

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
JANUARY 13, 2010**

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

APPROVAL OF AGENDA:

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

Motion carried.

MINUTES:

Motion McKenna, Koscielny second to approve the minutes of December 9, 2009 with the following correction changing Kelly to Kelley.

Motion carried.

NEW BUSINESS:

ITEM #1

CASE # : 08-013 SPU

TITLE: THE APPLICANT, MEIJER INC., IS REQUESTING A **12-MONTH EXTENSION** OF THE PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A DRIVE-UP PHARMACY WITHIN THE EXISTING MEIJER STORE.

LOCATION: PARCEL TAX ID NUMBER V125-83-058-99-006-705 ALSO KNOWN AS 9701 BELLEVILLE ROAD. THE PROPERTY IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD, BETWEEN TYLER ROAD AND THE NORTH I-94 SERVICE DRIVE.

Director Swallow stated he received a request from the applicant requesting a 12-month extension to Meijer's preliminary site plan approval. Meijer is not sure they will proceed with the project due to the request to install a traffic light or a no left turn sign at the south entrance off Belleville Road.

Commissioner Koscielny inquired about the results of the traffic study, and recalled concerns about the entrances on Tyler Road. He noted that more traffic could be diverted to Tyler Road if left turns are not allowed onto Belleville Road.

Director Swallow stated Wade-Trim performed a traffic count, and submitted their findings to the applicant's engineer. The preliminary findings were that installing a traffic light was an appropriate fix to the concerns. However, the separation distance between the entrance and the Belleville and Tyler Road intersection is relatively short and a light could cause traffic delays. The concerns related to the south entrance drive will need to be resolved before final site plan approval

Motion McKenna, Kelley second to grant a 12 month extension to Meijer Inc. Preliminary Site Plan approval, subject to all conditions that were set forth in the original Preliminary Site Plan approval.

Motion carried.

GENERAL DISCUSSION:

ITEM # 1 REVIEW OF ACCESSORY STRUCTURES AND USES (ZONING ORDINANCE SECTION 4.14)

Sally Hodges, representing McKenna Associates, stated revisions to the Ordinance have been made according to comments from the Planning Commission. The major change from last month to this month is that the various dimensional regulations for attached and detached buildings and structures have been incorporated into a table. This format will be easier to read and understand for the ultimate user of the Ordinance.

There was discussion pertaining to the height of buildings, possible allowing taller than 14 feet in single-family and multiple-family residential districts. The ordinance currently allows buildings to be taller if they have a steeper roof pitch. After discussion, it appears that the height limit has not been a problem for applicants, since they have not asked for modifications for height.

What has not been addressed is whether the maximum size of a detached accessory building should be made larger. Director Swallow stated since October 2005 we have received 10 requests for modifications. Residents with around one-acre parcels is where many of the request are coming from. People with these properties tend to have larger items to store. He has found that 900 square foot is a little restrictive, and several of the modifications on the one-acre parcels have been around 200 square feet. The Commissioners could consider raising the allowed square footage to 1,100 square feet per acre, above which the applicant would have to request modification approval from the Planning Commission. Director Swallow also asked the Commissioners to consider allowing open decks which have no roof or other projections above any required railing, and which are at or below the finished first floor level of the building, to encroach up to ten feet into the required rear yard area. The Township has found numerous examples where homeowners were prohibited from having decks; explaining the many of the newer homes are built up to the rear yard setback which does not allow homeowners to build a deck to exit the rear of their homes.

ITEM #2 DOWNTOWN DEVELOPMENT AUTHORITY (DDA) MARKET STUDY

Director Swallow and Sally Hodges explained that the DDA would like to review the proposed market study with the Planning Commissioners, the meeting will be held in the Sheldon Room at 5:30 p.m. on January 19, 2010.

**Motion Boynton, Kelley second to adjourn at 8:42 p.m.
Motion carried.**

Respectfully Submitted,

Patricia Queener,
Recording Secretary