

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
April 23, 2014
MINUTES**

Chairperson Thompson called the meeting to order at 7:31 p.m.

ROLL CALL:

Present: Franzoi, Johnson, Boynton, Kelley, McKenna, Budd and Thompson.

Excused: None.

Staff: Director Mullen and Secretary Harman.

Planning Representatives: McKenna & Associates, Sally Hodges.

Audience: Eleven.

APPROVAL OF AGENDA:

Motion Kelley, McKenna second to approve the agenda of April 23, 2014 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Boynton, Franzoi second to approve minutes from April 9, 2013 as presented.

Motion Carried.

PUBLIC HEARING:

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

TITLE: THE APPLICANT, COSTCO WHOLESAL, 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 V125-83-013-99-0001-000 AND V125-83-013-99-0011-000, 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.

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

Ted Johnson, President of Design Strategies, Costco Development Manager for Midwest projects, gave the presentation for the applicant. The applicant has 72 acres under contract for the Costco Development. Fourteen acres are currently zoned M-2 with the remaining 58 acres zoned M-1. The applicant is requesting to rezone the 58 acres from M-1 to M-2. Access to the site will be from Belleville Road. The applicant is currently working with Planning Department staff on site plan issues with the rezoning of the 58 acres being the first step.

Resident voiced concerns with applicant not owning the property and with adequacy of truck parking and staging on the site. A second resident is looking forward to the project proceeding and sees it as huge step for the Township.

Hodges of McKenna Associates noted that the application for rezone and site plan are in staff review. The zoning changes will not change the parking or staging concerns relative the truck terminal.

Motion Franzoi, Boynton second to close the public hearing. Motion Carried.

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.

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

Chuck Friese, a representative for TNT Fireworks, gave the presentation. The applicant is requesting to add the Belleville Walmart location with extra days open beyond the seven days allowable to gain exposure to the community. The hours of operation would be 9:00 a.m. – 10:00 p.m. with 24-hour security on site.

Residents expressed concerns with the increase of firework stands in the Township, locations of the stands, and the need to regulate the number of locations.

Motion Boynton, Franzoi second to close the public hearing. Motion Carried.

ITEM # 3 CASE # TLU14-011

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.

Motion Kelley, Boynton second to open the public hearing. Motion Carried.

Steven Robinson of USA Fireworks, Director of Michigan stores, gave the presentation for the Applicant. The applicant operated at this site the previous year and is requesting a variance in the number of days of operation to have more exposure to the community. The days and hours of operation requested are Friday, June 20 through Sunday, July 6 from 9:00 a.m. – 10:00 p.m.

No comments from the Commission or the audience.

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

ITEM # 4 CASE # TLU14-012

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.

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

Steven Robinson of USA Fireworks, Director of Michigan stores, gave the presentation. The applicant is requesting this site in addition to last year's location at Faith United Methodist church. The dates of operation requested are Friday, June 20 – Sunday, July 6 from 9:00 a.m. – 10:00 p.m.

Commissioners inquired about security at the site and the location being close to another requested site by a different applicant. The applicant chose the site for the high traffic flow. There will be 24-hour security at both sites.

Resident expressed concerns about 24-hour security having knowledge to suppress fire and the Township receiving all necessary permits and fees.

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

ITEM # 5 CASE # TLU14-012

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 THE SOUTH I-94 SERVICE DRIVE.

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

Richard Tapper, the Regional Director of Phantom of Michigan, gave the presentation. This is the applicant's third season at the Rawsonville Road location, a 40 ft x 40 ft tent and a storage unit will be at the site. Proposed operation is from June 26th through July 5th from 10:00 a.m. – 10:00 p.m. There are three (3) fire extinguishers located on site and all operators have safety and hazmat training.

No comments from the Commission or the audience.

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

GENERAL DISCUSSION:

Resident commended Director Mullen and the Planning Department.

Motion Boynton, Franzoi second to adjourn at 8:16 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary