

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
APRIL 27, 2011**

Chairperson Thompson called the meeting to order at 7:32 p.m. Present: Johnson, Boynton, McKenna, Budd, Guenther and Thompson. Excused: Kelley. Staff Present: Director Terry Carroll and Secretary Harman. McKenna Associates present: Sally Hodges, Wade-Trim representative present: David Nummer. There were 6 people in the audience.

APPROVAL OF AGENDA:

Motion Budd, Johnson second to approve the agenda of April 27, 2011 as presented.

Motion carried.

MINUTES:

Motion McKenna, Johnson second to approve the minutes from March 9, 2011 as presented.

Motion carried.

OLD BUSINESS

ITEM #1

**TITLE: PUBLIC HEARING REGARDING PROPOSED PARKS AND RECREATION
MASTER PLAN**

Motion Boynton, Johnson second to open the public hearing.

Motion Carried.

Sally Hodges of McKenna Associates gave a presentation of the Parks and Recreation Master Plan. The Master Plan was previously presented to the Planning Commission in a joint meeting with the Recreation Committee and a 30 day comment period commenced. Hodges discussed the reasons for the master plan and highlighted several priority areas. If the plan is adopted it will be shared with SEMCOG, Wayne County and the State. Capital improvements priority projects were laid out on a year by year basis. The 2011 gym floor renovation and beach area improvements are currently in the works per Director Wright. Projects can be advanced if funding becomes available.

The Planning Commission is to consider the adoption of a resolution and send to the Township Board for approval. Upon adoption by the Township Board McKenna Associates will circulate the master plan to the State and other entities.

Hodges received a list of changes from the Parks and Recreation Department after the draft plan was presented. She read the list of changes to the commission members and the audience. Several of the changes had already been made to the plan and the rest will be included.

Commissioner McKenna commented that if the resolution is adopted the final plan should include the corrections noted.

Commissioner Johnson inquired as to clarification on funding for years 3, 4 and 5. Hodges stated this would be done through a local budget process. The master plan is to be used as a guide and to be updated every 5 years.

Director Carroll provided a sample resolution and will amend to include corrections noted.

Motion Budd, Boynton second to close the public hearing.

Motion Carried.

ITEM #2

TITLE: CONSIDER RECOMMENDATION TO THE TOWNSHIP BOARD OF TRUSTEES REGARDING THE PARKS AND RECREATION MASTER PLAN

Chairperson Thompson notified the Commission members and audience that it was not a normal practice to hold a public hearing and take action in the same meeting. The public hearing date was set at the previous meeting with the Recreation Committee to keep the process moving.

The following Resolution was made by Commissioner McKenna and seconded by Commissioner Boynton.

WHEREAS, the Charter Township of Van Buren has undertaken a Five Year Parks and Recreation Plan which describes the physical and social features, existing parks and recreation facilities, and the desired actions to be taken to improve and maintain recreation facilities during the period between 2011 and 2015; and

WHEREAS, public comment which was incorporated into the master plan was obtained through a variety of methods and events including a public Parks and Recreation Master Plan Workshop held on January 18, 2011, a joint public meeting between the Planning Commission and Parks and Recreation Committee at which public input was heard, and comments that were sought during the 30-day public review period from March 24, 2011 to April 23, 2011; and

WHEREAS, this plan meets the requirements of the Michigan Department of Natural Resources as the document must be filed with that agency if the Township is to be eligible for state and federal recreation grants; and

WHEREAS, the Parks and Recreation Committee of Van Buren Charter Township has reviewed the Parks and Recreation Master Plan and recommended it to the Planning Commission; and

WHEREAS, the Planning Commission of Van Buren Charter Township has held a public hearing on the Parks and Recreation Master Plan, considered the comments received and the Planning Commission finds that it supports the basic plans and strategies outlined in the proposed Parks and Recreation Master Plan 2011 – 2015.

NOW, THEREFORE BE IT RESOLVED that the Van Buren Charter Township Planning Commission recommends that the Van Buren Charter Township Board adopt the 2011 – 2015 Parks

and Recreation Master Plan as amended by the additions read into the record by the Planning Consultant.

ADOPTED:

YEAS: Thompson, Budd, Guenther, Johnson, Boynton, McKenna,

NAYS: None

ABSENT: Kelley

NEW BUSINESS:

ITEM #1

TITLE: VICTORY PRE-OWNED REQUEST FOR FINAL SITE PLAN APPROVAL FOR OUTDOOR SALES SPACE AND BUILDING RENOVATIONS FOR EXCLUSIVE SALE OF USED, SECOND HAND AUTOMOBILES

LOCATION: PARCEL NUMBER V125-83-061-0004-701 ALSO KNOWN AS 9700 BELLEVILLE ROAD BETWEEN TYLER ROAD AND NORTH I-94 SERVICE DRIVE

The Applicant has met the final recommendations from both planning and engineering and is ready to move forward and secure final site plan approval.

The requirement of regularly scheduled maintenance of landscaping has been added to the site plan. McKenna Associates is prepared to recommend final site plan approval.

Engineer David Nummer of Wade-Trim looked into drainage at the existing site and noted with changes made the drainage onsite will be improved from what it is today and Wade-Trim recommends approval.

Director Carroll thanked McKenna Associates and Wade-Trim for expediting the review process. He also thanked the applicant for considering and implementing the changes to drainage along the property line.

Motion Budd, Boynton second to approve the final site plan approval for outdoor sales space and building renovations for the exclusive sale of used, second hand automobiles at parcel number V125-83-061-0004-701 also know as 9700 Belleville Road noting the letters from McKenna Associates dated April 22, 2011 and Wade-Trim dated April 25, 2011. Motion Carried.

**Motion McKenna, Johnson second to adjourn at 7:58 p.m.
Motion carried.**

Respectfully Submitted,

Christina Harman,
Recording Secretary