

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
JUNE 27, 2012**

Chairperson Thompson called the meeting to order at 7:30 p.m. Present: Guenther, Johnson, Boynton, McKenna, Budd and Thompson. Excused: Kelley. 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 amended agenda of June 27, 2012 with the removal of item #1 under Old Business.

Motion carried.

MINUTES:

Motion Budd, McKenna second to approve the minutes of June 13, 2012 as presented. Motion carried.

NEW BUSINESS:

ITEM #1

CASE # 12-002 SPR, CONTRACTOR'S STEEL

TITLE: THE APPLICANT, CONTRACTOR'S STEEL, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A 4,326 SQ. FT. ADDITION TO THEIR 434,396 SQ. FT. EXISTING MANUFACTURING FACILITY.

LOCATION: PARCEL NUMBER V125-83-017-99-0014-702 ALSO KNOWN AS 48649 SCHOONER DRIVE. THE SUBJECT SITE IS LOCATED SOUTH OF MICHIGAN AVENUE AND WEST OF BECK ROAD.

Presentation was given for the applicant by Architect, Kenneth Van Tine from Inform Studio. The addition is to the south side of the existing facility and is to help provide an area for maintenance and servicing of vehicles. The exterior will match the existing building and the addition will run about 50-60 feet to the south and will be the same width as the existing building.

Sally Hodges of McKenna Associates noted that the application had very small changes to the site plan. Use for the addition is consistent with the existing use of the building. McKenna Associates letter dated June 21, 2012 recommends the Planning Commission grant preliminary site plan approval, subject to the approval of the Township Engineer.

Commissioner Thompson inquired about the addition of 3 parking spaces. Hodges of McKenna Associates noted the parking meets requirements for warehouse and wholesale establishments and the spaces are located next to the addition for convenience.

Van Tine noted that the addition of the parking spaces was an oversight on his behalf. He thought they had been removed and would agree to remove them. The 3 spaces were added for convenience and there was room to do so. Hodges suggested working with the applicant to resolve parking space arrangements before final approval.

Motion Budd, Johnson second to grant Preliminary Site Plan Approval to Contractor's Steel to construct a 4,326 square foot addition to their manufacturing facility located at parcel number V125-83-017-99-0014-702 also known as 48649 Schooner Drive corresponding with McKenna Associates letter dated June 21, 2012 noting that final approval will have to have the engineers approval and between now and final the applicant will work out the parking arrangements. Motion carried.

UNFINISHED BUSINESS:

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

Commissioners requested ordinance work on the agenda at the last Planning Commission meeting. Director Carroll met with Sally Hodges of McKenna Associates and looked through ordinance revisions that were pending. Hodges prepared the detention pond amendments several years ago. Detention ponds are a recurring item when plans are received. The changes will help make these areas more attractive and prevent plant and weed growth. This would also make applicants comply with township engineering standards, appear natural, provide safety and restrict access to the detention pond. Commissioner McKenna inquired about the 6 foot wide shelf. Hodges explained that 6 feet is common and provides a landing if someone falls in and provides safety in making it easier to get out. Hodges can provide an illustration at the next meeting. Commissioners also expressed concerns with fencing.

Commissioner Budd inquired about the amount of landscaping and the concern that if someone fell in would they be able to be seen. Hodges explained that if shrubs are not tall they will not block the view. Commissioner Thompson would like the view shed to be maintained, safety addressed and make the requirements more flexible based on the site. Hodges noted that the ordinance does allow a choice between a fence or landscaping. Commissioner Thompson would like to see a list of vegetation allowed to be provided in the ordinance. Commissioners discussed going to visit some existing detentions pond sites to see what is already in place. Hodges will bring back a revised version of the ordinance for the next meeting.

ITEM #2 CONSIDER RECOMMENDING THE AMENDMENT OF ARTICLE IV, GENERAL PROVISIONS – SECTION 4.24b WIRELESS COMMUNICATIONS FACILITIES

Commission members received a handout on new state regulations at the last Planning Commission meeting. Hodges renumbered the sections of the ordinance to conform with current standards. She went over other revisions made to the ordinance as well. The changes are based on the requirements of the Zoning and Enabling Act. The replacement of existing towers will still require a site plan approval, however if you replace with the same type, it would not require special use approval.

Commissioner Thompson asked Director Carroll if this creates a hardship for the department. He does not believe so. Commissioner McKenna asked Hodges to explain the certificate and its purpose. The certificate is signed and sealed by the engineer and is necessary in the event a tower falls. Commissioner Johnson inquired how the Township is notified when the towers are no longer in use.

Hodges will work on changes to the ordinance. Commissioners and staff will see the changes before a public hearing is held. Commissioners would like to continue working on a few ordinances at a time, preferably a few lighter ordinances along with one heavy one.

GENERAL DISCUSSION:

Resident complained about not getting enough time to speak, and expressed concern that staff bypassed the Planning Commission when permitting sales of fireworks within the township.

Director Carroll informed that Commission members had been given a report pertaining to permits issued by the state in regards to the selling of fireworks. He has consulted with the Township Attorney as well on this matter.

Commissioner Boynton inquired if all ordinance revisions will go through a public hearing.

Resident expressed concerns with the new state proposals for fireworks.

Motion Boynton, Johnson second to adjourn at 8:49 p.m.

Motion carried.

Respectfully Submitted,

Christina Harman,
Recording Secretary