

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
JULY 28, 2010**

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

APPROVAL OF AGENDA:

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

Motion carried.

MINUTES:

Motion Kelley, Boynton second to approve the minutes of July 14, 2010 as presented.

Motion carried.

OLD BUSINESS

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 V125-088-0069-701 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 ROAD, BETWEEN EAST HURON RIVER DRIVE AND SAVAGE ROAD.

Ron Tinsley, applicant, requested approval of the rezoning for the referenced parcels from Light Industrial to Single Family Residential. Tinsley noted nothing has changed since the public hearing at the last meeting.

Sally Hodges, representing McKenna Associates, reviewed their recommendation letter dated July 22, 2010, stating McKenna Associates recommends that the Planning Commission recommend that the Township Board of Trustees approve the request to rezone the site from M-1 Light Industrial to R-1A, single Family Residential District.

Patricia Reavis resides at 1043 Savage Road, opposes the rezoning, does not want a subdivision constructed, and had concerns regarding the effects the rezoning may have on their small business.

Marilyn Krawulski resides at 950 Savage Road, opposes the rezoning stating she does not want another subdivision in the surrounding area.

Director Swallow stated all property owners have the right to develop their property and the Township cannot stop a development if it complies with the Township Ordinances.

Administrative rezoning initiated by the Township is extremely rare and most rezoning is initiated by the property owner.

Commissioner McKenna stated at this time he could not see the property being developed for residential use with the state of the current economy.

Hodges noted that any subdivision style development would require site plan approval and off-site impacts would have to be mitigated as part of the site plan review process.

Motion McKenna, Johnson second to recommend that the Board of Trustee approve the proposed rezoning for parcel numbers V125-83-088-99-0070-000, V125-088-99-0069-701 and V125-83-105-99-0001 from M-1 (Light Industrial) to R1-A (Single Family Residential) based on McKenna Associate's review letter dated July 22, 2010

Roll call:

Yeas: Johnson, McKenna, Boynton, Kelley, Budd and Koscielny.

Nays: None.

Absent: Thompson.

Motion carried.

GENERAL DISCUSSION

Director Swallow informed the Commissioners that the Belleville Road District Plan would come back for adoption at the second meeting in August and if they had any questions or concerns, please submit them as soon as possible.

Sally Hodges suggested the Commission hold work study for training purposes.

Motion McKenna, Boynton second to adjourn at 8:03 p.m.

Motion carried.

Respectfully submitted,

Patricia Queener,
Recording Secretary