

**CHARTER TOWNSHIP OF VAN BUREN BOARD OF TRUSTEES
JUNE 18, 2018 WORK STUDY MEETING 4:00 P.M.
TENTATIVE AGENDA**

ROLL CALL:

Supervisor McNamara	_____	Trustee Miller	_____
Clerk Wright	_____	Trustee White	_____
Treasurer Budd	_____	Engineer Potter	_____
Trustee Frazier	_____	Attorney McCauley	_____
Trustee Martin	_____	Secretary Montgomery	_____

UNFINISHED BUSINESS:

NEW BUSINESS:

1. Discussion on Resolution 2018-11 Opioid Litigation Resolution, approval for Authority to Represent and Professional Services Agreement between the Township and Sommers Schwartz.
2. Discussion on the first reading of Ordinance 06-19-18 to rezone parcels 83-021-99-0002-000; 83-021-99-0001-000; 83-022-01-0003-004; 83-022-01-0004-003; 83-022-01-0005-005; 83-022-01-0006-001; 83-022-01-0007-001; 83-022-01-0008-003; 83-023-99-0005-000; otherwise known as the Harold Smith Farm at 50015 Michigan Avenue & 50061 Michigan Avenue from R1-C, Single Family Residential to M-1, Light Industrial with conditions.
3. Discussion on the Van Buren Township Downtown Development Authority's approval of the 2018 Aerotropolis dues.
4. Discussion on leasing a portion of the old Fire Hall (located at 130 4th Street, Belleville) to O'Neal Construction Inc. for a term of 20 months.

PUBLIC COMMENT:

CLOSED SESSION:

ADJOURNMENT:

Charter Township of Van Buren

Agenda Item: _____

REQUEST FOR BOARD ACTION

WORK STUDY
DATE: 6-18-2018
BOARD MEETING
DATE: 6-19-2018

Consent Agenda _____ New Business X Unfinished Business _____ Public Hearing _____

ITEM (SUBJECT)	Consider approval of Resolution: 2018-11 – Opioid Litigation Resolution, approval for Authority to Represent and Professional Services Agreement between law firm Sommers Schwartz.
DEPARTMENT	Supervisor’s Department
PRESENTER	
PHONE NUMBER	734-699-8910
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	

Agenda topic

ACTION REQUESTED	
To consider approval of Resolution: 2018-11 – Opioid Litigation Resolution and authorize Supervisor McNamara to execute Professional Services Agreement and Authority to Represent agreement with law firm Sommers Schwartz.	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
At the March 5 th Work Study the Board of Trustees received an overview of a multi-jurisdictional lawsuit being spearheaded by law firm Sommers Schwartz being brought against opioid pharmaceutical companies and opioid retailers.	
After receiving input from the Board and legal review, the attached Resolution: 2018-11, revised Authority to Represent and Professional Services Agreement is being re-introduced for consideration.	

BUDGET IMPLICATION	none
IMPLEMENTATION NEXT STEP	

DEPARTMENT RECOMMENDATION	Approval
COMMITTEE/COMMISSION RECOMMENDATION	

ATTORNEY RECOMMENDATION	Approval
(May be subject to Attorney/Client Privilege and not available under FOIA)	

ADDITIONAL REMARKS	None
---------------------------	------

APPROVAL OF SUPERVISOR	
-------------------------------	---

**CHARTER TOWNSHIP OF VAN BUREN
COUNTY OF WAYNE, MICHIGAN
RESOLUTION 2018-11**

**RESOLUTION DECLARING THAT THE UNLAWFUL
DISTRIBUTION OF PRESCRIPTION CONTROLLED SUBSTANCES HAS
CREATED A PUBLIC NUISANCE AND A SERIOUS PUBLIC HEALTH
AND SAFETY CRISIS FOR THE CITIZENS OF
THE CHARTER TOWNSHIP OF VAN BUREN**

RECITATIONS:

At a regular meeting of the Board of Trustees of the Charter Township of Van Buren held on Tuesday, June 19, 2018 at 7:00 p.m. at the Van Buren Township Hall, the following information was offered:

WHEREAS, the Board of Trustees of Charter Township of Van Buren is the policy determining body of the Charter Township of Van Buren (the "Board of Trustees"); and

WHEREAS, the Board of Trustees has the authority to take action to protect the public, health, safety and welfare of the citizens of the Charter Township of Van Buren ("Township"); and

WHEREAS, there exists a serious public health and safety crisis involving opioid/opioid abuse, addiction, morbidity, and mortality in the Township;

WHEREAS, the diversion of legally produced controlled substances into the illicit market causes or contributes to the serious public health and safety crisis involving opioid/opiate abuse, addiction, morbidity, and mortality in the Township; and

WHEREAS, the violation of any laws of Michigan or of the United States of America controlling the distribution of controlled substance is inimical, harmful, and adverse to the public welfare of the citizens of the Township and constitutes a public nuisance; and

WHEREAS, the Board of Trustees is authorized to abate, or cause to be abated, any public nuisance including those acts that significantly interfere with the public health, safety, and welfare of the citizens of the Township; and

WHEREAS, the Board of Trustees has expended, is expending, and will continue to expend in the future Township public funds to respond to the serious public health and safety crisis involving opioid/opiate abuse, addiction, morbidity in the Township; and

WHEREAS, the Board of Trustees may sue to obtain any money due to the Township; and

WHEREAS, the citizens of the Township will benefit from the retention of special outside

counsel to investigate and pursue, if appropriate, the Township's claims against the manufacturers and/or wholesale distributors of controlled substances in the Township, on a contingent fee basis, wherein there is no attorney fee or reimbursement of litigation expenses if there is no recovery and any fees and costs paid shall come only of settlement proceeds and not from any public source.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Trustees of the Township, with its majority thereto concurring as follows:

1. The Board of Trustees of the Township hereby declares that opiate/opioid abuse, addiction, morbidity and mortality has created a public health and safety crisis in the Township, and is a public nuisance; and
2. The Board of Trustees of the Township hereby retains the firm of SOMMERS SCHWARTZ, P.C., 1 Towne Square, Suite 1700, Southfield, MI 48076, and such other legal counsel as needed, as Special Counsel to represent the Charter Township of Van Buren to investigate and, if appropriate, pursue all civil remedies which may be afforded under the law as against the manufacturers and/or wholesale distributors in the chain of distribution of controlled substances who have caused or contributed to the public nuisance and serious public health and safety crisis involving opioid/opiate abuse, addiction, morbidity, and mortality in the Township, with the compensation therefore on a contingent fee basis, in concert with the contingent fee agreement that is designated as "Authority to Represent" and for which the Township's Supervisor is authorized to execute the "Authority to Represent" and the "Professional Service Agreement."

Yeas:

Nays:

Abstain:

CERTIFICATION:

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Board of Trustees of the Charter Township of Van Buren, County of Wayne, State of Michigan, at a regular meeting held on the ____ day of _____, 2018, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will or have been made available as required by said Act.

Leon Wright, Township Clerk

Date: _____, _____, 2018



PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is made and entered into by and between the Charter Township of Van Buren, a Michigan municipality, 46425 Tyler Rd., Van Buren Twp., MI 48111 (hereinafter "Van Buren Township"), and Sommers Schwartz, P.C., 1 Towne Square, Suite 1700, Southfield, MI 48076, as Lead Counsel, as well as other Participating Firms as identified in the document entitled "Authority to Represent," incorporated by reference herein, (collectively the "Attorneys").

WITNESSETH:

WHEREAS, Van Buren Township and its officials maintain legal causes of action against those in the chain of distribution of prescription opiates/opioids responsible for the opioid epidemic plaguing Van Buren Township, including, but not limited to, filing a claim for public nuisance to abate the damages caused thereby:

WHEREAS, Van Buren Township requires the retention of special counsel to prosecute such claims;

WHEREAS, the Attorneys have the requisite subject matter expertise and experience to pursue such claims on behalf of Van Buren Township;

NOW, THEREFORE, Van Buren Township and the Attorneys mutually agree as follows:

SECTION 1. Scope of Services

The Attorneys agree to perform and carry out in a manner satisfactory to Van Buren Township the following services: advise, consult, and litigate the claims referenced herein as requested and supervised by the Van Buren Township Supervisor or his designee. This shall include any related litigation and/or appeals as agreed to by the parties.

SECTION 2. Compensation and Method of Payment

2.1. Compensation.

Compensation for legal services rendered will be in accordance with the terms set forth in the Authority to Represent, incorporated herein by reference.

2.2. Method of Payment

The fees set forth herein shall be paid in accordance with the Authority to Represent or, if applicable, with the final order of the Court which ultimately adjudicates the claims or which finally approves any resulting settlement agreement.

SECTION 3. Term

The term of this Agreement shall commence on June ____, 2018 and shall continue until this Agreement is terminated or amended.

SECTION 4. Subcontracting

None of the work or services covered by this Agreement shall be subcontracted without the prior written approval of Van Buren Township. Any work or services subcontracted hereunder shall be specified by written contract and shall be made expressly subject to each provision of this Agreement. Prior to the Attorneys retaining or utilizing any outside consultants or experts to provide services related to this Agreement, the Attorneys and Van Buren Township shall consult and agree on the selection, cost, and method of payment of any consultants or experts necessary to prosecute the lawsuit.

That said, the parties to this Agreement understand that the prosecution of these claims will likely require the retention of expert witnesses and consultants. Nothing in this Agreement will be construed to prevent the retention of same.

SECTION 5. Assignment

The Attorneys shall not assign any interest in this Agreement, and shall not transfer any interest in the same, whether by assignment or novation, without the prior written consent of Van Buren Township.

SECTION 6. Compliance with Laws and Policies

In the performance of services under this Agreement, the Attorneys shall comply with all applicable statutes, ordinances, regulations and rules of the Federal Government, the State of Michigan, and Van Buren Township.

SECTION 7. Reports, Information and Audits

The Attorneys, at such times and in such form as Van Buren Township may require, shall furnish Van Buren Township reports as may be requested pertaining to the work or services undertaken pursuant to this Agreement, and any other matters covered by this Agreement. The Attorneys shall retain all financial and administrative records applicable to this Agreement and the work performed hereunder for a period of three years after the expiration or termination of this Agreement, and shall permit Van Buren Township or any of its representatives or auditors access to such records, including for purposes of responding to public records requests.

SECTION 8. Confidentiality

The Attorneys and their agents and employees will keep and retain any and all information and records generated under this Agreement in the strictest confidence, regarding all such matters as subject to attorney-client privilege to the fullest extent allowed by law, and will neither use such information or records, nor disclose such

information or records to anyone without the explicit written permission of Van Buren Township.

SECTION 9. Termination

Van Buren Township may terminate this Agreement after not less than thirty (30) days written notice to the Attorneys. If this Agreement is terminated by Van Buren Township other than for default by the Attorneys, the Attorneys will be paid for services performed up to the effective date of termination upon satisfactory review and approval of the billed services by the Van Buren Township Supervisor or his representative or designee. The hourly billing rate for each of the Attorneys shall be based upon the respective rates in effect at the time each service is performed. The State Bar of Michigan, Economics of Law Practice Reports and similar reports from the jurisdictions where the Participating Firms are located will be used to determine the appropriate hourly rate for each of the Attorneys who performed services for Van Buren Township. Factors such as expertise, leadership role within the litigation, years in practice, firm size and location, and field of practice will be taken into account in determining the respective Attorneys' hourly rates.

Any billed services shall only be paid from any Gross Recovery (as defined in the Authority to Represent) when received by Van Buren Township.

If the Attorneys terminate this Agreement after the work has begun, Van Buren Township shall not be required to compensate the Attorneys for services/work or Litigation Expenses (as defined in the Authority to Represent).

SECTION 10. Notices

All notices required or contemplated by this Agreement shall be personally served or sent by certified mail, addressed to the parties as follows (or to such other address as either party may direct by notice in accordance with this section):

To: Van Buren Township
Kevin McNamara, Township Supervisor
46425 Tyler Rd.
Van Buren, MI 48111

To: Sommers Schwartz, P.C
Parker Stinar
1 Towne Square, Suite 1700
Southfield, MI 48076

SECTION 11. Michigan Law to Govern

This Agreement is entered into and is to be performed in the State of Michigan. The laws of the State of Michigan shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and shall govern the interpretation of this Agreement.

SECTION 12. Amendment

This Agreement may be modified or amended only by a written agreement duly executed by the parties hereto.

SECTION 13. Entirety

This Agreement and the exhibits attached hereto contain the entire Agreement between the parties as to the matters contained herein. Any oral representations or modifications concerning this Agreement shall be of no force and effect.

SECTION 14. Severability

This Agreement shall be severable if any part or parts of this Agreement are held invalid or unenforceable, for any reason, by a court of competent jurisdiction. All remaining parts shall remain binding and in full force and effect.

SECTION 15. Forum Selection

The Attorneys and their successors and assigns acknowledge and agree that all federal courts of record for Wayne, Michigan, shall be the preferred forum for the filing, initiation, and prosecution of any suit or proceeding arising from or out of, or relating to, this Agreement, or any amendment of attachment thereto, including any duty owed by the Attorneys to Van Buren Township in connection therewith. The parties acknowledge, however, that the unique nature of the claims contemplated herein may require prosecution in federal district courts outside Michigan and the Eastern District of Michigan, and/or may be consolidated with claims filed outside local jurisdictions.

SECTION 16. Ownership of Property

The Attorneys agree that at the expiration or in the event of any termination of this Agreement that any memoranda, maps, drawings, working papers, reports, and other similar documents produced in connection with this Agreement shall become the property of Van Buren Township and the Attorneys shall promptly deliver such items to Van Buren Township.

SECTION 17. Certification as to Non-Debarment

The Attorneys certify that neither they nor their principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily

excluded from participation in the transaction covered by this Agreement. The Attorneys acknowledge and agree that if they or their principals are presently debarred then they shall not be entitled to compensation under this Agreement and that they shall promptly return to Van Buren Township any funds received pursuant to this Agreement. In such event, any materials received by Van Buren Township pursuant to this Agreement shall be retained as liquidated damages.

SECTION 18. Contractor's Insurance and Indemnification

- a. **Workers' Compensation** - The Attorneys shall secure and maintain such insurance as will protect the Attorneys from claims under the Workers' Compensation Laws.
- b. **Professional Liability Insurance** - The Attorneys shall secure and maintain such professional liability insurance as will protect the Attorneys from claims for malpractice which may arise from the performance of the Attorneys' services under this Agreement.

SECTION 19. Non-Performance

If through any cause, the Attorneys fail to fulfill in a timely and proper manner its obligations under this Agreement, or if the Attorneys violate any of the material covenants of this Agreement, Van Buren Township shall have the right to terminate this Agreement by giving written notice to the Attorneys specifying the effective date of the termination, at least five (5) days before such effective date. In such event, all finished or unfinished documents, data, studies, reports, and/or information prepared by the Attorneys under this Agreement shall, at the option of Van Buren Township,

become Van Buren Township's property and Van Buren Township shall not be required to compensate the attorneys for services/work or Litigation Expenses.

SECTION 20. Conflict of Interest

- a. Employee Or Agent Of Van Buren Township** - The Attorneys agree that no officer, employee, or agent of Van Buren Township who exercises any functions or responsibilities in connection with the planning and carrying out of the litigation, nor any immediate family member, close business associate, or organization which is about to employ any such person, shall have any personal financial interest, direct or indirect, in the Attorneys law firms or in this Agreement and the Attorneys shall take appropriate steps to assure compliance with this provision.
- b. Current or Future Conflicts** - For the purposes of this Section, the term "Matter" shall mean any official proceeding before a judicial or administrative body that is readily identifiable under the laws of the federal, state or local government. For the purposes of this Agreement, unless and until representation by the Attorneys of another client rises to the level of being a "Matter", it shall not be considered a conflict.

During the Attorneys representation of Van Buren Township in this litigation,

the Attorneys will not represent another party or parties in any Matter if the interests of such other party or parties in those other Matters are directly adverse to Van Buren Township. Rather, in such an instance, the Attorneys will refer such other party or parties to another law firm for representation.

SECTION 21. Waiver

This Agreement shall be construed in a manner that a waiver of any breach of any provision of this Agreement shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provision.

IN WITNESS WHEREOF, this Agreement has been executed by the Attorneys on the ____ day of June, 2018 and by Van Buren Township on the ____ day of June, 2018.

CHARTER TOWNSHIP OF VAN BUREN:

By: _____
Kevin McNamara
Supervisor –Van Buren Township

SOMMERS SCHWARTZ, P.C.:

By: _____
Parker G. Stinar
Attorney

Charter Township of Van Buren

Agenda Item: _____

REQUEST FOR BOARD ACTION

WORK STUDY MEETING DATE: 06/18/18

1ST READING: 06/19/18

2ND READING: 07/17/18

Consent Agenda _____

New Business _____

Unfinished Business _____

Public Hearing _____

ITEM (SUBJECT)	To consider approval of the 1 st & 2 nd reading of Ordinance #06-19-18 to rezone parcels 83-021-99-0002-000; 83-021-99-0001-000; 83-022-01-0003-004; 83-022-01-0004-003; 83-022-01-0005-005; 83-022-01-0006-001; 83-022-01-0007-001; 83-022-01-0008-003; 83-023-99-0005-000; otherwise known as the Harold Smith Farm at 50015 Michigan Avenue & 50061 Michigan Avenue from R1-C, Single Family Residential to M-1, Light Industrial with conditions.
DEPARTMENT	Planning & Economic Development
PRESENTER	Ron Akers, AICP, Director of Planning & Economic Development
PHONE NUMBER	734-699-8913
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	N/A

Agenda topic

ACTION REQUESTED	To consider approval of the 1 st & 2 nd reading of Ordinance #06-19-18 to rezone parcels 83-021-99-0002-000; 83-021-99-0001-000; 83-022-01-0003-004; 83-022-01-0004-003; 83-022-01-0005-005; 83-022-01-0006-001; 83-022-01-0007-001; 83-022-01-0008-003; 83-023-99-0005-000; otherwise known as the Harold Smith Farm at 50015 Michigan Avenue & 50061 Michigan Avenue from R1-C, Single Family Residential to M-1, Light Industrial with conditions.
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	<p>The Planning Commission has received an application to rezone the property located at 50015 Michigan Avenue & 50061 Michigan Avenue from R1-C, Single Family Residential to M-1, Light Industrial with conditions. The conditional rezoning agreement has been reviewed by the Planning Consultant as well as the Township Attorney and approval with conditions have been recommended.</p> <p>The Planning Commission will hold a public hearing at the June 13, 2018 Planning Commission meeting. The recommendation from the Planning Commission and comments from the public will be brought before the Township Board at work study on June 18. A public informational meeting was held on June 11, 2018 where all of the residents in the Denton Village Area south of Michigan Avenue were notified. I have attached the condition rezoning agreement, copy of the proposed ordinance, staff reports, and the public hearing and informational meeting notices to this board action.</p>

BUDGET IMPLICATION	None
IMPLEMENTATION NEXT STEP	2 nd reading of the Zoning Ordinance amendment.

DEPARTMENT RECOMMENDATION	Approval
COMMITTEE/COMMISSION RECOMMENDATION	TBD

ATTORNEY RECOMMENDATION	Approval
(May be subject to Attorney/Client Privilege and not available under FOIA)	

ADDITIONAL REMARKS	
APPROVAL OF SUPERVISOR	

**CHARTER TOWNSHIP OF VAN BUREN
WAYNE COUNTY, MICHIGAN
ORDINANCE 06-19-18**

AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF VAN BUREN ZONING ORDINANCE 05-2-17(2) AS AMENDED, BY AMENDING THE ZONING MAP IN CONNECTION THEREWITH.

The Charter Township of Van Buren Ordains:

SECTION 1. ORDINANCE AMENDMENT.

The Zoning Map in connection with the Charter Township of Van Buren Zoning Ordinance shall be amended as follows:

Ordinance No. 06-19-18

An ordinance to amend the Charter Township of Van Buren Zoning Ordinance 05-02-17(2), as amended, to amend the zoning map by rezoning parcels 83-021-99-0002-000; 83-021-99-0001-000; 83-022-01-0003-004; 83-022-01-0004-003; 83-022-01-0005-005; 83-022-01-0006-001; 83-022-01-0007-001; 83-022-01-0008-003; 83-023-99-0005-000; otherwise known as the Harold Smith Farm at 50015 Michigan Avenue & 50061 Michigan Avenue from R1-C, Single Family Residential to M-1, Light Industrial with conditions.

This property is located south of Michigan Avenue, west of Denton Road.

SECTION 2. SEVERABILITY

In the event any article, section, paragraph, sentence, clause, or word of this ordinance is deemed invalid or unconstitutional by any court of competent jurisdiction, such portion deemed severable and shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. REPEALER.

Any and all ordinances or parts of ordinances in conflict herewith are repealed only to the extent necessary to give this ordinance full force and effect.

SECTION 4. EFFECTIVE DATE.

The provisions of this Ordinance are hereby ordered to take effect seven (7) days after publication of the notice of adoption in a newspaper of general circulation within the Township. This Ordinance shall be immediately recorded by the Township Clerk in the Township Ordinance Book as soon as it is adopted, which record shall be authenticated by the signatures of the Supervisor and Clerk and shall be published in a newspaper of general circulation in the Township within fifteen (15) days of passage. A copy of this Ordinance may be purchased or inspected at the Clerk's Office, 46425 Tyler Road, Van Buren Township, MI 48111 during normal business hours.

This Ordinance is hereby declared to have been adopted by the Board of Trustees of the Charter Township of Van Buren, County of Wayne, State of Michigan, at a Regular Meeting, called and held on the 17th day of July, 2018.

YEAS:
NAYS:
ABSENT:

ABSTAINED:

I hereby approve the foregoing Ordinance,

Leon Wright, Clerk

Kevin McNamara, Supervisor

Adopted: July 17, 2018 (Proposed)
Published: July 26, 2018 (Proposed)
Effective: August 3, 2018 (Proposed)

PLANNING & ZONING APPLICATION

Case number 17-024

Date Submitted 7-17-17

APPLICANT INFORMATION

Applicant Ben Griffin Phone (313) 565-2800

Address 24442 Michigan Avenue Fax (313) 565-6182

City, State Dearborn, Michigan Zip 48124

E:mail benjaygriffin46@gmail.com Cell Phone Number (734) 756-2195

Property Owner Harold Smith Trustee and Authorized Owners Phone (734) 482-0360
Representative

Address 50015 Michigan Avenue Fax

City, State Belleville, Michigan Zip 48111

Billing Contact Ben Griffin Phone (313)565-2800

Address 24442 Michigan Avenue Fax (313)565-6182

City, State Dearborn, Michigan Zip 48124

SITE/ PROJECT INFORMATION

Name of Project Smith Rezoning

Parcel Id No. See attached Project Address 50015 Michigan avenue

Attach Legal Description of Property

Property Location: On the South Side of Michigan Avenue Road; Between Denton Road
and Rawsonville Road. Size of Lot Width 4,000 feet Depth 1,800 feet

Acreage of Site 75.57 acres Total Acres of Site to Review 75.57 Current Zoning of Site R-1C Single Family Residential

Project Description: Amend Master Plan from Low Density Single Family B (15,000 Sq. Ft.) to Light Industrial and Rezone from R-1C Single Family Residential to M-1 Light Industrial

Is a re-zoning of this parcel being requested? YES YES (if yes complete next line) NO
Current Zoning of Site R-1C Single Family Residential Requested Zoning M-1 Light Industrial

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____

Is there an official Woodland within parcel? _____ Woodland acreage

List total number of regulated trees outside the Woodland area? _____ 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

Signature of Property Owner:

Harold W. Smith

Harold Smith, Trustee and Authorized Owners' Representative

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 date are in all respects true and correct.

Subscribed and sworn before me this 7th day of June, 2017 Amy L. Wess Notary Public,
Wayne County, Michigan My Commission expires 3-20-18, 20 Amy L. Wess

Rev 1/12/06

AMY L. WESS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Mar 20, 2018
ACTING IN COUNTY OF Oakland

Ben Griffin
24442 Michigan Avenue
Dearborn, Michigan 48124

June 28, 2017

Ron Akers
Director Planning & Economic Development
46425 Tyler Road
Van Buren Township, Michigan 48111

Re: Various Parcels c/k/a "Smith Farm" (the subject property)

Dear Mr. Akers,

Please accept this letter and the attached rezoning application as our formal request to rezone the approx. 75-acre tract referenced above -- located on the south side of Michigan Avenue, between Denton and Rawsonville Roads -- from R-1C Single Family Residential to M-1 Light Industrial. We understand this would require that the Master Plan be amended from Low Density Single Family Residential B (15,000 Sq. Ft.) to Light Industrial, and that the amended Master Plan and Zoning Map would include a residential protection (buffer zone) along the east boundary of the property.

In the section below, we have summarized the land use patterns in the vicinity, and have given our justification for the proposed rezoning.

The subject property currently consists of nine parcels and has been farmed by the same family for over 100 years. All utilities (sewer, water, gas, electric) are in the right-of way adjacent to the site. The land uses for the areas adjoining the subject property are as follows:

To the north is 4,000 feet of frontage on Michigan Avenue (US-12), a state divided highway.

To the south is the active Norfolk Southern Rail line and General Motors Service Parts Operations (distribution center).

To the east is The Denton Cemetery and single family residential.

To the west is Michigan Avenue (US-12).

The property is surrounded on three sides (north, south and west) by Michigan Avenue (US-12) and the Norfolk Southern Railroad. We believe this makes the site non conducive for current residential development and that impacts on the established residential neighborhood to the east would be mitigated by the required residential protection (buffer zone).

We feel that this is an appropriate location for an M-1 Light Industrial zone -- and that the requested rezoning will not alter the essential character of the area. Therefore, we feel that the recommendation of the Planning Department and Planning Commission in support of the requested rezoning (and Master Plan amendment) will observe, and be consistent with, the spirit of the Ordinance.

A handwritten signature in black ink, appearing to be 'Ben Griffin', with a long horizontal stroke extending to the right.

Ben Griffin



June 7, 2018

Planning Commission
Charter Township of Van Buren
48425 Tyler Road
Belleville, MI 48111

Subject: VBT-17-024-RZ; Smith Conditional Rezoning Agreement Review

Location: South side of Michigan Ave., bounded on the north side by Michigan Ave., on the south side by Conrail railroad, and on the east side by Denton Farms single-family residential subdivision

Dear Planning Commissioners:

We have reviewed the Conditional Rezoning Agreement and Exhibits for the application to conditionally rezone the following parcels from R-1C (Single Family Residential) to M-1 (Light Industrial): 83-021-99-0002-000, 83-022-01-0003-004, 83-022-01-0004-003, 83-022-01-0005-005, 83-022-01-0006-001, 83-022-01-0007-001, 83-022-01-0008-003, and 83-023-99-0005-000.

Section 12.507 of the Zoning Ordinance includes requirements and procedures for Conditional Rezoning, and Section 12.507(l) includes requirements for the Conditional Rezoning Agreement. We note the following regarding the Conditional Rezoning Agreement:

- The Conditional Rezoning Agreement includes the information required by Section 12.507(l) of the Zoning Ordinance and meets the requirements of Section 12.507.
- The terms of the Residential Buffer Areas are included in Exhibit D. The uses of the Residential Buffer Areas are limited to *“berming, landscape screening, such as trees and other plantings or natural ornaments, fencing, stormwater control (e.g., retention, detention, drains etc.), underground utilities, footpaths and/or trails for non-motorized use, light poles and fixtures, above ground utilities, structures and mechanical equipment, walls, access to the Residential Protection Areas for maintaining the aforementioned uses, and other uses as may be permitted by the Planning Commission or the Director of Planning and Economic Development, as applicable, in accordance with the setback provisions of the Zoning Ordinance for the M-1 Zoning District.”* Therefore, buildings, access drives, and parking are not permitted in the Residential Buffer Areas.
- Exhibit D-1 includes a legal description for the Residential Buffer Areas. We recommend that the legal description of the Residential Buffer Areas be illustrated on a survey.
- The legal description of the Residential Buffer Area excludes parcel 83-021-99-0002-000, which will include the continued use of the single-family home at 50015 Michigan Ave. While we agree with excluding this parcel from the Residential Buffer Area while it is used as a single-family residence, we recommend that the Conditional Rezoning Agreement be modified to require this parcel to be included in the Residential Buffer area if the residential use is ever discontinued.
- Pursuant to Section 12.507(l)(1)(e), we recommend that the Conditional Rezoning Agreement include a date upon which it becomes void.


RECOMMENDATION

Because the Conditional Rezoning Agreement includes the information required by Section 12.507(l) of the Zoning Ordinance and meets the requirements of Section 12.507, we recommend approval of the Conditional Rezoning Agreement subject to the following two (2) modifications to the Agreement:

1. That the legal description of the Residential Buffer Area be illustrated on a survey, which should be included with the Conditional Rezoning Agreement; and
2. That the Conditional Rezoning Agreement require parcel 83-021-99-0002-000 to be included in the Residential Buffer Area if the residential use is ever discontinued on this parcel.
3. Pursuant to Section 12.507(l)(1)(e), that the Conditional Rezoning Agreement include a date upon which it becomes void.

Respectfully Submitted,

McKENNA



Patrick J. Sloan, AICP
Senior Principal Planner



REZONING WITH CONDITIONS AGREEMENT

This Rezoning with Conditions Agreement (the "Agreement") is entered into effective as of this _____, 2018 by and between Harold W. Smith, successor trustee of the Edrhe Ann Smith Revocable Trust dated July 3, 1997, Douglas R. Smith, Trustee of the Douglas R. Smith Revocable Trust u/a/d March 5, 1993, Richard J. Moore and Frank C. Moore (as tenants in common) and Harold W. Smith, the address of which is 50015 and 50061 Michigan Avenue, Van Buren Township, MI 48111 (collectively, "Owner"), and the Charter Township of Van Buren, 46425 Tyler Road, Van Buren, MI 48111 ("Township"), a Michigan Municipal Corporation (collectively, the "Parties"). The Parties agree to the following terms and conditions:

1. Owner owns several adjacent parcels of land in Van Buren Township, specifically: Parcel Nos. 83-021-99-0002-000, 83-021-99-0001-000, 83-022-01-0003-004, 83-022-01-0004-003, 83-022-01-0005-005, 83-022-01-0006-001, 83-022-01-0007-001, 83-022-01-0008-003, 83-023-99-0005-000 (the "Combination Parcels"). Please see Exhibit A for the Parcel Map and Exhibit B for the Survey of the parcels (which includes both current and "as surveyed" combined legal descriptions). The parcels are currently zoned R-1C Single Family Residential.
2. Owner wishes to combine the parcels of land specified in paragraph 1, above, with the exception of Parcel No. 83-021-99-0002-000, also commonly known as 50015 Michigan Avenue,, which shall remain a separate parcel; the resulting two (2) parcels both shall be zoned M-1 Light Industrial with Conditions (as set forth in Exhibit D). One of the Conditions is the establishment of Residential Protection Areas as adopted in the Township's Master Plan, as shown on the attached Exhibit C. Owner understands that in order to combine the parcels, it must submit the proper application and any required application fee to the Township under the Land Division Act (P.A. 288 of 1967, as amended) to request that the parcels be legally combined. Therefore, contemporaneous with and notwithstanding this Agreement, Owner is filing the appropriate application with the Township to combine the Combination Parcels.

Owner also intends to request vacation of unused public right-of-ways that are on the Land, namely Cedar Street and Pine Street, which are adjacent to the following parcels: Parcel Nos. 83-022-01-0003-004, 83-022-01-0004-003, 83-022-01-0005-005, 83-022-01-0006-001, 83-022-01-0007-001, and 83-022-01-0008-003, which are part of the Denton Farms Plat, as recorded in Liber 40, Page 4 of Plats, Wayne County Records.

For the purposes of this Agreement, "**Land**" shall be defined as the newly-formed parcels with an M-1 Light Industrial with Conditions classification.

3. Owner desires to continue residing on the property at 50015 Michigan Avenue, Parcel No. 83-021-99-0002-000, as his primary residence, subject to the terms of any agreement Owner may enter into with a future user of the Land.

4. This Agreement is proposed by the Owner, and Owner acknowledges that this Agreement is consistent with and enforceable under all State, Federal, and Local laws, including, without limitation, the Michigan zoning enabling act (MCL 125.3101 et seq.) and Section 12.507 of the Charter Township of Van Buren Zoning Ordinance. This Agreement is valid and entered into on a voluntary basis, and represents a permissible exercise of authority on the part of the Township. No permit of approval shall be granted for any use or development that is contrary to this Agreement.
5. All Parties agree and understand that the Land shall not be developed or used in a way that is inconsistent with the requirements of this Agreement or of the Charter Township of Van Buren Zoning Ordinance (the "Zoning Ordinance"). Owner shall use the Land in compliance with all of the conditions set forth in this Agreement and the Zoning Ordinance. Any failure to comply with such a condition shall constitute a violation of this Agreement and the Zoning Ordinance. Additionally, any such violation shall be deemed a nuisance *per se* and subject to judicial abatement as provided by law and the Zoning Ordinance.
6. This Agreement shall be binding upon and inure to the benefit of the Township and Owner, and their respective heirs, successors, assigns, and transferees. Upon recordation, this Agreement shall run with the land.
7. This Agreement is consistent with Zoning Ordinance Section 12.507, and shall be recorded.
8. If this Agreement becomes void in the manner set forth in Zoning Ordinance Section 12.507(H), the Parties understand that no development, nor any permits for development, shall be issued, until the new zoning classification of the Land has been established.
9. Each of the terms and conditions in this Agreement set forth a necessary and reasonable measure which, when taken into consideration with all other conditions and requirements, is roughly proportional to the increased impact represented by the use represented in this Agreement, taking into consideration the changed zoning reclassification and the specific use zoning classification granted.
10. Nothing in this Agreement shall be deemed to prohibit the Township from further rezoning all or any portion of the Land to another zoning classification. Any rezoning shall be conducted in compliance with the Zoning Ordinance and the Zoning Enabling Act (MCL 125.3010 et seq.). The Owner, its heir, successors, assigns and subsequent owners shall obtain the rights of an owner of a nonconforming use (as provided for in the Zoning Ordinance) or statutory right, whichever is greater. The "nonconforming use" provision provided in this paragraph notwithstanding, any classification or rezoning shall be conducted in compliance with Township zoning regulations.
11. Violations of the terms of this Agreement by Owner shall be deemed a violation of the Zoning Ordinance and the Township shall have all remedies available to it accordingly, including immediate termination of this Agreement. Owner acknowledges that if it violates the terms of this Agreement, the reclassification and rezoning of the land referenced herein shall automatically and without need for Township action revert back to its original zoning designation, and all rezoning approval(s) contained herein will be revoked.

12. Owner is attaching the specific Conditions to this Agreement, attached as Exhibit D. Owner understands that all Exhibits to this Agreement supplement, but do not replace, any requirements for any preliminary or final site plans, special land use, or variance review and approval.
13. For the purposes of this Agreement, Owner shall be defined as the current Owner, and any subsequent person or entity that has an ownership interest in the Land.
14. This Agreement may not be modified, replaced, amended or terminated except as provided for in this Agreement and the Zoning Ordinance. This Agreement may be amended in the same manner as is prescribed for the original rezoning and Statement of Conditions and the Zoning Ordinance.
15. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan and ordinances of the Charter Township of Van Buren.
16. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.
17. The Owner represents and warrants that the person executing this Agreement on behalf of Owner has full and complete authority to do so, does so freely, and voluntarily offering and consent to the provisions and conditions in this Agreement and its exhibits, on behalf of Owner.

[SIGNATURES ON FOLLOWING PAGES]

OWNER:

Harold W. Smith, successor trustee of the Edrhe
Ann Smith Revocable Trust dated July 3, 1997

Douglas R. Smith, Trustee of the Douglas R.
Smith Revocable Trust u/a/d March 5, 1993

Mary Lou Moore, individually and as personal
representative of the estate of Richard J. Moore
(dec.)

Frank C. Moore

Harold W. Smith

CHARTER TOWNSHIP OF VAN BUREN

By: Kevin McNamara
Its: Supervisor

By: Leon Wright
Its: Clerk

[NOTARY JURATS ON FOLLOWING PAGES]

Acknowledged before me in _____ County, Michigan, on this ____ day of _____, 2018, by Harold W. Smith, successor trustee of the Edrhe Ann Smith Revocable Trust dated July 3, 1997, for the trust.

Notary Stamp

Notary Signature

Notary Name
County (of Appointment): _____, Michigan
Date commission expires: _____

Acknowledged before me in _____ County, Michigan, on this ____ day of _____, 2018, by Douglas R. Smith, Trustee of the Douglas R. Smith Revocable Trust u/a/d March 5, 1993, for the trust.

Notary Stamp

Notary Signature

Notary Name
County (of Appointment): _____, Michigan
Date commission expires: _____

Acknowledged before me in _____ County, Michigan, on this ____ day of _____, 2018, by Mary Lou Moore, individually and as personal representative of the estate of Richard J. Moore (dec.)

Notary Stamp

Notary Signature

Notary Name
County (of Appointment): _____, Michigan
Date commission expires: _____

Acknowledged before me in _____ County, Michigan, on this ____ day of _____, 2018, by Frank C. Moore.

Notary Stamp

Notary Signature

Notary Name

County (of Appointment): _____, Michigan

Date commission expires: _____

Acknowledged before me in _____ County, Michigan, on this ____ day of _____, 2018, by Harold W. Smith.

Notary Stamp

Notary Signature

Notary Name

County (of Appointment): _____, Michigan

Date commission expires: _____

Acknowledged before me in _____ County, Michigan, on this ____ day of _____, 2018, by Kevin McNamara, Supervisor of Charter Township of Van Buren, on behalf of the Township.

Notary Stamp

Notary Signature

Notary Name

County (of Appointment): _____, Michigan

Date commission expires: _____

Acknowledged before me in _____ County, Michigan, on this ____ day of _____, 2018, by Leon Wright, Clerk of Charter Township of Van Buren, on behalf of the Township.

Notary Stamp

Notary Signature

Notary Name
County (of Appointment): _____, Michigan
Date commission expires: _____

PREPARED BY:
Dickinson Wright, PLLC
350 S. Main Street, Suite 300
Ann Arbor, MI 48104
Attn: Mark Heusel, Esq.

WHEN RECORDED RETURN TO:
Dickinson Wright, PLLC
350 S. Main Street, Suite 300
Ann Arbor, MI 48104
Attn: Mark Heusel, Esq.

EXHIBIT B
SURVEY (WITH LEGAL DESCRIPTIONS)

EXHIBIT C
TOWNSHIP MASTER PLAN

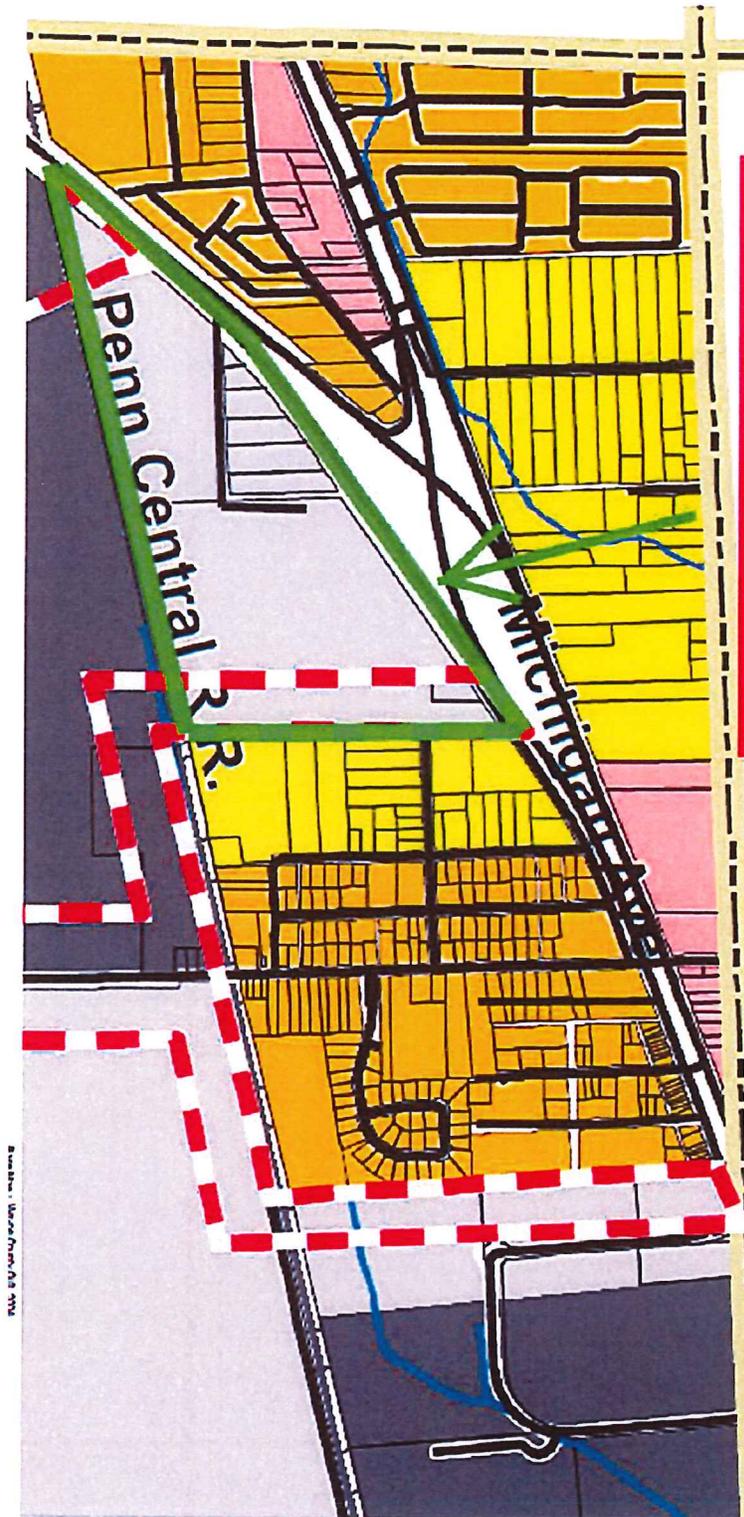


EXHIBIT D
CONDITIONS TO CONDITIONAL REZONING AGREEMENT

In consideration of Owner's obligations as contained in this Agreement and subject to Owner obtaining all permits and approvals from the Township and other agencies with jurisdiction, Owner and Township agree to the following terms as to Owner's rights to develop the Land:

1. Consistent with MCL 125.3405, the Land is (or has been) comprised of (i) those parcels that have been combined from several separate parcels specified in Exhibits A and B of this Agreement, and (ii) Parcel No. 83-021-99-0002-000, which shall remain a separate parcel from the combined parcels. This parcel combination will be effectuated before, or as a condition of the rezoning. Owner acknowledges and understands that the Township's acquiescence to the terms of this Agreement are entirely contingent on the Township's approval of its separate application to combine the parcels under the Land Division Act (being P.A. 288 of 1967, as amended).
2. Subject to site plan review and approval, and, if necessary, special land use review and approval, including any conditions that may be imposed therein and all other requirements and approvals, the Land shall be permitted to be developed and used in a manner consistent with the M-1 Zoning District and the Zoning Ordinance.
3. As a condition for rezoning the Land to the M-1 Zoning District, Owner, and its successors and assigns shall agree that within the Residential Protection Areas described herein and depicted on Exhibit D-1, Owner shall be permitted to use such land within the Residential Protection Areas for open space and to serve as a buffer for any future development. Such uses may include berming, landscape screening, such as trees and other plantings or natural ornaments, fencing, stormwater control (e.g., retention, detention, drains etc.), underground utilities, footpaths and/or trails for non-motorized use, light poles and fixtures, above ground utilities, structures and mechanical equipment, walls, access to the Residential Protection Areas for maintaining the aforementioned uses, and other uses as may be permitted by the Planning Commission or the Director of Planning and Economic Development, as applicable, in accordance with the setback provisions of the Zoning Ordinance for the M-1 Zoning District. The Township's ordinary setbacks for the Land shall be included within the Residential Protection Areas, and not be in addition to it. All uses shall also be subject to the requirements and conditions of this Agreement and the Zoning Ordinance. The development and use of the Land shall be permitted in accordance with this Agreement and with permitted and special land uses of the Zoning Ordinance.
4. Owner shall not develop and use the Land in a manner inconsistent with this Agreement or the Zoning Ordinance, unless this Agreement is amended mutually by the Township and Owner, following public hearing, or the Owner determines to develop and use the Land in accordance with the zoning applicable to the Land upon a termination in accordance with paragraph 11 of the Agreement.
5. Site plan review and approval, and, if necessary, special land use review and approval, shall be governed by the Zoning Ordinance provisions applicable to the M-1 Zoning District, subject to the provisions of this Agreement. In the case of conflict, this more restrictive provisions shall govern. The Township reserves the right to review any special land use applications and, if necessary, deny them if they do not meeting the requirements of the Zoning Ordinance.

6. With the exception of land within the Residential Protections Areas, the remaining Land may be used for development consistent with the M-1 Zoning District, and subject to obtaining all required approvals from the Township and all other agencies with jurisdiction, including, if necessary, special land use review in accordance with all provisions of the Zoning Ordinance.

EXHIBIT D-1
DESCRIPTION OF RESIDENTIAL PROTECTION AREAS

Exhibit D-1

DESCRIPTION OF RESIDENTIAL BUFFER

Part of the East 1/2 of Section 6, T.3S., R.8E, Township of Van Buren, Wayne County, Michigan, described as: Commencing at the North 1/4 corner of said Section 6 as remonumented and recorded in Liber 45095, Page 37, Wayne County Records; thence North 03 Degrees 23 Minutes 00 Seconds West 5.26 feet to a property controlling corner as remonumented and recorded in Liber 45095, Page 37, Wayne County Records; thence along the North and South 1/4 line of said Section 6, South 03 Degrees 23 Minutes 00 Seconds East 2,185.56 feet to a point on the Southerly right of way line of Michigan Avenue (By-Pass, variable right of way width) and a point on the East line of said "Denton Farms"; thence North 53 Degrees 55 Minutes 03 Seconds East 1,173.81 feet along said Southerly right of way line the Point of Beginning; thence continuing North 53 Degrees 55 Minutes 03 Seconds East 141.83 feet along said Southerly right of way line; thence South 03 Degrees 07 Minutes 06 Seconds East 205.16 feet; thence North 86 Degrees 52 Minutes 54 Seconds East 125.00 feet; thence North 03 Degrees 07 Minutes 06 Seconds West 286.22 feet to a point on said Southerly right of way line; thence North 53 Degrees 55 Minutes 03 Seconds East 185.93 feet along said Southerly right of way line to a point on the West right of way line of Cemetery Road (33 foot wide right of way) in "Supervisor's Van Buren Plat No. 2" of part of the East 1/4 of Section 6, T.3S., R.8E., Van Buren township, Wayne County, Michigan, as recorded in Liber 67 of Plats, Page 51, Wayne County Records; thence South 03 Degrees 07 Minutes 06 Seconds East 488.75 feet along said West right of way line to the Northwest corner of Lot 61 of said "Supervisor's Van Buren Plat No. 2"; thence South 03 Degrees 23 Minutes 06 Seconds East 1,353.15 feet along the West line said "Supervisor's Van Buren Plat No. 2" to the Southwest corner of Lot 52 of said "Supervisor's Van Buren Plat No. 2" and a point on the Northerly line of the M.C.R.R. right of way; thence South 75 Degrees 38 Degrees 49 Minutes West 407.44 feet along said Northerly right of way line; thence North 03 Degrees 23 Minutes 06 Seconds West 1,431.60 feet; thence North 03 Degrees 07 Minutes 06 Seconds West 230.27 feet to the Point of Beginning. Said description contains 670,042 square feet, or 15.38 acres, more or less.

And ALSO,

Part of the Southwest ¼ of Section 6, T.3S., R.8E, Township of Van Buren, Wayne County, Michigan, described as: Commencing at the North 1/4 corner of said Section 6 as remonumented and recorded in Liber 45095, Page 37, Wayne County Records; thence North 03 Degrees 23 Minutes 00 Seconds West 5.26 feet to a property controlling corner as remonumented and recorded in Liber 45095, Page 37, Wayne County Records; thence along the North and South 1/4 line of said Section 6, South 03 Degrees 23 Minutes 00 Seconds East 2,185.56 feet to a point on the Southerly right of way line of Michigan Avenue (By-Pass, variable right of way width) and a point on the East line of said "Denton Farms"; thence South 53 Degrees 55 Minutes 03 Seconds West 221.48 feet; thence along a curve to the left 1,550.38 feet, said curve having a radius of 5629.65 feet, and a chord bearing South 46 Degrees 01 Minutes 41 Seconds West 1545.49 feet; thence South 38 Degrees 08 Minutes 18 Seconds West 176.34 feet to the point of beginning; thence South 33 Degrees 06 Minutes 26 Seconds East 257.21 feet to a point on the Northerly line of the M.C.R.R. right of way; thence South 75 Degrees 38 Degrees 49 Minutes West 400.00 feet along said Northerly right of way line to a point on Southerly right of way line of said Michigan Avenue; thence North 38 Degrees 08 Minutes 18 Seconds East 400.00 feet along said Southerly right of way line to the Point of Beginning. Said description contains 48,710 square feet, or 1.12 acres, more or less.

**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, June 13, 2018 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 18-010:** A request by Ben Griffin, to rezone the following described parcels at Parcel ID#(s); 83-021-99-0001-000; 83-022-01-0004-003; 83-022-01-0007-001; 83-021-99-0002-000; 83-022-01-0005-005; 83-022-01-0008-003; 83-022-01-0003-004; 83-022-01-0006-001; 83-023-99-0005-000; otherwise known as the Harold Smith Farm at 50015 & 50061 Michigan Avenue, from **R1-C, Single Family Residential to M-1, Light Industrial with conditions**. The parcels are located on the south side of Michigan Avenue west of Denton Road.
2. **Case 18-011:** A request by Diversified Dock & Lift to construct a non-commercial multi-docking facility that can accommodate more than 6 watercraft in total at one time on a single parcel. This non-commercial multi-docking facility is proposed to be located at the Harbour Club Apartments, which are located on the south side of Denton Road west of Beckley Road at Parcel ID# 83-078-99-0001-007 otherwise known as 49000 Denton Road.

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. 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.

Posted: May 24, 2018
Published: May 24, 2018

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, June 13, 2018 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 18-010:** A request by Ben Griffin, to rezone the following described parcels at Parcel ID#(s); 83-021-99-0001-000; 83-022-01-0004-003; 83-022-01-0007-001; 83-021-99-0002-000; 83-022-01-0005-005; 83-022-01-0008-003; 83-022-01-0003-004; 83-022-01-0006-001; 83-023-99-0005-000; otherwise known as the Harold Smith Farm at 50015 & 50061 Michigan Avenue, from **R1-C, Single Family Residential to M-1, Light Industrial with conditions**. The parcels are located on the south side of Michigan Avenue west of Denton Road.

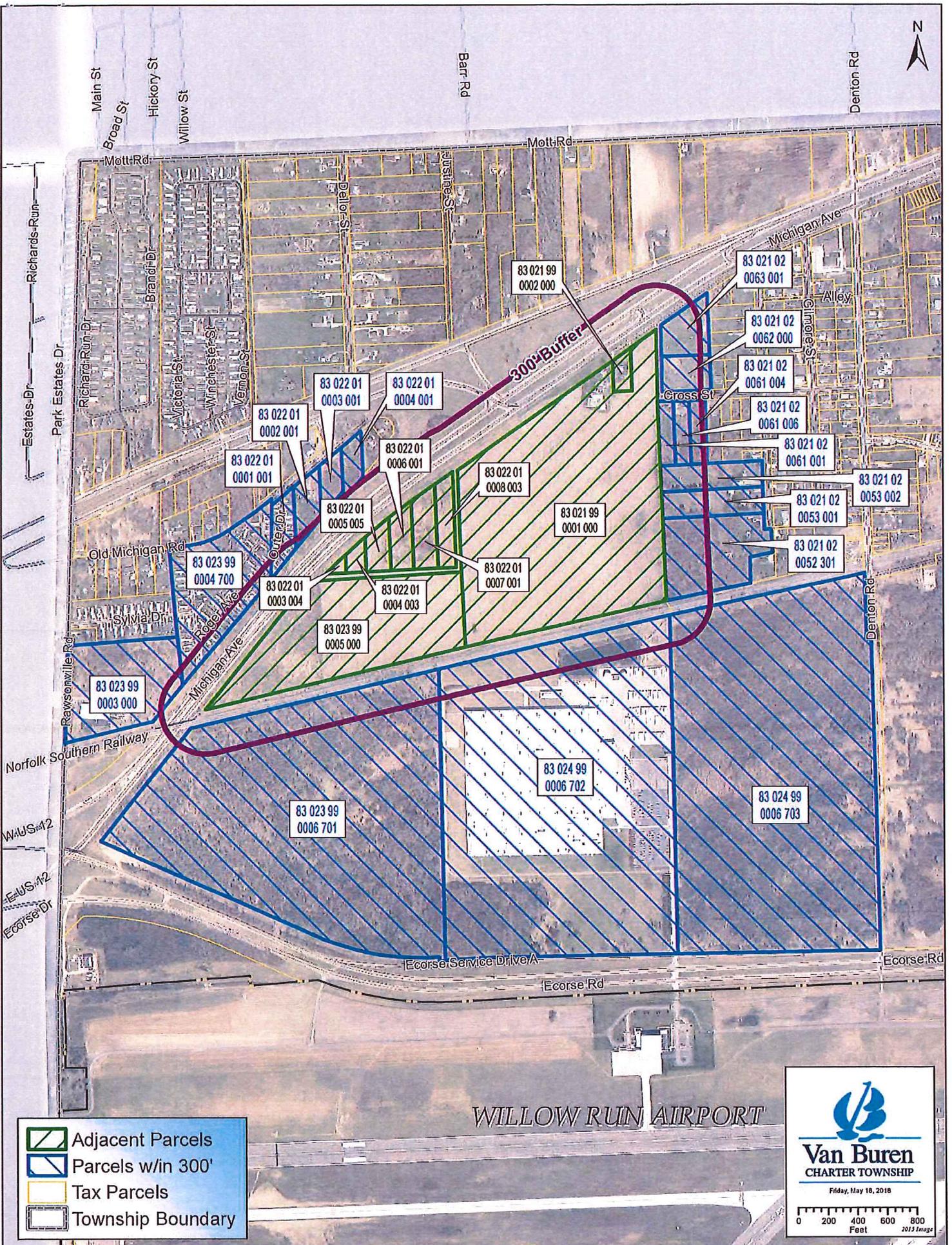
Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for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

Posted: May 24, 2018
Published: May 24, 2018
Mailed: May 25, 2018

Mailed 5-25-18





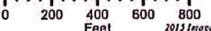
-  Adjacent Parcels
-  Parcels w/in 300'
-  Tax Parcels
-  Township Boundary

WILLOW RUN AIRPORT



Van Buren
CHARTER TOWNSHIP

Friday, May 18, 2018



0 200 400 600 800
Feet
2015 Image

Owners

82 83 021 02 0061 004
SOJA, ROBERT LIVING TRUST
15769 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0061 001
RICKERMAN, STEPHEN
49835 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 024 99 0006 702
GENERAL MOTORS CORP
PO BOX 460169
HOUSTON TX 77056

82 83 022 01 0003 004
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0006 001
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 023 99 0005 000
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0004 001
HAMILTON, BETTY
901 SPRING DR
NORTHVILLE MI 48167

82 83 023 99 0004 700
TOWN & COUNTRY TRAILER CT
870 PURDY ST
BIRMINGHAM MI 48009

82 83 021 02 0053 001
THE COLE FAMILY TRUST
6430 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0062 000
VAN BUREN CHARTER TOWNSHIP
CEMETERY - DENTON
VAN BUREN CHARTER TOWNSHIP
46425 TYLER RD
VAN BUREN TOWNSHIP MI 48111
82 83 023 99 0006 701
RACER PROPERTIES LLC
500 WOODWARD AVE - SUITE 2650
DETROIT MI 48226

82 83 021 02 0063 001
VAN BUREN CHARTER TOWNSHIP
46425 TYLER RD
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0004 003
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0007 001
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 99 0002 000
SMITH, HAROLD-WILLIAM
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0001 001
TOWN & COUNTRY MOBILE HOMES
870 PURDY ST
BIRMINGHAM MI 48009

82 83 023 99 0003 000
GP STIEHL ENTERPRISES, L.L.C.
175 RAWSONVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0052 301
GREEN, RUBY-OTIS
6500 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0061 006
BURTON, DANIEL
49801 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 024 99 0006 703
RACER PROPERTIES, LLC
500 WOODWARD AVE - SUITE 2650
DETROIT MI 48226-3416

82 83 022 01 0003 001
HAMILTON, BETTY
901 SPRING DR
NORTHVILLE MI 48167

82 83 022 01 0005 005
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0008 003
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 99 0001 000
SMITH, HAROLD
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0002 001
TOWN & COUNTRY MOBIL HOMES
870 PURDY ST
BIRMINGHAM MI 48009

82 83 021 02 0053 002
KASS, PHILIP L
6418 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

Property

~~82 83 021 02 0061 004~~
SOJA, ROBERT LIVING TRUST
CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0061 001
RICKERMAN, STEPHEN
49835 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 024 99 0006 702
GENERAL MOTORS CORP
50000 ECORSE ROAD
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0003 004
SMITH, HAROLD
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

~~82 83 022 01 0006 001~~
SMITH, HAROLD
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

~~82 83 023 99 0005 000~~
SMITH, HAROLD
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 022 01 0004 001
HAMILTON, BETTY
50725 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 023 99 0004 700
TOWN & COUNTRY TRAILER CT
51005 OLD MICHIGAN RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0053 001
THE COLE FAMILY TRUST
6430 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0062 000
VAN BUREN CHARTER TOWNSHIP
CEMETERY - DENTON
VAN BUREN CHARTER TOWNSHIP
49780 CROSS ST

VAN BUREN TOWNSHIP MI 48111
82 83 023 99 0006 701
RACER PROPERTIES LLC
ECORSE ROAD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0063 001
VAN BUREN CHARTER TOWNSHIP
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

~~82 83 022 01 0004 003~~
SMITH, HAROLD
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

~~82 83 022 01 0007 001~~
SMITH, HAROLD
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 99 0002 000
SMITH, HAROLD-WILLIAM
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

~~82 83 022 01 0001 001~~
TOWN & COUNTRY MOBILE HOMES
OLD MICHIGAN RD
VAN BUREN TOWNSHIP MI 48111

82 83 023 99 0003 000
GP STIEHL ENTERPRISES, L.L.C.
175 RAWSONVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0052 301
GREEN, RUBY-OTIS
6500 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0061 006
BURTON, DANIEL
49801 CROSS ST
VAN BUREN TOWNSHIP MI 48111

~~82 83 024 99 0006 703~~
RACER PROPERTIES, LLC
ECORSE ROAD
VAN BUREN TOWNSHIP MI 48111

~~82 83 022 01 0003 001~~
HAMILTON, BETTY
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

~~82 83 022 01 0005 005~~
SMITH, HAROLD
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

~~82 83 022 01 0008 003~~
SMITH, HAROLD
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 99 0001 000
SMITH, HAROLD
50061 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

~~82 83 022 01 0002 001~~
TOWN & COUNTRY MOBIL HOMES
OLD MICHIGAN RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0053 002
KASS, PHILIP L
6418 WESTERN ST
VAN BUREN TOWNSHIP MI 48111



Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR
Kevin McNamara

CLERK
Leon Wright

TREASURER
Sharry A. Budd

TRUSTEE
Sherry A. Frazier

TRUSTEE
Kevin Martin

TRUSTEE
Reggie Miller

TRUSTEE
Paul D. White

May 26, 2018

Community Residents in Denton Village
Van Buren Township, MI 48111

RE: Harold Smith Farm Informational Meeting – Monday, June 11, 2018

Community Residents,

Van Buren Township will hold a public informational meeting to discuss the proposed rezoning of the Harold Smith Farm to the Denton Village neighborhood residents. This meeting will be held on **Monday, June 11, 2018, at 7:00 P.M., at the Van Buren Township Hall**. The Van Buren Township Hall is located at 46425 Tyler Road, Van Buren Township, MI 48111. The purpose of the meeting is to discuss: (i) the proposed conditional rezoning of the property from single family residential to light industrial, (ii) how a proposed residential protective buffer between the residential neighborhoods and the rezoned property may be a condition for development of the site, and (iii) how a potential commercial project may be planned for the site. Representatives from the Township and representatives of the potential developer will be in attendance to present the potential project and answer questions/discuss concerns you may have regarding redevelopment of the site consistent with the rezoning.

If you have any questions, or special accessibility needs for the meeting, please contact Ron Akers, Director of Planning and Economic Development, Van Buren Township, at (734) 699-8913.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development

Mailed 5-26-18.

82 83 018 01 0001 304
SINGH, KULWINDER
49119 WILTON ST
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0016 000
WILLFORD, BRIAN J. & ALEXANDRIA
RUSH AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0019 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0022 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0025 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0034 000
WAYNE COUNTY LAND BANK
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0036 301
CAVILL, WILLIAM
6100 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0045 301
HULL, GENEVIE
6213 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0058 000
FARMER, RUSSELL
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0061 000
THOMPSON, STACY
6005 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0010 000
WAYNE COUNTY LAND BANK
RUSH AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0017 000
WILLFORD, BRIAN J. & ALEXANDRIA
RUSH AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0020 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0023 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0026 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0035 000
SHAW, MARIE COCHRAN-H
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0039 301
SINGH, KULWINDER
6144 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0048 307
COCHRAN, MARIE
6185 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0059 000
FARMER, RUSSELL
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0063 300
RUSS, ROBERT
5975 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0012 301
MESA-ESNOVOL, L. & SANCHEZ-MESA Y.
5988 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0018 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0021 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0024 001
SAHI, JASPINER & HARVINDER
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0027 300
WILLFORD, BRIAN J. & ALEXANDRIA
5970 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0036 100
CHIEF FINANCIAL OFFICER
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0042 301
SHAW, HELEN
6180 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0055 301
GILL, K. & AMANDEEP, K
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0060 000
THOMPSON, STACY
BOBBY ROBINSON
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0066 000
VOJTKOFSKY, D-C
5949 HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0067 000
VOJTKOFSKY, D-C
HANCOCK AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0068 001
VOJTKOFSKY, D-C
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0069 001
VOJTKOFSKY, D-C
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0070 001
MCWHORTER DEVELOPMENT
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0071 001
MCWHORTER DEVELOPMENT
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0072 001
WRIGHT, CHARLES-EMMA
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0073 001
ROSE, LARRY
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0074 001
ROSE, LARRY
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0075 001
ROSE, LARRY
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0076 001
ROSE, LARRY
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0077 000
VOJKOFSKY, DONALD & CAROL
5920 ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0078 000
VOJTKOFSKY, D-C
ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0079 000
VOJTKOFSKY, D-C
ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0083 000
ROSE, LARRY
ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0088 302
GILL, K. & AMANDEEP, K
ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0101 305
ROSE, LARRY
ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0114 000
ROSE, LARRY
6003 ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0125 000
ROSE, LARRY
ANTWERP AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0126 001
ROSE, LARRY
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0127 001
CHERRY PIE RENTALS, LLC
48945 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0130 001
THOMSON, BRUCE H.-LINDA
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0131 001
THOMSON, BRUCE H.-LINDA
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0132 001
THOMSON, BRUCE H.-LINDA
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0133 001
O'MALLEY, FRANCIS
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0134 001
O'MALLEY, FRANCIS
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 01 0135 000
ROSE, LARRY
5920 EDGEDALE AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0112 002
DEWYER, PIERRE
6541 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0112 004
MULLINS, BOYD
6501 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0113 000
NATIONAL FAITH HOMEBUYERS
6525 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0114 000
FISCHER, JAMES & LENA
6513 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0115 301
WEST, JAYSON
6483 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0116 000
ETHERTON, DAVID
6467 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0117 000
BROBST, J & P, LECHEVALIER, ODELL
6457 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0118 000
HAMMONS, BREEN-KATHERINE
6445 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0119 000
SLONE, RONALD W.
6437 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0120 002
SLONE, RONALD & YVONNE
6425 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0121 000
ROMANO, FRANK
6407 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0122 000
WOOLBRIGHT, JAMES & DIANE
6393 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0125 001
COLLINGSWORTH, JONATHAN
6339 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0125 002
MONOPOLY INVESTMENTS, LLC
6357 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0126 000
ANDERSON, BOB
6315 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0127 000
ALLGOOD, ERICK
6259 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0128 001
THOMPSON, CAROL
6243 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0128 002
CLAIR, LIANNE I
6207 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0129 000
FENSCH, ALLAN C
6185 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0130 002
FLOWERS, TERRY & GEORGIA
6139 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0130 003
HORTON, MARI L.
6165 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0130 004
GERICK, ROBERT-KAREN
6151 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0131 301
BALLA, SUSAN
6123 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0131 302
HEARD, LILLIE L.
6105 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 ~~0131~~ 303
HEARD, LILLIE L.
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0132 000
MARQUIS, NANCY J.
6087 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0133 000
N T SIEVER MANAGEMENT LLC
49255 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0134 005
STATE OF MICHIGAN (MLBFTA)
LAND BANK FAST TRACK AUTHORITY
49250 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0134 011
ARORA, RAM
49170 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 ~~0134~~ 012
FACK, LIOUDMILA
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0134 301
DENTON PARTNERS
49230 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0135 000
ARORA, RAM
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 02 0136 000
METRO OPPORTUNITIES 8 LLC
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0001 000
TAIT, CHRISTOPHER
49096 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0002 000
CAMPBELL, CHRIS & KRATT, DARLENE
49064 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0003 000
HART, HAROLD-PAMELA MIRACLE
6358 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0004 000
CUTTITTA, ANTHONY & ASHLEY
6346 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0005 000
HARJU, CHARLES-KIMBERLEY
6332 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0006 000
MEEKING, LINNIE & WILLIAMS, LILLIE
6320 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0007 000
HARRELL, MEGAN
6308 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0008 000
SLOAN, MATTHEW
6296 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0009 000
DIROFF, MATTHEW & LAURA
6284 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0010 000
HAPPLEY, WILLIAM & SUSAN
6272 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0011 000
GONZALEZ, REBECCA L.
6260 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0012 000
THORNHILL, CARLOS
6248 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0013 000
MELVIN, DOUGLAS-MAY
6236 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0014 000
AKUBUKWE, OBINNA
6224 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0015 000
PRICE, JEFFREY & KARON
48865 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0016 000
LIGHT, CHRIS & SECONSKY, SHELLY
48881 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0017 000
WOOLFOLK, RAYCHELLE
48897 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0018 000
SMITH, FREDERICK & CHARLOTTE WHITE
48913 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0019 000
MCDONALD, HILDA I.
48929 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0020 000
SLAMKA, TYLER J.
48945 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0021 000
VARNER, PAUL & DAWN
48961 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0022 000
BEACH, ERIC & SHANNON
48977 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0023 000
PARKER, TOYA Y.
48993 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0024 000
TAYLOR, BLONNIE
49009 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0025 000
JONES, CURTIS & JENNIFER
49025 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0026 000
SWEIGART, JAMIE R.
49041 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0027 000
THOMPSON, SHIRLEY D
49057 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0028 000
VERESH, THOMAS A.
49073 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0029 000
WARDWELL, TERISSA
49089 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0030 000
ARNOLD, DAVID & BRENDA
49105 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0031 000
KUSZAK, BRIAN S.
49121 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0032 000
HACKNEY, GREGORY & LISA
6289 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0033 000
PATTISON, SCOTT & LALA, ANDREA
6315 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0034 000
KNOTT, CARRIE A.
6327 SANDALWOOD DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0035 000
MORENO, CHELSEA R
48984 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0036 000
WILLIAMS, ANTWAUN LEMAR
48952 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0037 000
BODENHAM, STEVEN & LISA
48920 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0038 000
FOLKS, DANIEL-REBECCA
48906 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 018 03 0039 000
ECKERT, JULIE
48888 ASHBURY DR
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0001 003
COLE, KATHERINE E.
5935 JUSTINE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0001 004
FISCHER, JAMES-LENA
6007 JUSTINE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0001 005
FISCHER, JAMES & LENA
50365 MOTT RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0001 007
ZELJI, JOHN
5885 JUSTINE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0002 001
ACUNA, FEDERICO
50290 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0002 003
CRUSE, MARK
50323 MOTT RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0002 004
FANNIE MAE
MOTT RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0002 005
FISCHER, JAMES & LENA
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0003 001
MUNCK, ROBERT
50191 MOTT RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0003 002
CLAUS, CLIFFORD
50230 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0004 000
HALL, ELLWOOD-ROSE
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0005 307
MATT, DEBORAH
50133 MOTT RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0005 308
AMEICHE, KAM & FADIA
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0005 309
AMEICHE, KAM & FADIA
50120 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0006 001
ANTONINO-NAVA, ILSCE G.
50081 MOTT RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0006 304
AMEICHE, FADIA
50070 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0007 000
AMELCHE, FADIA
50000 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0008 000
SWEENEY, ANNETTE
49890 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0009 302
RAINBOW REHABILITATION CENTERS, LLC
49745 MOTT RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0009 303
RAINBOW REHABILITATION CENTERS, LLC
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 01 0009 304
S.C.H. INC
49412 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0016 001
DTE ELECTRIC COMPANY
PROPERTY TAX DEPARTMENT
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0016 002
DENTON LAND CORP
SIEGEL
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0019 000
MCCULLEY, TONIA J.
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0022 000
HALL, ELLWOOD
6440 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0025 000
DEMPSEY, CAROLINE
6384 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0028 000
BROWN, CLARENCE
6330 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0031 000
BEIER, ASHLEY
6309 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0034 000
QUEENER, J
6361 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0038 000
LIPFORD, TONY-JOANN
6423 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0041 000
MOORE, RICHARD J.
6477 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0045 000
MACLEISH, TAMMARA
6458 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0017 000
WAYNE COUNTY LAND BANK
SIEGEL
6550 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0020 000
MCCULLEY, TONIA J.
6470 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0023 000
SMITH, ANGELA & WESTPHAL, LAURA
MI MANAGEMENT AND PROP MAINTENANCE
6420 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0026 000
LEINDECKER, JOEL & SEARS, LARRY
6372 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0029 000
FISCHER, DAN E.
6318 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0032 000
BURKE, MATTHEW B
6317 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0035 001
HOEFT, TIMOTHY
6381 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0039 000
PEARSE, CHARLES-KARLA
6441 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0043 000
BURRELL, CHARLES-JEAN
6486 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 003
COURTER, ROBERT-SHARON
6360 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0018 000
WAYNE COUNTY LAND BANK
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0021 000
BOWERS, RICHARD-CYNTHIA
6452 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0024 000
DESELLES, IBA-TAMMY
6404 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0027 000
BROWN, CLARENCE & BETTY RAE
6360 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0030 000
HEGWOOD, GARY
6310 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0033 000
PRICE, DAWN
6337 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0037 000
STEINLE, RUSSELL
6405 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0040 000
DAGHER, MARC & KAYROUZE, REBECCA
6455 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0044 000
BURRELL, CHARLES-JEAN
GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 004
MARANTHA BAPTIST CHURCH
GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 302
SHOUSE, TYSON
6432 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 305
DEHN, CHERI
6429 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 306
COURTER, SHARON TRUST
6390 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 308
COURTER, ROBERT & THERESA
6379 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 309
MERCURIO, ROXANE
6403 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0046 310
GAWKOWSKI, ERIN
6425 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0047 000
LITTLE, MAUREEN
6457 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0048 000
BURRELL, CHARLES-JEAN
6475 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0050 000
BURRELL, CHARLES-JEAN
WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0051 001
BURRELL, CHARLES-JEAN
WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0051 002
HARPER, ROBERT & SUSAN
49585 CEDAR ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0052 301
GREEN, RUBY-OTIS
6500 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0052 302
PIENTOWSKI, WILLIAM
49593 CEDAR ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0053 001
THE COLE FAMILY TRUST
6430 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0053 002
KASS, PHILIP L
6418 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0054 000
PIERCE, JIMMIE-YVONNE
6390 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0055 000
BOYCE, DEBORAH
6374 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0056 001
GEDRA, DANIEL
6340 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0056 002
JOHNSTON, SUSAN
CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0057 000
KLEINGLASS, SETH & MOORE, EMILY
6330 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0058 000
KLEINGLASS, SETH & MOORE, EMILY
WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0059 000
JOHNSTON, SUSAN
49635 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0060 000
JOHNSTON, SUSAN
CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0061 001
RICKERMAN, STEPHEN
49835 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0061 003
SNAPKE, AMIE & JOHNSON, TIMOTHY
49717 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0061 004
SOJA, ROBERT LIVING TRUST
CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0061 006
BURTON, DANIEL
49801 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0062 000
VAN BUREN CHARTER TOWNSHIP
CEMETERY - DENTON
VAN BUREN CHARTER TOWNSHIP
49780 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0063 001
VAN BUREN CHARTER TOWNSHIP
MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 004
MOBLEY, SCOTT
6104 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 005
GRAHAM, BARRY & MARY
49755 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 006
GARAFOLA, KENNETH & DE'ANNE
6144 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 007
WALTERS, MARIE L.
6162 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 008
DEMARS, WILLIAM & EASTMAN, TAMARA
6184 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 009
CAZIER, MARC
6208 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 010
REIMOLD, EARL - TOBIAS, ANNA
49700 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 011
PLONTE, DOROTHY A.
6230 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0064 012
MERCURIO, ROXANNE & JAMIE
49608 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0065 001
BEESLEY, KEVIN & BROWN, JESSICA
49545 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0067 000
GRAYUM, DAWN
6103 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0068 000
THEISEN, ROBERT E.
6109 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0069 000
PYLE, BEVERLY
6123 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

~~82 83 021 02 0070 000
PYLE, BEVERLY
WESTERN ST
VAN BUREN TOWNSHIP MI 48111~~

82 83 021 02 0071 000
RAINES-MOCERI, PATRICIA
6155 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0072 000
DEMARS, GEORGE & SHARON
6171 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0073 000
DISHMAN, THOMAS & CASEY
6191 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

~~82 83 021 02 0074 000
BROOKS, PATRICK & COTTRELL, FELICIA
WESTERN ST
VAN BUREN TOWNSHIP MI 48111~~

82 83 021 02 0075 000
BROOKS, PATRICK & COTTRELL, FELICIA
6225 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

~~82 83 021 02 0076 000
MCCREA, J-J
WESTERN ST
VAN BUREN TOWNSHIP MI 48111~~

82 83 021 02 0077 000
MCCREA, J-J
6261 WESTERN ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0078 000
MARANATHA BAPTIST CHURCH
6250 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0079 000
ZUCCARO, GLORIA
6214 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0080 000
DEMARS, WILLIAM
6200 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0081 000
MARSH, TIMOTHY-KAREN
6174 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0082 000
NAVARRE, GARY
6148 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0083 000
FISCHER, JAMES & LENA
6134 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0084 000
KOZAK, THOMAS-JONI
6120 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0085 000
ROOF, EDWARD
6104 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0086 000
POTTER, J
6084 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0087 001
FOGG, MARK & LADONNA
49505 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

9

82 83 021 02 0089 300
6121 GILMORE LLC
6121 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0090 000
GERICK, ROBERT
GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0091 000
GERICK, ROBERT
GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0092 000
MILLIGAN, THOMAS-DARLENE
GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0093 000
MILLIGAN, THOMAS-DARLENE
6177 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0094 000
FRYE, SHIRLEY
6201 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0095 000
KITZE, CECILIA
6215 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0096 000
TOOLE, GARY & DIANA
6235 GILMORE ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0097 000
EMERSON, WILLIAM & JOELLE
49450 CROSS ST
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0098 000
COLBY, MICHAEL
6250 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0099 000
JONES, ROBERT D-MONICA
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0100 000
JONES, ROBERT D-MONICA
6216 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0101 000
JONES, ROBERT D-MONICA
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0102 000
HORTON, DAVID C.
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0103 000
HORTON, DAVID
6160 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0104 000
GERICK, ROBERT
DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0105 000
GERICK, ROBERT
6136 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0106 000
CHASE, J
6120 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 02 0107 303
FAITH UNITED METHODIST CHURCH
6020 DENTON RD
VAN BUREN TOWNSHIP MI 48111

82 83 021 99 0001 000
SMITH, HAROLD
50061 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

82 83 021 99 0002 000
SMITH, HAROLD-WILLIAM
50015 MICHIGAN AVE
VAN BUREN TOWNSHIP MI 48111

MOTION EXTRACT

Motion Kelley, Atchinson second to recommend the Township Board of Trustees grant the applicants request to rezone parcels from R1-C, single family residential to M-1, light industrial with conditions. Subject property located on the South side of Michigan Avenue West of Denton Road, parcel ID numbers; 83-021-99-0001-000; 83-022-01-0004-003, 83-022-01-0007-001; 83-021-99-0002-000; 83-022-01-0005-005; 83-022-01-0008-003; 83-022-01-0003-004; 83-022-01-0006-001, 83-023-99-0005-000, also known as the Harold Smith Farm at 50015 and 50061 Michigan Avenue. Subject to the findings and analysis in the McKenna Associates review letter dated 6-7-18, 1) That the legal description of the residential buffer area be illustrated on a survey, which should be included with the Conditional Rezoning Agreement, 2) That the Conditional Rezoning Agreement require parcel 83-021-99-0002-000 be included in the residential buffer area if the residential use is ever discontinued on this parcel, 3) Pursuant to Section 12.507 (l)(1)(e), the Conditional Rezoning Agreement include a date upon which it becomes void, and subject to the findings in the staff review letter dated 6-13-18. (Letters Attached)

Roll Call:

Yeas: Jahr, Kelley, Atchinson, Budd, Franzoi and Thompson.

Nays: None.

Absent: Boynton.

Motion Carried.

I hereby certify the foregoing is a true and correct copy of a motion adopted by the Planning Commission of the Charter Township of Van Buren at the regularly scheduled meeting of June 13, 2018.



Christina Harman
Recording Secretary

Planning Commission Meeting 6-13-18
Public Hearing comments – Harold Smith Farm Conditional Rezoning:

Lynn Cole – 6430 Western: Requested that if the applicant is building loading docks for the present building or any future buildings that the loading docks be south or west facing. Resident doesn't object the proposed project. Inquired if there will be chemicals on site. Applicant replied that non-hazardous chemicals may be on site.

Sharon Courter – 6360 Gilmore: Resident initially had concern with the sale of the property in regard to future use and increased traffic, since coming to the informational meeting and the public hearing the resident is ok with the proposed project.

Dave Schiever – Wayne County Economic Development: Excited to see the project join our community. Research and Development has a great impact on the community offering high quality jobs and investment.



Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR
Kevin McNamara

CLERK
Leon Wright

TREASURER
Sharry A. Budd

TRUSTEE
Sherry A. Frazier

TRUSTEE
Kevin Martin

TRUSTEE
Reggie Miller

TRUSTEE
Paul D. White

June 13, 2018

Van Buren Township Planning Commission
46425 Tyler Road
Van Buren Township, MI 48111

RE: McKenna & Associates Findings for the Proposed Harold Smith Rezoning

Commissioners,

The following are findings which have been prepared to support the recommendation McKenna & Associates has made with regards to the proposed rezoning with conditions of the Harold Smith Farm in their June 7, 2018 letter:

Findings

Section 12.507(E) of the Zoning Ordinance states that a Rezoning with Conditions may only be approved if it meets the requirements and standards of sub-sections (1) through (10) therein. We find that the requirements and standards of Section 12.507(E) of the Zoning Ordinance are met, as follows:

1. The proposed M-1 Rezoning with Conditions will further the goals and objectives of the Township Master Plan, as the Master Plan was amended on April 3, 2018 to change the Future Land Use of the subject site to "Light Industrial" with "Residential Protection" areas.
2. (2) The M-1 rezoning conditions will not authorize uses or development not permitted in the M-1 district and will not permit uses or development expressly or implicitly prohibited in the Rezoning with Conditions Agreement.
3. (3) The use of the property in question will be in complete conformity with all regulations governing development and use within M-1 district, including, without limitation, permitted uses, lot area and width, setbacks, height limits, required facilities, buffers, open space areas, and land use density.
4. (4) The proposed M-1 Rezoning with Conditions will result in integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Rezoning with Conditions.
5. (5) As compared to the existing zoning and considering the site-specific conditions and/or land use proposed by the applicant, it would be in the public interest to grant the M-1 Rezoning with Conditions. There is an increasing demand for industrial development in Van Buren Township, and the subject site has been identified by the Township as suitable for future industrial development. At the same time, the Master Plan and Rezoning with Conditions Agreement provide for a Residential Protection Area along the entire portion of the east side of the site and on the west end of the site. At the time of site plan review and/or special land use review, the site must meet all of the requirements of the Charter Township of Van Buren with respect to zoning, planning, engineering, landscaping, environmental performance, and review procedure. Therefore, the proposed Rezoning with Conditions is in the public interest, and the benefits which would



Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR
Kevin McNamara

CLERK
Leon Wright

TREASURER
Sharry A. Budd

TRUSTEE
Sherry A. Frazier

TRUSTEE
Kevin Martin

TRUSTEE
Reggie Miller

TRUSTEE
Paul D. White

reasonably be expected to accrue from the proposal clearly outweigh the reasonably foreseeable detriments.

6. (6) The proposed conditions will not preclude future zoning and planning actions by or on behalf of the Charter Township of Van Buren.
7. (7) Existing and available public services will be capable of serving proposed or potential development that will occur as a result of the M-1 Rezoning with Conditions without negatively impacting the delivery of public services to other properties in the Township.
8. (8) The offered conditions in the Rezoning with Conditions Agreement are beneficial to the public good and are enforceable.
9. (9) The conditions in the Rezoning with Conditions Agreement does not have the same effect as a use variance.
10. (10) The proposed conditions do not relieve the applicant of the responsibility of securing any applicable site plan, plat, condominium, or special land use approvals.

If the Planning Commission makes the recommendation to move forward with the proposed conditional rezoning, staff would recommend that the findings discussed in this letter be referenced in any motion. I look forward to the Planning Commission's discussion on this agenda item.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development



Agenda Item: _____
WORK STUDY MEETING: JUNE 18, 2018

REQUEST FOR ACTION

BOARD MEETING: June 19, 2018
CONSENT AGENDA

X New Business	Unfinished Business	Public Hearing
ITEM (SUBJECT)	Consider concurrence with the Van Buren Township Downtown Development Authority to approve the 2018 Aerotropolis Dues	
DEPARTMENT	Supervisor/DDA/Planning	
PRESENTER		
PHONE NUMBER	734-699-8910/734-699-8900 x9201	
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	Mr. Rob Luce – Executive Director Detroit Region Aerotropolis	

Agenda topic

ACTION REQUESTED	
Concur with the Van Buren Township Downtown Development Authority Board of Directors and approve amending the DDA Budget, Memberships and Dues Line Item in an amount of \$25,000.	
Background – (Supporting and reference Data, Include attachments)	
<p>Aerotropolis Dues was designated as a non-budgeted item by both the Van Buren Township Downtown Development Authority (DDA) Board of Directors and the Township Board of Trustees for fiscal year 2018. Both bodies voiced concern about the value of membership. On September 5, 2017 Aerotropolis Executive Director Rob Luce appeared before the Township Board of Trustees. During his presentation, Mr. Luce provided a history of Aerotropolis, highlighted recent changes in governance and addressed Aerotropolis' marketing strategies and business development initiatives going forward.</p> <p>Mr. Luce stated that amending the Inter-Local Agreement to allow each community a <i>true</i> seat on the Aerotropolis Board was a priority for Aerotropolis. The Van Buren Township Board of Trustees approved the amended and restated Inter-Local Agreement for Aerotropolis at the November 20, 2017 Board Meeting. As of June 6, 2018 all communities that were required to approve the amended Inter-Local Agreement had done so. The revised and Amended Inter-Local Agreement went into effect at the Aerotropolis Executive Board meeting on June 7, 2018.</p> <p>Aerotropolis recently held their annual meeting where their annual report was showcased. A number of Township Board members and DDA Board members attended the event and provided positive feedback on the information shared.</p>	

BUDGET IMPLICATION	\$25,000
IMPLEMENTATION NEXT STEP	Inform Aerotropolis
COMMITTEE/COMMISSION RECOMMENDATION	
ATTORNEY RECOMMENDATION	n-a
(May be subject to Attorney/Client Privilege and not available under FOIA)	
SIGNATURE OF TWP. SUPERVISOR	



Motion Extract

Foster moved, DeLibera seconded to approve payment of the 2018 Detroit Region Aerotropolis Dues in an amount of \$25,000 and transfer \$25,000 from Fund Balance to DDA line item 247-000-810-000, Memberships and Dues

Yeas: Atchinson, Bird, Baskin, Blank, Chappell, DeLibera, Foster
Laginess and McNamara
Nays: None
Absent: Brown

I hereby certify that the foregoing motion was adopted by the Board of Directors of the Van Buren Township Downtown Development Authority at a regular meeting held Tuesday, May 22, 2018.


Susan Ireland, Executive Director
Van Buren Charter Township
Downtown Development Authority

[It was noted in the May 22, 2018 Regular Meeting Minutes that DDA Director Ireland would prepare a Township Board Action Item for the June 18, 2018 Work Study and Board meeting the following day to ask the Township Board of Trustees to concur with the decision of the DDA Board and approve a budget amendment]

Charter Township of Van Buren

Agenda Item: _____

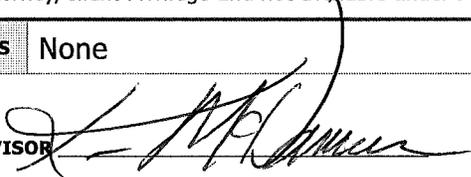
REQUEST FOR BOARD ACTION

WORK STUDY
DATE: 6-18-2018
BOARD MEETING
DATE: 6-19-2018

Consent Agenda _____ New Business X Unfinished Business _____ Public Hearing _____

ITEM (SUBJECT)	Consider lease agreement with O'Neal Construction Inc. for the old Fire Hall located 130 4 th Street Belleville.
DEPARTMENT	Belleville Area Museum
PRESENTER	Director Katie Dallos
PHONE NUMBER	734-697-1944
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	

Agenda topic

ACTION REQUESTED	
To consider approval of leasing a portion of the old Fire Hall (located 130 4 th Street Belleville) to O'Neal Construction Inc. for a term of 20 months.	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
Please see attached lease agreement details. The Museum Board has approved the agreement. The agreement will be authorized contingent on the Board of Trustees approval.	
BUDGET IMPLICATION	none
IMPLEMENTATION NEXT STEP	
DEPARTMENT RECOMMENDATION	Approval
COMMITTEE/COMMISSION RECOMMENDATION	
ATTORNEY RECOMMENDATION	
(May be subject to Attorney/Client Privilege and not available under FOIA)	
ADDITIONAL REMARKS	None
APPROVAL OF SUPERVISOR	



June 13, 2018

Ms. Katie Dallos – Director, The BAM
Belleville Area Museum
405 Main Street
Belleville, MI 48111
Phone: (734) 697-1944
kdallos@provide.net

Re: Belleville Area District Library – Belleville, MI.
Letter For Construction Office Lease with Van Buren Township.

Dear Katie:

This letter confirms our agreement to lease office space from The Belleville Area Museum for use as a construction office during construction of the New Belleville Library.

Lease Terms:

- Lease is with property owner Van Buren Township
- Office address is 130 4th Street, Belleville, MI 48111
- Office space is 260 Square Feet.
- 20 month rental term
- \$400 rent per month
 - Includes all utilities, except internet
 - Rent due no later than the 7th of each month

Thank you for working this out with Dean Kokkales from O'Neal Construction, we look forward to work with you in the future. Should you have any questions do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads 'Matthew L. Ratzow'. The signature is written in a cursive, flowing style.

Matthew Ratzow, Senior Project Manager

o'neal construction
www.onealconstruction.com

525 W. William, Ann Arbor, Michigan 48103
P. (734) 769-0770 F. (734) 769-1736 M. (734) 216-5588