

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, February 11, 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 January 28, 2015

CORRESPONDENCE

PUBLIC HEARING:

ITEM #1 **CASE #14-030**

TITLE: THE APPLICANT, SADEK PROPERTIES, LLC, IS REQUESTING SPECIAL APPROVAL OF A DRIVE-THROUGH RESTAURANT. A DRIVE-THROUGH RESTAURANT IS A SPECIAL LAND USE IN THE C-2 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 V125-83-064-99-0003-711, ALSO KNOWN AS 10950 BELLEVILLE ROAD, IS THE SUBJECT OF THIS HEARING. 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. 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 #14-027**

TITLE: THE APPLICANT, ELRO CORPORATION, IS REQUESTING AN EXTENSION OF THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) AGREEMENT FOR THE BEDFORD COVE SUBDIVISION.

LOCATION: SOUTH SIDE OF W. HURON RIVER DRIVE, BETWEEN HOEFT ROAD AND ELWELL ROAD.

- 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 extension of the approval of the PRD Agreement.

GENERAL DISCUSSION

ITEM #1

CONSIDER POSSIBLE AMENDMENTS TO SECTION 12.02 OF THE ZONING ORDINANCE TO PERMIT OUTDOOR DINING AND TABLE SERVICE IN THE C-1 DISTRICT.

ADJOURNMENT