

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
JUNE 12, 2013**

Chairperson Thompson called the meeting to order at 7:30 p.m. Present: Guenther, Johnson, Boynton, Kelley, McKenna, Budd 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 McKenna, Johnson second to approve the agenda of June 12, 2013 as presented.
Motion carried.**

MINUTES:

**Motion Johnson, Kelley second to approve the minutes of May 22, 2013 as presented.
Motion carried.**

OLD BUSINESS:

**ITEM #1 CASE# SLU13-005
TITLE: THE APPLICANT, USA FIREWORKS, IS REQUESTING APPROVAL TO HOLD
 "TENT" SALES OF RETAIL GOODS BEYOND THE SEVEN CONSECUTIVE
 DAYS ALLOWED ADMINISTRATIVELY 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 AT FAITH UNITED METHODIST CHURCH, 6020
 DENTON ROAD. THE SUBJECT LOCATION IS ON THE WESTSIDE OF
 DENTON ROAD SOUTH OF MICHIGAN AVENUE, EAST OF GILMORE STREET.**

The applicant, Brian Whitaker of USA Fireworks was present for questions along with members of the Faith United Methodist Church.

Director Mullen presented his findings and recommended approval of the application pending the following: alteration of days of sale to conform with the Township Ordinance from June 22, 2013 through July 6, 2013; hours of operation complying with the Township Ordinance from 8:00 a.m. to 9:00 p.m. with Sunday sales allowed only after 12:00 p.m. (noon); addition of the recommended additional directional signage; reduction of temporary advertising sign size to not exceed 32 square feet in total; addition of a third chemical fire extinguisher within the tent; and movement of the generator to comply with the NFPA requirements.

Whitaker of USA Fireworks is willing to adhere to the changes. Members of the church are happy with the organization and fine with the Sunday sales time.

No comments from the Commission or the audience.

Motion McKenna, Boynton second to grant the applicant USA Fireworks approval to hold tent sales of fireworks at 6020 Denton Road with the understanding that the guidelines established in Planning and Economic Development Director Mullen report are to be followed. Motion Carried.

ITEM #2

**TITLE: REVIEW OF PROPOSED "HOUSEKEEPING" AMENDMENTS TO ZONING
 ORDINANCE DISCUSSED AT MARCH 13, 2013 WORK STUDY.**

Sally Hodges of McKenna Associates provided a walkthrough of the amendments made, along with a draft copy of the ordinance changes. Proposed amendments were made to the following: Industrial Parking

Standards, Drive-Through Uses, Banks, Gas Stations and Auto Repair Uses (Definitions, General Provisions, Permitted use in Districts, and Parking Standard).

Commissioner McKenna inquired whether vehicle rust coating/rust proofing is not a major repair but a minor repair. Hodges will remove it from the major repair language. Commissioner Boynton inquired what deems the difference between major and minor repairs. Commissioner McKenna noted that a repair timeline might differentiate between the two. Director Mullen noted that noise and environmental impacts are key in determining the difference between major and minor repairs. Hodges of McKenna Associates will prepare language that better defines major and minor repairs and resubmit with the changes and present them at the public hearing.

Resident noted that noise and environmental impacts such as fumes and exhaust are her primary concerns regarding major and minor repairs.

Motion Boynton, Kelley second to move forward with the proposed housekeeping ordinance amendments and ask staff to set a future public hearing date. Motion Carried.

GENERAL DISCUSSION:

No comments from Commissioners or the audience.

Motion McKenna, Boynton second to adjourn at 8:07 p.m.

Motion carried.

Respectfully Submitted,

Christina Harman,
Recording Secretary