

**CHARTER TOWNSHIP OF VAN BUREN BOARD OF TRUSTEES  
JUNE 28, 2016 SPECIAL BOARD MEETING  
TENTATIVE AGENDA**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

Supervisor Combs \_\_\_\_\_  
Clerk Wright \_\_\_\_\_  
Treasurer Budd \_\_\_\_\_  
Trustee Hart \_\_\_\_\_  
Trustee Jahr \_\_\_\_\_

Trustee McClanahan \_\_\_\_\_  
Trustee Miller \_\_\_\_\_  
Engineer Nummer \_\_\_\_\_  
Attorney McCauley \_\_\_\_\_  
Secretary Montgomery \_\_\_\_\_

**APPROVAL OF AGENDA:**

**APPROVAL OF CONSENT AGENDA:**

1. Board Meeting Minutes of June 21, 2016
2. Prepaid list of June 24, 2016

**PUBLIC HEARING:**

**CORRESPONDENCE:**

**PUBLIC COMMENT:**

**UNFINISHED BUSINESS:**

1. To consider approval of the 2<sup>nd</sup> (Final) reading of the rezoning of parcel V-125-83-105-99-0050-000 (1.54 acres) from M-1 (Light Industrial) to R-1B (Single Family Residential).

**NEW BUSINESS:**

**REPORTS:**

**ANNOUNCEMENTS:**

**NON-AGENDA ITEMS:**

**ADJOURNMENT:**

**CHARTER TOWNSHIP OF VAN BUREN  
BOARD MEETING MINUTES  
JUNE 21, 2016**

Clerk Wright called the meeting to order at 7:00 p.m. in the Board Room. Present: Treasurer Budd, Clerk Wright, Trustee Hart, Trustee McClanahan and Trustee Miller. Absent/Excused: Supervisor Combs and Trustee Jahr. Others in attendance: Secretary Montgomery, Developmental Services Director Akers, and an audience of eight (8).

**APPROVAL OF AGENDA** Hart moved, McClanahan seconded to approve the revised agenda. [Inclusion of a presentation by Dr. John MacDermid on the “Little Free Libraries” Rotary Club Project under Correspondence]. Motion Carried.

**APPROVAL OF CONSENT AGENDA:** Budd moved, Miller seconded to approve the Consent Agenda [Work Study Minutes of June 6, 2016; Board Meeting Minutes of June 7, 2016; Prepaid List of June 9, 2016; Prepaid List of June 16, 2016 and the Voucher List of June 21, 2016. Motion Carried.

**PUBLIC HEARING:** None.

**CORRESPONDENCE:** Dr. John MacDermid provided a brief explanation on the “Little Free Libraries” Rotary Club project and requested placement of a “Little Library” at Township Hall.

Plante Moran presented the audited financial statement for the year ended December 31, 2015. The audit is divided into the following sections: Internal Control Related Matters Identified in an Audit, Required Communications with Those Charged with Governance and Legislative items. The Township received an overall unmodified audit opinion. The highest opinion level.

**PUBLIC COMMENT:** None.

**UNFINISHED BUSINESS:** None.

Budd moved, McClanahan seconded to add, under new business, to consider approval of the Plante Moran financial audit for the year ended December 31, 2015. Motion Carried.

**NEW BUSINESS:**

Budd moved, Miller seconded to approve the first reading of the rezoning of parcel V-125-83-105-99-0050-000 (1.54 acres) from M-1 (light Industrial) to R-1B (Single Family Residential). The subject parcel is located on the north side of Savage Road, east of Arlene Lane. The Planning Commission recommended the rezoning approval on June 8, 2016. Motion Carried.

Budd moved, Hart seconded to approve the Plante Moran financial audit for the year ended December 31, 2015 as presented. Motion Carried.

**REPORTS:** The March 2016 Budgetary Report was received. The report is available for review at the Clerk’s Office, 46425 Tyler Rd., Van Buren Township, MI 48111.

**ANNOUNCEMENTS:** Clerk Wright requested a moment of silence in remembrance of Pete Foster (husband of former Supervisor Helen Foster) and the victims and families involved in the Orlando

nightclub shootings; showed the Clerk's Office Public Service Announcement, currently airing on cable channel VBT12, regarding the August 2, 2016 Primary Election and November 8, 2016 General Election; thanked the Van Buren Civic Fund for providing half the funds for the new Clerk's Office, A.D.A. accessible, Election window/counter; thanked everyone in the community who registered to vote at the Clerk's Office Voter Registration booth during the Strawberry Festival; thanked Attorney Barbara Rogalle Miller for opening her office and providing refreshments to booth workers during the Strawberry Festival; announced the Township administrative offices will be closed on Monday July 4<sup>th</sup> in observance of Independence Day; announced absentee ballot requests are being processed and ballots will be mailed July 1<sup>st</sup>, 2016; announced the cancellation of the regularly scheduled Work Study Session and Board of Trustees meetings for July 5<sup>th</sup>, 2016 and a Special Board of Trustees meeting will be held June 28<sup>th</sup> at 7:00 p.m. and thanked his staff for their dedication and support. Treasurer Budd thanked her staff and the Clerk's Office staff for their assistance with the Plante Moran audit. Trustee Hart announced that Ann Arbor recently adopted a ban on coal tar sealants and thanked the environmental commission members and Trustee Jahr for their efforts in researching the concern and developing the ban on coal tar sealants in Van Buren Township.

**NON AGENDA:** Resident commented on responses to questions asked during the League of Women Voters Van Buren Township candidate's forum and the need for Board members to remain vigilant in enforcing ordinances pertaining to property maintenance.

**ADJOURNMENT:** Hart moved, McClanahan seconded to adjourn at 8:25 p.m. Motion Carried.

\_\_\_\_\_  
Leon Wright, Township Clerk

Date: \_\_\_\_\_.

\_\_\_\_\_  
Linda Combs, Supervisor

Date: \_\_\_\_\_.

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DB: Van Buren Twp

INVOICE REGISTER REPORT FOR VAN BUREN TOWNSHIP  
POST DATES 06/24/2016 - 06/24/2016  
UNJOURNALIZED  
OPEN  
6/24/16 PREPAID

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Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
3252-3313							
74313	AmeraPlan Reimbursable EMPLOYEE HRA	06/20/2016 CTowles	06/24/2016	3,737.15	3,737.15	Open	N 06/24/2016
	101-101-719-000	EMPLOYEE HRA		20.00			
	101-171-719-000	EMPLOYEE HRA		488.98			
	101-215-719-000	EMPLOYEE HRA		154.95			
	101-253-719-000	EMPLOYEE HRA		511.08			
	101-265-719-000	EMPLOYEE HRA		40.00			
	101-301-719-000	EMPLOYEE HRA		1,530.97			
	101-325-719-000	EMPLOYEE HRA		152.34			
	101-336-719-000	EMPLOYEE HRA		35.00			
	101-691-719-000	EMPLOYEE HRA		107.68			
	592-536-719-000	EMPLOYEE HRA		696.15			
VOUCHER							
74319	BRIDGEWATER TIRE CO FORD TRACTOR TIRE	06/20/2016 CTowles	06/24/2016	200.00	200.00	Open	N 06/24/2016
	592-536-933-000	FORD TRACTOR TIRE		200.00			
204432016							
74315	COMCAST 6.26-7.25 CABLE BOX FEE	06/14/2016 CTowles	06/24/2016	12.70	12.70	Open	N 06/24/2016
	101-336-920-000	6.26-7.25 CABLE BOX FEE		12.70			
BOND							
74323	GENESEE COUNTY BOND: CHRISTOPHER JAMES KENNEDY	06/21/2016 CTowles	06/24/2016	1,033.00	1,033.00	Open	N 06/24/2016
	760-000-299-000	BOND: CHRISTOPHER JAMES KENNEDY		1,033.00			
6895188							
74316	Home Depot Credit Services DEWALT HAMMER DRILL	05/12/2016 CTowles	06/24/2016	279.00	279.00	Open	N 06/24/2016
	101-265-933-000	DEWALT HAMMER DRILL		279.00			
5083132							
74317	Home Depot Credit Services TELEPROMPTER PARTS	06/02/2016 CTowles	06/24/2016	13.01	13.01	Open	N 06/24/2016
	101-715-740-000	TELEPROMPTER PARTS		13.01			
4583231							
74318	Home Depot Credit Services STA 1 DRYER ASSEMBLY	06/03/2016 CTowles	06/24/2016	14.48	14.48	Open	N 06/24/2016
	101-336-931-000	STA 1 DRYER ASSEMBLY		14.48			
TRIP							
74322	State Of Michigan CAMP FIELD TRIP	06/22/2016 CTowles	06/24/2016	128.00	128.00	Open	N 06/24/2016

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Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
	101-691-742-001	CAMP FIELD TRIP		128.00			
REFUND							
74321	SAMSON HARTFORD	06/23/2016	06/24/2016	400.00	400.00	Open	N
	REFUND GRAVESITE PURCHASED IN ERRO	CTowles					06/24/2016
	101-000-643-000	REFUND GRAVESITE PURCHASED IN ERROR		400.00			
D16051005							
74312	MI Municipal Risk Management Author	06/15/2016	06/24/2016	3,618.49	3,618.49	Open	N
	ELE MAY 46425 TYLER	CTowles					06/24/2016
	101-265-920-000	ELE MAY 46425 TYLER		3,618.49			
13914							
74314	Richard's Plumbing & Heating	04/22/2016	06/24/2016	13,600.00	13,600.00	Open	N
	WATER LINE/PLUMBING RENOVATION WOR	CTowles					06/24/2016
	101-265-970-000	WATER LINE/PLUMBING RENOVATION WORK		13,600.00			
JE WRIGHT							
74306	Chase Card Services	06/08/2016	06/24/2016	2,364.38	2,364.38	Open	N
		CTowles					06/24/2016
	101-691-742-000	MOTHER SON COSMIC BOWLING		888.00			
	101-718-970-000	SWIM LINE & BUOYS		842.00			
	101-718-740-000	FROG NIGHT SUPPLIES		55.52			
	101-691-742-000	CANOPY WEIGHTS		29.99			
	101-691-742-000	KIDS CERAMIC PAINTING CLASS SUPPLIES		52.00			
	101-691-742-000	OPEN SCRAPBOOKING PIZZA		36.87			
	101-691-742-001	DETROIT ZOO CAMP FIELD TRIP		460.00			
RANKIN							
74307	Chase Card Services	06/08/2016	06/24/2016	190.20	190.20	Open	N
		CTowles					06/24/2016
	101-265-740-000	CAT 6 CABLES		85.82			
	101-101-956-000	TV WALL MOUNT-MAIN LOBBY		104.38			
JORDAN							
74308	Chase Card Services	06/08/2016	06/24/2016	178.14	178.14	Open	N
		CTowles					06/24/2016
	101-692-861-000	JORDAN MRPA 6/16 WORKSHOP		30.00			
	101-692-933-000	ARMOR ALL		7.29			
	101-692-742-000	BLOOD PRESSURE CUFFS		31.97			
	101-692-742-000	MAT CUTTER PARTS		78.88			
	101-692-861-000	MCBRIDE MRPA 6/16 WORKSHOP		30.00			
COMBS							
74309	Chase Card Services	06/08/2016	06/24/2016	429.95	429.95	Open	N
		CTowles					06/24/2016
	101-247-861-000	STEVENSON APPRAISER LICENSE 2016		429.95			

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Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
L WRIGHT 74310	Chase Card Services	06/08/2016 CTowles	06/24/2016	168.57	168.57	Open	N 06/24/2016
	101-248-956-000	BS&A STAFF TRNG REFRESHMENTS		51.38			
	101-215-860-000	L WRIGHT MMRMA GA CONF SHUTTLE		73.47			
	101-215-861-000	L. WRIGHT MMRMA GA CONF MEAL		43.72			
LAURAIN 74311	Chase Card Services	06/08/2016 CTowles	06/24/2016	50.00	50.00	Open	N 06/24/2016
	101-301-861-000	BIDWELL CAR SEAT INSPECT RECERT		50.00			
127004050001 74320	Vision Service Plan	06/17/2016 CTowles	06/24/2016	2,451.20	2,451.20	Open	N 06/24/2016
	JULY VISION INS						
	101-101-719-000	JULY VISION INS		62.32			
	101-171-719-000	JULY VISION INS		25.52			
	101-215-719-000	JULY VISION INS		127.60			
	101-228-719-000	JULY VISION INS		48.08			
	101-247-719-000	JULY VISION INS		25.52			
	101-253-719-000	JULY VISION INS		102.08			
	101-265-719-000	JULY VISION INS		161.44			
	101-301-719-000	JULY VISION INS		1,023.20			
	101-325-719-000	JULY VISION INS		158.48			
	101-329-719-000	JULY VISION INS		51.04			
	101-336-719-000	JULY VISION INS		51.04			
	101-370-719-000	JULY VISION INS		113.36			
	101-691-719-000	JULY VISION INS		102.08			
	101-692-719-000	JULY VISION INS		36.80			
	101-715-719-000	JULY VISION INS		25.52			
	247-000-719-000	JULY VISION INS		36.80			
	250-000-719-000	JULY VISION INS		11.28			
	592-536-719-000	JULY VISION INS		289.04			
# of Invoices:	18	# Due:	18	Totals:	28,868.27	28,868.27	
# of Credit Memos:	0	# Due:	0	Totals:	0.00	0.00	
Net of Invoices and Credit Memos:					28,868.27	28,868.27	

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Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
Inv Ref#	Description	Entered By					Post Date
GL Distribution							
--- TOTALS BY FUND ---							
	101 - General Fund			26,602.00	26,602.00		
	247 - DDA Fund			36.80	36.80		
	250 - Museum Fund			11.28	11.28		
	592 - Water/Sewer Fund			1,185.19	1,185.19		
	760 - Court Fund			1,033.00	1,033.00		
--- TOTALS BY DEPT/ACTIVITY ---							
	000 -			1,481.08	1,481.08		
	101 - Township Board			186.70	186.70		
	171 - Supervisor Department			514.50	514.50		
	215 - Clerk Department			399.74	399.74		
	228 - IT Department			48.08	48.08		
	247 - Assessing Department			455.47	455.47		
	248 - General Office			51.38	51.38		
	253 - Treasurer Department			613.16	613.16		
	265 - Building & Grounds			17,784.75	17,784.75		
	301 - Police Department			2,604.17	2,604.17		
	325 - Dispatch			310.82	310.82		
	329 - Ordinance Enforcement			51.04	51.04		
	336 - Fire Department			113.22	113.22		
	370 - Building/Planning Dept.			113.36	113.36		
	536 - Water Department			1,185.19	1,185.19		
	691 - Recreation Dept			1,804.62	1,804.62		
	692 - Seniors Dept			214.94	214.94		
	715 - Cable Dept			38.53	38.53		
	718 - Park & Lake Dept			897.52	897.52		

# Charter Township of Van Buren

## REQUEST FOR BOARD ACTION

Agenda Item: \_\_\_\_\_

Work Study Date: 6/20/16

1<sup>st</sup> Board Meeting: 6/21/16

2<sup>nd</sup> Board Meeting: 7/05/16

Consent Agenda \_\_\_\_\_

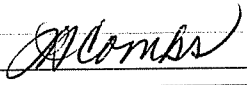
New Business X

Unfinished Business: \_\_\_\_\_

Public Hearing \_\_\_\_\_

ITEM (SUBJECT)	Request to consider the recommendation of the Planning Commission to rezone parcel V-125-83-105-99-0050-000 (1.54 acres) from M-1 (Light Industrial) to R-1B (Single Family Residential).
DEPARTMENT	Planning and Economic Development
PRESENTER	Ron Akers, Director of Planning and Economic Development.
PHONE NUMBER	(734) 699-8913
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	Brad Jordan – Representing the property owner, Richard Stull.

### Agenda topic

ACTION REQUESTED	
Granting approval of the rezoning of parcel V-125-83-105-99-0050-000 (1.54 acres) from M-1 (Light Industrial) to R-1B (Single Family Residential).	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
The applicant, Richard Stull, is requesting to rezone approximately 1.54 acres currently zoned M-1 (Light Industrial) to R-1B (Single Family Residential.) Parcel tax ID number V-125-83-105-99-0050-000, is the subject parcel of this hearing. The subject parcel measures approximately 1.54 acres, and is located on the north side of Savage Road, east of Arlene Lane. The Planning Commission recommended the rezoning approval on June 8, 2016.	
BUDGET IMPLICATION	None
IMPLEMENTATION NEXT STEP	If 1 <sup>st</sup> reading, then 2 <sup>nd</sup> reading will be scheduled
DEPARTMENT RECOMMENDATION	Approval
COMMITTEE/COMMISSION RECOMMENDATION	Planning Commission recommends approval.
ATTORNEY RECOMMENDATION	
(May be subject to Attorney/Client Privilege and not available under FOIA)	
ADDITIONAL REMARKS	
APPROVAL OF SUPERVISOR	





# Memo

**DATE:** May 19, 2016  
**TO:** Planning Commission  
**FROM:** Ron Akers, AICP – Director of Planning & Economic Development  
**RE:** 16-019 Rezoning Request of Savage Road

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## Staff Report

**File Number:** 16-019

**Site Address:** N/A

**Parcel Number:** 125-83-105-99-0050-000

**Parcel Size:** 1.54 Acres

**Location:** North side of Savage Road, East of Sheldon & West of Martinsville

**Applicant:** Richard Stull, 841 Savage Rd, Van Buren Township, MI 48111

**Property Owner:** Same as applicant.

**Request:** Applicant is requesting to rezone their existing property located at on Savage Road from M-1, Light Industrial to R1-B, Single Family Residential.

**Zoning and Existing Use:** M-1, Light Industrial & vacant.

### **Adjacent Zoning and Existing Uses:**

**North:** M-1 (Light Industrial) & Railroad Right-of-Way

**East:** M-1 (Light Industrial) & Industrial Use

**South:** R1-B (Single Family Residential) & Single Family Residence

**West:** M-1 (Light Industrial) & Vacant

**Other:** Public hearing notices were published in the Belleville Area Independent on May 5, 2016 and notices were sent to all property within 300' of the subject property on May 6 2016 in accordance with the Zoning Enabling Act.

### Summary:

The applicant has requested to rezone the above specified property from M-1, Light Industrial to R1-B, Single Family Residential. The specified parcel is a landlocked parcel and is in common ownership with the two properties which are directly adjacent to the south of the parcel. The applicant had previously applied to combine the three lots into one individual parcel, but due to the requirement of a maximum 1:4 width to depth ratio in the Land Division Act, this was not possible.

### Master Plan:

The Southside Master Plan designates this area as having a future land use designation as mixed-use. The Mixed Use future land use designation is described as follows:

*"Mixed Use: The Mixed Use areas are intended to be extensions of the City, and should be developed as vibrant, walkable neighborhoods incorporating both residential and nonresidential uses. Appropriate land uses may include residential, public, institutional, office, general office, business and personal service uses, and retail commercial land uses. Such uses may be located in mixed-use buildings, or in separate, single-use buildings located on the same site but designed as an integrated development.*

*Development in the mixed use areas should be pedestrian oriented and automotive uses or uses geared towards the automobile should not be permitted. Design standards should be established as part of a new mixed-use zoning district to ensure that new development is human-scale (not automobile-scale) and includes civic spaces and amenities. It is recommended that a joint mixed use zoning district be created in conjunction with the City for the area along Sumpter Road where the City and Township boundary is located. Doing so will ensure that new development in this mixed use area is consistent on both sides of the street. Design guidelines for projects using the flexible use standards are presented later in this chapter, and should be the basis for developing the requirements of the mixed use zoning district."*

The Southside Master Plan also includes a series of design guidelines which discuss more specifically certain land uses which may be allowed in the Mixed Use district. These design guidelines state as follows:

*"The new Mixed Use zoning standards should restrict land uses by restricting the types of building that can be constructed. Standards limiting where and how many buildings containing non-residential land uses can be constructed in the Mixed Use areas should be included in the new zoning regulations. Attached residential buildings and single family detached houses should also be permitted in the Mixed Use area."*

There is currently no Mixed Use zoning district in our zoning ordinance. In the past we have considered different zoning districts in these mixed use/town center areas which are consistent with the intent of the Master Plan for these areas and which are reflective of the current conditions of the property. For this situation the parcel that is subject to the request is landlocked and in continuous ownership with the adjacent properties to the south which are currently zoned

R1-B. Due to the landlocked nature of the property and the Township's policy of not granting easements over property, it is very unlikely that this property can be currently used to construct a single family home on it.

With regards to the Southside Master Plan, the request is not strictly consistent with the Mixed Use district as the R1-B district does not allow the commercial uses the Mixed Use district envisions, but as I have specified above the Township does not have a Mixed Use district in its zoning ordinance. The R1-B district does however allow some uses which are designated in the Mixed Use district. As specified above the design guidelines indicate that, "*Attached residential buildings and single family detached houses should also be permitted in the Mixed Use area.*" Due to this the primary land use of the R1-B district (Single Family Residential) is not inconsistent with uses which are suggested to be allowed in the Mixed Use district. It should be noted that when the Township adopts this zoning district the less intense single family residential district uses will likely be easier to integrate into potential future developments than light industrial establishments.

#### **Zoning:**

Existing M-1, Light Industrial: The light industrial district is primarily intended to allow for certain industrial and commercial uses while limiting the level of noise, smoke, glare, and other negative externalities of industrial developments to make it more compatible with adjacent non-industrial land uses. The zoning ordinance also discusses how certain uses in the light industrial district act as a transition between heavy industrial uses and non-industrial uses. Specific permitted uses which are in the light industrial district include, warehousing; sale at wholesale; assembly, manufacturing, and packaging of products; tool and die shops; manufacturing of cardboard products; laboratories for testing and research; retail dry cleaning plants; public utility buildings; certain retail and service establishments; and accessory outdoor storage of industrial materials. Special uses in the district include drive in theaters; private clubs and lodges; recreational vehicle storage yards; contractors yards; instruction services; and minor truck repair and maintenance.

Many of these uses are not consistent with uses you would find in a Mixed Use area.

Proposed R1-B, Single Family Residential: The R1-B district primarily allows for single family residential uses on minimum 10,000 square foot lots. Permitted uses include single family detached dwellings; public parks; local governmental uses; schools; private swimming pools; home occupations; adult foster care; and family day care homes. Special uses in the district include child care centers; public utility buildings; golf courses; bed and breakfast establishments; group day care homes; churches; and adult day care centers.

#### **Other Considerations:**

The property is currently owned by the adjacent property owner and is used as a rear yard for a single family residential use. This is consistent with the adjacent property to the west and north. The parcel currently has a light industrial use and this is the only parcel in the immediate vicinity where the M-1 district extends to Savage Road. Many of these M-1 parcels to the east and west

are landlocked and locked directly behind a single family residential use. The R1-B designation would be more compatible with the majority of existing uses than the M-1 light industrial designation.

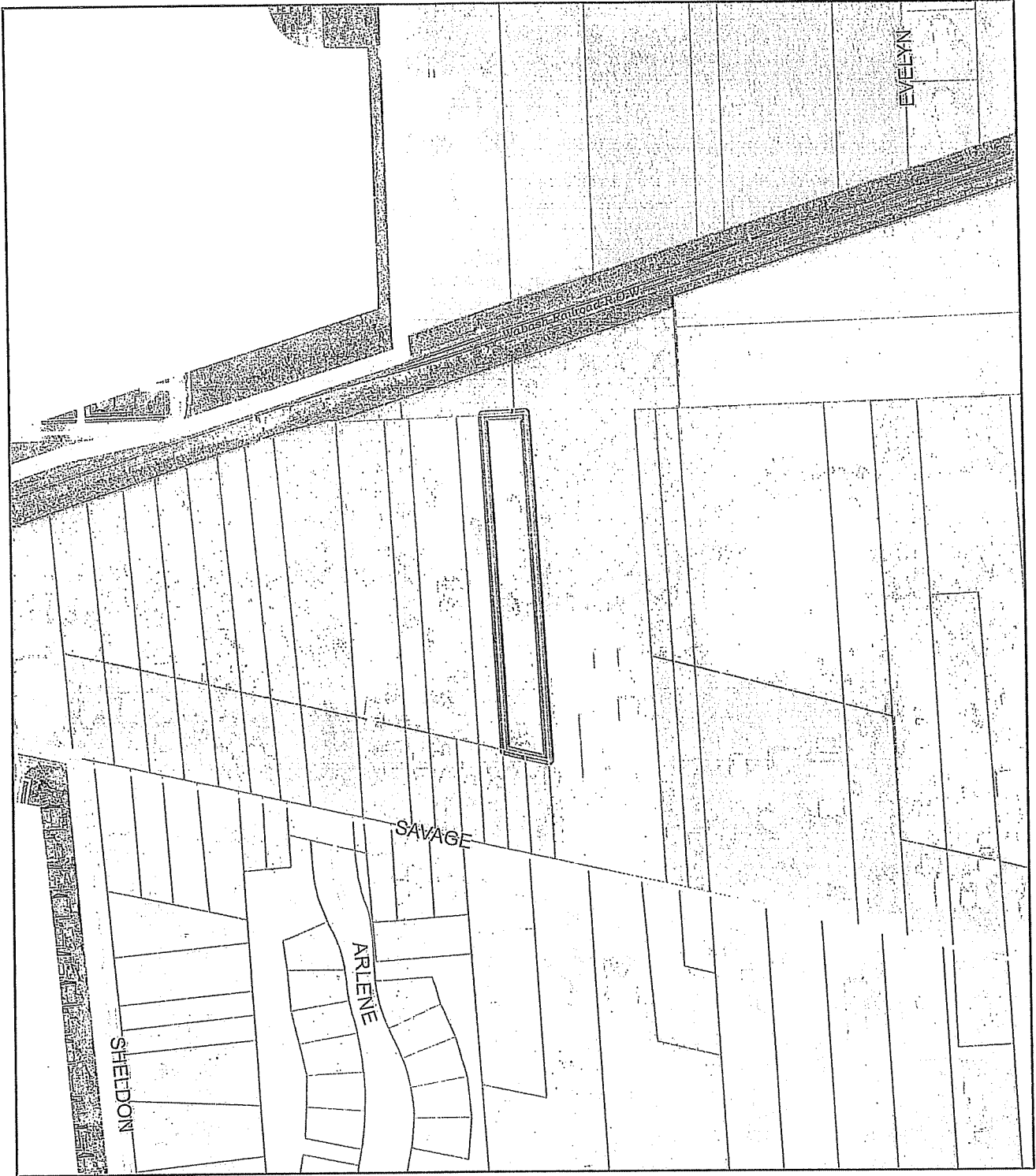
The rezoning will have little if any additional impact on current traffic or infrastructure. The proposed R1-B district is consistent with how the property is currently being used and due to the landlocked nature of the property development options are limited. The request should not hinder community need for light industrial property as there are several vacant industrially zoned areas in the Township.

**Recommendation:**

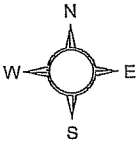
Staff recommends that the Planning Commissions recommend approval of the request to amend the Township's Zoning Map by rezoning the property located at parcel #125-83-105-99-0050-000 from M-1, Light Industrial to R1-B, Single Family Residential based upon the following reasons:

- A. The R1-B, Single Family Residential zoning district would be consistent with the adjacent properties to the south and the single family residential use would be consistent with other residential properties in the vicinity.
- B. The proposed rezoning would be consistent with the provisions in the Southside Master Plan which indicate that single family residential uses should be included in the mixed use future land use designation.
- C. The proposed rezoning would have little if any impact on current traffic or infrastructure.
- D. The proposed rezoning does not create any shortages of available vacant industrially zoned property in the Township.

# 16-019 Rezoning Savage Road



Street Centerline	Zoning	C-1	M-2	R-1B	RMH
Parcel Boundaries	AG	C-2	M-T	R-1C	
Subject Parcel	AP	FS	O-T	R-2A	
City of Belleville	C	M-1	R-1A	RM	



Source: Van Buren Township GIS,  
Michigan Center for Geographic Information.  
Please note parcel boundaries are approximate  
and may not be accurate.

1 inch = 300 feet

# PLANNING & ZONING APPLICATION

Case number 16-019

Date Submitted 4-18-16

APPLICANT INFORMATION	
Applicant <u>RICHARD Stull</u>	Phone <u>734-697-3190</u>
Address <u>841 SAVAGE</u>	Fax <u>N/A</u>
City, State <u>Belleville, mi,</u>	Zip <u>48111</u>
E-mail <u>N/A</u>	Cell Phone Number <u>N/A</u>
Property Owner _____ (if different than applicant)	
Address _____	Fax _____
City, State _____	Zip _____
Billing Contact <u>Richard Stull</u>	Phone _____
Address <u>841 SAVAGE</u>	Fax _____
City, State <u>Belleville, MI. 48111</u>	Zip _____

SUBJECT PROJECT INFORMATION	
Name of Project <u>Stull Requested Rezoning</u>	
Parcel Id No. <u>V125-83-106-99-0050-000</u>	Project Address <u>VL Behind 841 SAVAGE VBT</u>
Attach Legal Description of Property	
Property Location: On the <u>N</u> Side of <u>Savage</u> Road; Between <u>MAIN ST</u> Road and <u>Haggerty</u> Road.	
Size of Lot Width _____ Depth _____	
Acres of Site <u>1.5</u>	Total Acres of Site to Review <u>1.5</u>
Current Zoning of Site <u>M1 LGH</u>	Requested Zoning <u>L RB</u>
Project Description: <u>See Attached Letter</u>	

SPECIAL INTERVIEW INFORMATION	
Is a re-zoning of this parcel being requested? <u>YES</u>	YES (If yes complete next line) NO
Current Zoning of Site <u>M1 LGH</u>	Requested Zoning <u>L RB</u>

SPECIAL INTERVIEW INFORMATION	
Does the Proposed Use Require Special Approval? _____	YES (If yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____	
Is there an official Woodland within parcel? _____	Woodland acreage _____
List total number of regulated trees outside the Woodland area _____	Total number of trees _____
Detailed description for cutting trees _____	

If applicable application MUST be accompanied with a Tree Survey or statement of no trees which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-97 as amended.

STATE OF MICHIGAN  
COUNTY OF WAYNE  
Notary Public, State of Michigan  
County of Washtenaw  
My Commission Expires Oct. 16, 2019  
Acting in the County of Wayne

RICHARD Stull  
Print Property Owners Name  
[Signature]  
Signature of Property Owner

4-18-16  
Date

STATE OF MICHIGAN  
COUNTY OF WAYNE  
The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.  
Subscribed and sworn before me this 18 day of APRIL 2016  
Notary Public, Wayne County, Michigan My Commission expires OCT 15, 2019  
[Signature]

# Planning Fee Schedule Worksheet

4/18/2016

Project Name:	Rezoning 841 Savage Road
Project Number:	16-019-RZ
Acres: Units & Acres:	# of Acres: # of Units: Official Woodland Acres: # of Trees Outside Wood:

ITEM	TOWNSHIP BASE	CONSULTANT BASE	ACRES FEE	UNITS FEE	TOWNSHIP TOTAL	CONSULTANT TOTAL	LINE ITEM TOTAL
Rezoning	\$600.00	\$700.00	\$30.00		\$600.00	\$0.00	\$600.00
Conditional Zoning Amendment, Reviews, Rezoning Contract and Conditions	\$1,500.00	\$1,500.00	\$30.00		\$0.00	\$0.00	\$0.00
Conditional Rezoning Contract and Conditions		Cost+20%				\$0.00	\$0.00
Special Land Use (new development)	\$800.00	\$700.00	\$30.00		\$0.00	\$0.00	\$0.00
Special Land Use (existing building, no site changes)	\$500.00	\$500.00	\$30.00		\$0.00	\$0.00	\$0.00
Concept Plan Review Only	\$350.00	\$350.00			\$0.00	\$0.00	\$0.00
*Additional Reviews by Consultant		Cost+20%					
						Sub-Total:	\$600.00
Site Plan Application (Non-Residential)							
Commercial Development	\$2,500.00	\$500.00	\$150.00		\$0.00	\$0.00	\$0.00
Industrial Development	\$2,500.00	\$500.00	\$150.00		\$0.00	\$0.00	\$0.00
Public or Semi-public Development			\$450.00	\$150.00	\$0.00	\$0.00	\$0.00
changes to Existing Use or Addition to Existing Use	\$400.00	Minor Change			\$0.00	\$0.00	\$0.00
	\$1,250.00	\$500.00	Major/New Structure		\$0.00	\$0.00	\$0.00
* Additional reviews by Consultant		Cost + 20%					
Initial Engineering Deposit		\$4,000.00	\$25.00			\$0.00	\$0.00
						Sub-Total:	\$0.00
Site Plan Application (Residential)							
Site Condominium	\$2,500.00	\$455.00	\$30.00		\$0.00	\$0.00	\$0.00
Cluster Housing Development (PRD)	\$4,000.00	\$455.00	\$30.00		\$0.00	\$0.00	\$0.00
Multiple Family	\$3,000.00	\$360.00	\$10.50		\$0.00	\$0.00	\$0.00
Mobile Home Park	\$3,000.00	\$545.00	\$10.50		\$0.00	\$0.00	\$0.00
Condominium, PRD, Subdivision Documents		Cost +20%			\$0.00	\$0.00	\$0.00
*Additional Reviews by Consultant		Cost+20%			\$0.00	\$0.00	\$0.00
Initial Engineering Deposit		\$4,000.00	\$25.00			\$0.00	\$0.00
Dev. Initiated Rev. Approved Plat, Architectural Rev. Existing Developments	\$750.00	\$750.00	\$15.00		\$0.00	\$0.00	\$0.00
						Sub-Total:	\$0.00
Subdivision Plat Review							
Sketch Plan Review	\$400.00	\$350.00	\$30.00		\$0.00	\$0.00	\$0.00
Site Plan Review (Ten L Preliminary Plat)	\$2,000.00	\$700.00	\$30.00		\$0.00	\$0.00	\$0.00
Preliminary Plat Review	\$600.00	\$500.00	\$15.50		\$0.00	\$0.00	\$0.00
Final Plat Review	\$700.00	\$800.00	\$15.50		\$0.00	\$0.00	\$0.00
*Additional Reviews by Consultant		Cost +20%				\$0.00	\$0.00
Initial Engineering Deposit		\$4,000.00	\$25.00		\$0.00	\$0.00	\$0.00
						Sub-Total:	\$0.00
Special Meetings							
Expedited Review	150% of cost	Cost+20%				\$0.00	\$0.00
Planning Commission	\$560.00	Cost + 20%			\$0.00	\$0.00	\$0.00
Board of Zoning Appeals (Single Family Res.)	\$400.00	\$350.00			\$0.00	\$0.00	\$0.00
Board of Zoning Appeals (Non-Res./Multiple)	\$400.00	\$350.00			\$0.00	\$0.00	\$0.00
						Sub-Total:	\$0.00
Other Fees							
Variance Review (Per Variance)	\$500.00	\$0.00			\$500.00	\$0.00	\$0.00
Zoning Verification	\$75.00				\$0.00	\$0.00	\$0.00
Replat/Change to Master Deed	\$250.00	\$250.00	\$75.00		\$0.00	\$0.00	\$0.00
Woodlands/Tree Removal	\$350.00	\$630.00	\$2.00		\$0.00	\$0.00	\$0.00
Tree Replacement(per tree)			\$350.00		\$0.00	\$0.00	\$0.00
Lot Split Review	\$75.00	\$350.00			\$0.00	\$0.00	\$0.00
Accessory Structure Modification	\$250.00				\$0.00	\$0.00	\$0.00
Fire Department Site Plan Review	\$400.00					\$0.00	\$0.00
Temporary Land Use/Special Event Permit	\$1,250.00				\$0.00	\$0.00	\$0.00
Wireless Equipment Administration Review	\$400.00	\$450.00			\$0.00	\$0.00	\$0.00
Grass & Weeds Moving/Blight/Property Maintenance Administrative Fee (Ordinance)			Cost+ \$100.00				\$0.00
Developer Initiated Master Plan or Zoning Amendments	\$1,500.00	cost+20%			\$0.00		\$0.00
						Sub-Total:	\$0.00
Grand Total							\$600.00
Sub-Total by Fee Category	Township Fee Total	Consultant Fee Total	Engineering Fee Total	Fire Department Total			
	\$600.00	\$0.00	\$0.00	\$0.00			\$0.00
Account No.	101-000-485-001	101-000-285-000	592-000-286-000	101-000-628-001			

4-18-2016

RE: parcel ID: 83-105-99-0050-000

Legal Description: 27C10B1A PART OF N E 1/4 OF SEC 27 T3S R8E BEG S84DEG 57M 23S E 923.42FT  
FROM N 1/4 COR OF SEC 27 TH S84DEG 57M 23S E 95.80FT TH S3DEG 47M 56S W 711.56FT TH N71DEG  
W 99.25FT TH N3DEG 47M 56S E 687.61FT POB 1.54 AC

To Whom it concerns,

The above parcel ID is being requested to change the current zoning of M1 LGH to Residential R1B.

We also own Parcel ID's

83-105-99-0046-000 Our home 841 Savage is on this lot.

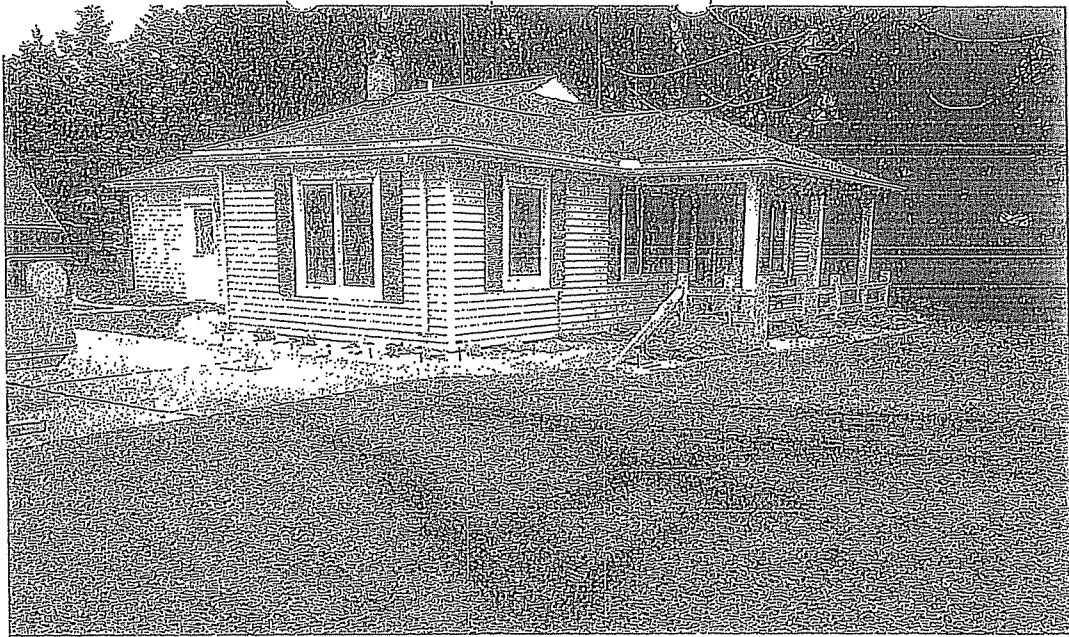
83-105-99-0047-000 This is a vacant lot with frontage also on Savage due west and our driveway is on this lot.

The parcel ID we are requesting to be changed to R1B is master planned mix use and is land locked behind our two parcel that are on Savage rd. We would like all three parcels to be R1B. We cannot combine the three lots to one lot due to the land division act. It would be too long for width to length ratio.

Respectfully,

Richard Stull  Date: 4-18-2016





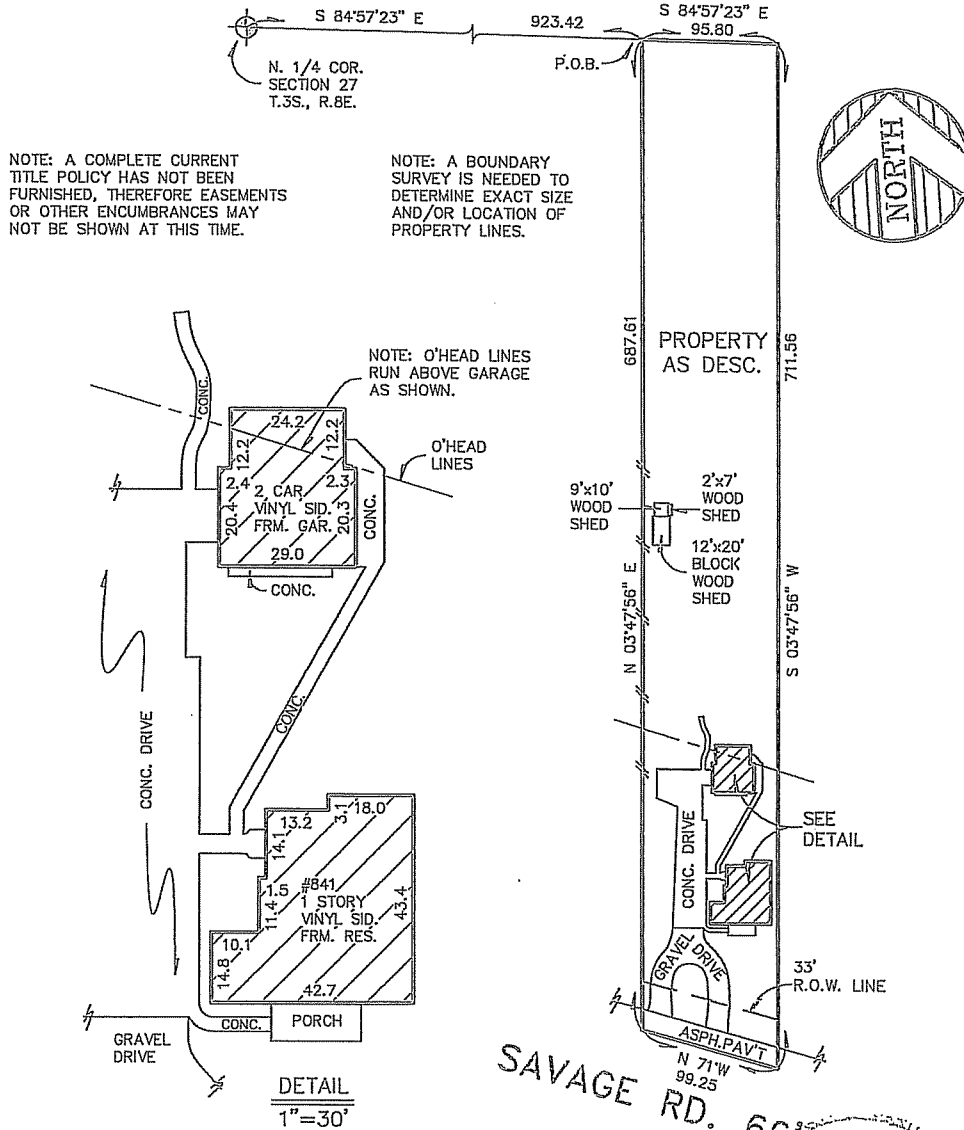
# MORTGAGE SURVEY

Certified to: LAWYERS' TITLE OF MONROE

## Property Description:

Land in the Township of Van Buren, Wayne County, Michigan, described as:  
Part of the Northeast 1/4 of Section 27, Town 3 South, Range 8 East, described as:  
Beginning South 84 degrees 57 minutes 23 seconds East 923.42 feet from the North 1/4 corner of Section 27; thence South 84 degrees 57 minutes 23 seconds East 95.80 feet; thence South 3 degrees 47 minutes 56 seconds West 711.56 feet; thence North 71 degrees West 99.25 feet; thence North 3 degrees 47 minutes 56 seconds East 687.61 feet to the point of beginning.

Note: The property description is as taken from Wayne County Tax Rolls.  
Subject to any part taken, used or deeded for street, road, or highway purposes.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

*[Signature]*

JOB NO: 16-01141 SCALE: 1"=100'  
DATE: 04/11/16 DR BY: M.L./LAO

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

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**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
JUNE 8, 2016  
MINUTES - DRAFT**

Vice-Chairperson Boynton called the meeting to order at 7:30 p.m.

**ROLL CALL:**

**Present:** Budd, Atchinson, Kelley, Jackson, Franzoi and Boynton.

**Excused:** Thompson.

**Staff:** Director Akers, Deputy Director Best and Secretary Harman.

**Planning Representatives:** None.

**Audience:** Two (2).

**APPROVAL OF AGENDA:**

**Motion Kelley, Budd second to approve the agenda of June 8, 2016 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Kelley, Franzoi second to approve the regular meeting minutes from May 25, 2016 as presented. Motion Carried.**

**PUBLIC HEARING:** None.

**CORRESPONDENCE:** None.

**NEW BUSINESS:**

**ITEM # 1                      CASE #16-019 RZ**

**TITLE:                      THE APPLICANT, RICHARD STULL, IS REQUESTING TO REZONE APPROXIMATELY 1.54 ACRES CURRENTLY ZONED M-1 (LIGHT INDUSTRIAL) TO R-1B (SINGLE FAMILY RESIDENTIAL).**

**LOCATION:                PARCEL TAX ID NUMBER V125-83-105-99-0050-000, ALSO KNOWN AS 841 SAVAGE IS THE SUBJECT PARCEL. THE SUBJECT PARCEL MEASURES APPROXIMATELY 1.54 ACRES, AND IS LOCATED ON THE NORTH SIDE OF SAVAGE ROAD, EAST OF ARLENE LANE.**

The applicant, Richard Stull, was unable to attend due to illness. However, his attorney was present to answer questions if needed.

Director Akers gave an overview of the proposed rezoning of 841 Savage Road. The rezone from M-1 (Light Industrial) to R-1B (Single Family Residential) to the currently landlocked parcel is more compatible and consistent with the adjacent properties. Director Akers presented his staff review letter dated May 19, 2016 recommending that the Planning Commission recommend approval of the request to amend the Township's Zoning Map by rezoning the property from M-1 (Light Industrial) to R-1B (Single Family Residential) based upon the reasons referenced in the review letter.

No comments from the Commission or the audience.

**Motion Kelley, Budd second to recommend to the Township Board to rezone 841 Savage Road, parcel number V125-83-99-105-99-0050-000 from M1 (Light Industrial) to R-1B (Single Family Residential) for the reasons set forth in the 5-19-16 staff review letter. Motion Carried. (Letter Attached)**

**ROLL CALL:**

**Yeas: Atchinson, Budd, Kelley, Jackson, Franzoi and Boynton.**

**Nays: None.**

**Absent: Thompson.**

**Motion Carried.**

**ITEM # 2                      CASE #15-006 SPR**

**TITLE:                      THE APPLICANT, TIM DONUT US LTD INC, IS REQUESTING AN AMENDMENT TO THEIR SITE PLAN APPROVAL TO PERFORM SITE IMPROVEMENTS AS REQUIRED IN SECTION 12.02 OF THE ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:                THE SUBJECT SITE IS LOCATED ON PARCEL TAX ID NUMBER V125-83-074-01-0006-001, ALSO KNOWN AS 2141 RAWSONVILLE ROAD. THE SITE IS LOCATED ON THE EAST SIDE OF RAWSONVILLE ROAD, BETWEEN I-94 AND HURON RIVER DRIVE. THE SITE IS IN THE C-1, GENERAL BUSINESS ZONING DISTRICT.**

Franchisee Tim Noonan gave the presentation. Tim Donut US LTD Inc. went through corporate changes that affected the funding available to the franchise. Due to the change in funding, the applicant is requesting an amendment to the site plan. The requested change will leave the drive-thru and speaker box in their current location and the existing parking setup will remain with no additional stacking spaces.

Deputy Director Best presented the staff review letter dated 6-3-16 recommending the Planning Commission approve the amendment to the existing plan subject to the conditions referenced in the review letter.

Commissioners discussed the area of parking lot to be resurfaced, re-striping of the parking lot and directional signage and arrows at the entrances and exits.

No comments from the audience.

**Motion Atchinson, Budd second to grant the applicant, Tim Donut US LTD INC, an amendment to their site plan subject to the recommendations in the staff review letter dated 6-3-16. Motion Carried. (Letter Attached)**

**GENERAL DISCUSSION:**

Commissioners discussed expediting the rezoning process under certain circumstances by having the public hearing and the approval on the same day.

**Motion Franzoi, Budd second to adjourn at 7:51 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary