

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, April 23, 2014 – 7:30 PM
Board of Trustees Room**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

MINUTES Approval of minutes from the regular meeting of April 9, 2014

CORRESPONDENCE

PUBLIC HEARING

ITEM #1 **CASE # RZ14-001 AND RZ14-002**

TITLE: **THE APPLICANT, COSTCO WHOLESALE, IS REQUESTING TO REZONE APPROXIMATELY 57.5 ACRES OF PROPERTY CURRENTLY ZONED M-1 (LIGHT INDUSTRIAL) TO M-2 (GENERAL INDUSTRIAL).**

LOCATION: **PARCEL TAX ID NUMBERS V-125-83-013-99-0001-000 and V-125-83-013-99-0011-000, ALSO KNOWN AS 5800 BELLEVILLE ROAD, ARE THE SUBJECT PROPERTIES OF THIS HEARING. THESE PROPERTIES ARE LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN MICHIGAN AVENUE ON THE NORTH AND VAN BORN ROAD ON THE SOUTH.**

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

ITEM #2 **CASE # TLU 14-010**

TITLE: **THE APPLICANT, TNT FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND MAY REQUIRE A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

LOCATION: **BELLEVILLE WALMART #2872, 10562 BELLEVILLE ROAD, IS THE SUBJECT OF THIS HEARING. THIS SITE IS ON THE WEST SIDE OF BELLEVILLE ROAD NORTH OF THE NORTH I-94 SERVICE DRIVE AND SOUTH OF TYLER ROAD.**

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

ITEM #3 **CASE # TLU 14-011**

TITLE: **THE APPLICANT, USA FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND MAY REQUIRE A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

LOCATION: **FAITH UNITED METHODIST CHURCH, 6200 DENTON ROAD, IS THE SUBJECT OF THIS HEARING. THIS SITE IS ON THE WEST SIDE OF DENTON ROAD SOUTH OF MICHIGAN AVE AND EAST OF GILMORE STREET.**

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

ITEM #4 **CASE # TLU 14-012**

TITLE: **THE APPLICANT, USA FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND MAY REQUIRE A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

LOCATION: **BELLEVILLE SQUARE SHOPPING CENTER, 10864 BELLEVILLE ROAD, IS THE SUBJECT OF THIS HEARING. THIS SITE IS ON THE WEST SIDE OF BELLEVILLE ROAD NORTH OF THE NORTH I-94 SERVICE DRIVE AND SOUTH OF TYLER ROAD.**

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

ITEM #5 **CASE # TLU14-013**

TITLE: **THE APPLICANT, PHANTOM OF MICHIGAN, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND MAY REQUIRE A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

LOCATION: **LAKEWOOD SHOPPING PLAZA, 2095 RAWSONVILLE ROAD, IS THE SUBJECT OF THIS HEARING. THE SITE IS LOCATED ON THE EAST SIDE OF RAWSONVILLE ROAD AND SOUTH OF SOUTH I-94 SERVICE DRIVE.**

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

UNFINISHED BUSINESS

NEW BUSINESS

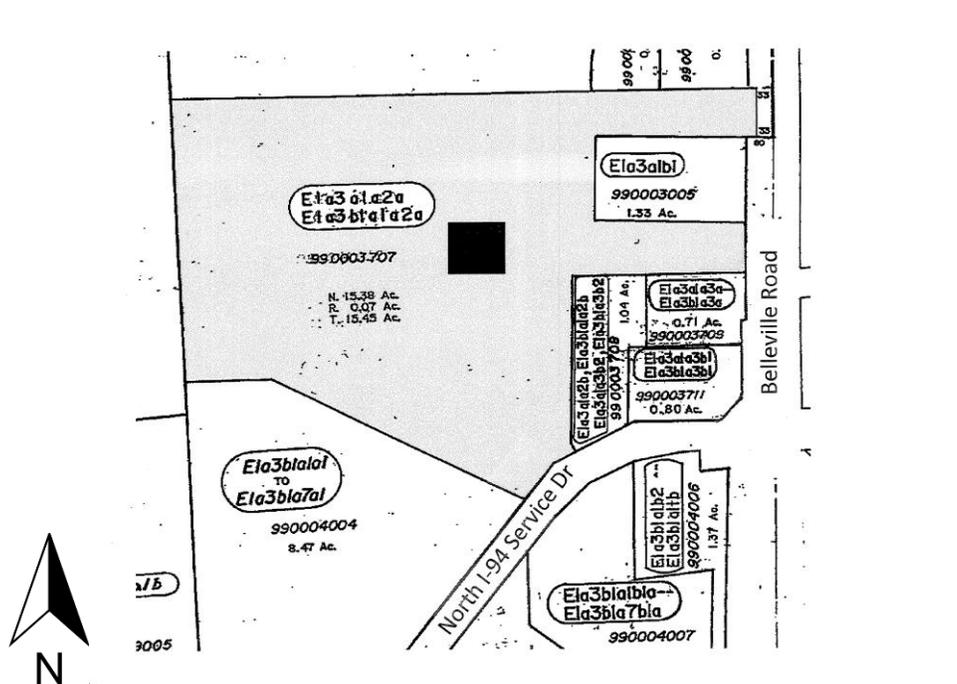
GENERAL DISCUSSION

ADJOURNMENT

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, and County of Wayne, Michigan, 48111 on **Wednesday April 23, 2014 at 7:30 p.m.** to consider a temporary land use request on the following described property.

Belleville Square Shopping Center, 10864 Belleville Road, is the subject of this hearing. This site is located on the west side of Belleville Road north of the North I-94 Service Drive and south of Tyler Road:



The applicant, USA Fireworks Inc., is requesting Temporary Land Use that extends beyond the allowable seven (7) consecutive days and may require a Public Hearing. This hearing is being held in accordance with the requirements found under the Temporary Land Uses, Buildings, and Structures Section 4.44 of the Zoning Ordinance. Written comments will be accepted by the Planning and Economic Development Department until 4:00 p.m., the hearing date.

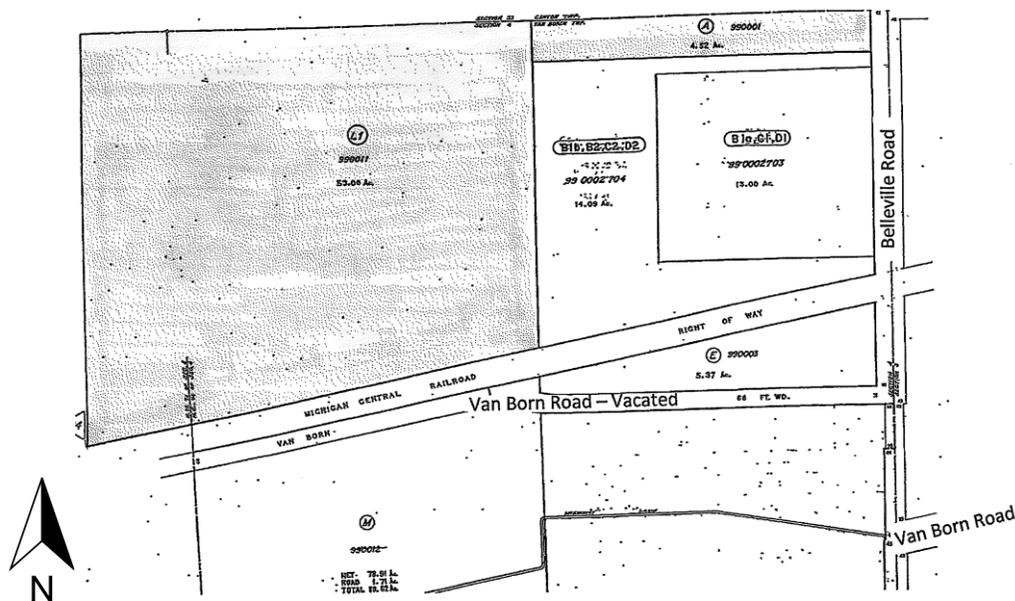
In compliance with the Americans with Disabilities Act, reasonable accommodations will be made available with advance notice.

Posted: April 11, 2014
Published: April 17, 2014

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing on **Wednesday April 23, 2014 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider a request to rezone the following described property.

Parcel tax ID numbers **V-125-83-013-99-0001-000** and **V-125-83-013-99-0011-000**, also known as **5800 Belleville Road**, are the subject properties of this hearing. The parcels measure approximately 57.5 acres. These properties are located on the west side of Belleville Road between Michigan Ave. on the north and Van Born Rd on the south.



The applicant, Costco Wholesale, is requesting this rezoning action. The Public Hearing is in regards to amending the Charter Township of Van Buren Zoning Ordinance 06-02-92, as amended, zoning map by rezoning the subject property from **M-1 (Light Industrial) to M-2 (General Industrial)**.

Written comments will be accepted by the Planning and Economic Development Department until 4:00 p.m. on the hearing date.

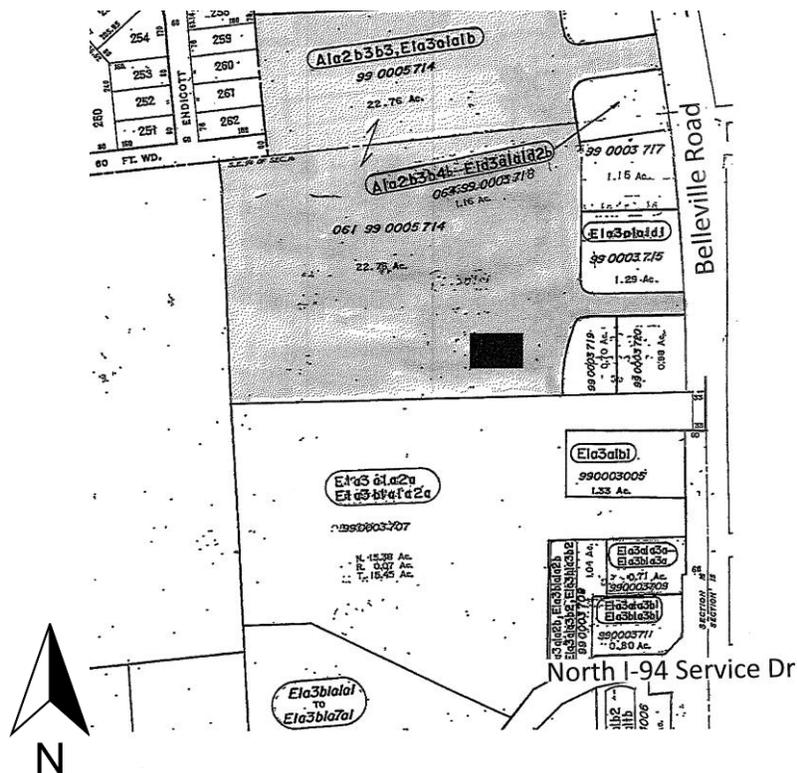
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Belleville Walmart #2872, 10562 Belleville Road, is the subject of this hearing. This site is located on the west side of Belleville Road north of the North I-94 Service Drive and south of Tyler Road:



The applicant, TNT Fireworks Inc., is requesting Temporary Land Use that extends beyond the allowable seven (7) consecutive days and may require a Public Hearing. This hearing is being held in accordance with the requirements found under the Temporary Land Uses, Buildings, and Structures Section 4.44 of the Zoning Ordinance. Written comments will be accepted by the Planning and Economic Development Department until 4:00 p.m., the hearing date.

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Faith United Methodist Church, 6020 Denton Road, is the subject of this hearing. This site is located on the west side of Denton Road, south of Michigan Avenue, and east of Gilmore Street.



The applicant, USA Fireworks, is requesting Temporary Land Use that extends beyond the administratively allowable seven (7) consecutive days and may require a Public Hearing. This hearing is being held in accordance with the requirements found under the Temporary Land Uses, Buildings, and Structures Section 4.44 of the Zoning Ordinance. Written comments will be accepted by the Planning and Economic Development Department until 4:00 p.m., the hearing date.

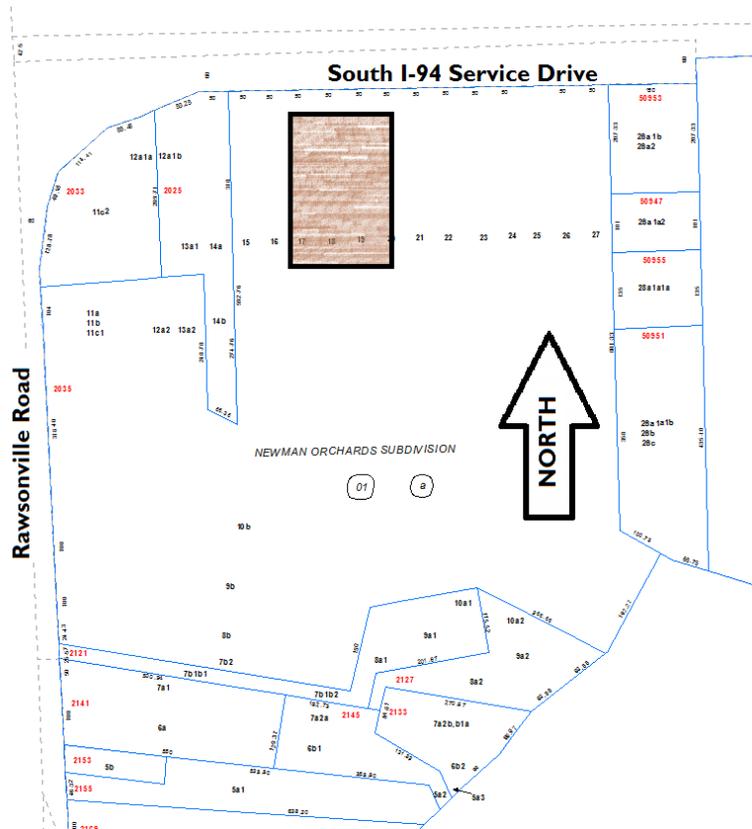
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Lakewood Shopping Plaza, 2095 Rawsonville Road, is the subject of this hearing. This site is located on the east side of Rawsonville Road south of the South I-94 Service Drive.



The applicant, Phantom of Michigan, is requesting Temporary Land Use that extends beyond the allowable seven (7) consecutive days and may require a Public Hearing. This hearing is being held in accordance with the requirements found under the Temporary Land Uses, Buildings, and Structures Section 4.44 of the Zoning Ordinance. Written comments will be accepted by the Planning and Economic Development Department until 4:00 p.m., the hearing date.

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