

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, May 24, 2017 – 7:30 PM, Board of Trustees Room**

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of May 10, 2017.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1: **CASE 17-016 – SPECIAL LAND USE APPROVAL**

TITLE: **THE APPLICANT, BELLEVILLE YACHT CLUB, IS REQUESTING A SPECIAL USE PERMIT TO EXPAND THEIR CLUB USE BY CONSTRUCTING AN ACCESSORY BUILDING AT THEIR FACILITY LOCATED AT 831 E. HURON RIVER DRIVE, VAN BUREN TOWNSHIP, MI 48111.**

LOCATION: Parcel number V-125-83-088-99-0005-000 (831 E. Huron River Drive.) The site is approximately 3.980 acres. It is located in the R1-C, Single Family Residential district. This site is located on the north side of Huron River Drive between Edgemont and Martinsville Road.

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

ITEM #2 **CASE 17-014 - REZONING 49412 MICHIGAN AVENUE FROM C (LOCAL BUSINESS AND C-2 (EXTENSIVE HIGHWAY BUSINESS) TO C-1 (GENERAL BUSINESS.)**

LOCATION: **THIS SITE IS LOCATED AT 49412 MICHIGAN AVENUE WHICH IS LOCATED WEST OF DENTON ROAD, BETWEEN MOTT ROAD AND MICHIGAN AVENUE.**

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

UNFINISHED BUSINESS:

NEW BUSINESS:

ITEM #1: **CASE 17-016 – SPECIAL LAND USE APPROVAL**

TITLE: **THE APPLICANT, BELLEVILLE YACHT CLUB, IS REQUESTING A SPECIAL USE PERMIT TO EXPAND THEIR CLUB USE BY CONSTRUCTING AN ACCESSORY**

BUILDING AT THEIR FACILITY LOCATED AT 831 E. HURON RIVER DRIVE, VAN BUREN TOWNSHIP, MI 48111.

LOCATION: Parcel number V-125-83-088-99-0005-000 (831 E. Huron River Drive.) The site is approximately 3.980 acres. It is located in the R1-C, Single Family Residential district. This site is located on the north side of Huron River Drive between Edgemont and Martinsville Road.

- A. Presentation by Township staff.
- B. Planning Commission discussion.
- C. Planning Commission considers recommendation to the Board of Trustees.

ITEM #2: 17-016 – PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, BELLEVILLE YAGHT CLUB, IS REQUESTING A PRELIMINARY SITE PLAN APPROVAL TO BUILD AN ACCESSORY BUILDING AT THEIR FACILITY LOCATED AT 831 E. HURON RIVER DRIVE, VAN BUREN TOWNSHIP, MI 48111.

LOCATION: Parcel number V-125-83-088-99-0005-000 (831 E. Huron River Drive.) The site is approximately 3.980 acres. It is located in the R1-C, Single Family Residential district. This site is located on the north side of Huron River Drive between Edgemont and Martinsville Road.

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- C. Public Comment.
- D. Planning Commission considers approval of the preliminary site plan

ITEM #3 CASE 17-014 - REZONING 49412 MICHIGAN AVENUE FROM C (LOCAL BUSINESS AND C-2 (EXTENSIVE HIGHWAY BUSINESS) TO C-1 (GENERAL BUSINESS.)

LOCATION: THIS SITE IS LOCATED AT 49412 MICHIGAN AVENUE WHICH IS LOCATED WEST OF DENTON ROAD, BETWEEN MOTT ROAD AND MICHIGAN AVENUE.

- A. Presentation by Township staff and consultants
- B. Planning Commission discussion.
- C. Public Comment.
- D. Planning Commission considers recommendation to the Board of Trustees.

GENERAL DISCUSSION:

1. Open Storage of Trailers and RVs
2. 'Tiny Houses' Accessory Structures
3. Medical Marijuana Moratorium – Update
4. Air BnB

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
MAY 10, 2017
MINUTES - DRAFT**

Chairperson Thompson called the meeting to order at 7:31 p.m.

ROLL CALL:

Present: Franzoi, Boynton, Kelley, Atchinson, Budd and Thompson.

Excused: Jackson.

Staff: Director Akers and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan and Wade Trim Associate, David Nummer.

Audience: Four (4).

APPROVAL OF AGENDA:

Motion Boynton, Atchinson second to approve the agenda of May 10, 2017 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Boynton second to approve the regular meeting minutes of April 26, 2017 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 17-007 – PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, JILL FROHLICH/VAN BUREN INVESTORS, L.L.C., IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO BUILD AN ADDITION ON AN EXISTING BUILDING AT 7850 HAGGERTY ROAD ON PARCEL NUMBER V125-83-041-99-0001-711 (SOUTH OF ECORSE WEST OF HAGGERTY).

LOCATION: PARCEL NUMBER V125-83-041-99-0001-711. THE SITE IS APPROXIMATELY 4.490 ACRES. IT IS LOCATED IN THE M-1, LIGHT INDUSTRIAL DISTRICT. THIS ITE IS LOCATED ON THE WEST SIDE OF HAGGERTY ROAD, SOUTH OF ECORSE.

Derek Slupka with DS Architects, Inc. gave the presentation for the applicant. The applicant proposes to build a 17,477 square foot addition to the existing 50,988 square foot building. The exterior façade will consist of scored block on the bottom and insulated metal panel above to match the existing building. The existing detention pond will be reused and trees will be added to the property.

Patrick Sloan of McKenna Associates presented his review letter dated 5-5-17 recommending approval of the preliminary site plan subject to the following conditions:

1. That the proposed lot coverage be reduced to not exceed 35%, which will result in a reduction of less than 9 square feet.
2. That the 94 proposed parking spaces be approved per Section 6.01(9) of the Zoning Ordinance because the applicants are making the parking lot more conforming with the Zoning Ordinance by removing 6 parking spaces and adding floor area.

3. That the existing parking lot be double striped with 4-inch wide lines spaced 24 inches apart whenever it is resurfaced.
4. That three (3) more trees be added to the site to bring the landscaping into full compliance with the Zoning Ordinance.
5. That the plans show the areas where there is underground irrigation.
6. Per Section 4.56(3)(a) and (b), that the Planning Commission require a dense row of shrubs around the existing storm water pond in lieu of the required decorative fence.

David Nummer of Wade Trim presented his review letter dated 5-3-17 recommending preliminary site plan approval. Fire Inspector Bell's review letter dated 5-2-17 recommends preliminary approval. The Fire Department has requested a hydrant be added to the parking island/curb area to allow access to the rear of the building and comply with hydrant coverage standards. Township engineers will work with the applicant for placement.

No questions or comments from the Commission or the Audience.

Motion Boynton, Franzoi second to grant preliminary site plan approval to Jill Frohlich/Van Buren Investors, L.L.C. to build an addition on an existing building located at 7850 Haggerty Road, parcel number V125-83-041-99-0001-711, south of Ecorse and west of Haggerty on approximately 4.490 acres in the M-1, Light Industrial District, subject to the recommendations in the McKenna Associates review letter dated 5-5-17, Wade Trim review letter dated 5-3-17 and Sean Bell's Fire Department review letter dated 5-2-17. Motion Carried. (Letters Attached)

GENERAL DISCUSSION: None.

Motion Boynton, Atchinson second to adjourn at 7:46 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

PLANNING & ZONING APPLICATION

Case number 17-016

Date Submitted 4-27-2017

APPLICANT INFORMATION

Applicant BYC Phone 313-215-3013
Address 831 E HURON ROAD OL Fax _____
City, State BELLEVILLE MI Zip 48111
E-mail Scottj@LW-grp.com Cell Phone Number 313-215-3013
Property Owner _____ Phone _____
(if different than applicant)
Address _____ Fax _____
City, State _____ Zip _____
Billing Contact _____ Phone _____
Address _____ Fax _____
City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project TIKE BUILDING
Parcel Id No. V125-83- Project Address 831 E HURON ROAD OL
Attach Legal Description of Property _____
Property Location: On the NORTH Side of HURON ROAD OL Road; Between MARTINUS & US Road
and EDGE MONT Road. Size of Lot Width _____ Depth _____
Acreage of Site 4.1 Total Acres of Site to Review _____ Current Zoning of Site _____
Project Description: ACCESSORY BUILDING CONSTRUCTION

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO
Current Zoning of Site R1-C Requested Zoning N/A

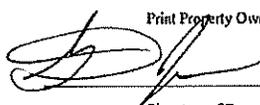
SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? NO Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

BYC Commodore Scott Jones

Print Property Owners Name

Signature of Property Owner

4-27-2017
Date

STATE OF MICHIGAN
COUNTY OF WAYNE
The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and data are in all respects true and correct.
Subscribed and sworn before me this _____ day of _____, 20____.
Notary Public, _____ County, Michigan My Commission expires _____, 20____
Rev 1/12/06

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **Wednesday, May 24, 2017 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following requests.

1. **Case 17-014:** A request by SCH, Inc, to rezone the property located at 49412 Michigan Avenue, Van Buren Township, MI 48111 (Parcel ID# V-125-83-021-01-0009-304) from C (Local Business) & C-2 (Extensive Highway Business) to C-1 (General Business).

2. **Case 17-016:** A request by the Belleville Yacht Club, for a special use approval to expand their club use by constructing an accessory building at their facility located at 831 E. Huron River Drive, Van Buren Township, MI 48111 (Parcel ID# V-125-83-088-99-0005-000).

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: May 4, 2017
Published: May 4, 2017



Memo

DATE: May 18, 2017
TO: Planning Commission
FROM: Ron Akers, AICP – Director of Planning & Economic Development
RE: 17-016 Special Land Use Review of the Belleville Yacht Club Accessory Building

The applicant proposes to construct a detached accessory building at the existing Belleville Yacht Club which is located at 831 E. Huron River Drive. The intended use of the accessory building is for a “tiki bar” which includes a lounge area, bar area, a kitchen, and restrooms. The property is zoned R1-C (Single Family Residential) and is approximately four (4) acres in area. The current use of the property is consistent with the country club use in the R1-C zoning district. As the construction of the accessory building is an expansion of this use the applicant will be required to follow the guidelines of the Zoning Ordinance for that use. The country club use requires special use approval in the R1-C district.

Comments:

Special land uses are required to meet the standards for granting special approval in section 12.306 of the Zoning Ordinance. The following comments are based upon the standards of the Zoning Ordinance, observation of the site and surroundings, and accepted principles of good planning and design.

Section 12.306: Standards for Granting Special Approval

- 1. Will promote the use of land in a socially and economically desirable manner for those persons who will use the proposed land use or activity; for those landowners and residents who are adjacent; and for the Township as a whole.**

The Country Club use is already existing on the property and this action will be an expansion of the use. In single family residential districts it is not uncommon to allow for uses which utilize public gatherings such as churches, country clubs, golf courses, etc. especially when that property has frontage on a primary road. With these type of uses special care should be taken to ensure that any potential negative impact on neighboring residential properties be addressed. In this circumstance there is an existing well-established evergreen buffer between the area where the accessory building will be constructed and the adjacent property to the east where there is a single family residential home. The property to the south is a church use and to the west is a public boat launch. Directly to the north of the property is Belleville Lake, which provides recreational opportunities to Township residents. Based on this the expansion of the country club use is economically and socially desirable in this current location.

- 2. Is necessary for the public convenience at that location.**

The property is located along E. Huron River Drive which is a main road within the Township. There are several subdivisions as well as non-single family residential uses along this road. This makes the sites location potentially convenient for the members of the club and the public.

3. Is compatible with adjacent uses of land.

On the north side the property is adjacent to Belleville Lake, on the west side the property is adjacent to a public boat launch, on the south side the property is adjacent to a church, and on the east side the property is adjacent to a single family residential home. There is an existing well established evergreen buffer between the single family residential home and the country club property. This buffer should mitigate any potential incompatibilities between the properties.

4. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.

The building is designed to be accessory to the principal building on the site. Its design is compliant with all required setbacks and height/bulk requirements of the Zoning Ordinance. The public health, safety, and welfare will be protected based on the current site design.

5. Can be adequately served by public services and facilities without diminishing or adversely effecting public services and facilities to existing land uses in the area.

The addition of the accessory building will not increase the level of public services required to service the site.

6. Will not cause injury to other property in the neighborhood in which it is to be located.

The proposed detached accessory building is not anticipated to have any negative impact on the adjacent properties. The use is compatible with the uses to the west and south (boat launch and church) and the established evergreen buffer should mitigate any potential negative impacts on the adjacent property.

7. Will consider the natural environment and help conserve natural resources and energy.

There are no anticipated adverse effects to the natural environment of the Township. This construction is consistent with the other construction activities which occur around Belleville Lake.

8. Is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located and meets applicable site design standard for special approval uses.

There will need to be some minor items addressed on the submitted site plan, but those items will be addressed during site plan review. Staff will recommend that any approvals be conditioned upon the applicant obtaining final site plan approval, but overall it appears that the accessory building dimensional standards are consistent with the Zoning Ordinance. There are no specific site design standards to Country Club uses which do not involve outdoor recreation activities.

9. Is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.

The Township has the authority to grant special land use approval for a Country Club in a single family residential district. Based on this this standard is met.

Recommendation:

Based on the above mentioned comments, staff finds that the proposed construction of the detached accessory building meets the standards for special use approval. Staff recommends that the Planning Commission recommend special use approval for the construction of the accessory building to the Township Board, subject to the condition that the applicant obtain final site plan approval.



Memo

DATE: May 19, 2017
TO: Planning Commission
FROM: Ron Akers, AICP – Director of Planning & Economic Development
RE: 17-016 Site Plan Review for Belleville Yacht Club Accessory Building at 831 E. Huron River Drive

File Number: 17-016

Site Address: 831 E. Huron River Drive

Parcel Number: 125-83-088-99-0005-000

Parcel Size: 4.04 Acres

Location: E. Huron River Drive, East of Edgemont Street

Applicant: BYC, 831 E. Huron River Drive, Van Buren Township, MI 48111

Property Owner: Same as applicant.

Request: Applicant is requesting special land use and site plan approval to construct a detached accessory building on their property where they have a currently established country club use.

Zoning and Existing Use: R1-C, Single Family Residential, Country Club

Adjacent Zoning and Existing Uses:

North: Belleville Lake

East: R1-C (Single Family Residential) & Single Family Home

South: R1-C (Single Family Residential) & Church

West: R1-C (Single Family Residential) & Public Boat Launch

Other: Public hearing notices were published in the Belleville Area Independent on May 4, 2017 and notices were sent to all property within 300' of the subject property in accordance with the Michigan Zoning Enabling Act.

Summary:

The applicant is requesting special land use and site plan approval to construct a detached accessory building at the existing Belleville Yacht Club which is located at 831 E. Huron River Drive. The intended use of the accessory building is for a “tiki bar” which includes a lounge area, bar area, a kitchen, and restrooms. The site is approximately 4.04 acres in area and is zoned R1-C (Single Family Residential), which permits country club uses via special land use approval. The special land use review is addressed in a separate letter. I have reviewed the site plan for compliance with the Township’s Zoning Ordinance and I offer the following comments for your consideration:

- 1. Use.** Country clubs are allowable uses by special land use approval in single family residential zoning districts. Special land uses are recommended by the Planning Commission with final approval coming from the Township Board of Trustees. In addition to this the Planning Commission also has to grant site plan approval. Typically, the Planning Commission requires that the site plan have a statement of use on it to describe what the intended use of the structure is. Staff recommends that a use statement be added to the site plan.
- 2. Height & Bulk Standards.** Per conversations with the applicant, the proposed building is intended to be constructed on the existing concrete foundation located adjacent to the water. However, the site plan does not depict the building being constructed, it only indicates the existing foundation and a proposed deck. Staff recommends that the building proposed to be constructed be added to the site plan in the proper location. The remainder of the review will be assuming that the building will be placed on the existing foundation. The following are a summary of the height and bulk requirements.

	Required	Proposed
Front Setback:	30’	+1000’
Rear Setback:	N/A*	21’
Side Setback:	5’**	15’
Side Setback:	5’**	76’
Height:	14’**	14’
Lot Coverage:	30%	9.2%
Acc. Bldg Lot Coverage:	4,800 sf	1,665 sf

* Rear yard setbacks not required along Belleville Lake
**Accessory building standards per 7.202 of the Zoning Ordinance

Based on these standards the location of the proposed accessory building is consistent with Zoning Ordinance height & bulk standards.

- 3. Parking & Loading.** The proposed site plan does not any parking facilities on it. The applicant will need to depict the existing parking facilities on the site plan in order for it to be approved. Despite this I have been able to review the applicant’s existing parking from aerial photos and I am able to offer comments regarding the parking facilities on site.

The most applicable parking standard to the country club use is swimming, tennis clubs or similar uses (Non-Commercial Operated by a Resident Organization). This parking standard requires 3.5 parking spaces per 1,000 square feet. Based on this standard and the combined total measurement of the main building and the proposed accessory building (16,193 sf), I offer the following comments:

	Minimum Required	Existing	Percent Exceeded
Parking Spaces:	57	108	89%
Barrier Free:	5 (@ 108 spaces)	8	N/A

Based on the above requirements the minimum parking standards are easily met, but the current existing parking exceeds the maximum allowable parking by over 89%. As these parking areas are existing and the proposed accessory building is bringing the property closer into compliance with the Zoning Ordinance staff recommends that the Planning Commission approve this maximum parking space exceedance. The Planning Commission will need to specifically mention this in their site plan approval.

Lastly, because the use has kitchen and bar facilities and these items are delivered to the site, the applicant will need to add a 10' X 50' loading and unloading area on the site plan.

- 4. Landscaping and Screening.** When an application is submitted for site plan review, the Zoning Ordinance requires that the site plans cannot be approved until they comply with the Township's landscaping and screening standards. The applicant has not included landscaping plans in their site plan. The applicant will need to include landscaping plans to obtain site plan approval. Please consider the following comments regarding landscaping and screening.

- a. Frontage Landscaping.** The Zoning Ordinance requires that where the site abuts a public road right-of-way frontage landscaping will be provided. The following is the calculation required for frontage landscaping on this site:

Length of Road Frontage: ~76 linear feet minus 20 foot driveway = ~56'

Required Number of Plants

Deciduous or evergreen trees	$56 \text{ ft} / 40 \text{ ft} = \underline{2}$ deciduous or evergreen trees
Ornamental trees	$56 \text{ ft} / 100 \text{ ft} = \underline{1}$ ornamental tree
Shrubs	$(56 \text{ f} / 40 \text{ ft}) \times 8 = \underline{12}$ shrubs

The above mentioned landscaping will need to be added to the site plan to comply with the Zoning Ordinance.

- b. Parking Lot Landscaping.** There are no proposed changes to the parking area. A main intent of parking lot landscaping is to prevent headlight glare from spilling onto adjacent properties. There are no residential structures directly to the east of the parking lot which would burden from headlight glare and the parcel immediately to the west already has a screening buffer and is a boat launch.

There is a home adjacent to the driveway opening, but there is already mature existing vegetation which prevents this glare. Based on the existing mitigation measures and that no improvements are proposed to the parking lot, staff does not recommend the requirement of additional parking lot landscaping. This will be required when improvements are made to the parking lot. The Planning Commission at the time of approval will need to specifically approve the exceptions to the landscape plan.

- c. **Greenbelt Buffering.** The Zoning Ordinance when comparing residential to residential districts requires a ten (10) foot wide buffer, with one tree per 30 linear feet. This standard is not specifically required as it is neither a site condominium or a subdivision, but it is certainly a good idea as the country club is a more intensive use than a single family residential use. Upon review of the property this requirement appears to be met on the east property line for the areas between the front line of the building toward Belleville Lake. This will need to be depicted on the proposed site plan. This standard is not required on the western property line as it is not a subdivision or site condominium development.
 - d. **Garbage Collection Area.** Garbage collection areas are not depicted on the site plan. Either the dumpster or other trash storage methods are required to be depicted on the site plan.
 - e. **Mechanical and Utility Equipment.** The Zoning Ordinance requires that any mechanical or utility equipment be screened from off-site views. There are none depicted on the plans which I observed, but if there are any associated with the new development these will need to be screened.
5. **Exterior Lighting.** As this is a relatively minor scale improvement and much of the infrastructure is existing, a photometric plan is not necessary. It is not clear if any additional exterior lights (wall packs) will be installed with the proposed accessory building, but if there are any, they will need to comply with the exterior lighting standards in the Zoning Ordinance which includes that they be cut-off and down shielded.
6. **Required Site Plan Information.** Section 12 of the Zoning Ordinance depicts the information required on a site plan. There are items which are required that are not depicted on this current site plan. Staff will identify the additional required information for the applicant and provide them with a list to revise the plans.

Recommendation:

Based on my review of the proposed information it appears that there need to be some modifications to the site plan prior to final approval by the Planning Commission. There is no engineering review associated with this application as it is not a commercial/industrial use, the improvement is relatively minor, and the applicant is utilizing existing infrastructure and paved areas. Due to this once the applicant corrects these items the Planning Commission should be able to easily grant site plan approval.

Site Plan Review Checklist

17-016 BYC Accessory Building

Required Information	Included	Needed	Not Applicable
Title and date of plan, including the date and nature of all subsequent revisions.	X		
North arrow and scale. The scale shall be not less than 1 inch equals 50 feet for property under 3 acres and at least 1 inch equals 100 feet for those 3 acres or more.	X		
Location map showing the site in relation to existing roads and developments within the Township.	X		
The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties.	X		
Boundary of the tract shown by a heavy line: a legal description or the parcel and the acreage.	X		
Zoning classification of the petitioner's parcel and all abutting parcels.		X	
The location and height of all existing and proposed structures on and within 100 feet of the subject property.		X	
The location and the pavement and right of way width of all abutting roads and streets and driveway locations on abutting public streets.	X		
The name, address and telephone number of the property owner or petitioner.		X	
The name, firm, address and telephone number of the professional civil engineering or architectural firms responsible for the preparation of the site plan (including imprint of professional seal).	X		
Notation of Township, County or State license, permits required and/or secured.	X		
A note to pick up debris within property limits weekly or as needed.			X
A statement on intended phases of the project.			X
A description of the proposed use including the nature of the proposed use and other general information describing the use.		X	
Existing and proposed topography with contours at 2 foot intervals (based on USGS datum), extending a minimum of 200 feet beyond site boundaries.			X
Description of soil erosion and sedimentation control measures.			X
Location of clusters of trees on site and all existing trees five (5) inches or greater in diameter.			X
Location of existing wetlands.			X

Required Information	Included	Needed	Not Applicable
Location of flood plains drainage courses, lakes, ponds, drains, rivers and streams including their water surface elevation, flood plain elevation and normal high water elevation.	X		
Soil characteristics of the parcel to at least the detail provided by the U .S. Soil and Conservation Service "Soil Survey of Wayne County."			X
On parcels more than 1 acre, a grading plan showing finished contours at a maximum interval of 2 feet, correlated with existing contours so as to indicate required cutting, filling and grading.			X
A schedule of parking needs. Separate drawings may be submitted to indicate usable floor areas, etc. for computation of parking needs. Each individual parking space shall be indicated including typical parking space dimensions for regular and handicapped spaces and type of lot surfacing.		X	
A note specifying maintenance of paved surfaces and other improvements as follows: "Paved surfaces, walkways, signs, lighting and other structures and surfaces shall be maintained in a safe, attractive condition as originally designed and constructed.		X	
Parking lot striping and markings shall be maintained in a clearly visible condition."			X
The location of all rubbish receptacles and the location, height and type of fences and walls to screen receptacles.		X	
Location of existing and proposed fire hydrants, water mains, pump houses, stand pipes, building services and sizes including proposed connections to public sewer or water supply systems and/or considerations for extensions to loop other public water mains in adjacent public rights of way.	X		
Location and dimension of required easements for public right-of way, utilities, access and shared access.	X		
The proposed finish grade of buildings, driveways, walkways, parking lots and lawned areas.			X
Proposed sanitary sewer facilities and location of all existing utilities, easements, vacations and the general placement of line, tie ins to buildings, pump stations and lift stations.	X		
Description of a feasible storm drainage system and proposed storm sewer facilities (sewers and appurtenances) including catch basins, outlets, enclosed or open ditches and proposed swales for the retention of off-site drainage.	X		
Storm water calculations permit review of any proposed retention of drainage off site.			X

Required Information	Included	Needed	Not Applicable
Front, rear and side elevations of proposed buildings and proposed type of building materials, roof design, projections, canopies and overhangs, screen walls and accessory buildings, and any other outdoor mechanical equipment, i.e., air conditions, heating units, etc.	X		
Traffic and pedestrian circulation patterns both within the site and on the public streets adjacent to the site and the proposed location and dimensions of any pedestrian sidewalks, malls and open areas for parks and recreation either required or otherwise deemed necessary by the Planning Commission. A concrete sidewalk 5 feet in width shall be provided within the public right of way 1 foot from the subject site's property line where the subject site borders a public right of way.			X
Entrance details including sign locations and size.			X
Plans and specifications (height, cross sections materials) for greenbelts, berms, fences, walls or other protective barriers required by this Ordinance.			X
Designation of fire lanes.			X
Detailed landscape plan (including topography and utilities above and below ground) sealed by a registered landscape architect in conformance with the requirements of <u>Article 10</u> of this Ordinance, indicating the location, type and size of trees, plants, berms etc.		X, but no need for landscape architect or topography	
A note specifying annual landscape maintenance procedures such as the following: "Owner agrees to seasonal maintenance program and will replace all diseased, dead or damaged plants, replenish mulch, control weeds, fertilize and prune beginning upon completion of construction of landscaping."		X	
The location and type of outdoor lighting, proposed illumination patterns (including a photometric plan), and method of screening to prevent glare onto adjacent properties.		X, if any, no photometric plan required	
The location, height and area of all signs.			X
The location of any outdoor storage of material(s) and the manner in which it shall be screened or covered.			X
Information and plans for the storage, loading, disposal and transfer of any hazardous/toxic waste (gas, oil, transmission fluid, lubricants, solvents, etc.). If any underground tank is used, the location, size, construction and use of the tank shall be specified on the site plan.			X

Required information	Included	Needed	Not Applicable
Information and special data which may be critical to the adequate review of the proposed use and its impact on the site or Township. Such data requirements may include traffic studies (<u>Section 9.106(H)</u>), market analysis, site investigation report, environmental assessments (including inventory and impact data on flora, fauna, natural resources, hazardous materials, erosion control and pollution), demands on public facilities and services and estimates of potential costs to the Township due to failures as a basis for performance guarantees.			X
Recreation and open space areas for residential development projects shall be provided where deemed necessary by the Planning Commission.			X
Other data which the Township may reasonably deem necessary for adequate review.			X
With residential proposals a site summary indicating the number and location of 1 bedroom units, 2 bedroom units, etc. typical floor plans with the square feet of floor areas; density computation; recreation facilities; open spaces; street names; and lot coverage. A statement as to whether the project is to be a condominium, cooperative or rental shall also be provided.			X
With nonresidential proposals, the number of offices, number of employees, the number of floors, typical floor plans and the gross and usable floor area shall be provided.	X		
With residential proposals, details of a community building, swimming pool and fencing and carport locations, if proposed shall be provided.			X
Information regarding the number of times separate plans have been submitted to the Township for review of additions or alterations to the existing building or site in the past.	X		
Clear documentation for all proposed changes to the existing site, building or land use.		X	
The Declaration of Protective Covenants, Conditions and Restricts, (CC&Rs), or some other document with similar provisions, if proposed or anticipated by the property owner.			X

Required Information	Included	Needed	Not Applicable
<p>For sites with regular truck traffic, a truck circulation diagram indicating the type and volume of truck traffic anticipated at the site and defining all truck access and circulation lanes and truck loading/unloading areas on the site plan. The diagram must include the dimensions of trucks anticipated at the site and must show all existing and proposed truck circulation patterns, including the direction and flow of truck traffic on the site, turning radii, and sufficient maneuvering space and pavement design to accommodate trucks in accordance with the American Association of State Highway and Transportation Officials or another standard specified by the Township Engineer.</p>			X
<p>Any other information as required by the Planning Commission or Director of Planning which will assist in evaluation of the proposed use.</p>			X

David C. McInally II
Fire Marshal
O: 734-699-8900 ext. 9416

Van Buren Fire Department
46425 Tyler Rd
Van Buren Township, MI 48111



May 19th 2017

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: 17-016
BYC Tiki building
831 E Huron River Dr
Van Buren Township, MI

Project Overview:

The following items are required prior to me being able to do a review.

Van Buren Township has adopted NFPA 1 and 101, 2012 editions as the fire code. These codes must be used when re-submitting the plans for review.

1. Plans need to be sealed and signed.
2. Construction classification not listed.
3. Occupancy type not listed.
4. Interior layout does not address what type of seating will be used. This is required to calculate capacity for the building.
5. No interior finishes are listed.
6. What is kitchen going to be used for?
7. There are no life safety features shown.
8. Knox box for Tiki building will be required.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

Respectfully submitted,

David McInally
Fire Marshal

Our Mission: The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

PLANNING & ZONING APPLICATION

Case number 17-014

Date Submitted 4-21-17

APPLICANT INFORMATION

Applicant SCH, INC. Phone 313-443-5733
Address 22439 Pardee CT Fax 313 292-5523
City, State DEARBORN Heights, MI Zip 48125
E-mail S.S. Lamey@yahoo.com Cell Phone Number _____
Property Owner _____ Phone _____
(if different than applicant)
Address _____ Fax _____
City, State _____ Zip _____
Billing Contact SAM SALAMEY Phone (313) 443-5733
Address 22439 Pardee CT Fax (313) 292-5523
City, State DEARBORN Heights, MI Zip 48125

SITE/PROJECT INFORMATION

Name of Project _____
Parcel Id No. VI25-83-021-01-0009-304 Project Address 49412 Mich. Ave
Attach Legal Description of Property - Attached
Property Location: On the NW Side of Michigan Avenue @ Denton
and _____ Road. Size of Lot Width 270 Depth 335
Acreage of Site 2.25 Total Acres of Site to Review 2.25 Current Zoning of Site C
Project Description: FUELING STATION, Convenience Food Mart & DRIVE THRU FOOD/SNACK SERVICE

Is a re-zoning of this parcel being requested? Yes YES (if yes complete next line) NO
Current Zoning of Site Commercial C Local Busi. Requested Zoning C-1

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? NO YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? _____ Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

SCH, INC.

Print Property Owners Name



Signature of Property Owner

CHARLES ZAIN
Its PRESIDENT

04-17-2017

Date

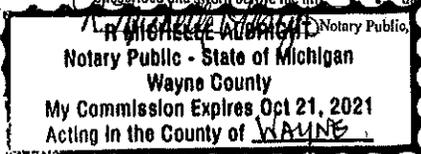
STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 17th day of April, 2017

Michelle Wright Notary Public, Wayne County, Michigan

My Commission expires Oct. 21, 2021



Rev 1/12/06

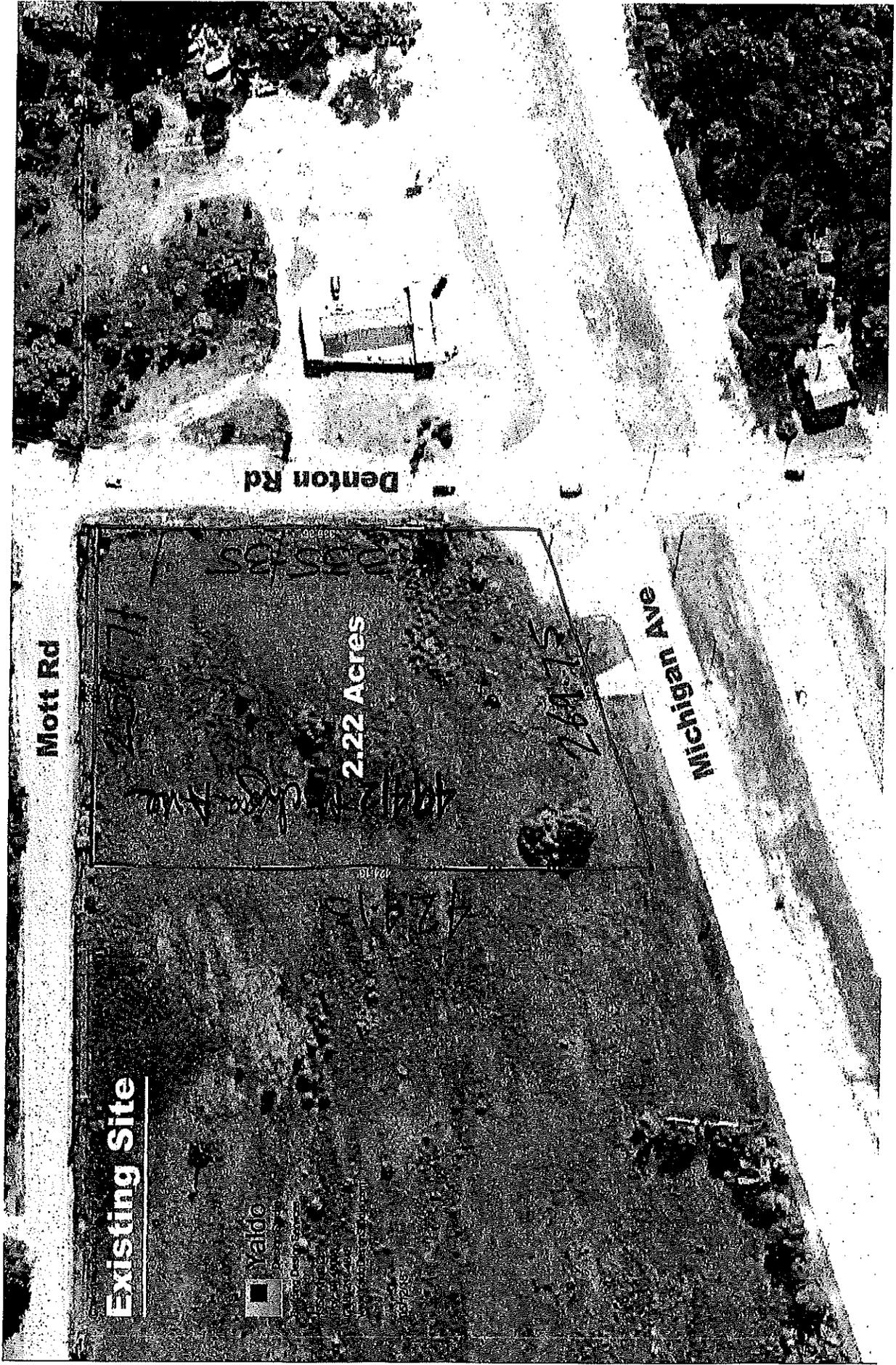
THE FOLLOWING DESCRIBED PREMISES situated in the Township of Van Buren, County of Wayne, Michigan, described as follows:

PARCEL "B2"

Part of Lot 9, Supervisor's Van Buren Plat No. 1, as recorded in Liber 67 of Plats, Page 50, Wayne County Records, Wayne County, Michigan, more fully described as commencing at the Northwest corner of said Lot 9; thence N. 88°25'10" E. 889.90 feet along the North line of said Lot 9 and the South right-of-way of Mott Road, 66 feet wide, to the point of beginning; thence S 01°23'50" E 424.13 feet; thence N 69°11'50" E 251.32 feet along the South line of said Lot 9 and the North right-of-way line of Michigan Avenue, 204 feet wide; thence N 69°36'00" E 18.68 feet along the South line of said Lot 9 and the North right-of-way line of Michigan Avenue; thence N 01°23'50" W 335.36 feet along the East line of said Lot 9 and the West right-of-way line of Denton Road, 66 feet wide; thence S 88°25'10" W 254.71 feet along said North line of Lot 9 and said South right-of-way line of Mott Road to the point of beginning. Subject to easements and restrictions of record, if any. Containing 2.220 Acres.

Tax I.D. No. Part of 83-021-01-0009-301

83-021-01-0009-304



Existing Site

Valdo

2.22 Acres

Mott Rd

Denton Rd

Michigan Ave

16975

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **Wednesday, May 24, 2017 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following requests.

1. **Case 17-014:** A request by SCH, Inc, to rezone the property located at 49412 Michigan Avenue, Van Buren Township, MI 48111 (Parcel ID# V-125-83-021-01-0009-304) from C (Local Business) & C-2 (Extensive Highway Business) to C-1 (General Business).

2. **Case 17-016:** A request by the Belleville Yacht Club, for a special use approval to expand their club use by constructing an accessory building at their facility located at 831 E. Huron River Drive, Van Buren Township, MI 48111 (Parcel ID# V-125-83-088-99-0005-000).

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: May 4, 2017
Published: May 4, 2017



Memo

DATE: May 18, 2017
TO: Planning Commission
FROM: Ron Akers, AICP – Director of Planning & Economic Development
RE: 17-014 Rezoning Request of 49412 Michigan Avenue

Staff Report

File Number: 17-014

Site Address: 49412 Michigan Avenue

Parcel Number: 125-83-021-01-0009-304

Parcel Size: 2.145 Acres

Location: Michigan Avenue, at the northwest corner of Michigan Avenue and Denton Road

Applicant: SCH, INC, 22439 Pardee Ct, Dearborn Heights, MI 48125

Property Owner: Same as applicant.

Request: Applicant is requesting to rezone their existing property located at on Michigan Ave. from C, Local Business & C-2 Extensive Highway Business to C-1, General Commercial.

Zoning and Existing Use: C, Local Business & C-2 Extensive Highway Business, Vacant

Adjacent Zoning and Existing Uses:

North: R-1 (Single Family Residential (Canton Township)) & Vacant

East: C-1 (General Commercial) & Gasoline Filling Station & Drive Thru (under construction)

South: R1-C (Single Family Residential) & Church

West: C-2 (Extensive Highway Business) & Vacant

Other: Public hearing notices were published in the Belleville Area Independent on May 4, 2017 and notices were sent to all property within 300' of the subject property in accordance with the Michigan Zoning Enabling Act.

Summary:

The applicant has requested to rezone the above specified property from C, Local Business & C-2, Extensive Highway Business to C-1, General Commercial. The primary intent of the applicant is to rezone the property to allow the property owner the ability to construct a gasoline filling station at this property. Staff has reviewed this request based on the Township's Master Plan and Zoning Ordinance. Please consider the following:

Master Plan:

The Township's Future Land Use Map depicts this property as General Commercial. The General Commercial designation directly corresponds to the C-1, General Commercial Zoning District. While the Master Plan does not specifically describe General Commercial it does offer a description of commercial land uses. This description is as follows:

“Commercial: This classification includes a cross section of wholesale, retail and services uses offering those items satisfying the day-to-day neighborhood type convenience needs of customers such as: food, meat, drugs, bakery goods, and local services as well as community-wide, thoroughfare-oriented commercial uses offering those items purchase less frequently such as: apparel stores, appliance stores, gas stations, motels, and automotive facilities.”

Based on this designation the requested rezoning of this parcel to C-1. General Commercial is consistent with the Township's Future Land Use Map as well as the Township's Master Plan.

Zoning:

The property which is the subject of the request has split zoning on it. The portion of the property at the corner of Denton and Michigan Avenue is zoned C, Local Business while the western portion of the property is zoned C-2, Extensive Highway Business. The proposed rezoning would bring the property under one zoning designation.

Existing C, Local Business: The Local Business District intended to permit retail business and service uses which are needed to serve nearby residential areas. In order to promote such business development, uses are permitted which would not create hazards, offensive and loud noises, vibration, smoke, glare or excessive truck traffic. The intent of this district is also to encourage the concentration of local business in appropriate locations for the mutual benefit of businesses and patrons. It is intended that marginal strip business development along major streets be discouraged.

Existing C-2, Extensive Highway Business: The Extensive Highway Business District, as established in this Section, is intended to permit extensive business uses along heavily traveled highways. The permitted uses require large parcels of property and are intended to serve the general needs of all Township residents. The purpose of this zone is to provide a development pattern along designated major thoroughfares which will avoid unsafe conditions by eliminating

The proposed zoning district will be consistent with the zoning district to the west and east on the same side of Michigan Avenue. There is currently a filling station being constructed on the opposite side of Denton Road where the Planning Commission rezoned the property to C-1, General Commercial.

Proposed C-1, General Commercial: The General Business District, as established in this Article is intended to permit a wider range of business and entertainment activities than those permitted in the Local Business District. The permitted uses are intended to provide business and services usually found in major shopping centers and central business districts at the junction of major streets. These uses generated large volumes of vehicular traffic, require substantial access for off-street parking and loading and require detailed planning, particularly as to relationships with adjacent residential areas.

Based on this the proposed C-1, General Commercial zoning designation is consistent with the zoning of adjacent properties and I anticipate no inconsistencies to arise from the proposed rezoning.

Other Considerations:

The property is located on the northwest corner of Michigan Avenue and Denton Road. Michigan Avenue is a major thoroughfare and will be able to handle the traffic a commercial use would generate. Staff does not anticipate any additional impact on current traffic or infrastructure. At the time of site plan review, special care should be taken to insure that safe access management is encouraged and to ensure that the majority of truck traffic utilizes Michigan Avenue as their primary route rather than Denton Road. The request should not hinder community need for commercial property as rezoning is simply adding to the allowable land uses.

Recommendation:

Staff recommends that the Planning Commissions recommend approval of the request to amend the Township's Zoning Map by rezoning the property located at 49412 Michigan Avenue parcel #125-83-021-01-0009-304 from C, Local Business & C-2, Extensive Highway Business to C-1, General Commercial, based upon the following reasons:

- A. The C-1, General Commercial would be consistent with the zoning of adjacent properties.
- B. The proposed rezoning would be consistent with the Township's Future Land Use Map which designates this property as "General Commercial."
- C. The frontage on Michigan Avenue and Denton Road allow for sufficient vehicular access to handle a more intense commercial use on the property.
- D. The proposed rezoning does not create any shortages of available vacant commercially zoned property in the Township.