

**CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS AGENDA
Tuesday, January 10, 2023 – 7:00 PM
Van Buren Township Hall Board Room
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:

Please click the link below to join the webinar: <https://us06web.zoom.us/j/82302737561>

Or One tap mobile :

US: +13052241968,,82302737561# or +13092053325,,82302737561#

Or Telephone:

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

US: +1 305 224 1968

Webinar ID: 823 0273 7561

International numbers available: <https://us06web.zoom.us/j/kcaczfGuVq>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

BZA Chair John Herman	___	Planning Commission Rep. Jeffrey S. Jahr	___
BZA Vice-Chair Amos Grissett	___	BZA Alternate Member Charles Larocque	___
BZA Member / Trustee Kevin Martin	___	Planning Commission Alt. Brian Cullin	___
BZA Member John Haase	___	Recording Secretary Brittney Williams	___
BZA Member Aaron Sellers	___	Director Dan Power	___
Director Ron Akers	___		

ACCEPTANCE OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from December 13, 2022

CORRESPONDENCE

PUBLIC HEARING (new business items)

1. Case Number: 22-042 – Tyler Edwards on behalf of Menard’s, Inc.

Location: 10010 Belleville Road (Parcel ID# 83 061 99 0005 726), zoned C-2 – Extensive Highway Business District

Request: Tyler Edwards on behalf of Menard’s, Inc. seeks to install an addition to an existing accessory canopy, which is attached to the principal building, to within fifteen (15) feet of the side lot line. The project is proposed to be located at 10010 Belleville Road, located on the west side of Belleville Road between Westlake Circle and Tyler Road. The site has tax parcel ID # 83 061 99 0005 726 and is zoned

C-2 – Extensive Highway Business District. This is contrary to the requirements of Section 3.112(E) of the Van Buren Township Zoning Ordinance as described below:

- Required side yard setback: 25 feet
- Existing side yard setback: 35 feet
- Proposed side yard setback: 15 feet
- Variance requested: 10 feet

- A. Open Public Hearing.
- B. Public Comment.
- C. Close Public Hearing.

2. Case Number: 22-057 – Bazo Construction on behalf of Meijer, Inc

Location: 9701 Belleville Road (Parcel ID# 83 058 99 0006 710), zoned C-2 – Extensive Highway Business District

Request: Bazo Construction on behalf of Meijer, Inc. for 9701 Belleville Road (Parcel ID# 83 058 99 0006 710) requests to install a combined total wall sign area of 628.77 square feet. The site is zoned C-2 – Extensive Highway Business District. This is contrary to Section 11.108(B) (Sign Regulations Applicable to the C, C-1, C-2, and FS Districts) as described below:

- Allowable maximum wall sign area: 3 sq. ft. per linear ft. of building frontage, not to exceed 300 sq. ft. per business or 50% of the façade exclusive of window and door openings.
- Existing total wall sign area of Meijer store and gasoline station: 266.07 square feet
- Proposed total wall sign area of Meijer store and gasoline station: 628.77 square feet
- Variance requested: 328.77 square feet

- A. Open Public Hearing.
- B. Public Comment.
- C. Close Public Hearing.

3. Case Number: 22-056 – Belleville Yacht Club

Location: Township Lake Property adjacent to 831 East Huron River Drive (Parcel ID# 83 088 99 0005 000), zoned Belleville Lake Shoreline District B – Non-Single Family Residential (BLB). *Adjacent property at 831 East Huron River Drive is zoned R-1C – Single Family Residential District.*

Request: A request for exception, modification, or appeal by Belleville Yacht Club to install two (2) dock structures each with a length not to exceed 120 feet, subject to approval by the State of Michigan, in contrast to the requirements of Section 3.120(D)(5) of the Van Buren Township Zoning Ordinance which limits the dock length to 40 feet into Belleville Lake, measured perpendicularly from the shoreline, unless greater length is necessary to reach water with a depth of three feet. The subject site is Township Lake Property adjacent to 831 East Huron River Drive (parcel ID number 83 088 99 0005 000), on the north side of East Huron River Drive between Loza Lane and Evelyn Court. The site is zoned Belleville Lake Shoreline District B – Non-Single Family Residential (BLB). The request will be reviewed by the BZA per the requirements of Section 3.120(F)(7) of the Van Buren Township Zoning Ordinance.

- A. Open Public Hearing.
- B. Public Comment.
- C. Close Public Hearing.

UNFINISHED BUSINESS

NEW BUSINESS

1. Election of Officers for 2023

2. Case Number: 22-042 – Tyler Edwards on behalf of Menard’s, Inc.

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- A. Presentation by Township Staff.
- B. Presentation by the Applicant.
- C. Board of Zoning Appeals Discussion.
- D. Board of Zoning Appeals Action.

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ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION

ADJOURNMENT