

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
OCTOBER 12, 2011**

Chairperson Thompson called the meeting to order at 7:31 p.m. Present: Johnson, Boynton, Kelley, McKenna, Budd, Guenther and Thompson. Staff Present: Director Carroll and Secretary Harman. McKenna Associates present: Sally Hodges and Christopher Khorey. There were 7 people in the audience.

APPROVAL OF AGENDA:

**Motion McKenna, Boynton second to approve the agenda of October 12, 2011 as presented.
Motion carried.**

MINUTES:

**Motion Johnson, Kelley second to approve the minutes from August 24, 2011 as presented.
Motion carried.**

NEW BUSINESS

ITEM #1

TITLE: PUBLIC HEARING REGARDING FOR SPECIAL USE APPROVAL TO CONSTRUCT AND OPERATE A COMMERCIAL GARAGE AS REGULATED BY ARTICLE XXII C-1 GENERAL BUSINESS AND SECTION 12.03 OF THE TOWNSHIP ZONING ORDINANCE FOR PARCEL NUMBERS V125-83-059-0018-000 AND V125-83-059-01-0019-000 ALSO KNOWN AS 10595 BELLEVILLE ROAD

Motion McKenna, Johnson second to open the Public Hearing. Motion Carried.

A presentation was given by the applicant providing history and overview of Belle Tire. The facility will have a showroom, parts and service center, only general automotive services no heavy repairs. No work will be done outside the building and nothing will be left outside the building. Employees will drive all vehicles into the building. There will be no horn honking or PA system. Scrap tires will be maintained inside the building until they are picked up. Staff will consist of 10 members with full-time staff maintaining the building.

Commissioner McKenna inquired what the hours of operation will be. Monday 8:00am-8:00pm, Tuesday & Wednesday 8:00am-6:00pm, Thursday 8:00am-8:00pm, Friday 8:00am-6:00pm, Saturday 8:00am-5:00pm, and closed on Sunday.

Commissioner Thompson inquired about the DTE easement and negotiations. The Applicant has been in contact with DTE and plans to relocate the line. Thompson also inquired if water will be in the pond and asked the applicant to explain what the building materials and colors will be. There will be no water, it is a detention pond. Building materials are all brick with limestone and capstone detailing. Streetscape amenities are park benches and landscaping.

Bob Memering, 10625 Belleville Road, is concerned about the water detention and elevation of the property. Concerned that water will drain from the property onto his. Applicant will obtain additional information from engineer.

Joshua Tajak, 10578 Dewitt, is concerned with water flowing back onto his property and the type of fencing proposed along the back of his property. A concrete wall is to be built according to the plans. Resident is also concerned with who will be maintaining the easement on the property.

The Applicant informed that no water will be shed onto adjacent properties. The water is to drain to the front of the property through a pump and into the storm water system. On the rear of the property will be a screenwall and some trees. The trees will be located between the wall and detention pond. The easement is located in the middle of the property.

Hodges of McKenna Associates inquired what will happen to neighboring properties with wooden fences, is there a proposal to handle the connection of the wall next to a wood fence. The applicant will work with the neighboring property owners.

Bob Memering, 10625 Belleville Road inquired where the storm water runoff will go. The Applicant informed that the water will go into a 30 inch storm sewer in the right-of-way on Belleville Road.

Commissioner Thompson asked Director Carroll to find out if there is an easement on the back of the property to maintain. Commission Guenther informed that there is no easement, a ditch will be running through the back of the property and will be an improvement to drainage. Commissioner Thompson noted when looking at preliminary site plan approval Engineer David Nummer will be asked to go over drainage issues.

Hodges of McKenna Associates noted that cross access easements are not on the plan. Oversight by the applicant will have language prepared and spaces dedicated. The spaces will be vacated to open space and landscaping will be added.

Jim Hill, Belleville Road, mother Rita Hill owns two parcels to the north, inquired if the request for special use is a variance. The special use request is part of the zoning ordinance and gives standards to be met. The use won't exclude the development of the two parcels to the north.

Motion Boynton, Johnson second to close the Public Hearing. Motion Carried.

ITEM #2

TITLE: CONTRACTOR'S STEEL REQUEST FOR PRELIMINARY SITE PLAN APPROVAL FOR EXPANDED PARKING AND TRUCK STAGING AREA

LOCATION: PARCEL NUMBER V125-83-017-99-0014-702 ALSO KNOWN AS 48649 SCHOONER DRIVE

Presentation given by the Applicant, extended parking and truck staging area are to address truck line up on the west side of the site blocking the drive and causing traffic issues. Staging area will give trucks an area to get off the main drive while waiting to process through the center bay. Additional parking will resolve parking issues at shift change.

McKenna Associates recommends the Planning Commission grant preliminary site plan approval providing the following conditions are met:

1. The applicant must amend the landscape plan to provide generous year round screening of the neighboring residential district from the industrial use, including berming, moving existing

- plantings, and, if necessary, new landscaping. Details of the new landscaping plan, including a cross-section, must be submitted to the Planning Commissions prior to final site plan approval.
2. The applicant must submit cut sheets of all proposed lighting, in order to ensure that the light sources will not be visible in the adjoining residential district.
 3. The applicant must reduce the height of the proposed light poles near the truck staging area.
 4. Approval of the Township Engineer.

Letter from Wade Trim Associate David Nummer was presented. Approval of this preliminary site plan is recommended at this time. The Developer should be aware that, after approval of the preliminary site plan, a detailed engineering review will be required before final site plan approval can be recommended.

Commissioners would like something written into the final site plan for signage pertaining to noise and engine shutoff.

Motion McKenna, Boynton second to grant preliminary site plan approval to Contractor's Steel for expanded parking and truck staging area located at parcel number V125-83-017-99-0014-702 also known as 48649 Schooner Drive referencing McKenna Associates letter dated October 7, 2011, Wade Trim letter dated October 10, 2011 and addressing concerns to include noise mitigation on the site. Motion Carried.

GENERAL DISCUSSION:

Commissioner Thompson informed members that the City of Belleville has begun preparation of a City Master Plan update. A vision session will be held October 20th at 7:00 p.m. at Victory Station. The Planning Commission will have 60 days to comment.

Director Carroll reported a sign permit was issued for the Belleville Road McDonald's highway sign. The reconstruction cost of 50% or less than the cost of a new sign met the ordinance requirements and a permit was issued.

Director Carroll has been asked by the Clerk's office to provide meeting dates for 2012. He asked whether commission members would like to see a change of date or time. Commission members would like to see the schedule remain the same. Director Carroll will put together a schedule for commission members.

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

Respectfully Submitted,

Christina Harman,
Recording Secretary