

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
September 23, 2015
MINUTES**

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

ROLL CALL:

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

Excused: Kelley.

Staff: Deputy Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Sally Hodges.

Audience: Eight (8).

APPROVAL OF AGENDA:

Motion Johnson, Boynton second to approve the agenda of September 23, 2015 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion McKenna, Boynton second to approve the minutes from September 9, 2015 as presented.

Motion Carried.

PUBLIC HEARING:

ITEM # 1 CASE# 14-005 RZ

TITLE: THE APPLICANT, BELLEVILLE DEVELOPMENT, INC. IS REQUESTING TO REZONE APPROXIMATELY 11.316 ACRES CURRENTLY ZONED R-1B (SINGLE-FAMILY RESIDENTIAL) AND C-2 (EXTENSIVE HIGHWAY BUSINESS) TO C-2 (EXTENSIVE HIGHWAY BUSINESS) WITH CONDITIONS.

LOCATION: PARCEL TAX ID NUMBERS V125-83-064-99-0002-002, ALSO KNOWN AS QUIRK ROAD, AND V125-83-064-99-0002-003, WHICH ARE VACANT, ARE THE TWO (2) SUBJECT PARCELS OF THIS HEARING. PARCEL V125-83-064-99-0002-002 MEASURES APPROXIMATELY 7.421 ACRES AND PARCEL V125-83-064-99-0002-003 MEASURES APPROXIMATELY 3.895 ACRES. THESE PARCELS ARE LOCATED NORTHEAST OF THE INTERSECTION OF QUIRK ROAD AND N. I-94 SERVICE DRIVE.

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

Jim Terbrueggen with Bud Design & Engineering Services and applicant Remy Hanna gave the presentation. The applicant has two (2) adjoining parcels, one of which is zoned R-1B (single family residential) and the adjoining parcel C-2 (extensive highway business) and is requesting to rezone both parcels with conditions to C-2 (extensive highway business) to build a hotel. The first public hearing held on only discussed the R-1B (single family resident) parcel. Tonight's public hearing is being held to join both parcels in the rezoning with conditions agreement. The applicant also requested an additional 5ft to build the hotel with a peaked roof.

No comments from Commissioners or the audience.

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

OLD BUSINESS:

ITEM #1 14-005 RZ

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LOCATION: PARCEL TAX ID NUMBERS V125-83-064-99-0002-002, ALSO KNOWN AS QUIRK ROAD, AND V125-83-064-99-0002-003, WHICH ARE VACANT, ARE THE TWO (2) SUBJECT PARCELS OF THIS HEARING. PARCEL V125-83-064-99-0002-002 MEASURES APPROXIMATELY 7.421 ACRES AND PARCEL V125-83-064-99-0002-003 MEASURES APPROXIMATELY 3.895 ACRES. THESE PARCELS ARE LOCATED NORTHEAST OF THE INTERSECTION OF QUIRK ROAD AND N. I-94 SERVICE DRIVE.

No comments from the applicant.

Sally Hodges of McKenna Associates presented rezoning with conditions and agreement review letter dated 9-18-15 recommending the Planning Commission recommend that the Township Board of Trustees approve the requested rezoning for the subject parcels from R-1B and C-2 to C-2 Extensive Highway Business District with conditions, subject to review and approval of the Township Attorney of the agreement, and subject to written conditions listed in the Rezoning with Conditions Agreement submitted by the applicant on September 17, 2015 for the reasons referenced in the letter.

No comments from Commissioners or the audience.

Motion Johnson, Boynton second to recommend the Township Board of Trustees approve the request to rezone the subject parcels from R-1B and C-2 to C-2 (Extensive Highway Business) with conditions subject to review and approval of the township attorney, subject to the conditions listed in the rezoning with conditions agreement submitted by the applicant and the conditions in the McKenna review letter dated 9-18-15. (Letter Attached)

Roll Call:

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

Nays: None.

Absent: Kelley.

Motion Carried.

ITEM #2 PROPOSED BELLEVILLE LAKE ORDINANCE. GENERAL DISCUSSION AND QUESTIONS REGARDING AMENDMENTS TO THE ZONING ORDINANCE TO ADD BELLEVILLE LAKE SHORELINE DISTRICTS ALONG THE SHORELINE OF BELLEVILLE LAKE.

Sally Hodges of McKenna Associates presented changes to the Draft Belleville Lake Ordinance. Commission members discussed: property addresses, roof pitch on boat hoist structures, contacting U of M regarding temporary bouy placement, the placement of the Belleville Ski Club ski ramp and watercraft repairs on the lake and shoreline.

Resident agreed with the language to have no watercraft repairs on the shoreline and expressed concern with limiting the number of vessels per property, suggested determining the number of vessels by the amount of frontage and dockage.

The Commission discussed having a walk-thru Public Hearing with presentations, diagrams, with Commission members and staff present to answer one-on-one questions. All lakefront residents and stakeholders will be invited to the public hearing. Hodges will make all revisions to the draft ordinance prior to the public hearing.

NEW BUSINESS:

ITEM # 1 REQUEST BY CANTON TOWNSHIP FOR REVIEW AND COMMENT REGARDING AN AMENDMENT TO THE CANTON TOWNSHIP MASTER PLAN.

Deputy Director Best presented a memo from Canton Township regarding a proposed amendment to their master plan for comment on two areas that are being rezoned. Neither of the areas touch Van Buren Township property.

No comments from Commissioners or the audience. Planning Department staff will draft a letter to Canton Township informing them no comments or concerns were received.

GENERAL DISCUSSION: None.

Motion Boynton, McKenna second to adjourn at 8:40 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary