

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

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

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

ROLL CALL:

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

Excused: Kelley.

Staff: Director Power, Director Best and Secretary Harman.

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

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

Audience: Seven (7).

APPROVAL OF AGENDA:

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

Roll Call:

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

Nays: None.

Absent: Kelley.

Motion Carried.

APPROVAL OF MINUTES:

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

Roll Call:

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

Nays: None.

Absent: Kelley.

Motion Carried.

NEW BUSINESS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Roll Call:

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

Nays: None.

Absent: Kelley.

Motion Carried. (Letters Attached)

ITEM #2: DISCUSSION: SUMPTER ROAD CORRIDOR PLAN.

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

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

- Preserve the rural character.

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

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

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

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

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

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

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

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

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

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

GENERAL DISCUSSION:

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

No comments from the Commission or the audience.

ADJOURNMENT:

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

Respectfully submitted,

Christina Harman
Recording Secretary



August 30, 2021

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

Subject: VBT-21-004 JSB Builders LLC / next to 6032 Schooner Drive; Site Plan Review #3; Revised Site Plans Dated July 23, 2021; Recd. By Township stamped August 11, 2021.

Dear Commissioners:

We have reviewed the application submitted by Sam Patel, on behalf of JSB Builders, LLC to construct a 16,280 square foot multi-tenant light industrial building with truck well and site improvements at 6032 Schooner Drive. The site is located on the west side of Schooner Drive which is located on the south side of Michigan Ave between Beck and Denton Roads. The site has a tax parcel identification number: V-125-83-018-99-0003-706 is zoned M-1 (Light Industrial District) with a total area of 4.478 acres. We have reviewed the site plan request based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

COMMENTS

- 1. **Zoning and Use.** The site is zoned M-1 (Light Industrial District). The plan proposes the use of the northern approximately 1/3rd portion of the site only. The southern 2/3rd is labeled as “future development area”. The applicant has clarified in the future they plan to have an identical building located in the southern 2/3 that will conform to the Van Buren Township Zoning Ordinance.

The site plan notes “Building use shall be consistent with the M-1 zoning district. Building owner’s suite to be warehousing, future tenant suites are to be determined.” During the staff meeting on February 3, 2021 the applicant stated they will only be proposing principal permitted uses and no special land uses.

- 2. **Required Information.** All of the information required per Section 12.203 of the Zoning Ordinance has been noted.
- 3. **Dimensional Requirements.** The required front, rear and side yard setbacks for the M-1 District are 50 feet, 40 feet, and 40 feet, respectively. The proposed building has dimensioned setbacks that comply with the Ordinance. The maximum permitted building height in the M-1 district is 30 feet and the proposed building height is noted as 23 feet. The maximum permitted lot coverage is 35%. The site plan notes the proposed lot coverage as 8.3%.
- 4. **Access and Circulation.**
 - a. **Location of Curb Cuts.** The site plan includes a new curb cut off Schooner Drive which appears to be intended for 2-way movement of vehicles and is now labeled with a 35-foot width. With the proposed building and the future development, the site is likely to receive frequent truck traffic. The applicant has provided truck turning radii and a dotted line that appears to be the path trucks



will take through the site.

- b. **Cross Access.** The site plan proposes a stub drive on the south side to allow for large vehicle turnaround. The applicant’s letter states that “cross access is not shown at this time”; however, the stub can serve as a potential future cross access drive to the east.
- c. **Sidewalks.** A new 5’ wide sidewalk is proposed along the site’s Schooner Drive frontage. Interior sidewalks 8 feet in width have been proposed on the south side of the building to provide pedestrian access from the parking lot to the various unit entrances. A sidewalk connection is also proposed from the sidewalk on the south side to the sidewalk along Schooner Drive. A crosswalk must be striped on the pavement to allow for safe pedestrian access across the main drive aisle.
- d. **Curbs.** Per Section 9.104 (l) concrete curbs at least six (6) inches high shall be provided and maintained around all parking areas, including where parking spaces abut landscaping, property lines or required setback areas. The revised plan proposes a concrete curb at the edge of all paved areas on the site.

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

- a. **Space Dimensions.** All of the proposed parking spaces on the site are 18 feet deep x 9.25 feet wide. The 18’ deep spaces abut 8’ wide sidewalks on the north and south sides of the building, which is permitted by the Ordinance. As required by the Ordinance, all of the spaces on the site are shown with double striping.
- b. **Number of Parking Spaces.**

Standard	Applicable Measurement	Number of Spaces Required	Number of Spaces Provided
Manufacturing: Five (5), plus either one (1) per each 550 square feet gross floor area or one (1) per each employee at peak shift, whichever is greater.	16,280 sq. ft. of GFA	35	35
	Minimum Required:	35	35

The required number of spaces have been noted on the plans. The site plan incorrectly notes 7 spaces on the northwest corner of the building, in an area with 6 spaces.

- c. **Barrier Free Spaces.** The plan indicates a total of two (2) barrier free spaces, as required for parking lots containing 26-50 parking spaces. Both spaces are van accessible per ADA standards.
- d. **Loading.** For the proposed building size one 10 ft. x 50 ft. loading space is required. A 14 ft. x 60 ft. truck well is proposed at the west end of the building. However, the loading space appears to be for use by the tenant at the west end of the building. The plan still does not address how and where truck loading/unloading activity will take place for the remaining tenant spaces. The applicant states “each



tenant space will have its own overhead door for panel or stake truck deliveries. Provisions have to be made to allow sharing of the truck well, but this is not anticipated". We are not sure what this statement means or implies.

6. **Landscaping and Screening.** A landscape plan has been submitted.

- a. **Landscaping Adjacent to Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. Per the landscape plan calculations, the site has a frontage of 155 feet (189 feet – 34 feet driveway). The applicant has included frontage landscaping only for the portion of site to be developed. The area labeled "Future development area" does not have any trees along its frontage. We had previously noted that unless a clear plan and timeline for the future development area is noted, frontage landscaping must be provided for the entire site's frontage on Schooner Drive. The applicant has not addressed this issue.

Should the full frontage on Schooner Drive of 466' be used, the site would require a total of 12 deciduous trees + 5 ornamental trees + 93 shrubs. The applicant has provided 4 deciduous trees + 4 ornamental trees + 32 shrubs along the Schooner Drive frontage. Additional 8 deciduous trees + 1 ornamental tree + 61 shrubs would be required.

- b. **Parking Lot Landscaping.** Section 10.103 (B) (1) requires all parking lots to be landscaped and screened from adjoining public rights-of-way. The parking lot is screened from the Schooner Drive right-of-way by trees and shrubs the applicant is proposing along the lot's frontage.

Interior Parking Lot Landscaping. Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. Interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. The applicant has indicated there is a total of 36,821 sq. ft. of parking area, which requires a total of 1,841 sq. ft. of interior parking lot landscaping. Additionally, one (1) deciduous tree is required to be planted for each three hundred (300) square feet of interior landscaping. Per the notes on Sheet L-2 4,703 square feet of interior parking lot landscaping as well as 6 trees have been provided.

- c. **Loading Area Landscaping.** The loading area for the westernmost tenant space is screened from the west lot line by the use of evergreen trees planted in a staggered double row. However, as previously noted a loading space for use by the other tenants of the building has not been identified on the plans.
- d. **Greenbelt Buffering.** A ten (10) foot wide buffer, with one (1) tree per thirty (30) lineal feet is required along the north and south side lot lines. The plan includes a ten-foot-wide buffer along the north lot line to be planted with 13 trees. The south side lot line will have a large buffer and the existing vegetation on the site satisfies the one (1) tree per thirty (30) lineal feet requirement.

In addition, a sixty (60) foot wide buffer, with a staggered double row of evergreen trees spaced fifteen (15) feet on center on a six (6) foot high berm (see Section 10.103 (H)) with a flat horizontal area at the crest to be at least three (3) feet in width is required along the west lot line abutting the single-family district. The planting shall be in a manner where the evergreen trees provide eighty percent (80%) opacity within three (3) years of planting, measured from the top of the berm. After three (3) years, if this opacity is not achieved then additional evergreen trees and/or shrubs shall be planted to achieve eighty percent (80%) opacity at the time of their planting. A six (6) foot high



masonry wall or opaque fence may be installed in lieu of the required berm and trees. The applicant has only proposed a 45-foot greenbelt along the west lot line and has not provided berm details that satisfy the requirements above. We had previously recommended that the greenbelt be widened as required; however, the applicant has kept the greenbelt narrower in order to allow for ample circulation. We recommend that the Planning Commission require a screen wall or fence in addition to the 45' wide greenbelt berm, to meet the intent of the Ordinance.

- e. **Open Space Landscaping.** All remaining open areas on the site that are not required landscaping areas as described elsewhere in this Article shall be planted with one (1) deciduous or evergreen tree per three thousand (3,000) square feet of open area. The applicant has proposed 3 new trees and 36 existing trees on the site to meet this requirement.
- f. **Stormwater Basin Landscaping.** Per the applicant the site is part of a regional stormwater detention system for the industrial parcels on Schooner Drive. As a result, there is no dedicated stormwater detention basin on the site.
7. **Tree Removal Permit.** The plans submitted include a detailed tree inventory of all the trees on the site. Per the tree summary, the site has a total of 79 trees, of which 36 trees are non-regulated and 43 trees are regulated. Of the 43 regulated trees, 7 are proposed for removal and replacement. It is unclear why the tree survey includes several trees which are off-site and being counted towards removal and preservation. Only trees on the site must be included. The tree inventory list must be expanded to note the trees which are being removed and preserved, since it is challenging to look at the tree protection plan and match the numbers to the tree list to check the species.
8. **Stormwater Detention.** In a letter dated August 6, 2021, Wayne County has noted approval of the proposed stormwater detention system for the site, subject to Township approval. We defer to the Township Engineer for comments and compliance.
9. **Lighting.** The applicant has submitted a photometric plan for the site to show illumination intensities at the property lines. The plan proposes 3 wall mounted fixture types labeled A, B and C. Manufacturer's cut sheet detail for proposed fixture has been provided and is acceptable. The applicant notes that no pole lights are proposed. All of the other industrial developments on Schooner Drive have a pole mounted fixture at the main access drive. We recommend the addition of a single 15' tall pole to the access drive for safety and clear visibility for emergency vehicles accessing the site.
10. **Architecture.** The applicant has provided proposed building elevations. The building is proposed to be constructed of metal siding, decorative block and a standing seam metal roof. While the ordinance does not have specific architectural requirements for industrial buildings located in this area, the Planning Commission has consistently required architecture of a higher quality for all buildings in the Township. We continue to recommend that the applicant consider adding a banding or some detail in addition to the decorative block facing Schooner Drive. All building material colors must also be noted. We recommend the applicant submit colored renderings of the proposed building.
11. **Dumpster.** The site plan notes a dumpster enclosure in the northwest corner of the site. Typical details have been noted and include a masonry enclosure with gates and bollards.
12. **Signs.** The applicant has detailed a location for a monument sign along the site's Schooner Drive frontage and has stated a wall sign will be provided for each tenant. The applicant has stated the wall



signs are still to be determined. Details of the monument sign have been submitted. The monument sign is proposed with a 5-foot height with a 24 square foot area, compliant with the Zoning Ordinance.

RECOMMENDATION

Most of the site plan related items have been addressed; however, some items remain to be addressed. It is our understanding that the applicant is seeking preliminary and final site plan approval from the Planning Commission in a single step. Final site plan approval cannot be recommended with outstanding site plan issues. Some of remaining issues such as greenbelt berm size, architecture etc. require input from the Planning Commission, after which the applicant would have to submit a revised site plan addressing the conditions of Planning Commission approval.

Therefore, we recommend that the Planning Commission approve the preliminary site plan only, subject to the following conditions:

1. Striping of a crosswalk connection from the sidewalk on the south side of the building to the sidewalk along Schooner Drive.
2. Correction of notation of number of spaces on northwest side of building to 6.
3. Clarification regarding on-site loading space for use by various tenants.
4. Timeline regarding development of remaining portion of site or installation of frontage landscaping at this time.
5. Provision of a 45' wide greenbelt with berm and a screen wall/fence, in lieu of a 60' wide greenbelt berm, as required by Section 10.103 (E) (c) of the Zoning Ordinance.
6. Removal of off-site trees from tree survey and revision to tree list to identify trees to be preserved/removed.
7. Township Engineer approval of storm water detention facilities.
8. Addition of a single pole light at the main access drive for safety.
9. Revised building architecture to add banding or some detail in addition to the decorative block facing Schooner Drive.
10. Notation of all building colors and submission of colored renderings of the proposed building.

Respectfully,
McKENNA

Vidya Krishnan
Senior Principal Planner

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

September 1, 2021
Fishbeck Project No. 210238
VBT Project No. 21-004

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

JSB Builders
Preliminary Site Plan Review

Dear Chairperson Thompson:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Preliminary Site Plan resubmitted to the Township for the preliminary plan approval for the proposed JSB Building, located on Schooner Road south of Michigan 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 review submittal.

This project entails construction of a 16,280 Square foot building with a 33 space parking lot at parcel No. 83-018-99-0003-708; construction of a driveway connecting to Schooner Road and one access driveway to the remaining undeveloped lot to the south; construction of storm water improvements including several catch basins and storm drain pipes; construction of a sanitary sewer service lead; construction of a watermain, water service lead, and additional hydrants; and other various site plan improvements.

Our review comments are as follows:

General

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

1. The architectural cover sheet should not be used as the title sheet. Title sheet should include all information as listed in the Van Buren Township Engineering Standards Manual - Chapter II – Plan Requirements. This includes, but is not limited to:
 - a. All benchmark information must be listed on the plans with all elevations listed in National Geodetic Vertical Datum 29 (NGVD 29) or include a conversion factor to the NGVD 29 datum.
 - b. Overall layout of the complete pavement and utility system. Architectural elevation should be removed.
 - c. Legal description including the source the description was taken from (i.e. deed, survey, title company), including the development parcel address when available.
 - d. Revision history
2. Any irrigation will be required with the submittal of the Engineering Plans.
3. All easements, proposed and existing, must be indicated on the plans.
4. Denton Drain must be labeled on the plans.
5. Existing topo survey seems to be incomplete. No contours or elevations are indicated in along the west property line of the parcel. This looks to be an existing swale that flows south towards the existing drain. In addition, the overland stormwater route indicated on sheet C-102 does not match the flow indicated by the contours on site. Provide the overland flow route arrows and flow arrows as part of the topo with contours.
6. The property identification number should be included on the plans.

7. A symbol legend must be included on the proposed utility sheet and proposed grading plan sheet (C-103, C-104).
8. Monument sign must not be placed on top of sanitary sewer easement.
9. 100-yr flood elevation must be indicated on the plans when within site.
10. Typical sections for pavement, parking lots, and sidewalks must be provided.
11. Limits of proposed pavement and sidewalk must be clearly indicated on the plans. Is the proposed sidewalk connecting to the existing sidewalk on the south side of the parcel?
12. Engineering Plans must include the applicable Standard Detail Drawings as found in Appendix A of the Township *Engineering Standards Manual*. The Township can provide full size sheets of multiple details upon request.

Water Main Service

Existing: The Township's Geographic Information System (GIS) records indicate a publicly owned 12-inch ductile iron water main running north-south along the east side of Schooner Road and a publicly owned 8-inch ductile iron water main servicing the existing property at 6032 Schooner Road.

Proposed: The applicant's plan proposes servicing the property via a 8-inch watermain, connecting to the Township's 12-inch water main, with a proposed hydrant and a 2-inch copper type K water service line to the proposed building. An additional hydrant is also proposed to be installed along the main on Schooner Road approximately 140 feet north of the existing hydrant.

Comments:

1. The applicant shall work with the Township Fire Marshal and Engineer to finalize the location of the hydrants on site. The proposed hydrant along Schooner Road does not necessarily provide any additional coverage that isn't already provided by the new hydrant to the southwest (SW), especially if we shift to the northwest (See Below).
2. The proposed hydrant located at the SW corner of the new building should be placed in the northwest (NW) corner of the building/property. Final say in coverage will be determined by the Fire Marshal.
3. Applicant must verify the type, if any, of fire service connection needed and whether the building will include sprinklers.
4. A minimum of 6 feet of cover is required for all water main. A minimum of 7 feet of cover is required when in the influence of any paved surface.
5. The directional bore profile and design must include material, connection type, and a realistic design profile showing the path of the drill.
6. Landscape plans must ensure that no trees are planted within the water main easement.

Sanitary Sewer

Existing: The Township's GIS records indicates a public 10-inch reinforced concrete sanitary sewer running north-south along the west side of Schooner Road.

Proposed: The applicant's plan proposes a privately owned 6-inch PVC sanitary sewer service connecting via a wye connection to the existing 10-inch sanitary sewer along Schooner Road.

Comments:

1. Indicate existing sanitary sewer easement along property frontage. A minimum 20-foot sanitary sewer is required to be on record.
2. A minimum horizontal separation of ten feet (measured outside of pipe to outside of pipe) must be maintained between the sewer and all other utilities.
3. Vertical separation with a minimum of 18 inches of clearance measured from outside of pipe to outside of pipe must be maintained for sanitary sewers and services when crossing other utilities including storm, water, gas, and electric.

4. Basis of design flow computations for sanitary sewers must be included as part of the Engineering Plan set.
5. Applicant must verify the size of the existing sanitary sewer indicated on the plans, GIS indicates 10-inch, plans read 8-inch (sheet C-100).
6. Cleanouts shall be provided within five feet of foundation walls, at all bends, and at intervals no greater than 100 feet. A minimum of one cleanout external to the building shall be required on all sanitary leads.

Storm Sewer

Existing: The Township's GIS records indicates a publicly owned 30-inch stormwater pipe running north-south along the west side of Schooner Road, conveying stormwater south to the county-owned Denton drain.

Proposed: The applicant proposes collecting the onsite stormwater runoff through a network of new catch basins and storm sewers and proposed to outlet into the existing Wayne County owned stormwater manhole on the west side of Schooner Road.

Comments:

1. There is no indication of a stormwater detention system. Applicant has indicated that onsite storm water detention is not required per the property deed restrictions and design of the Schooner Road detention system. **Applicant must provide these referenced documents that exempts the site from stormwater detention requirements for the Townships review prior to engineering plan approval.**
1. Applicant has submitted and obtained stormwater approval from Wayne County (R21-351).
2. Applicant shall design storm sewer system to have minimum cover of 4 feet above all storm sewers wherever possible. An absolute minimum cover of 2.5 feet is allowable, upon approval from the Engineer. Roof drain cover must be indicated on plans.
3. A full stormwater review will not take place until Engineering Review, however, below are some preliminary observations that the applicant should review and address.
 - a. Applicant must verify that the Hydraulic Grade Line does not exceed an elevation of 1.00 feet below the rim elevation. Preliminary view shows line no. 6 has an HGL that is above grade.
 - b. Applicant must indicate size of proposed catch basins and manholes, as well as manholes which are being tapped into.
 - CB-1 has multiple pipes at the same invert elevation, with very tight spacing.
 - Outfall-1 has 2 existing 30-inch storm sewers. Indicate how the 24-inch sewer will be added to the existing structure while maintaining integrity of manhole. List existing size and additional structure information.
4. The proposed berm on the west side of the property appears to drain onto the adjacent property. Drainage for development must be self-contained so that drainage across adjacent site developments is avoided unless an easement is provided for that purpose.
5. The proposed berm on the west side also cuts off an existing drainage swale from the north. At no time may a new development inhibit flow from continuing in its pre-existing flow.

Paving and Grading

1. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans that indicate detailed ramp grades for sidewalk ramp areas needing to comply with the Americans with Disabilities Act 2010 (ADA).
2. Sidewalk connection to the Schooner Road sidewalk must be provided and with more detail shown on the plans. ADA ramps at the driveway crossing must also be provided.

3. Maximum parking lot slopes shall be three percent.
4. Truck turning movements must be provided on the plans. If the dashed lines located on sheet C-001 are supposed to represent truck movements, they must be updated to indicate full paths of all wheels of the largest truck anticipated onsite. Indicating front wheel movements only is not acceptable.

Soil Erosion and Sedimentation Control (SESC)

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


Recommendation

At this time, we are recommending Preliminary Site Plan approval for the JSB Builders site, subject to the comments listed above and in accordance with the Township's Engineering Standards manual. The applicant must submit documentation indicating previous approvals for no required internal stormwater management prior to Engineering Plan approval. If you have any questions regarding this project, please contact me at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,



Paul J. Kammer, PE
Senior Civil Engineer



Stephen C. Clayton, PE
Civil Engineer

By email

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

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

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



Aug 20, 2021

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

JSB Builders LLC.
Schooner Dr.
Van Buren Township, MI 48111

21-004
Preliminary Site Plan Resubmittal

I have reviewed a set of plans from D.S. Wright and Assoc. P.C. and have the following comments:

Site Access:

~~Fire Department access roads shall have an unobstructed width of not less than 20 feet.~~

~~NFPA 1 18.2.3.5.1.1~~

~~Fire Department access roads shall not have an unobstructed vertical clearance of not less than 13 feet 6 inches. Including the future canopy of large landscaping trees.~~

~~NFPA 1 18.2.3.5.1.2~~

~~The turning radius of a Fire Department access road shall be as approved by the AHJ, and maintain the minimum road width.~~

~~NFPA 1 18.2.3.5.3.1 and .2~~

~~Marking of Fire Apparatus Access Road "No Parking Fire Lane" shall be shown.~~

~~NFPA 1 18.2.3.6~~

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.

Address Numbers shall be provided on the street side of each building. They shall be visible from the street and of contrasting colors to their background. Where required by the fire code official, address identification shall be provided in additional locations to facilitate emergency response.

MBC 501.2

Fire Protection/Water Supply

No part of any buildings, and structures shall be more than 250 feet from a hydrant.

Van Buren Township Water Main Standards Chap 3 Section 3

1 Fire hydrant located on Schooner Dr. is shown on the plans, **2 1 Additional Hydrant will need to be installed on the Northeast side of the building, and 1 on the south side of the building, half the length of the building.**

An approved water supply capable of supplying the needed fire flow must be provided for all new buildings.

NFPA 1 18.3.1

Building Access/Communications

The installation of an ELOCK Knox box is required for all tenants within the building. The Knox Box location will be verified prior to the installation on the building.

NFPA 1 18.2.2.1

Emergency Responder Radio Coverage System is required unless it can be proven after building is constructed, and occupied that coverage is sufficient. This will be verified by AHJ prior to final C/O.

NFPA72 24.5.2.2.3

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 the appropriate codes. One set of as built construction drawings, schedules, and details, as it relates to construction, fire protection 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.

Andrew Lenaghan
Fire Marshal
Van Buren Township