

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION MINUTES  
OCTOBER 23, 2013**

Chairperson Thompson called the meeting to order at 7:30 p.m. Present: McKenna, Budd, Kelley, Boynton, Johnson, Guenther and Thompson. Staff Present: Secretary Harman. McKenna Associate present: Sally Hodges. There were 6 people in the audience.

**APPROVAL OF AGENDA:**

**Motion Boynton, McKenna second to approve the agenda of October 23, 2013 as presented.  
Motion carried.**

**MINUTES:**

**Motion McKenna, Kelley second to approve the minutes of October 9, 2013 as presented.  
Motion carried.**

**OLD BUSINESS:**

**ITEM #1      CASE# 13-002 SPR AND SUP**

**TITLE:        THE APPLICANT, DTE ENERGY, IS REQUESTING SPECIAL USE AND PRELIMINARY SITE APPROVAL FOR THE CONSTRUCTION OF A 30 INCH "PIG TRAP" FOR MAINTNANCE OF UNDERGROUND PIPELINE FACILITIES AS REGULATED UNDER ARTICLE XI OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION: PARCEL NUMBER V125-83-045-99-0001-701. THIS SITE IS LOCATED ON THE SOUTHWEST CORNER OF HANNAN AND ECORSE ROADS.**

Tom Dahlman of DTE Gas Company gave the presentation for the applicant regarding special use and preliminary site approval for the construction of a 30 inch "pig trap" for maintenance of underground pipeline facilities. Mr. Dahlman made comments to the McKenna Associates review letter dated October 16, 2013.

Sally Hodges of McKenna Associates presented review letter dated October 16, 2013 recommending that the Township Board grant special use approval subject to the satisfactory clarification of the occupancy frequency and final site plan approval by the Planning Commission.

Sally Hodges of McKenna Associates presented review letter dated October, 16, 2013 recommending the Planning Commission grant preliminary site plan approval subject to conditions being addressed prior to final site plan approval.

Chairperson Thompson presented the Wade Trim review letter dated October 17, 2013 recommending preliminary site plan approval.

Commissioners discussed having samples of the black vinyl fabric to be used for fence screening at the site and a landscape maintenance plan to check for over growth at the site.

No comments from the audience.

**Motion McKenna, Boynton second to recommend to the Township Board of Trustees special land use approval to DTE Energy for construction of a 30 inch "pig trap" for maintenance of underground pipeline facilities located at parcel number V125-83-045-99-0001-701 referencing the McKenna Associates letter dated October 16, 2013. (Letter Attached)**

**Roll Call:**

**Yeas: Kelley, McKenna, Budd, Boynton, Johnson, Guenther and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion carried.**

**Motion Johnson, Budd second to grant preliminary site plan approval to DTE Energy to construct a 30 inch “pig trap” for maintenance of underground pipeline facilities located at V125-83-045-99-0001-701 contingent upon conditions in the McKenna Associates letter dated October 16, 2013 with language added to item #6 sidewalk timing of installation to be determined with the final site plan, the removal of item #7 conditions have been met and subject to the Wade Trim review letter dated October 17, 2013. Motion Carried. (Letter Attached)**

**GENERAL DISCUSSION:**

Commissioner Kelley informed members that the sign falling down on Rawsonville Road was supposed to have been fixed but has not been. He will follow up with Ypsilanti Township to make sure repairs are made.

**Motion Boynton, McKenna second to adjourn at 8:00 p.m.**

**Motion carried**

Respectfully Submitted,

Christina Harman,  
Recording Secretary