

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, June 8, 2016 – 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 May 25, 2016.

CORRESPONDENCE:

PUBLIC HEARING:

UNFINISHED BUSINESS:

NEW BUSINESS:

ITEM #1: **CASE #16-019 RZ**

TITLE: **THE APPLICANT, RICHARD STULL, IS REQUESTING TO REZONE APPROXIMATELY 1.54 ACRES CURRENTLY ZONED M-1 (LIGHT INDUSTRIAL) TO R-1B (SINGLE FAMILY RESIDENTIAL.)**

LOCATION: Parcel tax ID number **V-125-83-105-99-0050-000**, also known as 841 Savage is the subject parcel of this hearing. The subject parcel measures approximately 1.54 acres, and is located on the north side of Savage Road, east of Arlene Lane.

- A. Presentation by Applicant.
- B. Presentation by Township staff and consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers recommendation to the Township Board for the Rezoning application.

ITEM #2: **CASE # SPR 15-006**

TITLE: **THE APPLICANT, TIM DONUT US LTD INC, IS REQUESTING AN AMENDMENT TO THEIR SITE PLAN APPROVAL TO PERFORM SITE IMPROVEMENTS AS REQUIRED IN SECTION 12.02 OF THE ZONING ORDINANCE 06-02-92, AS AMENDED.**

LOCATION: **THIS SUBJECT SITE IS LOCATED ON PARCEL TAX ID NUMBER V-125-83-074-01-0006-001, ALSO KNOWN AS 2141 RAWSONVILLE ROAD. THE SITE IS LOCATED ON THE EAST SIDE OF RAWSONVILLE ROAD, BETWEEN I-94 AND HURON RIVER DRIVE. THE SITE IS IN THE C-1, GENERAL BUSINESS ZONING DISTRICT.**

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

GENERAL DISCUSSION:

ADJOURNMENT

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
MAY 25, 2016
DRAFT - MINUTES**

Chairperson Boynton called the meeting to order at 7:30 p.m.

ROLL CALL:

Present: Franzoi, Boynton, Kelley, Atchinson and Budd.

Excused: Thompson and Jackson.

Staff: Director Akers, Deputy Director Matt Best and Secretary Smith.

Planning Representatives: McKenna Associate, Sally Hodges and Wade Trim Associate, David Nummer.

Audience: Six (6).

APPROVAL OF AGENDA:

Motion Budd, Franzoi second to approve the agenda of May 25, 2016 with the following changes: Public Hearing Items to be numbered Item #1 and Item #2 respectively and no action to be taken on either item by the commission.

Motion Carried.

APPROVAL OF MINUTES:

Motion Franzoi, Kelley second to approve the regular meeting minutes from May 11, 2016 as presented.

Motion Carried.

CORRESPONDENCE: None.

PUBLIC HEARING:

ITEM # 1: CASE #16-019 RZ

TITLE: THE APPLICANT, RICHARD STULL, IS REQUESTING TO REZONE APPROXIMATELY 1.54 ACRES CURRENTLY ZONED M-1 (LIGHT INDUSTRIAL) TO R-1B (SINGLE FAMILY RESIDENTIAL)

LOCATION: Parcel tax ID number **V-125-83-105-99-0050-000**, also known as 841 Savage is the subject parcel of this hearing. The subject parcel measures approximately 1.54 acres, and is located on the north side of Savage Road, east of Arlene Lane.

Motion Kelley, second Budd to open Public Hearing Case #16-19 RZ

Motion Carried.

Brad Jordan presented to the board on behalf of the homeowner and applicant Richard Stull. The Stull's are requesting to rezone the parcel because they are moving to Florida and want to sell. Currently it is master planned to be mixed use and is land locked behind the front two parcels that they own. They cannot combine the parcels as it would not meet the width to length ration and would not comply with the land division act.

Director Akers stated Public Hearing notices were published in the Belleville Independent on May 5, 2016 and notices were sent to all properties within 300' of the subject property on May 6, 2016. Gave a short summary of the Memo addressed to the Planning Commission dated May 19, 2016. Staff recommended commission approve the request to rezone the property because it is consistent with adjacent properties to the south and would be consistent with other residential properties in the vicinity, the proposed rezoning would also be consistent with the South Side Master Plan, it would have little impact on current traffic or infrastructure and it does not create any shortage of available vacant industrial zoned property in the Township.

Mrs. Stull addressed the Board, they have been residents of Van Buren Township 53 yrs. and need to move to Florida, as the winters are just too cold.

George Sheffler addressed the board, he owns the parcel adjacent to the west, and he is in favor of the rezoning and has no objection to the change.

Commissioner Atchinson inquired how the three parcels hold a single family home, the resident stated they purchased the parcel with the house first, then as the surround parcels came available they purchased them. She also wanted to know how the rezoning changed the value of the property. The agent, Brad Jordon reported that just the front is less than ½ acre and lists for \$110-115,000 whereas all three parcels would list between \$150-250,000.

Sally Hodges of McKenna and Associates informed the commission that over the years there have been many conflicts with the properties on Savage with the current zoning and the rezoning would be a "good thing" from a planning perspective.

Motion Budd, Second Franzoi to close public hearing Case #16-019 RZ

Motion Carried

ITEM #2 **Case #16-020 RZ**

TITLE: **THE APPLICANT, VAN BUEN TOWNSHIP LOCAL DEVELOPMENT FINANCE AUTHORITY, IS REQUESTING TO REZONE APPROXIMATELY 1.04 ACRES CURRENTLY ZONED AG (AGRICULTURE) TO C-1 (COMMERCIAL).**

LOCATION: Parcel tax ID number **V-125-83-045-99-0004-702** is the subject parcel of this hearing. The subject parcel measures approximately 1.04 acres, and is located on the south side of Ecorse, west of Hannan.

Motion Franzoi, Budd second to open Public Hearing Case # 16-020 RZ

Motion Carried

Director Akers provides staff support to the LDFA so he made the presentation and staff consultation. The parcel in question is owned by the LDFA, their primary function is promote economic growth, business development and new jobs within the township. The LDFA wants to sell the property and get the most competitive bids possible. This is a property that future land use would fall within mixed use, which we do not have an zoning district for in the township. This issue was addressed in 2013 on an adjacent property and after review the planning commission at the time felt that C district is more appropriate than C-1.

Sally Hodges gave some background information on the property, it was left over land that was acquired when Ecorse Road was widened, it is next to the pig launch site and does have some access issues as it is only 1 acre, shallow with some drain issues and is better suited for C than C1.

Commissioner Boynton asked if C zoning is consistent with surrounding area and it was confirmed. Commissioner Kelly stated he feels we should stick with consistency on the property. Commissioner Atchinson was curious why this was proposed, is there a Purchaser? Treasurer Budd also stated she felt we should keep it consistent.

Motion Franzoi, second Budd to close Public Hearing Case #16-020 RZ

Motion Carried

UNFINISHED BUSINESS: None

NEW BUSINESS:

ITEM # 1 16-002-Tree Permit

TITLE: **THE APPLICANT, ALDI, INC. IS REQUESTING APPROVAL FOR A TREE PERMIT FOR ASSOCIATED SITE IMPORVEMENTS AND CONSTRUCTION OF A SINGLE STORY RETIAL COMMERCIAL BUILDING FOR A LIMITED ASSORTMENT GROCERY STORE.**

LOCATION: Parcel number **V125-83-058-99-0007-704**. The site is approximately 3.76 acres on a 19.61 acre parcel. It is located in a C-2, extensive Highway Business district. This site is located on the east side of Belleville Road between Tyler and the 1-94 North Service Drive.

Christopher Grzenkowicz, P.E. presented for Aldi, Inc. They have received preliminary site approval and are making the changes requested to come to the Commission for final site approval however they want to get the store built before the end of the year so they are requesting the tree removal permit now so they can stay on the build schedule. They have agreed to terms to pay for trees in lieu of replacement per the request of township.

Sally Hodges of McKenna and Associates, stated it is unusual to give tree permit before final site approval but in this case the changes requested were very minor. Referring to letter from McKenna and Associates dated May 19, 2016 recommending the Commission approve permit request based on meeting the follow two terms:

1. Correction of the table list 146 desirable and 42 undesirable trees, respectively
2. Satisfactory provisions to protect the trees within the storm pond fence that are shown as preserved.

Deputy Director Best stated that Aldi has been working very closely with Planning Dept. to make this a win /win for the Township and their company.

Commissioner Atchinson wanted to know the status of water tap with Auto Zone. Mr. Grzenkowicz stated they have acknowledged their request but indicated it will take some time to review as they have a significant amount of requests. She asked if it would help if someone from the township spoke to Auto Zone. Director Akers assured her that contact has been made by both the applicant and Township staff regarding this matter.

Motion Kelley, Atchinson second to approve The Aldi Inc., tree permit subject to the letter from McKenna dated May 19, 2016.

Motion Carried.

ITEM # 2 16-008- FINAL SITE PLAN

TITLE: **THE APPLICANT, VERDETERRE CONTRACTING, INC., IS REQUESTING FINAL SITE PLAN APPROVAL FOR AN OFFICE BUILDING ADDITION OF 1440 SQUARE FEET.**

LOCATION: Parcel number **V125-83-033-99-0036-000**, 7994 Belleville Road. The site is approximately 7.28 acres and is located in the C-1, General Business District. This site is located on the west side of Belleville Road between Tyler and Ecorse.

Chris Brown of Verdeterre Contracting, Inc. addressed the board stating they received preliminary site plan approval on April 13, 2016 and are now requesting consideration for final site plan approval.

Sally Hodges of McKenna and Associates reviewed their letter of May 19, 2016 recommending final site plan approval subject to four items:

1. Yield sign moved back toward gate so that trucks will know to yield to oncoming traffic heading west, in order to avoid blocking maneuvering lane.
2. Planning Commission and DDA approval of the contribution to the DDA sidewalk fund.
3. Wall Pack light fixture shall be cutoff
4. Approval of the Township Engineers.

Dave Nummer of Wade Trim recommended final site approval be granted as contractor has addressed concerns and they have approved the construction plans on behalf of the township, per his letter dated May 19, 2016.

Motion Kelley, Budd second to grant final site plan approval for Verdeterre Contracting Office Expansion Case # 16-008 subject to conditions outlined in letter dated May 19, 2016 from McKenna and Associates and letter dated May 19, 2016 from Wade Trim.

Motion Carried.

GENERAL DISCUSSION:

LAKE ORDINANCE UPDATE: Director Akers stated the Work group formed of 15 people had its first meeting on May 23, 2016 and it was a very productive. The next meeting the work group will go over DEQ regulations.

MENARDS UPDATE: Director Akers also addressed some questions from last meeting surrounding Menards. He received communication from Corporate that they have suspended all new store construction until Presidential elections have concluded. However, they will continue to correspond with Planning Department to keep all approvals current so they are ready to build in early 2017.

PC Minutes 5-25-16

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**Motion Kelley, Franzoi second to adjourn at 8:22 p.m.
Motion Carried.**

Respectfully submitted,

Karen E, Smith
Recording Secretary



Memo

DATE: May 19, 2016
TO: Planning Commission
FROM: Ron Akers, AICP – Director of Planning & Economic Development
RE: 16-019 Rezoning Request of Savage Road

Staff Report

File Number: 16-019

Site Address: N/A

Parcel Number: 125-83-105-99-0050-000

Parcel Size: 1.54 Acres

Location: North side of Savage Road, East of Sheldon & West of Martinsville

Applicant: Richard Stull, 841 Savage Rd, Van Buren Township, MI 48111

Property Owner: Same as applicant.

Request: Applicant is requesting to rezone their existing property located at on Savage Road from M-1, Light Industrial to R1-B, Single Family Residential.

Zoning and Existing Use: M-1, Light Industrial & vacant.

Adjacent Zoning and Existing Uses:

North: M-1 (Light Industrial) & Railroad Right-of-Way

East: M-1 (Light Industrial) & Industrial Use

South: R1-B (Single Family Residential) & Single Family Residence

West: M-1 (Light Industrial) & Vacant

Other: Public hearing notices were published in the Belleville Area Independent on May 5, 2016 and notices were sent to all property within 300' of the subject property on May 6 2016 in accordance with the Zoning Enabling Act.

Summary:

The applicant has requested to rezone the above specified property from M-1, Light Industrial to R1-B, Single Family Residential. The specified parcel is a landlocked parcel and is in common ownership with the two properties which are directly adjacent to the south of the parcel. The applicant had previously applied to combine the three lots into one individual parcel, but due to the requirement of a maximum 1:4 width to depth ratio in the Land Division Act, this was not possible.

Master Plan:

The Southside Master Plan designates this area as having a future land use designation as mixed-use. The Mixed Use future land use designation is described as follows:

“Mixed Use: The Mixed Use areas are intended to be extensions of the City, and should be developed as vibrant, walkable neighborhoods incorporating both residential and nonresidential uses. Appropriate land uses may include residential, public, institutional, office, general office, business and personal service uses, and retail commercial land uses. Such uses may be located in mixed-use buildings, or in separate, single-use buildings located on the same site but designed as an integrated development.

Development in the mixed use areas should be pedestrian oriented and automotive uses or uses geared towards the automobile should not be permitted. Design standards should be established as part of a new mixed-use zoning district to ensure that new development is human-scale (not automobile-scale) and includes civic spaces and amenities. It is recommended that a joint mixed use zoning district be created in conjunction with the City for the area along Sumpter Road where the City and Township boundary is located. Doing so will ensure that new development in this mixed use area is consistent on both sides of the street. Design guidelines for projects using the flexible use standards are presented later in this chapter, and should be the basis for developing the requirements of the mixed use zoning district.”

The Southside Master Plan also includes a series of design guidelines which discuss more specifically certain land uses which may be allowed in the Mixed Use district. These design guidelines state as follows:

“The new Mixed Use zoning standards should restrict land uses by restricting the types of building that can be constructed. Standards limiting where and how many buildings containing non-residential land uses can be constructed in the Mixed Use areas should be included in the new zoning regulations. Attached residential buildings and single family detached houses should also be permitted in the Mixed Use area.”

There is currently no Mixed Use zoning district in our zoning ordinance. In the past we have considered different zoning districts in these mixed use/town center areas which are consistent with the intent of the Master Plan for these areas and which are reflective of the current conditions of the property. For this situation the parcel that is subject to the request is landlocked and in continuous ownership with the adjacent properties to the south which are currently zoned

R1-B. Due to the landlocked nature of the property and the Township's policy of not granting easements over property, it is very unlikely that this property can be currently used to construct a single family home on it.

With regards to the Southside Master Plan, the request is not strictly consistent with the Mixed Use district as the R1-B district does not allow the commercial uses the Mixed Use district envisions, but as I have specified above the Township does not have a Mixed Use district in its zoning ordinance. The R1-B district does however allow some uses which are designated in the Mixed Use district. As specified above the design guidelines indicate that, "*Attached residential buildings and single family detached houses should also be permitted in the Mixed Use area.*" Due to this the primary land use of the R1-B district (Single Family Residential) is not inconsistent with uses which are suggested to be allowed in the Mixed Use district. It should be noted that when the Township adopts this zoning district the less intense single family residential district uses will likely be easier to integrate into potential future developments than light industrial establishments.

Zoning:

Existing M-1, Light Industrial: The light industrial district is primarily intended to allow for certain industrial and commercial uses while limiting the level of noise, smoke, glare, and other negative externalities of industrial developments to make it more compatible with adjacent non-industrial land uses. The zoning ordinance also discusses how certain uses in the light industrial district act as a transition between heavy industrial uses and non-industrial uses. Specific permitted uses which are in the light industrial district include, warehousing; sale at wholesale; assembly, manufacturing, and packaging of products; tool and die shops; manufacturing of cardboard products; laboratories for testing and research; retail dry cleaning plants; public utility buildings; certain retail and service establishments; and accessory outdoor storage of industrial materials. Special uses in the district include drive in theaters; private clubs and lodges; recreational vehicle storage yards; contractors yards; instruction services; and minor truck repair and maintenance.

Many of these uses are not consistent with uses you would find in a Mixed Use area.

Proposed R1-B, Single Family Residential: The R1-B district primarily allows for single family residential uses on minimum 10,000 square foot lots. Permitted uses include single family detached dwellings; public parks; local governmental uses; schools; private swimming pools; home occupations; adult foster care; and family day care homes. Special uses in the district include child care centers; public utility buildings; golf courses; bed and breakfast establishments; group day care homes; churches; and adult day care centers.

Other Considerations:

The property is currently owned by the adjacent property owner and is used as a rear yard for a single family residential use. This is consistent with the adjacent property to the west and north. The parcel currently has a light industrial use and this is the only parcel in the immediate vicinity where the M-1 district extends to Savage Road. Many of these M-1 parcels to the east and west

are landlocked and locked directly behind a single family residential use. The R1-B designation would be more compatible with the majority of existing uses than the M-1 light industrial designation.

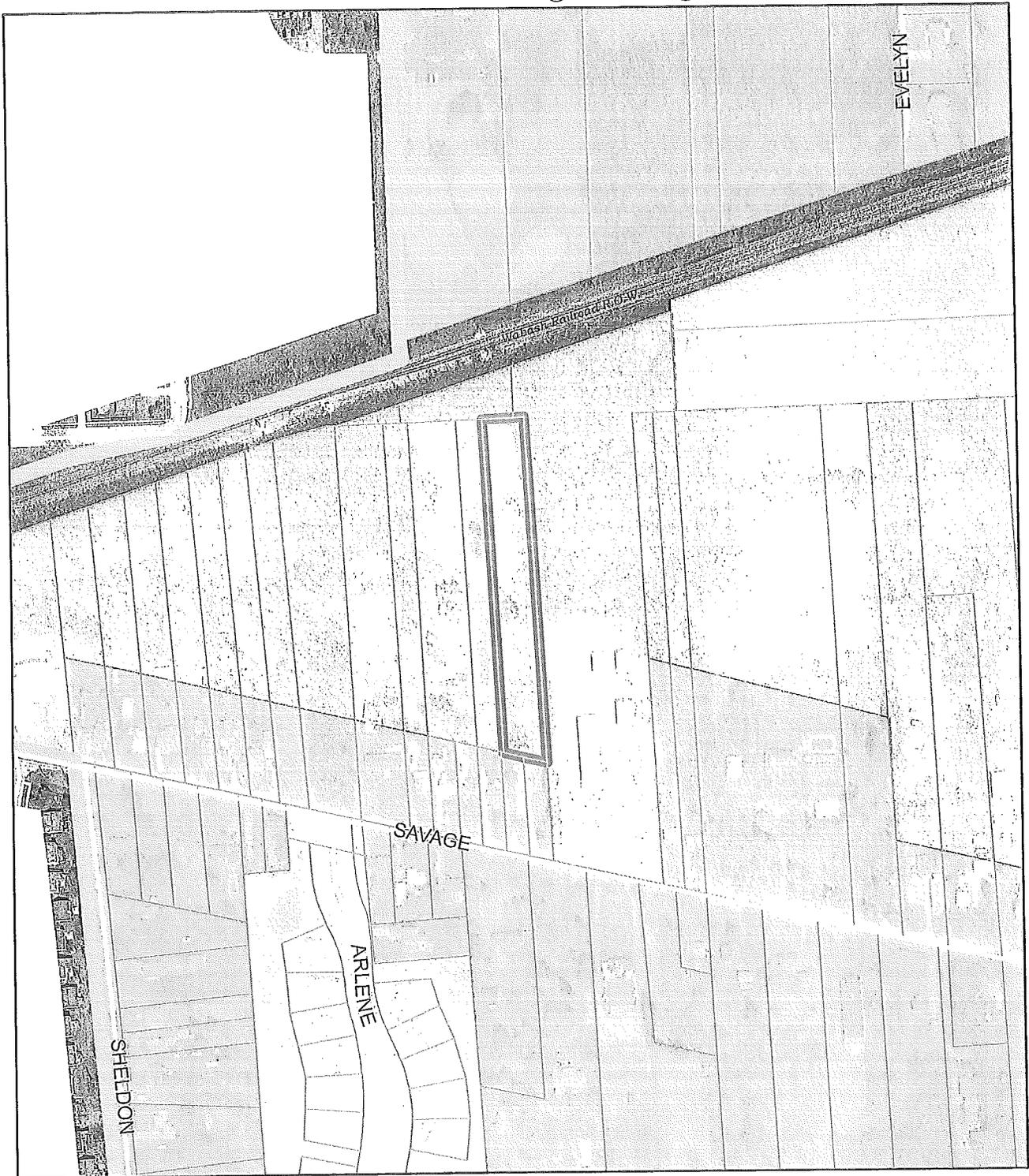
The rezoning will have little if any additional impact on current traffic or infrastructure. The proposed R1-B district is consistent with how the property is currently being used and due to the landlocked nature of the property development options are limited. The request should not hinder community need for light industrial property as there are several vacant industrially zoned areas in the Township.

Recommendation:

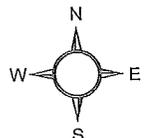
Staff recommends that the Planning Commissions recommend approval of the request to amend the Township's Zoning Map by rezoning the property located at parcel #125-83-105-99-0050-000 from M-1, Light Industrial to R1-B, Single Family Residential based upon the following reasons:

- A. The R1-B, Single Family Residential zoning district would be consistent with the adjacent properties to the south and the single family residential use would be consistent with other residential properties in the vicinity.
- B. The proposed rezoning would be consistent with the provisions in the Southside Master Plan which indicate that single family residential uses should be included in the mixed use future land use designation.
- C. The proposed rezoning would have little if any impact on current traffic or infrastructure.
- D. The proposed rezoning does not create any shortages of available vacant industrially zoned property in the Township.

16-019 Rezoning Savage Road



Street Centerline	Zoning	C-1	M-2	R-1B	RMH
Parcel Boundaries	AG	C-2	M-T	R-1C	
Subject Parcel	AP	FS	O-T	R-2A	
City of Belleville	C	M-1	R-1A	RM	



Source: Van Buren Township GIS,
Michigan Center for Geographic Information.
Please note parcel boundaries are approximate
and may not be accurate.

1 inch = 300 feet

PLANNING & ZONING APPLICATION

Case number 16-019

Date Submitted 4-18-16

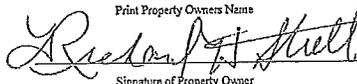
APPLICANT INFORMATION	
Applicant <u>RICHARD Stull</u>	Phone <u>734-697-3190</u>
Address <u>841 SAUSAGE</u>	Fax <u>N/A</u>
City, State <u>Bellevoille, mi,</u>	Zip <u>48111</u>
E-mail <u>N/A</u>	Cell Phone Number <u>N/A</u>
Property Owner _____ Phone _____	
(if different than applicant)	
Address _____	Fax _____
City, State _____	Zip _____
Billing Contact <u>Richard Stull</u>	Phone _____
Address <u>841 SAUSAGE</u>	Fax _____
City, State <u>Bellevoille MI. 48111</u>	Zip _____

SITE/PROJECT INFORMATION	
Name of Project <u>Stull Requested ReZoning.</u>	
Parcel Id No. <u>V125-83-106-99-0050-000</u>	Project Address <u>VL Behind 841 SAUSAGE VBT</u>
Attach Legal Description of Property	
Property Location: On the <u>N</u> Side of <u>Sausage</u> Road; Between <u>MAIN St</u> Road and <u>Haggerty</u> Road.	Size of Lot Width _____ Depth _____
Acreage of Site <u>1.5</u> Total Acres of Site to Review <u>1.5</u> Current Zoning of Site <u>M1LGH</u>	
Project Description: <u>SEE Attached Letter</u>	
Is a re-zoning of this parcel being requested? <u>YES</u> YES (if yes complete next line) NO	
Current Zoning of Site <u>M1LGH</u>	Requested Zoning <u>L1B</u>

SPECIAL PERMITS INFORMATION	
Does the Proposed Use Require Special Approval? _____ YES (if yes complete next line) NO	
Section of Zoning Ordinance for which you are applying _____	
Is there an official Woodland within parcel? _____	Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____	Total number of trees _____
Detailed description for cutting trees _____	

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-93, as amended.

~~OWNER'S SIGNATURE~~

RICHARD Stull
 Print Property Owners Name

 Signature of Property Owner



BRAD JORDAN
 Notary Public, State of Michigan
 County of Washtenaw
 My Commission Expires Oct. 15, 2019
 Acting in the County of WAYNE

4-18-16
 Date

STATE OF MICHIGAN
 COUNTY OF WAYNE
 The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.
 Subscribed and sworn before me this 18 day of APRIL 2016
 Notary Public, WAYNE County, Michigan My Commission expires OCT 15, 2019
Rev 10/2005

Planning Fee Schedule Worksheet

4/18/2016

Project Name:	Rezoning 841 Savage Road		
Project Number:	E-019 RZ		
Acres, Units & Trees:	# of Acres:	Official Woodland Acres:	# of Trees Outside Woodland:

ITEM	TOWNSHIP BASE	CONSULTANT BASE	ACRE FEE	UNIT FEE	TOWNSHIP TOTAL	CONSULTANT TOTAL	LINE ITEM TOTAL
Rezoning	\$600.00	\$700.00	\$30.00		\$600.00	\$0.00	\$600.00
Conditional Zoning Amendment, Reviews, Rezoning Contract and Conditions	\$1,500.00	\$1,500.00	\$30.00		\$0.00	\$0.00	\$0.00
Conditional Rezoning Contract and Conditions			Cost+20%				\$0.00
Special Land Use (new development)	\$800.00	\$700.00	\$30.00		\$0.00	\$0.00	\$0.00
Special Land Use (existing building, no site changes)	\$500.00	\$500.00	\$30.00		\$0.00	\$0.00	\$0.00
Concept Plan Review Only	\$350.00	\$350.00			\$0.00	\$0.00	\$0.00
*Additional Reviews by Consultant		Cost+20%					\$0.00
						Sub-Total:	\$600.00
Site Plan Application (Non-Residential):							
Commercial Development	\$2,600.00	\$500.00	\$150.00		\$0.00	\$0.00	\$0.00
Industrial Development	\$2,600.00	\$500.00	\$150.00		\$0.00	\$0.00	\$0.00
Public or Semi-public Development			\$450.00	\$150.00	\$0.00	\$0.00	\$0.00
changes to Existing Use or Addition to Existing Use	\$400.00	Minor Change			\$0.00	\$0.00	\$0.00
	\$1,250.00	\$500.00	Major/New Structure		\$0.00	\$0.00	\$0.00
* Additional reviews by Consultant		Cost + 20%					\$0.00
Initial Engineering Deposit		\$4,000.00	\$25.00			\$0.00	\$0.00
						Sub-Total:	\$0.00
Site Plan Application (Residential):							
Site Condominium	\$2,600.00	\$455.00	\$30.00		\$0.00	\$0.00	\$0.00
Cluster Housing Development (PRD)	\$4,000.00	\$465.00	\$30.00		\$0.00	\$0.00	\$0.00
Multiple Family	\$3,000.00	\$360.00	\$10.50		\$0.00	\$0.00	\$0.00
Mobile Home Park	\$3,000.00	\$345.00	\$10.50		\$0.00	\$0.00	\$0.00
Condominium, PRD, Subdivision Documents		Cost +20%			\$0.00	\$0.00	\$0.00
*Additional Reviews by Consultant		Cost+20%					\$0.00
Initial Engineering Deposit		\$4,000.00	\$25.00			\$0.00	\$0.00
Dev. Instigated Rev. Approved Plat, Architectural Rev. Existing Developments	\$750.00	\$750.00	\$15.00		\$0.00	\$0.00	\$0.00
						Sub-Total:	\$0.00
Subdivision/Plat Review:							
Sketch Plan Review	\$400.00	\$350.00	\$30.00		\$0.00	\$0.00	\$0.00
Site Plan Review (Tent. Preliminary Plat)	\$2,000.00	\$700.00	\$30.00		\$0.00	\$0.00	\$0.00
Preliminary Plat Review	\$600.00	\$500.00	\$15.50		\$0.00	\$0.00	\$0.00
Final Plat Review	\$700.00	\$600.00	\$15.50		\$0.00	\$0.00	\$0.00
*Additional Reviews by Consultant		Cost +20%					\$0.00
Initial Engineering Deposit		\$4,000.00	\$25.00		\$0.00	\$0.00	\$0.00
						Sub-Total:	\$0.00
Special Meetings:							
Expedited Review	150% of cost	Cost+20%					\$0.00
Planning Commission	\$560.00	Cost + 20%			\$0.00	\$0.00	\$0.00
Board of Zoning Appeals-(Single Family Res.)	\$400.00	\$350.00			\$0.00	\$0.00	\$0.00
Board of Zoning Appeals(Non-Res./Multiple)	\$400.00	\$350.00			\$0.00	\$0.00	\$0.00
						Sub-Total:	\$0.00
Other Fees:							
Variance Review (Per Variance)	\$500.00	\$0.00			\$500.00	\$0.00	\$0.00
Zoning Verification	\$75.00				\$0.00	\$0.00	\$0.00
Replat/Change to Master Deed	\$250.00	\$250.00	\$75.00		\$0.00	\$0.00	\$0.00
Woodlands/Tree Removal	\$350.00	\$630.00	\$2.00		\$0.00	\$0.00	\$0.00
Tree Replacement(per tree)			\$350.00		\$0.00	\$0.00	\$0.00
Lot Split Review	\$75.00	\$350.00			\$0.00	\$0.00	\$0.00
Accessory Structure Modification	\$250.00				\$0.00	\$0.00	\$0.00
Fire Department Site Plan Review	\$400.00				\$0.00	\$0.00	\$0.00
Temporary Land Use/Special Event Permit	\$1,250.00				\$0.00	\$0.00	\$0.00
Wireless Equipment Administration Review	\$400.00	\$450.00			\$0.00	\$0.00	\$0.00
Grass & Weeds Mowing/Blight/Property Maintenance Administrative Fee (Ordinance)				Cost+ \$100.00			\$0.00
Developer Initiated Master Plan or Zoning Amendments	\$1,500.00	cost+20%			\$0.00	\$0.00	\$0.00
						Sub-Total:	\$0.00
Grand Total:							
Sub-Total by Fee Category	Township Fee Total	Consultant Fee Total	Engineering Fee Total	Fire Department Total			\$600.00
	6900.00	0.00	0.00	0.00			0.00
Account No.	101-000-485-001	101-000-286-000	692-000-286-000	101-000-628-001			

4-18-2016

RE: parcel ID: 83-105-99-0050-000

Legal Description: 27C10B1A PART OF N E 1/4 OF SEC 27 T3S R8E BEG S84DEG 57M 23S E 923.42FT
FROM N 1/4 COR OF SEC 27 TH S84DEG 57M 23S E 95.80FT TH S3DEG 47M 56S W 711.56FT TH N71DEG
W 99.25FT TH N3DEG 47M 56S E 687.61FT POB 1.54 AC

To Whom it concerns,

The above parcel ID is being requested to change the current zoning of M1 LGH to Residential R1B.

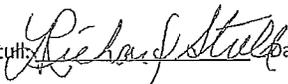
We also own Parcel ID's

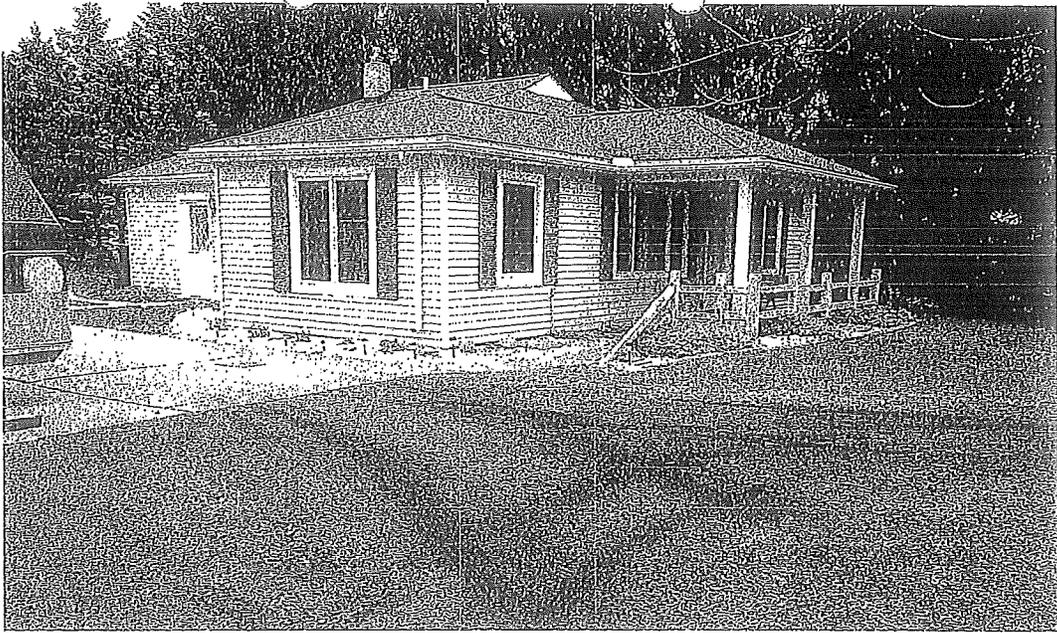
83-105-99-0046-000 Our home 841 Savage is on this lot.

83-105-99-0047-000 This is a vacant lot with frontage also on savage due west and our driveway is on this lot.

The parcel ID we are requesting to be changed to R1B is master planned mix use and is land locked behind our two parcel that are on Savage rd. We would like all three parcels to be R1B. We cannot combine the three lots to one lot due to the land division act. It would be to long for width to length ratio.

Respectfully,

Richard Stull  Date: 4-18-2016



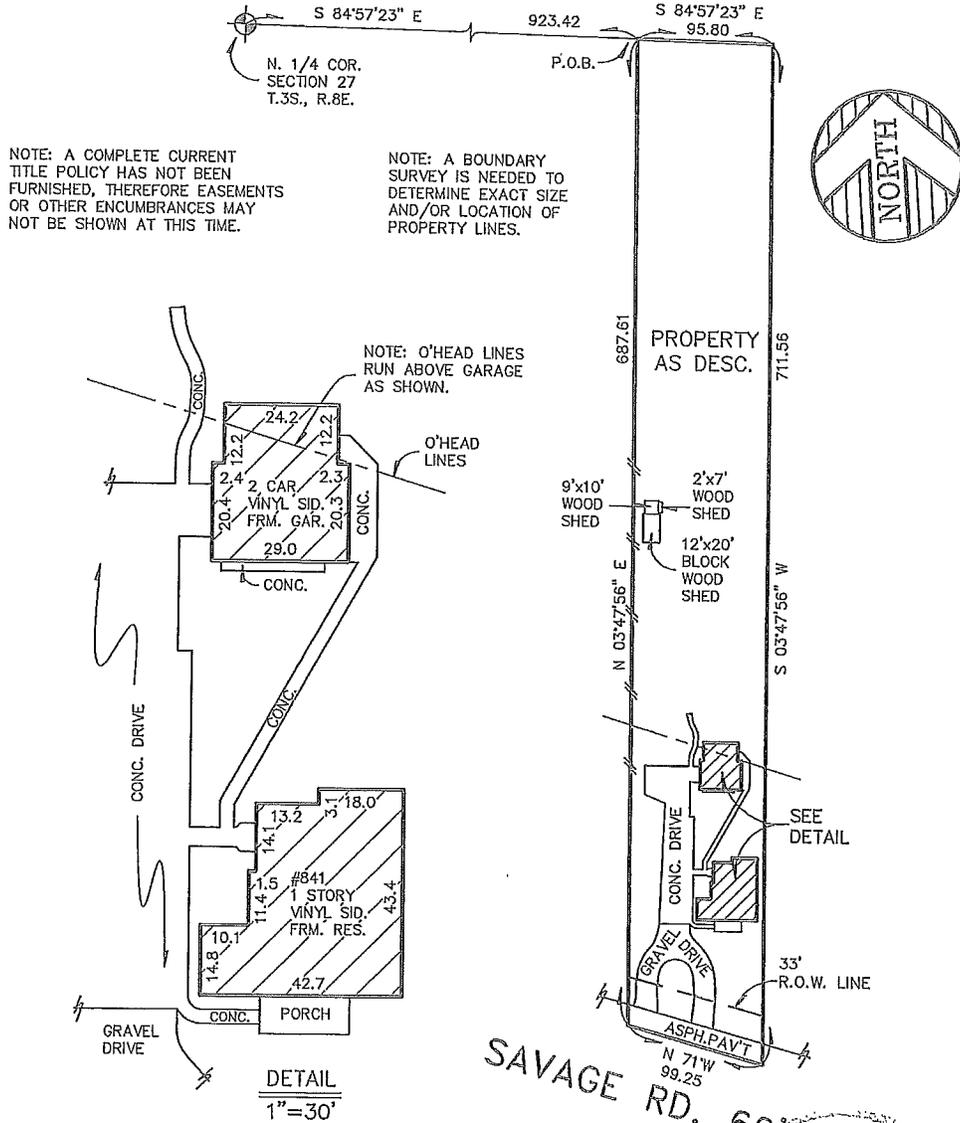
MORTGAGE SURVEY

Certified to: **LAWYERS' TITLE OF MONROE**

Property Description:

Land in the Township of Van Buren, Wayne County, Michigan, described as:
 Part of the Northeast 1/4 of Section 27, Town 3 South, Range 8 East, described as:
 Beginning South 84 degrees 57 minutes 23 seconds East 923.42 feet from the
 North 1/4 corner of Section 27; thence South 84 degrees 57 minutes 23 seconds
 East 95.80 feet; thence South 3 degrees 47 minutes 56 seconds West 711.56 feet;
 thence North 71 degrees West 99.25 feet; thence North 3 degrees 47 minutes 56
 seconds East 687.61 feet to the point of beginning.

Note: The property description is as taken from Wayne County Tax Rolls.
 Subject to any part taken, used or deeded for street, road, or highway purposes.



NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.

NOTE: O'HEAD LINES RUN ABOVE GARAGE AS SHOWN.

O'HEAD LINES

PROPERTY AS DESC.

711.56

9'x10' WOOD SHED

2'x7' WOOD SHED

12'x20' BLOCK WOOD SHED

S 03°47'56" W

N 03°47'56" E

33' R.O.W. LINE

SAVAGE RD. 66'



THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

[Handwritten Signature]

JOB NO: 16-01141 SCALE: 1"=100'
 DATE: 04/11/16 DR BY: M.L./LAO

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Memo

TO: Planning Commission

FROM: Matthew R. Best
Deputy Director of Planning and Economic Development

RE: SPR 15-006 - Tim Hortons 2141 Rawsonville
Site Plan Amendment

DATE: June 3, 2016

The applicant had previously been approved by the Planning Commission in 2015 to renovate the existing Tim Horton's at 2141 Rawsonville Road. The use was to remain the same – a fast-food restaurant with a drive-thru component - but the exterior facades would be re-skinned, new signs added, the drive-thru lane would be re-aligned to allow for more stacking space, parking spaces would be reconfigured and the number of spaces reduced.

Since that approval, the corporate structure for owners of the existing Tim Horton's at 2141 Rawsonville Road changed. This change has limited the ability of the local franchise owner to complete the previously approved plan. The owner of the existing Tim Hortons, Tim Noonan, still wants to improve his business location as much as possible. Mr. Noonan has proposed an amendment to the existing site plan approval. This proposed amendment keeps some of the elements of the previous approval, the exterior facades would be re-skinned and new signs added.

The amendment removes the realigned drive thru, keeping it in its current location. The parking space reconfiguring was also eliminated, the existing parking set up would remain. The amendment would have the western (front) half of parking lot's asphalt removed and replaced with new asphalt with the striping of the entire parking lot being renewed as per existing plan.

RECOMMENDATION

Staff recommends the Planning Commission approve the amendment to the existing site plan based on the following:

1. The amended site plan sheets TH2.0, A5, A5.1 and A7.
2. The sign details dated 4-19-16.
3. No changes to the drive thru alignment are permitted.