

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, March 9, 2022 – 7:30 PM
Van Buren Township Hall
46425 Tyler Road**

Per guidance provided by the Wayne County Local Public Health Department for meetings of governmental bodies held under public act 228 of 2020, effective January 1, 2022, the following Zoom link is provided to enable remote participation in a meeting of the public body by the general public:

When: Mar 9, 2022 07:30 PM Eastern Time (US and Canada)
Topic: 3/9/2022 Van Buren Township Planning Commission Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/84899411525>

Or One tap mobile :

US: +13126266799,,84899411525# or +19294362866,,84899411525#

Webinar ID: 848 9941 1525

See the Van Buren Charter Township website for additional information regarding how to participate in a Zoom public meeting.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the regular meeting of February 23, 2022.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM # 1 CASE 21-043 – APPLEBEE’S DRIVE-UP ADDITION SPECIAL LAND USE AND SITE PLAN REVIEW

TITLE: Applicant Frank Martin, AIA on behalf of owner APVB, LLC seeks to construct a 11’ x 14’ “To Go” booth for online and pickup orders for the Applebee’s Restaurant. Any drive-Thru Facility (accessory to any principal use) is a special land use in the C-2 (Extensive Highway Business District) Zoning District. The proposed Special Land Use requires a public hearing.

LOCATION: The 1.3-acre site is located at 10526 Belleville Road (parcel ID number 83 064 99 0003 715), on the west side of Belleville Road between Westlake Circle and the North I-94 Service Drive, and is zoned C-2 – Extensive Highway Business District.

ACTION ITEMS: A. Planning Commission opens public hearing

- B. Public comment
- C. Planning Commission closes public hearing

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1 CASE 21-043 – APPLEBEE’S DRIVE-UP ADDITION SPECIAL LAND USE REQUEST AND SITE PLAN REVIEW

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- ACTION ITEMS:**
- A. Presentation from Township Staff
 - B. Presentation from the applicant
 - C. Planning Commission discussion
 - D. Public comment
 - E. Planning Commission considers approval of the special land use
 - F. Planning Commission considers approval of the preliminary and final site plan

ITEM # 2 CASE 22-008 – VAN BUREN CHARTER TOWNSHIP COMMUNITY CENTER RENOVATION AND ADDITION – PRELIMINARY SITE PLAN

TITLE: The Applicant, Stephen J. Gedert, On behalf of Owner Van Buren Charter Township, has applied for roughly 13,446 square feet of renovations and a 16,411 Square Foot Gymnasium addition adjacent to the existing municipal building, renovations to the existing building, and the construction of associated pavements and utilities.

LOCATION: 46425 Tyler Road (PARCEL ID NUMBER 83 061 99 0006 000). the site is located east of Quirk Road and south of Tyler Road.

- ACTION ITEMS:**
- A. Presentation from Township Staff
 - B. Presentation from the applicant
 - C. Planning Commission discussion
 - D. Public comment
 - E. Planning Commission considers approval of the preliminary site plan

ITEM #3: CASE 21-004 - JSB BUILDERS LLC – FINAL SITE PLAN

TITLE: SAM PATEL, ON BEHALF OF JSB BUILDERS, LLC HAS APPLIED TO CONSTRUCT A

16,280 SQUARE FOOT MULTI-TENANT LIGHT INDUSTRIAL BUILDING WITH TRUCK WELL AND RELATED SITE IMPROVEMENTS.

LOCATION: The site, located to the south of 6032 Schooner Drive, has a tax parcel identification number: V- 83 018 99 0003 708 Is Zoned M-1 (Light Industrial District) with a total area of 4.478 acres. The site is located on the West Side Of Schooner Drive Which Is Located On The South Side Of Michigan Ave between Beck and Denton Roads.

ACTION ITEMS:

- A. Presentation by the Township Staff and Consultants.
- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Public comment.
- E. Planning Commission considers approval of the final site plan

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT: