

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, May 22, 2019 – 7:30 PM  
Van Buren Township Hall  
46425 Tyler Road**

**CALL TO ORDER:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

**MINUTES:**

**ITEM #1:** Approval of minutes from the regular meeting of May 8, 2019.

**CORRESPONDENCE:**

**PUBLIC HEARING:**

**ITEM #1: CASE 19-019 – REZONING**

**TITLE:** THE APPLICANT, ANDREA L. RATAJSKI, IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 13414 MARTINSVILLE ROAD FROM M-1, LIGHT INDUSTRIAL TO R1-B, SINGLE FAMILY RESIDENTIAL

**LOCATION:** SUBJECT PROPERTY IS LOCATED AT 13414 MARTINSVILLE ROAD. (PARCEL ID # 83-105-99-0002-000)

**ACTION ITEMS:**

- A. Planning Commission Opens Public Hearing
- B. Presentation by the applicant.
- C. Presentation by the Township Staff and Consultants
- D. Public Comment.
- E. Planning Commission closes Public Hearing.

**NEW BUSINESS:**

**ITEM #1: CASE 19-019 – REZONING**

**TITLE:** THE APPLICANT, ANDREA L. RATAJSKI, IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 13414 MARTINSVILLE ROAD FROM M-1, LIGHT INDUSTRIAL TO R1-B, SINGLE FAMILY RESIDENTIAL

**LOCATION:** SUBJECT PROPERTY IS LOCATED AT 13414 MARTINSVILLE ROAD. (PARCEL ID # 83-105-99-0002-000)

**ACTION ITEMS:**

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants
- C. Planning Commission Discussion.
- D. Planning Commission considers recommendation to Township Board.

**GENERAL DISCUSSION:**

**ITEM #1: SENIOR HOUSING DEVELOPMENT OPTIONS**

**ITEM #2: AUTOMOBILE RENTAL AND LEASING AGENCIES ZONING DISTRICT**

**ADJOURNMENT:**

**CHARTER TOWNSHIP OF VAN BUREN**  
**PLANNING COMMISSION**  
**May 8, 2019**  
**MINUTES - DRAFT**

Chairperson Thompson called the meeting to order at 7:29 p.m.

**ROLL CALL:**

**Present:** Atchinson, Budd, Kelley, Jahr, Franzoi and Thompson.

**Excused:** Boynton.

**Staff:** Secretary Harman.

**Planning Representatives:** McKenna Associate, Vidya Krishnan and Fishbeck Associate, David Potter.

**Audience:** Six (6).

**APPROVAL OF AGENDA:**

**Motion Kelley, Atchinson second to approve the agenda of May 8, 2019 as presented. Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Jahr, Franzoi second to approve the regular meeting minutes of April 24, 2019 as presented. Motion Carried.**

**NEW BUSINESS:**

**ITEM # 1                    18-036 U.S. SIGNAL – FINAL SITE PLAN APPROVAL.**

**TITLE:                    THE APPLICANT, U.S. SIGNAL PROPERTIES, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT A 25,000 SQ FT DATA PROCESSING BUILDING.**

**LOCATION:                9275 HAGGERTY ROAD. THIS SITE IS LOCATED AT THE NORTHEAST CORNER OF TYLER ROAD AND HAGGERTY ROAD.**

A representative from U.S. Signal Properties, LLC gave the presentation. The applicant is requesting final site plan approval to construct a 25,000 square foot data processing building; this is the first phase of a 4-phase 100,000 square foot facility. The applicant is working with planning staff and engineers to complete all remaining comments, the water main was addressed in the first phase and the tap configuration was changed, the applicant has received Wayne County approval, storm water and sewer system approval and soil erosion and ground water permits. The applicant has agreed to a Development Agreement to ensure completion of the project in a timely fashion.

Vidya Krishnan of McKenna Associates presented her final site plan review letter dated 5-5-19 recommending the Planning Commission grant final site plan approval to the U.S. Signal Properties project to be located at 9275 Haggerty Road, subject to the following conditions being addressed and submitted for Administrative review and approval:

1. Execution of a Development Agreement in a format deemed acceptable by the Township, setting forth the provisions for phasing and expirations, prior to issuance of a Certificate of Occupancy for the building.

2. Incorporation of crosswalks on the southwest corner of the property to connect to the west side of Haggerty and south side of Tyler Road.
3. Acknowledgement by the applicant that parking is not permitted within the 75' front yard setback area, now or in the future.

David Potter of Fishbeck Associates presented his final site plan review letter dated 5-3-19 recommending the Planning Commission grant U.S. Signal Communications, data center engineering plan and final site plan approval subject to the conditions in the review letter with all comments being addressed and resubmitted in an issued for construction plan set.

The Fire Department review letter dated 4-30-19 recommended final site plan approval.

Commissioners discussed the Development Agreement and inquired if landscaping will be completed in phases. Vidya Krishnan of McKenna Associates is working with planning staff on the Development Agreement and she will bring a draft back to the Planning Commission once it is complete. All landscaping for the development will be completed in Phase 1. The Commissioners agreed that they like the architectural design of the data center.

No comments from the audience.

**Motion Kelley, Jahr second to grant final site plan approval to U.S. Signal Properties to construct a 25,000 square foot data processing building located at 9275 Haggerty Road, based on the analysis and subject to the recommendations in the McKenna Associates review letter dated 5-5-19, Fishbeck Associates review letter 5-3-19 and Fire Department review letter dated 4-30-19. Motion Carried. (Letters attached)**

#### **GENERAL DISCUSSION:**

Commissioners discussed public hearings in which residents speak, making sure residents have the opportunity to be heard and the forwarding of their comments to the Township Board.

#### **ADJOURNMENT:**

**Motion Budd, Franzoi second to adjourn at 7:50 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing on **Wednesday, May 22, 2019 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following requests.

1. **Case 19-019:** A request by Andrea Ratajski, to rezone the property located at 13414 Martinsville Road, (Parcel ID# V-125-83-105-99-0002-000) from M-1, Light Industrial to R1-B, Single Family Residential.

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at [rakers@vanburen-mi.org](mailto:rakers@vanburen-mi.org). Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: April 29, 2019  
Published: May 2, 2019

# PLANNING & ZONING APPLICATION

Case number \_\_\_\_\_

Date Submitted 4.29.2019

## APPLICANT INFORMATION

Applicant Andrea L. Ratajski Phone 248.379.1536  
Address 13414 Martinsville Rd Fax \_\_\_\_\_  
City, State Van Buren Twp MI Zip 48111  
E-mail andrea.gornick@yahoo.com Cell Phone Number Same  
Property Owner \_\_\_\_\_ Phone \_\_\_\_\_  
(if different than applicant)  
Address \_\_\_\_\_ Fax \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_  
Billing Contact \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Fax \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_

## SITE/PROJECT INFORMATION

Name of Project 13414 Martinsville Rd  
Parcel Id No. V125-83-10599002000 Project Address 13414 Martinsville Rd  
**Attach Legal Description of Property**  
Property Location: On the West Side of Martinsville Road; Between Huron Pine Drive Road  
and Savage Road. Size of Lot Width \_\_\_\_\_ Depth \_\_\_\_\_  
Acreage of Site \_\_\_\_\_ Total Acres of Site to Review \_\_\_\_\_ Current Zoning of Site \_\_\_\_\_  
Project Description: \_\_\_\_\_

Is a re-zoning of this parcel being requested? Yes YES (if yes complete next line) NO  
Current Zoning of Site M1 Requested Zoning R7

## SPECIAL PERMIT 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 6-2-92, as amended.

## OWNER'S AFFIDAVIT

Andrea L. Ratajski (Gornick)

Print Property Owners Name

Andrea L. Ratajski  
Signature of Property Owner

4.29.2019  
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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, \_\_\_\_\_ County, Michigan My Commission expires \_\_\_\_\_, 20\_\_\_\_.



# Memo

**DATE:** April 30, 2019  
**TO:** Planning Commission  
**FROM:** Grace Stamper  
Planning and Economic Development Intern  
**RE:** 19-019 Rezoning Request on Martinsville Road

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## **Staff Report**

**File Number:** 19-019

**Site Address:** 13414 Martinsville Road

**Parcel Number:** 83-105-99-0002-000

**Parcel Size:** ≈0.94 acres

**Location:** West side of Martinsville between Huron River Drive and Savage Roads

**Applicant:** Andrea Ratajski

**Property Owner:** Same as applicant

**Request:** Applicant is requesting to rezone the property from M-1 (Light Industrial) to R-1B (Single Family Residential)

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

**Adjacent Zoning and Existing Uses:**

**North:** M-1 (Light Industrial) & Residential Use

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

**South:** M-1 (Light Industrial) & Residential

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

**Other:** Public hearing notices were published in the Belleville Independent on May 2, 2019 and notices were sent to all property within 300' of the subject property on April 30, 2019 in accordance with the Michigan 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 existing use of the parcel is already residential and the future land use map designates the property as residential. The primary purpose for the request is the property owner is working toward selling their home and the purchaser is currently having difficulty obtaining a mortgage due to the residential use being a legal non-conforming use.

**Master Plan and Future Land Use:**

The Southside Master Plan (2007) and the future land use map (2018) designate the property as Village Residential in its future land use map. According to the plan, Village Residential is intended to be the densest area of single-family housing on the South Side. This density is meant to support the civic and business activities in the nearby city of Belleville. This designation is usually within a half mile of the city limits and consists primarily of single-family residential uses. The plan suggests that design standards should be adopted for development in the Village Residential area. Maximum density should be 4.1-5 units per acre with a minimum lot size of 8,400 square feet.

Village Residential is not a current zoning district in the Township. The closest match to this district would be R-1C, Single Family Housing, which has a minimum lot size of 8,400 square feet just like Village Residential. The current request is for the R-1B, Single Family Residential district which is similar to many of the parcels which are in the same area and abut Savage Road. The R1-B zoning district has a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet, which the parcel exceeds. Due to the existing width of the parcel and square footage of the property, the close proximity of other R1-B properties in the vicinity, and due to the same permitted uses being allowed in the R1-B district as the R-1C district, staff finds that this proposed rezoning would be consistent with the Township's Master Plan.

**Zoning:**

The existing zoning of the properties is M-1, light industrial. This district is meant to allow certain industrial and commercial uses but to limit noise, smoke, glare, or other features of industrial development that could negatively impact residential or commercial uses. It is meant to be a transition zone between heavy industrial and non-industrial uses. Permitted uses include wholesale sales, warehousing, light manufacturing and processing, minor and major laboratories, retail dry cleaning plants and laundries, public utility buildings, accessory outdoor storage, and accessory structures and uses related to the above permitted uses, and indoor recreation. The above uses are not compatible with the current residential use of the property.

The requested zoning of the properties is R-1B, Single Family Residential. The district is meant to provide a place for single-family dwellings while prohibiting any uses which would interfere with that. Permitted uses include detached single-family dwellings, publicly-owned recreation facilities, local government buildings and similar uses, schools, private swimming pools, accessory buildings and uses, home occupations, adult foster care or family homes, horses for



personal non-commercial uses, family day care homes, and accessory structures and uses related to the above permitted uses. These above uses are compatible with the current residential use of the property.

#### **Standards of Review for Amendments:**

In Section 12.504 of the Zoning Ordinance, there are standards of review for amendments to the Ordinance text or Zoning Map. Below is a list of the criteria, each with a response about how the rezoning request applies.

**(A) Consistency with the goals, policies, and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.**

Response: The South Side Master Plan and future land use map (2018) designate the property for residential zoning. As the parcel meets the lot size requirements of the R-1B district, it makes sense to rezone it as R-1B to maintain consistency with neighboring parcels. Therefore, the rezoning request is consistent with the Master Plan.

**(B) Consistency with the basic intent and purpose of this Zoning Ordinance.**

Response: The Zoning Ordinance intends to designate certain areas of the Township for single-family dwellings while prohibiting uses which may interfere with that. As the future land use map (2018) designates this property as residential, the request is consistent with the Zoning Ordinance.

**(C) The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.**

Response: Residential uses have low traffic volumes. The property is already being used as a residence, and the street system is currently able to accommodate traffic. It is expected that the street systems will be able to continue accommodating the traffic generated by the residential use.

**(D) The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.**

Response: The property is already being used as a residence and the capacity of the Township's utilities and services has been sufficient. It is expected that they will continue to be sufficient.

**(E) That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.**

Response: The requested rezoning does not change the Zoning Ordinance but rather brings the Township further into compliance with the South Side Master Plan and future land use map (2018).

**(F) That the amendment will not be expected to result in exclusionary zoning.**

Response: The intent of the future land use map (2018) is to eventually transition multiple properties including and around the subject properties to residential, so the rezoning would not result in exclusionary zoning.

**(G) If a rezoning is requested, compatibility of the site's physical, geological, hydrological, and other environmental features with the uses permitted in the proposed zoning district.**

Response: The property is already being used residentially, showing that the site's physical, geological, hydrological, and other environmental features are compatible with the permitted uses in the proposed zoning district,

**(H) If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.**

Response: The property is already being used residentially and is also across the street from a planned residential development. The present use will simply be continued, so it will remain compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

**(I) If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.**

Response: The property is next to a planned residential environment that is zoned residential, and the properties are designated as residential in the future land use map (2018), so the boundaries are reasonable. The property already has a residence on it but is also big enough to meet dimensional regulations should a new dwelling be built in place of the old.

**(J) If a rezoning is requested, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.**

Response: The future land use map (2018) designates the property as residential, so the requested zoning district is the most appropriate from the Township's perspective when the zoning of surrounding properties is considered.

**(K) If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.**

Response: Rezoning is more appropriate than amending the list of permitted or special land uses in the current zoning district because the South Side Master Plan and future land use map (2018) both designate the property as residential, and R-1B is most appropriate to promote continuity in the neighborhood.

**(L) If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.**

Response: The property is across the street from a planned residential development and also borders another residential property. The requested rezoning would therefore not create an isolated or incompatible zone in the neighborhood, especially considering that multiple properties in the neighborhood are designated as residential in the South Side Master Plan and future land use map (2018).

### **Recommendation:**

Staff recommends that the Planning Commission recommend approval of the request to rezone Parcel # 83-105-99-0002-000, 13414 Martinsville Road, from M-1(light industrial) to R-1B (single family residential) based upon the following reasons:

1. The requested rezoning is consistent with the Master Plan due to its consistency with the future land use map (2018).
2. The requested rezoning is consistent with the standards in 12-504 of the Zoning Ordinance.
3. The street system has shown that it is capable to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
4. The Township's utilities and services have been and will continue to be sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.
5. The requested rezoning does not change the Zoning Ordinance but brings the Township further into compliance with the future land use map (2018).
6. The requested rezoning is not expected to result in exclusionary zoning.
7. The site's physical, geological, hydrological, and other environmental factors are compatible with the permitted zoning district.
8. There is compatibility of all the potential uses allowed in the proposed zoning district with surrounding areas and zoning regarding land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.
9. The boundaries of the requested rezoning district would be reasonable in relationship to surrounding districts and construction on the site will be able to meet the dimensional regulations of the requested zoning district.

10. The requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.
11. Rezoning the land is more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.
12. The requested rezoning will not create an isolated or incompatible zone in the neighborhood.

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
PUBLIC HEARING**


Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing on **Wednesday, May 22, 2019 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following requests.

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Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at [rakers@vanburen-mi.org](mailto:rakers@vanburen-mi.org). Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: April 29, 2019  
Published: May 2, 2019  
Mailed: April 30, 2019

Mailed to the  
following addresses  
on 4/30/19  


WOODS, MATTHEW & MARKIECKI, BRENDA  
43381 HAVERHILL ROAD  
VAN BUREN TOWNSHIP MI 48111

GRIFFIN, STEPHANIE  
43388 HAVERHILL ROAD  
VAN BUREN TOWNSHIP MI 48111

BOORAS, NICKOLAS  
2232 S. MAIN ST. SUITE 475  
ANN ARBOR MI 48103

BOORAS, NICKOLAS  
2232 S. MAIN ST. SUITE 475  
ANN ARBOR MI 48103

SARKISIAN, LORRIE  
13290 MARTINSVILLE RD  
VAN BUREN TOWNSHIP MI 48111

TINSLEY, RON  
PO BOX 954  
VAN BUREN TOWNSHIP MI 48112

RATAJSKI, ANDREA  
13414 MARTINSVILLE RD  
VAN BUREN TOWNSHIP MI 48111

SPEAKS, CARL-ROSE MARIE  
43340 ALVA DR  
VAN BUREN TOWNSHIP MI 48111

BROWN, JANET-BOBBY  
PO BOX 1902  
VAN BUREN TOWNSHIP MI 48112

GENTLE, GARY  
13600 MARTINSVILLE RD  
VAN BUREN TOWNSHIP MI 48111

CHUDZINSKI, WALTER-K  
1009 SAVAGE RD  
VAN BUREN TOWNSHIP MI 48111

CARTER, JAMES  
1015 SAVAGE RD  
VAN BUREN TOWNSHIP MI 48111

REAVIS, CHARLES-PATRICIA  
1043 SAVAGE RD  
VAN BUREN TOWNSHIP MI 48111

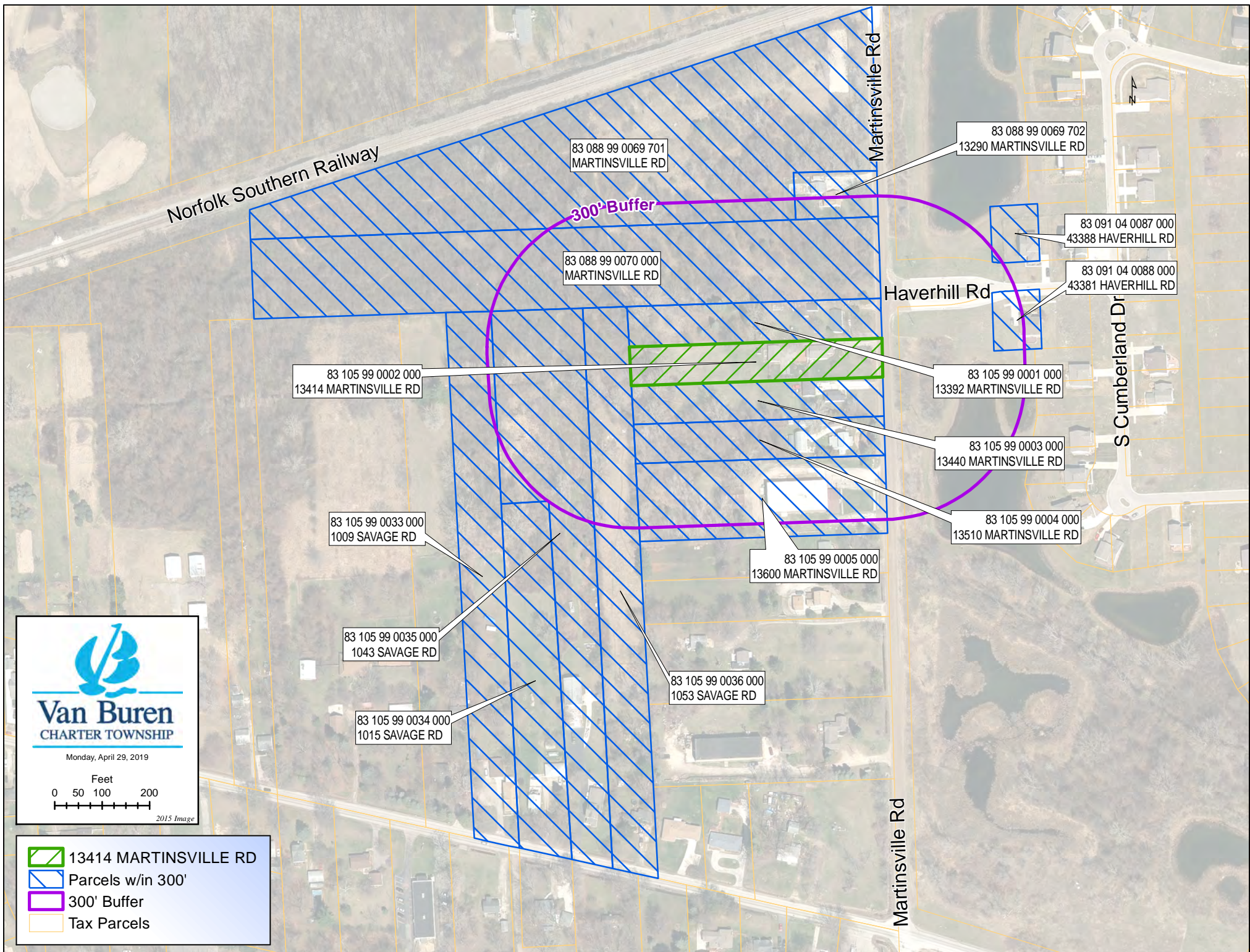
BARNES, LOUIS WILLIAM  
1053 SAVAGE RD  
VAN BUREN TOWNSHIP MI 48111

OCCUPANT  
13392 MARTINSVILLE RD  
VAN BUREN TOWNSHIP MI 48111

OCCUPANT  
13440 MARTINSVILLE RD  
VAN BUREN TOWNSHIP MI 48111

OCCUPANT  
13510 MARTINSVILLE RD  
VAN BUREN TOWNSHIP MI 48111







**MCKENNA**

May 2, 2019

Planning Commission  
Charter Township of Van Buren  
46425 Tyler Road  
Van Buren Township, Michigan 48111

**Subject: Senior Housing in other Communities**

Planning Commissioners:

The Township had recently expressed an interest in reviewing the Zoning Ordinance for provisions regarding senior housing. At the March 7, 2019 Planning Commission meeting, we presented information on former and current regulations for senior housing within the Township. The Planning Commission directed staff to present information based on examples from other communities specific to senior citizens. In recent years, senior housing has been a vital topic in planning. As a result, there are many examples of senior housing regulations that communities have implemented to address the community's need for independent and assisted living. We have summarized are findings as follows:

**1. Community: Lyon Township**

Located in the southwest corner of Oakland County, Lyon Township has a population of 14,545 per the 2010 census, with a projected population of 21,312 by 2020 (SEMCOG data). The Township allows senior housing as a permitted use in the RM-1 and RM-2 Multiple Family Districts, R-0.5 Single Family District, and the Agricultural District. The Zoning Ordinance includes provisions for 3 types of senior housing - independent living, dependent living, and continuing care (a combination of independent and dependent living). When abutting a nonresidential district, the minimum acreage for a senior housing development is five acres. Independent living facilities are limited to eight units per acre, and dependent care facilities are limited to 20 units per acre. The Township requires buildings in the development to be setback at least 30 feet from each property line, and requires a minimum spacing distance between each proposed building within the development. The requirement for minimum size of units is consistent with typical multiple-family development, with minimum unit size being 450 sq. ft. Parking requirements vary with independent living units being required two spaces per dwelling unit, and assisted living requiring one space per four dwelling units, plus one per employee based on the greatest of employees on any one shift. Such developments also require the provision of outdoor recreation open space and greenbelts with landscaping.

Support services which are offered solely to the residents may be permitted as an accessory use provided such services are contained within the principal building. These services may include dining, health care, private meeting rooms, and educational facilities and programs.

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

○ 248.596.0920  
F 248.596.0930  
**MCKA.COM**

**Communities for real life.**





## **2. Community: Orion Charter Township**

Located in central Oakland County, Orion Charter Township has a population of 32,421 per the 2010 census, with a projected population growth of 34,815 by 2020 (SEMCOG data). Senior Housing is a principal permitted use in RM (multiple family) District subject to several standards. In addition to basic site design requirements, the maximum density of senior housing units shall not exceed the number of dwelling units that would be otherwise permitted in the RM zoning district. Such developments also require the provision of active and passive recreation open space and greenbelts with landscaping.

## **3. Community: City of Inkster**

Located in Wayne County, the City of Inkster has a population of 25,369 per the 2010 census with a projected population of 25,385 by 2020 (SEMCOG data). The City of Inkster allows senior housing as a special land use in the RM (multiple family) District subject to specific standards. Any senior housing development must be located on a minimum of three acres. Senior housing is permitted to contain common services such as dining rooms, recreation rooms, and workshops. Additional requirements such as having location along a major thoroughfare, and all ingress/egress being restricted to the major thoroughfare only, are part of the special land use standards. The ordinance also has specific setbacks requirements from abutting streets, residentially zoned properties; drop-off/pick-up area for residents etc. Parking requirements are comparable to a multiple-family development, based on the type of senior housing units available. Such developments also require the provision of open space and recreation areas.

## **4. Community: City of Rochester**

Located in Oakland community, Rochester is a 4 sq. mile City with a population of 12,711 per the 2010 census with a projected population of 14,164 by 2020 (SEMCOG data). The City has seen a massive growth in housing for citizens aged “55 and older”. The housing has included a mix of independent living, assisted living and dementia/memory care facilities. The City has recently approved 2 large developments – Cedarbrook and Blossom Mills which featured 5-6 story buildings with 100+ units. The facilities included extensive amenities for residents such as salons, spa, restaurants, meeting rooms, library, small theater, chapel and more. Due to lack of land area, outdoor open space was not provided, but transportation to downtown was part of the approval. The projects were permitted in industrial zoned parcels, which are master planned for “mixed use”. The proposal was reviewed under an overlay district called “potential intensity change area” which allows the Planning Commission and City Council to approve projects that do not meet the requirements of the underlying district but are designed to meet higher standards and must contribute towards public benefit. This has resulted in building of new trail connections, improvements to park areas, pedestrian walkways, and facilities for the Older Persons’ Commission etc.



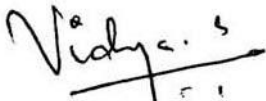


## Recommendation

Based on recent development trends there is a definite need for senior housing in the community. Senior housing provides an opportunities for people to 'age in place'. Allowing for senior housing of all types as a conditional land use in the RM multiple family residential districts would be consistent with the Township's vision. Based upon an inventory of the available RM zoned parcels to accommodate such housing, the Planning Commission could also consider expanding the use to the light industrial district. We will be present at the Planning Commission and look forward to discussing and reviewing this matter with you.

Respectfully submitted,

**McKENNA**



Vidya Krishnan  
Principal Planner

c: Ron Akers, Van Buren Township Director of Planning & Economic Development





# Memo

**TO:** Planning Commission

**FROM:** Grace Stamper  
Planning and Economic Development Intern

**RE:** Automobile Rental and Leasing Agencies

**DATE:** May 14, 2019

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Automobile Rental and Leasing Agencies are currently allowed as a special land use in the C-1 (General Business) and C-2 (Extensive Highway Business) districts per the Township's zoning ordinance. This does not refer to car leasing at a dealership but rather automobile rental at an establishment like Hertz or UHaul. This use includes more than car rental; it includes rental of moving trucks and box trucks too. Trailer and industrial equipment rental may also be included as there is no other zoning use for them to fall under.

Staff was asked to look into whether this land use should remain in C-1 and C-2 or be moved to M-1 (Light Industrial). Research was conducted on how other communities in Southeastern Michigan zone this land use.

While many communities allow Automobile Rental and Leasing Agencies in commercial districts, there are multiple which limit this land use to other districts. Grosse Ile Township limits this use to its A-1 (Airport/Light Industrial) district, Westland allows it only in its I-1 (Light Industrial) District, and Royal Oak allows truck or trailer rental only in its General Industrial district. Birmingham limits it to its MX (Mixed Use) district but also stipulates that all rental vehicles must be stored in a public or private parking garage.

We ask that the Planning Commission consider this and look forward to the commission's discussion.