

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
May 26, 2010**

The meeting was called to order by Chairperson Thompson at 7:30 p.m. Present: Koscielny, Johnson, Boynton, McKenna, Budd and Thompson. Absent excused: Kelley. Staff present: Director Swallow and Secretary Queener. McKenna Associates representative present: Sally Hodges. Wade-Trim representative present: David Nummer. There were 23 people in the audience.

AGENDA

Motion Budd, Boynton second to amend the agenda with the following correction moving unfinished business before new business.

Motion carried.

MINUTES

Motion Koscielny, Boynton second to approve the minutes of May 12, 2010 as presented.

Motion carried.

UNFINISHED BUSINESS:

ITEM #1: CASE # 10-001 RZ, VISTEON REZONING

TITLE: THE APPLICANT, VISTEON CORPORATION, IS REQUESTING TO REZONE A PORTION OF PARCEL NUMBER V125-83-045-99-0020-705, APPROXIMATELY 10.81 ACRES, FROM AGRICULTURAL AND ESTATE (AG) TO OFFICE TECHNOLOGY (OT).

LOCATION: THIS PROPERTY IS LOCATED ON THE WEST SIDE OF HANNAN ROAD, BETWEEN ECORSE ROAD AND TYLER ROAD.

Director Swallow stated he received a letter dated May 26, 2010 from Visteon Corporation amending their rezoning application and requesting that consideration of the rezoning be postponed until the June 9, 2010 meeting. Visteon has eliminated portions of the irregular parcels to square off the area subject to the request and submitted a draft agreement for rezoning with conditions.

Timothy Stoepker, on behalf of Visteon Corporation, stated that after receiving McKenna Associates review letter they have proposed several changes. The changes include removing the entire frontage on Hanna Road, eliminating the parcel to the south and appending an agreement with conditions to the Township. A concept plan for the proposed development was also submitted to the Developmental Services office.

Director Swallow stated the Township was in receipt of residents comments which will be presented at the June 9, 2010 Planning Commission meeting.

Chair Thompson requested the neighbors be notified for the next meeting.

Ernie Tozer residing at 9200 Hannan inquired about the changes to the application.

Chairperson Thompson explained the Planning Commission has not seen the changes and does not feel they can comment on the proposed change.

Motion Boynton, McKenna second to postpone the consideration to rezone a portion of parcel V125-83-045-99-0020-705 from Agriculture Estates to Office Technology based on the applicant's letter dated May 26, 2010, until the June 9, 2010 Planning Commission meeting.

Motion carried.

NEW BUSINESS:

ITEM # 1: CASE # 10-008 SPR, STATEWIDE BORING

TITLE: THE APPLICANT, STATEWIDE BORING, IS REQUESTING PRELIMINARY 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.

Mathew Madden with Gillette Associates, the engineer for Statewide Boring, stated they are requesting preliminary site plan approval to expand the existing building by 17,500 square feet.

Mike Thompson, part owner, stated Statewide Boring moved to Van Buren Township in 1997 and purchased the building in 2003. They are to capacity in the current building and would like to expand. Mr. Thompson stated they feel now is the time for the expansion due to new business they have secured.

Sally Hodges stated the applicant has submitted revised plans to address previous review comments and to remove the previously proposed connection between its site and L&W Engineering immediately to the north. The applicant has addressed many of the previous comments. Many of the additional comments are the result of the change in site layout due to closing the previously proposed cross access connection. Therefore, subject to the following conditions, McKenna Associates recommends that the Planning Commission grant preliminary site plan approval:

1. Planning Commission approval of the appropriate alternate parking standard.
2. Provision of the required total number of parking spaces.
3. Planning Commission approval of the proposed deferred parking and enactment of a deferred parking agreement prior to final site plan approval.
4. Planning Commission approval of the proposed building elevation.
5. Completion of all items underlined in review letter dated May 26, 2010.

6. Fire Department approval.
7. Final engineering approval.

David Nummer representing Wade-Trim stated after reviewing the plans, they find that the preliminary site plan complies with Township requirements, contingent upon the looping of the water main being shown on the final site plan.

Motion Johnson, Budd second to grant preliminary site plan approval to Statewide Boring for a 17,500 square foot addition to their existing building located at 6401 Haggerty Road, parcel V-125-83-002-99-0025-702, subject to McKenna Associates review letter dated May 26, 2010 and Wade-Trim review letter dated May 20, 2010, including the following conditions:

1. Approval of the alternate parking standard.
2. Provision of the required total number of parking spaces based on the alternate standard.
3. Approval of a deferred parking agreement, to defer 28 spaces, with a total of 62 spaces.
4. Approval of the proposed building elevations as presented.
5. Fire Department approval, and
6. Engineering approval.

Motion carried.

GENERAL DISCUSSION:

None.

ADJOURNMENT

Motion Boynton, Koscielny second to adjourn at 8:18 p.m.

Motion carried.

Respectfully submitted,

Patricia Queener,
Recording Secretary