

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, May 13, 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 April 22, 2015

CORRESPONDENCE

PUBLIC HEARING:

ITEM #1 **CASE #RZ15-003**

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. Commission opens Public Hearing
- B. Presentation by Township staff and consultants.
- C. Receipt of public comment.
- D. Commission closes Public Hearing.

OLD BUSINESS: None.

NEW BUSINESS:

ITEM #1 **CASE # TLU 15-007**

TITLE: **THE APPLICANT, TNT 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. (Public Hearing held 04/22/15).**

LOCATION: BELLEVILLE WALMART #2872, 10562 BELLEVILLE ROAD. THIS SITE IS ON THE WEST SIDE OF BELLEVILLE ROAD NORTH OF THE NORTH I-94 SERVICE DRIVE AND SOUTH OF TYLER ROAD.

- A. Presentation by the applicant.
- B. Presentation by the Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers approval of temporary permit.

ITEM #2 **CASE #14-020**

TITLE: **THE APPLICANT, CONTRACTORS STEEL COMPANY, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT AN 80,608 SQ. FT. ADDITION TO THE EAST SIDE OF ITS EXISTING BUILDING. THE SUBJECT PORTION OF THE SITE IS CURRENTLY ZONED M-2 (GENERAL INDUSTRIAL) AND THE USE OF THE SITE (STEEL FABRICATION AND WAREHOUSING) IS A PERMITTED PRINCIPAL USE IN THE M-2 DISTRICT. THE PLANNING COMMISSION APPROVED THE PRELIMINARY SITE PLAN, WITH CONDITIONS, AT ITS DECEMBER 10, 2014 MEETING.**

LOCATION: **PARCEL TAX ID NUMBER V-125-83-017-99-0014-702, ALSO KNOWN AS 48649 SCHOONER DRIVE. THE SUBJECT SITE IS LOCATED ON THE SOUTH SIDE OF SCHOONER DRIVE.**

- 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

ITEM #3 **CASE #14-031 (SLU & SPR)**

TITLE: **THE APPLICANT, ASHLEY CAPITAL, LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR A DISTRIBUTION CENTER. A DISTRIBUTION CENTER IS A SPECIAL LAND USE IN THE M-T (INDUSTRIAL TRANSPORTATION) DISTRICT. A SPECIAL LAND USE REQUIRES A PUBLIC HEARING, WHICH WAS HELD BY THE PLANNING COMMISSION AT ITS MEETING ON APRIL 22, 2015.**

LOCATION: **PARCEL NUMBER V125-83-008-99-0002-703, ALSO KNOWN AS 42000 ECORSE ROAD. THE SITE IS LOCATED ON THE NORTH SIDE OF ECORSE ROAD, BETWEEN HAGGERTY ROAD TO THE EAST AND MORTON TAYLOR ROAD TO THE WEST.**

- A. Presentation by the applicant.
- B. Presentation by Township staff and consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the Preliminary Site Plan
- E. Planning Commission considers recommendation to the Township Board on the Special Land Use.

GENERAL DISCUSSION

ITEM #1 **PROPOSED BELLEVILLE LAKE ORDINANCE.**

TITLE: **REVIEW AND COMMENTS ON THE PROPOSED DRAFT ZONING ORDINANCE AMENDMENT TO ADD NEW REGULATIONS CREATING TWO NEW ZONING DISTRICTS AND REGULATIONS FOR LAKE STRUCTURES ON TOWNSHIP-OWNED LAKE LAND. AN OVERVIEW AND COPY OF THE DRAFT WAS PROVIDED ON APRIL 22, 2015. PLEASE BRING THAT DRAFT COPY TO THE MEETING.**

ADJOURNMENT