

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
FEBRUARY 8, 2017  
MINUTES**

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

**ROLL CALL:**

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

**Excused:** Franzoi and Boynton.

**Staff:** Director Akers and Secretary Harman.

**Planning Representatives:** McKenna Associate, Patrick Sloan.

**Audience:** One (1).

**APPROVAL OF AGENDA:**

**Motion Kelley, Jackson second to approve the agenda of February 8, 2017 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Budd, Kelley second to approve the regular meeting minutes of January 25, 2017 with the correction of Commissioner Kelley listed as excused under roll call. Motion Carried.**

**NEW BUSINESS:**

**ITEM # 1                      BELLEVILLE LAKE SHORELINE DISTRICTS ORDINANCE**

**TITLE:                              CONSIDER AMENDING THE TEXT OF THE VAN BUREN CHARTER TOWNSHIP ZONING ORDINANCE NO. 6-2-92 BY ADDING A NEW ARTICLE XVIC, BELLEVILLE LAKE SHORELINE DISTRICTS, SECTIONS 16.01C. – 16.06C.**

Commissioner Kelley asked that he be recused from the Belleville Lake Shoreline Districts Ordinance discussion and any motion made as he represents several clients on Belleville Lake.

**Motion Budd, Jackson second to accept Commissioner Kelley's request to be recused.**

**Motion Carried.**

Commissioner Kelley left the Board Room.

Director Akers gave a brief update on the modifications made to the ordinance by staff since the public hearing on January 25, 2017. Staff has clarified the language addressing temporary docks/structures; no application is required for their removal and/or repair.

Director Akers provided the Commission with feedback from residents' questions at the public hearing regarding permits being required only for permanent not seasonal docks/structures, the response to the resident letter submitted at the public hearing and the timeframe for the approval of the ordinance once sent to the Township Board for review and approval.

**Motion Budd, Atchinson second to send the Belleville Lake Shoreline Districts Ordinance to the Van Buren Township Board with recommendation to approve from the Planning Commission.**

**Roll Call:**

**Yeas: Atchinson, Budd, Jackson and Thompson.**

**Nays: None.**

**Absent: Franzoi and Boynton.**

**Recused: Kelley**

**Motion Carried.**

Commissioner Kelley returned to the Board Room.

**ITEM # 2                      ZONING ORDINANCE UPDATE**

**TITLE:                      THE VAN BUREN TOWNSHIP PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS PROPOSED A COMPREHENSIVE UPDATE OF THE ZONING ORDINANCE. THE DEPARTMENT WILL EVENTUALLY ASK THE COMMISSION FOR A RECOMMENDATION FOR THE UPDATED ZONING ORDINANCE TO THE TOWNSHIP BOARD OF TRUSTEES.**

**INFORMATION:            The updated Zoning ordinance is presented to the Planning Commission for eventual review and recommendation to the Township Board of Trustees. The Ordinance is being presented in multiple parts to the Commission. At this meeting, the discussion will focus on the following sections:**

- 1. Article 2 (Definitions)**
- 2. Mixed Use District (Article 3.119)**
- 3. Belleville Road Overlay District (Chapter 4)**

Patrick Sloan of McKenna Associates presented the Zoning Ordinance update. Mr. Sloan discussed the changes to the following sections: Article 2 (Definitions), Mixed Use Districts (Article 3.119) and the Belleville Road Overlay District (Chapter 4).

Commissioners discussed bicycle rack requirements based on the number of parking spaces and their location, the Planning Commission having the ability to make adjustments to the requirement, changing the ratio of bicycle racks/parking spaces when needed and locating bike racks along the streetscape where benches exist as an alternative to storefronts when space is limited.

No comments from the audience. Mr. Sloan informed the Commission and the audience that a public hearing will need to be held to discuss and highlight the changes to the ordinance. The public will have access to view the ordinance and its updates on the township website; a strikethrough version with comments will be available as well.

**Motion Kelley, Budd second to send the Zoning Ordinance update to a public hearing.**

**Motion Carried.**

**GENERAL DISCUSSION:**

**ITEM #1: AIRPORT ZONING**

Director Akers gave an update on public airport zoning regulations. He presented a handout to Commissioners, which he read aloud to the audience. Mr. Akers discussed the application and site plan review process for airports owned by a public governmental agency.

**Motion Jackson, Kelley second to adjourn at 8:37 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary