

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
MAY 22, 2013**

Chairperson Thompson called the meeting to order at 7:30 p.m. Present: Johnson, Boynton, Kelley, McKenna, Budd, Guenther and Thompson. Staff Present: Director Mullen and Secretary Kurtz. McKenna Associates present: Sally Hodges. Approximately 10 people were in the audience.

APPROVAL OF AGENDA:

**Motion Boynton, McKenna second to approve the agenda of May 22, 2013 as presented.
Motion carried.**

MINUTES:

**Motion McKenna, Johnson second to approve the minutes from May 8, 2013 as presented.
Motion carried.**

PUBLIC HEARING:

Motion Boynton, McKenna second to open Public Hearing

ITEM #1 CASE # SLU 13-005

TITLE: THE APPLICANT, USA FIREWORKS, IS REQUESTING APPROVAL TO HOLD "TENT" SALES OF RETAIL GOODS BEYOND THE SEVEN CONSECUTIVE DAYS ALLOWED ADMINISTRATIVELY IN THE ZONING ORDINANCE FOR TEMPORARY LAND USE UNDER SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: THIS SITE IS LOCATED AT FAITH UNITED METHODIST CHURCH, 6020 DENTON ROAD. THE SUBJECT LOCATION IS ON THE WESTSIDE OF DENTON ROAD SOUTH OF MICHIGAN AVENUE, EAST OF GILMORE STREET.

- A. Commission opens Public Hearing**
- B. Presentation by the applicant.**
- C. Receipt of public comment.**
- D. Commission closes Public Hearing.**

Brian Whitaker, representative for USA Fireworks, stated: the company works with non-profit organizations, the church will be operating the sales, and a three day training session is required for selling. Overnight security will be provided, and the Pastor of the church will be responsible for the operations of the sale.

One resident spoke and a letter from another resident was read. Issues of concern included: the neighborhood affected by the commercial sales; concern of traffic using Gilmore Street for access/parking and wearing of the dirt road; and traffic impact and safety. Another speaker requested a shorter sales time and hours of operation.

Director Mullen stated the hours and length of sales will adhere to Van Buren Township General Ordinance Code. The Board asked Director Mullen to address the traffic with directional signage.

No comments from the Commissioners.

Motion Boynton, Kelley second to close Public Hearing. Motion Carried

OLD BUSINESS:

ITEM #1 CASE #RZ 13-001

TITLE: THE APPLICANT, FRANK (FAWWAZ) JARBOU, IS REQUESTING PRELIMINARY APPROVAL TO REZONE 2.23 ACRES OF PROPERTY CURRENTLY ZONED C LOCAL BUSINESS AND AG AGRICULTURAL TO C-1 GENERAL BUSINESS.

LOCATION: PARCEL NUMBER V-125-83-045-99-0001-701 IS THE SUBJECT PROPERTY OF THIS REQUEST. THIS PARCEL IS LOCATED AT THE SOUTHWEST CORNER OF ECORSE AND HANNAN ROADS.

- A. Presentation by the applicant.**
- B. Presentation by Township Staff and McKenna Associates.**
- C. Planning Commission discussion.**
- D. Planning Commission considers action on Preliminary Approval.**

The applicant Frank Jarbou stated his request to rezone is to better develop the property with more business opportunities. His family is developing a commercial complex on Romulus side. If the property was sold, he would include a deed restriction "No gas station shall be developed on said parcel".

Sally Hodges of McKenna Associates summarized her review letter dated 5-15-13 and gave recommendations to the Applicant. The Township Attorney is reviewing the consent judgment attached to the property through a previous case to determine its applicability to Mr. Jarbou.

Commissioners discussed the existing Master Plan Mixed Use Zoning, C-1 and C-2 zoning uses, DTE project permitted under C, C-2 vs. mixed use, traffic volume, and locations for mixed uses in the Township.

Audience expressed mixed opinions pertaining to the proposal's conformity to the Master Plan's Mixed Use, compatibility with Romulus Master Plan C-2 Zoning, and potential use of a consent judgment.

Motion Budd, second Kelly that based on the Van Buren Township Master Plan and noting the recommendation of McKenna & Associates in their letter dated May 15, 2013, the Van Buren Township Planning Commission recommends to the Van Buren Board of Trustees to rezone parcel #V-125-83-045-99-0001-701 located at the southwest corner of Ecorse and Hannan Roads from C (Local Business) and AG (Agricultural) to C (Local Business). Roll Call: Yeas: Guenther, Johnson, Boynton, Kelley, McKenna, Budd, and Thompson. Nays: None. Motion carries.

General Discussion:

Grass cutting on certain properties needed and improper used car sales near the Meijer store.

Motion Boynton, McKenna second to adjourn at 8:35 pm. Motion Carried

Respectfully Submitted,

Brenda Kurtz,
Recording Secretary