

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
August 26, 2015
MINUTES**

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

ROLL CALL:

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

Excused: Kelley and Thompson.

Staff: Director Akers and Secretary Harman.

Planning Representatives: McKenna Associate, Sally Hodges.

Audience: Nine (9).

APPROVAL OF AGENDA:

Motion McKenna, Johnson second to approve the agenda of August 26, 2015 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Franzoi second to approve the minutes from August 12, 2015 as presented.

Motion Carried.

OLD BUSINESS:

ITEM # 1 CASE# 14-005 RZ (Decision Postponed at 8/12/15 PC Meeting)

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 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. A REZONING APPLICATION REQUIRES A PUBLIC HEARING, WHICH WAS HELD BY THE PLANNING COMMISSION AT ITS MEETING ON MARCH 11, 2015.

Jim Terbrueggen with Bud Design & Engineering Services and applicant Remy Hanna gave the presentation. The applicant submitted a conditional rezoning agreement with three (3) exemptions to resolve the issue of entrances/exits along Quirk Road.

Hodges of McKenna Associates confirmed the conditional rezoning agreement was received and awaiting review by the Township attorney prior to a recommendation being made.

Commissioners discussed the conditions of the agreement and that they do not reference a specific site plan or a designated single use. Also discussed was the protection of residents along Quirk Road and the need for review of the agreement by the Township attorney.

Two (2) residents stated that they support the project, are pleased with the applicant's site plan and look forward to the landscape improvement across from their homes.

Motion McKenna, Franzoi second to table the discussion until the next Planning Commission meeting on September 9, 2015. Motion Carried.

NEW BUSINESS: None.

GENERAL DISCUSSION:

ITEM #1 PROPOSED BELLEVILLE LAKE ORDINANCE. GENERAL DISCUSSION AND QUESTIONS REGARDING AMENDMENTS TO THE ZONING ORDINANCE TO ADD BELLEVILLE LAKE SHORELINE DISTRICTS AND ASSOCIATED REGULATIONS FOR ALL ZONING DISTRICTS ALONG THE SHORELINE OF BELLEVILLE LAKE.

Sally Hodges of McKenna Associates gave a review of the proposed Belleville Lake Ordinance.

Commissioners discussed the following items: property identification along lake frontage, the size of address letters, boat house/hoist accessory structures, dock extensions to meet the required depths, the number of watercraft per residence, use of markers and buoys along lake frontage, sidewalk/boardwalk language and the size of decks/landings at multi-docking facilities.

No comments from the audience.

Sally Hodges of McKenna Associates will make changes to the draft and resubmit to the Planning Commission for review.

Motion McKenna, Franzoi second to adjourn at 8:50 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary