

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
January 9, 2019  
MINUTES**

Chairperson Thompson called the meeting to order at 7:31 p.m.

**ROLL CALL:**

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

**Excused:** Boynton and Franzoi.

**Staff:** Director Akers and Secretary Harman.

**Planning Representatives:** None.

**Audience:** One (1).

**APPROVAL OF AGENDA:**

**Motion Kelley, Jahr second to approve the agenda of January 9, 2019 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Budd, Kelley second to approve the regular meeting minutes of December 12, 2018 as presented. Motion Carried.**

**NEW BUSINESS:**

**ITEM # 1                      2018 PLANNING COMMISSION ANNUAL REPORT**

Director Akers presented the 2018 Planning Commission annual report highlighting three (3) significant projects within the Township: the adoption of the Public Participation Plan, the Subaru Development project and Piston Automotive moving into an existing facility in the township. Attached to the report is a table of Planning Commission activities for the year 2018.

Commissioners commended Director Akers on a job well done. No comments from the audience.

**Motion Kelley, Atchinson second to recommend to the Township Board of Trustees the 2018 Planning Commission Annual Report.**

**Roll Call:**

**Yeas:** Budd, Atchinson, Kelley, Jahr and Thompson.

**Nays:** None.

**Absent:** Boynton and Franzoi.

**Motion Carried.**

**GENERAL DISCUSSION:**

**ITEM # 1                      POTENTIAL ZONING ORDINANCE AMENDMENT REGARDING FENCES**

Director Akers discussed a potential zoning ordinance amendment to accommodate front yard fences in the OT district. A current applicant has proposed decorative fencing around their data center for

security purposes and are looking for direction to determine if they need to go before the BZA. Director Akers explained the request is common for this type of permitted use in the OT district, however, front yard fencing is not allowed under the current ordinance. Director Akers asked the Commission for their feedback on a potential ordinance amendment.

Commissioners discussed front yard fencing as an option for data centers in the OT district, fencing being for security purposes, the option for fencing to be discretionary with Planning Commission review and approval. Commissioners agreed there is a valid need for the amendment.

Director Akers will meet with Patrick Sloan of McKenna Associates and bring ideas to the January 23, 2019 Planning Commission meeting.

**ADJOURNMENT:**

**Motion Kelley, Jahr second to adjourn at 7:45 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



# Charter Township of Van Buren

## BOARD OF TRUSTEES

SUPERVISOR Kevin McNamara		CLERK Leon Wright		TREASURER Sharry A. Budd	
TRUSTEE Sherry A. Frazier	TRUSTEE Kevin Martin	TRUSTEE Reggie Miller	TRUSTEE Paul D. White		

January 4, 2019

Township Board of Trustees  
Charter Township of Van Buren  
46425 Tyler Road  
Van Buren Township, MI 48111

### **Subject: Planning Commission Annual Report for 2018**

In accordance with P.A. 33 of 2008, as amended, MCL 125.3801 et seq, Michigan Planning Enabling Act, please find the attached annual report regarding the Planning Commission activities for 2018. The report is summarized as follows:

**Public Hearings:** The Planning Commission held seven (7) public hearings.

**Preliminary Site Plan Approvals:** The Planning Commission granted four (4) preliminary site plan approvals.

**Final Site Plan Approvals:** The Planning Commission granted nine (9) final site plan approvals.

**Special Land Use:** The Planning Commission approved one (1) special land use and recommended one (1) special use approval to the Township Board.

**Site Plan Amendments:** The Planning Commission granted three (3) site plan amendments.

**Temporary Land Use Approvals:** The Planning Commission granted five (5) temporary land use permits.

**Rezoning Recommendations:** The Planning Commission made two (2) rezoning recommendations to the Township Board.

**Zoning Text Amendment Recommendations:** The Planning Commission made two (2) zoning text amendment recommendations to the Township Board.

**Tree Removal Permits:** The Planning Commission granted one (1) tree removal permit.

**Public Participation Plan:** The Township is engaged in the Michigan Economic Development Corporation's Redevelopment Ready Communities Program. As part of the certification process, the Planning Commission recommended a public participation plan for approval by the Township Board.

**Subaru Development Agreement:** Subaru has begun construction on its 60,000 square foot automobile research and development center. The facility, located on 76 acres along Michigan Avenue, will employ approximately 100 workers and be the company's North American Headquarters. This is a significant development for Van Buren Township.

**Other Items of Note:** Piston Automotive is opening a location in Van Buren Township. Though it did not go through the Planning Commission, it is a significant development in the Township. The auto parts

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# Charter Township of Van Buren

## BOARD OF TRUSTEES

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manufacturer is spending roughly \$16.7 million to lease approximately 150,000 square feet of space on Haggerty Road and will bring 118 jobs to the community.



## 2018 Planning Commission Activities

Meeting Date	Case #	Project Name	Action Type	Action
10-Jan-18	17-018	Parallel Infrastructure Cell Tower- 43430 Ecorse Road	Special Land Use	Approved
24-Jan-18	14-007	Menards Store Elevations- 10010 Belleville Road	Site Plan Amendment	Approved
28-Feb-18	17-023	Grace Lake Corporate Center New Building- 1 Village Center Drive	Final Site Plan	Approved
28-Feb-18	17-024	Harold Smith Farm Master Plan Amendment- 50015 Michigan Avenue	Schedule a Public Hearing	Approved
14-Mar-18	N/A	Zoning Ordinance Amendment- Detached Accessory Building Regulations	Public Hearing	N/A
14-Mar-18	17-024	Harold Smith Farm Master Plan Amendment- 50015 Michigan Avenue	Public Hearing	N/A
14-Mar-18	18-001	Phantom Fireworks- 2095 Rawsonville Road	Temporary Land Use	Approved
14-Mar-18	17-024	Harold Smith Farm Master Plan Amendment (R1-B to M-1)- 50015 Michigan Avenue	Adopt Amendment and Recommend to Township Board	Approved
14-Mar-18	N/A	Zoning Ordinance Amendment- Detached Accessory Building Regulations	Recommend to Township Board	Approved
25-Apr-18	18-003	Atchinson Ford Parking- 8705 Belleville Road	Temporary Land Use	Approved
9-May-18	17-036	Constellium Addition and New Building- 6331 Schooner Drive	Final Site Plan	Approved
9-May-18	17-036	Constellium Addition and New Building- 6331 Schooner Drive	Tree Removal Permit	Approved
23-May-18	18-006	Townsend Park/ Victoria Park Elevations- Ecorse and Morton Taylor Roads	Site Plan Amendment	Approved
23-May-18	18-007	Arlene Arbors Elevations- South Side of Savage Road, East of the City of Belleville	Site Plan Amendment	Approved
23-May-18	18-008	Angry Tiger Fireworks- 41001 E. Huron River Drive	Temporary Land Use	Approved
13-Jun-18	18-010	Harold Smith Farm Rezoning (R1-C to M-1)- 50015 and 50061 Michigan Avenue	Public Hearing	N/A
13-Jun-18	18-011	Diversified Dock & Lift Special Approval Request- 49000 Denton Road	Public Hearing	N/A
13-Jun-18	18-010	Harold Smith Farm Rezoning (R1-C to M-1)- 50015 and 50061 Michigan Avenue	Recommend Rezoning to Township Board	Approved
25-Jul-18	18-022	Bayshore Condominiums Stairs	Site Plan	Approved
8-Aug-18	18-014	Ra Chiesa Architects Retail Building- 10573 and 10551 Belleville Road	Public Hearing	N/A
8-Aug-18	18-019	US Signal Rezoning (C-1 to OT)- 9275 Haggerty Road	Public Hearing	N/A
8-Aug-18	N/A	Zoning Ordinance Amendment- M-1 Permitted Uses	Public Hearing	N/A
8-Aug-18	18-021	Subaru- 50015 Michigan Avenue	Phase 1 Site Plan	Approved
8-Aug-18	18-019	US Signal Rezoning (C-1 To OT)- 9275 Haggerty Road	Recommend Rezoning to Township Board	Approved
8-Aug-18	18-014	Ra Chiesa Architects Retail Building- 10573 and 10551 Belleville Road	Recommend to Township Board	Approved
8-Aug-18	18-014	Ra Chiesa Architects Retail Building- 10573 and 10551 Belleville Road	Preliminary Site Plan	Approved
8-Aug-18	N/A	Zoning Ordinance Amendment- M-1 Permitted Uses	Recommend Special Use to Township Board	Approved
22-Aug-18	18-025	Ashley Crossroads South Parking- 41775 and 41873 Ecorse Road	Preliminary Site Plan	Denied
12-Sep-18	17-029	VBT DDA Placemaking- 10151, 10065, 10085 and 10101 Belleville Road	Final Site Plan	Approved
26-Sep-18	18-021	Subaru- 50015 Michigan Avenue	Phase 2 Preliminary Site Plan	Approved
26-Sep-18	18-025	Ashley Crossroads South Parking- 41775 and 41873 Ecorse Road	Final Site Plan	Approved
26-Sep-18	17-026	Metro Park Party Store Gas Pumps- 41001 E. Huron River Drive	Preliminary Site Plan	Approved
24-Oct-18	17-018	Parallel Infrastructure Cell Tower- 43430 Ecorse Road	Final Site Plan	Approved
24-Oct-18	18-030	Belleville Yacht Club Pool- 831 E. Huron River Drive	Site Plan	Approved
24-Oct-18	18-032	Costco Truck Parking- 5860 Belleville Road	Temporary Land Use	Approved
24-Oct-18	N/A	Public Participation Plan	Recommend to Township Board	Approved
14-Nov-18	18-021	Subaru- 50015 Michigan Avenue	Phase 2 Final Site Plan	Approved
14-Nov-18	18-028	NEAPCO New Building- 6615 Haggerty Road	Preliminary Site Plan	Approved
12-Dec-18	16-046	Ricardo Inc. Mobile Refueling Station- 40000 Ricardo Drive	Temporary Land Use	Approved