

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
August 12, 2015  
MINUTES**

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

**ROLL CALL:**

**Present:** Franzoi, Johnson, Boynton, Budd, McKenna, Kelley and Thompson.

**Excused:** None.

**Staff:** Secretary Harman.

**Planning Representatives:** McKenna Associate, Sally Hodges.

**Audience:** Six (6).

**APPROVAL OF AGENDA:**

**Motion McKenna, Boynton second to approve the agenda of August 12, 2015 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Boynton, Johnson second to approve the minutes from July 22, 2015 as presented.**

**Motion Carried.**

**NEW BUSINESS:**

**ITEM # 1                   CASE# 15-013 RZ**

**TITLE:                   THE APPLICANT, DOMINIC AND REGINA FERRAIUOLO, REQUEST TO REZONE A PARCEL OF APPROXIMATELY 0.37 ACRES FROM C-1 (GENERAL BUSINESS) TO R-2A (SINGLE FAMILY RESIDENTIAL) DISTRICT. A REZONING APPLICATION REQUIRES A PUBLIC HEARING, WHICH WAS HELD BY THE PLANNING COMMISSION AT ITS MEETING ON JULY 8, 2015.**

**LOCATION:               PARCEL TAX ID NUMBER V125-80-021-01-0006-001, ALSO KNOWN AS 50081 MOTT ROAD, IS THE SUBJECT PROPERTY OF THIS HEARING. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF MOTT ROAD, WEST OF DENTON ROAD.**

Applicant Regina Ferraiuolo gave the presentation. The neighboring properties on both sides of 50081 Mott Road are zoned R-2A, the Ferraiuolo's would like their property zoned as R-2A as well.

Sally Hodges of McKenna Associates presented review letter dated 7-14-15 recommending the Planning Commission recommend that the Township Board of Trustees approve the applicant's request to rezone the subject site from C-1 to R-2A for the reasons referenced in the letter.

No comments from Commissioners or the audience.

**Motion Johnson, Kelley second to recommend to the Township Board of Trustees for approval the applicants request to rezone approximately 0.37 acres located at parcel number V125-83-021-01-**

**0006-001 also known as 50081 Mott Road from C-1 to R-2A for the reasons stated in the McKenna Associates review letter dated 7-14-15. (Letter Attached)**

**Roll Call:**

**Yeas: Boynton, Budd, McKenna, Kelley, Johnson, Franzoi and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**ITEM # 2                      CASE# 14-005 RZ**

**TITLE:                        THE APPLICANT, BELLEVILLE DEVELOPMENT, INC. IS REQUESTING TO REZONE APPROXIMATELY 7.421 ACRES CURRENTLY ZONED R-1B (SINGLE-FAMILY RESIDENTIAL) TO C-2 (EXTENSIVE HIGHWAY BUSINESS).**

**LOCATION:                    PARCEL TAX ID NUMBER V125-83-064-99-0002-002, ALSO KNOWN AS 11055 QUIRK ROAD, IS THE SUBJECT OF THIS HEARING. THE SITE IS LOCATED ON THE EAST SIDE OF QUIRK ROAD BETWEEN MCBRIDE AVE. TO THE NORTH AND THE I-94 SERVICE ROAD TO THE SOUTH. A REZONING APPLICATION REQUIRES A PUBLIC HEARING, WHICH WAS HELD BY THE PLANNING COMMISSION AT ITS MEETING ON MARCH 11, 2015.**

Jim Terbrueggen with Bud Design & Engineering Services and applicant Remy Hanna gave the presentation. The applicant would like to rezone from R-1B to C-2 for a proposed hotel. The applicant held a citizens meeting with the surrounding neighborhood residents and has worked with them to make the proposed site more pleasing with added buffering.

Sally Hodges of McKenna Associates presented review letter dated 8-5-15 recommending the Planning Commission discuss the matter of possible access limitations with the applicant during deliberation on the zoning request. If that issue is satisfactorily addressed, McKenna Associates recommends the Planning Commission recommend that the Township Board of Trustees approve the request to rezone the site from R-1B (Single Family Residential) to C-2 (Extensive Highway Business) District for the reasons referenced in the letter.

Commissioners discussed concerns with the parking lot area, the two parcels owned by the applicant being combined, access and driveways on the site, fairground patron's use of the property, the impact on neighbors, concerns of not having clearer definition of no access to the property on Quirk Road and the possibility of a resolution to define access to the property.

The applicant will discuss the Quirk Road access concerns further and put together language for the next Planning Commission meeting.

**Motion Kelley, Boynton second to table the discussion until the next Planning Commission meeting in two weeks on August 26, 2015. Motion Carried.**

**OLD BUSINESS: None.**

**GENERAL DISCUSSION: None.**

**Motion Boynton, McKenna second to adjourn at 8:16 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

July 14, 2015

Planning Commission  
Charter Township of Van Buren  
46425 Tyler Road  
Belleville, MI 48111

**Subject: VBT-RZ 15-013; Mott Road Rezoning, Parcel ID V-125-83-021-01-0006-001; Rezoning Review #1 – Rev. 8-13-15**

Dear Commissioners:

The owners, Mr. and Mrs. Ferraiuolo, have requested rezoning of the above referenced parcel. The 0.37 acre parcel is currently zoned as C-1 (General Business) and is proposed to be zoned R-2A (Single Family Residential). The site contains a vacant building formerly used as a duplex, and fronts on Mott Rd. across the street from Canton Township. The Planning Commission held a public hearing on July 8, 2015. We have reviewed the request and have the following comments:

**COMMENTS**

1. **Existing Conditions.** The site and its surroundings are summarized below:

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Vacant duplex	Low Density Single Family B (15,000 sq. ft.)	C-1, General Business
North (Canton Township)	Residential	Medium Low Density Residential (3 d.u. per ac.)	RR, Rural Residential and R-3 Single Family Residential (5 acres and 12,750 sq. ft. lots)
East	Vacant	Low Density Single Family B (15,000 sq. ft.)	R-2A Single Family Residential
South	Vacant	Low Density Single Family B (15,000 sq. ft.)	C-1, General Business
West	Single Family Dwelling	Low Density Single Family B (15,000 sq. ft.)	R-2A Single Family Residential

2. **Master Plan.** The Future Land Use map of the Township Master Plan calls for Low Density Single Family B (15,000 sq. ft. lots) uses on the site. The Township Master Plan also designates the adjacent parcels to the east and west as Low Density Single Family B. Therefore, the applicant’s request to rezone the property from C-1, General Business District to R-2A, Single Family Residential District is consistent with the Master Plan.

3. **Zoning.** Permitted uses in the site's existing C-1 District and the proposed R-2A District are as follows:
  - a. Existing C-1 Zoning. The C-1 District is intended to be retail business and service uses which generate large volumes of traffic, require substantial access for off-street parking and loading, and require detailed planning with regard to relationships with adjacent residential uses. Permitted uses include: all uses permitted in the C Local Business District; automobile, trailer or boat showrooms; business schools operated for a profit; carpet and furniture stores; restaurants and bars; contractors' establishments; medical labs; health clubs; public buildings; wedding chapels; animal clinics; gas stations; and uses similar. Uses permitted by special approval include: car washes; bowling alleys; drive through establishments; open air businesses; wholesale stores; shopping centers; self-storage facilities; RV storage; outdoor storage of building contractors' supplies; and similar uses. Most of these uses are not consistent with the small lot, accessed by an unpaved road and surrounded by residential land.
  - b. Proposed R-2A Zoning. The R-2A District is intended to permit single family residential development on lots with a minimum area of 15,000 sq. ft. and minimum width of 90 feet. The rezoning lot complies with both requirements. Permitted uses include: single-family detached dwellings; publicly-owned/operated parks and playfields; local government buildings; public, parochial and private schools; accessory buildings and uses; home occupations; adult foster care small group homes and family day care homes. By special approval, public utility buildings without storage yards; churches; golf courses; bed and breakfast establishments; and similar uses may be permitted. If rezoned, the duplex building will not be permitted to be reused as a duplex.
4. **Mott Road Character.** The rezoning site has road frontage on Mott Road, and no relationship to Michigan Avenue. Mott Road is currently a dirt road, and is the boundary between Van Buren Township and Canton Township. Although C-1 zoning is immediately south of the rezoning parcel, R-2A is to the east and west and single family residential zoning to the north in Canton. Both the Van Buren Township and Canton Township Master Plans call for residential land uses in the area of the site. As noted above, commercial uses currently permitted by the site's C-1 zoning would be incompatible with the rural residential character of Mott Road.
5. **Community Need.** Ample land is available in the vicinity for C-1 uses, and there has been no evidence presented that this site is needed as part of that C-1 supply.
6. **Traffic and Infrastructure.** The available infrastructure will appropriately accommodate the requested zoning district.

## RECOMMENDATION

We recommend that the Planning Commission recommend that the Township Board of Trustees approve the applicant's request to rezone the subject site from C-1 to R-2A for the following reasons:

1. The proposed R-2A zoning is consistent with the Master Plan.

2. If developed in accordance with zoning requirements, uses permitted in the proposed R-2A district will be compatible with the surrounding land uses on Mott Road, and are unlikely to adversely affect land value and environmental quality.
3. Rezoning will not create an unplanned or spot zoned parcel of land since it is in conformance with the Master Plan.
4. The proposed rezoning will not adversely impact the usability for commercial purposes of the land along Michigan Avenue.

Respectfully submitted,

**McKENNA ASSOCIATES, INCORPORATED**

A handwritten signature in blue ink that reads "Sara J. Hodges". The signature is written in a cursive, flowing style.

Sara J. Hodges, AICP, IAP2  
Senior Vice President