

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, March 25, 2015 – 7:30 PM
Board of Trustees Room**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

MINUTES Approval of minutes from the regular meeting of March 11, 2015

CORRESPONDENCE

PUBLIC HEARING:

ITEM #1 **CONSIDER AMENDMENT TO THE ZONING ORDINANCE 6-2-92, 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).**

- A. Commission opens Public Hearing
- B. Presentation by Township staff and consultants.
- C. Receipt of public comment.
- D. Commission closes Public Hearing.

OLD BUSINESS: None.

NEW BUSINESS:

ITEM #1 **CASE # TLU 15-001**

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

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

- A. Presentation by the applicant.
- B. Presentation by the Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers approval of permit.

ITEM #2 **CASE # TLU 15-002**

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

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

- A. Presentation by the applicant.
- B. Presentation by the Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers approval of permit.

ITEM #3 **CASE #14-030 (SLU & SPR)**

TITLE: **THE APPLICANT, SADEK PROPERTIES, LLC, IS REQUESTING SPECIAL APPROVAL OF A DRIVE-THROUGH RESTAURANT. A DRIVE-THROUGH RESTAURANT IS A SPECIAL LAND USE IN THE C-2 DISTRICT, AND A PUBLIC HEARING WAS HELD FEBRUARY 11, 2015.**

LOCATION: PARCEL NUMBER V125-83-064-99-0003-711, ALSO KNOWN AS 10950 BELLEVILLE ROAD, IS THE SUBJECT OF THIS APPLICATION. THE SITE IS APPROXIMATELY 0.80 ACRES AND IS LOCATED IN THE C-2, EXTENSIVE HIGHWAY BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED AT THE NORTHWEST CORNER OF BELLEVILLE ROAD AND NORTH I-94 SERVICE DRIVE.

- A. Presentation by the applicant.
- B. Presentation by Township staff and consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the Preliminary Site Plan
- E. Planning Commission considers recommendation to the Township Board on the Special Land Use.

GENERAL DISCUSSION

ADJOURNMENT