

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, May 27, 2015 – 7:30 PM  
Board of Trustees Room**

**CALL TO ORDER**

**ROLL CALL** Boynton, Budd, Franzoi, Johnson, Kelley, McKenna, Thompson

**APPROVAL OF AGENDA**

**MINUTES** Approval of minutes from the regular meeting of May 13, 2015

**CORRESPONDENCE**

**PUBLIC HEARING:**

**ITEM #1 CASE # TLU 15-011**

**TITLE:** THE APPLICANT, ANGRY TIGER 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.

**LOCATION:** METRO PARTY STORE, 41001 E. HURON RIVER DRIVE. THIS SITE IS LOCATED AT THE SW CORNER OF E. HURON RIVER DRIVE AND OLD HAGGERTY ROAD.

- A. Commission opens Public Hearing.
- B. Presentation by the Applicant.
- C. Public comments.
- D. Planning Commission closes Public Hearing.
- E. Planning Commission discussion.

**ITEM #2 CASE # SLU 15-006**

**TITLE:** THE APPLICANT, TIM DONUT U.S. LIMITED INC., IS REQUESTING SPECIAL LAND USE APPROVAL FOR A DRIVE THROUGH RESTAURANT. A DRIVE THROUGH RESTAURANT IS A SPECIAL LAND USE IN A C-1 DISTRICT. REQUIRES PLANNING COMMISSION APPROVAL AS DETAILED IN SECTION 4.44 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

**LOCATION:** TIM HORTON RESTAURANT, 2141 RAWSONVILLE ROAD. THIS SITE IS ON THE EAST SIDE OF RAWSONVILLE ROAD, SOUTH OF I-94 SOUTH SERVICE DRIVE AND NORTH OF HURON RIVER DRIVE.

- A. Commission opens Public Hearing.
- B. Presentation by the Applicant.
- C. Public comments.
- D. Planning Commission closes Public Hearing.
- E. Planning Commission discussion.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**ITEM #1**                    **CASE # RZ 15-003**

**TITLE:**                    **THE CHARTER TOWNSHIP OF VAN BUREN BOARD OF TRUSTEES HAS INITIATED AN AMENDMENT TO REZONE APPROXIMATELY 3.4 ACRES CURRENTLY ZONED C-1 (GENERAL BUSINESS) TO R-1B (SINGLE-FAMILY RESIDENTIAL).**

**LOCATION:**                **PARCEL NUMBER V125-83-039-99-0009-014, WHICH IS CURRENTLY VACANT. THE SITE IS LOCATED ON THE NORTH SIDE OF TYLER ROAD BETWEEN BELLEVILLE ROAD TO THE WEST AND WALDEN BOULEVARD TO THE EAST.**

- A. Presentation by Township staff and consultants.
- B. Planning Commission discussion and comments.
- C. Planning Commission Action - Motion

**ITEM #2**                    **CASE # SPR 14-019 (FSP)**

**TITLE:**                    **THE APPLICANT, BELLEVIEW DEVELOPMENT, LLC, IS REQUESTING FINAL SITE PLAN APPROVAL OF FOR DEVELOPMENT OF A COMMERCIAL BUILDING WHICH INCLUDES A DRIVE THRU RESTAURANT (SPECIAL LAND USE HAS BEEN APPROVED).**

**LOCATION:**                **PARCEL NUMBER V125-83-059-01-0013-000, ALSO KNOWN AS 10705 BELLEVILLE ROAD, AND THE NORTHERLY HALF (APPROXIMATELY 33 FEET) OF THE PARCEL TO THE SOUTH. THE SITE IS APPROXIMATELY 1.98 ACRES AND IS LOCATED IN THE C-1, GENERAL BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD, NORTH OF THE I-94 SERVICE DRIVE.**

- A. Presentation by the applicant.
- B. Presentation by Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission Action - Motion

**GENERAL DISCUSSION**

**ADJOURNMENT**

