

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
AUGUST 23, 2017
MINUTES**

Chairperson Thompson called the meeting to order at 7:30 p.m.

ROLL CALL:

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

Excused: Boynton.

Staff: Director Akers, Planning Intern Madigan and Secretary Harman.

Planning Representatives: None.

Audience: Two (2).

APPROVAL OF AGENDA:

Motion Kelley, Atchinson second to approve the agenda of August 23, 2017 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Kelley second to approve the regular meeting minutes of August 9, 2017 as presented. Motion Carried.

GENERAL DISCUSSION:

1. **POTENTIAL ACCESSORY DWELLING UNIT ZONING REGULATIONS:** Intern Madigan presented his staff memo discussing the types of accessory dwelling units (ADU's), lot types and sizes, parking, occupancy requirements, permitted vs. special use, benefits for seniors, financing homes with ADU's and assessing homes with ADU's. Madigan also presented the ADU language from Pittsfield Township's zoning ordinance as an example. Commissioners discussed the lack of senior housing in Van Buren Township and ADU's as an option, how ADU's differ from additions or basement restorations, the requirements of an ADU, the impact on zoning and provisions in the state tax code. The Commission consensus is to move forward with language to the zoning ordinance for attached ADU's and addressing mobility.
2. **POTENTIAL TOWNSHIP MASTER PLAN UPDATE:** Director Akers presented his staff memo discussing a potential update of the Township's master plan. Every five (5) years after the adoption of a master plan, the Planning Commission reviews and determines whether to amend or adopt a new master plan. Director Akers provided several reasons that warrant an update to the master plan. Commissioners agreed to combine all pieces of the master plan to look at the entire plan as a whole and to reach out to other communities that have recently updated/redone their master plans. Director Akers will get a tentative plan schedule together to bring back to the Planning Commission.

Motion Kelley, Atchinson second to adjourn at 8:12 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary