

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, December 10, 2014 – 7:30 PM
Board of Trustees Room**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

MINUTES Approval of minutes from the regular meeting of November 12, 2014

CORRESPONDENCE

PUBLIC HEARING

ITEM #1 **CASE #14-019**

THE APPLICANT, BELLEVIEW DEVELOPMENT, LLC, IS REQUESTING APPROVAL OF A DRIVE-THROUGH RESTAURANT. A DRIVE-THROUGH RESTAURANT IS A SPECIAL LAND USE IN THE C-1 DISTRICT, AND A PROPOSED SPECIAL LAND USE REQUIRES A PUBLIC HEARING. THIS HEARING IS BEING HELD IN ACCORDANCE WITH SECTION 12.03 (PERMITTED USES WITH SPECIAL APPROVAL) OF THE ZONING ORDINANCE.

LOCATION: **PARCEL NUMBER V125-83-059-01-0013-000, ALSO KNOWN AS 10705 BELLEVILLE ROAD, AND THE NORTHERLY HALF (APPROXIMATELY 33 FEET) OF THE PARCEL TO THE SOUTH, ARE THE SUBJECT OF THIS HEARING. THE SITE IS APPROXIMATELY 1.98 ACRES AND IS LOCATED IN THE C-1, GENERAL BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD, NORTH OF THE I-94 SERVICE DRIVE.**

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

NEW BUSINESS

ITEM #1 **CASE # 14-029**

TITLE: **THE APPLICANT, HARMON SIGN, INC., IS REQUESTING APPROVAL TO CONSTRUCT AN ON-SITE DIRECTIONAL SIGN THAT EXCEEDS THE HEIGHT AND AREA PERMITTED IN SECTION 20.408 OF THE ZONING ORDINANCE. THE SITE IS IN THE O-T, OFFICE TECHNOLOGY DISTRICT, AND PLANNING COMMISSION MAY APPROVE ON-SITE DIRECTIONAL SIGNS IN THE O-T DISTRICT THAT EXCEED THE MAXIMUM HEIGHT AND AREA PERMITTED IN SECTION 20.408.**

LOCATION: **PARCEL TAX ID NUMBER V-125-83-045-99-0020-705, ALSO KNOWN AS 1 VILLAGE CENTER DRIVE (GRACE LAKE CORPORATE CENTER). THE SUBJECT SITE**

