

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, January 14, 2015 – 7:30 PM  
Board of Trustees Room**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**MINUTES** Approval of minutes from the regular meeting of December 10, 2014

**CORRESPONDENCE**

**PUBLIC HEARING**

**ITEM #1** **CASE #RZ14-003**

**TITLE:** THE APPLICANT, DENTON PARTNERS, LLC, IS REQUESTING THIS REZONING ACTION. THE PUBLIC HEARING IS IN REGARDS TO AMENDING THE CHARTER TOWNSHIP OF VAN BUREN ZONING ORDINANCE 06-02-92, AS AMENDED, ZONING MAP BY REZONING THE SUBJECT PROPERTY FROM C (LOCAL BUSINESS) TO C-1 (GENERAL BUSINESS).

**LOCATION:** PARCEL TAX ID NUMBERS V-125-83-018-02-0134-006, -007, -008, -009, AND -010, ALSO KNOWN AS 49230 MICHIGAN AVE. AND 5825 DENTON ROAD, ARE THE SUBJECT PARCELS OF THIS HEARING. THE SUBJECT PARCELS COMBINED MEASURE APPROXIMATELY 1.99 ACRES. THIS PROPERTY IS LOCATED AROUND THE NORTHEAST CORNER OF MICHIGAN AVE. AND DENTON RD.

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

**ITEM #2** **CASE #14-019**

**TITLE:** THE APPLICANT, BELLEVIEW DEVELOPMENT, LLC, IS REQUESTING SPECIAL APPROVAL OF A DRIVE-THROUGH RESTAURANT. A DRIVE-THROUGH RESTAURANT IS A SPECIAL LAND USE IN THE C-1 DISTRICT, AND A PROPOSED SPECIAL LAND USE REQUIRES A PUBLIC HEARING. THIS HEARING IS BEING HELD IN ACCORDANCE WITH SECTION 12.03 (PERMITTED USES WITH SPECIAL APPROVAL) OF THE ZONING ORDINANCE.

**LOCATION:** PARCEL NUMBER V125-83-059-01-0013-000, ALSO KNOWN AS 10705 BELLEVILLE ROAD, AND THE NORTHERLY HALF (APPROXIMATELY 33 FEET) OF THE PARCEL TO THE SOUTH, ARE THE SUBJECT OF THIS HEARING. THE SITE IS APPROXIMATELY 1.98 ACRES AND IS LOCATED IN THE C-1, GENERAL BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD, NORTH OF THE I-94 SERVICE DRIVE.

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

**OLD BUSINESS:**

**ITEM #1                    CASE #14-019 (SLU & SPR)**

**TITLE:**                    **THE APPLICANT, BELLEVIEW DEVELOPMENT, LLC, IS REQUESTING SPECIAL APPROVAL OF A DRIVE-THROUGH RESTAURANT AND PRELIMINARY SITE PLAN APPROVAL FOR DEVELOPMENT OF A COMMERCIAL BUILDING. A DRIVE-THROUGH RESTAURANT IS A SPECIAL LAND USE IN THE C-1 DISTRICT.**

**LOCATION:**                **PARCEL NUMBER V125-83-059-01-0013-000, ALSO KNOWN AS 10705 BELLEVILLE ROAD, AND THE NORTHERLY HALF (APPROXIMATELY 33 FEET) OF THE PARCEL TO THE SOUTH. THE SITE IS APPROXIMATELY 1.98 ACRES AND IS LOCATED IN THE C-1, GENERAL BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD, NORTH OF THE I-94 SERVICE DRIVE.**

- A. Presentation by the applicant.
- B. Presentation by Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the Preliminary Site Plan
- E. Planning Commission considers recommendation to the Township Board on the Special Land Use.

**ITEM #2                    CASE #14-024**

**TITLE:**                    **THE APPLICANT, ALLEN EDWIN HOMES IS REQUESTING AN AMENDMENT APPROVAL TO THE VICTORIA PARK SITE PLAN FOR REVISED SINGLE FAMILY ARCHITECTURAL ELEVATIONS.**

**LOCATION:**                **THE UNFINISHED VICTORIA PARK SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF MORTON-TAYLOR ROAD AND NORTH OF ECORSE ROAD.**

- A. Presentation by the applicant.
- B. Presentation by Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on Architectural approval.

**NEW BUSINESS**

**ITEM #1                    CONSIDER AMENDMENT TO SECTION 12.02 OF THE ZONING ORDINANCE TO PERMIT OUTDOOR DINING AND TABLE SERVICE IN THE C-1 DISTRICT.**

**GENERAL DISCUSSION**

**ADJOURNMENT**