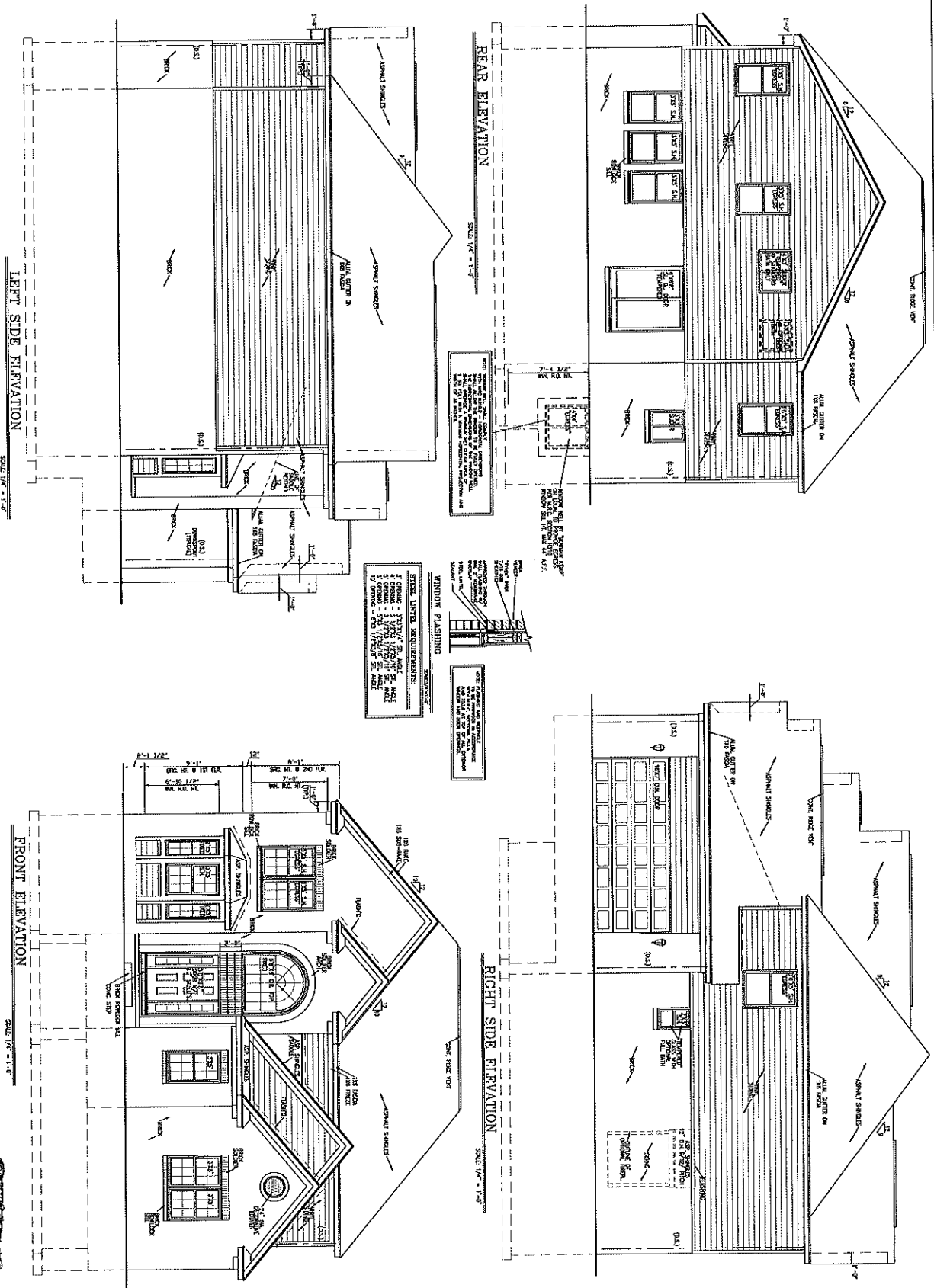
- 5 POUND - 3/32"x1/4" STL ANGLE
- 4 POUND - 3 1/2"x3 1/2"x1/8" STL ANGLE
- 3 POUND - 3 1/2"x3 1/2"x1/8" STL ANGLE
- 2 POUND - 3/32"x3/8"x1/8" STL ANGLE
- 15 POUND - 3/8"x3 1/2"x1/4" STL ANGLE

The Hampton 4 - Elev. "A"  
3-Car Side Entry  
Garage left

The Hampton 4  
Elevation - "A"

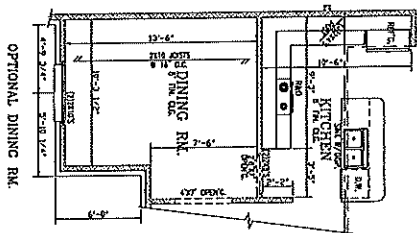
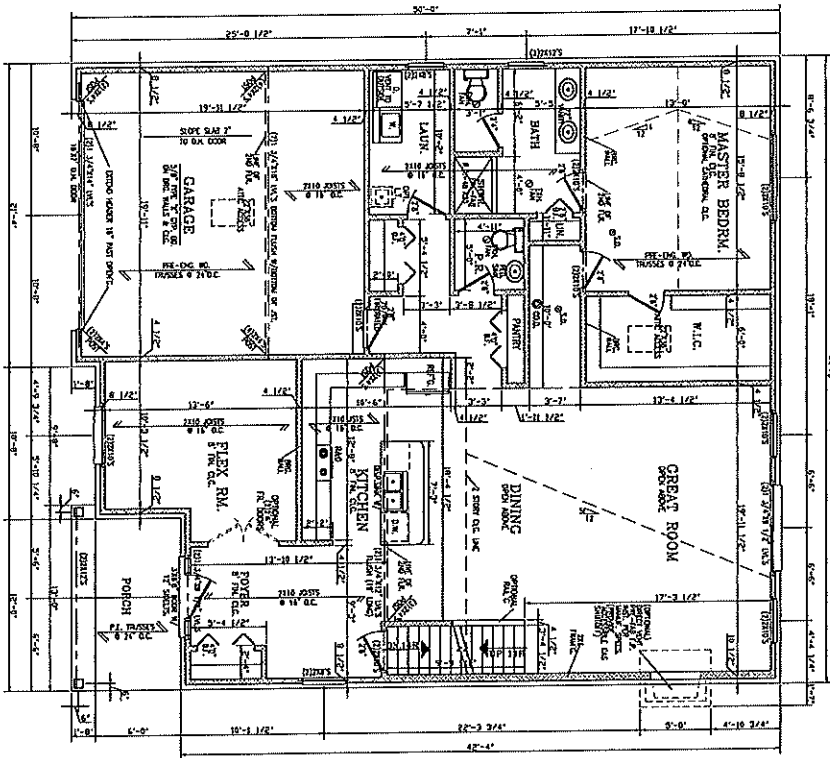
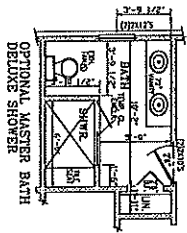
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30459 MURDER DR  
LIVONIA, MI 48154  
(734) 427-0650



The Hampton 4 - Elev. 'C'  
2-Car Side Entry Right





# AREA

FIRST FLOOR - 1,663 SQ. FT.

SECOND FLOOR - 885 SQ. FT.

TOTAL - 2,548 SQ. FT.

PORCH - 94 SQ. FT.

GARAGE - 486 SQ. FT.

FIRST FLOOR PLAN

AREA	AREA
FIRST FLOOR	1,663 SQ. FT.
SECOND FLOOR	885 SQ. FT.
PORCH	94 SQ. FT.
GARAGE	486 SQ. FT.

Garage Lvl.  
The Harper  
(4 BEDROOM)  
Elev. 1st

2  
4

The Harper  
Elevation - 1st  
(4 BEDROOM)

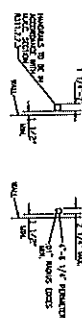
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DIMENSIONAL  
DESIGN INC.

NO. 10-10-10  
10.10.10.10

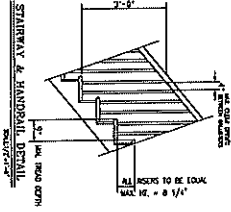
NOTE: ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC). ALL DIMENSIONS SHALL BE IN FEET AND INCHES, WITH FRACTIONS OF AN INCH TO THE NEAREST 1/8". ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC). ALL DIMENSIONS SHALL BE IN FEET AND INCHES, WITH FRACTIONS OF AN INCH TO THE NEAREST 1/8". ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.

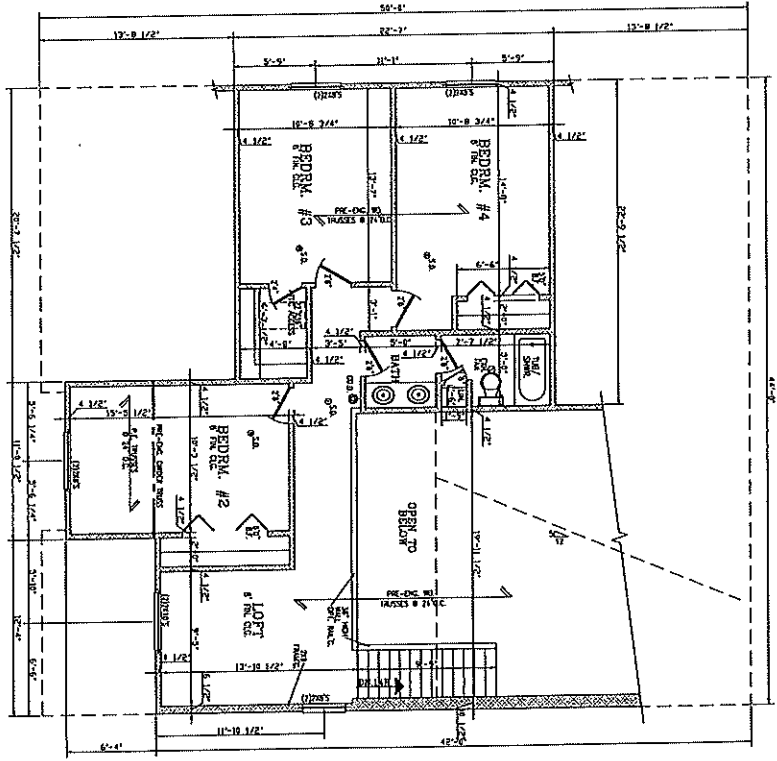


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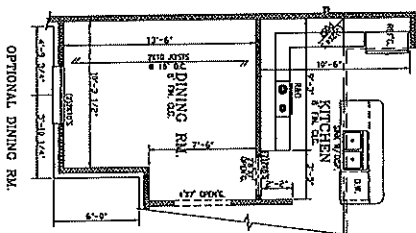
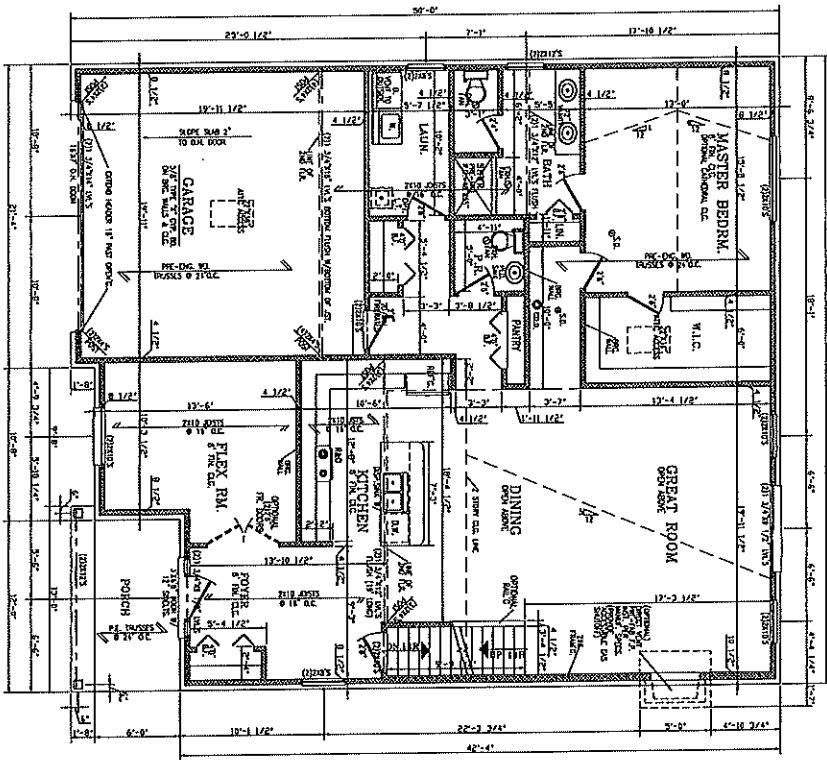
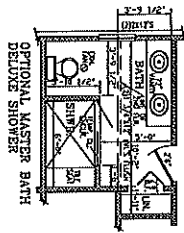
STAIRWAY & HANDRAIL DETAIL



NOTE: ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC). ALL DIMENSIONS SHALL BE IN FEET AND INCHES, WITH FRACTIONS OF AN INCH TO THE NEAREST 1/8". ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.

SECOND FLOOR PLAN

OWNER: Mr. & Mrs. J. K. Smith  
 PROJECT: New 4-Bedroom House  
 DATE: 10/1/2023  
 SHEET: 3 OF 4



# AREA

FIRST FLOOR - 1,663 SQ. FT.  
SECOND FLOOR - 721 SQ. FT.  
TOTAL - 2,384 SQ. FT.  
PORCH - 94 SQ. FT.  
GARAGE - 427 SQ. FT.

AREA  
FIRST FLOOR PLAN  
SECOND FLOOR PLAN  
TOTAL AREA  
GARAGE AREA  
PORCH AREA

Garage Lot  
The Harper  
Elev. "A"  
3/1/2011  
10/15/2011

30409 BANCOR INC.  
UNION, NE 68154  
(734)427-0050







SHT. NO.  
 4  
 4  
 OF

The Harper  
Elevation - "C"  
(3 BEDROOM)

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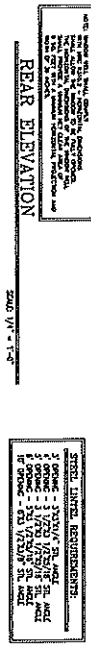


3D DIMENSIONAL  
DESIGN LLC  
INTERIOR DESIGN SERVICES

30439 MUNGER DR  
LYNDA, MI 48154  
(734) 427-0060

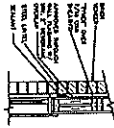






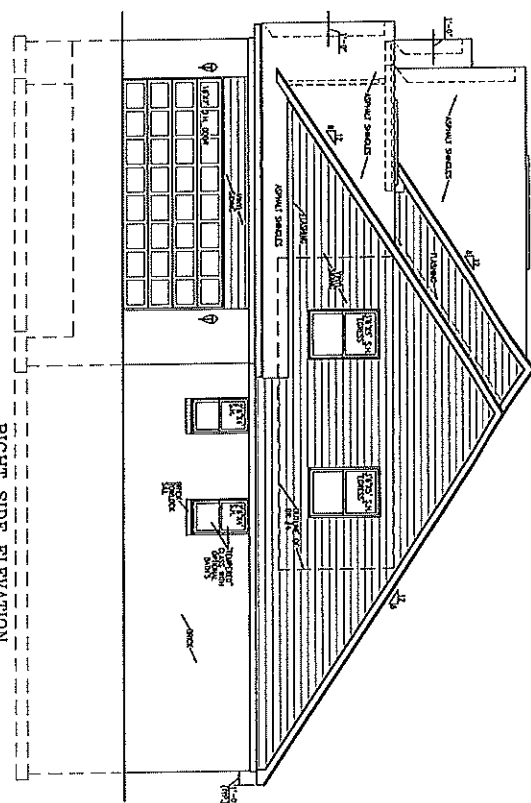
**REAR ELEVATION**

0-1 = 1/4 inch

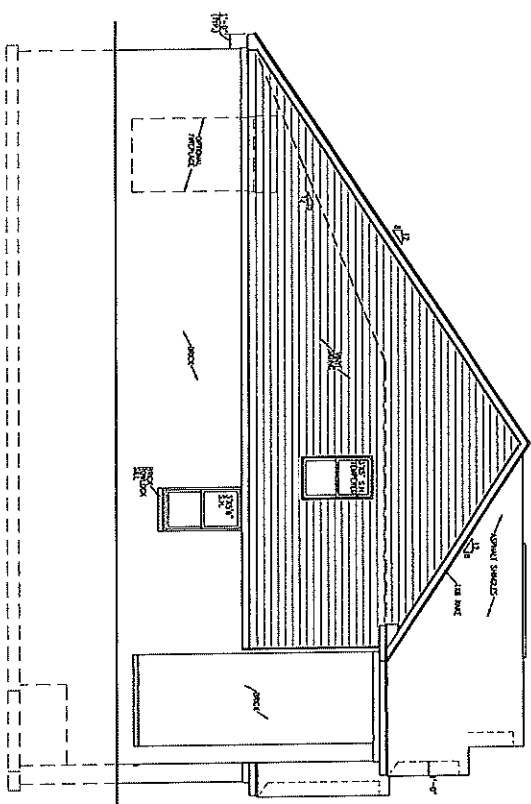


## WINDOW FLASHING

WOLF, FLANNERY and WOLFE  
PO BOX 909000 S LOS ANGELES  
CA 90009-0900  
WOLF, FLANNERY and WOLFE  
PO BOX 909000 S LOS ANGELES  
CA 90009-0900

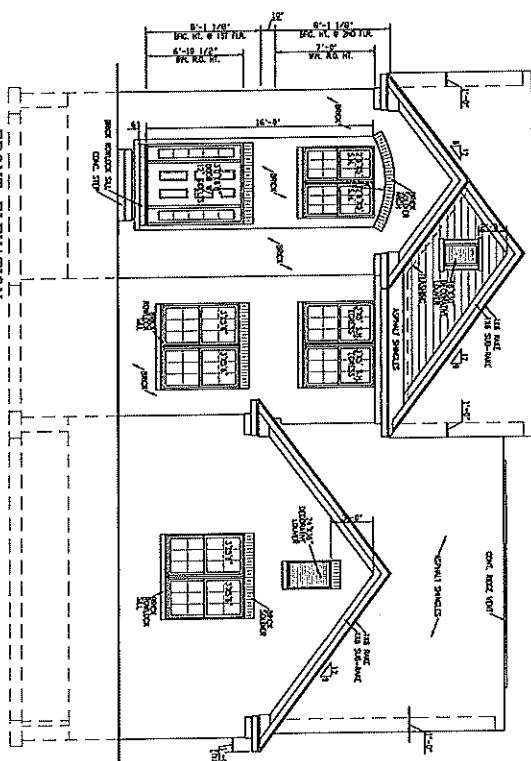


**RIGHT SIDE ELEVATION**

$$.9-1 = .9/1 = .9$$


LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

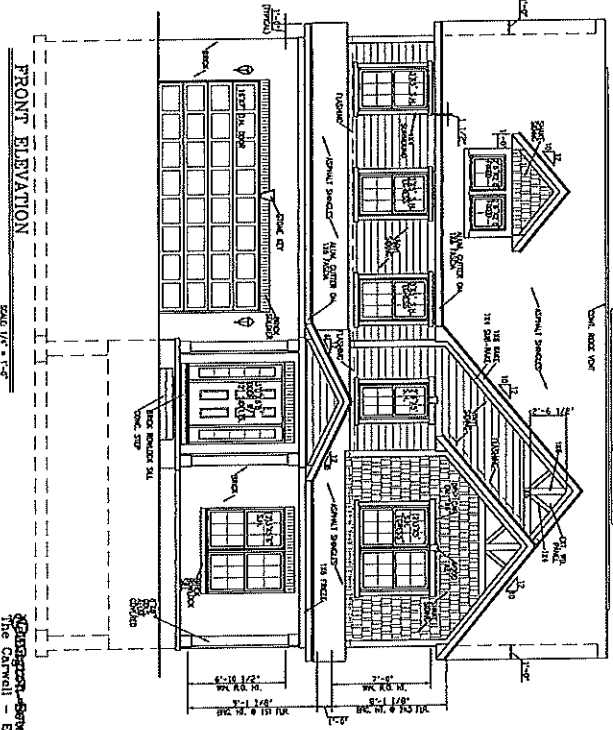
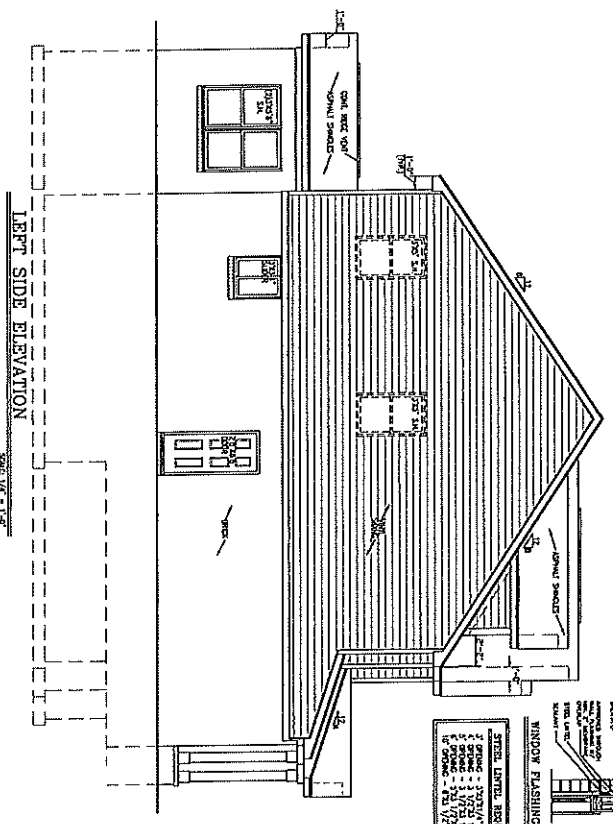
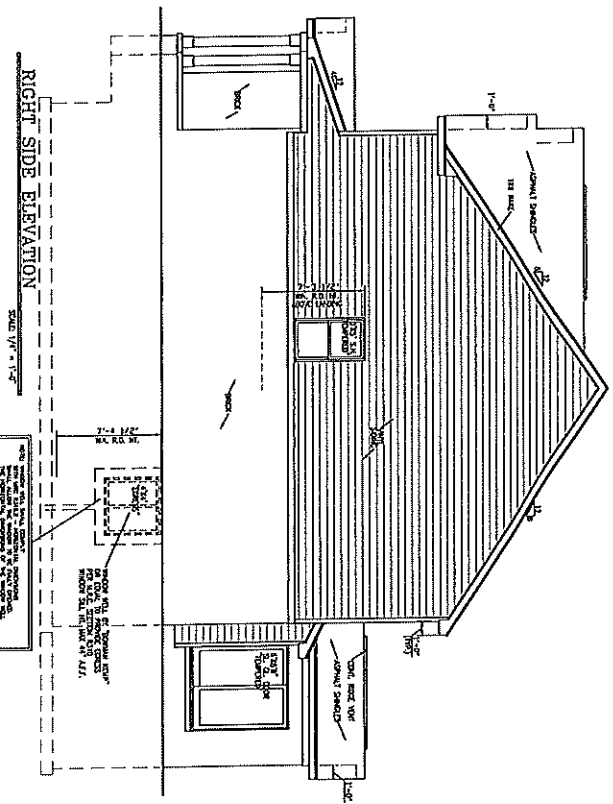
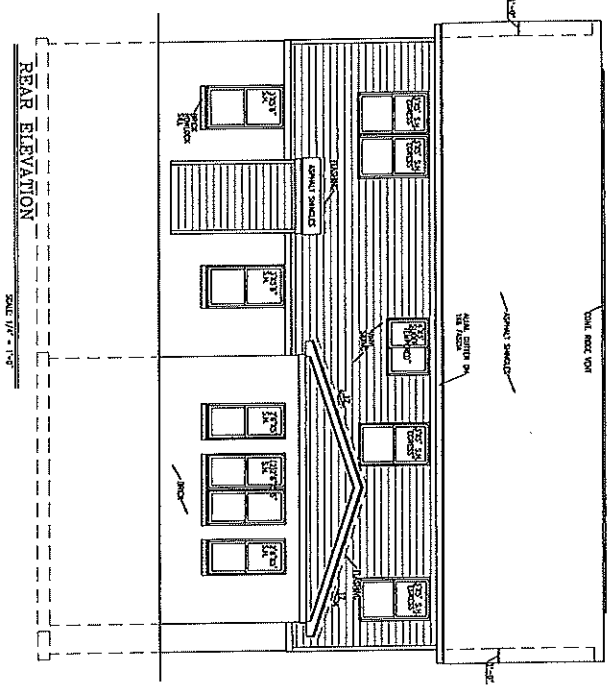


**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

304191/UNDER  
UNION, N. 43154  
P33/427-0050





**WINDOW FLASHING**

1. WINDOW FLASHING SHALL BE INSTALLED AT ALL WINDOWS AND DOORS.

2. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

- FLASHING SHALL BE INSTALLED OVER THE FINISH SURFACE OF THE ROOFING.
- FLASHING SHALL BE INSTALLED UNDER THE FINISH SURFACE OF THE SIDING.
- FLASHING SHALL BE INSTALLED UNDER THE FINISH SURFACE OF THE GUTTER.

**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

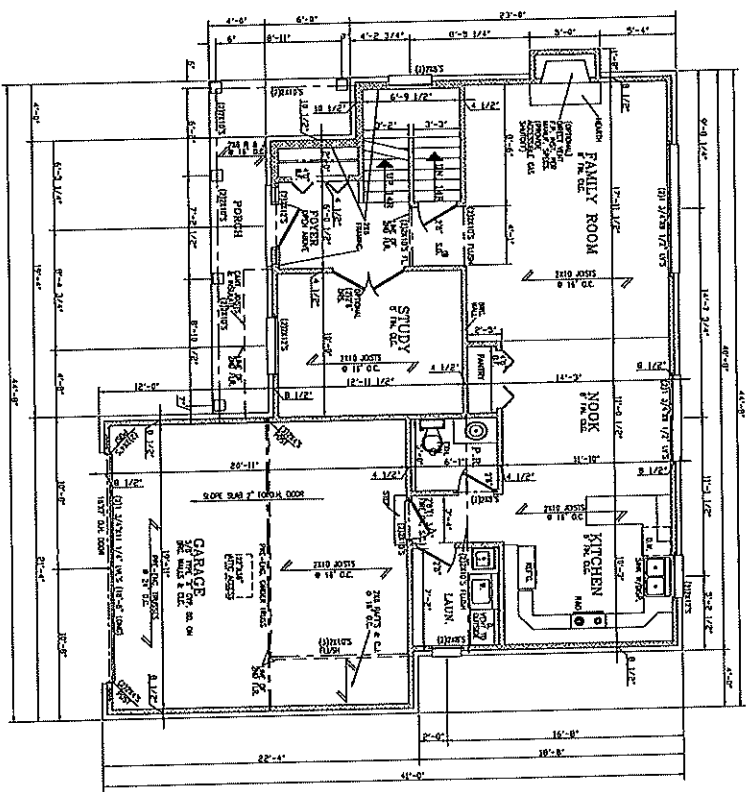
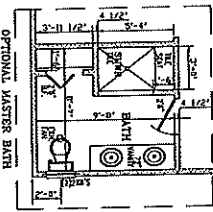
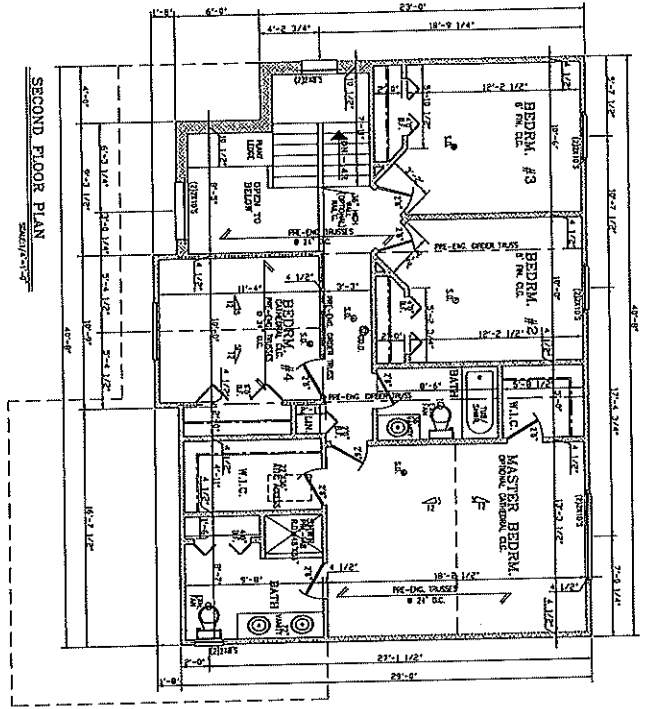
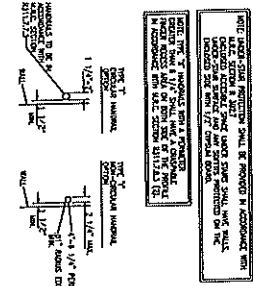
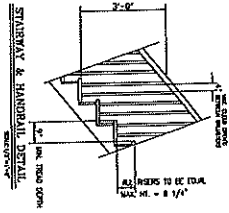
**Garage Lot**

Garage Lot

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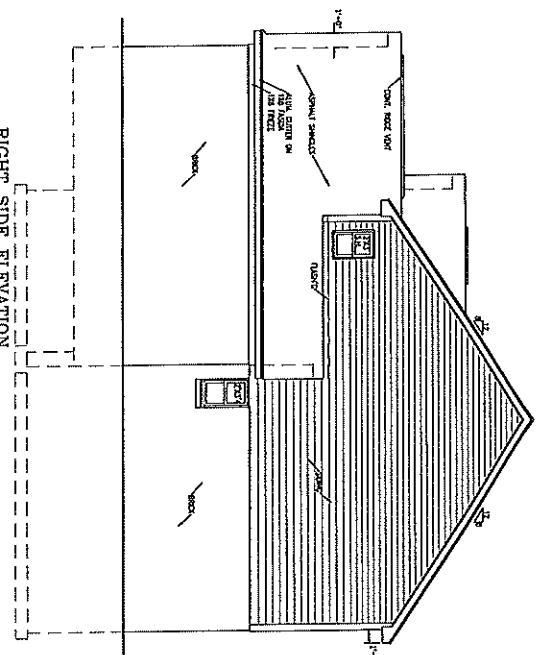
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



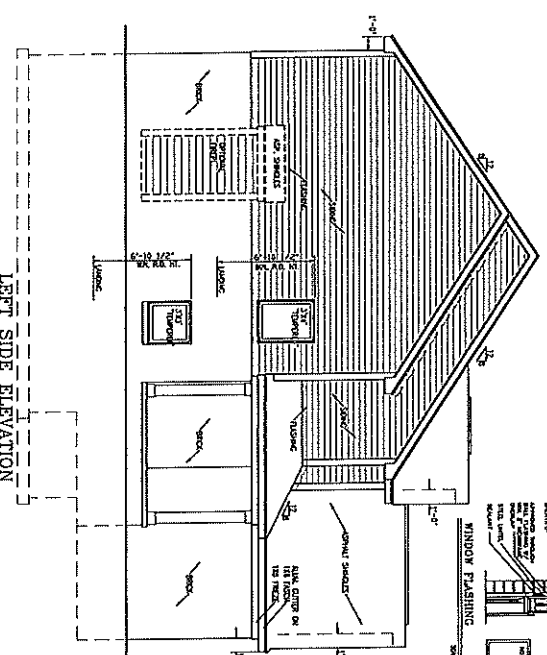
# AREA

FIRST FLOOR -	995 SQ. FT.
SECOND FLOOR -	1,032 SQ. FT.
TOTAL -	2,027 SQ. FT.
PORCH -	117 SQ. FT.
GARAGE -	457 SQ. FT.

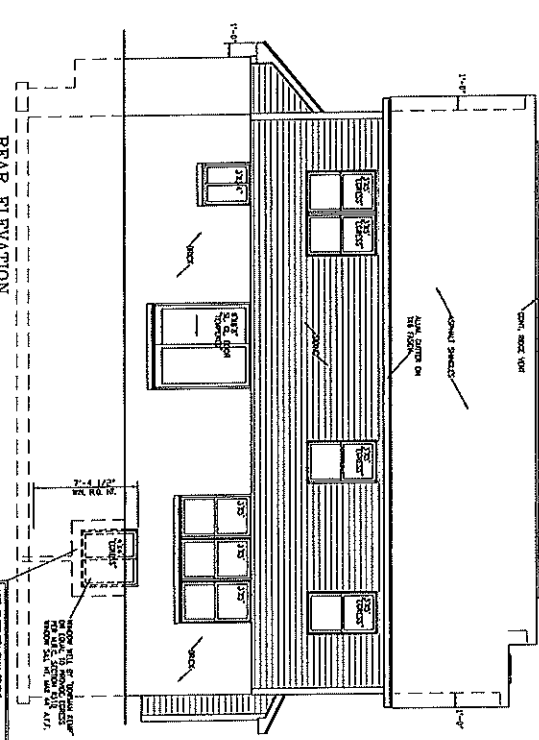
The Huron - Elev. A  
 1/2\"/>



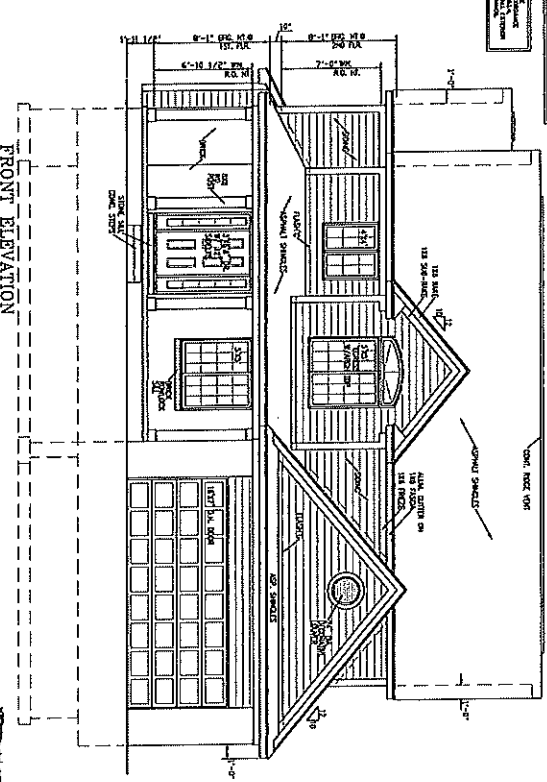
RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"

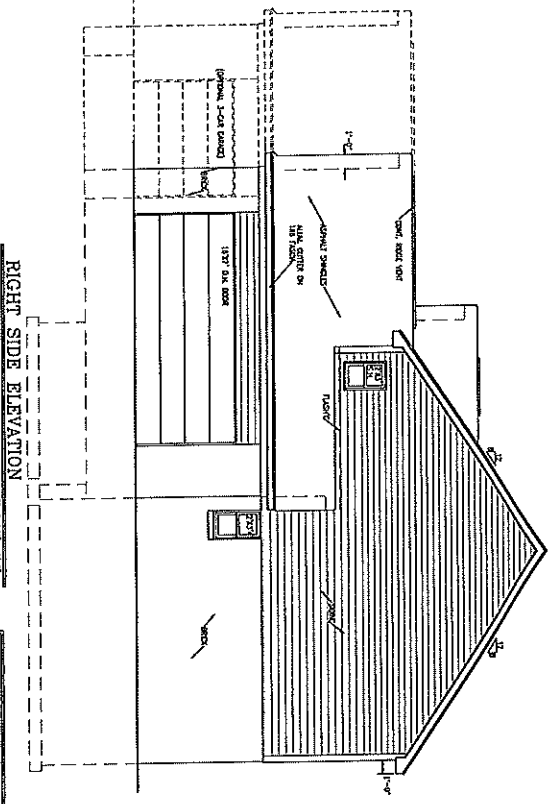


FRONT ELEVATION  
SCALE 1/4" = 1'-0"

**NOTES:**  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. FINISHES TO BE DETERMINED BY THE OWNER.  
3. MATERIALS TO BE DETERMINED BY THE OWNER.  
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.  
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODES.  
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE ALARM AND SIGNALING CODES.  
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SLEEPING AND EATING PLACE CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MEANS OF EGRESS CODES.  
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH CARE CODES.  
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL EDUCATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL CULTURAL AND RECREATION CODES.  
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL AND CONSTRUCTION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL TRANSPORTATION CODES.

**NOTES:**  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. FINISHES TO BE DETERMINED BY THE OWNER.  
3. MATERIALS TO BE DETERMINED BY THE OWNER.  
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5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODES.  
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE ALARM AND SIGNALING CODES.  
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SLEEPING AND EATING PLACE CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MEANS OF EGRESS CODES.  
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH CARE CODES.  
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL EDUCATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL CULTURAL AND RECREATION CODES.  
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL AND CONSTRUCTION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL TRANSPORTATION CODES.

The Huron - Elev. A  
Garage Right  
Front Entry



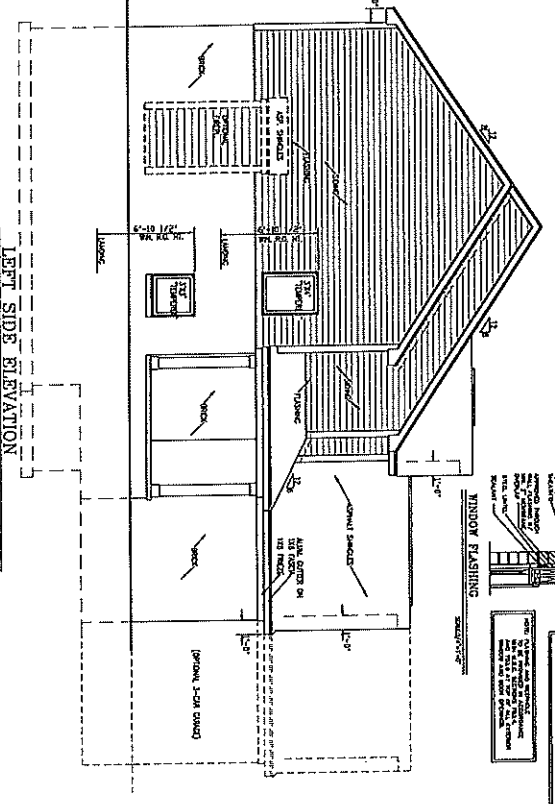
RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

WINDOW FLASHING

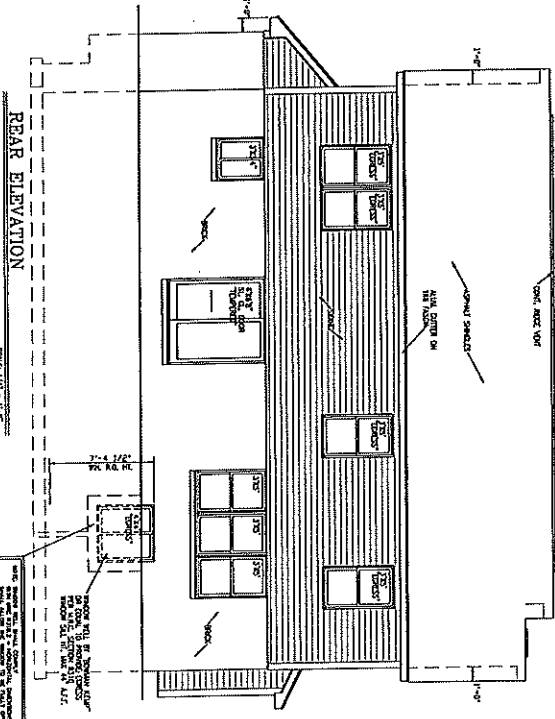
WOOD SHEDS

**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. FINISH GRADE IS INDICATED BY A DOTTED LINE.  
 3. ELEVATIONS ARE SHOWN IN PERSPECTIVE.  
 4. SEE PLAN FOR LOCATIONS OF ALL WINDOWS AND DOORS.  
 5. SEE PLAN FOR LOCATIONS OF ALL SHEDS AND GARAGE.  
 6. SEE PLAN FOR LOCATIONS OF ALL ROADS AND DRIVEWAYS.  
 7. SEE PLAN FOR LOCATIONS OF ALL UTILITIES.  
 8. SEE PLAN FOR LOCATIONS OF ALL FENCES AND BARRIERS.  
 9. SEE PLAN FOR LOCATIONS OF ALL LANDSCAPING.  
 10. SEE PLAN FOR LOCATIONS OF ALL OTHER FEATURES.



LEFT SIDE ELEVATION

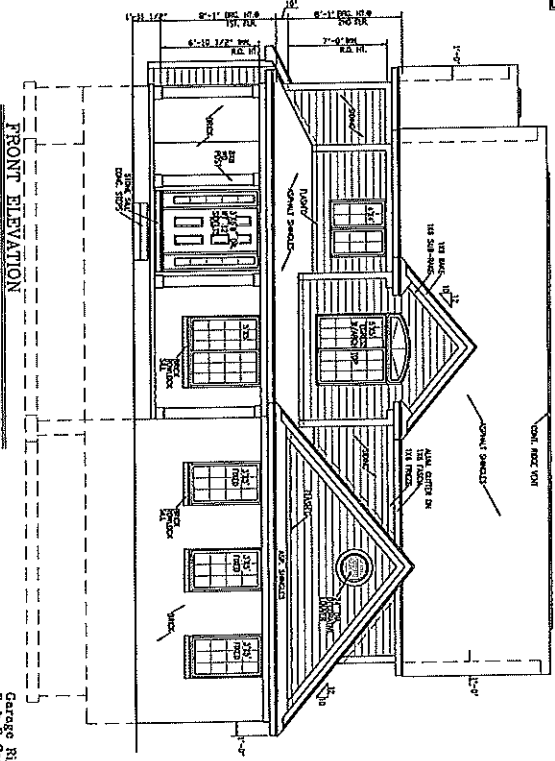
SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. FINISH GRADE IS INDICATED BY A DOTTED LINE.  
 3. ELEVATIONS ARE SHOWN IN PERSPECTIVE.  
 4. SEE PLAN FOR LOCATIONS OF ALL WINDOWS AND DOORS.  
 5. SEE PLAN FOR LOCATIONS OF ALL SHEDS AND GARAGE.  
 6. SEE PLAN FOR LOCATIONS OF ALL ROADS AND DRIVEWAYS.  
 7. SEE PLAN FOR LOCATIONS OF ALL UTILITIES.  
 8. SEE PLAN FOR LOCATIONS OF ALL FENCES AND BARRIERS.  
 9. SEE PLAN FOR LOCATIONS OF ALL LANDSCAPING.  
 10. SEE PLAN FOR LOCATIONS OF ALL OTHER FEATURES.



FRONT ELEVATION

SCALE 1/4" = 1'-0"

Garage Right  
 2 & 3 Car Side Entry  
 The Huron - Elev. A

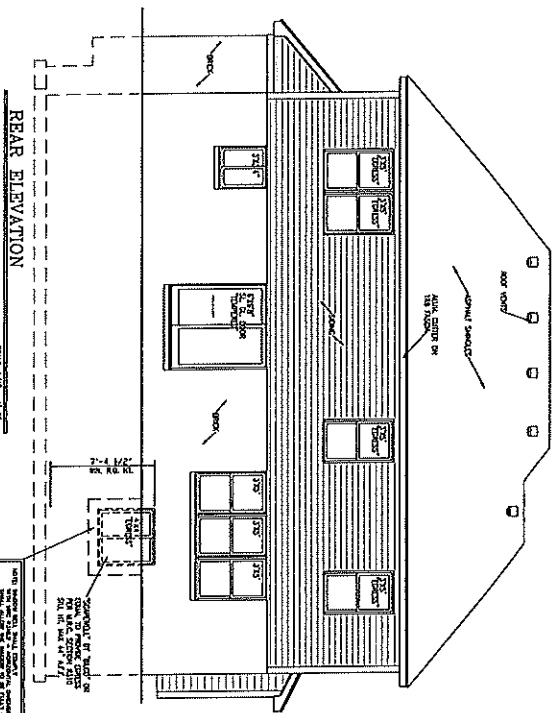






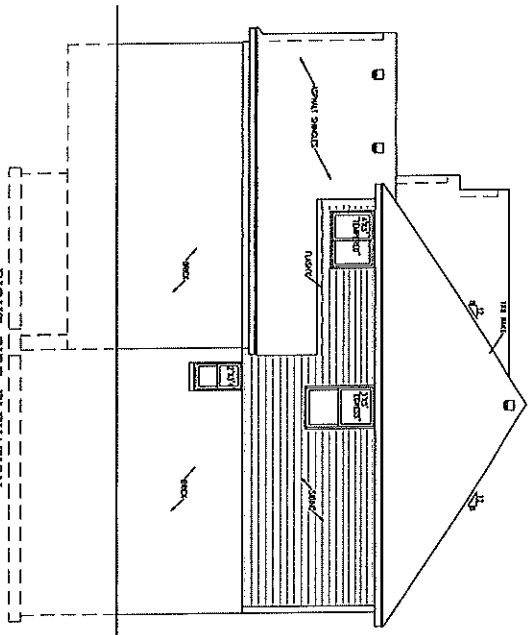
**STEEL, UNTEL. REQUIREMENTS:**

3' PRONG - 1/30" x 1/4" SLL A606	
4' PRONG - 3/16" x 1/2" x 1/8" SLL A606	
5' PRONG - 3/16" x 1/2" x 1/8" SLL A606	
4' PRONG - 3/32" x 1/2" x 1/8" SLL A606	
10' PRONG - 3/32" x 1/2" x 1/8" SLL A606	



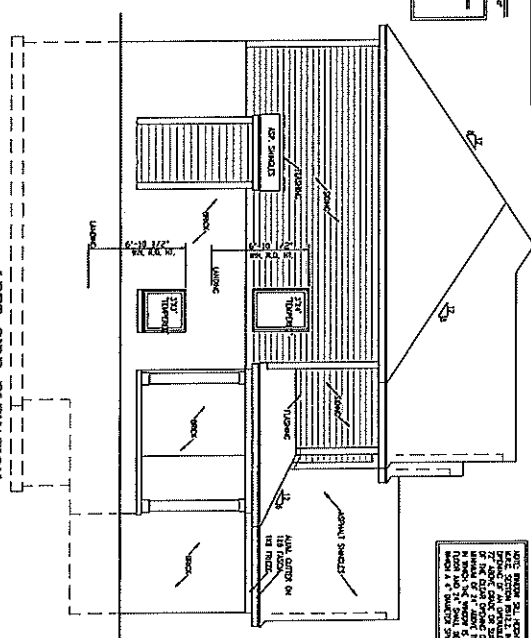
### REAR ELEVATION

SCALE: 1/5 = 1-5

[illegible]

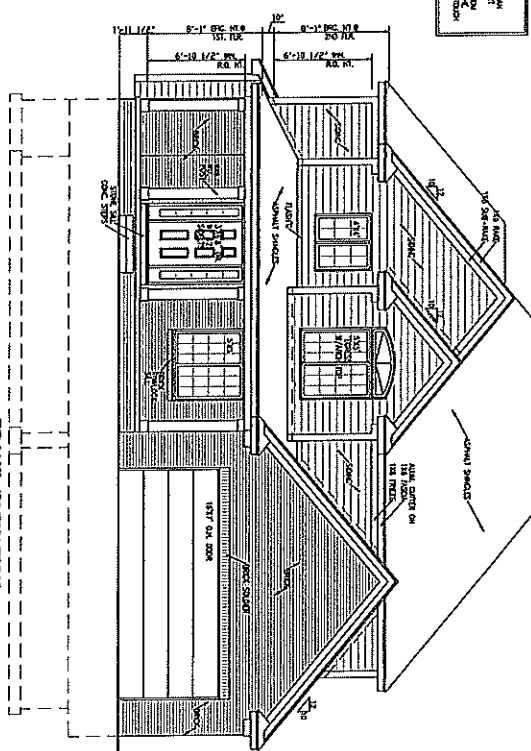
RIGHT SIDE ELEVATION

100



**LEFT SIDE ELEVATION**

**SCALE: 1/4" = 1'-0"**



**FRONT ELEVATION**

2015 1/6 = 1-6

