

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, November 12, 2014 AT 7:30 P.M.
Van Buren Township Hall Board of Trustees Room
46425 TYLER ROAD**

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from October 22, 2014

PUBLIC HEARING: None

UNFINISHED BUSINESS:

ITEM #1 CASE # SPR 14-004

TITLE: THE APPLICANT, COSTCO WHOLESALE, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT AN APPROXIMATELY 347,720 SQUARE FOOT DEPOT/TRUCK TERMINAL ON THE 71.84 ACRE SITE ZONED M-2 LOCATED BEHIND BAYLOFF INDUSTRIAL BUILDING.

LOCATION: PARCEL TAX ID NUMBERS V-125-83-013-99-0002-704, V-125-83-013-99-0001-000 and V-125-83-013-99-0011-000, BELLEVILLE ROAD, LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN MICHIGAN AVENUE ON THE NORTH AND VAN BORN ROAD ON THE SOUTH, ABUTTING THE RAILROAD RIGHT-OF-WAY TO THE SOUTH.

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

ITEM #2 CASE # TRP 14-004

TITLE: THE APPLICANT, COSTCO WHOLESALE, IS REQUESTING TREE REMOVAL PERMIT APPROVAL TO CONSTRUCT AN APPROXIMATELY 347,720 SQUARE FOOT DEPOT/TRUCK TERMINAL ON THE 71.84 ACRE SITE ZONED M-2 LOCATED BEHIND BAYLOFF INDUSTRIAL BUILDING.

LOCATION: PARCEL TAX ID NUMBERS V-125-83-013-99-0002-704, V-125-83-013-99-0001-000 and V-125-83-013-99-0011-000, BELLEVILLE ROAD, LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN MICHIGAN AVENUE ON THE NORTH AND VAN BORN ROAD ON THE SOUTH, ABUTTING THE RAILROAD RIGHT-OF-WAY TO THE SOUTH.

- A. Presentation by the applicant.

- B. Presentation by Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on Tree Removal Permit approval.

NEW BUSINESS:

ITEM # 2 CASE # SPR 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.

GENERAL DISCUSSION

ADJOURNMENT