

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
OCTOBER 24, 2012**

Vice Chairperson Boynton called the meeting to order at 7:33 p.m. Present: Johnson, Boynton, Kelley, Budd and Guenther. Excused: McKenna and Thompson. Staff Present: Director Carroll and Secretary Harman. McKenna Associate present: Sally Hodges. There were 5 people in the audience.

APPROVAL OF AGENDA:

Motion Budd, Johnson second to approve the agenda of October 24, 2012 as presented with the amendment of the minutes for approval to include September 12, 2012 and September 26, 2012.

Motion carried.

MINUTES:

Motion Budd, Kelley second to approve the minutes of September 12, 2012 as presented.

Motion carried.

Motion Kelley, Johnson second to approve the minutes of September 26, 2012 as presented.

Motion carried.

NEW BUSINESS:

ITEM #1

TITLE: THE APPLICANT IS REQUESTING SPECIAL APPROVAL AND PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT AND OPERATE A DRIVE-IN RESTAURANT AS REGULATED BY ARTICLE XIII-C2, GENERAL, AND SECTION 13.02 (A) OF THE TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: PARCEL NUMBER V125-83-064-99-0003-005 ALSO KNOWN AS 10760 BELLEVILLE ROAD, AN APPROXIMATELY ONE AND A HALF (1.5) ACRE SITE. THIS SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN NORTH I-94 SERVICE DRIVE AND TYLER ROAD.

Architect Ken Van Tyne from Inform Studio gave the presentation for the applicant. The site plan was previously approved by the Planning Commission with a single approach drive in the front. The plans were submitted to Wayne County and an issue arose with stormwater management. The stormwater detention on the site does not qualify under the new standards imposed by the county and the applicant would have to redo the whole site in order to be approved for the single drive. The County also wanted the power pole and trees removed in the front of the property with the single approach. The applicant has brought plans back to the Planning Commission to return to the original two drive entrance and exit to cut cost. There are no changes to the building, the applicant kept the access in the rear and added an access drive in the front to act as a bypass lane to keep rear entrance traffic from going out onto Belleville Road to utilize the drive-thru. The landscape island was modified on the back of the property moving it to the opposite side of the site to create better access from the rear. Director Carroll noted that the cross access easement agreement is in place and the applicant has added the desired monument sign. With the cross access easement documents in place Director Carroll recommended final site plan approval.

Sally Hodges of McKenna Associates review letter dated October 19, 2012 recommends the Planning Commission grant final site plan approval subject to the following conditions:

1. The Hicks Yews along the front of the site must be planted no more than 3 feet on center.
2. Approval of the cross access documents by the Township Attorney and recording of that easement prior to the granting of a certificate of occupancy.

Resident brought up concerns with the new stormwater requirements by the County causing an unnecessary burden on the Township.

Motion Johnson, Budd second to grant final site plan approval to parcel number V125-83-064-99-0003-005 also known as 10760 Belleville Road to construct and operate a drive-in restaurant as regulated by Article XIII-C2, general, and Section 13.02 (A) of the Township Zoning Ordinance 06-02-92, as amended subject to the conditions previously set forth by the Planning Commission and the McKenna Associates letter dated October 19, 2012. Motion Carried.

ITEM #2

TITLE: CONSIDER PROPOSED TOWNSHIP 2013 CAPITAL IMPROVEMENTS PROGRAM.

Director Carroll presented the 2013 Capital Improvements to the Commission and inquired if commissioners had any questions or comments. Commissioner Johnson would like to see a line item created to improve the appearance of the front of the Township Hall building and the entrance. Commissioner Budd noted the building was built with DDA funds and to maybe approach the DDA for the improvements. Commissioner Boynton asked Commissioner Budd to pass the information on to the DDA.

Resident noted that people are overshooting the front entrance in the dark not realizing there is an entrance and exit, feels that adequate lighting is needed.

2013 Capital Improvements Received and Filed.

UNFINISHED BUSINESS:

ITEM #1

TITLE: CONSIDER RECOMMENDING THE ESTABLISHMENT OF A NEW SECTION OF THE ZONING ORDINANCE – ARTICLE IV, GENERAL PROVISIONS – SECTION 4.56 STORMWATER DETENTION PONDS.

Director Carroll provided a revised version of the stormwater detention pond ordinance to the Commissioners. Hodges of McKenna associates noted that the redlining shows what has been changed since the last version. The amendments dealt with the section on alternatives to fencing around detention ponds or other preferred alternatives with landscaping. Each site is unique and the decision will come to the Planning Commission.

Motion Kelley, Johnson second to set the proposed stormwater basin amendments for a public hearing on November 28, 2012. Motion Carried.

ITEM #2

TITLE: CONSIDER CHANGES TO THE RULES AND PROCEDURES OF THE PLANNING COMMISSION.

Director Carroll noted changes to the rules and procedures the planning commission made in article 2, section 4 and article 3 with the removing of sergeant at arms and the document was also purged for gender references. Hodges suggested changing the language in article 3, section 4 to read: Additionally, the Vice-Chairperson shall be responsible to maintain order during the meeting, keeping the clock to insure that all citizens have an opportunity to express their views and enforce the provisions of these rules and procedures. Commissioner Budd noted referencing section 2; the Supervisor can be the ex-officio. The first sentence of

the language is to remain in place with the second sentence being removed. Commissioners are ok with the language changes as stated and will have a final review by Commissioner Budd.

Resident expressed concerns with the Vice-Chairperson filling in for Chairperson, inquiring who would be the sergeant at arms. Resident desired to have a clarification on removal procedure from meetings and the penalties.

Motion Kelley, Johnson second to recommend the Planning Commission Rules and Procedures update to the Township Board of Trustees with the additional changes and review by Commissioner Budd. Motion Carried.

GENERAL DISCUSSION:

Vice-Chairperson Boynton noted that Chairperson Thompson is participating in the high school basketball game. He attended the MAP Conference over the past weekend in which he received a wealth of education while attending numerous workshops. Commissioner Boynton encouraged other commissioners to attend the conference in the future.

Motion Budd, Kelley second to adjourn at 8:15 p.m.

Motion carried.

Respectfully Submitted,

Christina Harman,
Recording Secretary