

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
September 23, 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: Jahr, Boynton, Kelley, Atchinson, Budd, Franzoi and Thompson.

Excused: None.

Staff: Director Power, Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan.

Applicant(s) in Attendance: None.

Audience: Eleven (11).

APPROVAL OF AGENDA:

Motion Boynton, Jahr second to approve the agenda of September 23, 2020 as presented.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Boynton second to approve the regular meeting minutes of September 9, 2020 as presented.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

PUBLIC HEARING:

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

PROPOSED AMENDMENTS THAT WOULD ALLOW AND CREATE REGULATIONS 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. THE AMENDMENTS WILL INCLUDE UPDATES TO SECTIONS 2.102 – DEFINITIONS, 3.104 – PERMITTED USES BY DISTRICT, 3.107 – RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AND 4.102 – SCHEDULE OF REGULATIONS.

Motion Boynton, Jahr second to open the public hearing.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

No comments from the Commission or the audience.

Motion Atchinson, Boynton second to close the public hearing.

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.

PROPOSED AMENDMENTS THAT WOULD ALLOW AND CREATE REGULATIONS 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. THE AMENDMENTS WILL INCLUDE UPDATES TO SECTIONS 2.102 – DEFINITIONS, 3.104 – PERMITTED USES BY DISTRICT, 3.107 – RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AND 4.102 – SCHEDULE OF REGULATIONS.

Director Power gave a brief summary. The amendment has been an evolving discussion at the June, August and September meetings to permit detached single-family homes in the RM zoning district at a higher density of 6-7 units per acre. Additional changes were made to the draft amendment at the September 9, 2020 meeting.

Vidya Krishnan of McKenna Associates gave the presentation. The Planning Commission has discussed on multiple occasions the amendment to allow detached single family homes in the RM zoning district. The amendment definitions include two types of detached single-family dwellings: Edge Dwellings and Interior Dwellings. Edge Dwellings are located along a property line abutting a major thoroughfare, shoreline districts or property zoned other than RM. Interior Dwellings are located on the interior of a parcel developed for single family use, abutting an interior street in a development or abutting a property zoned RM. A few changes were made including adding shoreline districts in the definition for RM Single Family Edge Dwellings and changing the side yard setback for interior lots to 5 feet or more, combined not less than 15 feet for Single Family Interior Dwellings. The main difference between Edge Dwellings and Interior Dwellings is the lot size and width, the minimum lot area is 7,200 square feet for Edge Dwellings and 6,300 square feet for Interior Dwellings. All detached single-family homes must meet the

substantially different requirement of the zoning ordinance and Interior lot garage access is through a rear alleyway. All changes made to the draft amendment are based on feedback from the Commission.

Director Best inquired if all interior lots are to be accessed by alleyways. Commissioners discussed having discretion when plans are submitted as access may depend on the design and how the roads run within a development. Vidya Krishnan informed staff and the Commission that the alleyway can be a discretionary item by expanding footnote Z to include that alleyway access is recommended however is subject to Planning Commission approval. Commissioners agreed to include the additional language in footnote Z.

Motion Kelley, Boynton second to recommend adoption of the amendment to the Township Board with expansion of footnote Z that the alleyway is recommended but is subject to approval and discretion.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

GENERAL DISCUSSION:

Director Power announced that the next Planning Commission meeting will be held on October 14, 2020, there will be a public hearing and a few other items on the agenda. Director Power also informed that the full draft of the Master Plan is up for review right now, the sixty-three (63) day review period ends in early October. After the review period is complete a public hearing will be set prior to sending the full master plan to the Township Board for adoption.

Director Best inquired if the Commission would like to hold the public hearing for the Master Plan prior to or after the November election. Commissioners agreed to hold the public hearing in late October. Director Power will have the notice sent out for the public hearing.

Director Best also informed that he will be bringing an update on residential developments that have been reborn from 2008. Townsend Park and Cobblestone Creek are two of the developments. The Cobblestone Creek development has possible new home elevations.

ADJOURNMENT:

Motion Boynton, Jahr second to adjourn the meeting at 7:55 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary