

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, October 11, 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 September 13, 2017.  
Approval of minutes from the special meeting of September 27, 2017.

**CORRESPONDENCE:**

**PUBLIC HEARING:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**ITEM #1:** **CASE 17-018 – SPECIAL LAND USE APPROVAL**

**TITLE:** **THE APPLICANT, PARALLEL INFRASTRUCTURE, IS REQUESTING A SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A WIRELESS COMMUNICATION FACILITY (125 FOOT TALL MONOPOLE CELL PHONE TOWER AND ASSOCIATED SUPPORT STRUCTURES) AT 43430 ECORSE ROAD, VAN BUREN TOWNSHIP, MI 48111.**

**LOCATION:** Parcel number V-125-83-012-99-0028-000 (43430 Ecorse Road.) This property is located around the northwest corner of Ecorse Road and Morton Taylor Road and is located in the R-1B, Single Family Residential Zoning District.

- A. Presentation by Applicant
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers approval of the special land use.

**ITEM #2:** **17-018 – FINAL SITE PLAN APPROVAL**

**TITLE:** **THE APPLICANT, PARALLEL INFRASTRUCTURE, IS REQUESTING A FINAL SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A WIRELESS COMMUNICATION FACILITY (125 FOOT TALL MONOPOLE CELL PHONE TOWER AND ASSOCIATED SUPPORT STRUCTURES) AT 43430 ECORSE ROAD, VAN BUREN TOWNSHIP, MI 48111.**

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- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.

- C. Public Comment.
- D. Planning Commission considers approval of the final site plan

**GENERAL DISCUSSION:**

**ITEM #1:      SHORT TERM RENTALS**

**ADJOURNMENT:**

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
SEPTEMBER 13, 2017  
MINUTES - DRAFT**

Chairperson Thompson called the meeting to order at 7:33 p.m.

**ROLL CALL:**

**Present:** Kelley, Atchinson, Franzoi and Thompson.

**Excused:** Boynton and Budd.

**Staff:** Deputy Director Best and Secretary Harman.

**Planning Representatives:** McKenna Associate, Patrick Sloan and Fishbeck Associate, David Potter.

**Audience:** Four (4).

**APPROVAL OF AGENDA:**

**Motion Kelley, Atchinson second to approve the agenda of September 13, 2017 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Kelley, Franzoi second to approve the regular meeting minutes of August 23, 2017 as presented. Motion Carried.**

**PUBLIC HEARING:**

**ITEM # 1                    17-018 – SPECIAL LAND USE APPROVAL**

**TITLE:                    THE APPLICANT, PARALLEL INFRASTRUCTURE, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A WIRELESS COMMUNICATION FACILITY (125 FOOT TALL MONOPOLE CELL PHONE TOWER AND ASSOCIATED SUPPORT STRUCTURES) AT 43430 ECORSE ROAD, VAN BUREN TOWNSHIP, MI 48111.**

**LOCATION:                PARCEL NUMBER V125-83-012-99-0028-000 (43430 ECORSE ROAD). THIS PROPERTY IS LOCATED AROUND THE NORTHWEST CORNER OF ECORSE ROAD AND MORTON TAYLOR ROAD AND IS LOCATED IN THE R-1B, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.**

**Motion Kelley, Franzoi second to open the public hearing. Motion Carried.**

Civil Engineer Johnathan Crane gave the presentation. Parallel Infrastructure is requesting special land use approval for the construction of 125-foot tall monopole cell phone tower. The proposed tower is built to suit for Verizon Wireless. Mr. Crane displayed the site plan and discussed the quarter mile setback from the road, setbacks from the property lines in the event of a catastrophic event/failure the monopole would fall within the property line, fencing, landscaping and soil reports. He displayed both existing and future Verizon coverage maps showing the improvement in services.

The applicant is seeking special land use approval and preliminary site plan approval.

**Motion Franzoi, Kelley second to close the public hearing. Motion Carried.**

**NEW BUSINESS:**

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McKenna Associate Patrick Sloan presented his special land use review letter dated 9-7-17 and preliminary site plan review letter dated 9-7-17 both recommending the Planning Commission defer action on special land use approval and preliminary site plan and that the applicant provide revised plans that address the issues raised in the review letters.

Fishbeck Associate David Potter presented his preliminary site plan review letter dated 9-1-17 recommending the Planning Commission grant preliminary site plan approval at this time.

Deputy Director Best presented the Fire Department review letter dated 8-28-17 recommend approval provided the requirements in the review letter are met.

Commissioners discussed how the neighboring residential and vacant land properties will continue to be developed, the use of the tank for the generator, a description of the canopy and its use, landscaping on all four (4) sides and planted inside the fence for screening, the project time frame, map identifying the existing towers and special land use approve being considered at final site plan approval.

**Motion Kelley, Atchinson second to grant the applicant, Parallel Infrastructure, preliminary site plan approval for the construction of a 125 foot tall monopole cell phone tower and associated support**

structures located at 43430 Ecorse Road subject to the conditions in the McKenna Associates review letter dated 9-7-17, Fishbeck review letter dated 9-1-17, Fire Department review letter dated 8-28-17 with the addition of looking at special land use approval at final site plan approval. Motion Carried. (letters attached)

**GENERAL DISCUSSION:**

1. **17-028 MCDONALD'S REMODEL:** Deputy Director Best informed commissioners that the Rawsonville Road McDonalds is preparing to update its look similar to the McDonalds on Michigan Ave and Belleville Road. The application was approved under administrative review.
2. **SCOPE OF MASTER PLAN:** Deputy Director Best discussed a proposed scope of services for the master plan referencing his staff memo dated 9-11-17. Staff would like to get started on the project this year and sought Planning Commission approval to proceed. Commissioners agreed to move forward with the scope of the master plan and discussed engaging the public, meeting with the City of Belleville and using social media to get information out to the residents.
3. **PLANNING APPROVAL PROCESS:** Deputy Director Best discussed the planning approval process referencing his staff memo dated 9-11-17. Staff has received complaints regarding the length of the development review process. Staff at a future meeting would like to bring back a more comprehensive process detailing some proposed changes for the Planning Commission to consider. Commissioners agreed to have the planning approval process as an upcoming agenda item.
4. **MEDICAL MARIJUANA SUBCOMMITTEE UPDATE:** Deputy Director Best provided an update from the Medical Marijuana Subcommittee referencing his staff memo dated 9-11-17. After discussion and an overview of the new rules and regulations, the Committee is recommending opting out of the new legislation. This is due to the uncertain nature of the state revenue sharing, uncertainty regarding the uses allowed and availability of dispensaries and other facilities in adjacent communities. To effectively opt out, the following is needed:
  - 1) Amend the Zoning Ordinance to remove the language that permits cultivation facilities and add language that makes it clear that we are prohibiting these uses.
  - 2) Revoke the medical marijuana registration ordinance that is on the books.The Planning Commission agreed to set the public hearing to opt out of the new legislation.

**ADJOURNMENT:**

Motion Atchinson, Franzoi second to adjourn at 9:10 p.m. Motion Carried.

Respectfully submitted,

Christina Harman  
Recording Secretary

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
SEPTEMBER 27, 2017  
MINUTES - DRAFT**

Chairperson Thompson called the meeting to order at 7:33 p.m.

**ROLL CALL:**

**Present:** Atchinson, Budd and Thompson.

**Excused:** Franzoi, Boynton and Kelley.

**Staff:** Secretary Harman.

**Planning Representatives:** McKenna Associate, Vidya Krishnan and Wade Trim, David Nummer.

**Audience:** Three (3).

Applicant Jill Frohlich, Van Buren Investors, LLC, was present for final site plan approval. Chair Thompson apologized for the lack of quorum. Planning staff will contact the applicant to discuss scheduling a special meeting.

The meeting was then adjourned due to lack of quorum.

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- A. Presentation by Applicant
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**Planning Representatives:** McKenna Associate, Patrick Sloan and Fishbeck Associate, David Potter.

**Audience:** Four (4).

**APPROVAL OF AGENDA:**

**Motion Kelley, Atchinson second to approve the agenda of September 13, 2017 as presented.**

**Motion Carried.**

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**Motion Kelley, Franzoi second to open the public hearing. Motion Carried.**

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**ROLL CALL:**

**Present:** Atchinson, Budd and Thompson.

**Excused:** Franzoi, Boynton and Kelley.

**Staff:** Secretary Harman.

**Planning Representatives:** McKenna Associate, Vidya Krishnan and Wade Trim, David Nummer.

**Audience:** Three (3).

Meeting cancelled due to lack of quorum. Applicant Jill Frohlich, Van Buren Investors, LLC, was present for final site plan approval. Chair Thompson will contact planning staff to discuss scheduling a special meeting for the applicant.

Respectfully submitted,

Christina Harman  
Recording Secretary

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
SEPTEMBER 27, 2017  
MINUTES - DRAFT**

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**ROLL CALL:**

**Present:** Atchinson, Budd and Thompson.

**Excused:** Franzoi, Boynton and Kelley.

**Staff:** Secretary Harman.

**Planning Representatives:** McKenna Associate, Vidya Krishnan and Wade Trim, David Nummer.

**Audience:** Three (3).

Applicant Jill Frohlich, Van Buren Investors, LLC, was present for final site plan approval. Chair Thompson apologized for the lack of quorum. Planning staff will contact the applicant to discuss scheduling a special meeting.

The meeting was then adjourned due to lack of quorum.

Respectfully submitted,

Christina Harman  
Recording Secretary