

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, June 28, 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 June 14, 2017.

**CORRESPONDENCE:**

**PUBLIC HEARING:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**ITEM #1:** 17-016 – FINAL SITE PLAN APPROVAL

**TITLE:** THE APPLICANT, BELLEVILLE YACHT CLUB, IS REQUESTING A FINAL SITE PLAN APPROVAL TO BUILD AN ACCESSORY BUILDING AT THEIR FACILITY LOCATED AT 831 E. HURON RIVER DRIVE, VAN BUREN TOWNSHIP, MI 48111.

**LOCATION:** Parcel number V-125-83-088-99-0005-000 (831 E. Huron River Drive.) The site is approximately 3.980 acres. It is located in the R1-C, Single Family Residential district. This site is located on the north side of Huron River Drive between Edgemont and Martinsville Road.

- 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:**

**ADJOURNMENT:**

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
JUNE 14, 2017  
MINUTES - DRAFT**

Chairperson Thompson called the meeting to order at 7:32 p.m.

**ROLL CALL:**

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

**Excused:** None.

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

**Planning Representatives:** None.

**Audience:** Two (2).

**APPROVAL OF AGENDA:**

**Motion Kelley, Budd second to approve the agenda of June 14, 2017 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Kelley, Franzoi second to approve the regular meeting minutes of May 24, 2017 as presented. Motion Carried.**

**NEW BUSINESS:**

**ITEM # 1                    17-020 – TEMPORARY LAND USE**

**TITLE:                    THE APPLICANT, ANGRY TIGER 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. THIS PERMIT WOULD ALLOW ANGRY TIGER FIREWORKS TO CONDUCT A TEMPORARY OUTDOOR FIREWORKS TENT SALE.**

**LOCATION:                METRO PARTY STORE, 41001 E. HURON RIVER DRIVE. THIS SITE IS LOCATED AT THE SW CORNER OF E. HURON RIVER DRIVE AND OLD HAGGERTY ROAD.**

Frank Mattei of Angry Tiger Fireworks gave the presentation. The applicant is requesting temporary land use to operate beyond the administratively allowable seven (7) consecutive days in the zoning ordinance. No changes have been made to the site in the past 3 years of operation. Mr. Mattei was present to any answer questions.

Director Akers presented the staff review memo dated 6-1-17. The proposed used is from June 24, 2017 through July 5, 2017 with hours of operation from 9:00 a.m. to 10:00 p.m. The Planning Department recommends approval of the application subject to the following conditions:

1. The applicant provides the Township with a copy of an agreement with property owner for trash disposal and clean-up of site after use.
2. That the applicant provide for employee sanitary facilities, such as approved use of a bathroom in the main building or a port-a-potty.
3. The applicant obtains approval from the Van Buren Township Fire Marshall. Director Akers presented the Fire Department review letter dated 5-30-17 approving the plans as submitted.

Commissioners discussed how deliveries to the party store will be handled at the site. No questions or comments from the audience.

**Motion Kelley, Boynton second to grant the Angry Tiger Fireworks temporary land use approval beyond the administratively allowable seven (7) consecutive days, located at 41001 E. Huron River Drive subject to the recommendations in the Planning Department staff memo dated 6-1-17 and Fire Department letter dated 5-30-17. Motion Carried. (Letters Attached)**

**ITEM # 2                    17-016 – FINAL SITE PLAN APPROVAL**

**TITLE:                    THE APPLICANT, BELLEVILLE YACHT CLUB, IS REQUESTING FINAL SITE PLAN APPROVAL TO BUILD AN ACCESSORY BUILDING AT THEIR FACILITY LOCATED AT 831 E. HURON RIVER DRIVE, VAN BUREN TOWNSHIP, MI 48111.**

**LOCATION:                PARCEL NUMBER V125-83-088-99-0005-000 (831 E. Huron River Dr.). THE SITE IS LOCATED ON APPROXIMATELY 3.980 ACRES. IT IS LOCATED IN THE R1-C, SINGLE FAMILY RESIDENTIAL DISTRICT. THIS SITE IS LOCATED ON THE NORTH SIDE OF HURON RIVER DRIVE BETWEEN EDGEMONT AND MARTINSVILLE ROADS.**

**ITEM # 3                    SPR 17-022 – SITE PLAN AMENDMENT**

**TITLE:                    THE APPLICANT, INFINITY CONSTRUCTION SERVICES, IS REQUESTING AN AMENDMENT TO THE APPROVED COUNTRY WALK SITE PLAN FOR REVISED SINGLE FAMILY ARCHITECTURAL ELEVATIONS.**

**LOCATION:                THE UNFINISHED COUNTRY WALK SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF MARTINSVILLE ROAD, NORTH OF SAVAGE ROAD.**

Commissioners discussed tabling agenda item #2 – Belleville Yacht Club’s request for final site plan approval and item #3 – Infinity Construction’s request for a site plan amendment as no applicants or representatives were present at the meeting.

**Motion Boynton, Kelley second to table both agenda item #2 – Belleville Yacht Club final site plan approval and agenda item #3 – Infinity Construction Services site plan amendment. Motion Carried.**

**GENERAL DISCUSSION: None.**

**Motion Boynton, Kelley second to adjourn at 7:47 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

# PLANNING & ZONING APPLICATION

Case number 17-016

Date Submitted 4-27-2017

## APPLICANT INFORMATION

Applicant BYC Phone 313-215-3013  
Address 331 E Huron Blvd D Fax \_\_\_\_\_  
City, State BELLEVILLE MI Zip 48111  
E-mail Scott.J@LWgrp.com Cell Phone Number 313-215-3013  
Property Owner \_\_\_\_\_ Phone \_\_\_\_\_  
(If different than applicant)  
Address \_\_\_\_\_ Fax \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_  
Billing Contact \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Fax \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_

## SITE/PROJECT INFORMATION

Name of Project TIKE BUILDING  
Parcel Id No. V125-83- Project Address 331 E Huron Blvd D  
A (each) Legal Description of Property \_\_\_\_\_  
Property Location: On the North Side of Huron Blvd D Road; Between Mason & US Road  
and EDGE MOUNTAIN Road. Size of Lot Width \_\_\_\_\_ Depth \_\_\_\_\_  
Acreage of Site 4.1 Total Acres of Site to Review \_\_\_\_\_ Current Zoning of Site \_\_\_\_\_  
Project Description NECESSARY BUILDING CONSTRUCTION  
Is a re-zoning of this parcel being requested? NO YES (Yes, complete next line) NO  
Current Zoning of Site R1C Requested Zoning N/A

## SPECIAL PERMIT INFORMATION

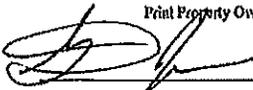
Does the Proposed Use Require Special Approval? NO YES (Yes, complete next line) NO  
Section of Zoning Ordinance for which you are applying \_\_\_\_\_  
Is there an official Woodland and wildlife parcel? NO Woodland acreage \_\_\_\_\_  
List total number of regulated trees outside the Woodland area? 0 Total number of trees \_\_\_\_\_  
Detailed description for cutting trees: \_\_\_\_\_

If applicable application MUST be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

## OWNER'S AFFIDAVIT

BYC Commodore Scott Jones

Print Property Owners Name



Signature of Property Owner

4-27-2017

Date

STATE OF MICHIGAN  
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and data are in all respects true and correct.

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public, \_\_\_\_\_ County, Michigan My Commission expires \_\_\_\_\_, 20\_\_\_\_

Ref: D1116



# Memo

**DATE:** June 10, 2017  
**TO:** Planning Commission  
**FROM:** Ron Akers, AICP – Director of Planning & Economic Development  
**RE:** 17-016 Site Plan Review #2 for Belleville Yacht Club Accessory Building at 831 E. Huron River Drive

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**File Number:** 17-016

**Site Address:** 831 E. Huron River Drive

**Parcel Number:** 125-83-088-99-0005-000

**Parcel Size:** 4.04 Acres

**Location:** E. Huron River Drive, East of Edgemont Street

**Applicant:** BYC, 831 E. Huron River Drive, Van Buren Township, MI 48111

**Property Owner:** Same as applicant.

**Request:** Applicant is requesting special land use and site plan approval to construct a detached accessory building on their property where they have a currently established country club use.

**Zoning and Existing Use:** R1-C, Single Family Residential, Country Club

**Adjacent Zoning and Existing Uses:**

**North:** Belleville Lake

**East:** R1-C (Single Family Residential) & Single Family Home

**South:** R1-C (Single Family Residential) & Church

**West:** R1-C (Single Family Residential) & Public Boat Launch

**Other:** Public hearing notices were published in the Belleville Area Independent on May 4, 2017 and notices were sent to all property within 300' of the subject property in accordance with the Michigan Zoning Enabling Act.

## Summary:

The applicant is requesting special land use and site plan approval to construct a detached accessory building at the existing Belleville Yacht Club which is located at 831 E. Huron River Drive. The intended use of the accessory building is for a “tiki bar” which includes a lounge area, bar area, a kitchen, and restrooms. The site is approximately 4.04 acres in area and is zoned R1-C (Single Family Residential), which permits country club uses via special land use approval. The special land use was approved by the Township Board of Trustees at their June 6, 2017 meeting. The applicant has resubmitted a site plan based on the comments made in the previous site plan review letter dated May 19, 2017. I have reviewed the site plan for compliance with the Township’s Zoning Ordinance and I offer the following comments for your consideration:

1. **Use.** A use statement has been added to the site plan. This requirement has been met.
2. **Height & Bulk Standards.** The site plan has been updated to depict the location of the building and it is consistent with the required height/bulk standards of the Zoning Ordinance. This requirement has been met.
3. **Parking & Loading.** The required parking calculations and the existing parking lot has been noted on the site plan. As these parking areas are existing and the proposed accessory building is bringing the property closer into compliance with the Zoning Ordinance staff recommends that the Planning Commission approve this maximum parking space exceedance. The Planning Commission will need to specifically mention this in their site plan approval.

The required loading/unloading area has been added to the site plan and thus this requirement has been met.

4. **Landscaping and Screening.** We have reviewed the applicants proposed landscaping plans and offer the following comments.
  - a. **Frontage Landscaping.** The applicant has added sufficient frontage landscaping to meet the Zoning Ordinance, but did not include the size of the plantings. The Zoning Ordinance requires the following:  
  
Deciduous Trees – 3-inch caliper minimum  
Ornamental Trees – 2 inch caliper minimum  
Deciduous Shrubs – 3 feet minimum height  
  
These changes will need to be highlighted on the plans.
  - b. **Parking Lot Landscaping.** There are no proposed changes to the parking area. A main intent of parking lot landscaping is to prevent headlight glare from spilling onto adjacent properties. There are no residential structures directly to

the east of the parking lot which would burden from headlight glare and the parcel immediately to the west already has a screening buffer and is a boat launch. There is a home adjacent to the driveway opening, but there is already mature existing vegetation which prevents this glare. Based on the existing mitigation measures and that no improvements are proposed to the parking lot, staff does not recommend the requirement of additional parking lot landscaping. This will be required when improvements are made to the parking lot.

- c. **Greenbelt Buffering.** The Zoning Ordinance when comparing residential to residential districts requires a ten (10) foot wide buffer, with one tree per 30 linear feet. This standard is not specifically required as it is neither a site condominium or a subdivision, but it is certainly a good idea as the country club is a more intensive use than a single family residential use. Upon review of the property this requirement appears to be met on the east property line for the areas between the front line of the building toward Belleville Lake and has been depicted on the updated site plan.
  - d. **Garbage Collection Area.** The existing garbage collection area has been depicted on the site plan and the applicant is proposing to install a dumpster enclosure. The plans depict the location of the dumpster enclosure area, but do not depict the materials or height of the dumpster enclosure. This will need to be added to the plans.
  - e. **Mechanical and Utility Equipment.** The Zoning Ordinance requires that any mechanical or utility equipment be screened from off-site views. There are none depicted on the plans which I observed, but if there are any associated with the new development these will need to be screened.
5. **Exterior Lighting.** As this is a relatively minor scale improvement and much of the infrastructure is existing, a photometric plan is not necessary. There are currently no proposed wall packs on the new building, but if there are any to be installed at a later date they will need to comply with the exterior lighting standards in the Zoning Ordinance which includes that they be cut-off and down shielded.
6. **Required Site Plan Information.** Section 12 of the Zoning Ordinance depicts the information required on a site plan. There are a few minor items which are required that are not depicted on this current site plan. These are as follows:
- A. There needs to be a note on the site plan which states, "Paved surfaces, walkways, signs, lighting and other structures and surfaces shall be maintained in a safe, attractive condition as originally designed and constructed."
  - B. There needs to be a note on the site plan which states, "Owner agrees to seasonal maintenance program and will replace all diseased, dead or damaged plants, replenish mulch, control weeds, fertilize and prune beginning upon completion of construction of landscaping."

**Recommendation:**

Based on the above mentioned comments staff recommends granting final site plan approval for the construction of a detached accessory building at 831 E. Huron River Drive based on the findings and conclusions in the staff report dated June 10, 2017 and subject to the following comments and conditions:

1. Approval shall be conditioned upon the applicant revising and resubmitting the site plan to satisfy the following deficiencies which shall be reviewed by Township staff to determine their compliance with the Township Zoning Ordinance:
  - a. The applicant will need to include the size of the proposed plantings in the frontage landscaping.
  - b. The height and materials of the dumpster enclosure will need to be added to the site plan.
  - c. There needs to be a note on the site plan which states, "Paved surfaces, walkways, signs, lighting and other structures and surfaces shall be maintained in a safe, attractive condition as originally designed and constructed."
  - d. There needs to be a note on the site plan which states, "Owner agrees to seasonal maintenance program and will replace all diseased, dead or damaged plants, replenish mulch, control weeds, fertilize and prune beginning upon completion of construction of landscaping."
2. The approval shall be conditioned upon the applicant obtaining approval from the Van Buren Township Fire Marshall.
3. The Planning Commission approves the modified parking requirement as discussed in item 3 above.

# Site Plan Review Checklist

## 17-016 BYC Accessory Building

| Required Information   | Included | Needed | Not Applicable |
|--|----------|--------|----------------|
| Title and date of plan, including the date and nature of all subsequent revisions.   | X        |        |                |
| North arrow and scale. The scale shall be not less than 1 inch equals 50 feet for property under 3 acres and at least 1 inch equals 100 feet for those 3 acres or more.                              | X        |        |                |
| Location map showing the site in relation to existing roads and developments within the Township.  | X        |        |                |
| The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties.   | X        |        |                |
| Boundary of the tract shown by a heavy line: a legal description or the parcel and the acreage.  | X        |        |                |
| Zoning classification of the petitioner's parcel and all abutting parcels.   | X        |        |                |
| The location and height of all existing and proposed structures on and within 100 feet of the subject property.  | X        |        |                |
| The location and the pavement and right of way width of all abutting roads and streets and driveway locations on abutting public streets.  | X        |        |                |
| The name, address and telephone number of the property owner or petitioner.  | X        |        |                |
| The name, firm, address and telephone number of the professional civil engineering or architectural firms responsible for the preparation of the site plan (including imprint of professional seal). | X        |        |                |
| Notation of Township, County or State license, permits required and/or secured.  | X        |        |                |
| A note to pick up debris within property limits weekly or as needed.   |          |        | X              |
| A statement on intended phases of the project.   |          |        | X              |
| A description of the proposed use including the nature of the proposed use and other general information describing the use.   | X        |        |                |
| Existing and proposed topography with contours at 2 foot intervals (based on USGS datum), extending a minimum of 200 feet beyond site boundaries.  |          |        | X              |
| Description of soil erosion and sedimentation control measures.  |          |        | X              |
| Location of clusters of trees on site and all existing trees five (5) inches or greater in diameter.   |          |        | X              |
| Location of existing wetlands.   |          |        | X              |

| Required Information   | Included | Needed | Not Applicable |
|--|----------|--------|----------------|
| Location of flood plains drainage courses, lakes, ponds, drains, rivers and streams including their water surface elevation, flood plain elevation and normal high water elevation.  | X        |        |                |
| Soil characteristics of the parcel to at least the detail provided by the U.S. Soil and Conservation Service "Soil Survey of Wayne County."  |          |        | X              |
| On parcels more than 1 acre, a grading plan showing finished contours at a maximum interval of 2 feet, correlated with existing contours so as to indicate required cutting, filling and grading.  |          |        | X              |
| A schedule of parking needs. Separate drawings may be submitted to indicate usable floor areas, etc. for computation of parking needs. Each individual parking space shall be indicated including typical parking space dimensions for regular and handicapped spaces and type of lot surfacing.   | X        |        |                |
| A note specifying maintenance of paved surfaces and other improvements as follows: "Paved surfaces, walkways, signs, lighting and other structures and surfaces shall be maintained in a safe, attractive condition as originally designed and constructed.  |          | X      |                |
| Parking lot striping and markings shall be maintained in a clearly visible condition."   |          |        | X              |
| The location of all rubbish receptacles and the location, height and type of fences and walls to screen receptacles.   |          | X      |                |
| Location of existing and proposed fire hydrants, water mains, pump houses, stand pipes, building services and sizes including proposed connections to public sewer or water supply systems and/or considerations for extensions to loop other public water mains in adjacent public rights of way. | X        |        |                |
| Location and dimension of required easements for public right-of way, utilities, access and shared access.   | X        |        |                |
| The proposed finish grade of buildings, driveways, walkways, parking lots and lawned areas.  |          |        | X              |
| Proposed sanitary sewer facilities and location of all existing utilities, easements, vacations and the general placement of line, tie ins to buildings, pump stations and lift stations.  | X        |        |                |
| Description of a feasible storm drainage system and proposed storm sewer facilities (sewers and appurtenances) including catch basins, outlets, enclosed or open ditches and proposed swales for the retention of off-site drainage.   | X        |        |                |
| Storm water calculations permit review of any proposed retention of drainage off site.   |          |        | X              |

| Required Information  | Included | Needed | Not Applicable |
|---|----------|--------|----------------|
| Front, rear and side elevations of proposed buildings and proposed type of building materials, roof design, projections, canopies and overhangs, screen walls and accessory buildings, and any other outdoor mechanical equipment, i.e., air conditions, heating units, etc.  | X        |        |                |
| Traffic and pedestrian circulation patterns both within the site and on the public streets adjacent to the site and the proposed location and dimensions of any pedestrian sidewalks, malls and open areas for parks and recreation either required or otherwise deemed necessary by the Planning Commission. A concrete sidewalk 5 feet in width shall be provided within the public right of way 1 foot from the subject site's property line where the subject site borders a public right of way. |          |        | X              |
| Entrance details including sign locations and size.   |          |        | X              |
| Plans and specifications (height, cross sections materials) for greenbelts, berms, fences, walls or other protective barriers required by this Ordinance.   |          |        | X              |
| Designation of fire lanes.  |          |        | X              |
| Detailed landscape plan (including topography and utilities above and below ground) sealed by a registered landscape architect in conformance with the requirements of <u>Article 10</u> of this Ordinance, indicating the location, type and size of trees, plants, berms etc.   | X        |        |                |
| A note specifying annual landscape maintenance procedures such as the following: "Owner agrees to seasonal maintenance program and will replace all diseased, dead or damaged plants, replenish mulch, control weeds, fertilize and prune beginning upon completion of construction of landscaping."  |          | X      |                |
| The location and type of outdoor lighting, proposed illumination patterns (including a photometric plan), and method of screening to prevent glare onto adjacent properties.  | X        |        |                |
| The location, height and area of all signs.   |          |        | X              |
| The location of any outdoor storage of material(s) and the manner in which it shall be screened or covered.   |          |        | X              |
| Information and plans for the storage, loading, disposal and transfer of any hazardous/toxic waste (gas, oil, transmission fluid, lubricants, solvents, etc.). If any underground tank is used, the location, size, construction and use of the tank shall be specified on the site plan.   |          |        | X              |

| Required Information  | Included | Needed | Not Applicable |
|---|----------|--------|----------------|
| Information and special data which may be critical to the adequate review of the proposed use and its impact on the site or Township. Such data requirements may include traffic studies ( <u>Section 9.106(H)</u> ), market analysis, site investigation report, environmental assessments (including inventory and impact data on flora, fauna, natural resources, hazardous materials, erosion control and pollution), demands on public facilities and services and estimates of potential costs to the Township due to failures as a basis for performance guarantees. |          |        | X              |
| Recreation and open space areas for residential development projects shall be provided where deemed necessary by the Planning Commission.   |          |        | X              |
| Other data which the Township may reasonably deem necessary for adequate review.  |          |        | X              |
| With residential proposals a site summary indicating the number and location of 1 bedroom units, 2 bedroom units, etc. typical floor plans with the square feet of floor areas; density computation; recreation facilities; open spaces; street names; and lot coverage. A statement as to whether the project is to be a condominium, cooperative or rental shall also be provided.  |          |        | X              |
| With nonresidential proposals, the number of offices, number of employees, the number of floors, typical floor plans and the gross and usable floor area shall be provided.   | X        |        |                |
| With residential proposals, details of a community building, swimming pool and fencing and carport locations, if proposed shall be provided.  |          |        | X              |
| Information regarding the number of times separate plans have been submitted to the Township for review of additions or alterations to the existing building or site in the past.   | X        |        |                |
| Clear documentation for all proposed changes to the existing site, building or land use.  | X        |        |                |
| The Declaration of Protective Covenants, Conditions and Restricts, (CC&Rs), or some other document with similar provisions, if proposed or anticipated by the property owner.   |          |        | X              |

| Required Information  | Included | Needed | Not Applicable |
|---|----------|--------|----------------|
| <p>For sites with regular truck traffic, a truck circulation diagram indicating the type and volume of truck traffic anticipated at the site and defining all truck access and circulation lanes and truck loading/unloading areas on the site plan. The diagram must include the dimensions of trucks anticipated at the site and must show all existing and proposed truck circulation patterns, including the direction and flow of truck traffic on the site, turning radii, and sufficient maneuvering space and pavement design to accommodate trucks in accordance with the American Association of State Highway and Transportation Officials or another standard specified by the Township Engineer.</p> |          |        | X              |
| <p>Any other information as required by the Planning Commission or Director of Planning which will assist in evaluation of the proposed use.</p>  |          |        | X              |

David C. McNally II  
Fire Marshal  
O: 734-699-8900 ext. 9416

Van Buren Fire Department  
46425 Tyler Rd  
Van Buren Township, MI 48111



June 12<sup>th</sup> 2017

Director of Building and Planning  
46425 Tyler Road  
Belleville, MI 48111

Re: 17-016  
BYC Tiki building  
831 E Huron River Dr  
Van Buren Township, MI

**Project Overview:**

~~Van Buren Township has adopted NFPA 1 and 101, 2012 editions as the fire code. These codes must be used when re-submitting the plans for review.~~

- ~~1. Plans need to be sealed and signed.~~
- ~~2. Construction classification not listed.~~
- ~~3. Occupancy type not listed.~~
- ~~4. Interior layout does not address what type of seating will be used. This is required to calculate capacity for the building.~~
- ~~5. No interior finishes are listed.~~
6. What is kitchen going to be used for?
7. There are no life safety features shown.
8. Knox box for Tiki building will be required.

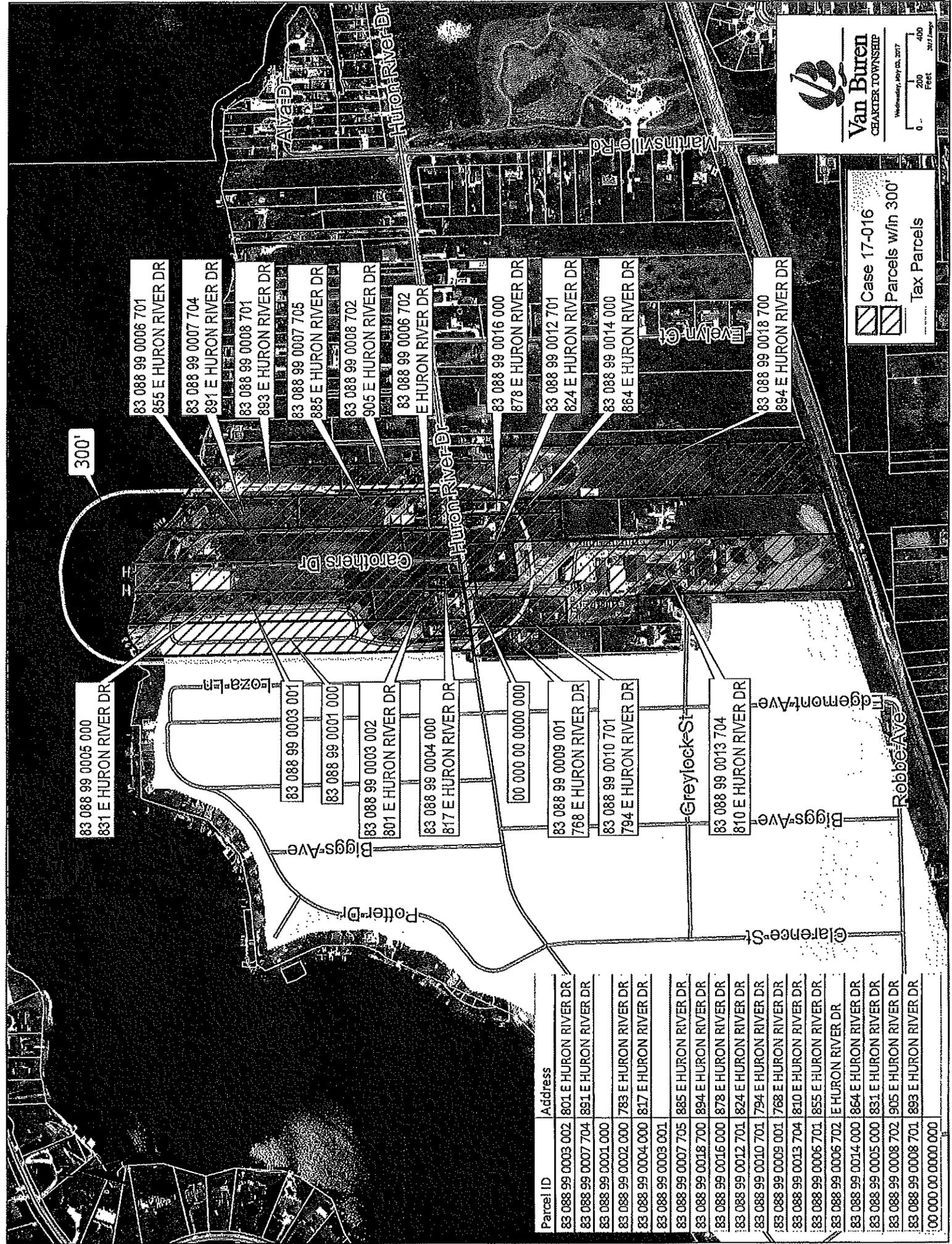
**Approval with exceptions is granted as long items 6,7 and 8 are addressed prior to c/o**

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

Respectfully submitted,

David McNally  
Fire Marshal

***Our Mission:*** The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.




  
**Van Buren**  
 CHARTER TOWNSHIP  
 Wednesday, July 13, 2017  
 0 200 400  
 Feet  
 300' Range

Case 17-016  
 Parcels w/in 300'  
 Tax Parcels

| Parcel ID          | Address              |
|--------------------|----------------------|
| 83 088 99 0003 002 | 801 E HURON RIVER DR |
| 83 088 99 0007 704 | 891 E HURON RIVER DR |
| 83 088 99 0001 000 |                      |
| 83 088 99 0002 000 | 783 E HURON RIVER DR |
| 83 088 99 0004 000 | 817 E HURON RIVER DR |
| 83 088 99 0005 001 |                      |
| 83 088 99 0007 705 | 885 E HURON RIVER DR |
| 83 088 99 0018 700 | 894 E HURON RIVER DR |
| 83 088 99 0016 000 | 878 E HURON RIVER DR |
| 83 088 99 0012 701 | 824 E HURON RIVER DR |
| 83 088 99 0010 701 | 794 E HURON RIVER DR |
| 83 088 99 0009 001 | 768 E HURON RIVER DR |
| 83 088 99 0013 704 | 810 E HURON RIVER DR |
| 83 088 99 0006 701 | 855 E HURON RIVER DR |
| 83 088 99 0006 702 | E HURON RIVER DR     |
| 83 088 99 0014 000 | 864 E HURON RIVER DR |
| 83 088 99 0005 000 | 831 E HURON RIVER DR |
| 83 088 99 0008 702 | 905 E HURON RIVER DR |
| 83 088 99 0008 701 | 893 E HURON RIVER DR |
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- 83 088 99 0007 704  
891 E HURON RIVER DR
- 83 088 99 0008 701  
893 E HURON RIVER DR
- 83 088 99 0007 705  
885 E HURON RIVER DR
- 83 088 99 0008 702  
905 E HURON RIVER DR
- 83 088 99 0006 702  
E HURON RIVER DR
- 83 088 99 0016 000  
878 E HURON RIVER DR
- 83 088 99 0012 701  
824 E HURON RIVER DR
- 83 088 99 0014 000  
864 E HURON RIVER DR
- 83 088 99 0018 700  
894 E HURON RIVER DR
- 83 088 99 0003 001  
LEOZB-LIN
- 83 088 99 0001 000
- 83 088 99 0003 002  
801 E HURON RIVER DR
- 83 088 99 0004 000  
817 E HURON RIVER DR
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- 83 088 99 0009 001  
788 E HURON RIVER DR
- 83 088 99 0010 701  
794 E HURON RIVER DR
- 83 088 99 0013 704  
810 E HURON RIVER DR

300'

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **Wednesday, May 24, 2017 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following requests.

1. **Case 17-016:** A request by the Belleville Yacht Club, for a special use approval to expand their club use by constructing an accessory building at their facility located at 831 E. Huron River Drive, Van Buren Township, MI 48111 (Parcel ID# V-125-83-088-99-0005-000).

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at [rakers@vanburen-mi.org](mailto:rakers@vanburen-mi.org). Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.