

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
APRIL 14, 2010**

The meeting was called to order by Chairperson Thompson at 7:30 p.m. Present: Koscielny, Johnson, Boynton, McKenna, Kelley, Budd and Thompson. Staff present: Director Swallow and Secretary Queener. McKenna Associates representative present: Sally Hodges. There were 10 people in the audience.

APPROVAL OF AGENDA:

Motion Kelley, McKenna second to approve the agenda as presented.

Motion carried.

MINUTES:

Motion Boynton, Budd second to approve the minutes of March 24, 2010 as presented.

Motion carried. .

PRESENTATION: New Willow Run Airport Entrance

Dave Tyler, Deputy Director of Wayne County Economic Development Growth Engine (EDGE), presented a concept plan for a new entrance to the Willow Run Airport fronting on the North I-94 Service Drive. Mr. Tyler explained that Wayne County economic development staff believes the airport needs a new “front door” to help improve the image of the airport and attract businesses to locate at the airport. Tyler noted a majority of the funding for the entrance would come from Michigan Department of Transportation (MDOT) economic development funds, which are contingent on finding a new user on airport property.

Commissioner Johnson inquired about the possibility of improvements to the Service Drive and the ramps at Rawsonville Road.

Mr. Tyler stated if a good user comes into the airport there is a possibility that improvements would be made.

Ed Seyfried resides at 10391 Endicott stated he feels the improvements would be a mistake and that the Service Drive is in terrible condition.

Director Swallow stated the entrance would be close to the Rawsonville Road exit, eliminating the need for traffic to travel around the airport, so the Service Drive would be less traveled by trucks.

Mr. Tyler announced there is another road improvement project they have been working on that will be occurring in the Township. At this time, he is meeting with MDOT and they are proposing to reconstruct the bridge over I-275 at Ecorse Road. They are attempting to include improvements to Ecorse Road, all the way to the Haggerty Road intersection.

UNFINISHED BUSINESS:

ITEM #1 CASE # 10-002 PCA

TITLE: THE APPLICANT, MICHAEL CARR, IS REQUESTING A MODIFICATION TO CONSTRUCT A DETACHED ACCESSORY BUILDING WITH AN AREA THAT EXCEEDS THE MAXIMUM PERMITTED GROUND COVERAGE BY 372 SQUARE FEET AND MAXIMUM HEIGHT BY 10 INCHES AS REGULATED BY SECTION 4.14 OF THE TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: PARCEL TAX ID NUMBER V125-83-121-01-0010-000 ALSO KNOWN AS 49700 MARTZ ROAD. THIS PROPERTY IS LOCATED ON THE NORTH SIDE OF MARTZ ROAD, BETWEEN RAWSONVILLE ROAD AND HOEFT ROAD.

Michael Carr stated he resides at 49700 Martz Road, and he is requesting approval to construct a 30 x 40 detached garage to store vehicles and equipment.

Director Swallow summarized his review letter, noting Mr. Carr is proposing to build a garage that would exceed the permitted ground coverage for detached accessory buildings by 372 square feet and would exceed the height allowed by 10 inches. The parcel is a deep lot, which allows the proposed structure to be set approximately 250' from Martz Road. The surrounding parcels are similar in size and dimensions, and the property backs to a 5-acre parcel that is in residential use.

Swallow continued, the need for the requested modification is self created because the applicant could request a smaller detached accessory building. Staff is not aware of a potential nuisance greater than which is usually compatible with the permitted uses in the area. The proposed garage will be behind the principal building. There is an existing driveway access that will need to be extended to service the proposed garage.

Two large vehicular doors are proposed, which will face the principal building and Martz Road. Based on the information provided, the construction of the garage will not affect the drainage in this area. The proposed garage will be visible from the neighboring homes to the east and west. However, there are large mature trees on the parcels to the east and west that will partially screen the proposed garage from view. The garage is set back approximately 250' from Martz Road, further screening the garage from view.

A majority of the properties in the neighborhood have detached accessory buildings in the rear yards. Those detached buildings are predominantly oversized garages and several smaller sheds. The applicant is proposing to match the appearance of the existing principal structure, and cover the walls with matching vinyl siding. The proposed garage is compatible with the detached accessory buildings on nearby lots.

No landscaping plan was submitted with this application. There are existing, mature trees on the property that helps screen the proposed addition from the residential structures in this area. Due

to the increased set back from Martz Road, additional landscaping is not necessary to screen the proposed garage from view.

Provided no new information or facts unknown at this time are presented, Director Swallow recommended that the Planning commission grant the modification for an additional 372 square feet of lot coverage and increase in height of 10 inches as permitted by the Zoning Ordinance Section 4.14 based on the following facts and findings:

1. The proposed use of the detached accessory building complies with the Township Zoning Ordinance for uses permitted in the AG (Agriculture and Estates) and will not generate a nuisance.
2. The proposed building is a significant distance behind the principle structure and approximately 250 feet from Martz Road and screened by existing vegetation.
3. The proposed building is compatible in architecture and scale with the existing house; and is equal or superior in appearance and quality to the other detached accessory structures in the neighborhood.

Motion Kelley, Boynton second to grant Mr. Carr a modification to construct a 30 x 40 1,200 square foot garage which exceeds the maximum permitted square feet by 372 feet and height requirement by 10 inches at 49700 Martz Road, subject to Director Swallow's review letter dated April 8, 2010.

Motion carried.

ITEM # 2 AMENDMENTS TO ACCESSORY STRUCTURES AND USES ZONING ORDINANCE SECTION 4.14

Director Swallow stated the Township attorney recommend changes to the modification requirements, which have been incorporated into the revised draft.

Commissioner McKenna had some concerns with the height of detached buildings, and stated he felt the Commission should take a close look at the proposed changes to the maximum height of buildings.

Director Swallow stated the Commission could change the height requirements back to match the current ordinance or restrict the height of detached buildings to the height of the principal building.

Commissioner Budd does not agree with making the height requirements too restrictive, she feels there are examples of uses such as large vehicles and farming equipment where the height is needed.

Sally Hodges, with McKenna Associates, stated she could develop drawings of various building heights with different roof pitches for the Planning Commission to consider.

**Motion Boynton, Koscielny second to postpone the recommendation to the Board of Trustees of the proposed accessory Building, Structures & Uses Ordinance.
Motion carried.**

GENERAL DISCUSSION:

Ed Seyfried, asked Director Swallow to speak to Wal-Mart about the landscaping and lawn maintenance in the area behind the store.

**Motion Budd, Kelley second to adjourn at 9:00 p.m.
Motion carried.**

Respectfully submitted,

Patricia Queener,
Recording Secretary