

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

The meeting was called to order by Chairperson Thompson at 7:30 p.m. Commissioners Present: Koscielny, Johnson, McKenna, Budd and Thompson. Absent excused Boynton and Kelley. Staff present: Director Swallow and Secretary Queener. McKenna Associates representative present: Sally Hodges. Wade-Trim representative present: David Nummer. There were 12 people in the audience.

APPROVAL OF AGENDA:

**Motion Budd, Koscielny second to approve the agenda as presented.
Motion carried.**

MINUTES:

**Motion Johnson, Koscielny second to approve the minutes of May 26, 2010.
Motion carried.**

**Motion Budd, Koscielny second to approve the minutes of June 23, 2010 with the following correction: Commissioner Boynton absent excused.
Motion carried.**

PUBLIC HEARING

ITEM # 1

CASE #

09-002RZ

TITLE:

THE APPLICANT, RON TINSLEY, IS REQUESTING TO REZONE PARCEL NUMBER V125-83-088-99-0070-000 APPROXIMATELY 5 ACRES, PARCEL NUMBER V125-88-0069-701 APPROXIMATELY 7.41 ACRES AND V125-83-105-99-0001-000 APPROXIMATELY 1 ACRE, FROM M-1 (LIGHT INDUSTRIAL TO R1-A (SINGLE FAMILY RESIDENTIAL)).

LOCATION:

THIS PROPERTY IS LOCATED ON THE WEST SIDE OF MARTINSVILLE, BETWEEN EAST HURON RIVER DRIVE AND SAVAGE ROAD.

**Motion McKenna, Johnson second to open the public hearing.
Motion carried.**

Ron Tinsley requested the listed parcels be rezoned from Light Industrial to R1-A Single Family Residential, stating the rezoning would be consistent with the Township Master Plan. Mr. Tinsley stated he purchased the land in 2001. He has no plans to develop the land, he just does not want Light Industrial.

Director Swallow stated the South Side Master Plan purposes a new zoning district identified as Village Residential, which would permit a higher density than the requested R-1A. However, the district has not been established at this time. The proposed request brings the areas closer to the Master Plan with a residential use.

Sally Hodges, representing McKenna Associates, stated when developing the Master Plan this area has been a concern to the Township for a long time, with existing residential on the frontage and light industrial on the back of the property.

Commissioner Thompson inquired if industrial buildings were proposed, would they require additional buffering. Swallow confirmed this would be a requirement for any new industrial site adjacent to residential.

Chuck Reavis resides at 1043 Savage Road, is opposed the rezoning. He does not want any additional houses constructed in this area. The rear of his property is zoned light industrial and he operates a transmission repair shop.

Hodges stated at one time there was a significant amount of Light Industrial zoning due to the location of the railroad. Over the years, the Township has changed the zoning to residential.

Motion McKenna, Koscielny second, to close the public hearing.

Motion carried.

UNFINISHED BUSINESS:

ITEM # 1

CASE # 10-008 SPR, STATEWIDE BORING
TITLE: THE APPLICANT, STATEWIDE BORING, IS RQUESTING FINAL SITE PLAN APPROVAL FOR A 17,500 SQUARE FOOT ADDITION TO THEIR EXISTING BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

LOCATION: PARCEL NUMBER V125-83-002-99-0025-702 ALSO KNOWN AS 6401 HAGGERTY ROAD. THE PROPERTY IS LOCATED ON THE EAST SIDE OF HAGGERTY ROAD, BETWEEN VAN BORN ROAD AND ECORSE ROAD.

Mark Logan representing Statewide Boring stated that Statewide has been at the current facility for ten years and they have outgrown the facility. They are currently doing work with aerospace, pharmaceutical, and wind energy and bringing additional jobs back to Michigan. They are having a hard time storing the larger equipment in the current facility. They are not proposing any outdoor storage.

Sally Hodges stated Statewide boring has submitted revised plans to address the Planning Commission's conditions of preliminary site plan approval. Therefore, McKenna Associates recommends that the Commission grant Final Site Plan approval, subject to the following:

1. Approval of the Fire Department for the dead-end parking area and confirming that there is sufficient access for fire protection.
2. Submission of a written legal agreement, which has been approved by the Township attorney, to construct the deferred parking, including an agreement to construct the deferred parking at such time as there have been three documented violations from the Building Department, prior to receipt of a building permit.
3. Final engineering approval.

Dave Nummer representing Wade-Trim stated this project consists of a 17,500 square foot addition to an existing industrial building. A new water main is being connected into the existing water main to the north of the project to provide fire protection to the new addition. Underground pipe storage is being provided to comply with the storm water management requirements. The Developer has adequately addressed our conditions from the Preliminary Site Plan approval.

Director Swallow reviewed a letter dated July 1, 2010 from Van Buren Township Fire Department, stating they recommend final site plan approval with the following conditions:

1. The building type is II-B and the required water flow would be 2,750 gallons per minute for two hours and would require three useable hydrants. The existing fire hydrants and proposed hydrants on the plans are acceptable as long as the water flow of 3,750 gallons per minute is provided. This will be indicated at the water flow testing which shall be witnessed by the fire department as well as other required personnel. The fire hydrant at L&W needs to be made accessible.
2. Provide approved fire apparatus access roads which shall extend to within 150 feet of all portions of the buildings as measured by an approved route around the exterior of the facility. This requirement will be waived subject to Fire Department review of the fire suppression system for the building.
3. Provide the location of the proposed fire department connection on the address side of the building. The FDC shall be located on the street side of the building, fully recognizable from the street or nearest point of fire apparatus access or as approved by the fire code official. The FDC shall be equipped with a four inch storz connection and a 30 degree down turn.
4. The unloading of vehicles shall not obstruct the fire department access. Fire apparatus access roads shall have a clear width of 20' which must be maintained at all times.
5. The fire lanes indicated on the plans shall be posted on one side of the land with approved "No Parking Fire Lane" sign.
6. Provide a knock box on the gate at the driveway from Haggerty Road and on the address side of the building. The location shall be indicated on the building permit submittal.
7. Provide a detail on the address of the building. The detail shall indicate the dimensions of the address and indicate the colors of the materials. The address shall be a minimum of 6" numbers and shall contrast with the background and be clearly visible from the street.

Commissioner Johnson inquired about the fire hydrant on L & W property.

Director Swallow stated L & W refused the proposed driveway that would have connected the two sites. However, there is an open green space between the two properties so the access is not blocked.

Motion Budd, Johnson second to grant final site plan approval to Statewide Boring located at 6401 Haggerty Road parcel number V125-83-002-99-0025-702 to a construct 17,500 square foot addition to its existing building and associated site improvements; subject to compliance to the McKenna Associates review letter dated July 12, 2010, Wade-Trim review letter dated July 13, 2010, and Van Buren Township Fire Department review letter dated July 1, 2010.

Motion carried.

NEW BUSINESS:

ITEM # 1

CASE #

10-010 Temp

TITLE:

THE APPLICANT, NEW LAWN SOD FARM, IS REQUESTING TEMPORARY LAND USE APPROVAL TO OPERATE SEASONAL HALLOWEEN SALES AND ACTIVITIES UNDER ZONING ORDINANCE SECTION 4.44 TEMPORARY LAND USES, BUILDING, AND STRUCTURES.

LOCATION:

PARCEL NUMBER V125-83-121-99-0008-000 ALSO KNOWN AS 50240 MARTZ ROAD AND V125-83-124-99-0001-003 VACANT PARCEL. THESE PARCELS ARE LOCATED ON THE NORTH AND SOUTH SIDES OF MARTZ ROAD BETWEEN HOEFT AND RAWSONVILLE ROADS.

Norm DeBuck, requested temporary land use approval to operate seasonal Halloween sales and activities. They received approval last year and changed the name to make it more family friendly.

Commissioner Thompson asked if the applicant would be granted a three year approval.

Swallow stated there were not any complaints last year and the events were a success.

Hodges stated the review letter was completed prior to receiving the current use statement so many of the concerns in the letter have been addressed with the statement. Hodges inquired about the haunted trail that is proposed.

DeBuck stated they are waiting a couple years to construct the trail because they would like a top notch trail and it will take time to do this.

Hodges stated the Planning Commission would require details to grant approval.

DeBuck stated the half mile trail would be north of the parking lot and west of the corn maze activities.

Hodges noted the trail would be farther away from the houses and inquired about the surface for parking and if they would serve food.

DeBuck stated the parking lot would be grass and that last year they did not have any issues with drainage. They could park up to 300 cars, there will be no parking on Martz Road, and one entrance and one exit off of Martz Road and there will be an emergency entrance and exit. The driveway into the parking lot off of Martz Road will be 40 feet wide and will be a split drive in and out onto Martz Road. The traffic will be arriving off of Rawsonville Road. They will have food and drinks at the concession stand. They will apply for a temporary permit from Wayne County for the food.

The hours of operation will be from September 10th thru November 7 Monday thru Thursday starting at 8:00 p.m. to 5 p.m. this is the Pumpkin Patch weekday's hours. Friday hours of operation would be 6 p.m. -10, Saturday 1 p.m. to 10 p.m., and Sunday 1 p.m. to 9 p.m.

Commissioner McKenna inquired about the use statement on the site plan, which includes a haunted hayride, and if it will be in the next three years.

Mr. DeBuck stated that will be phased-in, but not within the three years.

Motion Koscielny, McKenna second to grant DeBuck Lawn Farm Temporary Lane Use Approval to Operate Seasonal Halloween Sales and Activities, subject to McKenna Associate's letter dated July 7, 2010 and the following:

1. **Lighting inspection.**
2. **Emergency access properly signed.**
3. **Uses better identified on the site plan.**
4. **Use of the fenced areas need to be identified on the site plan.**
5. **Clarification of hours of operation.**
6. **If the proposed haunted trail is incorporated prior to end of the three years, they are to submit a revised site plan and hours of operation to the Director of Developmental Services.**

GENERAL DISCUSSION

Commissioner Johnson inquired about the progress on the issues with Cobblestone Ridge Subdivision.

Swallow stated Cobblestone Ridge was mowed once and the Township contractor will be back out to mow again including the common areas. In regards to the basements, there was a meeting with the Construction Board of Appeals and the builder was given 30 days to clean up the site, drain the water from the basements and place fencing around the basement foundations. It will go back to the Board in August.

Commissioner Koscielny inquired about the mounds of dirt at the County Pond subdivision, the condition of Elwell Road by the paved area and near the railroad tracks, noting if you're going north there are large pot holes.

Swallow stated the township ordinance does regulate dirt being a blight issue, but he would investigate possible property maintenance concerns.

Commissioner McKenna inquired about the weeds in the second drive north of Wal-Mart.

Swallow stated if the property is more than one hundred feet from a structure our ordinance does not cover it, the DDA was paying for the maintenance of that area and he will inquire why that has not continued.

Motion McKenna, Johnson second to adjourn at 8:45 p.m.

Motion carried.

Respectfully submitted,

Patricia Queener,
Recording Secretary