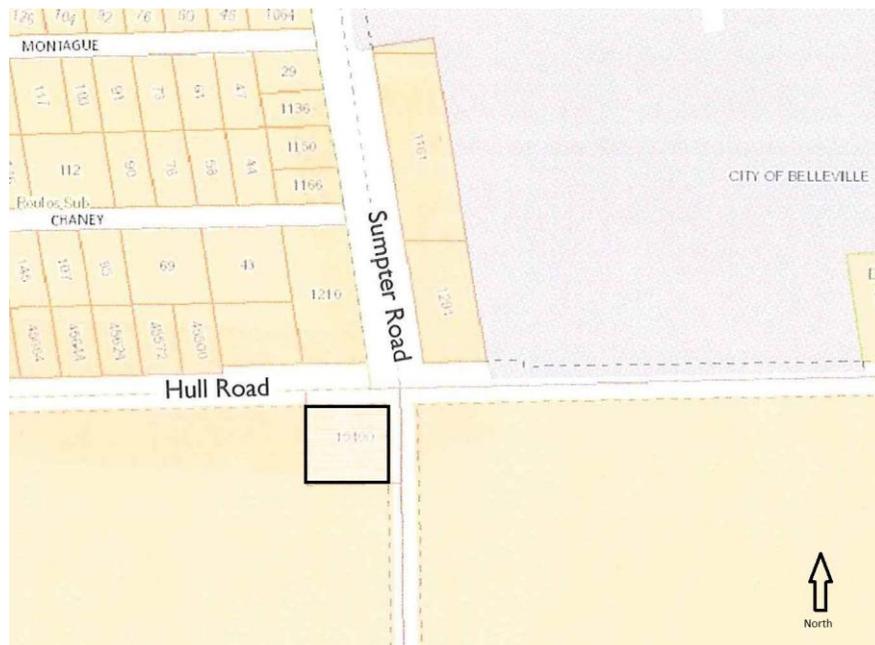


**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

The Charter Township of Van Buren Planning Commission will hold a public hearing on Wednesday **December 11, 2013** at 7:30 p.m., in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan.

The Public Hearing is to request to amend the Zoning Ordinance 6/2/92 by rezoning the following described property from **C Local Business to C-1 General Business under Section 18.09 Rezoning with Conditions.**



This parcel is tax ID number **V-125-83-129-99-0002-002**, also known as **15400 Sumpter Road**. It measures approximately 1.01 acres. This property is located at the Southwest corner of Sumpter and Hull Roads.

The following conditions have been proposed by the Applicant:

- 1) Closure of the North driveway into the parcel from Sumpter Road;
- 2) Construction of a gabled roof building clad entirely with brick and stone that matches the appearance of the Van Buren Township Fire Station across Sumpter Road;
- 3) Installation of landscaping improvements based upon the discretion of the Township and in compliance with its ordinances;
- 4) Installation of 210 feet of paving on Hull Road west of the centerline of the intersection at Sumpter Road, to Wayne County specifications;
- 5) Retainage of a 15 foot setback between the rear of the new building and the property line;
- 6) A gas station with convenience store will be the only commercial use allowed under the C-1 Zoning classification; and
- 7) The existing gas station canopy will remain in its existing location only setback 33 feet from the Sumpter Road right-of-way instead of the 75 foot required setback.

Written comments will be accepted at the Department of Developmental Services until 4:00 p.m. on the hearing date.

In compliance with the Americans with Disabilities Act, individuals with a disability should contact the Department of Developmental Services, at least seventy-two (72) hours in advance of the meeting, if requesting accommodations.

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