

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, July 13th, 2022 – 5:30 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: Jul 13, 2022 05:30 PM Eastern Time (US and Canada)
Topic: 7/13/2022 Van Buren Township Planning Commission Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/87415242798>

Or One tap mobile : US: +16469313860,,87415242798# or +19294362866,,87415242798#

Or Telephone: Dial(for higher quality, dial a number based on your current location):

US: +1 646 931 3860 or +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799 or +1 669 444 9171 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 874 1524 2798

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 June 22nd, 2022.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM # 1 GASOLINE FILLING AND GASOLINE SERVICE STATION ZONING ORDINANCE TEXT AMENDMENT

TITLE: Proposed amendments to Article 3 (Zoning Districts and Permitted Uses) regarding the categorization of gasoline filling service stations.

ACTION ITEMS:

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

ITEM # 2 CASE 22-006: MEIJER, INC – PHARMACY DRIVE-THRU AND GASOLINE STATION RENOVATIONS – SPECIAL LAND USE

TITLE: Applicant Craig Armstrong of Elevatus Architecture on behalf of owner Meijer, Inc. requests to complete renovations to the existing 232,431 square foot Meijer retail store and gas station site to construct a drive-thru addition to the store's pharmacy, a 474-square foot addition to an existing 2,691 square foot gasoline station convenience store, and related building and site improvements. The property is zoned C-2 - Extensive Highway Business District.

LOCATION: 9701 Belleville Road (parcel ID number V-125-83-058-99-0006-705), located on the east side of Belleville Road south of Tyler Road.

ACTION ITEMS:

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

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1 CASE 22-006: MEIJER, INC – PHARMACY DRIVE-THRU AND GASOLINE STATION RENOVATIONS – SPECIAL LAND USE

TITLE: Applicant Craig Armstrong of Elevatus Architecture on behalf of owner Meijer, Inc. requests to complete renovations to the existing 232,431 square foot Meijer retail store and gas station site to construct a drive-thru addition to the store's pharmacy, a 474-square foot addition to an existing 2,691 square foot gasoline station convenience store, and related building and site improvements. The property is zoned C-2 - Extensive Highway Business District.

LOCATION: 9701 Belleville Road (parcel ID number V-125-83-058-99-0006-705), located on the east side of Belleville Road 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 recommendation on special land use approval to Township Board of Trustees

ITEM # 2 CASE 22-006: MEIJER, INC – PHARMACY DRIVE-THRU AND GASOLINE STATION RENOVATIONS – PRELIMINARY SITE PLAN

TITLE: Applicant Craig Armstrong of Elevatus Architecture on behalf of owner Meijer, Inc. requests to complete renovations to the existing 232,431 square foot Meijer retail store and gas station site to construct a drive-thru addition to the store's pharmacy, a 474-square foot addition to an existing 2,691 square foot gasoline station convenience store, and related building and site improvements. The property is zoned C-2 - Extensive Highway Business District.

LOCATION: 9701 Belleville Road (parcel ID number V-125-83-058-99-0006-705), located on the east side of Belleville Road 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 preliminary site plan approval

ITEM # 3 CASE 22-008 – VAN BUREN CHARTER TOWNSHIP COMMUNITY CENTER RENOVATION AND ADDITION – FINAL 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
 - F. Presentation from the applicant
 - G. Planning Commission discussion
 - H. Public comment
 - I. Planning Commission considers approval of the final site plan

ITEM # 4 GASOLINE FILLING AND GASOLINE SERVICE STATION ZONING ORDINANCE TEXT AMENDMENT

TITLE: Proposed amendments to Article 3 (Zoning Districts and Permitted Uses) regarding the categorization of gasoline filling service stations.

- ACTION ITEMS:
- A. Presentation from Staff
 - B. Planning Commission discussion
 - C. Public Comment
 - D. Planning Commission recommendation to Township Board for consideration of adoption of zoning ordinance amendments.

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT: