

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, September 25, 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 August 28, 2019.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1: CASE 19-028 – REZONING

TITLE: THE APPLICANTS, JODY IHLENFELDT AND GUY MENYHERT, ARE REQUESTING TO REZONE THEIR PROPERTY LOCATED AT 791 SAVAGE ROAD AND 13720 MARTINSVILLE ROAD, RESPECTIVELY, FROM M-1, LIGHT INDUSTRIAL TO R1-B, SINGLE FAMILY RESIDENTIAL

LOCATION: SUBJECT PROPERTY IS LOCATED AT 791 SAVAGE ROAD (PARCEL ID#: 83-105-99-0054-000) AND 13720 MARTINSVILLE ROAD (PARCEL ID # 83-105-99-0008-000)

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.

ITEM #2: CASE 19-029 – REZONING

TITLE: THE APPLICANT, JUDY PENDERGRASS ON BAHLF OF DTE ASOC IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 8001 HAGGERY, FROM C-1, GENERAL BUSINESS TO M-1, LIGHT INDUSTRIAL.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 8001 HAGGERTY ROAD (PARCEL ID#: 83-046-99-0001-702).

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 19-028 – REZONING

TITLE: THE APPLICANTS, JODY IHLENFELDT AND GUY MENYHERT, ARE REQUESTING TO REZONE THEIR PROPERTY LOCATED AT 791 SAVAGE ROAD AND 13720 MARTINSVILLE ROAD, RESPECTIVELY, FROM M-1, LIGHT INDUSTRIAL TO R1-B, SINGLE FAMILY RESIDENTIAL

LOCATION: SUBJECT PROPERTY IS LOCATED AT 791 SAVAGE ROAD (PARCEL ID#: 83-105-99-0054-000) AND 13720 MARTINSVILLE ROAD (PARCEL ID # 83-105-99-0008-000)

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.

ITEM #2: CASE 19-029 – REZONING

TITLE: THE APPLICANT, JUDY PENDERGRASS ON BEHALF OF DTE ASOC IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 8001 HAGGERTY, FROM C-1, GENERAL BUSINESS TO M-1, LIGHT INDUSTRIAL.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 8001 HAGGERTY ROAD (PARCEL ID#: 83-046-99-0001-702).

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.

ITEM #3: CASE 19-020 – REQUEST FOR SCHEDULING OF PUBLIC HEARING FOR MASTER PLAN AMENDMENT 41620 E. HURON RIVER DRIVE FUTURE LAND USE.

TITLE: THE APPLICANT, SCOTT JONES, IS REQUESTING AN AMENDMENT TO THE TOWNSHIP'S FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FROM MEDIUM DENSITY SINGLE FAMILY A TO MULTIPLE FAMILY RESIDENTIAL TO CONSTRUCT DETACHED CONDOMINIUMS ON THE PROPERTY.

LOCATION: The property located at 41620 E. Huron River Drive is the subject of the request. This property is located on the north side of E. Huron River Drive, adjacent to Edison Lake Road.

ACTION ITEMS:

- A. Presentation by the applicant
- B. Presentation by Township staff and Consultants
- C. Planning Commission discussion.
- D. Planning Commission motion to schedule it for a public hearing in conformance to the Michigan Planning Enabling Act.

GENERAL DISCUSSION:

ADJOURNMENT:

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
August 28, 2019
MINUTES - DRAFT

Chairperson Thompson called the meeting to order at 7:30 p.m.

ROLL CALL:

Present: Kelley, Budd, Boynton, Jahr, Franzoi and Thompson.

Excused: Atchinson.

Staff: Director Best, Executive Assistant Renaud and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan.

Audience: Two (2).

APPROVAL OF AGENDA:

Motion Boynton, Jahr second to approve the agenda of August 28, 2019 as presented. Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Boynton second to approve the regular meeting minutes of July 24, 2019 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1 ZONING ORDINANCE TEXT AMENDMENT.

TITLE: PROPOSED AMENDMENT TO MODIFY REQUIRED SETBACKS FOR SINGLE FAMILY RESIDENTIAL DWELLINGS ON NON-CONFORMING LOTS WITH LAKE FRONTAGE.

Motion Boynton, Kelley second to open the public hearing. Motion Carried.

Vidya Krishnan of McKenna Associates presented her review letter dated 7-18-19 recommending a Zoning Ordinance text amendment. The Planning Commission was presented information and analysis regarding lakefront lot widths and setbacks to discuss and review at their 7-24-19 meeting. The Board of Zoning Appeals (BZA) had asked staff to look into the concentration of narrow lots on the lakefront and determine whether setback requirements should be addressed for the non-conforming lots. The recommended amendment: Section 3.106 R-1A, R-2A, R-1B and R-1C Single-Family Residential Districts, Sub-section (D) Dimensional Regulations, add footnote (x) in parentheses next to minimum setbacks for R-1B and R-1C as follows:

- (x) **Lakefront lot setbacks.** The structures on the parcel shall comply with the required front and rear yard setbacks for the underlying zoning district. Where the lot does not comply with the minimum required lot width, the narrowest side yard shall not be less than five feet or 15 percent of the lot width, whichever is greater, and the sum of the two side yards shall not be less than 30 percent of the lot width.

Resident inquired whether the text amendment applies to existing non-conforming lots only or if it includes future developments with lot splits. Vidya Krishnan of McKenna Associates explained the text amendment only applies to existing non-conforming lakefront lots. New lots that are part of a lot split are not allowed to be non-conforming and must meet the standard setback requirements in the Zoning Ordinance.

No questions or comments from the Commission.

Motion Franzoi, Kelley second to close the public hearing. Motion Carried.

NEW BUSINESS:

ITEM # 1 ZONING ORDINANCE TEXT AMENDMENT.

TITLE: PROPOSED AMENDMENT TO MODIFY REQUIRED SETBACKS FOR SINGLE FAMILY RESIDENTIAL DWELLINGS ON NON-CONFORMING LOTS WITH LAKE FRONTAGE.

No further comments from the Commission or the audience.

Motion Boynton, Franzoi second to recommend to the Township Board the Zoning Ordinance text amendment to modify the required setbacks for single-family residential dwellings on non-conforming lots with lake frontage, subject to the McKenna Associates review letter dated 7-18-19.

Roll Call:

Yeas: Jahr, Boynton, Kelley, Budd, Franzoi and Thompson.

Nays: None.

Absent: Atchinson.

Motion Carried. (Letter attached)

GENERAL DISCUSSION: None.

ADJOURNMENT:

Motion Boynton, Kelley second to adjourn at 7:40 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, September 25, 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 19-028 (1):** A request by Jody Ihlenfeldt, to rezone the property located at 791 Savage Road, (Parcel ID# V-125-83-105-99-0054-000) from M-1, Light Industrial to R1-B, Single Family Residential.
2. **Case 19-028 (2):** A request by Guy Menyhert, to rezone the property located at 13720 Martinsville Road, (Parcel ID# V-125-83-105-99-0008-000) from M-1, Light Industrial to R1-B, Single Family Residential.
3. **Case 19-029:** A request by Judy Pendergrass on behalf of DTE ASOC to rezone a portion of a parcel V-125-83-046-99-0001-702 located on the east side of Haggerty Road south of Ecorse Road from C-1, General Business District to M-1, Light Industrial District.

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 mbest@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: August 30th, 2019
Published: September 5th, 2019
Mailed: September 5th, 2019



MCKENNA

September 18, 2019

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

Subject: VBT-19-028 RZ; Review of Rezoning Request for 791 Savage Road and 13720 Martinsville Road

Dear Commissioners:

We have reviewed a request for rezoning from two (2) property owners located at 791 Savage Road (Parcel A) ID#: V-125-83-105-99-0054-000) and 13720 Martinsville Road (Parcel B) ID#: V-125-83-105-99-0008-000 to rezone the parcels illustrated on the map below from M-1 (Light Industrial) to R-1B (Single Family Residential) District. The properties have an area of approximately 1 acre each and are located as shown below.

Parcel A is split zoned with approximately the southern 1/3rd of the parcel being zoned R-1B and the remaining portion of the parcel being zoned M-1. All of parcel B is currently zoned M-1.

Figure 1. Subject Site Location



Source: Google Maps

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



Many of the properties in the vicinity have recently been rezoned from industrial to residential zoning to enable sale of the property and obtain a mortgage. The Township had therefore, sent a letter to all of the affected property owners in the Savage Road - Martinsville Road area, offering to rezone the parcels at no charge to the owners. Only five (5) property owners responded, and only two (2) followed through with a formal application.

Planning and zoning law provides that government has a legitimate interest in maintaining compatibility of surrounding areas, protecting and preserving natural resources, and ensuring adequate infrastructure such as roads, water supply and sanitary sewage disposal. Adoption of a master plan and imposition of zoning restrictions to accomplish those interests, as well as to avoid overcrowding, preserve open space, and protect the aesthetics of an area of land are consistent with the Michigan Planning Enabling Act (P.A. 33 of 2008) and Michigan Zoning Enabling Act (P.A. 110 of 2006).

The Master Plan was originally adopted in 1989 and amended in 1999 (Single Family Residential Plan), 2000 (Ecorse-Haggerty Corridor Plan), 2001 (Grace Lake Area Plan), 2007 (South Side Master Plan), and 2010 (Belleville Road District Plan). The Master Plan is currently under review for a complete revision. Our comments on and analysis of this request follows.

REZONING STANDARDS

Article 12, Chapter 5 of the Zoning Ordinance includes the procedures and standards for reviewing Zoning Ordinance amendment applications. Section 12.504(A) through (K) includes specific standards of review for the Planning Commission and Township Board of Trustees to consider prior to taking action on an amendment application. These standards are as follows:

(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.*

The Southside Master Plan (2007) and the Future Land Use Map (2018) designate the property as Village Residential. According to the plan, Village Residential is intended to be the densest area of single-family housing on the south side, and is intended to support civic and business activities in the nearby City of Belleville. This designation is primarily within a half mile of the city limits and consists of single-family residential uses. The maximum recommended density for Village Residential designation is 4.1 to 5 units per acres with a minimum lot size of 8,400 square feet.

Village Residential designation is aligned with the R-1C single family residential district in the current zoning ordinance, 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. The R1-B zoning district has a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet. While both parcels meet the minimum lot area requirement, the parcel on Savage Road has a frontage of only 51.3 feet and will not comply with the R-1 B district requirement. The parcel is more closely aligned with the R-1C lot width requirement of 70 feet; however, as previously noted, the parcel on Savage Road is currently split zoned, and rezoning the parcel to a single designation is consistent with sound planning. 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, the Township has consistently found that the proposed rezoning would be consistent with the Township's Master Plan

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

The Purpose and intent of Section 1.102 of the Zoning Ordinance includes imposing regulations and restrictions governing the location and construction of structures and buildings to be used for business, industry, residence, social purposes, and other specified purposes. To that end, there are provisions for zoning districts, setbacks, building height, land use, parking and loading, access management, landscaping and screening, and environmental performance.



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 uses of the property.

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

The subject parcels have frontage onto Savage and Martinsville Roads, respectively. The existing use of the parcels is residential, which generates minimal traffic. The proposed rezoning is not altering the use of the properties and the existing roadways are adequate to handle the traffic volumes.

(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.*

The subject properties are currently served by Township utilities and no change is proposed. We are not aware of any constraints on the water and sewer systems that would prevent service to the subject sites.

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

We are not aware of any errors in the Zoning Ordinance or Zoning Map, so a rezoning cannot be granted on the grounds that there is an error to correct. 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.*

In general, exclusionary zoning is a prohibition of a land use when there is a demonstrated need for the use in the community. The proposed rezoning was initiated by the Township to facilitate the change of zoning in an area of nonconforming lots/uses, to bring it more into conformance to the Township's future land use plan map.

(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.*

The properties are 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.***

As noted previously, the use of both properties is currently residential. The requested rezoning is correcting an existing nonconformity. The current use of the property will continue to remain, and 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.***

The parcels are located in an area with other single-family residential uses, and are near to a planned residential environment that is zoned residential. The boundaries of the proposed rezoning follow property boundary liens. As noted previously, the rezoning for Parcel A corrects a split zoning to provide a single zoning for the entire parcel. Both parcels have existing dwellings on them. There are likely non-conformities with regard to setbacks at this time on Parcel A; however, it is possible to build structure(s) on the parcels in the future, in compliance to dimensional regulations of the R-1B district.

- (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.***

The future land use map (2018) designates the parcels 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.***

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. Amending the M-1 district which is a purely industrial zoning district to allow for residential uses would not be appropriate.

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

The parcels are in an area with other residential dwelling and in the vicinity of a planned residential development across Savage Road. 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). The Township has rezoned several parcels similarly in the last year or so.

RECOMMENDATION

At this time, the application to rezone Parcels A and B from M-1 to R-1B meets the following standards of Section 12.504(A) through (K) of the Zoning Ordinances:

1. Section 12.504(A). The proposed rezoning is consistent with the goals, policies, and objectives of the Master Plan and its subsequent amendments. The proposed R-1B zoning designation is consistent with the residential designation envisioned in the Master Plan for the parcels and abutting properties.
2. Section 12.504(B). The proposed rezoning is consistent with the intent to the zoning ordinance and the existing development pattern of the area.



3. Section 12.504 (C). The existing and proposed use of the parcels is not likely to generate any additional traffic and the street frontages are capable of handling any traffic generated from the sites.
4. Section 12.504 (D). The parcels are currently served by Township services and utilities, and we are not aware of any constraints in the ability of to continue to serve the parcels.
5. Section 12.504(E). The requested rezoning does not change the Zoning Ordinance but brings the Township further into compliance with the future land use map (2018).
6. Section 12.504 (F). The proposed rezoning is not causing any exclusionary zoning.
7. Section 12.504 (G). The proposed rezoning is not affected by any known environmental constraints on the property at this time.
8. Section 12.504 (H). The uses permitted by right and special land use in the proposed R-1B zoning district is likely to have less adverse impacts on the adjacent neighborhood, than developing it under the current M-1 zoning designation.
9. Section 12.504(I). If rezoned, the parcels can be rebuilt upon in compliance with ordinance standards, although Parcel A will continue to remain non-compliant with regard to required lot width for any residential zoning district in the Township.
10. Section 12.054(J). Given the possible options, we believe the R-1B designation is the most appropriate.
11. Section 12.504 (K). Amending the existing M-1 district to allow for single family residential uses would be inappropriate.
12. Section 12.054(L). The proposed R-1B zoning of the site will be compatible with the uses currently existing around it, and not create an isolated or incompatible zone. The requested rezoning for Parcel A also corrects the zoning of a split zoned parcel to a single designation.

Therefore, we recommend that the Planning Commission recommend approval of the requested amendment to the Zoning Ordinance to rezone parcels A and B from M-1 to R-1B designation, to the Township Board of Trustees.

Respectfully Submitted,

McKENNA

Vidya Krishnan
Principal Planner

PLANNING & ZONING APPLICATION

JUL 22 REC'D

Case number 19-028(1)Date Submitted 7-22-19

BY: _____

APPLICANT INFORMATION

Applicant Jody Ihlenfeldt Phone 734-740-4153
 Address 41233 SAVAGE RD Fax _____
 City, State VAN Buren, mi Zip 48111
 E-mail JTVAI@netzero.net Cell Phone Number SAME
 Property Owner Jody Ihlenfeldt Phone SAME
 (if different than applicant)
 Address 791 SAVAGE RD Fax _____
 City, State VAN Buren, mich 48111 Zip 48111
 Billing Contact _____ Phone _____
 Address _____ Fax _____
 City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project ReZoning
 Parcel Id No. V125-83-105 99 0054 000 Project Address 791 SAVAGE RD

Attach Legal Description of Property

Property Location: On the north Side of SAVAGE RD Road; Between Lenmore / Sheldon Road
 and Sheldon Road. Size of Lot Width _____ Depth _____

Acreage of Site 1 Total Acres of Site to Review 1 Current Zoning of Site Light industrial

Project Description: change the zoning - from Light industrial to
Single Family Residential

Is a re-zoning of this parcel being requested? ☒

YES (if yes complete next line) NO

Current Zoning of Site Light industrial

Requested Zoning Residential

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? no

Woodland acreage no

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

N Jody Ihlenfeldt 2/12/19

RECEIVED

PLANNING & ZONING APPLICATION

Case number 19-028(2)Date Submitted 8/12/19

AUG 12 2019

BY:

APPLICANT INFORMATION

Applicant Guy Menyhert Phone (734) 697-0984
 Address 13720 Martinsville Fax _____
 City, State Van Buren Twp., MI Zip 48111-2814
 E-mail Cynthiamenyhert852@comcast.net Cell Phone Number (734) 731-2547
 Property Owner _____ Phone _____
 (if different than applicant)
 Address _____ Fax _____
 City, State _____ Zip _____
 Billing Contact _____ Phone _____
 Address _____ Fax _____
 City, State _____ Zip _____

SUBJECT/PROJECT INFORMATION

Name of Project _____
 Parcel Id No. V125-83-105-99-0008 200 Project Address 13720 Martinsville
 Attach Legal Description of Property
 Property Location: On the West Side of Martinsville Road; Between Huron River 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
 Current Zoning of Site M-1 Light Industrial

YES (if yes complete next line) NO
 Requested Zoning R-1-B Single Family Residential

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? No 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

Guy S Menyhert
 Print Property Owners Name

Guy S Menyhert
 Signature of Property Owner

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 data are true and correct.

Subscribed and sworn before me this 12 day of August 20 19
Notary Public, Wayne County, Michigan

My Commission expires 9/25, 20 19

8-12-19
 ICA ADAMS
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF WAYNE
 MY COMMISSION EXPIRES SEP 25, 2019
 ACTING IN COUNTY OF Wayne

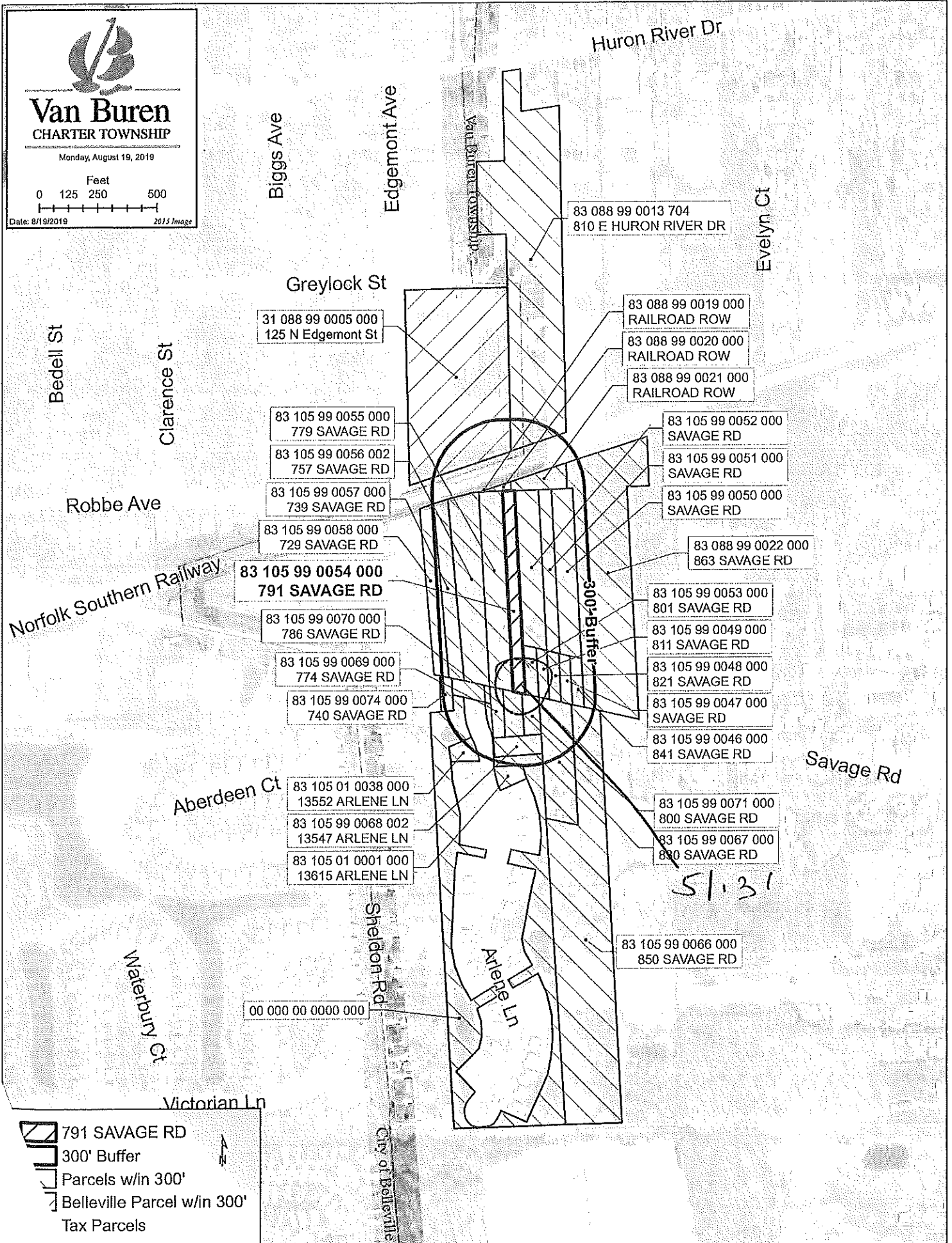


Van Buren
CHARTER TOWNSHIP


Monday, August 19, 2019

Feet
0 125 250 500

Date: 8/19/2019 2015 Image



- 791 SAVAGE RD
- 300' Buffer
- Parcels w/in 300'
- Belleville Parcel w/in 300'
- Tax Parcels



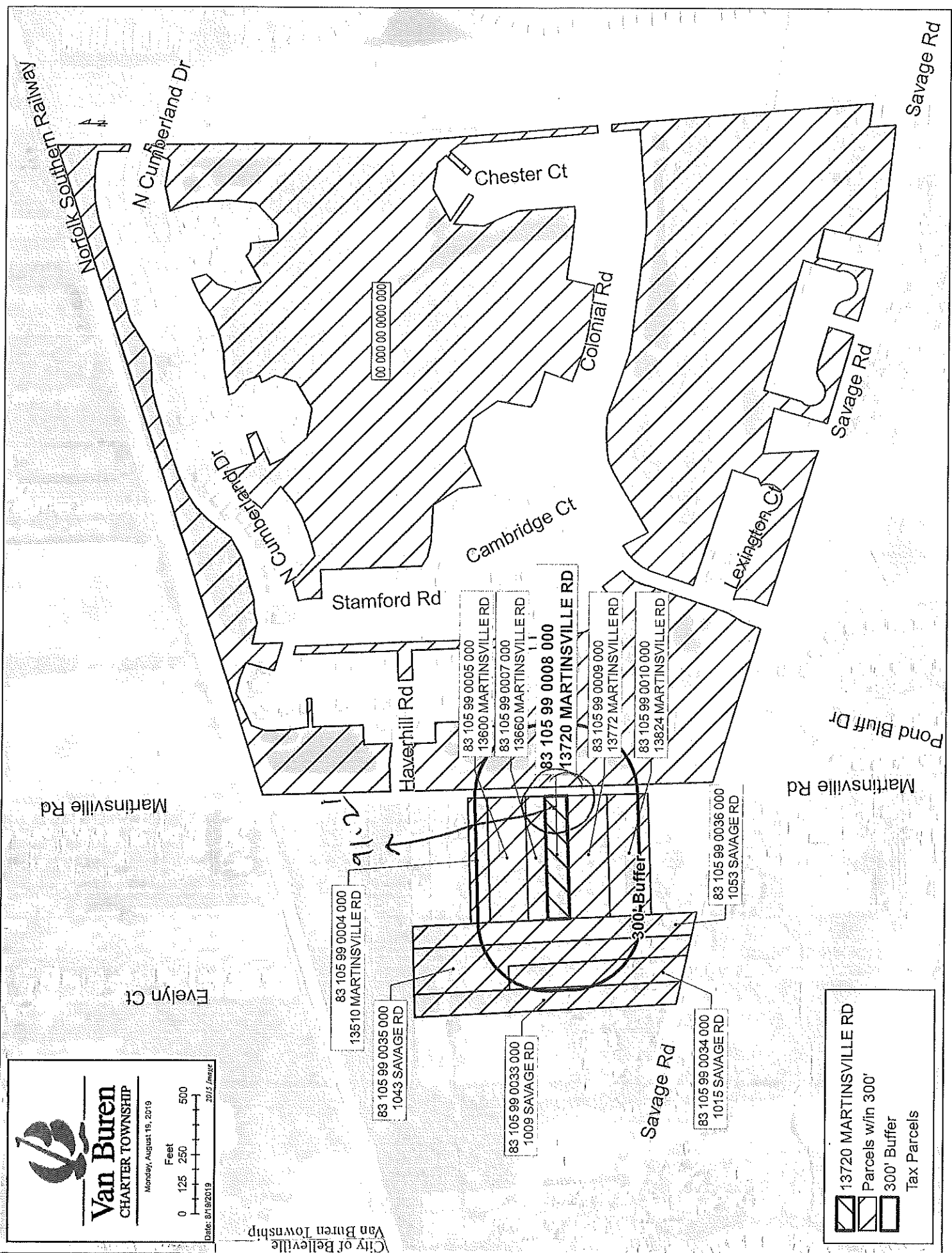
Van Buren
 CHARTER TOWNSHIP
 Monday, August 19, 2019
 Date: 8/19/2019

Feet

0 125 250 500

2019 / August

City of Belleville
Van Buren Township



**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, September 25, 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 19-028 (1):** A request by Jody Ihlenfeldt, to rezone the property located at 791 Savage Road, (Parcel ID# V-125-83-105-99-0054-000) from M-1, Light Industrial to R1-B, Single Family Residential.
2. **Case 19-028 (2):** A request by Guy Menyhert, to rezone the property located at 13720 Martinsville Road, (Parcel ID# V-125-83-105-99-0008-000) from M-1, Light Industrial to R1-B, Single Family Residential.
3. **Case 19-029:** A request by Judy Pendergrass on behalf of DTE ASOC to rezone a portion of a parcel V-125-83-046-99-0001-702 located on the east side of Haggerty Road south of Ecorse Road from C-1, General Business District to M-1, Light Industrial District.

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 mbest@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: August 30th, 2019
Published: September 5th, 2019
Mailed: September 5th, 2019

September 18, 2019

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

Subject: VBT-19-029 RZ; Review of DTE ASOC/8001 Haggerty Road Application to Amend the Charter Township of Van Buren Zoning Map

Dear Commissioners:

We have reviewed the application by DTE ASOC ("applicant") to rezone the following parcel illustrated on the map below from C-1 (General Business) to M-1 (Light Industrial). The site is located on the east side of Haggerty Road, just south of Ecorse Road and has a tax parcel identification number: V-125-83-046-99-0011-704. The parcel is mostly zoned M-1 with a narrow 82' wide x 595' deep piece on the north end, with frontage onto Haggerty and an area of 6.53 acres being zoned C-1. The applicant's request is to zone the "strip" of land to M – 1 designation.

Figure 1. Subject Site Location



Source: Google Maps

Planning and zoning law provides that government has a legitimate interest in maintaining compatibility of surrounding areas, protecting and preserving natural resources, and ensuring adequate infrastructure such as roads, water supply and sanitary sewage disposal. Adoption of a master plan and imposition of zoning restrictions to accomplish those interests, as well as to avoid overcrowding, preserve open space, and protect the aesthetics of an area of land are consistent with the Michigan Planning Enabling Act (P.A. 33 of 2008) and Michigan Zoning Enabling Act (P.A. 110 of 2006).

The Master Plan was originally adopted in 1989 and amended in 1999 (Single Family Residential Plan), 2000 (Ecorse-Haggerty Corridor Plan), 2001 (Grace Lake Area Plan), 2007 (South Side Master Plan), and 2010 (Belleville Road District Plan). The Master Plan is currently under review for a complete revision. Our comments on and analysis of this request follows.

DESCRIPTION

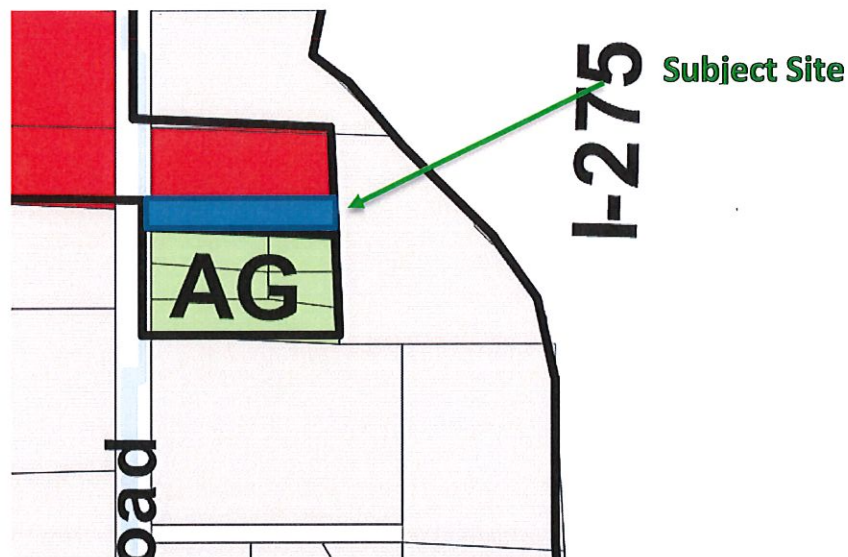
The table below summarizes the existing land use, zoning, and master plan designations in and around the subject site, according to the Master Plans and Zoning Ordinance.

	Existing Land Use	Zoning	Future Land Use Classification
Subject Site	Vacant wooded land	C-1 (General Business)	Office/Light Industrial
North	Vacant commercial	C-1 (General Business)	Office/Light Industrial
South	Single Family Residential	AG (Agricultural and Estates)	Office/Light Industrial
East	Vacant wooded land	M-1 (Light Industrial)	Office/Light Industrial
West	Industrial	M-1 (Light Industrial)	Office/Light Industrial

Specifically, the zoning of the subject site and surrounding areas are in the following figure:

Figure 2. Zoning of Subject Site and Surrounding Area

Source: Charter Township of Van Buren Zoning Map





REZONING STANDARDS

Article 12, Chapter 5 of the Zoning Ordinance includes the procedures and standards for reviewing Zoning Ordinance amendment applications. Section 12.504(A) through (K) includes specific standards of review for the Planning Commission and Township Board of Trustees to consider prior to taking action on an amendment application. These standards are as follows:

(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.*

The Michigan Zoning Enabling Act requires a zoning ordinance to be based upon the Master Plan. Although the Master Plan was originally adopted in 1989, it has been amended in 1999 (Single Family Residential Plan), 2000 (Ecorse-Haggerty Corridor Plan), 2001 (Grace Lake Area Plan), 2007 (South Side Master Plan), and 2010 (Belleville Road District Plan).

The Master Plan designates the subject site and the abutting parcels to the north, east and west as office/light industrial district. The proposed M-1 designation is consistent with that vision in the Master Plan, more so than the current commercial zoning of the property. The M-1 district is intended to light industrial and office type of uses, while providing easy access with proximity to the freeway and interchanges. The existing uses in the area and the development trends clearly indicate the need for light industrial and office zoned parcels, rather than commercially zoned parcels. The future land use plan map has clearly delineated commercial corridors in different parts of the Township and the subject site is not one of them.

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

The Purpose and intent of Section 1.102 of the Zoning Ordinance includes imposing regulations and restrictions governing the location and construction of structures and buildings to be used for business, industry, residence, social purposes, and other specified purposes. To that end, there are provisions for zoning districts, setbacks, building height, land use, parking and loading, access management, landscaping and screening, and environmental performance.

The subject site is a narrow parcel that would be very challenging to build on for any commercial uses, and is located in an area of industrial-office uses. While having a commercial use at the site may be of service to the employees and tenants of the numerous industrial and office buildings in the area, the site is just a few miles from the main downtown Belleville Road corridor area with all types of commercial businesses. Further, commercial uses typically experience higher traffic volumes throughout the day than office/light industrial uses, which would be a concern next to existing single family residential use. The applicant is requesting a change of zoning to allow for the entire parcel to have a single zoning designation and has no plans to build on the parcel at this time. The parcel is to remain wooded and untouched.

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

The site's frontage along Haggerty Road has 2 lanes in each direction and no center turn lanes; however, just north of the site is the deceleration lane for Ecorse Road which leads to the ramp to I-275. As previously noted, the subject site is a very narrow parcel not conducive to a commercial development and the applicant has no plans to make any changes to the parcel at this time. Therefore, the change of zoning will not result in any additional traffic on the abutting roadway.

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

(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.*

Although there are no plans to build on this parcel at this time, we are not aware of any constraints on the water and sewer systems that would prevent service to the subject site, we will defer to the Van Buren Township Department of Public Services.

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

We are not aware of any errors in the Zoning Ordinance or Zoning Map, so a rezoning cannot be granted on the grounds that there is an error to correct. The Township has granted a few requests for rezoning in the past few years, all based upon review of the Ordinance standards and the Master Plan. The applicant's current request for rezoning is also following the established and required process.

Over the last few years, Van Buren Township has experienced a high demand for new industrial development and expansions of existing industrial land uses. Several approved industrial site plans in the past few years include Costco, Ashley Capital, Subaru tech center, U.S. Signals, Chase Bank Data Center etc. There is a definite market trend showing the demand for more industrial and office-technology based uses, rather than commercial uses. The Township recently rezoned a commercial parcel at the corner of Tyler and Haggerty Road (close to the subject site) to industrial designation to accommodate such growth and demand. The Township Master Plan is currently being reviewed and will involve an inventory of land planned for various uses, potential demand for such land and identification of areas of the Township suitable for future industrial development, if any.

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

In general, exclusionary zoning is a prohibition of a land use when there is a demonstrated need for the use in the community. If the site is rezoned from C-1 to M-1, there are many available areas of the township where uses in the C-1 district can be established. The applicant's request for rezoning is to covert a split zoned parcel to a single consistent zoning designation.

(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.*

Currently, the site is a flat vacant wooded lot. According to the Michigan Department of Environmental Quality (MDEQ) Wetlands Map Viewer, a significant portion of the site is covered in hydric soils and there are some wetlands on the eastern edge of the parcel or close to it. According to FEMA, the site is an area of 'minimal flood hazard'. As noted previously, there are no plans to develop this parcel at this time. A plan being reviewed for site plan approval on the larger parcel (of which the subject site is part of) will be subject to review and approval by the Township Engineer and appropriate governing authorities.

(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.*

The permitted uses and special land uses of the M-1 zoning district are listed in the following table:





PERMITTED USES	SPECIAL LAND USES
<ul style="list-style-type: none"> • Wholesale Sales • Warehousing (excluding Distribution Centers) • Manufacturing and Processing (Light) • Laboratories, Minor • Laboratories, Major • Retail Dry Cleaning Plants and Laundries • Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations and including storage yards, when necessary to serve the immediate vicinity. • High Tech, Data Processing, and Computer Centers • Accessory Outdoor Industrial Storage • Accessory structures and uses customarily incidental to the above permitted uses • Indoor Recreation. 	<ul style="list-style-type: none"> • Automobile Wash Establishment, Automatic • Drive-In Theaters • Private Clubs • Recreational Vehicle Storage Yards • Regulated Uses (Tattoo establishments, pawnshops, pool and billiard halls, and massage parlors) • Outdoor Storage of Building or Contracting Equipment and Supplies • Instructional Services, Outdoor • Truck Repair and Maintenance Facility, Minor • Accessory Caretaker Dwelling

The area of focus for this standard is the impact that the proposed M-1 zoning district will have on the abutting properties, specifically any single family residential uses. As noted previously, the land to the north is zoned commercial, but vacant. All the uses to the west and east are non-residential. However, there is an existing non-conforming single family use located to the south of the subject property.

The M-1 District is intended to be located so that uses will be developed with limitations being placed on any negative impacts on adjacent uses from characteristics and conditions such as truck traffic, noise, glare, and other features of light industrial operation. The Zoning Ordinance has provisions for inclusion of greenbelts along property lines of non-residential uses and residential uses. In addition, aspects of landscaping, lighting, traffic and hours of operation are also strictly regulated. As noted the applicant has no plans to develop the subject site at this time and the request for rezoning is to provide uniform zoning to a split zoned parcel. The parcel currently is heavily wooded and vegetated and the applicant proposes no changes to it; therefore, no negative impacts are anticipated at this time. Should the parcel ever be built on in the future, the site plan review and approval process will review all potential impacts.

(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.

If the site is rezoned to M-1, the boundaries of this requested district would be contiguous with the remaining portion of the larger parcel to the east, which is zoned M-1. The site is a 6.53 acre parcel and is rectangular in shape. The limited size and narrow frontage will pose a challenge for any construction on the site. In its present configuration the parcel will likely only accommodate an access drive to the larger parcel to the east. If in the future the parcel to the north is rezoned to M-1 in conformance to the Master Plan, the subject site could possibly be combined with that parcel to create a viable buildable parcel.

- (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.**

Based on market trends, there is not as much demand for commercial properties as there is for Industrial and office based uses. It is entirely appropriate to change the zoning of the subject site from commercial to M-1 to be in conformance with the zoning designation of the larger parcel, of which it is a part. The applicant is in the process of seeking site plan approval for a back-up systems operation center utility exchange building as part of the larger DTE site located to its south. Issues related to parking, screening, landscaping, fencing etc. will be reviewed with site plan approval.

- (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.**

The applicant is not requesting any specific use for the parcel at this time. As noted above, the applicant is in the process of seeking site plan approval for a back-up systems operation center on the larger portion of the parcel to the east. The site plan proposes to leave the subject site as is, with no changes. Amending the C-1 district which is purely a commercial zoning district to allow for light industrial and similar uses would not be appropriate.

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

The site is part of a larger M-1 zoned parcel. Therefore, the proposed rezoning is not creating an isolated or incompatible zone in the neighborhood. The proposed rezoning is consistent with the office/industrial designation of the parcel and all the surrounding properties in the future land use plan. The proximity of the site to the other industrial uses makes the proposed zoning to M-1 a good fit into the neighborhood. The existing nonconforming single family dwelling to the south of the subject site could be protected from any potential adverse effects of a use on the site, by the greenbelt and screening requirements in the Zoning Ordinance.

RECOMMENDATION

At this time, the application to rezone the subject site from C-1 to M-1 meets the following standards of Section 12.504(A) through (K) of the Zoning Ordinances:

1. Section 12.504(A). The proposed rezoning is consistent with the goals, policies, and objectives of the Master Plan and its subsequent amendments. The proposed M-1 zoning designation is consistent with the office/industrial designation envisioned in the Master Plan for the site and abutting properties.
2. Section 12.504(B). The proposed rezoning is consistent with the intent to the zoning ordinance and the existing development pattern of the area.
3. Section 12.504 (C). The site has frontages on a major thoroughfare, which is capable of handling any traffic generated from the site in the future. If necessary, additional improvements can be required at the time of site plan approval.
4. Section 12.504 (D). We are not aware of any constraints in the ability of public services to serve this site.
5. Section 12.504(E). Van Buren Township has experienced a high demand for additional industrial development and expansions of existing industrial land uses. There is no use proposed for the parcel at this time. The request is to provide uniform zoning designation for a split zoned parcel.
6. Section 12.504 (F). The proposed rezoning is not causing any exclusionary zoning.
7. Section 12.504 (G). Although the site has hydric soils and possible wetlands, no changes are proposed to the site conditions at this time.





8. Section 12.504 (H). The uses permitted by right and special land use in the proposed M-1 zoning district is likely to have less adverse impacts on the adjacent neighborhood, than developing it under the current C-1 zoning designation.
9. Section 12.054(I). The site is challenging for any development owing to its narrow frontage and required setbacks for the current C-1 and proposed M-1 District. The site is part of a larger M-1 parcel and rezoning will not create a stand-alone non-viable parcel.
10. Section 12.054(J). Given the possible options, we believe the M-1 designation is the most appropriate designation.
11. Section 12.504 (K). Amending the existing C-1 district to allow for light industrial uses would be inappropriate.
12. Section 12.054(L). The proposed M-1 zoning of the site will be compatible with the uses currently existing around it. The applicant is proposing to leave the parcel in its present state. Any future development will be required to comply with zoning ordinance standards for greenbelts, buffering and landscaping will help protect the existing nonconforming single family residential use to the south.

Therefore we recommend that the Planning Commission recommend approval of the requested amendment to the Zoning Ordinance to rezone the subject property from C-1 to M-1 designation, to the Township Board of Trustees.

Respectfully Submitted,

McKENNA

Vidya Krishnan
Principal Planner

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

PLANNING & ZONING APPLICATION

Case number 19-029

Date Submitted 08/07/2019

SUBMITTED FOR REZONING

APPLICANT INFORMATION

Applicant Judy Pendergrass Phone 313.235.8564
Address One Energy Plaza, 1055 WCB Fax _____
City, State Detroit, MI Zip 48226
E:mail judy.pendergrass@dteenergy.com Cell Phone Number 313.347.3242
Property Owner DTE Electric Phone 855.383.4249
(if different than applicant)
Address One Energy Plaza Fax _____
City, State Detroit, MI Zip 48226
Billing Contact _____ Phone _____
Address _____ Fax _____
City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project DTE ASOC
Parcel Id No. V125-83- 046-99-0004-00 Project Address 8001 Haggerty Rd

Attach Legal Description of Property

Property Location: On the South Side of Ecorse Road; Between Haggerty Road
and I-275 Metro Trail Road. Size of Lot Width 1260' Depth 416'

Acreage of Site 6.534 Total Acres of Site to Review 6.534 Current Zoning of Site M1, C1

Project Description: DTE Energy is proposing to construct an Alternate System Operation Center (ASOC)
to be located in Van Buren Township, MI. The proposed building will function as a "back-up" facility for
the DTE Downtown Campus Electrical Systems Operation Center (ESOC).

Is a re-zoning of this parcel being requested? Yes YES (if yes complete next line) NO
Current Zoning of Site M1, C1 Requested Zoning M1

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? Yes Woodland acreage 3.352

List total number of regulated trees outside the Woodland area? 318 Total number of trees 724

Detailed description for cutting trees The trees will be cut during the winter months. Trees will be
removed will be clearly marked on the plans and in the field.
Snow fence will delineate the construction/demolition area.

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.

OWNERS AFFIDAVIT

Judy Pendergrass
Print Property Owners Name

Judy Pendergrass
Signature of Property Owner

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 16 day of August 2019
Ana Graciela Shaffer Notary Public, Wayne County, Michigan My Commission expires April 05 2024, 20
Rev 1/12/06

ANA GRACIELA SHAFFER
Notary Public, Macomb County, MI
Acting in the County of Wayne
My Commission Expires: April 05 2024

8-16-2019
Date



August 14, 2019

To whom it may concern'

As property owner and applicant DTE hereby authorizes Neumann Smith Architecture to submit planning and zoning applications on behalf of DTE Electric for approval by Van Buren Township for the construction of DTE's Alternate System Operations Center (ASOC). The ASOC will be a back-up facility in the event the primary Electrical System Operations Center (ESOC) is inaccessible /inoperable. The construction of this facility is a requirement set forth by the North American Electric Reliability Corporation.

Sincerely,

A handwritten signature in black ink, appearing to read "Judy Randergrass".

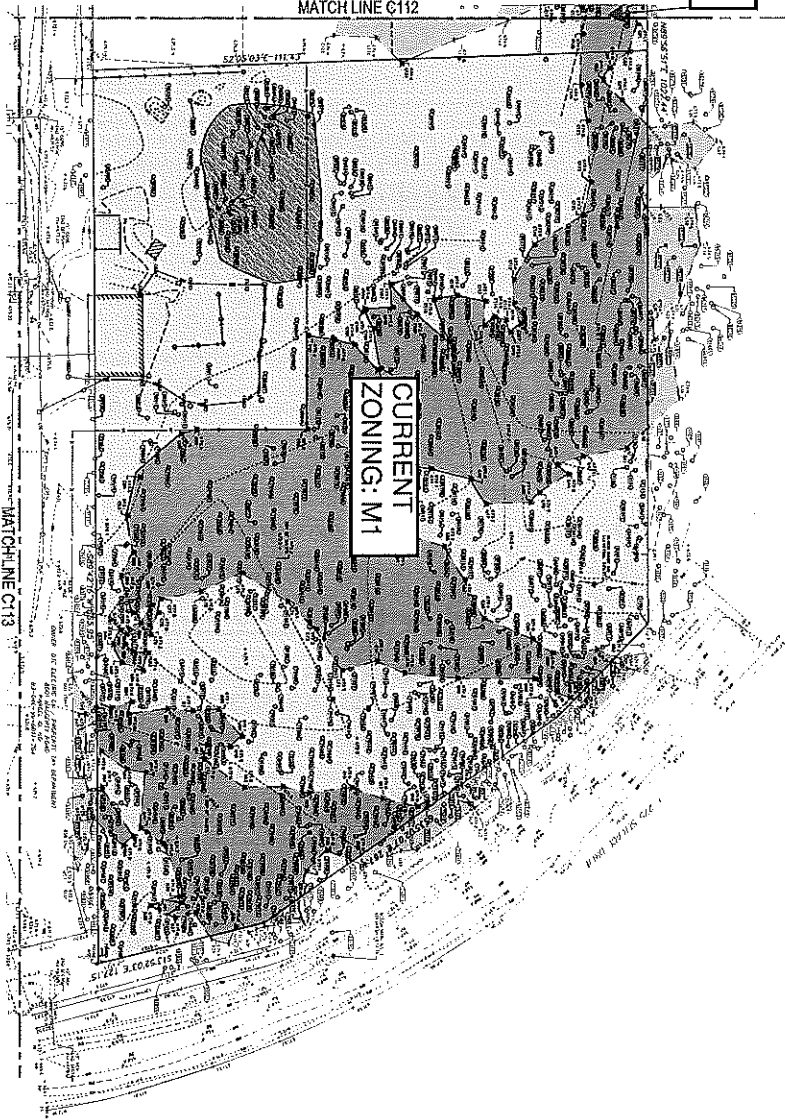
Judy Randergrass
Project Manager
DTE Energy
Major Enterprise Projects
One Energy Plaza, 1055 WCB
Detroit, Michigan 48226

CURRENT
ZONING: C1

CURRENT
ZONING: M1

MATCH LINE C112

MATCH LINE C113



PROPERTY DESCRIPTION

The subject property is located in the City of San Jose, California, within the City of San Jose Planning Area. The property is situated on the east side of the intersection of Highway 101 and Highway 88, and is bounded by Highway 101 to the north, Highway 88 to the south, and Highway 101 to the east. The property is currently zoned C1 (Community Center) and is being proposed for rezoning to M1 (Medium Density Residential).

SCHEDULE OF STRUCTURES

NO.	TYPE	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)	AREA (AC.)
1	Single-Family Detached	1,200	13.7	0.31	0.31
2	Single-Family Attached	1,200	13.7	0.31	0.31
3	Multi-Family Detached	1,200	13.7	0.31	0.31
4	Multi-Family Attached	1,200	13.7	0.31	0.31
5	Commercial	1,200	13.7	0.31	0.31
6	Industrial	1,200	13.7	0.31	0.31
7	Public	1,200	13.7	0.31	0.31
8	Religious	1,200	13.7	0.31	0.31
9	Other	1,200	13.7	0.31	0.31
10	Other	1,200	13.7	0.31	0.31

LEGEND - EXISTING

- 1. Lot Lines
- 2. Easements
- 3. Right-of-Way
- 4. Other
- 5. Other
- 6. Other
- 7. Other
- 8. Other
- 9. Other
- 10. Other

NOTES

1. The subject property is located in the City of San Jose, California, within the City of San Jose Planning Area. The property is situated on the east side of the intersection of Highway 101 and Highway 88, and is bounded by Highway 101 to the north, Highway 88 to the south, and Highway 101 to the east. The property is currently zoned C1 (Community Center) and is being proposed for rezoning to M1 (Medium Density Residential).

giffels
webster

Project
Site
Date
Scale

1	2	3	4	5	6	7	8	9	10



DATE	DESCRIPTION
01/12/11	PRELIMINARY

DATE	DESCRIPTION
01/12/11	PRELIMINARY

DATE	DESCRIPTION
01/12/11	PRELIMINARY

DATE	DESCRIPTION
01/12/11	PRELIMINARY

DATE	DESCRIPTION
01/12/11	PRELIMINARY

Project: 2014-001
 Date: 1/27/2015
 Location: 1000 W. 10th St.
 City: Lincoln, NE

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PREPARED FOR SUBMITTAL	1/27/2015	GW	GW
2	REVISIONS			



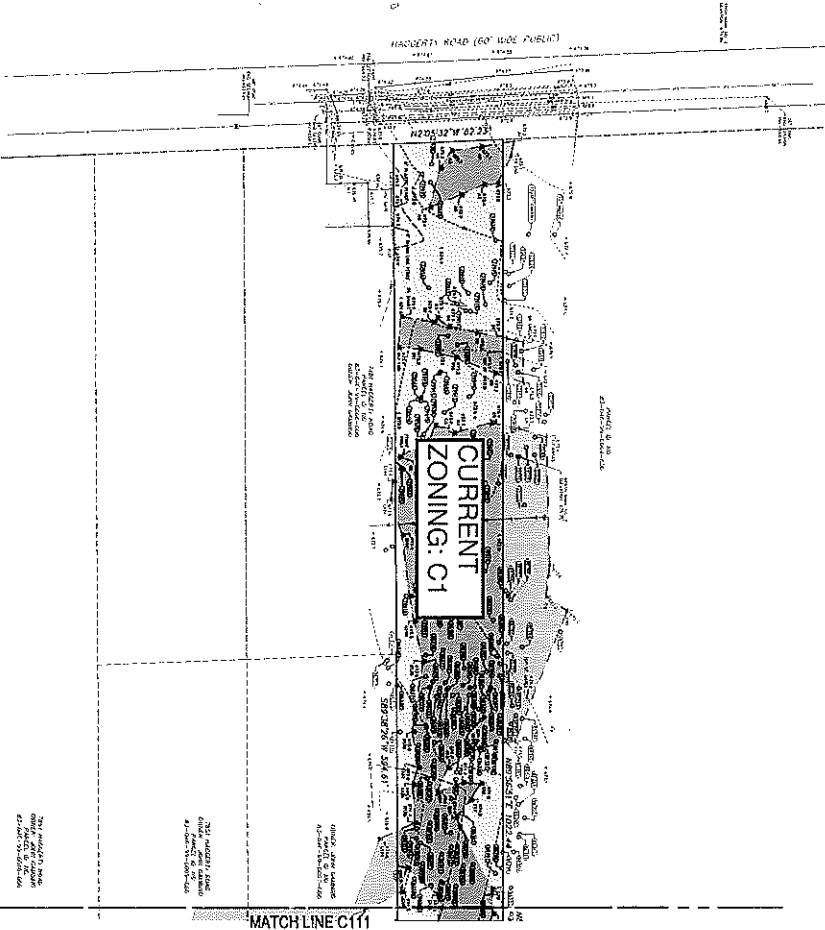
NO.	DESCRIPTION	DATE	BY	CHKD.
1	PREPARED FOR SUBMITTAL	1/27/2015	GW	GW
2	REVISIONS			

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PREPARED FOR SUBMITTAL	1/27/2015	GW	GW
2	REVISIONS			

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PREPARED FOR SUBMITTAL	1/27/2015	GW	GW
2	REVISIONS			

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PREPARED FOR SUBMITTAL	1/27/2015	GW	GW
2	REVISIONS			

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PREPARED FOR SUBMITTAL	1/27/2015	GW	GW
2	REVISIONS			



MATCH LINE C111



ONE EIGHTY - CARROLL EDITION

PLAC

City of
Detroit
Planning
Department
2010-2011
Annual Report

Category	Value
Planning	100,000
Public Works	100,000
Police	100,000
Fire	100,000
Health	100,000
Education	100,000
Other	100,000
Total	600,000



Category	Value
Planning	100,000
Public Works	100,000
Police	100,000
Fire	100,000
Health	100,000
Education	100,000
Other	100,000
Total	600,000

Category	Value
Planning	100,000
Public Works	100,000
Police	100,000
Fire	100,000
Health	100,000
Education	100,000
Other	100,000
Total	600,000

Category	Value
Planning	100,000
Public Works	100,000
Police	100,000
Fire	100,000
Health	100,000
Education	100,000
Other	100,000
Total	600,000

Category	Value
Planning	100,000
Public Works	100,000
Police	100,000
Fire	100,000
Health	100,000
Education	100,000
Other	100,000
Total	600,000

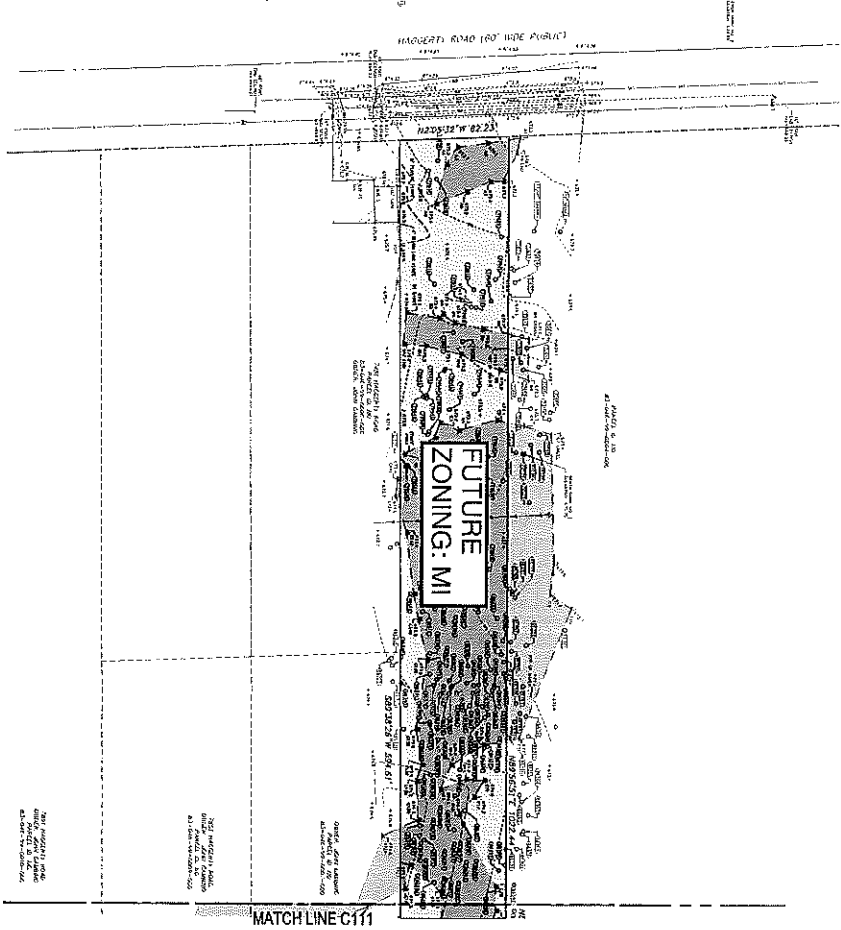
Category	Value
Planning	100,000
Public Works	100,000
Police	100,000
Fire	100,000
Health	100,000
Education	100,000
Other	100,000
Total	600,000

Category	Value
Planning	100,000
Public Works	100,000
Police	100,000
Fire	100,000
Health	100,000
Education	100,000
Other	100,000
Total	600,000

Category	Value
Planning	100,000
Public Works	100,000
Police	100,000
Fire	100,000
Health	100,000
Education	100,000
Other	100,000
Total	600,000

Category	Value
Planning	100,000
Public Works	100,000
Police	100,000
Fire	100,000
Health	100,000
Education	100,000
Other	100,000
Total	600,000

Category	Value
Planning	100,000
Public Works	100,000
Police	100,000
Fire	100,000
Health	100,000
Education	100,000
Other	100,000
Total	600,000





MEMO

TO: Planning Commission

FROM: Matthew R. Best, M.S.
Director of Public Services

RE: Case 19-020 Master Plan Amendment 41620 E. Huron River Drive

DATE: September 18, 2019

On August 5th, 2019 the Township Board of Trustees approved Staff to distribute the future land use map amendment for the Scott Jones property located at 41620 E. Huron River Dr. to our adjacent communities for the required 42-day review and comment period. After this period, the application will require a public hearing to be conducted by the Planning Commission, who would then make a recommendation to the Township Board to make a final decision. The next regularly scheduled Planning Commission meeting after the review and comment period is complete will be on October 23rd, 2019.

McKenna has provided a revised Future Land Use Map which depicts the property at 41620 E. Huron River Drive as RM, Multiple Family Residential with a note which states, "Land uses should be limited for parcel 83-089-99-0010-702 to single family detached dwellings at a maximum density of 6-7 single family dwelling units per acre. The report is attached to this letter for the Township Board's review.



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

June 7, 2019

Scott Jones
11696 Juniper Dr
Van Buren Township, MI 48111

RE: Case 19-020 Master Plan Amendment 41620 E. Huron River Drive

Mr. Jones,

The following is a projected timeline for the amendment to the Township's Future Land Use Map if everything is approved in a timely manner by the required boards and commissions:

June 12, 2019:	Introduction to the Planning Commission. Planning Commission considers submitting notice of intent to plan.
June 17, 2019:	Notice of Intent to Plan Sent Out
July 10, 2019:	Planning Commission acts to submit the proposed plan amendments to the Township Board.
August 5, 2019:	Township Board work study.
August 6, 2019:	Township Board approves plan distribution.
August 9, 2019:	Notices for 42-day comment period sent out.
→ September 25, 2019:	Planning Commission moves to decide to hold a public hearing.
October 23, 2019:	Planning Commission holds public hearing. Votes to adopt Master Plan amendment.
November 4, 2019:	Township Board Workstudy
November 5, 2019:	Township Board decision.
November 8, 2019:	Notice of adoptions sent out.
December 11, 2019:	Public Hearing for Rezoning of property. Recommendation made by the Planning Commission.
January 6, 2020:	Township Board Workstudy
January 7, 2020:	Township Board 1 st reading of Ordinance amendment
January 21, 2020:	Township Board 2 nd reading.

If you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
MASTER PLAN AMENDMENT DISTRIBUTION**

Consistent with the provisions of the Michigan Planning Enabling Act, Act 33 of the Public Acts of 2008, as amended, the Van Buren Township Planning Commission is distributing an amendment to the Township's Future Land Use Map in the Township's Master Plan to change the future land use designation of the following property Medium Density Single Family A to RM, Multiple Family Residential with a note which states "Land uses should be limited to parcel 83-089-99-0010-702 to single family detached dwellings at a maximum density of 6-7 single family dwelling units per acre. Due to the adjacent land uses multiple family housing is not suitable for this area."

Parcel: 83-089-99-0010-702

Future Land Use Map: Attached

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 mbest@vanburen-mi.org. We have attached a copy of the updated Future Land Use Map on the following page for your convenience. As provided in the Act, your organization has forty-two (42) days to provide written comments to the Township Planning Commission. We ask that you would please submit your comments no later than September 17, 2019. Regular meetings of the Township Planning Commission are held on the second and fourth Wednesday of each month at 7:30 P.M. at Van Buren Township Hall. We ask for your cooperation and invite your comments regarding this endeavor. Please feel free to contact me with any additional questions.

Sincerely,

Matthew R. Best
Director of Planning & Economic Development
Charter Township of Van Buren

Mailed: 08-05-19