

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION MINUTES  
MARCH 9, 2011**

Chairperson Thompson called the meeting to order at 7:31 p.m. Present: Johnson, Boynton, Kelley, McKenna, Budd, Guenther and Thompson. Staff Present: Interim Director Terry Carroll and Secretary Harman. McKenna Associates present: Sally Hodges, Heather McPhail and Christopher Khorey. There were 3 people in the audience.

**APPROVAL OF AGENDA:**

**Motion Boynton, Kelley second to approve the agenda of March 9, 2011 as presented.**

**Motion carried.**

**MINUTES:**

**Motion McKenna, Budd second to approve the minutes from February 23, 2011 as presented.**

**Motion carried.**

**OLD BUSINESS**

**ITEM #1**

**CASE #**

**TITLE:**

**APPLICATION FOR A MODIFICATION TO CONSTRUCT A 50 X 114 SQUARE FOOT DETACHED ACCESSORY BUILDING WITH AN AREA THAT EXCEEDS THE MAXIMUM PERMITTED GROUND COVERAGE AND THE MAXIMUM HEIGHT AS REGULATED BY SECTION 4.14 OF THE TOWNSHIP ZONING ORDINANCE.**

**LOCATION:**

**PARCEL NUMBER V125-83-113-99-0019-000 ALSO KNOWN AS 13970 ELWELL ROAD, THIS PROPERTY IS LOCATED ON THE WEST SIDE OF ELWELL, SOUTH OF HURON RIVER DRIVE, NORTH OF HULL ROAD.**

Presentation of recommendation given by Christopher Khorey of McKenna Associates. The building exceeds the height and floor area permitted for approval by the Planning Commission. Recommends the Planning Commission not approve the application for modification under the requirements for the attached accessory building under section 4.14 (c) (7) for reasons: 1. The structure exceeds floor area permitted to be approved by the Planning Commission and, 2. The structure exceeds height permitted to be approved by the Planning Commission.

**Motion Johnson, Kelley second to deny the request for a modification to construct a 50 x 114 foot detached accessory building with an area that exceeds the maximum permitted ground coverage and the maximum height as regulated by section 4.14 of the Township Zoning Ordinance referring to details as in record by McKenna Associates letter dated March 4, 2011.**

**Motion carried.**

Recreation Committee Called to Order at 7:35 p.m. joining the Planning Commission for the Draft Parks and Recreation Master Plan Review. Members Present: Chair Speed Gant, Chuck Coleman, Ken Askew and Clerk Wright. Staff Present: Deputy Director Wright.

**NEW BUSINESS**

**ITEM #1**

**TITLE:**

**DRAFT PARKS AND RECREATION MASTER**

Heather McPhail of McKenna Associates gave an overview of the Draft Parks and Recreation Master Plan. She explained the results from the Public Workshop held on January 18, 2011 and the adoption process of the Master Plan to both Committee and Commission members. She focused the presentation discussion on Chapter 5 – Action Plan and went over the goals and strategies of each section. McPhail also explained the VIP Action plan and Capital Improvement Plan for the next five years. Sally Hodges passed out a schedule to Committee and Commission members of the approval process for the Master Plan.

Recreation Committee Chairperson Gant requested to have the Willow Run Airport added to final maps.

Commissioner Budd would like to see more current financial information on page 16, Table 2.1 than what is currently reflected. Budd will forward on the correct information to Sally Hodges of McKenna Associates. The Parks Manager position also needs to be removed from the flow chart on page 14.

Committee member Wright inquired about the possibility of swapping 2011 projects for 2012 projects. He would like to see more for teens, the Basketball Courts at Van Buren Park would give the teens something to do. Hodges of McKenna Associates stated it would be hard to move a \$150,000 project a year early. McPhail asked Deputy Director Wright if there were any concerns at Van Buren Park right now that the switch would impact. Commissioner Budd had spoken with Director Ross and the 2011 projects needed to be done for the ADA walkway and she doesn't believe that we can move them. Hodges stated that projects can happen in different years when funding is located.

**Recreation Committee: Motion Coleman, Wright second to authorize Parks and Recreation Master Plan to be placed on file for the 30 day public comment period, and ask the Planning Commission to hold a public hearing. Motion Carried.**

**ITEM #2                    ESTABLISH PUBLIC HEARING DATE FOR FINAL PARKS AND RECREATION MASTER PLAN 2011-2015**

Chairperson Thompson confirmed with Director Carroll the proposed public hearing date for the Parks and Recreation Master Plan to be held at the regular meeting of the Planning Commission on Wednesday, April 27, 2011 and notification of the public hearing will be published on March 24<sup>th</sup> giving sufficient time for the 30 day comment period.

**Motion Boynton, McKenna second to approve a public hearing date of April 27, 2011. Motion Carried.**

**Recreation Committee members adjourned at 8:10 p.m.**

**Motion Johnson, McKenna second to adjourn at 8:11 p.m.  
Motion carried**

Respectfully Submitted,

Christina Harman,  
Recording Secretary