

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
JANUARY 11, 2017
MINUTES**

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

ROLL CALL:

Present: Jackson, Boynton, Kelley, Atchinson, Budd, Franzoi and Thompson.

Excused: None.

Staff: Director Akers and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan.

Audience: Three (3).

APPROVAL OF AGENDA:

Motion Boynton, Jackson second to approve the agenda of January 11, 2017 with the addition of Master Citizen Planner Certification presentation by Commission Kelley under General Business. Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Kelley second to approve the regular meeting minutes of December 14, 2016 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 ZONING ORDINANCE UPDATE

TITLE: **THE VAN BUREN TOWNSHIP PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS PROPOSED A COMPREHENSIVE UPDATE OF THE ZONING ORDINANCE. THE DEPARTMENT WILL EVENTUALLY ASK THE COMMISSION FOR A RECOMMENDATION FOR THE UPDATED ZONING ORDINANCE TO THE TOWNSHIP BOARD OF TRUSEES.**

INFORMATION: **The updated Zoning Ordinance is presented to the Planning Commission for eventual review and recommendation to the Township Board of Trustees. The Ordinance is being presented in multiple parts to the Commission. At this meeting, the discussion will focus on the following sections:**

- 1. Article 6 (Supplemental Zoning District Standards)**
- 2. Article 7 (General Provisions)**

Patrick Sloan of McKenna Associates presented the zoning ordinance update referencing his memorandum dated 1-6-17. Mr. Sloan discussed changes to Article 6 – Supplemental Zoning District Standards that included Condominium Developments, Eliminating the Ecorse and Haggerty Road Overlay District (EHROD), Planned Residential Developments and the Belleville Road Overlay District (BROD). Commissioners discussed the following items under the Planned Residential Development (PRD) section: Item #2 Public Services - having the developer responsible for installation of streetlights within the first year of development; Item #4 Attached Single Family Residences - reducing the maximum number of attached residential units from ten (10) units to six (6) units in the general

ordinance; Item #9 Access - adding a time period for the paving requirement to be completed prior to the issuance of building permits for 80% of the development and Item #8 Quality of Open Space - Commissioners discussed wetlands and trails located within the 50% usable open space, connectivity and amenities in PRD's.

Mr. Sloan discussed changes to Article 7 – General Provisions which included: Clear Vision Triangle Zone; Essential Services; Tents, Recreational Vehicles and Mobile Homes; Open Parking and Storage of Motor Vehicles, Equipment, Recreational Vehicles and Commercial Vehicles; Waste Receptacles and Accessory Structures and Uses. Commissioners discussed: vehicle parking in side yards, whether to allow roofs on decks, patio's or terraces that extend up to 10 feet into a front or rear yard setback and wind and solar energy units.

ITEM # 2 YEAR END REPORT

Director Akers presented the Planning Commission Annual Report for 2016 summarizing the Commissions activities for the year. The report and project spreadsheet are to be forwarded to the Township Board of Trustees.

Motion Boynton, Kelley second to send the Planning Commission Annual Report for 2016 to the Township Board of Trustees. Motion Carried. (Report Attached)

GENERAL DISCUSSION:

1. BELLEVILLE LAKE SHORELINE DISTRICTS AMENDMENTS AND GENERAL ORDINANCE (PUBLIC HEARING – JANUARY 25)

Director Akers informed Commission members and the audience of the upcoming Belleville Lake Shoreline Districts Amendments and General Ordinance Public Hearing to be held at the January 25, 2017 Planning Commission meeting. A Public Hearing notice is in the Independent newspaper, two letters have been mailed to lakefront property owners and the proposed ordinance is available on the Township website.

2. MASTER CITIZEN PLANNER CERTIFICATION PRESENTATION – BRYON KELLEY

Commissioner Bryon Kelley gave a presentation for his Master Citizen Planner Certification that lasted over 20 minutes. Mr. Kelley attended the Michigan Association of Planners (MAP) Conference in which he took online testing for his Master Citizen Planner Certification. He discussed at length place making (designing a place where people want to live), growth, planning, community education and the involvement of surrounding communities in community development.

Motion Budd, Boynton second to adjourn at 9:38 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR Kevin McNamara	CLERK Leon Wright	TREASURER Sharry A. Budd	
TRUSTEE Sherry A. Frazier	TRUSTEE Kevin Martin	TRUSTEE Reggie Miller	TRUSTEE Paul D. White

December 19, 2016

Township Board of Trustees
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

Subject: Planning Commission Annual Report for 2016

In accordance with P.A. 33 of 2008, as amended, MCL 125.3801 et seq, Michigan Planning Enabling Act, please find the attached annual report regarding Planning Commission activities for 2016. The report is summarized as follows:

Public Hearings: The Planning Commission held nine (9) public hearings.

Preliminary Site Plan Approvals: The Planning Commission granted seven (7) preliminary site plan approvals.

Final Site Plan Approvals: The Planning Commission granted seven (7) final site plan approvals.

Special Use Recommendations: The Planning Commission recommended three (3) special use approvals to the Township Board.

Site Plan Amendments: The Planning Commission granted four (4) site plan amendments.

Temporary Land Use Approvals: The Planning Commission granted seven (7) temporary land use permits.

Rezoning Recommendations: The Planning Commission made two (2) rezoning recommendations to the Township Board.

Zoning Text Amendment Recommendations: The Planning Commission made one (1) zoning text amendment recommendation to the Township Board.

Tree Removal Permits: The Planning Commission granted two (2) tree removal permit.

Parks & Recreation Master Plan: The Planning Commission made one (1) recommendation to the Township Board on the 2016-2021 Parks & Recreation Master Plan.

Other Items of Note: In addition to the above mentioned items, the Planning Commission has been working on a few other items which are still in progress and worthy of note. These are the comprehensive Zoning Ordinance update and the Belleville Lake Shoreline Zoning Ordinance amendment. Both of these tasks are near their completion and the Township Board should see both of them in early 2017. Please feel free to contact me via telephone (734) 699-8913 or by e-mail at rakers@vanburen-mi.org with any further questions regarding this annual report.

Respectfully submitted,

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

2016 Planning Commission Activities

Meeting Date	Case #	Project Name	Action Type	Action
1/27/2016	15-014	Trilligy Apartments Pool & Clubhouse	Site Plan Amendment	Approved
3/9/2016	16-004	Phantom Fireworks - 2095 Rawsonville Rd	Temporary Land Use	Approved
3/9/2016	N/A	Zoning Text Amendment - Medical Marihuana Cultivation Facilities	Public Hearing	N/A
3/9/2016	N/A	Zoning Text Amendment - Belleville Lake Shoreline Districts	Public Hearing	N/A
3/9/2016	14-005	Townplace Suites - 11055 Quirk Road	Preliminary Site Plan	Approved
3/23/2016	N/A	Zoning Text Amendment - Medical Marihuana Cultivation Facilities	Recommend Amendment to Township Board	Approved
3/23/2016	16-013	Elliot's Amusements Carnival - 10900 Belleville Rd	Temporary Land Use	Approved
3/23/2016	16-014	TNT Fireworks - 10562 Belleville Rd	Temporary Land Use	Approved
4/13/2016	16-009	USA Fireworks - 6020 Denton Rd.	Temporary Land Use	Approved
4/13/2016	16-008	Verdeterre Contracting Office Building Addition - 7994 Belleville Rd	Preliminary Site Plan	Approved
4/13/2016	16-002	Aldis Grocery Store - Belleville Rd	Preliminary Site Plan	Approved
5/11/2016	16-016	Angry Tiger Fireworks - 41001 E. Huron River Dr	Temporary Land Use	Approved
5/11/2016	16-017	Angry Tiger Fireworks - 45378 Ecorse Rd	Temporary Land Use	Approved
5/11/2016	16-015	Mayser Polymer Manufacturing - Schooner Drive	Preliminary Site Plan	Approved
5/25/2016	16-019	Rezoning - 841 Savage	Public Hearing	N/A
5/25/2016	16-020	Rezoning - Local Development Finance Authority Ecorse Rd.	Public Hearing	N/A
5/25/2016	16-002	Aldis Grocery Store - Belleville Rd	Tree Removal Permit	Approved
5/25/2016	16-008	Verdeterre Contracting Office Building Addition - 7994 Belleville Rd	Final Site Plan	Approved
6/8/2016	16-019	Rezoning - 841 Savage	Recommend Rezoning to Township Board	Approved
6/8/2016	15-006	Tim Hortons Drive Thru - 2141 Rawsonville Rd	Site Plan Amendment	Approved
6/22/2016	16-020	Rezoning - Local Development Finance Authority Ecorse Rd.	Public Hearing	N/A
6/22/2016	16-020	Rezoning - Local Development Finance Authority Ecorse Rd.	Recommend Rezoning to Township Board	Approved
6/22/2016	14-025	Willow Creek Market Gas Station & Drive Thru - 49230 Michigan Ave.	Final Site Plan	Approved
6/22/2016	16-015	Farmer & Underwood Storage Building	Preliminary Site Plan	Approved
7/13/2016	14-004	Costco Distribution Facility - 5860 Belleville Rd.	Site Plan Amendment	Approved
8/10/2016	16-002	Aldis Grocery Store - Belleville Rd	Final Site Plan	Approved
8/10/2016	16-015	Farmer & Underwood Storage Building	Final Site Plan	Approved
9/14/2016	16-027	Group Daycare Home - 6191 Rawsonville Rd	Public Hearing	N/A
9/14/2016	N/A	Parks and Recreation Master Plan	Public Hearing	N/A
9/14/2016	16-027	Group Daycare Home - 6191 Rawsonville Rd	Recommend Special Use to Township Board	Approved
9/28/2016	N/A	Parks and Recreation Master Plan	Recommend to Township Board	Approved
9/28/2016	16-015	Mayser Polymer Manufacturing - Schooner Drive	Final Site Plan Approval	Approved
9/28/2016	16-033	Country Walk Gilbert Homes Architectural Elevations	Site Plan Amendment	Approved
10/26/2016	16-003	Multi-Tenant Drive Thru - 10573 Belleville Rd.	Public Hearing	N/A
10/26/2016	16-028	Tim Hortons Drive Thru - 11175 Haggerty Rd.	Public Hearing	N/A
10/26/2016	14-022	Townplace Suites - 11055 Quirk Road	Final Site Plan	Approved
10/26/2016	16-028	Tim Hortons Drive Thru - 11175 Haggerty Rd.	Recommend Special Use to Township Board	Approved
10/26/2016	16-028	Tim Hortons Drive Thru - 11175 Haggerty Rd.	Final Site Plan	Approved
11/9/2016	16-003	Multi-Tenant Drive Thru - 10573 Belleville Rd.	Recommend Special Use to Township Board	Approved
12/14/2016	16-003	Multi-Tenant Drive Thru - 10573 Belleville Rd.	Preliminary Site Plan	Approved
12/14/2016	14-022	Townplace Suites - 11055 Quirk Road	Tree Removal Permit	Approved
12/14/2016	16-038	Denski Warehouse - 5809 Sheldon	Preliminary Site Plan	Approved
12/14/2016	16-046	Mobile Hydrogen Refueling Station - 40000 Ricardo Dr.	Temporary Land Use	Approved