

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
JANUARY 27, 2016
MINUTES - Draft**

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

ROLL CALL:

Present: Kelley, McKenna, Budd, Boynton, Jackson and Thompson.

Excused: Franzoi.

Staff: Deputy Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan.

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Boynton, Kelley second to approve the agenda of January 27, 2016 as presented. Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Boynton second to approve the special meeting minutes from December 2, 2015 and regular meeting minutes from December 9, 2015 as presented. Motion Carried.

CORRESPONDENCE: None.

NEW BUSINESS:

ITEM # 1 15-014 Site Plan Amendment

TITLE: THE APPLICANT, TRILOGY RESIDENCES, LLC, IS REQUESTING AN AMENDMENT TO THEIR APPROVED SITE PLAN FOR THE CONSTRUCTION OF A CLUBHOUSE AND SWIMMING POOL IN THE SAME AREA. THE PROPOSED CLUBHOUSE AND SWIMMING POOL, WHICH ARE ACCESSARY TO THE EXISTING APARTMENT HOUSES, ARE SPECIAL LAND USES IN THE RM, MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT. A SPECIAL LAND USE PERMIT FOR THIS PROJECT WAS APPROVED BY THE TOWNSHIP BOARD OF TRUSTEES ON OCTOBER 20, 2015.

LOCATION: PARCEL TAX ID NUMBER V-125-83-056-99-0019-001, ALSO KNOWN AS 41500 BELLRIDGE BOULEVARD, IS THE SUBJECT OF THIS HEARING. THE SITE IS LOCATED ON THE WEST SITE OF INDEPENDENCE LANE, NORTH OF THE I-94 SERVICE DRIVE.

Deputy Director Best discussed the site plan amendments requested by the applicant that are to reduce the size of the swimming pool by almost half the size, change the shape of the hot tub from round to square and an addition of 2 feet to the size of the storage shed.

The applicant expressed the smaller size to the pool to be more manageable and the need for additional storage space by increasing the storage shed size.

No comments from the commission or the audience.

Motion Kelley, Budd second to approve the amendment of the site plan to allow a smaller pool (1,200 sq. ft.), square shaped hot tub and add two (2) feet added to the storage shed, site located at 41500 Bellridge Boulevard referencing Director Akers review letter dated 1-22-16. Motion Carried. (Letter attached)

ITEM # 2 MEDICAL MARIHUANA ZONING ORDINANCE AMENDMENT

Patrick Sloan of McKenna Associates discussed the purpose of the medical marihuana moratorium, the subcommittee work involved, a tour of a dispensary in Ypsilanti and the medical marihuana zoning ordinance amendment presented in his review letter dated 1-22-16 recommending the Planning Commission schedule a public hearing for February 24, 2016.

Commissioners discussed the application process for growers/dispensaries, the tour of the Ypsilanti dispensary, how often dispensaries are inspected, officer's relationship with the caregivers and facility appearance.

A public hearing for medical marihuana cultivation facilities will be scheduled for the first Planning Commission meeting in March.

ITEM # 3 YEAR END REPORT

Deputy Director Best presented the Year End Report prepared by Director Akers for the commission's review and approval.

No comments from the Commission or the audience.

Motion Boynton, Kelley second to accept, approve and file the Year End Report prepared by staff. Motion Carried.

ITEM # 4 PUBLIC OUTREACH AND TIME TABLE FOR LAKE SHORE ZONING ORDINANCE AMENDMENT

Deputy Director Best discussed the schedule for the Lakeshore Ordinance outreach to the public:

Lakeshore Ordinance Public Informational Meeting – February 17, 2016 at 7:00 p.m.

Lakeshore Ordinance Open House – February 22 and 23, 2016 from 12:00 p.m. – 4:00 p.m.

Lakeshore Ordinance One on One Informational Meetings – February 22 and 23, 2016 from 6:00 p.m. – 9:00 p.m.

Lakeshore Ordinance Public Hearing at the Planning Commission – February 24, 2016 at 7:30 p.m.

Director McCracken will air the Lakeshore Ordinance PowerPoint presentation on VBT12 and the paper of record will have the Lakeshore Ordinance outreach schedule published.

GENERAL DISCUSSION:

Chairperson Thompson announced Commissioner McKenna is stepping down from the Planning Commission. Commissioners commended McKenna for his many years of service and for being an asset to the Planning Commission. Commissioner McKenna will be serving as an alternate to the Board of Zoning Appeals and Commissioner Kelley is stepping in to serve as the Planning Commission representative to the Board of Zoning Appeals.

Motion Boynton, McKenna second to adjourn at 8:26 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



Charter Township of Van Buren

BOARD OF TRUSTEES

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January 22, 2016

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

Subject: 15-014 Site Plan Amendment for the Pool and Clubhouse Project at Trilogy Residences.

Dear Commissioners:

At a special meeting on December 2, 2015 the Planning Commission granted final site plan approval to Belleridge Trilogy Apartments for their pool and clubhouse construction project. As the applicant has moved forward they have identified a few minor amendments that need to be made to their approved site plan. These changes are as follows:

1. The applicant has reduced the size of the pool from 2,100 square feet to 1,200 square feet.
2. The applicant has adjusted the hot tub configuration from a round shape to a square configuration. The hot tub will maintain the same square footage.
3. The applicant has proposed increasing the size of the shed from 10' X 10' (100 square feet) to a 10' X 12' (120 square feet).

These items have been identified and updated on the attached layout which will be attached to their final site plan. As our Zoning Ordinance does not have specific guidelines for staff to administratively approve these specific minor amendments to site plans these changes will need to be approved by the Planning Commission. I have reviewed these requests and have determined that these changes are consistent with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

I recommend that the Planning Commission approve the site plan amendment to only allow the following modifications to the site plan:

1. Reduce the size of the swimming pool from 2,100 square feet to 1,200 square feet.
2. Adjust the hot tub configuration from a round shape to a square configuration of the same size.
3. To increase the size of the pool shed from 10' X 10' or 100 square feet to 10' X 12' or 120 square feet.

Respectfully submitted,

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



Charter Township of Van Buren

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