

CHARTER TOWNSHIP OF VAN BUREN

PLANNING COMMISSION AGENDA

Wednesday, October 14, 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 September 23, 2015

CORRESPONDENCE

PUBLIC HEARING: None

OLD BUSINESS: None

NEW BUSINESS:

ITEM #1 CASE # TLU15-015

TITLE: THE APPLICANT, DAVID BOUGHAN, IS REQUESTING A TEMPORARY LAND USE PERMIT FOR A HAUNTED HAYRIDE BEYOND THE TWO CONSECUTIVE WEEKENDS ALLOWED AS A RIGHT IN THE ZONING ORDINANCE FOR TEMPORARY LAND USES UNDER SECTION 4.44 OF THE TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: THIS SUBJECT SITE IS LOCATED ON PARCEL TAX ID NUMBER V-125-83-138-99-0013-000, ALSO KNOWN AS 15851 MARTINSVILLE ROAD. THE SITE IS LOCATED ON THE EAST SIDE OF MARTINSVILLE ROAD, BETWEEN HULL AND FRET ROADS. THE SITE IS IN THE AG, AGRICULTURAL AND ESTATES ZONING DISTRICT.

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

GENERAL DISCUSSION

ITEM #1 DISCUSSION REGARDING DIGITAL PLANNING COMMISSION PACKETS

ADJOURNMENT

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
September 23, 2015
MINUTES**

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

ROLL CALL:

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

Excused: Kelley.

Staff: Deputy Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Sally Hodges.

Audience: Eight (8).

APPROVAL OF AGENDA:

Motion Johnson, Boynton second to approve the agenda of September 23, 2015 as presented.
Motion Carried.

APPROVAL OF MINUTES:

Motion McKenna, Boynton second to approve the minutes from September 9, 2015 as presented.
Motion Carried.

PUBLIC HEARING:

ITEM # 1 **CASE# 14-005 RZ**

TITLE: **THE APPLICANT, BELLEVILLE DEVELOPMENT, INC. IS REQUESTING TO REZONE APPROXIMATELY 11.316 ACRES CURRENTLY ZONED R-1B (SINGLE-FAMILY RESIDENTIAL) AND C-2 (EXTENSIVE HIGHWAY BUSINESS) TO C-2 (EXTENSIVE HIGHWAY BUSINESS) WITH CONDITIONS.**

LOCATION: **PARCEL TAX ID NUMBERS V125-83-064-99-0002-002, ALSO KNOWN AS QUIRK ROAD, AND V125-83-064-99-0002-003, WHICH ARE VACANT, ARE THE TWO (2) SUBJECT PARCELS OF THIS HEARING. PARCEL V125-83-064-99-0002-002 MEASURES APPROXIMATELY 7.421 ACRES AND PARCEL V125-83-064-99-0002-003 MEASURES APPROXIMATELY 3.895 ACRES. THESE PARCELS ARE LOCATED NORTHEAST OF THE INTERSECTION OF QUIRK ROAD AND N. I-94 SERVICE DRIVE.**

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

Jim Terbrueggen with Bud Design & Engineering Services and applicant Remy Hanna gave the presentation. The applicant has two (2) adjoining parcels, one of which is zoned R-1B (single family residential) and the adjoining parcel C-2 (extensive highway business) and is requesting to rezone both parcels with conditions to C-2 (extensive highway business) to build a hotel. The first public hearing held on only discussed the R-1B (single family resident) parcel. Tonight's public hearing is being held to join both parcels in the rezoning with conditions agreement. The applicant also requested an additional 5ft to build the hotel with a peaked roof.

No comments from Commissioners or the audience.

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

OLD BUSINESS:

ITEM #1 14-005 RZ

TITLE: THE APPLICANT, BELLEVILLE DEVELOPMENT, INC. IS REQUESTING TO REZONE APPROXIMATELY 11.316 ACRES CURRENTLY ZONED R-1B (SINGLE-FAMILY RESIDENTIAL) AND C-2 (EXTENSIVE HIGHWAY BUSINESS) TO C-2 (EXTENSIVE HIGHWAY BUSINESS) WITH CONDITIONS.

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No comments from the applicant.

Sally Hodges of McKenna Associates presented rezoning with conditions and agreement review letter dated 9-18-15 recommending the Planning Commission recommend that the Township Board of Trustees approve the requested rezoning for the subject parcels from R-1B and C-2 to C-2 Extensive Highway Business District with conditions, subject to review and approval of the Township Attorney of the agreement, and subject to written conditions listed in the Rezoning with Conditions Agreement submitted by the applicant on September 17, 2015 for the reasons referenced in the letter.

No comments from Commissioners or the audience.

Motion Johnson, Boynton second to recommend the Township Board of Trustees approve the request to rezone the subject parcels from R-1B and C-2 to C-2 (Extensive Highway Business) with conditions subject to review and approval of the township attorney, subject to the conditions listed in the rezoning with conditions agreement submitted by the applicant and the conditions in the McKenna review letter dated 9-18-15. (Letter Attached)

Roll Call:

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

Nays: None.

Absent: Kelley.

Motion Carried.

ITEM #2 PROPOSED BELLEVILLE LAKE ORDINANCE. GENERAL DISCUSSION AND QUESTIONS REGARDING AMENDMENTS TO THE ZONING ORDINANCE TO ADD BELLEVILLE LAKE SHORELINE DISTRICTS ALONG THE SHORELINE OF BELLEVILLE LAKE.

Sally Hodges of McKenna Associates presented changes to the Draft Belleville Lake Ordinance. Commission members discussed: property addresses, roof pitch on boat hoist structures, contacting U of M regarding temporary bouy placement, the placement of the Belleville Ski Club ski ramp and watercraft repairs on the lake and shoreline.

Resident agreed with the language to have no watercraft repairs on the shoreline and expressed concern with limiting the number of vessels per property, suggested determining the number of vessels by the amount of frontage and dockage.

The Commission discussed having a walk-thru Public Hearing with presentations, diagrams, with Commission members and staff present to answer one-on-one questions. All lakefront residents and stakeholders will be invited to the public hearing. Hodges will make all revisions to the draft ordinance prior to the public hearing.

NEW BUSINESS:

ITEM # 1 REQUEST BY CANTON TOWNSHIP FOR REVIEW AND COMMENT REGARDING AN AMENDMENT TO THE CANTON TOWNSHIP MASTER PLAN.

Deputy Director Best presented a memo from Canton Township regarding a proposed amendment to their master plan for comment on two areas that are being rezoned. Neither of the areas touch Van Buren Township property.

No comments from Commissioners or the audience. Planning Department staff will draft a letter to Canton Township informing them no comments or concerns were received.

GENERAL DISCUSSION: None.

Motion Boynton, McKenna second to adjourn at 8:40 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



Charter Township of Van Buren

BOARD OF TRUSTEES

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TREASURER
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TRUSTEE
Brenda J. McClanahan

TRUSTEE
Reggie Miller

October 9, 2015

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Belleville, MI 48111

**Subject: TLU-15-015 TLU, Boughans Haunted Hayride of Fright; 15851 Martinsville Road
Temporary Land Use Review**

Dear Commissioners:

The application for this temporary use has been before the Planning Commission in previous years. The applicant David Boughan is requesting a Temporary Land Use permit for a haunted hayride at the farm at 15851 Martinsville Road, which is located on the east side of the road between Hull and Fret Roads. The site has historically been used as a tree farm, but many of mature trees have been cleared and these areas have been converted to seasonal crops. The applicant proposes to take passengers on a haunted hayride along existing farm lanes on the site.

The site and surrounding parcels to the north, east, and south are zoned AG, Agricultural and Estates District. The parcels to the west across Martinsville Road are zoned R-1B, Single Family Residential. The use is proposed to be in the evenings Friday through Sunday from October 16, 2015 through October 31, 2015. Per article 4.44 of the Township Zoning Ordinance Temporary uses that operate for more than two (2) consecutive weekends require Planning Commission approval.

The use and layout of the site are the same as last year, so we did not request McKenna & Associates to provide an additional review of the application. Based on the previous review for the project in 2014 and current staff review we offer the following comments (Comments in *italic font* are from the July 26, 2014 McKenna Review Letter):

1. Adequacy of parking and access (Section 4.44.c.1)

- a. *“The site has 2 curb cuts from Martinsville Road, one of which will be used for ingress and the other used for egress. There will be 3 employees along the 2-way drive that will direct traffic from the entrance to the parking area. The width of the drive will be 20 feet and the entrance to the parking lot will be 25 feet wide.”*

I have no additional comments.

- b. *“The plan states that the parking area is 396' x 129', with an area partitioned for ticket sales, portable restrooms, and hay storage. According to the July 7, 2014 use statement, the parking lot is proposed to fit 100 cars and 5 barrier free spaces. Section 6.02 of the Zoning Ordinance requires the parking spaces to be 9.5' x 20' and the aisles to be 24 feet wide. Based on the dimensions of the parking area, there is sufficient room for the 105 parking spaces proposed in this area. Overflow parking for up to 30 cars will be handled by a 118' x 114' parking area, which is large enough for 30 cars.”*

"Since the parking lot will not be paved, it need not be striped, but the parking and aisles must follow an orderly pattern in accordance with the Zoning Ordinance."

In addition to these requirements, in 2014 the applicant has submitted a scaled diagram of the parking lot layout per the request of the Planning Commission.

- b. *"According to the July 7, 2014 use statement, there will be 2 wagons: one wagon seats 20 and the other wagon seats 25. There will be 25 rides on Friday and Saturday evening, and 15 rides on Sunday evening. This will allow for up to 2,500 customers on Friday and Saturday evenings. There will be 25-30 on-site employees to accommodate customers."*

I have no additional comments

- d. *"Barrier free parking spaces must be specifically marked in accordance with Section 6.01.22 of the Zoning Ordinance."*

This requirement has been addressed in the provided parking diagram.

- e. *" There is only one point for vehicles to enter and exit the parking area. Although a worker is proposed to be stationed at this point to direct traffic, we also recommend that signage be added so that vehicles do not mistakenly turn down the "tractor only" lanes. We recommend that any Planning Commission approval be subject to Fire Department approval of the plans for sufficient emergency vehicle access prior to opening the business for the season."*

The application has been reviewed by the Fire Department and no concerns were brought to my attention regarding emergency vehicle access. A Fire Department review letter will be provided prior to the meeting.

- 2. **Adequate drainage (Section 4.44.c.2).** *"The vast majority of the site is permeable surfaces such as crop fields and dirt. Therefore, runoff is not a concern."*

I have no additional comments.

- 3. **Compatibility with surrounding land uses (Section 4.44.c.3).** *"As noted in this letter, the large lot single-family residential dwellings to the west and south could be negatively impacted by exterior lighting and noise generated by the use. These light fixtures should be monitored to ensure they do not cause glare or shine onto adjacent properties, and the generators should be appropriately buffered and position so as to minimize the off-site impact of noise. The Planning Commission held a public hearing on July 9, 2014, and there were no concerns raised from any neighbors with respect to off-site impacts."*

Section 4.44 of the Zoning Ordinance indicates that the Planning Commission has the discretion to schedule a public hearing should it choose to do so. As this attraction has become an annual event and the public has previously had an opportunity to comment on this, I did not schedule a public hearing.

4. **Size, height, and type of construction of proposed buildings and structures in relation to surrounding site (Section 4.44.c.4.).** *“The proposed temporary structures are the Sales Office and Clown Tent. Based on the description of the Sales Office and Clown Tent submitted by the applicant, the sizes are appropriate for the site, and the Clown Tent is an open, unroofed enclosure.”*

I have no additional comments.

5. **Sufficient setback from road rights-of-way and lot lines (Section 4.44.c.5.).** *“All proposed structures associated with the temporary use appear to exceed Zoning Ordinance setback requirements, although the plan should show a minimum rear yard setback of 35 feet between the Clown Tent and the east lot line. The site to the east is vacant (wooded and agriculture) and the Clown Tent will be at least 300 feet from any other lot line, so the Clown Tent is unlikely to cause a nuisance.”*

I have no additional comments.

6. **Adequate utilities (Section 4.44.c.6.).** *“The plans state that generators will be used for electrical service.”*

I have no additional comments.

7. **Trash disposal and site clean-up (Section 4.44.c.7.).** *“According to the use statement, there will be trash cans set up at the office and in the parking lot and the trash will be cleaned up nightly.”*

I have no additional comments.

8. **Sanitary facilities (Section 4.44.c.8.).** *“Two (2) portable restrooms are proposed. The applicant proposes cleaning these restrooms weekly and more often if needed. We recommend adding 2 more portable restrooms.”*

I have no additional comments.

9. **Hours of operation (Section 4.44.c.9.).** *“The specific hours of operation are 7:00 p.m. to midnight on Fridays and Saturdays and 7:00 p.m. to 10:00 p.m. on Sundays, from September 19, 2014 through November 2, 2014. The application materials also state that the pumpkin patch will be open from 10:00 a.m. to dusk. We recommend that the pumpkin patch and all other activities, including sales, be closed before 7:00 p.m. on evenings when the haunted hayride is open.”*

The proposed hours on Fridays and Saturdays are from 7:30 p.m. to 12:00 a.m. and from 7:30 p.m. to 10:00 p.m. on Sundays. The use will be conducted on weekends from October 16, 2015 to October 31, 2015.

10. **Outdoor lighting and signs (Section 4.44.c.10.).** *“The plans show 2 sets of floodlights to illuminate the parking lot. There will be 2 sets of floodlights to illuminate the parking lot, and the applicant states that the floodlight will not shine past the farm. These light fixtures should be monitored to ensure they do not cause glare or shine onto adjacent properties. The site plan shows a “Red Flashing Light” at the entrance, but does not state the purpose or specifications of*

this light. Flashing signs are not permitted, and the red light is subject to approval by the Township Public Safety Department.

The proposed identification sign is a vinyl banner. The dimensions and location of all proposed signs must be submitted and are subject to approval by the Township Building Department."

The plans were reviewed by the Police department and the e-mail is attached to the packet. The Building department has inspected the property.

11. Other licenses and permits required (Section 4.44.c.11.). "Evidence of all required permits and approvals, if any, must be provided to the Township prior to commencing operations."

Inspections from the Fire department and the Building department have occurred. It is my understanding the applicant has resolved any outstanding issues.

12. Potential noise, odors, dust and glare (Section 4.44.c.12.). "If the recommendations discussed above are satisfactorily addressed, the use should not create negative impacts from noise, odors, dust or glare."

I have no additional comments.

13. Fire lanes, fire protection and security (Section 4.44.c.13.). "According to the use statement, there will be fire extinguishers at the Clown Tent, the Ticket Office, with the generators, and on each wagon. It also states that in the case of a fire or emergency, all traffic will be stopped so that emergency vehicles can get to the back of the farm. The fire route is shown on the plans, and emergency measures are subject to the Township Public Safety Department's approval."

The Fire department has completed their review and inspection. Their review letter will be provided at the meeting.

14. Off-site impacts of traffic volumes (Section 4.44.c.14.). "All traffic will access the site via Martinsville Road. Martinsville Road can likely accommodate the traffic volumes, and the site will overflow parking and on-site staff directing cars for better circulation."

I have no additional comments.

15. Necessity of a performance bond or insurance to ensure prompt termination and removal of the use, clean up or compensation for the impacts if the temporary use (Section 4.44.c.15.). "The Planning Commission may require a performance guarantee to ensure restoration of the site at the end of the season."

I have no additional comments.

16. Other concerns which may impact the public health, safety or general welfare (Section 4.44.c.16.) "The extent of impacts to the surrounding area is impacted by the use is managed and operated."

I have no additional comments.

"This letter has noted several issues with respect to traffic, parking, noise, lighting, and garbage disposal. The application is only for September 19, 2014 through November 2, 2014, so any issues that arise during the operations can be addressed in a subsequent year if the applicant proposes the use again."

I have not been made aware of any issues from previous years regarding this temporary use.

RECOMMENDATION

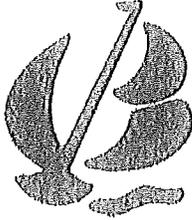
We recommend that the Planning Commission approve the Temporary Land Use application for the proposed dates and times in 2014, subject to the following conditions:

1. Barrier free parking spaces shall be marked per Section 6.01.22 of the Zoning Ordinance;
2. Directional signs added so that vehicles do not mistakenly turn down the "tractor only" lanes;
3. Fire Department review and approval of the plans for emergency vehicle access;
4. Light fixtures shall be positioned to ensure they do not shine onto adjacent properties;
5. The generators shall be buffered and positioned to minimize off-site noise;
6. A minimum rear yard setback of 35 feet dimensioned between the Clown Tent and the east lot line, and this noted on the site plan;
7. Addition of two more portable restrooms;
8. The pumpkin patch and all non-hayride activities, including sales, shall be closed before 7:00 p.m. on evenings when the haunted hayride is open;
9. The flashing light at the entrance is subject to approval of the Township Public Safety Department.
10. The dimensions and locations of all proposed signs must be submitted for review and approval by the Township Building Department; and
11. Evidence of all required permits and approvals, if any, shall be submitted to the Township prior to commencing.

Respectfully submitted,



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



CHARTER TOWNSHIP OF VAN BUREN
 APPLICATION FOR
 TEMPORARY LAND USE/SPECIAL EVENT
 46425 TYLER ROAD
 BELLEVILLE, MI 48111

DATE: 9-18-15

BUSINESS NAME: Boughan's Haunted Hayride of Fright

CONTACT PERSON: Erica Boughan PHONE # 734-325-6533

SUPERVISOR FOR SITE: David Boughan PHONE # 734-796-3065

EVENT TITLE: ~~Hayride~~ Boughan's Hayride of Fright

TYPE OF EVENT: Hayride DATE(S): Oct. 16, 17, 18, 23, 24, 25, 30, 31st.

LOCATION OF EVENT: _____

ADDRESS OF LOCATION: 15851 Martinsville Rd.

PROPERTY OWNER REPRESENTATIVE: David Boughan PHONE # 734-325-6533

ARE SIGNS PROPOSED FOR ADVERTISING: YES NO IF YES, INCLUDE LOCATIONS & DETAILS
Sumpter + Hull Martinsville + Sausage
 OTHER Martinsville

IF OUTSIDE USE OF THE SITE IS PROPOSED SUBMIT DRAWING OF LAYOUT AND INCLUDE CRITERIA ITEMS (ATTACHED)

NOTES:
 IF NOISE ABOVE 65 DB, ODOR, GLARE, SMOKE, VIBRATION ARE EXPECTED BEYOND THE PROPERTY BOUNDRIES PLEASE EXPLAIN IN SEPARATE LETTER.

ALL STRUCTURES INSTALLED FOR THE SPECIAL EVENT MUST BE REMOVED FROM SITE NO LATER THAN THREE (3) DAYS AFTER THE EVENT.

PROCESSING FEE \$ _____ BOND FEE \$ _____ TOTAL \$ _____

[Signature]
 (SIGNATURE OF APPLICANT)

9-18-15
 (DATE SIGNED)

 (APPROVED BY)

 (DATE SIGNED)

Dates and Times Open

Boughans Haunted Hayride of Fright 2015

October

Friday-16 Saturday-17 Sunday-18

Friday-23 Saturday-24 Sunday-25

Friday-30 Saturday-31

— Time Open

Friday and Saturday 7:30pm to 12am
-4.5 hrs.

Sunday 7:30pm to 10pm
-2.5 hrs.

Hayride Open for 8 days

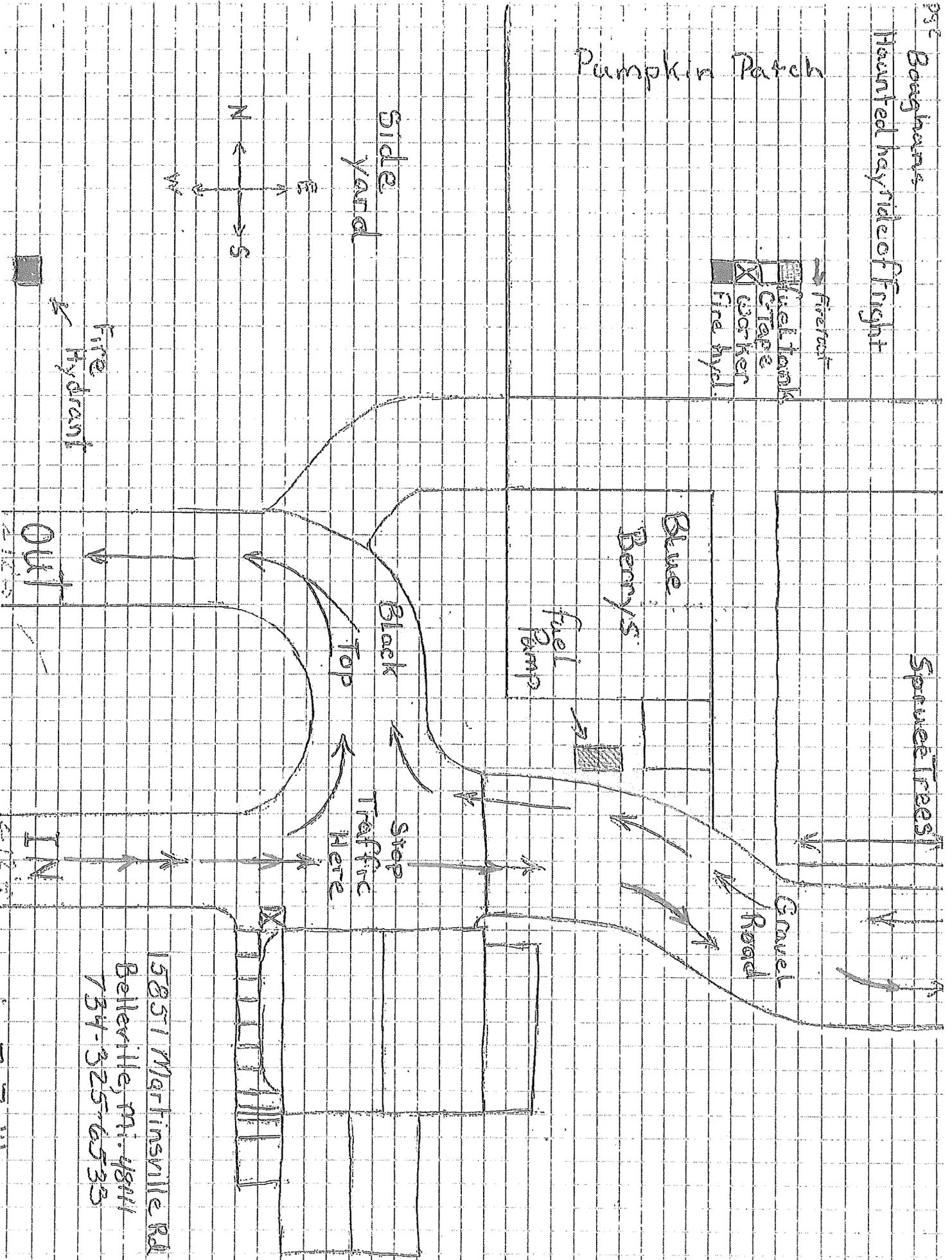
David Boughan
15851 Martinsville Rd.
Belleville, Mi 48111
(734) 325-6533

232
Boagburns

Haunted hayride of fright

Pumpkin Patch

Spruce Trees



5851 Martinsville Rd
 Belleville, MI 48111
 734-325-6533

995

Baughman's Haunted Hay Ride of Fright

3 Ac

3/16/79

Field Corn

- C-Tape
- Corn Rows
- Particem
- Handy Cap Parking
- Sales Office
- Coverd
- Lights
- Worker

Corn Rows

Corn Rows

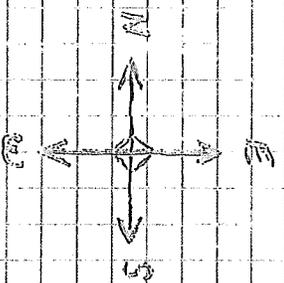
Corn Rows

565'

David Baughman
15851 Martinsville Rd
Belleville, Mo 63141
734-325-6533

3 ac

Pick your own
Pumpkin patch



367'

Tractor Traffic

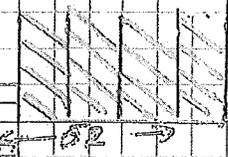
Worker Directing
Traffic In out
of Parking lot

Tractor only

396'

Parking lot

Lodging zone



5.0'

.00'

5112'

Hay

9950 N. 11th

Boughan's Hayride of Fright "2014"

Parking lots

Parking lot entrance 25' wide. The measurements are 109', 344', 129' by 396'. Which will fit 100 regular parking spaces and 5 handicap spaces. There are two flood lights with clear 100w bulbs. The lights do not shine up or past the outer border of the parking lot.

Overflow parking area is 114' by 118'. We will be able to fit 30 parking spaces in this area.

Trash

Trash is cleaned up nightly.

Port-a-pottys

Port-a-pottys are cleaned weekly by the company. They can be cleaned more if needed. I also check them daily.

Clowntent

The clown area is 40 x 40 spot. We set it up with traps to look like a big top tent. It is just a prop, not a actually tent.

Wagons

We have two wagons. One seats 20 and the other seats 25. Friday and Saturday night, we will be able to run a max of 25 rides. Sunday we can run 15 max rides. That is 3 rides per hour.

Boughan's Haunted Hayride of Fright "2014"

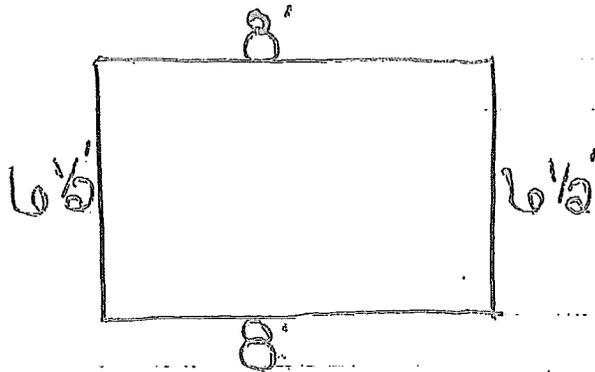
Website

Our website is down and under maintance.

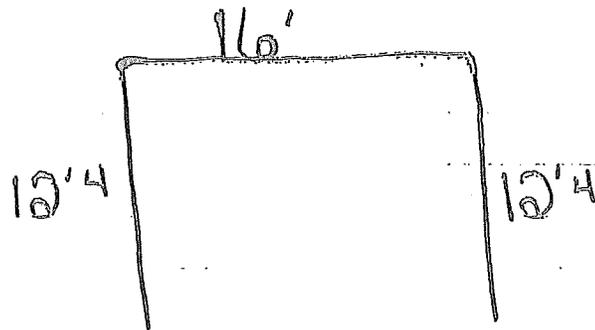
7-7-14

Pa. 6

Boughan's Haunted Hayride of Fright "2014"



Ticket Booth
height 11'2"



kiosk
height 10'2"

Both structures are temporary. They
both can be moved.

- 1) We have 3 people (workers) directing traffic, workers
All have two way radios and yellow safety vest on
at all the time when working.
- 2) The first worker hands out a flyer with all safety
rules and stops any and all cars that he or she
thinks are unsafe from entering the farm.
- 3) We have fire extinguishers at ticket office, clown
tent, and with generators.
- 4) All tractors have fire extinguishers, two way radios
with them at all times.
- 5) In case of a fire or emergency. We stop ALL
traffic from coming in or out, so emergency trucks
can get to the back of the farm.
- 6) The main roads in, and out are the best and
fastest way to get to the back of farm.
- 7) The road has a deep gravel base.
- 8) We have two sets of flood lights set up for
lighting parking lot.
- 9) Flood light do not shine past the farm.
- 10) (Security) 3 people with cell phones and two way
radios.
- 11) We have trash cans set up in the parking lot and
office.

Safety Rules

- 1) No alcohol permitted on farm.
- 2) No smoking on hayride or in line.
- 3) No standing on hayride any time tractor is
moving.

All rules are on the ticket office and
Flyers

"Bouahan's
Haunted Hayride of Fright

EXHIBIT "A"

"2014"

LAND SITUATED IN THE TOWNSHIP OF VAN BUREN, COUNTY OF WAYNE, STATE OF MICHIGAN
DESCRIBED AS FOLLOWS:

35M N2 P2 PART OF N2 ¼ SEC 35 T3S R8E BEG DUE SOUTH 975.80 FT FROM NW COR OF SEC 35 TH DUE
SOUTH 485.10 FT TH N 89 DEG 08M E 646.47 FT TH DUE SOUTH 673.50 FT TH N 89 DEG 08M E 700.53 FT
TH DUE NORTH 1158.60 FT THE S 89 DEG 08M W 1347 FT POB 25.83 AC

Also know as: 15851 Martinsville
Tax Identification: 83-138-99-0013-000

d.bouahan@yahoo.com

15851 Martinsville Rd.
Belleville, MI 48111
(734) 325-6533

Akers, Ron

From: Bazy, Charles
Sent: Wednesday, September 30, 2015 4:11 PM
To: Akers, Ron
Cc: Laurain, Greg; Wright, Jason
Subject: RE: Boughans Haunted Hayride Plans

Director Akers,

The Police Department does not have any issue with plans submitted by Boughan's Hayride of fright. The only stipulation that we have is that there shall be no alcohol served or consumed on the premises and that the implements used to transport visitors do not drive on or cross public roadways or rights of way. Please contact me should you have any questions.

Lt. Charles Bazy

From: Akers, Ron
Sent: Wednesday, September 30, 2015 2:58 PM
To: Bazy, Charles
Subject: Boughans Haunted Hayride Plans

Chip,

Please find attached the plans for Boughans Haunted Hayride. This is an annual temporary use permit that we issue. I saw that the Police department has reviewed this application in the past and Jason Wright asked me to forward this to you. These are the same plans from previous years and the applicant has indicated that nothing has changed. Please let me know if you have any comments or concerns.

Thanks,

Ron Akers, AICP
Director of Planning & Economic Development
Charter Township of Van Buren
rakers@vanburen-mi.org
Ph: 734-699-8913
Fax: 734-699-8958



Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR
Linda H. Combs

CLERK
Leon Wright

TREASURER
Shary A. Budd

TRUSTEE
Phillip C. Hart

TRUSTEE
Jeffrey L. Jahr

TRUSTEE
Brenda J. McClanahan

TRUSTEE
Reggie Miller

Memorandum

Date: October 9, 2015

From: Director Akers

To: Planning Commission

Subject: Discussion regarding digital Planning Commission packets

Recently I have been scanning the Planning Commission packets and providing digital copies which are placed on the website and sent to the individual commission members. Currently we also print out a hard copy for the members. I wanted to ask the Commission if this current method is acceptable and if everyone still wants a paper copy of the packet. I look forward to your discussion on the matter.