

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

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



## MEMO

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TO: Planning Commission

FROM: Ron Akers, AICP  
Director of Planning & Economic Development

RE: 18-022 – Bayshore Step Replacement

DATE: July 21, 2018

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The applicant, Brighter Building Company proposes to remove and reconstruct a set of existing stairs at the Bayshore Condominiums. As this property is used for multiple family residential the zoning designation would be under the Non-Single Family Residential (BLB) district standards which allows for stairs located on the Township Lake property as a use subject to Planning Commission approval. Due to this the application is before the Planning Commission.

### COMMENTS

The application is required to be reviewed by the various approval standards in the ordinance attributed to the BLB district. They are as follows:

#### Development Regulations:

**Stairs.** Stairs, walkways, and landings for access from the abutting upland lot to the shoreline may be permitted on Township Lake property only if the Township determines that it is necessary for reasonable access.

*Response: There is a current set of stairs in the proposed location. The applicant is simply requesting to remove and replace the existing steps. There is a steep slope between the waters edge and the brow of the hill. Based on this and the existing steps staff finds that the stairs are necessary to access the water.*

To minimize visual and physical impacts on the frontage, such structures shall be limited to no more than one per Lake Frontage lot, or the number of dock clusters, or the number reasonably necessary to access the lake frontage, whichever is greater. Stairs, walkways and landings shall be included in the calculation of, and subject to the limitations on maximum lot frontage coverage, and the other standards of [Section 3.120\(D\)](#).

*Response: The current dock cluster which is adjacent to the condominiums is in excess of 400' in length. There is one other stairway on this cluster of docks, but per the plans it is located on the far southern end. The proposed replacement of the stairs is located on the northern end of this dock cluster. Based on the large length of the dock replacing the stairs in the existing location is not unreasonable, but is reasonably necessary to access the dock cluster on the north side. The maximum allowed lot coverage for the frontage is 60% for the BLB district. Lot coverage can be calculated as follows:*

*Approximate width of docks and stairwells: 230'*

*Approximate frontage amount 1,840'*

*Lot Coverage = ~12.5%*

*Based on the above calculation the lot coverage is compliant with the Zoning Ordinance standards.*

Stairs, walkways and landings must be placed entirely above the normal high water mark, except in cases where such structures are required to access the water due to a seawall or bulkhead.

*Response: As depicted in the drawings. The stairway will extend to the existing boardwalk and will be above the ordinary high water mark.*

**Approval Criteria:**

The Township shall find that the following criteria are met prior to granting approval for any use of Township Lake property in the Belleville Lake Shoreline District. The following are our responses to the approval criteria:

(a) The application shall demonstrate compliance with all of the requirements of [Section 3.120\(D\)](#) above, and all other applicable requirements of this Zoning Ordinance.

Response: Based on the above analysis this requirement has been met.

(b) The structure(s) shall not unreasonably interfere with the adjacent property owners' or public's use and enjoyment of the waters of Belleville Lake. The facilities are so designed as to protect the neighboring property owners from negative off site impacts.

Response: Bayshore condominium is located on a peninsula and the proposed stairs are greater than 100' from any adjacent properties. Based on this I anticipate no issues with neighboring properties.

(c) The structure(s) will not create a risk to the health, safety and welfare of persons who use Belleville Lake for recreational purposes, and will not interfere with safe navigation on the Lake.

Response: There are an existing set of stairs which are being removed and replaced to provide necessary access to the lake. It is not anticipated that this will create a risk to the health, safety and welfare of persons who use Belleville Lake, nor will it interfere with safe navigation on the lake.

(d) The structure(s) will be constructed of materials which will not impair the water quality, water flow or water levels of Belleville Lake.

Response: The stairs are proposed to be constructed of wood which is a common material for stairs and docks. It is not anticipated it will impair water quality, flow, or levels of the lake.

(e) To the extent feasible, the structures(s) shall protect and enhance the scenic, recreational and environmental quality of Belleville Lake. The location of the facilities shall be such that they will not create a negative visual impact for the general public.

Response: The applicant is proposing to replace a set of stairs which is in need of repair. The proposed changes will not create a negative visual impact on the lake.

**(f)** Marinas and non-commercial multi-docking facilities shall be separated from one another to avoid overcrowding and excessive boat traffic on the Lake.

Response: This is stairway construction at an existing non-commercial multi-docking facility. There are no issues anticipated with over crowding and excessive boat traffic.

**(g)** Consideration shall be given to maintaining consistency with the upland zoning and land use.

Response: The docks are currently utilized by residents of the condominiums. The stairs will be used by the residents to access their docks. The property is zoned RM, multiple family residential. This is consistent with the current use of the property.

**(h)** Uses approved shall be consistent with the primary goal of permitting reasonable use by Lake residents and land owners.

Response: Allowing the reconstruction of the steps will be consistent with permitting reasonable access to the lake.

## **RECOMMENDATION**

Staff recommends that the Township grant site plan approval for the applicant, Brighton Building Company to remove and reconstruct a stairway to the water consistent with the provide plans. Approval should be based on the applications compliance with the approval criteria in section 3.120(f)4 and the staff review letter dated July 21, 2018.