

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, August 8, 2018 – 7:30 PM, Board of Trustees Room**

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of July 25, 2018.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1: CASE 18-0014 – SPECIAL APPROVAL REQUEST

TITLE: THE APPLICANT, RA CHIESA ARCHITECTS, IS REQUESTING SPECIAL APPROVAL TO CONSTRUCT A MULTI TENANT RETAIL BUILDING WITH A DRIVE-THRU RESTAURANT.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 10573 & 10551 BELLEVILLE ROAD.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Public Hearing is Opened.
- C. Public Hearing is Closed.
- D. Planning Commission discussion.

ITEM #2: CASE 18-0019 – REZONING

TITLE: THE APPLICANT, US SIGNAL PROPERTIES, LLC, IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 9275 HAGGERTY ROAD FROM C-1, GENERAL BUSINESS TO OT, OFFICE TECHNOLOGY.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 9275 HAGGERTY ROAD.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Public Hearing is Opened.
- C. Public Hearing is Closed.
- D. Planning Commission discussion.

ITEM #3: ZONING ORDINANCE TEXT AMENDMENT

TITLE: A PROPOSED AMENDMENT OF THE ZONING ORDINANCE WHICH ADDS, "HIGH TECH, DATA PROCESSING, AND COMPUTER CENTERS" AS A PERMITTED USE IN THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Public Hearing is Opened.
- C. Public Hearing is Closed.

D. Planning Commission discussion.

UNFINISHED BUSINESS:

NEW BUSINESS:

ITEM #1: CASE 18-0021 – PHASE ONE (1) SITE PLAN APPROVAL

TITLE: THE APPLICANT, ACS MICHIGAN, IS REQUESTING PHASE ONE (1) SITE PLAN APPROVAL (PER THE APPROVED DEVELOPMENT AGREEMENT) TO CONSTRUCT AN AUTOMOTIVE RESEARCH AND DEVELOPMENT FACILITY.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 50015 MICHIGAN AVENUE, OTHERWISE KNOWN AS THE HAROLD SMITH FARM.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers approval of phase 1 site plan approval.

ITEM #2: CASE 18-0019 – REZONING

TITLE: THE APPLICANT, US SIGNAL PROPERTIES, LLC, IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 9275 HAGGERTY ROAD FROM C-1, GENERAL BUSINESS TO OT, OFFICE TECHNOLOGY.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 9275 HAGGERTY ROAD.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers recommendation of rezoning to Township Board.

ITEM #3: CASE 18-0014 – SPECIAL APPROVAL REQUEST

TITLE: THE APPLICANT, RA CHIESA ARCHITECTS, IS REQUESTING SPECIAL APPROVAL TO CONSTRUCT A MULTI TENANT RETAIL BUILDING WITH A DRIVE-THRU RESTAURANT.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 10573 & 10551 BELLEVILLE ROAD.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers recommendation to the Township Board.

ITEM #4: CASE 18-0014 – PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, RA CHIESA ARCHITECTS, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A MULTI TENANT RETAIL BUILDING WITH A DRIVE-THRU RESTAURANT.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 10573 & 10551 BELLEVILLE ROAD.

ACTION ITEMS: A. Presentation by the applicant.
B. Presentation by Township staff.
C. Planning Commission discussion.
D. Planning Commission considers preliminary site plan approval.

ITEM #5: ZONING ORDINANCE TEXT AMENDMENT

TITLE: A PROPOSED AMENDMENT OT THE ZONING ORDINANCE WHICH ADDS, "HIGH TECH, DATA PROCESSING, AND COMPUTER CENTERS" AS A PERMITTED USE IN THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT.

ACTION ITEMS: A. Presentation by Township staff.
B. Planning Commission discussion.
C. Planning Commission considers recommendation to the Township Board.

GENERAL DISCUSSION:

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
JULY 25, 2018
MINUTES - DRAFT**

Vice-Chairperson Boynton called the meeting to order at 7:32 p.m.

ROLL CALL:

Present: Franzoi, Jahr, Kelley, Atchinson, Budd and Boynton.

Excused: Thompson.

Staff: Director Akers and Secretary Harman.

Planning Representatives: None.

Audience: Three (3).

APPROVAL OF AGENDA:

Motion Atchinson, Kelley second to approve the agenda of July 25, 2018 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Jahr second to approve the regular meeting minutes of June 13, 2018 as amended changing the last sentence in the first paragraph on page 3 to read “the applicant will have to demonstrate that gabion baskets are not feasible” and changing the word “between” to “outside of” under General Discussion on page 4. Motion Carried.

NEW BUSINESS:

ITEM # 1 18-022 – SITE PLAN APPROVAL

TITLE: THE APPLICANT, BRIGHTER BUILDING COMPANY, IS REQUESTING SITE PLAN APPROVAL TO RECONSTRUCT A SET OF STAIRS AT THE BAYSHORE CONDOMINIUMS.

LOCATION: SUBJECT PROPERTY IS LOCATED ON THE TOWNSHIP OWNED PROPERTY ADJACENT TO THE BAYSHORE CONDOMINIUMS.

Kurt Harvey of Brighter Building Company gave the presentation. The applicant is requesting to remove and reconstruct a set of existing stairs at the Bayshore Condominiums.

Director Akers presented his staff letter dated 7-21-18 recommending the Planning Commission grant site plan approval for the applicant, Brighter Construction Company, to remove and reconstruct a stairway to the water consistent with the provided plans. Approval should be based on the applications compliance with the approval criteria in section 3.120(f)4 and the staff review letter.

Commissioner inquired if there will be lighting on the stair caps. There will not be any lighting on the stair caps. No comments from the audience.

Motion Kelley, Atchinson second to grant site plan approval to Brighter Building Company to remove and reconstruct a stairway to the water consistent with the provided plans. Approval based

on the applications compliance with the approval criteria in Section 3.120(f)4 and the staff review letter dated July 21, 2018. Motion Carried. (Letter Attached)

GENERAL DISCUSSION:

Director Akers informed Commission members that the upcoming August 8, 2018 Planning Commission meeting would have a large agenda including three (3) public hearings and preliminary site approval requests. Agenda items to include: a proposal for Master Plan amendment to add data centers to the M1 district, a request to rezone property on the northeast corner of Haggerty and Tyler Roads, special land use and preliminary site plan for the property north of the multi-tenant retail building on Belleville Road and preliminary site plan for Phase 1 of the Harold Smith Farm property.

ADJOURNMENT:

Motion Franzoi, Kelley second to adjourn at 7:55 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

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

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **Wednesday, August 8, 2018 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following requests and Zoning Ordinance Amendments.

1. **Case 18-014:** A request by RA Chiesa Architects, for a special use approval to operate a drive thru restaurant at 10573 & 10551 Belleville Road (Parcel ID# V-125-83-059-01-0020-000 & V-125-83-059-01-0021-000).
2. **Case 18-019:** A request by US Signal Properties, LLC to rezone the property located at 9275 Haggerty Road, (Parcel ID# V-125-83-047-99-0007-701) from C-1 (General Business) to OT (Office Technology).
3. **Zoning Ordinance Text Amendment:** A proposed amendment to the Zoning Ordinance which adds “High Tech, Data Processing, and Computer Centers” as a permitted use in the M-1, Light Industrial Zoning District.

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: July 13, 2018
Published: July 19, 2018