

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
AUGUST 25, 2010**

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

APPROVAL OF AGENDA:

**Motion Boynton, Johnson second to approve the agenda of August 25, 2010 as presented.
Motion carried.**

MINUTES:

**Motion Budd, McKenna second to approve the minutes from the July 28, 2010 meeting as presented.
Motion carried.**

PUBLIC HEARING:

ITEM #1

TITLE: ADOPTION OF THE PROPOSED "BELLEVILLE ROAD DISTRICT PLAN AND MARKET ANALYSIS" AMENDMENT TO THE MASTER PLAN OF THE CHARTER TOWNSHIP OF VAN BUREN.

**Motion Boynton, Koscielny second to open the public hearing.
Motion carried.**

Sally Hodges, representing McKenna Associates, stated the purpose of the public hearing is to be consistent with the Michigan Planning Enabling Act. The Belleville Road District Plan is based on analysis of existing conditions, reasonable market expectations, and assessment of development opportunities and constraints. The Plan is further intended to encourage the use of lands in accordance with their character and adaptability, to ensure that land uses are situated in appropriate locations in relationship to others, to lessen congestion on the public roads, and to facilitate adequate provision of public utilities. These considerations are legitimate governmental interests bearing a substantial relationship to public health, safety, and welfare. In particular, the Belleville Road District Plan promotes careful and managed growth, creation of new opportunities and environments in light of the region and new economy, consideration of residential interests, support for existing businesses and controlled industrial development. The Master Plan advances the government's interest by managing new development, acknowledging and protecting the area's natural features, and preventing negative impacts to surrounding land values.

The Belleville Road District Plan proposes land use categories, consistent with the overall Township Master Plan, and recommends several new categories, such as:

1. **Gateway Commercial.** This will target the distinctive characteristics of the Belleville Road interchange area. It caters to highway oriented uses and benefits from high visibility and accessibility, and
2. **Town Center.** Combines basic elements essential to creating a vital place, the governmental center, parks and civics spaces, retail and services uses and a concentration of residential uses all in a walk able relationship.
 - a. **Town Center Core.** Will permit densities higher than in other areas of the Township in some cases up to 3 stores, with vertical mixing of uses, such as residential and or offices uses above retail an service. The buildings will be close to the road with no more than one double-loaded row of paring in front of the building.
 - b. **Town Center Edge.** The Town Center Edge Uses are intended to buffer and transition the more nonresidential, higher intensity Core uses from adjacent single family neighborhoods, while retaining the Town Center's emphasis on complementary mixing of uses, creating street and pedestrian connections to nearby neighborhoods, and creating the downtown hub for the Township functions, activities and services.

Each of the land use areas within the district have a unique quality and function which should be demonstrated in the design and charter of the buildings and sites. There should be a level of consistency in the design and character, particularly along Belleville Road. The plan also proposes developing building architecture and façade standards for the area.

GENERAL DISCUSSION:

Commissioner Budd stated she attended the open house at the new Meridian Medical Center on Belleville Road; and noted it was a very nice facility.

Commissioner Koscielny asked Director Swallow to contact the County regarding the railroad tracks on Elwell Road.

Commissioner Boynton stated the grass needed to be cut again in the Country Walk development.

ADJOURNMENT:

Motion Boynton, Budd second to adjourn at 8:00 p.m.

Motion carried.

WORK STUDY SESSION:

Roles and Responsibilities for Planning Commissioners

Respectfully submitted,

Patricia Queener,
Recording Secretary