

**CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS AGENDA
Tuesday, March 12, 2024 – 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 to join the webinar: <https://us06web.zoom.us/j/83850814396>

Or One tap mobile :

+13052241968,,85620992309# US

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

Webinar ID: 838 5081 4396

International numbers available: <https://us06web.zoom.us/j/83850814396>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

BZA Chair John Herman	___	Planning Commission Alt. Brian Cullin	___
BZA Vice-Chair John Haase	___	Recording Secretary Brittney Williams	___
BZA Member / Trustee Kevin Martin	___	Director Dan Power	___
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 January 9, 2024

Approval of minutes from February 13, 2024

CORRESPONDENCE

PUBLIC HEARING (new business items)

1. Case Number: 23-074 – Arbor Farms Development / Hickory Woods Phase II

Location: The subject 13.1-acre property will encompass current parcels 83 043 01 0207-0212 000 and 83 043 01 0219-0232 000, located north of the Hickory Woods Condominiums on the north side of Tyler Road between Morton Taylor Road and Parkwood Street. The property is zoned RM - Multiple Dwelling Residential District.

Request: Request for a dimensional variance by Arbor Farms Development to construct fifty-seven (57) detached single family residential dwellings which will be set back greater than or equal to 30.0 feet from

the back of curb of an existing private road, and greater than or equal to 12.0 feet from the front lot line. The request is contrary to the requirements of Section 3.107(E) of the Zoning Ordinance as described below:

Section 3.107 (E) – RM - Multiple Dwelling Residential District– Dimension Regulations:

- Minimum required front yard setback for detached single family residential dwellings in the RM District: 30.0 feet
 - Proposed front yard setback: 12.0 feet
 - Variance requested: 18.0 feet (60.0%).
- A. Open Public Hearing.
B. Public Comment.
C. Close Public Hearing.

UNFINISHED BUSINESS

NEW BUSINESS

1. Case Number: 23-074 – Arbor Farms Development / Hickory Woods Phase II

Location: The subject 13.1-acre property will encompass current parcels 83 043 01 0207-0212 000 and 83 043 01 0219-0232 000, located north of the Hickory Woods Condominiums on the north side of Tyler Road between Morton Taylor Road and Parkwood Street. The property is zoned RM - Multiple Dwelling Residential District.

Request: Request for a dimensional variance by Arbor Farms Development to construct fifty-seven (57) detached single family residential dwellings which will be set back greater than or equal to 30.0 feet from the back of curb of an existing private road, and greater than or equal to 12.0 feet from the front lot line. The request is contrary to the requirements of Section 3.107(E) of the Zoning Ordinance as described below:

Section 3.107 (E) – RM - Multiple Dwelling Residential District– Dimension Regulations:

- Minimum required front yard setback for detached single family residential dwellings in the RM District: 30.0 feet
 - Proposed front yard setback: 12.0 feet
 - Variance requested: 18.0 feet (60.0%).
- 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 proposed changes to the BZA's Rules of Procedure / Bylaws.

- 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 or recommend the proposed changes to be adopted by the Board of Trustees.

ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION

ADJOURNMENT