

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
DECEMBER 12, 2012**

Chairperson Thompson called the meeting to order at 7:30 p.m. Present: McKenna, Budd, Kelley, Boynton, Johnson, Guenther and Thompson. Staff Present: Director Carroll and Secretary Harman. McKenna Associate present: Sally Hodges. There were 6 people in the audience.

APPROVAL OF AGENDA:

**Motion McKenna, Boynton second to approve the agenda of December 12, 2012 as presented.
Motion carried.**

MINUTES:

**Motion Boynton, Budd second to approve the minutes of November 28, 2012 as presented.
Motion carried.**

PUBLIC HEARING:

**ITEM #1 CONSIDER RECOMMENDING THE ESTABLISHMENT OF A NEW SECTION OF
THE ZONING ORDINANCE – ARTICLE IV, GENERAL PROVISIONS – SECTION
4.56 STORMWATER DETENTION PONDS.**

Motion Boynton, McKenna second to open the public hearing.

Director Carroll deferred the presentation to Sally Hodges of McKenna Associates. Hodges noted the language presented to the commission was looked at several weeks ago and this is the first step in making the final tweaks. She has proposed a new section for the appearance of stormwater detention ponds that deals with both landscape and fencing standards.

No comments from the audience.

Commissioner McKenna inquired about mosquito control and what would happen if the detention pond filled with silt and retained water after twelve years, would it become a maintenance issue. Hodges noted that the detention pond is not designed to hold the water and should be maintained, however, there is no way to make the maintenance a requirement on preexisting detention ponds.

Motion Johnson, Boynton second to close the public hearing.

OLD BUSINESS:

**ITEM #1 CASE # 12-003 SPR
TITLE: THE APPLICANT, JAY HAMMOUD, IS REQUESTING FINAL SITE PLAN
APPROVAL TO REMODEL AND OPERATE A GAS STATION AT A LOCATION
PREVIOUSLY USED FOR THIS PURPOSE.**

**LOCATION: PARCEL NUMBER V125-83-059-01-0011-001 ALSO KNOWN AS 10445
BELLEVILLE ROAD, NORTH OF I-94 SERVICE DRIVE.**

The Applicant Jay Hammoud and architect Ed Alsadi gave the presentation. At the last meeting they discussed the size of the driveways, traffic patterns and signage at the site. The plans have been revised and resubmitted and the applicant brought in brick façade samples for the commission's review. The brick will have one main color and an accent color. Hodges of McKenna Associates noted her evaluation shows stone columns will be lighter in color, with darker color brick on the buildings. The applicant agreed and he is removing all of the old brick on the building and replacing it with new brick. Hodges noted the Planning

Commission will need to approve the one brick color in standard four inch size. Chairperson Thompson agreed with the standard four inch brick size and red color with a lighter accent color brick.

Sally Hodges of McKenna Associates review letter dated 12-11-12 recommends the Planning Commission grant final site plan approval with the following conditions:

1. The landscape comments referenced in the letter must be addressed.
2. The colors and materials of the proposed façade are subject to the approval of the Planning Commission.
3. Cross access easement documents are subject to the approval of the Township Attorney and must be recorded before the Township grants a certificate of occupancy.

Additionally, evidence of all State permits and approvals for the storage, disposal, and transfer of gasoline, including the size, construction, overflow protection, and proposed use of the existing underground storage tanks must be submitted to the Township prior to the granting of any Township permits.

Commissioner Guenther inquired about the rust at the base of the canopy. The applicant has tested rust areas and all checked out ok. Guenther also inquired about something eroding down into the storm sewer at the north end of the pump islands. The applicant is going to replace and condense the area that is washing out. The applicant also noted he has no plan to use the spot light on the roof. Commissioner McKenna inquired about the 30 inch wrought iron fence simulated on the plan. The fence instead of a wall is to keep visibility. Chairperson Thompson inquired why the photometric were not taking into consideration the cross access easement. Hodges of McKenna Associates noted that the Applicant agrees to let CVS cross his property now, when the reciprocal agreement comes from CVS they will meet on lighting for the cross access easement agreement.

The applicant also noted that there are four tanks on the property 12,000 gallon, 10,000 gallon, 10,000 gallon that are in the front of the property and a 550 gallon tank at the back of the property which will be removed and a picnic table will be put in its place. The applicant has contacted the State Department of Environmental Quality (DEQ), the opening of the site is a matter of testing before actually opening and a letter will be given to the Township with the DEQ's approval of the site. The permit for building and construction is needed to get the DEQ's approval. Director Carroll won't issue a certificate of occupancy for the site until State DEQ documentation is received.

Motion Johnson, Budd second to grant final site plan approval to remodel and operate a gas station at parcel number V125-83-059-01-0011-001 also known as 10445 Belleville Road with the stipulations in the McKenna Associates letter dated 12-11-12, issuance of certificate of occupancy when the underground storage tank requirements are met and DEQ approval letter is received and the decision of the darker red 4 inch brick along with lighter stone accent brick. Motion Carried.

GENERAL DISCUSSION:

Commissioner Kelley inquired about the vacant home ordinance. He noted several homeowners associations are getting stuck with fees due to title companies not checking on balances. He would like to see the ordinance placed on the agenda or meet on it. Director Carroll noted the ordinance can be brought back to the Commission. Chairperson Thompson would also like to ask the attorney what can be required from the bank on these homes.

Commissioner Boynton wished all commissioners happy holiday tidings and a good new year.

Director Carroll noted that the next Planning Commission meeting is scheduled for December 26, 2012. He would like to cancel the meeting and carry items forward to the January 9, 2013 meeting. All

Commissioners agreed. Director Carroll also informed commissioners and the audience that Menards informed the Township that due to costs by Wayne County for stormwater management and traffic study results they have stopped the processing of their application. Supervisor Combs has made it clear that we would entertain Menards resubmitting their application, however at this time they are no longer looking at Van Buren Township.

Motion McKenna, Boynton second to adjourn at 8:04 p.m.

Motion carried.

Respectfully Submitted,

Christina Harman,
Recording Secretary