

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
July 8, 2015  
MINUTES**

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

**ROLL CALL:**

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

**Excused:** None.

**Staff:** Secretary Harman.

**Planning Representatives:** McKenna Associate, Sally Hodges.

**Audience:** Seven (7).

**APPROVAL OF AGENDA:**

**Motion McKenna, Boynton second to approve the agenda of July 8, 2015 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Boynton, Johnson second to approve the minutes from June 24, 2015 as presented.**

**Motion Carried.**

**PUBLIC HEARINGS:**

**ITEM # 1**

**CASE# 15-013 RZ**

**TITLE:**

**THE APPLICANTS, DOMINIC AND REGINA FERRAIUOLO, REQUEST REZONING OF A PARCEL FROM C-1 (GENERAL BUSINESS) DISTRICT TO R-2 (SINGLE FAMILY RESIDENTIAL) DISTRICT.**

**LOCATION:**

**PARCEL TAX ID NUMBER V-125-83-021-01-0006-001, ALSO KNOWN AS 50081 MOTT ROAD, IS THE SUBJECT OF THIS HEARING. THE SITE MEASURES APPROXIMATELY 0.37 ACRES AND IS LOCATED ON THE SOUTH SIDE OF MOTT ROAD, JUST WEST OF DENTON.**

**Motion McKenna, Budd second to open the public hearing. Motion Carried.**

Applicant Regina Ferraiuolo gave the presentation. Their property has a duplex located on it (addresses 50081 and 50083 Mott Road). The neighboring properties are zoned R-2 (single family residential), the Ferraiuolo's would like their property rezoned to R-2 (single family residential) from the current zoning of C-1 (general business).

No comments from commissioners or the audience.

**Motion Franzoi, Boynton second to close the public hearing. Motion Carried.**

**ITEM # 2**

**CASE# 14-025 (SLU & SPR)**

**TITLE:** THE APPLICANT, DENTON PARTNERS LLC, REQUESTS SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A NEW DRIVE-THROUGH RESTAURANT. A DRIVE THROUGH RESTAURANT IS A SPECIAL LAND USE IN A C-1 DISTRICT. THIS HEARING IS BEING HELD IN ACCORDANCE WITH SECTION 12.03 (PERMITTED USES WITH SPEICAL APPROVAL) OF THE ZONING ORDINANCE.

**LOCATION:** PARCEL NUMBERS V125-83-018-02-0134-006, -007, -008, -009 AND -010, ALSO KNOWN AS 49230 MICHIGAN AVE. AND 5825 DENTON ROAD, ARE THE SUBJECT OF THIS HEARING. THE SUBJECT PARCELS COMBINED MEASURE APPROXIMATELY 1.99 ACRES. THIS PROPERTY IS LOCATED AROUND THE NORTHEAST CORNER OF MICHIGAN AVE. AND DENTON ROAD.

**Motion Johnson, Budd second to open the public hearing. Motion Carried.**

Tom Demond of Boss Engineering gave the presentation for the applicant. Denton Partners LLC is requesting special approval to build a USA 2 Go (convenience store/gas station/drive-through restaurant) and demo the existing convenience store currently located on the site. The applicant has received MDOT approval and is working with Wayne County on approval. Mr. Demond discussed the two (2) access drives, one (1) on Michigan Avenue and one (1) on Denton Road, the masonry wall, trees and evergreens as a buffer and the exterior façade consisting of brick and masonry block. A color rendering was displayed to commissioners and the audience.

Commissioners inquired about the hours of operation and the detention pond area.

Resident inquired about the gas pump canopys and if a drive-through restaurant had been selected.

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

**OLD BUSINESS: None.**

**NEW BUSINESS: None.**

**GENERAL DISCUSSION:**

Commissioners discussed the black chain link fence located at Hannan and Ecorse Roads. The fence was to be black chain link, however looks shiny and stands out. The commission will look into this.

**Motion Boynton, McKenna second to adjourn at 7:46 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary