

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION MINUTES  
JULY 24, 2013**

Vice-Chairperson Boynton called the meeting to order at 7:31 p.m. Present: Guenther, Johnson, Boynton, McKenna and Budd. Excused: Kelley and Thompson. Staff Present: Director Mullen and Secretary Harman. McKenna Associate present: Sally Hodges. There were 7 people in the audience.

**APPROVAL OF AGENDA:**

**Motion Budd, McKenna second to approve the agenda of July 24, 2013 as presented.**

**Motion carried.**

**MINUTES:**

**Motion McKenna, Johnson second to approve the minutes of June 26, 2013 as presented.**

**Motion carried.**

**PUBLIC HEARING:**

**ITEM #1**

**TITLE: A PROPOSED ORDINANCE TO AMEND THE ZONING ORDINANCE 6-2-92, AS AMENDED, OF THE CHARTER TOWNSHIP OF VAN BUREN TO CLARIFY AND MODIFY PROVISIONS IN SEVERAL SECTIONS OF THE ZONING ORDINANCE INCLUDING: REVISING THE PARKING REQUIREMENTS FOR INDUSTRIAL ESTABLISHMENTS; ADDING A DEFINITION AND AMENDING REGULATIONS FOR DRIVE-THROUGH FACILITIES; ADDING BANKS TO THE LIST OF USES IN THE COMMERCIAL DISTRICTS; AND UPDATING THE DEFINITIONS FOR GAS STATIONS AND AUTOMOTIVE REPAIR AND SERVICING FACILITIES AND STANDARDS THAT PERTAIN TO THEM.**

**Motion McKenna, Budd second to open the public hearing. Motion Carried.**

Sally Hodges of McKenna Associates gave the presentation noting the amendments made to the zoning ordinance: a revision to the Industrial Parking Standard of five (5) spaces plus one (1) per each 550 feet gross floor area; the addition of a definition for drive-through facilities, banks were added to the list of permitted uses in the C District, and in C-1 and C-2 Districts with special approval; gas stations are now referenced as vehicle fueling stations; and revised definitions for major and minor repairs included under vehicle fueling stations and automobile repair facilities.

No comments from commissioners.

One resident inquired about fueling stations being added to the C-1 district when she thought they were already allowed in them. It was explained that they are allowed in C-1 but not in C districts.

**Motion Budd, Johnson second to close the public hearing. Motion Carried.**

**NEW BUSINESS:**

**ITEM #1 REVIEW OF PROCEDURES FOR REZONING WITH CONDITIONS.**

Sally Hodges of McKenna Associates gave a presentation on rezoning with conditions that covered the following: defining conditional zoning; the Michigan Zoning and Enabling Act, PA 110 of 2006; how conditional zoning works; conditions for conditional rezoning; and the pros of conditional zoning. Commissioners inquired about the one year time frame for rezoning with conditions; if there were sites currently applying for rezoning with conditions; and if the Township can talk to the applicant before applying since negotiations are not allowed. Hodges informed the Commissioners there is a revision clause after the

one year expiration date of the application, the only application received for conditional rezoning had to be withdrawn and the Township can offer suggestions to the applicants.

Resident inquired about the possibility of a gas station applying for conditional rezoning.

**ITEM #2 FIVE YEAR REVIEW OF MASTER PLAN OF VAN BUREN CHARTER TOWNSHIP**

Director Mullen explained that State law requires a Master Plan review every five (5) years and the Commission had to decide whether to stay with the existing plan, make minor changes or to rewrite the plan. Hodges of McKenna Associates gave a presentation of the current Master Plan.

Commissioners believed that some amendments were necessary including land use changes and contemporary development trends that may affect the area of Ecorse Road east of I-275, the future land use of the hazardous waste facility on the North I-94 Service Drive, a revised description for mixed use, and new uses for those that are currently not identified.

No comments from the audience.

**MOTION TO PROCEED WITH PROCESS TO  
CONSIDER AMENDMENT TO THE TOWNSHIP MASTER PLAN**

**WHEREAS**, P.A. 33 of 2008, the Michigan Planning Enabling Act requires that at least every five years the Planning Commission review the Master Plan and determine whether or not to proceed to update that Plan; and

**WHEREAS**, at the regular meeting of the Planning Commission on July 24, 2013, the Van Buren Charter Township Planning Commission reviewed and discussed various aspects of the current Master Plan, including the sub area plans, the most recent of which (the Belleville Road District Plan) was adopted in 2010; and

**WHEREAS**, the Planning Commission identified several aspects of the Plan that it believes should be amended, including consideration of new Census data, land use changes and contemporary development trends that may affect the area of Ecorse Road east of I-275; to consider revising the planned land uses for the area of the EQ hazardous waste landfill west of Beck Road and north of I-94; and to consider revisions to the description of the mixed use future land use classification for consistency in various sections of the Master Plan.

**NOW THEREFORE BE IT RESOLVED:**

1. The Planning Commission has conducted its five year Master Plan review and determined that it will proceed to amend the Plan, beginning with the area of Ecorse and Hannan Roads.
2. The statutorily-required Notice of Intent to Plan shall be sent to all entities as required by P.A. 33 Of 2008.

**Motion by McKenna**

**Seconded by Johnson**

**AYES: All**

**NAYS: None**

**GENERAL DISCUSSION:**

Director Mullen informed the Commission and audience of an administrative review of the existing Burger King located on Belleville Road. They are proposing to re-skin the structure only with no additional changes. Applebee's is in this process as well with their changes only being to signs and awnings. A Committee consisting of Director Mullen, Sally Hodges and Treasurer Budd will be administratively reviewing new reskinning of buildings as appropriate.

Commissioner McKenna inquired about the Childcare Facility brought to the Commission in June. Director Mullen is waiting for the site plan.

One resident inquired about Master Plan amendments.

Chairperson Boynton introduced special guest, Nathan Vinarcik, an Eagle Scout attending the meeting in pursuit of a merit badge for communication. The Commission congratulated him.

**Motion McKenna, Budd second to adjourn at 8:46 p.m.**

**Motion carried.**

Respectfully Submitted,

Christina Harman,  
Recording Secretary