

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
October 28, 2020
MINUTES**

Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.

Chairperson Thompson called the meeting to order at 7:32 p.m.

ROLL CALL:

Present: Jahr, Kelley, Budd and Thompson.

Excused: Atchinson, Boynton and Franzoi.

Staff: Director Power, Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan.

Applicant(s) in Attendance: Adam Cook, Master Plan Consultant, McKenna Associates.

Audience: Three (3).

APPROVAL OF AGENDA:

Motion Jahr, Kelley second to approve the agenda of October 28, 2020 as presented.

Roll Call:

Yeas: Budd, Kelley, Jahr and Thompson.

Nays: None.

Absent: Atchinson, Boynton and Franzoi.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Jahr second to approve the regular meeting minutes of October 14, 2020 as presented.

Roll Call:

Yeas: Jahr, Kelley, Budd and Thompson.

Nays: None.

Absent: Atchinson, Boynton and Franzoi.

Motion Carried.

PUBLIC HEARING:

ITEM #1: PUBLIC HEARING: VAN BUREN TOWNSHIP 2020 MASTER PLAN

THE CHARTER TOWNSHIP OF VAN BUREN HAS COMPLETED A DRAFT UPDATE TO ITS MASTER PLAN. CONSISTENT WITH THE PROVISIONS OF MICHIGAN PUBLIC ACT 33 OF 2008, AS AMENDED (THE MICHIGAN PLANNING ENABLING ACT), THE CHARTER TOWNSHIP OF VAN BUREN WILL HOLD A PUBLIC HEARING AND HEAR COMMENTS REGARDING THE DRAF OF THE FULL UPDATE TO ITS MASTER PLAN.

Motion Budd, Jahr second to open the public hearing.

Roll Call:

Yeas: Kelley, Budd, Jahr and Thompson.

Nays: None.

Absent: Atchinson, Boynton and Franzoi.

Motion Carried.

Resident thanked everyone for their hard work on the Master Plan and inquired if there is a plan to open up any single family residentially zoned areas to allow for small businesses or parks. Director Power explained that there is a significant amount of mixed use area in the form of town center edge, town center core or mixed use planned areas. These areas will take on different forms of use depending upon their location. There are several properties located in the Belleville Road and Tyler Road Corridor and south of downtown Belleville. The Master Plan calls for more effort to flush out what the areas will look like and how the housing will grow into them. There is significant room for expansion and the ability for a mix of houses, businesses and park areas.

Adam Cook of McKenna Associates referenced the Future Land Use section of the draft. Single family residential districts total 30% of the Township and the mixed use categories total 9%. The mixed use districts haven't been explicitly defined because we are looking at a large scale township wide strategy. The 9% is a good amount that has been well thought out and discussed with the community and Planning Commission.

Motion Kelley, Jahr second to close the public hearing.

Roll Call:

Yeas: Budd, Kelley, Jahr and Thompson.

Nays: None.

Absent: Atchinson, Boynton and Franzoi.

Motion Carried.

NEW BUSINESS:

ITEM #1: RECOMMENDATION: VAN BUREN TOWNSHIP 2020 MASTER PLAN UPDATE.

THE CHARTER TOWNSHIP OF VAN BUREN HAS COMPLETED A DRAFT UPDATE OF ITS MASTER PLAN. CONSISTENT WITH THE PROVISIONS OF MICHIGAN PUBLIC ACT 33 OF 2008, AS AMENDED (THE MICHIGAN PLANNING ENABLING ACT), FOLLOWING A PUBLIC HEARING TO HEAR COMMENTS REGARDING THE DRAFT OF THE FULL UPDATE TO THE MASTER PLAN, THE PLANNING COMMISSION WILL CONSIDER A RECOMMENDATION .

Director Power provided a brief overview of the Master Plan Update. The Planning Commission discussed and reviewed the full draft of the Master Plan at the July 8, 2020 Planning Commission meeting and forwarded a recommendation to the Township Board to release the full plan for a

63-day review period. On July 21, 2020 the Township Board of Trustees adopted Resolution 2020-11 to formally initiate the 63-day review period and notifications were sent to neighboring jurisdictions, utility and service providers to solicit comments. A notification was also sent regarding the public hearing to be held on October 28, 2020. There have been no changes to the full draft Master Plan since received by the Township Board.

Adam Cook of McKenna Associates displayed a PowerPoint presentation that detailed the next steps for the Master Plan including: making any final revisions, incorporating all revisions in the plan and creating a resolution for adoption. Mr. Cook also discussed using the Master Plan and the different types of formats available such as a PDF file, an interactive PDF online version, interactive online story maps, marketing of the Master Plan and future integration into upcoming efforts. The Township webpage has the interactive story maps available.

Director Power informed the Commission and the audience that the next step is adoption by the Township Board, the Master Plan is updated for 20 years and revisited every 5 years.

Commissioners thanked everyone for their hard work on the Master Plan.

Motion Kelley, Jahr recommend to the Township Board to adopt the Master Plan.

Roll Call:

Yeas: Budd, Kelley, Jahr and Thompson.

Nays: None.

Absent: Atchinson, Boynton and Franzoi.

Motion Carried.

GENERAL DISCUSSION:

Director Power informed the Commission and the audience that the Charter Township of Canton is updating a portion of their Master Plan and is beginning a 42-day review period.

ADJOURNMENT:

Motion Budd, Jahr second to adjourn the meeting at 8:00 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary