

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
March 11, 2015
MINUTES**

Chairperson Thompson called the meeting to order at 7:32 p.m.

ROLL CALL:

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

Excused: Kelley.

Staff: Director Knowles and Secretary Harman.

Planning Representatives: McKenna Associate, Sally Hodges.

Audience: Seventeen.

APPROVAL OF AGENDA:

Motion McKenna, Johnson second to approve the agenda of March 11, 2015 as presented. Motion Carried.

APPROVAL OF MINUTES:

Motion Johnson, McKenna second to approve work-study minutes from February 4, 2015 and regular meeting minutes from February 11, 2015 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1

CASE# RZ14-005

TITLE:

THE APPLICANT, BELLEVILLE DEVELOPMENT, INC. IS REQUESTING TO REZONE APPROXIMATELY 7.421 ACRES CURRENTLY ZONED R-1B (SINGLE-FAMILY RESIDENTIAL) TO C-2 (EXTENSIVE HIGHWAY BUSINESS).

LOCATION:

PARCEL TAX ID NUMBER V125-83-064-99-0002-002, ALSO KNOWN AS 11055 QUIRK ROAD, IS THE SUBJECT OF THIS HEARING. THE SITE IS LOCATED ON THE EAST SIDE OF QUIRK ROAD BETWEEN MOHAWK ST. TO THE NORTH AND N. I-94 SERVICE DRIVE TO THE SOUTH.

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

Chris Healy with Bud Design & Engineering Services and applicant Remy Hanna gave the presentation. The Applicant is the owner of Hampton and Holiday Inn Suites hotels on the adjoining parcels to the east on the S. I-94 Service Drive. He is requesting to rezone the subject parcel from R-1B (Single-Family Residential) to C-2 (Extensive Highway Business) to develop a hotel on the subject property.

Sally Hodges of McKenna Associates had the applicant outline the property boundaries for the commission members and the audience, noting the applicant is only requesting to rezone the property at this time. The applicant in regards to development of the property does not intend to do anything outside of the hospitality arena.

Six residents expressed their concerns with the rezoning of the parcel. Residents' concerns included the following: possible decline property in values and remediation from the property owner, noise and lighting from the parking area, trucks utilizing the parking lot, hotel shuttles and extra traffic on Quirk Road and the N. I-94 Service Drive, the possibility of clubs coming into a family neighborhood, safety of children in the area, the view for adjacent property owners, height of the berm, height of the hotel and the blocking of sunlight to adjacent property owners.

The applicant noted he is proposing only the hotel, has no other purpose for the unused area and no intention of selling. The entrance and traffic to the hotel will be on the N. I-94 Service Drive. The applicant plans to put a sidewalk in on Quirk Road that will connect to a sidewalk on the N. I-94 Service Drive from the DDA. The applicant will schedule a meeting with the neighboring residents to discuss concerns further.

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

ITEM # 2 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 A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

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

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

Tim Lee of USA Fireworks gave the presentation. The applicant is requesting temporary land use approval to operate a retail fireworks tent in the Belleville Square Shopping Center parking lot with the same set up as in past years. The dates of operation to be from June 18 to July 6. The hours of operation will be 7 days a week from 9:00 a.m. to 9:00 p.m.

Resident noted fireworks in the area scare his dog.

Motion Budd, Franzoi second to close the public hearing. Motion Carried.

ITEM # 3 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 A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

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

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

Richard Tapper of Phantom of Michigan gave the presentation. The applicant is requesting temporary land use approval beyond the administratively allowable seven consecutive days to operate a fireworks tent for their fourth season in Lakewood Shopping Center. Fireworks will be contained in an 8 ft. x 40 ft. storage unit at night. The dates of operation requested are June 25 to July 5 with hours of operation 10:00 a.m. – 10:00 p.m. seven days a week.

Commissioner inquired about the flame retardant storage container.

No comments from the audience.

Motion Budd, McKenna second to close the public hearing. Motion Carried.

GENERAL DISCUSSION:

ITEM #1 ZONING OF PARCEL V125-83-039-99-0009-014 ON THE NORTH SIDE OF TYLER ROAD.

Director Knowles gave an update on the parcel on Tyler Road that was to be conditionally rezoned. The parcel in question was the first conditional rezone in Van Buren Township however was rezoned without conditions. The Planning Department will work to rezone back to the original residential zoning.

Commissioner inquired about the current property owner.

Motion McKenna, Boynton second to adjourn at 7:49 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary