

**CHARTER TOWNSHIP OF VAN BUREN  
BOARD OF ZONING APPEALS AGENDA  
Tuesday, November 14, 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/85620992309>

Or One tap mobile :

+13052241968,,85620992309# US

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Or Telephone: Dial: US: +1 305 224 1968

Webinar ID: 856 2099 2309

International numbers available: <https://us06web.zoom.us/j/85620992309>

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**ACCEPTANCE OF AGENDA**

**APPROVAL OF MINUTES:** Approval of minutes from May 9, 2023

**CORRESPONDENCE**

**PUBLIC HEARING (new business items)**

**1. Case Number: 23-059 – Crossroads Distribution Center North 11, LLC**

**Location:** The subject property is located at parcel ID number V-125-83 005 99 0009 701, located on the south side of Van Born Road, between Morton Taylor Road and Haggerty Road. The property is zoned M-T – Industrial Transportation District.

**Request:** Request for a **dimensional variance** by Ashley Capital on behalf of owner Crossroads Distribution Center North 11, LLC to construct a Distribution Center that will include trailer staging spaces that will be within 207.3 feet of a residential zoning district. The property is zoned M-T – Industrial Transportation District. The adjacent residentially zoned land is zoned R-1B, Single Family Residential

District, and is also owned by the subject property owner. The request is contrary to the requirements of Section 5.112(C) of the Zoning Ordinance as described below:

**Section 5.112(C) – Development Standards for Specific Uses - Distribution Centers**

- Minimum setback from a residential zoning district to truck docks, overhead doors, and trailer staging areas accessory to a distribution center: 350 feet
  - Proposed setback from a residential zoning district to truck docks, overhead doors, and trailer staging areas accessory to a distribution center: 207.3 feet
  - Variance requested: 142.7 feet (40.77%)
- A. Open Public Hearing.  
B. Public Comment.  
C. Close Public Hearing.

**UNFINISHED BUSINESS**

**NEW BUSINESS**

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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.

**2. Rules of Procedure / Bylaws Discussion**

The Board of Zoning Appeals (BZA) will discuss changes to Rules of Procedure, including the addition of a required date for appeal from a Planning Commission decision in Section 7 (Voting), a statement that unapproved minutes will be available no later than eight (8) business days after the meeting in accordance

with Sec. 15.269 of the Michigan Open Meetings Act (Public Act 267 of 1976), rules regarding voting by BZA members who serve on the Planning Commission, and statements regarding voting on interpretations and dimensional variances.

A. Presentation by Township Staff.

B. Board of Zoning Appeals Discussion.

C. Board of Zoning Appeals moves to consider further discussion or recommend draft changes to be presented at a future meeting.

## **ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION**

## **ADJOURNMENT**