

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
JANUARY 9, 2013**

Chairperson Thompson called the meeting to order at 7:30 p.m. Present: Johnson, Boynton, Budd, Guenther and Thompson. Excused: Kelley and McKenna. Staff Present: Director Carroll and Secretary Harman. McKenna Associate present: Sally Hodges. There were 5 people in the audience.

APPROVAL OF AGENDA:

**Motion Boynton, Johnson second to approve the agenda of January 9, 2013 as presented.
Motion carried.**

MINUTES:

**Motion Budd, Johnson second to approve the minutes of December 12, 2012 as presented.
Motion carried.**

OLD BUSINESS:

**ITEM #1 CASE# 12-005 SPR & SPU
TITLE: THE APPLICANT McDONALDS USA, LLC IS REQUESTING FINAL SITE PLAN APPROVAL TO EXPAND, CONSTRUCT AND OPERATE A DRIVE-IN RESTAURANT ON PARCEL NUMBER V125-83-074-01-0001-008 ALSO KNOWN AS 2193 RAWSONVILLE ROAD AS REGULATED BY ARTICLE XIII-C-2, GENERAL BUSINESS AND SECTION 13.02 (a) OF THE TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

LOCATION: THIS PROPERTY IS LOCATED ON THE EAST SIDE OF RAWSONVILLE ROAD, BETWEEN SOUTH I-94 SERVICE DRIVE AND WEST HURON RIVER DRIVE.

Justin Bolanger a representative from McDonald's gave the presentation for the applicant. McDonald's has requested to construct an additional drive thru lane to help with vehicle stacking, and has agreed to re-stripe the parking lot, add a bench and bike rack, and reduce the parking count to add two recreational vehicle parking spaces. The applicant has also agreed to stormwater treatment provisions.

Sally Hodges of McKenna Associates review letter dated 1-3-13 recommends the Planning Commission grant final site plan approval with the following conditions:

1. A detail of the bike rack structure for the "bike parking area" must be added to the plans.
2. The proposed bench must be moved to the Rawsonville Road frontage.
3. Planning Commission approval of the canopy signs near the drive-thru.

Director Carroll read the Wade Trim review letter dated 1-3-13 to the Commission and audience. Wade Trim recommends the Planning Commission grant final site plan approval at this time. Director Carroll has spoken with both the applicant and Wade Trim about the catch basin inserts and a maintenance schedule. Commissioner Johnson inquired how frequently the inserts will be cleaned and maintained. Director Carroll has spoken with the engineer and the catch basin inserts will be part of the regular maintenance schedule and will be changed and maintained regularly. Director Carroll noted to the applicant that he would like a full size plan for the record copy.

All Commissioners agree to approve the proposed canopy signs.

**Motion Boynton, Johnson second to grant final site plan approval to expand, construct and operate a drive-in restaurant on parcel number V125-83-074-01-0001-008 also known as 2193 Rawsonville Road located on the east side of Rawsonville Road, between the S. I-94 Service Drive and West Huron River Drive, referencing McKenna Associates letter dated 1-3-13 and Wade Trim letter dated 1-3-13.
Motion Carried.**

UNFINISHED BUSINESS:

ITEM #1 DISCUSSION OF PLANNING COMMISSION RULES AND PROCEDURES

Director Carroll informed the Commission that the rules and procedures changes went to the Township Board and they have asked for additional changes. Commissioners are to review the revised rules and procedures and call or email Director Carroll with any changes.

ITEM #2 DISCUSSION OF ABANDONED STRUCTURES ORDINANCE AMENDMENT

Director Carroll presented the last amended version of the abandoned structure ordinance. He feels the economy has taken care of the onslaught of vacant homes. Director Carroll noted that Commissioner Kelley would still like to see something to require banks/mortgage companies to register. Commissioner Johnson agreed document was too complicated and to possibly set up a registry with steps. Director Carroll will take another look at the document with Commissioner Kelley. Chairperson Thompson asked Hodges of McKenna Associates what other communities approach was. Hodges noted other communities have adopted in a different level of detail, she would be happy to look into Plymouth Township's ordinance and report back to the Commission.

Resident would like to see enforcement so the township can get money back from the banks and stop illegal foreclosures.

GENERAL DISCUSSION:

Resident inquired about special use approval and planned residential developments (PRD's) not having end dates. Hodges of McKenna Associates noted that special use approvals require a site plan approval and they expire 12 months from when they are approved. Planned residential developments (PRD's) expire as well.

Resident inquired about Amersco/Hoosier on dates for ground breaking. Resident will meet with Director Carroll for those dates.

Motion Boynton, Johnson second to adjourn at 8:00 p.m.

Motion carried.

Respectfully Submitted,

Christina Harman,
Recording Secretary