

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
August 12, 2020
MINUTES**

Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.

Chairperson Thompson called the meeting to order at 7:30 p.m.

ROLL CALL:

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

Excused: None.

Staff: Director Power, Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan.

Applicant(s) in Attendance: None.

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Boynton, Kelley second to approve the agenda of August 12, 2020 as presented.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

APPROVAL OF MINUTES:

Motion Boynton, Franzoi second to approve the regular meeting minutes of July 22, 2020 as presented.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

OLD BUSINESS:

ITEM #1: RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AMENDMENTS.

TITLE: PROPOSED AMENDMENTS WOULD ALLOW FOR SINGLE-FAMILY DETACHED DWELLINGS AT A DENSITY OF 6-7 UNITS PER ACRE AS A PERMITTED LAND USE BY RIGHT IN THE RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AND WOULD CONTEMPLATE DIMENSIONAL REQUIREMENTS FOR THESE DETACHED SINGLE-FAMILY DWELLINGS. THE AMENDMENTS WILL BE TO SECTION 3.107(B) AND 3.107(E) – RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT – PERMITTED USES AND DIMENSION REGULATIONS.

Director Power gave a brief overview of the detached single-family dwellings in the RM Zoning District and displayed the Future Land Use map. The Planning Commission is asked to continue considering zoning ordinance amendments which allow for a new categorization of detached single-family residential structures to be permitted in the RM-Multiple Family zoning district that have higher density than single-family residential and lower density than multiple family residential at 6-7 units per acre. There are 112 acres of undeveloped property in the RM District excluding the utility corridor and Harbour Club Golf Course, the undeveloped properties are either zoned or planned RM. Director Power discussed comparison projects for development, the Belleville Lake Condo project on Liberty Street and Cherry Hill Village in Canton Township. Cherry Hill Village units range from 4-12 units per acre and the Belleville Lake Condo project is approximately 6.7 units per acre. Other considerations include are the Belleville Lake Shoreline Ordinance impacts and the application of BLB district rights and restrictions under RM zoning. The Planning Commission is being asked to identify preferences, consider whether to accept the use, set the density, discuss related zoning ordinance adjustments and set a public hearing date.

Vidya Krishnan of McKenna Associates presented her RM (Multiple Family) District Amendment letter dated 8-5-20. The Planning Commission at the 7-22-20 meeting had directed her to provide details from a comparable development (Cherry Hill Village), located in Canton Township. Cherry Hill Village, a very large pedestrian friendly development is 338 acres with 11 tracts of land. The density varies with the Village core area having a density of 12-units per acre and the Village edge area having 4-5 units per acre. The architecture is strictly regulated with specific design regulations for smaller lots and smaller lots all have access mandated off a rear alleyway. The front setback is reduced and units have porches. The Cherry Hill Village area is designated as an overly district with specific standards set forth in the Zoning Ordinance. Mrs. Krishnan's review letter displays photographs of the different units and identifies the varying lot sizes.

Commissioners discussed the following questions and comments:

- Inquired if staff had reached out to a real estate agent to see how many days homes are typically on the market in Cherry Hill Village. The homes in Cherry Hill Village homes range from \$320,000-\$500,000, nothing lasts long on the market as the development is close to schools and the downtown area.
- Commissioner likes the look of the Cherry Hill Village homes with the garage in the back.
- Inquired if there could be a breakdown of the lot sizes, possibly having some 6-unit and some 7-unit lots. Staff informed that they generally stick to a consistent 1 set standard.
- Is Cherry Hill Village is a PRD? Yes, Cherry Hill Village is a PRD and is based on the Master Plan. It is also an overlay district that is part of the zoning ordinance.
- Why is the Harbour Club Golf Course excluded from the RM District acreage that could be developed? Director Power stated that it currently has a use assignment but can be included in that acreage.
- Commissioner dislikes the look of Cherry Hill Village, likes brick to the belt all the way around, likes the wider lots (6-units/acre) or a possible combination of lot sizes.
- Commissioners agreed they like the larger lots or a mixture of lot sizes and the garage in the back.
- Commissioner inquired what the criteria was to put in the ordinance to allow the larger lots. Asked staff for a list of items to earn the higher density.

- Why not make developments a PRD? A PRD is predominantly single-family detached and a lengthy process. Possibly use tools of the PRD.
- Commissioner would like to see some 7-unit per acre and 6-unit per acre, possibly a way to work with developers on criteria, no backyards facing the road and see market trends on the size of houses.
- The Township is missing middle sized housing types, concerned that adding to the RM District may lose sight of the goal to acquire middle sized housing types. Why not consider making the changes to R1-B District? Commissioner expressed concern of the change and possibility of it affecting the rest of the ordinance. Director Power advised the Master Plan sets the parameters for density. The RM District was a logical place to include multi-family residential dwellings. Vidya Krishnan informed that staff looked at single-family residential and looked at possible points of conflict throughout the ordinance. The change to the RM District corrects a lot of existing non-conforming structures within the Township.
- Commissioners expressed the importance of side yard setbacks and dislike of narrow side yards, the need to think seriously about what other structures will be allowed in those districts. Including a unit depth to width ratio, architectural standards, taking a look at accessory structures in general and including some of the aspects of a PRD.

Director Best informed the Commission that the selection of the RM District was to have a different type of product and cleanup non-conforming structures at the same time. The 116 acres vacant in the RM District, the parcels are smaller in size so a traditional style apartment complex would fit but would be tight, this provides another option for development. The amendment is not specific to one development, it is for the Township as a whole.

Commissioners asked staff to do more research before setting a public hearing, more attention to details are needed before moving forward. Director Power will set up a working meeting right away. Staff will bring information back to a Planning Commission meeting in September.

GENERAL DISCUSSION:

Director Power informed that the next Planning Commission meeting is August 26, 2020 and the agenda will go out next week.

ADJOURNMENT:

Motion Boynton, Jahr second to adjourn the meeting at 8:40 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary