

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION MINUTES  
FEBRUARY 10, 2010**

The meeting was called to order by Chairperson Thompson at 7:30 p.m. Present: Thompson, Koscielny, Johnson, Boynton, McKenna and Budd. Absent excused: Kelley. Staff present: Director Swallow and Secretary Grishaber. McKenna Associates representative present: Sally Hodges.

**APPROVAL OF AGENDA:**

**Motion Johnson, Koscielny second to approve the agenda as presented with added discussion of Wal-Mart sidewalk behind Quirk Subdivision.**

**Motion Carried.**

**MINUTES:**

**Motion Budd, McKenna second to approve the minutes of January 13, 2010 with two (2) corrections.**

**Motion Carried.**

**NEW BUSINESS:**

**1. ITEM#1 AMENDMENTS TO ACCESSORY STRUCTURES AND USES  
ZONING ORDINANCE SECTION 4.14**

Director Swallow noted the commissioners should have received a clean copy of proposed changes to SECTION 4.14. ACCESSORY STRUCTURES AND USES.

Director Swallow informed the commissioners of the most recent changes, the first was on page (3) in the table that compares lot coverage between attached/detached structures. The Commission previously discussed increasing the maximum square footage for detached accessory structures from 900 sq. ft. per acre to 1,100 sq. ft. per acre, up to an overall maximum of 4,000 sq. ft. Those changes are proposed for your consideration.

Sally Hodges, with McKenna Associates, did additional research, looked at some typical barns and concluded the 4,000 sq. ft. seems to be a reasonable limitation for most of the circumstances in the Township. There is still the provision to seek a modification that is in the ordinance. They could go before the Planning Commission for Site Plan Approval.

Director Swallow stated the other change is on page (5) where we proposed open decks, paved terraces and patios that have no roof or other projection above any required railing, which are at or below the finished first floor level of the building, may encroach up to 10 ft. into the required rear yard area. However, the structure cannot be located closer than 25 ft. to a wetland or storm water pond. The Planning Commissioners had a general discussion about the 35 ft. rear yard set back including having a deck on the second story of a house.

Director Swallow informed the Planning Commission of a letter from a Township resident who lives on Belleville Lake, who had concerns about people having accessory structures such as a gazebo without having a principal structure on the property. The commissioners noted the ordinance as currently written prohibits accessory structures without a principal structure and the shoreline issues would be more appropriately handled in a separate ordinance.

**ITEM #2 DOWNTOWN DEVELOPMENT AUTHORITY (DDA) MARKET STUDY**

Sally Hodges explained to the Planning Commissioners that when they approve the draft, it would then be submitted to the Township Board for review, comment and distribution to the neighboring jurisdictions. The neighboring jurisdictions are given 63 days to get their comments back and at that point the Planning Commission would hold a Public Hearing.

**Motion McKenna, Boynton second to recommend to the Township Board of Trustees to distribute the Belleville Road District Plan and Market Analysis to the surrounding communities for comment on the proposed Master Plan amendment. Motion Carried.**

**GENERAL DISCUSSION:**

Director Swallow informed the Planning Commission that Elro Corporation is requesting a 12-month extension for the Bedford Cove development located on the south side of West Huron River Drive, between Elwell Roads and Hoeft Roads. Due to the tough economic times they would like maximum time to consider whether or not to move forward with the project.

**WAL-MART SIDEWALK DISCUSSION:**

Carl Johnson spoke with some of the Quirk Sub residents after the February 2, 2010 Board of Trustees meeting and hopes to resolve the sidewalk issue behind Wal-Mart. Director Swallow is working both with Wal-Mart and Wayne County Fairgrounds for a resolution. A resident from Quirk Sub-division is very discouraged that this issue has been on-going and would like to see some kind of a resolution for the residents in the near future.

**Motion Boynton, McKenna second to adjourn at 8:30 p.m. Motion Carried.**

Respectfully Submitted,

Tina Grishaber  
Recording Secretary