

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, August 27, 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 August 13, 2014

**CORRESPONDENCE**

**PUBLIC HEARING**

**ITEM #1**                   **CASE #14-007**

THE APPLICANT, MENARD, INC., IS REQUESTING APPROVAL FOR THE DEVELOPMENT OF A RETAIL BUILDING WITH OUTSIDE STORAGE OF SUPPLIES. OUTDOOR STORAGE OF SUPPLIES IS A SPECIAL LAND USE IN THE C-2 DISTRICT, AND REQUIRES A PUBLIC HEARING. THIS HEARING IS BEING HELD IN ACCORDANCE WITH SECTION 13.03 (PERMITTED USES WITH SPECIAL APPROVAL) OF THE ZONING ORDINANCE.

**LOCATION:**                   **PARCEL NUMBER V125-83-061-99-0005-721, WHICH IS CURRENTLY VACANT, IS THE SUBJECT OF THIS HEARING. THE SITE IS APPROXIMATELY 27.24 ACRES AND IS LOCATED IN THE C-2, EXTENSIVE HIGHWAY BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER ROAD TO THE NORTH AND I-94 TO THE SOUTH:**

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

**NEW BUSINESS**

**ITEM #1**                   **CASE # 14-016**

**TITLE:**                   **THE APPLICANT, CLARK GAS, IS REQUESTING TO SITE PLAN APPROVAL TO REBUILD THE EXISTING CLARK GAS STATION AND ADD A CONVENIENCE STORE WITH A NEW 2,000 SQ. FT. BRICK AND PEAKED ROOF BUILDING. THE GAS STATION AND CONVENIENT STORE ARE PERMITTED USES IN THE C-1 DISTRICT, AND THE SITE WAS RECENTLY REZONED, WITH CONDITIONS, TO C-1.**

**LOCATION:**                   **PARCEL TAX ID NUMBER V-125-83-129-99-0002-002, ALSO KNOWN AS 15400 SUMPTER ROAD. THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SUMPTER ROAD AND HULL ROAD. THE SITE MEASURES APPROXIMATELY 1.01 ACRES, AND IS CURRENTLY ZONED C-1 (LOCAL BUSINESS).**

- A. Presentation by the applicant.
- B. Presentation by Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the site plan.

**OLD BUSINESS:**

**ITEM #1**

**CASE #14-004**

**TITLE:**

**THE APPLICANT, COSTCO WHOLESALE, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO ESTABLISH A TRUCK TERMINAL. A TRUCK TERMINAL IS A PERMITTED USE IN THE M-2 DISTRICT.**

**LOCATION:**

**PARCEL NUMBERS V125-83-013-99-0001-000 AND V125-83-013-99-0011-000, ALSO KNOWN AS 5800 BELLEVILLE ROAD. THE SUBJECT SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN MICHIGAN AVE. ON THE NORTH AND VAN BORN RD ON THE SOUTH. THE SITE MEASURES 71.84 ACRES AND IS CURRENTLY ZONED M-2 (GENERAL INDUSTRIAL).**

- A. Presentation by the applicant.
- B. Presentation by Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the site plan.

**GENERAL DISCUSSION**

**ADJOURNMENT**