

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
July 24, 2019
MINUTES**

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

ROLL CALL:

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

Excused: None.

Staff: Director Best, Planning Intern Renaud and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan.

Audience: Twenty-five (5).

APPROVAL OF AGENDA:

Motion Atchinson, Franozi second to approve the agenda of July 24, 2019 as presented. Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Boynton second to approve the regular meeting minutes of July 10, 2019 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1 ZONING ORDINANCE TEXT AMENDMENT.

TITLE: PROPOSED AMENDMENT TO ADD PROVISIONS ALLOWING FOR SENIOR HOUSING DEVELOPMENTS IN THE TOWNSHIP AND SPECIFIC REGULATIONS GOVERNING THEM UNDER A NEW SECTION 15.143.

Motion Boynton, Atchinson second to open the public hearing. Motion Carried.

Vidya Krishnan of McKenna Associates presented her senior housing ordinance amendment letter dated 7-18-19, the draft section 15.143 and amendments to the current Zoning Ordinance. Mrs. Krishnan made changes based on the Planning Commissions feedback at the June 26, 2019 meeting. The draft language was revised to "senior" rather than "elderly", the term used in the current Zoning Ordinance.

Resident is interested in having appropriate senior housing available in the Township to accommodate the older population, having access to shopping and amenities at a reasonable price. The population of residents aged 60 and older in the Township is escalating.

No comments from the Commission.

Motion Boynton, Atchinson second to close the public hearing. Motion Carried.

NEW BUSINESS:

ITEM # 1 ZONING ORDINANCE TEXT AMENDMENT.

TITLE: PROPOSED AMENDMENT TO ADD PROVISIONS ALLOWING FOR SENIOR HOUSING DEVELOPMENTS IN THE TOWNSHIP AND SPECIFIC REGULATIONS GOVERNING THEM UNDER A NEW SECTION 15.143.

Vidya Krishnan of McKenna Associates noted the amendment to the ordinance would help to ensure the Township receives all senior care that can be offered.

Commissioners agreed the amendment is a good starting point for amending the Zoning Ordinance.

Motion Boynton, Franzoi second to recommend to the Township Board the proposed amendment to add provisions allowing for senior housing developments in the township and specific regulations governing them under a new section 5.143, to include the newest version submitted and referencing the McKenna Associates letter dated 7-18-19.

Roll Call:

Yeas: Atchinson, Budd, Kelley, Boynton, Jahr, Franzoi and Thompson.

Nays: None.

Absent: None.

Motion Carried. (Letter attached)

ITEM # 2 DISCUSSION ON LAKEFRONT LOT SETBACKS

TITLE: DISCUSS POTENTIAL ZONING TEXT AMENDMENT WITH REGARD TO SETBACKS FOR SINGLE FAMILY DWELLING ON NON-CONFORMING LOTS WITH LAKE FRONTAGE.

Vidya Krishnan of McKenna Associates presented her review letter dated 7-18-19 addressing lakefront lot setbacks. Township staff presented information and an analysis regarding lakefront lots two meetings ago. The potential zoning text amendment is to address smaller non-conforming lakefront lots allowing for construction of a reasonable size dwelling while providing adequate room in the side yards for maintenance and access in the event of an emergency. McKenna Associates recommends adding footnote (x) to sections 3.106 R-1A, R-2A, R-1B and R-1C Single-Family Residential Districts and 4.102 Schedule of Regulations.

- (X) **Lakefront lot setbacks.** The structures on the parcel shall comply with the required front and rear yard setbacks for the underlying zoning district. Where the lot does not comply with the minimum require lot width, the narrowest side yard shall not be less than five feet or 15 percent of the lot width, whichever is greater, and the sum of the two side yards shall not be less than 30 percent of the lot width.

Commissioners discussed how the text amendment would help planning staff with addressing non-conforming lakefront lots for the minimum lot width and setbacks. Intern Stamper previously

compiled a list of non-conforming lakefront lots. This amendment will allow staff the ability to handle requests instead of sending residents to the BZA.

Motion Kelley, Atchinson second to set the public hearing for Lakefront Lot Setbacks on August 28, 2019. Motion Carried.

GENERAL DISCUSSION:

Director Best informed the Commission that River of Life Church contacted him after the last meeting; they have pulled their application and are no longer pursuing the addition at their current location. They are looking at a new location within the Township, more information to come at a future meeting.

ADJOURNMENT:

Motion Boynton, Budd second to adjourn at 8:01 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



MCKENNA

July 18, 2019

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Belleville, Michigan 48111

SUBJECT: SENIOR HOUSING ORDINANCE AMENDMENT

Dear Commissioners:

In response to the Planning Commission and community feedback on the need for housing for seniors, we presented information about senior housing demands and regulations from some comparable communities at past Planning Commission meetings. At the June 26, 2019 meeting we presented a draft text amendment for consideration, which would allow senior housing as a special land use (§12.30x) that also must complete the site plan review process (§12.20x). Article 2, §2.102 already contains specific definitions for different 'senior' housing types.

Based on Planning Commission feedback, we have revised the title of the regulations to "Senior" rather than "Elderly", a term currently used in the Zoning Ordinance. We propose Senior Housing regulations under a new **§5.143 Senior Housing** in Article 5, Development Standards for Specific uses.

The Township directed that senior housing was appropriate as a special land use in RM - Multiple Dwelling Residential Districts, RMH - Mobile Home Park Districts, C - Local Business Districts, C-1 - General Business Districts, C-2 - Extensive Highway Business Districts, and M-U Mixed-Use Districts.

OTHER ZONING ORDINANCE CHANGES

In addition to the attached proposed text amendment, certain additional changes need to be made to the Zoning Ordinance as follows:

1. §5.120 references nursing homes in the same line as hospitals, the Table of contents on page 2 and the table on page 3-5, state the same. We recommend removing those references to nursing homes to avoid conflicting standards.
2. Addition of senior housing (independent and dependent living) as special land uses in the RM, RMH, C, C-1, C-2, and M-U zoning districts under residential uses on page 3-3.
3. Substitution of the word "elderly" with "senior", in Section 2.102. Definition; specific terms, definitions on page 2-9.
4. Substitution of the word "elderly" with "senior", in Sections 9.101 and Section 9.102. Off-Street parking requirements and related table.

We believe the above draft ordinance and associated changes provide Van Buren Township with a solid foundation for reviewing and activating high-quality senior housing developments while preserving the Township's broader vision, based on our experiences in other developing communities.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

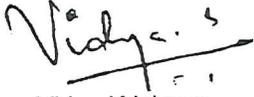
O 248.596.0920
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MCKA.COM

Communities for real life.

The item is on the Planning Commission's agenda for a public hearing and recommendation to Township Board of Trustees. We will be present at the public hearing to answer any questions and concerns.

Respectfully submitted,

McKENNA

A handwritten signature in black ink that reads "Vidya Krishnan". The signature is written in a cursive style with a horizontal line underneath the name.

Vidya Krishnan
Principal Planner

Cc: Matt Best, Director of Public Services