

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

Chairperson Thompson called the meeting to order at 7:30 p.m. Present: Johnson, Boynton, Kelley, Budd, Guenther and Thompson. Staff Present: Director Mullen and Secretary Kurtz. McKenna Associate present: Sally Hodges and Wade Trim Engineers: Dave Nummer. There were 12 people in the audience.

APPROVAL OF AGENDA:

Motion Johnson, McKenna second to approve the agenda of April 24, 2013 as presented.

Motion carried.

MINUTES:

Motion Boynton, Kelley second to approve the minutes for Regular Meeting of January 23, 2013 and Work Study of March 13, 2013 as presented

Motion carried.

PUBLIC HEARING:

ITEM #1 CASE # TLU13-003

TITLE: THE APPLICANT PHANTOM OF MICHIGAN IS REQUESTING APPROVAL TO HOLD "TENT" SALES OF RETAIL GOODS BEYOND THE SEVEN CONSECUTIVE DAYS ALLOWED AS-A-RIGHT IN THE ZONING ORDINANCE FOR TEMPORARY LAND USE UNDER SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: THIS SITE IS LOCATED IN THE LAKEWOOD SHOPPING PLAZA AT 2095 RAWSONVILLE ROAD. THE SUBJECT LOCATION IS ON THE EASTSIDE OF RAWSONVILLE ROAD SOUTH OF THE I-94 SERVICE DRIVE.

- A. Commission opens Public Hearing**
- B. Presentation by the applicant.**
- C. Receipt of public comment.**
- D. Commission closes Public Hearing.**
- E. Commission Approval**

Motion Boynton, Johnson second to open Public Hearing. Motion Carried

Richard Tapper, State Regional Manager/Michigan gave the presentation about the proposal. One (1) resident expressed concerns on length of sale and noise from fireworks.

Commissioners discussed proposal. They requested an additional fire extinguisher be placed within the tent; Van Buren Township be listed as an additional insured on the insurance policy; clarify dates of sales; and change county to Wayne on Property Permission Form. The state will conduct the set up and safety inspection for the site.

Motion McKenna, Johnson second to close public hearing. Motion Carried

ITEM #2 CASE #SLU13-004

TITLE: THE APPLICANT NEW LAWN SOD FARM IS REQUESTING SPECIAL USE APPROVAL FOR FACILITIES USED ON A SEASONAL BASIS IN AG AGRICULTURAL DISTRICT UNDER SECTION 10.02 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: PARCEL NUMBER V125-83-121-99-0008-000, ALSO KNOWN AS 50240 MARTZ ROAD AND V125-83-124-99-0001-003. THE SUBJECT PARCELS ARE LOCATED ON THE NORTH AND SOUTH SIDES OF MARTZ ROAD BETWEEN HOEFT AND RAWSONVILLE ROADS.

- A. Commission opens Public Hearing**
- B. Presentation by the applicant.**
- C. Receipt of public comment.**
- D. Commission closes Public Hearing.**
- E. Authorize filing of written report to Township Board and Recommend Approval.**

Motion Budd, Boynton second to open public hearing. Motion Carried

Director Mullen explained the seasonal use has been operating for last four (4) years as a temporary land use without any known complaints and has been a benefit to the Township. Applicant was requesting a permanent use however requirements are significantly more stringent. It was recommended to allow a longer temporary land use to continue operation and provide future attractions on site.

Mr. DeBuck, owner of DeBuck's Corn Maze and Pumpkin Patch gave presentation about the proposal. The business is successfully expanding and they are interested in changing their request to allow for a longer temporary term.

One (1) resident expressed support for the request.

Motion Boynton, McKenna second to close the Public Hearing. Motion Carried

OLD BUSINESS:

ITEM # 1 CASE # 12-003 SPR

TITLE: THE APPLICANT, JAY HAMMOUD, IS REQUESTING APPROVAL FOR AN AMENDMENT TO FINAL SITE PLAN APPROVED ON DECEMBER 12, 2012.

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

- A. Presentation by the applicant.**
- B. Presentation by Township Staff, McKenna and Wade Trim**
- C. Receipt of public comment.**
- D. Planning Commission discussion.**
- E. Planning Commission considers action on Amended Final Site Plan.**

Jay Hammoud, owner of Marathon Gas Station explained that it would be difficult for renovating the building with the existing steel construction, and they are asking permission to demolish the structure and replace with new structure on same footprint.

Hodges of McKenna Associates gave presentation and reviewed letter dated April 17, 2013 with recommendations.

Commissioners discussed the demolition and rebuild of the structure asking who would complete the construction drawing review for the new building. Director Mullen stated building construction drawing would be submitted and review by the Building Official.

Motion Budd, Boynton second to approve applicants request to demolish structure and rebuild noticing McKenna review letter dated April 17, 2013 with recommendations and submit revised site plan to staff. Motion Carried

ITEM # 2 CASE # 12-004 SPR

TITLE: THE APPLICANT, WINGFOOT GOODYEAR, IS REQUESTING FINAL SITE PLAN APPROVAL FOR ADDITIONS AND RENOVATIONS TO THEIR PROPERTY.

LOCATION: PARCEL NUMBER V125-83-047-99-0003-705 ALSO KNOWN AS 8881 SAMUAL BARTON DRIVE. THE SUBJECT SITE IS LOCATED ON THE NORTH OF TYLER ROAD, EAST OF HAGGERTY ROAD, SOUTH OF ECORSE ROAD, AND WEST OF I-275.

- A. Presentation by the applicant.**
- B. Presentation by Township Staff, McKenna and Wade Trim**
- C. Receipt of public comment.**
- D. Planning Commission discussion.**
- E. Planning Commission considers action on Final Site Plan.**

OHM Architect Wade Hoppe representative for Wingfoot provided as overview of project and location. Their request is to enclose an existing outdoor storage area and construct one (1) addition. The project received BZA approval on February 12, 2013 to relocate drive with a maintenance agreement and to allow an encroachment into the Front Yard setback.

Hodges of McKenna Associates gave presentation and reviewed letter dated April 17, 2013 with recommendations.

Nunmer of Wade Trim Associates gave presentation and reviewed letter dated April 19, 2013 with recommendations.

Commissioners discussed road details, storm water drainage including other barrier alternatives than the required fence and existing/future parking with semi-truck circulation.

Motion Boynton, Kelley second to grant Final Site Plan Approval subject to letters both McKenna Associates dated April 17, 2013 with recommendations, accepting applicants parking proposal and

the applicant will add burning bush shrubs along the length of the pavement on the eastside of the site spaced four (4) foot on center to accomplish the protection of the storm water basin as required by the ordinance and Wade Trim dated April 19, 2013 with recommendations and revisions to the road layout, the road easement to adjusted and executed, maintenance agreement noting truck trailers will not be used for storage.

Motion Carried

GENERAL DISCUSSION:

Hodges mentioned the DDA is pursuing replacement of the chain fence on the east side of Belleville Road across from the shopping center south of I-94 freeway between Sunrise and Harmony Lane.

Thompson stated she was pleased with the appearance at Atchinson Ford Used Car business.

McKenna mentioned that there may be storm water issues with the retention pond at the Belle Tire site.

Motion Boynton, Johnson second to adjourn at 9:10 p.m.

Motion carried.

Respectfully Submitted,

Brenda Kurtz,
Recording Secretary