

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, April 22, 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 April 8, 2015

CORRESPONDENCE

PUBLIC HEARING:

ITEM #1 **CASE # TLU 15-007**

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. THIS SITE IS ON THE WEST SIDE OF BELLEVILLE ROAD NORTH OF THE NORTH I-94 SERVICE DRIVE AND SOUTH OF TYLER ROAD.

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

ITEM #2 **CASE #14-031 (SLU & SPR)**

TITLE: THE APPLICANT, ASHLEY CAPITAL, LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR A DISTRIBUTION CENTER. A DISTRIBUTION CENTER IS A SPECIAL LAND USE IN THE M-T (INDUSTRIAL TRANSPORTATION) DISTRICT, AND THE PROPOSED SPECIAL LAND USE REQUIRES A PUBLIC HEARING. THIS HEARING IS BEING HELD IN ACCORDANCE WITH SECTION 15.03A (PERMITTED USES AFTER SPECIAL APPROVAL) OF THE ZONING ORDINANCE.

LOCATION: PARCEL NUMBER V125-83-008-99-0002-703, ALSO KNOWN AS 42000 ECORSE ROAD. THE SITE IS LOCATED ON THE NORTH SIDE OF ECORSE ROAD, BETWEEN HAGGERTY ROAD TO THE EAST AND MORTON TAYLOR ROAD TO THE WEST.

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

OLD BUSINESS: None.

NEW BUSINESS:

ITEM #1 CASE #RZ15-002

TITLE: **THE APPLICANT, DAVID WOODARD, IS REQUESTING TO REZONE APPROXIMATELY 0.55 ACRES CURRENTLY ZONED C (LOCAL BUSINESS) TO R-1A (SINGLE FAMILY RESIDENTIAL). A PUBLIC HEARING WAS HELD ON APRIL 8, 2015.**

LOCATION: **PARCEL NUMBER V125-83-118-99-0020-000, ALSO KNOWN AS 51257 W. HURON RIVER DRIVE. THE SITE IS LOCATED ON THE SOUTH SIDE OF W. HURON RIVER DRIVE BETWEEN RAWSONVILLE ROAD TO THE WEST AND FARM ROAD TO THE EAST.**

- A. Presentation by the applicant.
- B. Presentation by Township staff and consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers recommendation to the Township Board on the Zoning Ordinance Map amendment.

ITEM #2 CASE # TLU 15-001

TITLE: **THE APPLICANT, USA FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND REQUIRES PLANNING COMMISSION APPROVAL AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED. A PUBIC HEARING WAS HELD ON MARCH 11, 2015.**

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

- A. Presentation by the applicant.
- B. Presentation by the Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers approval of permit.

ITEM #3 CASE # TLU 15-004

TITLE: **THE APPLICANT, USA FIREWORKS, IS REQUESTING TEMPORARY LAND USE APPROVAL BEYOND THE ADMINISTRATIVELY ALLOWABLE SEVEN (7) CONSECUTIVE DAYS AND REQUIRES PLANNING COMMISSION APPROVAL AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED. A PUBLIC HEARING WAS HELD ON APRIL 8, 2015.**

LOCATION: **FAITH UNITED METHODIST CHURCH, 6020 DENTON ROAD. THIS SITE IS ON THE WEST SIDE OF DENTON ROAD, SOUTH OF MICHIGAN AVENUE, AND EAST OF GILMORE STREET.**

- A. Presentation by the applicant.
- B. Presentation by Township staff.
- C. Planning Commission discussion.

D. Planning Commission considers approval of permit.

ITEM #4 CASE #14-030 (SLU & SPR)

TITLE: **THE APPLICANT, SADEK PROPERTIES, LLC, IS REQUESTING FINAL SITE PLAN APPROVAL FOR A DRIVE-THROUGH RESTAURANT. A DRIVE-THROUGH RESTAURANT IS A SPECIAL LAND USE IN THE C-2 DISTRICT, AND THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE SPECIAL LAND USE TO THE TOWNSHIP BOARD AT ITS MARCH 25, 2015 MEETING. THE TOWNSHIP BOARD IS EXPECTED TO TAKE ACTION ON THE SPECIAL LAND USE APPLICATION AT ITS MEETING ON APRIL 21, 2015.**

LOCATION: **PARCEL NUMBER V125-83-064-99-0003-711, ALSO KNOWN AS 10950 BELLEVILLE ROAD. THE SITE IS APPROXIMATELY 0.80 ACRES AND IS LOCATED IN THE C-2, EXTENSIVE HIGHWAY BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED AT THE NORTHWEST CORNER OF BELLEVILLE ROAD AND NORTH 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 Final Site Plan

GENERAL DISCUSSION

ITEM #1 PROPOSED BELLEVILLE LAKE ORDINANCE. PRESENTATION BY MCKENNA ASSOCIATES. GENERAL DISCUSSION AND QUESTIONS REGARDING CONSIDER AMENDMENTS TO THE ZONING ORDINANCE TO ADD BELLEVILLE LAKE SHORELINE DISTRICTS AND ASSOCIATED REGULATIONS FOR ALL ZONING DISTRICTS ALONG THE SHORELINE OF BELLEVILLE LAKE.

ADJOURNMENT