

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, May 14, 2014 – 7:30 PM  
Board of Trustees Room**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**MINUTES**                      Approval of minutes from the regular meeting of April 23, 2014

**CORRESPONDENCE**

**PUBLIC HEARING**

**ITEM #1**                      **CASE #14-002**

**TITLE:**                      **THE APPLICANT, ATCHINSON FORD, IS REQUESTING SPECIAL APPROVAL TO EXPAND OPERATIONS INCLUDING USED CAR SALES AS REQUIRED IN SECTION 13.03 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:**                      **PARCEL TAX ID NUMBER V-125-83-061-99-0004-701, ALSO KNOWN AS 9700 BELLEVILLE ROAD, IS THE SUBJECT OF THIS HEARING. THE SITE MEASURES APPROXIMATELY 4 ACRES OF PROPERTY CURRENTLY ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS). THE PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER ROAD AND NORTH I-94 SERVICE DRIVE.**

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

**ITEM #2**                      **CASE #14-003**

**TITLE:**                      **THE APPLICANT, ATCHINSON FORD, IS REQUESTING SPECIAL APPROVAL TO EXPAND OPERATIONS INCLUDING AUTO SERVICE AS REQUIRED IN SECTION 13.03 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:**                      **PARCEL TAX ID NUMBERS V-125-83-061-99-0002-701 and V-125-83-061-99-0003-002, ALSO KNOWN AS 9800 BELLEVILLE ROAD, ARE THE SUBJECTS OF THIS HEARING. THE SITE MEASURES APPROXIMATELY 4.9 ACRES OF PROPERTY CURRENTLY ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS). THESE PROPERTIES ARE LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER ROAD AND NORTH I-94 SERVICE DRIVE.**

- A. Commission opens Public Hearing
- B. Presentation by the applicant.

- C. Receipt of public comment.
- D. Commission closes Public Hearing.

**UNFINISHED BUSINESS**

**ITEM #1                    CASE # RZ14-001 AND RZ14-002**

**TITLE:                    THE APPLICANT, COSTCO WHOLESAL, IS REQUESTING TO REZONE APPROXIMATELY 57.5 ACRES OF PROPERTY CURRENTLY ZONED M-1 (LIGHT INDUSTRIAL) TO M-2 (GENERAL INDUSTRIAL).**

**LOCATION:                PARCEL TAX ID NUMBERS V-125-83-013-99-0001-000 and V-125-83-013-99-0011-000, ALSO KNOWN AS 5800 BELLEVILLE ROAD, ARE THE SUBJECT PROPERTIES OF THIS HEARING. THESE PROPERTIES ARE LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN MICHIGAN AVENUE ON THE NORTH AND VAN BORN ROAD ON THE SOUTH.**

- A. Presentation by the applicant.
- B. Presentation by Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on recommending Rezoning approval to the Board of Trustees.

**ITEM #2                    CASE # SPR14-001**

**TITLE:                    THE APPLICANT, CONSTELLIUM, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF AN EXPANSION TO THE EXISTING FACILITY AS REGULATED UNDER ARTICLE 16.07 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:                PARCEL TAX ID NUMBER V-125-83-017-99-0014-703, ALSO KNOWN AS 6331 SCHOONER DRIVE, IS THE SUBJECT OF THIS REQUEST. THIS PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF SCHOONER DRIVE OFF OF MICHIGAN AVENUE.**

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

**ITEM #3                    CASE # TLU 14-010**

**TITLE:                    THE APPLICANT, TNT FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND MAY REQUIRE A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:** BELLEVILLE WALMART #2872, 10562 BELLEVILLE ROAD, IS THE SUBJECT OF THIS REQUEST. THIS SITE IS ON THE WEST SIDE OF BELLEVILLE ROAD NORTH OF THE NORTH I-94 SERVICE DRIVE AND SOUTH OF TYLER ROAD.

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

**ITEM #4** CASE # TLU 14-011

**TITLE:** THE APPLICANT, USA FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND MAY REQUIRE A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

**LOCATION:** FAITH UNITED METHODIST CHURCH, 6200 DENTON ROAD, IS THE SUBJECT OF THIS REQUEST. THIS SITE IS ON THE WEST SIDE OF DENTON ROAD SOUTH OF MICHIGAN AVE AND EAST OF GILMORE STREET.

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

**ITEM #5** CASE # TLU 14-012

**TITLE:** THE APPLICANT, USA FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND MAY REQUIRE A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

**LOCATION:** BELLEVILLE SQUARE SHOPPING CENTER, 10864 BELLEVILLE ROAD, IS THE SUBJECT OF THIS REQUEST. THIS SITE IS ON THE WEST SIDE OF BELLEVILLE ROAD NORTH OF THE NORTH I-94 SERVICE DRIVE AND SOUTH OF TYLER ROAD.

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

**ITEM #6**

**CASE # TLU14-013**

**TITLE:**

**THE APPLICANT, PHANTOM OF MICHIGAN, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND MAY REQUIRE A PUBLIC HEARING AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:**

**LAKWOOD SHOPPING PLAZA, 2095 RAWSONVILLE ROAD, IS THE SUBJECT OF THIS REQUEST. THE SITE IS LOCATED ON THE EAST SIDE OF RAWSONVILLE ROAD AND SOUTH OF SOUTH 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 recommending Temporary Land Use approval.

**NEW BUSINESS**

**GENERAL DISCUSSION**

**ADJOURNMENT**