

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
April 8, 2015
MINUTES**

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

ROLL CALL:

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

Excused: None.

Staff: Director Knowles and Secretary Harman.

Planning Representatives: McKenna Associate, Sally Hodges.

Audience: Seven.

APPROVAL OF AGENDA:

Motion Budd, Boynton second to approve the agenda of April 8, 2015 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion McKenna, Boynton second to approve the minutes from March 25, 2015 as presented.

Motion Carried.

PUBLIC HEARING:

ITEM # 1 CASE# RZ15-002

TITLE: THE APPLICANT, DAVID WOODARD, IS REQUESTING TO REZONE APPROXIMATELY 0.55 ACRES CURRENTLY ZONED C (LOCAL BUSINESS) TO R-1A (SINGLE FAMILY RESIDENTIAL).

LOCATION: PARCEL NUMBER V125-83-118-99-0020-000, ALSO KNOWN AS 51257 W. HURON RIVER DRIVE, IS THE SUBJECT OF THIS HEARING. THE SITE IS LOCATED ON THE SOUTH SIDE OF W. HURON RIVER DRIVE BETWEEN RAWSONVILLE ROAD TO THE WEST AND FARM ROAD TO THE EAST.

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

Applicant David Woodard gave the presentation. Mr. Woodard purchased the single-family residential home on W. Huron River Drive and was informed the property had been rezoned by the previous owner/occupant to C-1 (Local Business) from R-1A (single family residential). He would like to have the property rezoned back to the original R-1A residential zoning.

Commissioners inquired if the property was ever used for commercial use.

Hodges of McKenna Associates will investigate past records for information on the rezoning of the property and the use.

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

ITEM # 2 CASE# TLU 15-004

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, 6020 DENTON ROAD, IS THE SUBJECT LOCATION OF THIS HEARING. THIS SITE IS ON THE WEST SIDE OF DENTON ROAD, SOUTH OF MICHIGAN AVENUE, AND EAST OF GILMORE STREET.

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

Jason Jackson of USA Fireworks gave the presentation. USA Fireworks is looking to operate a fireworks tent on the church property as they have the past 2-3 years and paying the church rent for the space.

Hodges of McKenna Associates inquired about the signage included in the previous years along with the hours of operation with Sunday hours to be modified to start at 12:00 noon.

Director Knowles noted that the Fire Department has reviewed the site plan. The review letter will be presented at time of final approval.

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

NEW BUSINESS:

ITEM #1 CONSIDER AMENDMENT TO THE ZONING ORDINANCE 06-02-92, AS AMENDED OF THE CHARTER TOWNSHIP OF VAN BUREN, TO AMEND AND MODIFY THE PROVISIONS FOUND IN SECTION 12.02 TO PERMIT OUTDOOR DINING AND TABLE SERVICE IN THE C-1 (GENERAL BUSINESS) ZONING DISTRICT AS A PERMITTED USE AND PROVIDE STANDARDS IN PROPOSED SECTION 12.02(tt).

Hodges of McKenna Associates gave the presentation. The outdoor dining and table service amendments were presented in the public hearing at the Planning Commission meeting on 3-25-15.

Commissioner inquired if the Planning Department has heard from any local restaurants about the outdoor dining amendments to the zoning ordinance. The Planning Department has not at this time.

No comments from the audience.

Motion Boynton, McKenna second to recommend to the Township Board the amendment to the zoning ordinance 06-02-92, as amended of the Charter Township of Van Buren, to amend and modify the provisions found in section 12.02 to permit outdoor dining and table service in the C-1

(general business) zoning district as a permitted use and provide standards in proposed section 12.02(tt).

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

GENERAL DISCUSSION: None.

Motion McKenna, Johnson second to adjourn at 7:44 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary