



# Charter Township of Van Buren

## BOARD OF TRUSTEES

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February 21, 2020

Board of Trustees  
Charter Township of Van Buren  
46425 Tyler Road  
Van Buren Township, MI 48111

### **Subject: Planning Commission Annual Report for 2019**

In accordance with P.A. 33 of 2008, as amended, MCL 125.3801 et seq, Michigan Planning Enabling Act, please find the attached annual report regarding the Planning Commission activities for 2019. The report was reviewed and recommended to be forwarded to the Board of Trustees with modifications at the regular meeting of the Planning Commission on February 12, 2020. The report is now being forwarded to the Van Buren Township Board of Trustees. The report is summarized as follows:

**Public Hearings:** The Planning Commission held fifteen (15) public hearings.

**Preliminary Site Plan Approvals:** The Planning Commission granted six (6) preliminary site plan approvals.

**Final Site Plan Approvals:** The Planning Commission granted four (4) final site plan approvals.

**Special Land Use:** The Planning Commission recommended two (2) special land use approvals to the Township Board.

**Site Plan Amendments:** The Planning Commission granted seven (7) site plan amendments.

**Temporary Land Use Approvals:** The Planning Commission granted five (5) temporary land use permits.

**Rezoning Recommendations:** The Planning Commission made eight (8) rezoning recommendations to the Township Board.

**Zoning Text Amendment Recommendations:** The Planning Commission made three (3) zoning text amendment recommendations to the Township Board.

**Master Plan Amendment:** The Planning Commission forwarding a recommendation for one (1) master plan future land use map amendment, which was to increase the residential density allowable on the property located at 41620 East Huron River Drive.

**Tree Removal Permits:** The Planning Commission granted no separate tree removal permits. Tree removals were approved as part of site plan approval.

**Public Participation Plan:** The Township is engaged in the Michigan Economic Development Corporation's Redevelopment Ready Communities Program. As part of the certification process, a public

46425 Tyler Road, Van Buren Twp., MI 48111-5217 Website: [vanburen-mi.org](http://vanburen-mi.org)  
Telephone 734-699-8900 Fax 734-699-5213



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participation plan which was recommended for approval by the Planning Commission in 2018 was then forwarded to the Township Board for approval on December 12, 2018.

**Significant Activities:** Construction has begun at several significant project sites which were approved by the Planning Commission in 2018-2019:

- Ashley Capital Crossroads North has started construction on one of the buildings in the +/- 1.6 million square foot distribution center near Ecorse Road and Haggerty Road.
- Construction continues on the 60,000 square foot Subaru automobile research and development center. The facility, located on 76 acres along Michigan Avenue, will employ approximately 100 workers and be the company's North American Headquarters.
- US Signals is nearing completion of the construction of a 25,000 square foot data processing center at 9275 Haggerty Road.

The minutes of the Planning Commission's regular meeting on February 12, 2020, during which this report was recommended to be forwarded to the Board of Trustees with modifications, the tabulated list of 2019 Planning Commission activities, and a summary of these activities are included on the pages following this cover report.