

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, January 11, 2017 – 7:30 PM
Board of Trustees Room**

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of December 14, 2016.

CORRESPONDENCE:

PUBLIC HEARING:

UNFINISHED BUSINESS:

NEW BUSINESS:

ITEM #1: ZONING ORDINANCE UPDATE

TITLE: THE VAN BUREN TOWNSHIP PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS PROPOSED A COMPREHENSIVE UPDATE OF THE ZONING ORDINANCE. THE DEPARTMENT WILL EVENTUALLY ASK THE COMMISSION FOR A RECOMMENDATION FOR THE UPDATED ZONING ORDINANCE TO THE TOWNSHIP BOARD OF TRUSTEES.

INFORMATION: The updated Zoning Ordinance is presented to the Planning Commission for eventual review and recommendation to the Township Board of Trustees. The Ordinance is being presented in multiple parts to the Commission. At this meeting, the discussion will focus on the following sections...

1. Article 6 (Supplemental Zoning District Standards)
2. Article 7 (General Provisions)

ITEM #2: YEAR END REPORT

GENERAL DISCUSSION:

1. BELLEVILLE LAKE SHORELINE DISTRICTS AMENDMENTS AND GENERAL ORDINANCE (PUBLIC HEARING - JANUARY 25)

ADJOURNMENT

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
DECEMBER 14, 2016
MINUTES - DRAFT**

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

ROLL CALL:

Present: Franzoi, Jackson, Kelley, Budd and Thompson.

Excused: Atchinson and Boynton.

Staff: Director Akers, Deputy Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan and Wade Trim Associate, David Nummer.

Audience: Seven (7).

APPROVAL OF AGENDA:

Motion Budd, Franzoi second to approve the agenda of December 14, 2016, tabling Item #1 until the applicant's architect arrives. Motion Carried.

APPROVAL OF MINUTES:

Motion Jackson, Franzoi second to approve the regular meeting minutes of November 9, 2016 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 16-003 – PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, JASON KISHMISH, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO OPERATE A DRIVE THRU RESTAURANT AT 10573 BELLEVILLE ROAD, VAN BUREN TOWNSHIP, MI 48111.

LOCATION: PARCEL NUMBER V-125-83-059-01-0020-000 (10573 BELLEVILLE ROAD). THE SITE IS APPROXIMATELY 0.862 ACRES. IT IS LOCATED IN THE C-1, GENERAL BUSINESS DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD BETWEEN I-94 AND TYLER ROAD.

Architect Ron Chiesa gave the presentation for the applicant. The applicant resubmitted site plans, addressing double parking, striping and new engineering information. Applicant Mr. Kishmish addressed the screen wall; the neighboring property owner to the north would like a concrete wall for concerns about noise and security.

Patrick Sloan of McKenna Associates presented his site plan review letter dated 12-2-16 recommending preliminary site plan approval subject to the conditions in the letter.

David Nummer of Wade Trim presented his review letter dated 12-9-16 recommending the Planning Commission grant preliminary site plan approval.

Director Akers presented the Fire Department review letter dated 11-30-16. The Fire Department portion of the review is approved with the exceptions listed in the review letter.

Commissioners discussed number of parking spaces and stacking spaces to be considered at final site plan approval.

Resident to the north would like to see the concrete wall as she has concerns regarding noise, trash and cross-traffic through the property.

Motion Kelley, Franzoi second to grant preliminary site plan approval to construct a multi-tenant building at 10573 Belleville Road, subject to the conditions in the McKenna Associates review letter dated 12-2-16, Wade Trim review letter dated 12-9-16 and Fire Department review letter dated 11-30-16, noting the Commission had discussion regarding parking conditions based on drawing submitted, any changes will be reviewed at final site plan. Motion Carried. (Letters Attached)

ITEM # 2 14-022 – TREE PERMIT

TITLE: THE APPLICANT, BELLEVILLE DEVELOPMENT, INC., IS REQUESTING APPROVAL FOR A TREE PERMIT FOR ASSOCIATED SITE IMPROVEMENTS AND CONSTRUCTION OF A HOTEL.

LOCATION: PARCEL NUMBERS V-125-83-064-99-0002-002, ALSO KNOWN AS 11105 QUIRK ROAD, AND V-125-83-064-99-0002-003, WHICH IS VACANT, ARE THE TWO (2) SUBJECT PARCELS OF THIS PROJECT. PARCEL V-125-83-064-99-0002-002 MEASURES APPROXIMATELY 7.421 ACRES AND PARCEL V-125-83-064-99-0002-003 MEASURES APPROXIMATELY 3.895 ACRES. THESE PARCELS ARE LOCATED NORTHEAST OF THE INTERSECTION OF QUIRK ROAD AND N. I-94 SERVICE DRIVE.

Applicant Remy Hanna gave the presentation for the Tree Removal Permit. Mr. Hanna has turned in the lot combination and corrected the site plan. He was available to answer any questions from the Commission or the audience.

Patrick Sloan of McKenna Associates presented his Tree Removal Permit review letter dated 12-5-16 recommending approval of the Tree Removal Permit for Towne Place Suites subject to the five (5) conditions referenced in the letter.

No comments from the Commission or the audience.

Motion Franzoi, Jackson second to grant a tree permit to Belleville Development for associated site improvements and construction of a hotel, Towne Place Suites, subject to the five (5) items in the McKenna Associates review letter dated 12-5-16. Motion Carried. (Letter Attached)

ITEM # 3 16-038 – PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, SCHONSHECK, INC., IS REQUESTING A PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A WAREHOUSE AT 5809 SHELDON ROAD, VAN BUREN TOWNSHIP, MI 48111.

LOCATION: PARCEL NUMBER V-125-83-009-99-0007-000 (5809 SHELDON ROAD). THE SITE IS APPROXIMATELY 1.73 ACRES. IT IS LOCATED IN THE M-1, LIGHT INDUSTRIAL DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF SHELDON ROAD BETWEEN VAN BORN AND YOST ROADS.

Nick Mendenhall gave the presentation for the applicant. The project is to build a 2,200 sq. ft. warehouse with small office space for storage of personally owned military vehicles. Mr. Mendenhall discussed the architecture of the building, using a bio-swale for stormwater management, the possibility of waiving the fence requirement around the bio-swale and utilizing Canton Township water and sewer due to the site being unable to perk. The applicant is asking to defer the sidewalk requirements, as there are currently no sidewalks to connect.

Patrick Sloan of McKenna Associates presented his review letter dated 12-2-16 recommending the Planning Commission approve the preliminary site plan subject to the ten (10) conditions referenced in the letter.

David Nummer of Wade Trim presented his review letter dated 12-9-16 recommending the Planning Commission grant preliminary site plan approval.

Fire Department review letter dated 11-30-16 approved the plan with submitted exceptions referenced in the letter.

Commissioners discussed deferring the sidewalk requirement, the fencing around the bio-swale and making the decision regarding the fence and sidewalk deferment at final site plan review.

No comments from the audience.

Motion Kelley, Budd second to grant preliminary site plan approval to Schonscheck, Inc. to construct a warehouse at 5809 Sheldon Road subject to recommendations in the McKenna Associates review letter dated 12-2-16, Wade Trim review letter dated 12-9-16 and Fire Department review letter dated 11-30-16. Motion Carried. (Letters Attached)

ITEM # 4 ZONING ORDINANCE UPDATE

TITLE: THE VAN BUREN TOWNSHIP PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS PROPOSED A COMPREHENSIVE UPDATE OF THE ZONING ORDINANCE. THE DEPARTMENT WILL EVENTUALLY ASK THE COMMISSION FOR A RECOMMENDATION FOR THE UPDATED ZONING ORDINANCE TO THE TOWNSHIP BOARD OF TRUSTEES.

INFORMATION: THE UPDATED ZONING ORDINANCE IS PRESENTED TO THE PLANNING COMMISSION FOR EVENTUAL REVIEW AND RECOMMENDATION TO THE TOWNSHIP BOARD OF TRUSTEES. THE ORDINANCE IS BEING PRESENTED IN MULTIPLE PARTS TO THE COMMISSION. AT THIS MEETING, THE DISCUSSION WILL FOCUS ON THE FOLLOWING SECTIONS:

- A. ARTICLE 9 (PARKING, LOADING AND ACCESS MANAGEMENT)**
- B. ARTICLE 11 (SIGNS)**

Patrick Sloan of McKenna Associates presented the zoning ordinance update. Mr. Sloan handed out printouts of a PowerPoint presentation and discussed the changes to the following sections: Article 9 – Parking, Loading and Access Management and Article 11 - Signs.

No comments from the Commission or the audience.

ITEM # 5 16-046 – TEMPORARY LAND USE

TITLE: THE APPLICANT, RICARDO INC., IS REQUESTING TEMPORARY LAND USE APPROVAL TO OPERATE A MOBILE REFUELING STATION AT 40000 RICARDO DRIVE, VAN BUREN TOWNSHIP, MI 48111.

INFORMATION: RICARDO INC. IS TESTING TOYOTA FUEL CELL VEHICLES AT THEIR FACILITY. THE REQUESTED MOBILE REFUELING STATION WILL ALLOW FOR THIS TESTING TO OCCUR ONSITE. THIS ACTIVITY IS PROPOSED FROM DECEMBER 15, 2016 THROUGH FEBRUARY 15, 2017.

Director Akers gave the presentation for the mobile refueling station presenting his review letter dated 12-9-16. Ricardo, Inc. is requesting a Temporary Land Use Permit for a mobile hydrogen refueling station for Toyota fuel cell vehicles at 40000 Ricardo Drive. The proposed use is from December 15, 2016 to February 13, 2017. The original location on the site was moved to add security and the Fire Department has granted approval.

Commissioners discussed the space used in the parking lot and the possibility of the time frame being extended.

No comments from the audience.

Motion Kelley, Jackson second to grant Temporary Land Use Approval to Ricardo, Inc. to operate a mobile refueling station at 40000 Ricardo Drive from 12-15-16 to 2-13-17 subject to the conditions detailed in the Fire Department review letter dated 12-9-16 and Director Akers memo dated 12-9-16. Motion Carried. (Letters Attached)

GENERAL DISCUSSION:

1. ADMINISTRATIVE APPROVALS:

- a. **WALMART** – Director Akers informed Commission members of the administrative approval for new signage and a refresh of the exterior to Walmart on Belleville Road.
- b. **WENDY'S** – Director Akers informed Commission members of the administrative approval for Wendy's on the corner of Belleville Road and the N. I-94 service drive to refresh their look by decreasing the size of the restaurant, removing the solarium, replacing doors and windows, re-sealing the parking lot and signage.

2. AIRPORT ZONING: Director Akers met with the Airport Authority to address future Willow Run Airport projects and potential updates to the current regulations in the Zoning Ordinance. Mr. Akers presented his Airport Zoning Regulations letter dated 12-9-16 to the Commission recommending the Planning Commission consider the option to require uses on the airport property to meet the existing standards we have in the Zoning Ordinance and adjust the requirements to allow for administrative review by staff.

3. BELLEVILLE LAKE SHORELINE DISTRICTS AMENDMENTS AND GENERAL ORDINANCE (PUBLIC HEARING – JANUARY 25) – Director Akers notified the Commission and the audience of the date of the public hearing.

Deputy Director Best received an email from Scott Nuttleman with Menard's, Van Buren Township made the official list of stores to start next year. Menard's to come back to the Planning Commission in January for slight adjustment to the site plan.

Commissioners and the audience also discussed snow clearing of the pedestrian sidewalk on the Belleville Bridge, clear out and potential development on the corner of Sumpter and Bemis Roads and the corner of Hull and Sumpter Roads.

Motion Budd, Jackson second to adjourn at 9:27 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

MEMORANDUM

TO: Charter Township of Van Buren Planning Commission

CC: Ron Akers, Director of Planning & Economic Development
Matt Best, Deputy Director of Planning & Economic Development
Susan Ireland, DDA Executive Director
Lisa Lothringer, DDA Assistant Executive Director

FROM: Patrick Sloan, AICP, Senior Principal Planner

SUBJECT: Zoning Ordinance Update –Article 6 (Supplemental Zoning District Standards) and Article 7 (General Provisions).

DATE: January 6, 2017

Introduction. At the September 28, 2016 Planning Commission meeting, we discussed the ongoing updates to the existing Zoning Ordinance and proposed a series of 6 meetings to review all of the proposed articles. So far, the following 4 meetings have been held:

- **Meeting 1 (October 12th):** Review of Article 12 (Administrative Procedures), Article 13 (Administrative Organization), and Article 14 (Nonconformities).
- **Meeting 2 (October 26th):** Review of Article 3 (Zoning Districts and Permitted Uses), Article 4 (Schedule of Regulations), and Article 5 (Development Standards for Specific Uses).
- **Meeting 3 (November 9th):** Review of Article 8 (Environmental Performance) and Article 10 (Landscaping and Screening).
- **Meeting 4 (December 14th):** Review of Article 9 (Parking, Loading, and Access Management) and Article 11 (Signs).

At the upcoming meeting on January 11, 2017, we will review Article 6 (Supplemental Zoning District Standards) and Article 7 (General Provisions).

Please note that each section of the Draft Zoning Ordinance includes a reference of the current section of the existing Zoning Ordinance or a reference that it is a new section. This will allow the user to refer to the existing Zoning Ordinance. Proposed deletions are located in the margins and proposed additions are underlined.

Major Changes Proposed. The following are the major changes proposed to Articles 6 and 7:

Article 6. Supplemental Zoning District Standards. The final version of this article will consist of 3 chapters that are intended to supplement existing zoning district regulations. These chapters are: Condominium Developments, Planned Residential Developments (PRDs), and the Belleville Road Overlay District. For the time being, this article also has a chapter for the Ecorse and Haggerty Road Overlay District (EHROD) as a placeholder only. As described below, the EHROD district is proposed to be removed because most of its standards have broad applicability that are encompassed into the remaining standards of the Zoning Ordinance. Overall, the significant changes proposed are as follows:

- **Condominium Developments.** The major changes proposed include referencing development standards for land uses, removing bonds from the list of acceptable performance guarantees, requiring street paving (asphalt or concrete) based on lot widths instead of lot areas, allowing the Planning Commission to require sidewalks in any development, and limiting driveway expansion (permitting 1 per lot, limiting width to 24 feet, requiring a 3-foot side yard setback, and limiting the driveway surface area to not exceed 50% of the front yard area).

- **Eliminate the Ecorse and Haggerty Road Overlay District (EHROD).** The EHROD regulations were originally adopted to fulfill the objectives of the Ecorse and Haggerty Road Corridor Plan, which was adopted in 2000. The purpose of the EHROD regulations was promote better design, achieve efficient traffic flow, minimize visual impacts on adjacent properties and rights-of-way, and to permit compatible land uses. Because the EHROD was never placed on the Zoning Map, the standards have been difficult to enforce for sites along Ecorse Road and Haggerty Road. With the comprehensive update of the Zoning Ordinance, the following standards of the EHROD have been incorporated into the general standards:
 - **Landscaping and screening**, including screening of overhead doors, dumpsters, outdoor storage, and mechanical equipment, is proposed to be addressed in Article 10.
 - **Lighting standards**, including shielding and maximum illumination levels, are proposed to be addressed in Section 8.105.
 - **Parking, loading, and access management**, including driveway spacing, sidewalks, and non-motorized access, are proposed to be addressed in Article 9.
 - **Sign regulations** are proposed to be addressed in Article 11.
 - Additional **outdoor storage regulations** are addressed in Section 5.101 and Section 5.133.The EHROD currently has additional standards for land use, architectural design, and setbacks. The EHROD land use and setback standards are probably not necessary because the underlying zoning districts are appropriate and enforcement of the EHROD standards may result in many nonconformities. While the architectural design standards for the EHROD (currently Section 16.07B(4)) are very good, they could be burdensome for many of the uses in the EHROD area (especially industrial uses). If architectural design standards are kept in the Zoning Ordinance, we recommend applying them to specific zoning districts and/or land uses instead of an overlay area.
- **Planned Residential Developments (PRDs).** Since the current PRD regulations were adopted in 1999, the Township has approved several PRDs, most notably Cobblestone Ridge, Cobblestone Creek, and Country Walk. The purpose of the PRD regulations is to encourage superior design, natural features preservation, and innovative land use planning by allowing higher densities and flexible design standards.

The outcomes of PRD's have been mixed. While the PRD regulations have led to some high quality developments that would not have been possible under conventional zoning standards, some of the PRD agreements have been difficult to enforce when a developer goes bankrupt or when a new developer takes over the project. Also, while the maximum allowable density bonus of 30% is quantifiable, the factors for granting density bonuses (e.g., innovative design and substantial community benefits) have not been quantified.

The major amendments can be summarized by the following nine (9) items, which we believe will lead to a more predictable development process and ensure higher quality design that is more measurable:

1. **Minimum Site Area (proposed Section 6.404(C)).** Currently, the minimum site area for a PRD is 15 acres, which is often too small for a large-scale development envisioned by the current PRD standards. We recommend increasing the minimum site area to 40 acres to encourage larger projects that have a better chance of preserving natural features and providing substantial benefits to the community. However, we recommend allowing an applicant to obtain a waiver from the 40-acre requirement from the Planning Commission and Township Board based on the unique characteristics of the site and the project.

2. **Public Services (proposed Section 6.404(D)).** Currently, the Zoning Ordinance requires all public services (utilities, roads, etc.) to be provided before the PRD is completed. During the severe recession in the late 2000's, many communities were left with partially-completed developments where several homes were already built but the public services were not all installed. In many cases, the developer had gone bankrupt and the bonds ensuring the installation of public services had expired. To address this problem, we recommend that all services be installed by the time 30% of the homes are completed or on a timeline specified in the PRD Agreement. It is also worth noting that the Township now requires cash, certified check, letter of credit, or similar financial instrument (excluding bonds) that allows immediate access to cash if the Township is required to complete a development. Therefore, the PRD Agreement will be supported by a better performance guarantee.
3. **Master Plan Compliance (proposed Section 6.404(E)).** The current PRD regulations permit a deviation from the Master Plan if such a deviation is justified based on the current planning and development objectives of the Township. However, as deviations are granted over time, the effectiveness of the Master Plan could be diminished. Therefore, when deviations from the Master Plan are granted, we recommend that the Planning Commission consider initiating amendments to the Master Plan where necessary so that the Master Plan remains defensible.
4. **Attached Single-Family Residences (proposed Section 6.405(B)(2)).** Although attached single-family residences are currently permitted in PRD's, we recommend adding additional standards to ensure that the attached units are of high quality and that PRD's do not become predominantly attached single-family residential. Therefore, we recommend lowering the maximum number of attached single-family units from 40% to 30%, requiring attached garages, prohibiting carports and stacked flats, and requiring at least 50% of the exterior wall areas to be brick or stone.
5. **Density (Parallel Plan) (proposed Section 6.406(A)).** Currently, the permitted density of a PRD is based on a mathematical formula, with lot area deductions for sensitive areas, road rights-of-way, and other infrastructure. This type of mathematical formula often does not address additional on-site factors that can reduce density, such as unique lot shapes, locations of sensitive features, and storm water pond sizes and locations. Therefore, we recommend requiring a parallel plan at the beginning of the process that will show how the site can be developed under conventional zoning standards (i.e., viable building envelopes, roads, storm water detention/retention, etc.). The process of reviewing a parallel plan will allow the Township to determine a realistic number of allowable units for a site based on the existing site factors. This process will, in turn, impact the number of units permitted by density bonuses.
6. **Density (Increases) (proposed Section 6.406(B)).** The existing PRD regulations permit a maximum density increase of 30% without measurable criteria for how many additional units may be approved based on the design characteristics presented. The absence of measurable criteria has led to applicants proposing a 30% density increase without giving attention to the required improvements (e.g., site design, natural features preservation, and community benefits). While we recommend keeping the maximum density bonus at 30%, we recommend adopting measurable performance standards that allow a 5% density bonus for achieving each of the following six (6) factors:
 - (1) Additional open space (50% site minimum);
 - (2) Creation of new woodlands (3,000 sq. ft. per additional unit);

- (3) Open space amenities (e.g., paved trails, playgrounds, clubhouses, swimming pools, etc.);
- (4) Additional landscape buffering along adjacent roads (at least twice as much frontage landscaping as required in the general landscaping standards of the Zoning Ordinance);
- (5) Superior building architecture (at least 80% of all façades must be brick or stone, and all of the first story of the building must be brick or stone).
- (6) Other unique features (e.g., preservation of historic buildings, landmark trees, waterways and wetlands, etc.).

7. **Setbacks (proposed Section 6.407(B)).** The current PRD setback standards are the same for both attached and detached single-family residences. Because PRD's are required to be predominantly detached single-family residential, we recommend requiring larger setbacks between attached units and the road frontage. This will encourage the frontage appearance of the development to include more single-family residences. At the same time, we recommend decreasing the front yard setbacks of attached units to 25 feet from the internal roads, which will make them more pedestrian-friendly.
8. **Quality of Open Space (proposed Section 6.408(D)(2)).** Currently, not more than 50% of the required open space in a PRD may include water bodies or regulated wetlands. These limits do not include storm water detention or retention, which often results in much of the remaining open space being occupied by storm water ponds. This undermines the intent of having quality open space in a PRD. We recommend including storm water detention or retention areas in the allowable 50% open space area that may also include water bodies and regulated wetlands. This will lead to much more upland open space that is usable or woodlands.
9. **Access (proposed Section 6.409).** Although PRD's are currently required to have frontage onto a paved road, the current regulations do not specify at what point during the development the frontage roads must be paved if the PRD fronts onto a gravel road. This can lead to a development being nearly completed without a performance guarantee to effect the required paving of the frontage road. Therefore, we recommend adding requirements that all of the paving must be completed and approved prior to the issuance of building permits for 80% of the dwelling units in the PRD. Also, as previously stated, we recommend referencing the performance guarantee standards of the Zoning Ordinance, which require cash, certified check, letter of credit, or other financial instrument that allows immediate access to cash if the Township is required to complete the paving. Finally, we recommend requiring all PRD's to make street connections to adjacent residential developments where there is an easement or right-of-way for a connecting street or where there is a reasonable expectation that such streets will be extended to a suitable outlet when the adjacent property is developed. This requirement will have the long-term effect of alleviating off-site traffic congestion on adjacent major roads by giving drivers options for efficiently entering and exiting the development.

Finally, we recommend removing the Planned Senior Developments (PSDs) from the PRD standards. The Planned Senior Development (PSD) regulations were adopted in 1999 as part of the PRD regulations. The purpose of the PSD regulations was to accommodate a proposed development at that time that was never initiated. To date there are no PSD applications, and we are not aware of any developers interested in a PSD project. However, we believe that the following proposed amendments in the Zoning Ordinance will encourage senior housing for both independent and dependent living:

- The RM district now clearly permits Single-Family Attached Dwellings, and the different Single-Family Attached Dwelling standards are now proposed to be consolidated into a single section.
- The PRD standards still permit the development to have a certain percentage of units attached.
- The proposed Belleville Road Overlay District (BROD) standards will not only encourage senior housing in the District, it will also require superior design that will make the area more livable and accessible.
- The proposed Mixed-Use District standards will incorporate the mixed-use goals of the PSD by allowing residential uses to be adjacent to compatible non-residential uses such as grocery stores, medical offices, pharmacies, and other service uses.

Many of the requirements of the PSDs, such as pedestrian connectivity, superior design, and proximity to services, are covered in the above districts and overlays. By expanding the opportunities to develop independent and dependent senior living in different areas of the township, the standards of the PSD will not be necessary. Therefore, we will recommend removing the PSD regulations from the Zoning Ordinance after the RM, PRD, BROD, and Mixed Use District standards are finalized.

- **Belleville Road Overlay District (BROD).** The preparation of the BROD was a project initiated by the DDA in 2011 to codify standards for superior development in the downtown area. When the comprehensive update of the Zoning Ordinance was started in 2014, the intent was to incorporate the BROD standards into the update.

The BROD is intended to overlay the existing zoning districts in 2 areas: The Core Commercial Subarea (south of Tyler Road) and the Gateway Mixed Use Subarea (north of Tyler Road). A draft map of the BROD is enclosed for your review. Because the BROD and Mixed-Use Zoning District rely heavily on each other, we recommend deferring an in-depth review of the BROD to a meeting where the Mixed-Use District will also be reviewed in more detail. However a summary of the BROD includes the following:

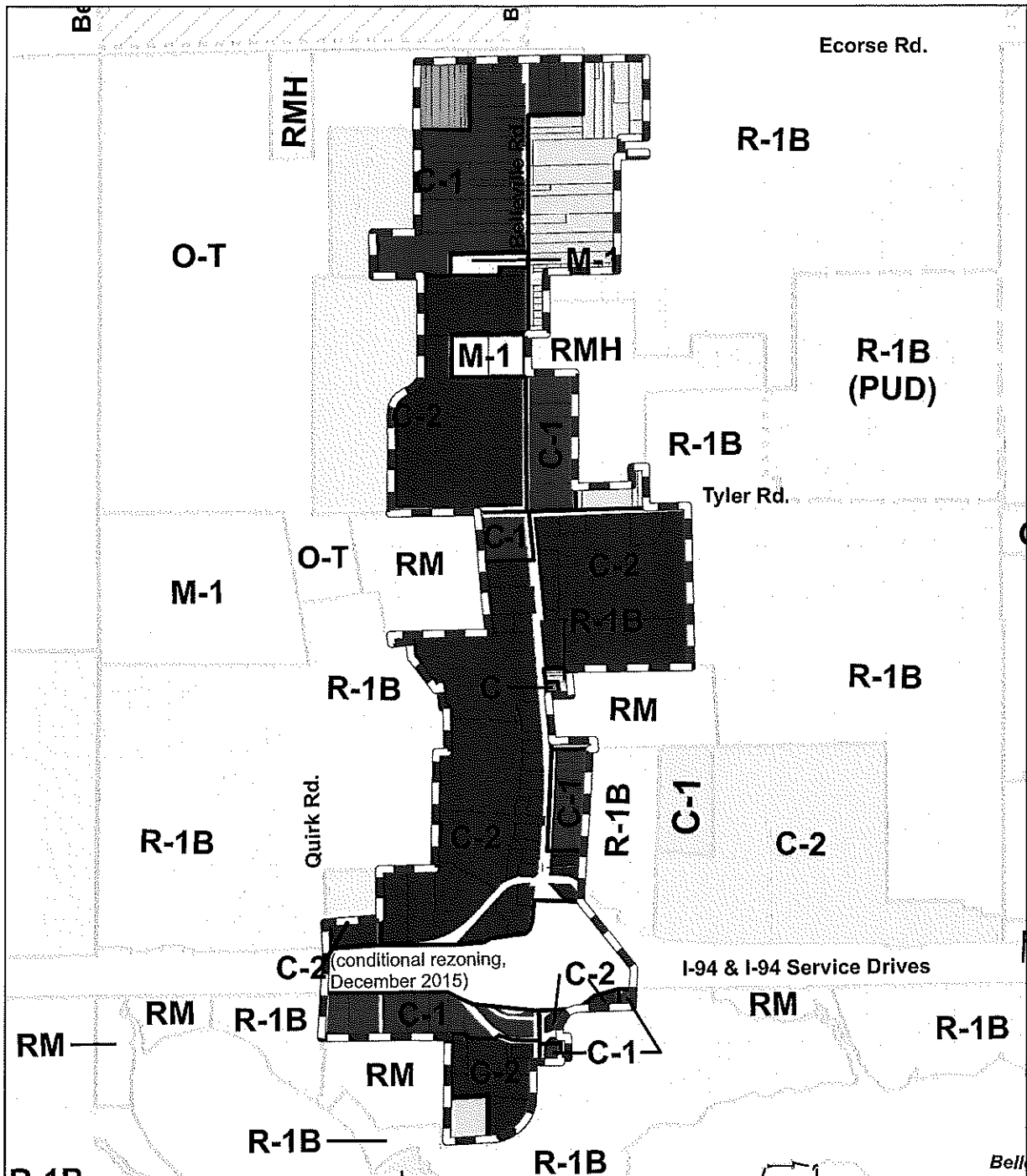
- **Permitted and Special Land Uses.** While the permitted and special land uses of the Core Commercial Subarea are the same as the underlying zoning district, the permitted and special land uses of the Gateway Mixed Use Subarea are in accordance with the Mixed-Use Zoning District.
 - **Building Envelope Standards.** The Building Envelope Standards encourage buildings to be aligned close to the street and consistent with buildings on both sides. They also encourage actively using space in the front yard and buffering off-street parking from the street. A reference is included that requires the Gateway Mixed Use Subarea to meet the requirements of the Mixed-Use Zoning District.
 - **Parking, Loading, and Access Management.** In addition to the Parking, Loading, and Access Management Standards of Article 9, this section includes requirements for shared parking whenever possible, bicycle parking, street connectivity and cross-access, street design, and bicycle and pedestrian access including crosswalks.
 - **Architectural and Site Design Standards.** This section encourages unifying design and discourages architecture that is not compatible with the BROD theme. Provisions are added for public and private spaces including usable open space (i.e., not “leftover” open space), plazas and courtyards, locations of parking lots and structures, site amenities (public art, site furniture, outdoor dining, and decorative paving), architectural character (building form, height, facades, roofs, materials, colors, fences, walls, and lighting). These provisions complement existing standards elsewhere in the Zoning Ordinance and emphasize quality design of both the site and the buildings.
 - **Landscaping and Screening.** In addition to the standards of Article 10, standards were added for general landscaping, street trees, perennial beds, and parking lot landscaping.
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Article 7. General Provisions. This article encompasses much of the existing General Provisions article of the Zoning Ordinance. The significant changes proposed are as follows:

- **Clear Vision Triangle Zone.** Currently, the clear vision triangle area standards are located in several unrelated sections of the Zoning Ordinance (e.g., fences and walls, landscaping, signs, site condominiums, and the Ecorse Haggerty Road Overlay District). These standards, which are very similar to each other, will be combined into one section that can be referred to as needed elsewhere in the Zoning Ordinance. A graphic has also been added, which is a common graphic in many zoning ordinances.
- **Essential Services.** Currently, the Zoning Ordinance requires the ZBA to review applications for overhead and underground lines. However, if these are classified as Essential Services (as defined in Article 2), they are exempt because a municipality's right to review Essential Services is very limited. However, utility substations (and similar facilities) and cell towers are regulated by the Zoning Ordinance.
- **Tents, Recreational Vehicles, and Mobile Homes.** The term "Recreational Vehicle" will replace the term "Travel Trailer" because a "Recreational Vehicle" is more broad. A definition of "Recreational Vehicle" has been added to Article 2, and it includes the term "travel trailer."
- **Open Parking and Storage of Motor Vehicles, Equipment, Recreational Vehicles, and Commercial Vehicles.**
 - The term "recreational vehicle" has been inserted where appropriate to cover what the Zoning Ordinance intends to regulate.
 - Language was added to clarify that recreational vehicles cannot be stored in a side street yard setback (i.e., the setback from the non-frontage road of a corner lot). This would better define the permitted storage area.
 - Storage of recreational vehicles will be prohibited on a front or side lawn, easement, or right-of-way, and storage of recreational vehicles in a subdivision or site condominium will be required on a hard surface only (e.g., concrete, asphalt, or brick pavers). We also note that residents of a subdivision or condominium may be subject to additional requirements of the homeowners association, which are not enforced by the Township or this Ordinance.
 - The maximum size of a commercial vehicle parked on residential property was changed from "one (1) ton capacity" to "gross vehicle weight rating (GVWR) of 10,000 pounds," which is a published standard by manufacturers. For comparison, the Ford F-150 has a GVWR of under 10,000 pounds and the Ford Super Duty truck has 1 version that is under 10,000 pounds and 1 version that is over 10,000 pounds
- **Waste Receptacles.** The dumpster screening standards of 2 different sections of the Zoning Ordinance are merged and reformatted for easier use. Additional standards were added for wall height (6 feet high or 1 foot higher than the dumpster, whichever is greater), bollards (to prevent damage to the wall or fence), and maintenance (keeping the dumpster lid closed and regularly emptying the dumpster).
- **Accessory Structures and Uses.**
 - **Separation Distance.** The separation distance from the principal structure is reduced to 10 feet (from 15 feet) based on complaints from the public. Most zoning ordinances require a separation of 10 feet. For accessory buildings greater than 768 sq. ft., the separation distance was reduced from 50 feet to 24 feet.

- **Height Exceptions.** Currently, there is a long, complicated procedure by which the Planning Commission can approve an increase of 2 feet to an accessory building on a lot in the AG district at least 1 acre in size. Instead, we recommend permitting these increases by right. Most applicants requesting these increases will not likely spend the time and money to apply to the Planning Commission per the existing requirements.
- **Lot Coverage (Agricultural Uses in AG District).** Lot coverage was simplified to keep the same restrictions but to make it easier for commercial farmers on AG district to obtain zoning approval for agricultural buildings. Specifically, agricultural buildings located on a farm at least 10 acres in size in the AG district may have greater accessory building lot coverage, provided the total lot coverage complies with the standards of the zoning district.
- **Lot Coverage (Non-Residential Uses in Non-Residential Districts).** Additionally, for non-residential uses in a non-residential district, the Planning Commission could permit greater lot coverage than 4,800 sq. ft. for detached accessory buildings, subject to compliance with the overall lot coverage standards and special land use approval.
- **Side Yard Location.** Allowing detached accessory structures in a side yard. Currently, they are only permitted in a rear yard.
- **Attachment.** If an accessory building is to be classified as “attached,” it must be accessory attached to the main building via a completely enclosed area or via shared wall construction. An unenclosed breezeway is not a sufficient attachment and is often used by applicants in many communities to minimally meet an attachment requirement to build larger accessory buildings.
- **Setback Encroachments for Open Decks, Patios, and Terraces.** Allowing an open deck, patio, or terrace to extend up to 10 feet into a front or rear yard setback provided it is at or below the finished first floor level and does not have a roof.
- **Fences.** The standards for fences and walls were reorganized to make them easier to interpret. Overall, the height and material standards are unchanged, but there are new provisions for maintenance and requiring the finished side to face outward from the lot. The definition of “Fence, Decorative” was clarified and a graphic was added. We added a provision notifying residents of a subdivision or condominium that they may be subject to additional requirements of the homeowners association, which are not enforced by the Township or the Ordinance.
- **Solar Energy.** New provisions are added for roof-mounted solar (permitted in any district), ground-mounted solar 10kW or less (permitted in any zoning district), and ground-mounted solar more than 10kW (permitted only for public utilities and government entities via special land use approval, and limited to certain zoning districts). Standards are added for location, height, setbacks, screening, area, safety, and removal.
- **Wind Energy.** Provisions are added only for small-scale roof-mounted wind energy systems (permitted uses in certain zoning districts), and tower-mounted wind energy systems (special land uses in certain zoning districts). These provisions exclude large-scale wind turbines. Standards are added for location, lot area, height, setbacks, environmental factors (noise, shadow flicker, light), safety, and removal.

We look forward to reviewing these articles with you at the January 11, 2017 Planning Commission meeting.



DRAFT Belleville Road Overlay District Zoning Map

Charter Township of Van Buren
Wayne County, Michigan

July 20, 2016

- AG-A Agricultural and Estates - A
- AG Agricultural and Estates
- R-1A Single Family Residential
- R-2A Single Family Residential
- R-1B Single Family Residential
- R-1C Single Family Residential
- RM Multiple Family Residential
- RMH Mobile Home Park
- C Local Business
- C-1 General Business
- C-2 Extensive Highway Business
- FS Freeway Service

- O-T Office/Technology
- M-1 Light Industrial
- M-T Industrial Transportation
- M-2 General Industrial
- AP Airport
- (Land subject to a Planned Residential Development (PRD) agreement)
- (Land subject to a Planned Unit Development (PUD) agreement)
- (Zoning subject to a Consent Judgement (CJ))
- DRAFT Belleville Road Overlay District boundary

CERTIFICATION

I, LEON WRIGHT, CLERK OF THE CHARTER TOWNSHIP OF VAN BUREN, DO HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE MAP ADOPTED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF VAN BUREN, WAYNE COUNTY, MICHIGAN IN JUNE OF 1950, AS WELL AS THOSE AMENDMENTS MADE AS OF THE REVISED DATE.

The parcel lines of this map are representational of the actual parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies. Consult official Charter Township of Van Buren records for parcels distances and areas of parcels, and boundaries.

REVISION DATES

Jul. 1944	Aug. 1984	Jul. 1992	Jun. 1918	Apr. 2004	Jul. 2007		
Aug. 1948	Jun. 1984	Nov. 1992	Jul. 1998	Jul. 2004	Sept. 2010		
Jan. 1971	Oct. 1984	Apr. 1976	Jul. 1991	Sept. 2004	Aug. 2013		
Aug. 1972	Aug. 1987	Oct. 1976	Sept. 1991	Dec. 2004	Nov. 2013		
Dec. 1992	Oct. 1987	Jan. 1993	Apr. 2002	Feb. 2007	May 2014		
Mar. 1974	Mar. 1988	Jan. 1977	Jun. 2005	May 2005	Jul. 2014		
Aug. 1974	Apr. 1987	Aug. 1977	Aug. 2000	Aug. 2004	Apr. 2014		
Mar. 1972	Oct. 1910	Oct. 1977	Jun. 2001	Apr. 2004	Jun. 2015		
Apr. 1977	Jun. 1991	Nov. 1997	Jun. 2002	Oct. 2004	Jul. 2015		
Aug. 1960	Feb. 1993	Feb. 1997	Jun. 2004	Mar. 2007	Oct. 2015		
Aug. 1962	Apr. 1992	May 1998	Aug. 2003	Apr. 2007	Dec. 2015		

Base Map Source: Wayne County GIS, 2004 and Van Buren Township, 2006. Data Source: Charter Township of Van Buren, Wayne County





Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR Kevin McNamara	CLERK Leon Wright	TREASURER Sharry A. Budd	
TRUSTEE Sherry A. Frazier	TRUSTEE Kevin Martin	TRUSTEE Reggie Miller	TRUSTEE Paul D. White

December 19, 2016

Township Board of Trustees
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

Subject: Planning Commission Annual Report for 2016

In accordance with P.A. 33 of 2008, as amended, MCL 125.3801 et seq, Michigan Planning Enabling Act, please find the attached annual report regarding Planning Commission activities for 2016. The report is summarized as follows:

Public Hearings: The Planning Commission held nine (9) public hearings.

Preliminary Site Plan Approvals: The Planning Commission granted seven (7) preliminary site plan approvals.

Final Site Plan Approvals: The Planning Commission granted seven (7) final site plan approvals.

Special Use Recommendations: The Planning Commission recommended three (3) special use approvals to the Township Board.

Site Plan Amendments: The Planning Commission granted four (4) site plan amendments.

Temporary Land Use Approvals: The Planning Commission granted seven (7) temporary land use permits.

Rezoning Recommendations: The Planning Commission made two (2) rezoning recommendations to the Township Board.

Zoning Text Amendment Recommendations: The Planning Commission made one (1) zoning text amendment recommendation to the Township Board.

Tree Removal Permits: The Planning Commission granted two (2) tree removal permit.

Parks & Recreation Master Plan: The Planning Commission made one (1) recommendation to the Township Board on the 2016-2021 Parks & Recreation Master Plan.

Other Items of Note: In addition to the above mentioned items, the Planning Commission has been working on a few other items which are still in progress and worthy of note. These are the comprehensive Zoning Ordinance update and the Belleville Lake Shoreline Zoning Ordinance amendment. Both of these tasks are near their completion and the Township Board should see both of them in early 2017. Please feel free to contact me via telephone (734) 699-8913 or by e-mail at rakers@vanburen-mi.org with any further questions regarding this annual report.

Respectfully submitted,

Ron Akers, AICP
Director of Planning & Economic Development
Charter Township of Van Buren

2016 Planning Commission Activities

Meeting Date	Case #	Project Name	Action Type	Action
1/27/2016	15-014	Trilligy Apartments Pool & Clubhouse	Site Plan Amendment	Approved
3/9/2016	16-004	Phantom Fireworks - 2095 Rawsonville Rd	Temporary Land Use	Approved
3/9/2016	N/A	Zoning Text Amendment - Medical Marihuana Cultivation Facilities	Public Hearing	N/A
3/9/2016	N/A	Zoning Text Amendment - Belleville Lake Shoreline Districts	Public Hearing	N/A
3/9/2016	14-005	Townplace Suites - 11055 Quirk Road	Preliminary Site Plan	Approved
3/23/2016	N/A	Zoning Text Amendment - Medical Marihuana Cultivation Facilities	Recommend Amendment to Township Board	Approved
3/23/2016	16-013	Elliot's Amusements Carnival - 10900 Belleville Rd	Temporary Land Use	Approved
3/23/2016	16-014	TNT Fireworks - 10562 Belleville Rd	Temporary Land Use	Approved
4/13/2016	16-009	USA Fireworks - 6020 Denton Rd.	Temporary Land Use	Approved
4/13/2016	16-008	Verdeterre Contracting Office Building Addition - 7994 Belleville Rd	Preliminary Site Plan	Approved
4/13/2016	16-002	Aldis Grocery Store - Belleville Rd	Preliminary Site Plan	Approved
5/11/2016	16-016	Angry Tiger Fireworks - 41001 E. Huron River Dr	Temporary Land Use	Approved
5/11/2016	16-017	Angry Tiger Fireworks - 45378 Ecorse Rd	Temporary Land Use	Approved
5/11/2016	16-015	Mayser Polymer Manufacturing - Schooner Drive	Preliminary Site Plan	Approved
5/25/2016	16-019	Rezoning - 841 Savage	Public Hearing	N/A
5/25/2016	16-020	Rezoning - Local Development Finance Authority Ecorse Rd.	Public Hearing	N/A
5/25/2016	16-002	Aldis Grocery Store - Belleville Rd	Tree Removal Permit	Approved
5/25/2016	16-008	Verdeterre Contracting Office Building Addition - 7994 Belleville Rd	Final Site Plan	Approved
6/8/2016	16-019	Rezoning - 841 Savage	Recommend Rezoning to Township Board	Approved
6/8/2016	15-006	Tim Hortons Drive Thru - 2141 Rawsonville Rd	Site Plan Amendment	Approved
6/22/2016	16-020	Rezoning - Local Development Finance Authority Ecorse Rd.	Public Hearing	N/A
6/22/2016	16-020	Rezoning - Local Development Finance Authority Ecorse Rd.	Recommend Rezoning to Township Board	Approved
6/22/2016	14-025	Willow Creek Market Gas Station & Drive Thru - 49230 Michigan Ave.	Final Site Plan	Approved
6/22/2016	16-015	Farmer & Underwood Storage Building	Preliminary Site Plan	Approved
7/13/2016	14-004	Costco Distribution Facility - 5860 Belleville Rd.	Site Plan Amendment	Approved
8/10/2016	16-002	Aldis Grocery Store - Belleville Rd	Final Site Plan	Approved
8/10/2016	16-015	Farmer & Underwood Storage Building	Final Site Plan	Approved
9/14/2016	16-027	Group Daycare Home - 6191 Rawsonville Rd	Public Hearing	N/A
9/14/2016	N/A	Parks and Recreation Master Plan	Public Hearing	N/A
9/14/2016	16-027	Group Daycare Home - 6191 Rawsonville Rd	Recommend Special Use to Township Board	Approved
9/28/2016	N/A	Parks and Recreation Master Plan	Recommend to Township Board	Approved
9/28/2016	16-015	Mayser Polymer Manufacturing - Schooner Drive	Final Site Plan Approval	Approved
9/28/2016	16-033	Country Walk Gilbert Homes Architectural Elevations	Site Plan Amendment	Approved
10/26/2016	16-003	Multi-Tenant Drive Thru - 10573 Belleville Rd.	Public Hearing	N/A
10/26/2016	16-028	Tim Hortons Drive Thru - 11175 Haggerty Rd.	Public Hearing	N/A
10/26/2016	14-022	Townplace Suites - 11055 Quirk Road	Final Site Plan	Approved
10/26/2016	16-028	Tim Hortons Drive Thru - 11175 Haggerty Rd.	Recommend Special Use to Township Board	Approved
10/26/2016	16-028	Tim Hortons Drive Thru - 11175 Haggerty Rd.	Final Site Plan	Approved
11/9/2016	16-003	Multi-Tenant Drive Thru - 10573 Belleville Rd.	Recommend Special Use to Township Board	Approved
12/14/2016	16-003	Multi-Tenant Drive Thru - 10573 Belleville Rd.	Preliminary Site Plan	Approved
12/14/2016	14-022	Townplace Suites - 11055 Quirk Road	Tree Removal Permit	Approved
12/14/2016	16-038	Denski Warehouse - 5809 Sheldon	Preliminary Site Plan	Approved
12/14/2016	16-046	Mobile Hydrogen Refueling Station - 40000 Ricardo Dr.	Temporary Land Use	Approved