

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, June 24, 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 June 10, 2015

CORRESPONDENCE

PUBLIC HEARING: None.

OLD BUSINESS: None.

ITEM #1 CASE #14-007 (SPR)

TITLE: THE APPLICANT, MENARD, INC. IS REQUESTING FINAL SITE PLAN APPROVAL FOR THE DEVELOPMENT OF A RETAIL BUILDING WITH OUTSIDE STORAGE AND SALE OF SUPPLIES. OUTDOOR STORAGE AND SALE OF SUPPLIES IS A SPECIAL LAND USE IN THE C-2 DISTRICT, WHICH WAS APPROVED BY THE TOWNSHIP BOARD OF TRUSTEES ON FEBRUARY 17, 2015.

LOCATION: PARCEL NUMBER V125-83-061-99-0005-721, WHICH IS CURRENTLY VACANT. THE SITE IS APPROXIMATELY 27.24 ACRES AND IS LOCATED IN THE C-2, EXTENSIVE HIGHWAY BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER ROAD TO THE NORTH AND I-94 TO THE SOUTH.

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the Final Site Plan.

ITEM #2 CASE #14-007 (TRP)

TITLE: THE APPLICANT, MENARD, INC. IS REQUESTING TREE REMOVAL PERMIT APPROVAL FOR THE DEVELOPMENT OF A RETAIL BUILDING WITH OUTSIDE STORAGE AND SALE OF SUPPLIES. OUTDOOR STORAGE AND SALE OF SUPPLIES IS A SPECIAL LAND USE IN THE C-2 DISTRICT, WHICH WAS APPROVED BY THE TOWNSHIP BOARD OF TRUSTEES ON FEBRUARY 17, 2015.

LOCATION: PARCEL NUMBER V125-83-061-99-0005-721, WHICH IS CURRENTLY VACANT. THE SITE IS APPROXIMATELY 27.24 ACRES AND IS LOCATED IN THE C-2, EXTENSIVE HIGHWAY BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER ROAD TO THE NORTH AND I-94 TO THE SOUTH.

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the Tree Removal Permit.

ITEM #1

CASE # 14-016 (SPR)

TITLE:

THE APPLICANT, CLARK GAS, IS REQUESTING FINAL SITE PLAN APPROVAL TO REBUILD THE EXISTING CLARK GAS STATION AND ADD A CONVENIENCE STORE WITH A NEW 2,000 SQ. FT. BRICK AND PEAKED ROOF BUILDING. THE GAS STATION AND CONVENIENT STORE ARE PERMITTED USES IN THE C-1 DISTRICT, AND THE SITE WAS RECENTLY REZONED, WITH CONDITIONS, TO C-1.

LOCATION:

PARCEL TAX ID NUMBER V-125-83-129-99-0002-002, ALSO KNOWN AS 15400 SUMPTER ROAD. THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SUMPTER ROAD AND HULL ROAD. THE SITE MEASURES APPROXIMATELY 1.01 ACRES, AND IS CURRENTLY ZONED C-1 (LOCAL BUSINESS).

- 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.

NEW BUSINESS:

GENERAL DISCUSSION

ADJOURNMENT