

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
JUNE 26, 2013**

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

APPROVAL OF AGENDA:

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

MINUTES:

**Motion Johnson, McKenna second to approve the minutes of June 12, 2013 as presented.
Motion carried.**

PUBLIC HEARING:

**ITEM #1 CASE# SPU13-006
TITLE: THE APPLICANTS, MARK AND MADONNA MROCCA, ARE REQUESTING
SPECIAL APPROVAL FOR A GROUP DAYCARE HOME IN SINGLE FAMILY
RESIDENTIAL DISTRICTS UNDER SECTION 7.03 OF THE TOWNSHIP ZONING
ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION: PARCEL NUMBER V125-83-073-01-0001-001, ALSO KNOWN AS 50375 SOUTH I-94
SERVICE DRIVE, IS THE SUBJECT PARCEL OF THIS REQUEST. THE
PROPERTY IS LOCATED ON THE SOUTH I-94 SERVICE DRIVE BETWEEN
RAWSONVILLE AND DENTON ROADS.**

Motion Johnson, McKenna second to open the public hearing. Motion Carried.

Attorney Will Hawley was present to represent the applicant and answer questions. The applicant is requesting approval for a group childcare facility for less than 12 children, all preschool age. The request is to move their current facility from their residential home to this property. The final site plan still needs to be submitted; there are no major proposed changes to the property. The applicants will also submit a site plan with parking and traffic plans.

No comments from the audience.

Commissioner McKenna inquired about a burned out vehicle located on the property by the garage. Hawley stated that the vehicle is on the neighbor's property as there had been a recent fire.

Resident inquired what a group daycare home is. Hodges of McKenna Associates explained the different levels of daycare facilities and informed that the group daycare requirements mirror the state standards.

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

OLD BUSINESS

**ITEM #2 CASE# TLU13-004
TITLE: THE APPLICANT NEW LAWN SOD FARM IS REQUESTING TEMPORARY
LAND USE APPROVAL FOR FACILITIES USED ON A SEASONAL BASIS
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: 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.

The applicants, Norm and Scott Debuck gave the presentation. The applicants would like a twelve (12) year special use permit to due to the success of their operation and the need to expand. The longer period of time allows investment for improvements and return on costs associated to the applicant's proposed improvements.

Hodges of McKenna Associates gave presentation and reviewed letter dated June 14, 2013 with recommendations.

Commissioners discussed parking changes. The applicants would like to keep parking spaces larger to allow for all vehicle sizes and ADA accessibility. Director Mullen noted that at the busiest time last year there were 500 cars, if the Commission allows for 500 "country" parking spaces, on a busier day the sizes could be reduced to accommodate more parking as needed.

Commissioners agreed to approve an eight (8) year time duration for the applicants.

Commissioner Boynton suggested the addition of a first aid paragraph located on the plan to detail what happens if an ambulance is needed. Boynton also suggested the Debuck's may want to establish a first aid area and have it staffed. First responder training programs are available periodically during the year free of charge. Scott Debuck will look into first responder training this winter, and they are considering an area in the ticket booth to be dedicated for first aid.

Motion Boynton, Johnson second to grant the applicant New Lawn Sod Farm temporary land use approval for facilities used on a seasonal basis beyond the seven consecutive days allowed as-a-right in the zoning ordinance for temporary land use under section 4.44 of the township zoning ordinance 06-02-92, as amended. Located at parcel number V125-83-121-99-0008-000, also known as 50240 Martz Road and V125-83-124-99-0001-003, subject parcels are located on the north and south sides of Martz Road between Hoeft and Rawsonville Roads. Along with the recommendations as stated in the McKenna Associates letter dated June 14, 2013 including the discussed amendments: the number and dimensions of handicapped parking spaces to be included on the plan; the number of "country" parking spaces not to exceed 500; notation in the use statement for visitors to enter and exit on Rawsonville Road; Planning Commission's approval of an eight (8) year period; copies of all required permits submitted to the Township before commencing operation; and approval of the Public Safety Department. Motion Carried.

GENERAL DISCUSSION:

No comments from Commissioners or the audience.

**Motion Boynton, Johnson second to adjourn at 8:10 p.m.
Motion carried.**

Respectfully Submitted,

Christina Harman,
Recording Secretary