

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
AUGUST 24, 2011**

Chairperson Thompson called the meeting to order at 7:30 p.m. Present: Johnson, Boynton, McKenna, Budd, Guenther and Thompson. Excused: Kelley. Staff Present: Director 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 McKenna, Boynton second to approve the agenda of August 24, 2011 as presented.

Motion carried.

MINUTES:

Motion Johnson, McKenna second to approve the minutes from August 10, 2011 as presented.

Motion carried.

OLD BUSINESS

ITEM #1

CASE # 11-005 SPR, GENERAL ELECTRIC

TITLE: THE APPLICANT, GENERAL ELECTRIC IS REQUESTING FINAL SITE PLAN APPROVAL FOR A 121,000 SQUARE FOOT EXISTING BUILDING AND A 10,660 SQUARE FOOT ADDITION AND ASSOCIATED SITE IMPROVEMENTS.

LOCATION: PARCEL NUMBER V125-83-041-99-0002-702 ALSO KNOWN AS 41965 ECORSE ROAD. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF ECORSE ROAD, BETWEEN MORTON TAYLOR ROAD AND HAGGERTY ROAD.

The applicant expressed appreciation to the Planning Commission and township staff. Plans have been resubmitted which correct issues brought forth by McKenna Associates and Wade Trim at the August 10, 2011 meeting. The applicant is working with Ashley Capital on language for the easement.

Hodges of McKenna Associates referenced report dated August 17, 2011. McKenna Associates has reviewed revised plans and is prepared to recommend final approval subject to the following 3 conditions:

1. Easement that ensures the additional .71 acres that are not part of the GE lot remain permanently undeveloped and part of the GE site for purposes of ordinance compliance and must be submitted to township planning department for approval, and dedicated and recorded prior to the township issuing a certificate of occupancy.
2. Fire Department Approval
3. Engineering Approval

David Nummer of Wade Trim noted issues with multiple curbs have since been replaced and all items of concern have been addressed. Wade Trim recommends approval of site plan.

Director Carroll recommends approval of site plan.

Commissioner Johnson inquired when the certificate of occupancy will be issued.

Motion Boynton, Budd second to grant final site plan approval for a 121,000 square foot existing building and a 10,660 square foot addition and associated site improvements for parcel number V125-83-041-99-0002-702 also known as 41965 Ecorse Road noting conditions outlined in the letter from McKenna Associates dated August 17, 2011 and the recommendation from Wade Trim. Motion Carried.

Roll Call:

Yeas: Johnson, Boynton, McKenna, Budd, Guenther and Thompson.

Nays: None.

Absent: Kelley

Motion carried.

GENERAL DISCUSSION:

Director Carroll informed that Wendy's on Rawsonville Road has submitted plans for a complete tear down and remodel. The Planning Commission can expect to see it the end of September or the beginning of October.

Commissioner Budd asked Director Carroll for an update on Hoosier/Amerisco. The County has requested to vacate the Robinson drain at the head end due to concern the impact will be detrimental. Hoosier/Amerisco is in discussion with DTE for use of the existing substation. DTE has agreed to let them use one of the empty bays. If transformers are required, they will come back to the Planning Commission. In final site plan, noise and elevation will be discussed, not close to an agreement at this time. No work will be done until final site plan is approved and building permit is obtained.

Commissioner McKenna inquired about Kalitta Air improvements being made. Director Carroll informed that the Airport Act of 1935 does not allow the Township to do a site plan review. Wayne County Airport Authority handles site plan review and both the Township and Wayne County Airport Authority issue building permits for new construction. Kalitta is constructing a new building to expand and put in a flight simulator.

Resident concerned over Amerisco stating permit was issued by the MDEQ without coming before the Planning Commission for site plan approval. Resident also inquired about the conveyance of Visteon Way, no document with the Register of Deeds. Final site plan approval is not done yet, nothing will be done without that document. Resident inquired why township doesn't license yard sales, concerned with some lasting 90 days along major roadways, wondered if there are any regulations. Chairperson Thompson will ask township staff to look into this matter.

Motion Boynton, Johnson second to adjourn at 7:50 p.m.

Motion carried.

Respectfully Submitted,

Christina Harman,
Recording Secretary