

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, July 8, 2020 – 7:30 PM  
REMOTE MEETING**

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; Van Buren Township's scheduled regular Planning Commission meetings beginning May 27<sup>th</sup>, 2020 will be conducted remotely in compliance with the State of Michigan Governor's Executive Orders regarding remote public meetings until further notice.

For this agenda:

- Join by weblink: <https://zoom.us/j/98128543893>
- Or dial in by phone: US: +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833
- Webinar ID: 981 2854 3893

For instructions on how to join a Zoom meeting, make a public comment, ADA information, and virtual meeting compliance from the State please click here.

**CALL TO ORDER:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

**MINUTES:**

**ITEM #1:** Approval of minutes from the regular meeting of June 24, 2020.

**CORRESPONDENCE:**

**PUBLIC HEARING:**

**NEW BUSINESS:**

**ITEM #1:** CASE 20-016 – UPLAND HOMES COUNTRY WALK – SITE PLAN AMENDMENT.

**TITLE:** THE APPLICANT, UPLAND HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED COUNTRY WALK SITE PLAN FOR REVISED SINGLE-FAMILY ARCHITECTURAL ELEVATIONS.

**LOCATION:** THE UNFINISHED COUNTRY WALK SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF MARTINSVILLE ROAD, NORTH OF SAVAGE ROAD.

- ACTION ITEMS:**
- A. Presentation by the applicant.
  - B. Presentation by the Township Staff and Consultants.
  - C. Planning Commission discussion.
  - D. Planning Commission considers action on the architectural approval.

**ITEM #2: RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AMENDMENTS.**

Proposed amendments that would allow single-family detached dwellings at a density of 6-7 units per acre as a permitted land use by right in the RM, Multiple Dwelling Residential District and would contemplate dimensional requirements for these detached single-family dwellings. The amendments will be to Section 3.107(B) and 3.107(E)– RM, Multiple Dwelling Residential District – Permitted Uses and Dimension Regulations.

- ACTION ITEMS:**
- A. Presentation from Staff
  - B. Planning Commission discussion
  - C. Public comment

**ITEM #3: REVIEW OF VAN BUREN TOWNSHIP 2020 MASTER PLAN**

The Planning Commission will discuss a full draft of the 2020 Master Plan and consider forwarding a recommendation to the Township Board to release the full draft plan for 63-day review.

- ACTION ITEMS:**
- A. Introduction by Township Staff.
  - B. Presentation by Master Plan Consultant.
  - C. Planning Commission Discussion.
  - D. Planning Commission considers recommendation to the Township Board.

**GENERAL DISCUSSION:**

**ADJOURNMENT:**

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM  
June 24,2020  
MINUTES – DRAFT**

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

**ROLL CALL:**

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

(Boynton arrived shortly after roll call)

**Excused:** none

**Staff:** Director Best, Director Power, Executive Assistant Renaud and Secretary Dohring.

**Planning Representatives:** McKenna Associate, Vidya Krishnan, Fishbeck Associate, Paul Kammer

**Applicant(s) in Attendance:** Derrick Matter of Camping World with Paul Tulikangas of Nowak & Fraus Engineers, Craig Atchinson of Atchinson Ford,

**Audience:** Five (5).

**APPROVAL OF AGENDA:**

Motion Franzoi, Kelley second to approve the agenda of June 10, 2020 as presented. Motion Carried.

**APPROVAL OF MINUTES:**

Motion Budd, Jahr second to approve the regular meeting minutes of June 10, 2020 as presented.

**PUBLIC HEARING:**

**ITEM #1: CASE 19-038 – PUBLIC HEARING FOR PROPOSED IMPROVEMENTS AT CAMPING WORLD**

**TITLE: THE APPLICANT, DERRICK MATTER / CAMPING WORLD IS REQUESTING TO DEMOLISH THE EAST WING OF THEIR EXISTING BUILDING AND CREATE NEW R.V. PARKING AND STORAGE ON THE SITE.**

**LOCATION: The site is located at 43646 North Interstate Service Drive (tax parcel number 83 060 01 0001 001), on the north side I- 94 North Service Drive, between Dewitt and Morton Taylor Roads.**

Motion Jahr, Kelley second to open the public hearing.

**ROLL CALL:**

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

**Nays:** None.

**Absent:** Boynton.

Motion Carried.

Paul Tulikangas for Camping World stated that it is basically a demolition of a portion of the existing building, spruce things up, re-stripe and repave the parking lot, and separate the new RV parking and the customer parking.

No comments from Commissioners or Audience

**Motion Atchinson, Jahr second to close the public hearing**

**ROLL CALL:**

**Yeas: Franzoi, Jahr, Kelley, Atchinson, Budd, Thompson**

**Nays: None**

**Absent: Boynton**

**Motion Carried**

**ITEM #2: ZONING ORDINANCE AMENDMENTS: C, LOCAL BUSINESS DISTRICT AMENDMENTS.**

**TITLE: PROPOSED AMENDMENTS TO ADD CLARIFICATIONS IN ORDER TO DISTINGUISH COMMERCIAL AND RESIDENTIAL / NON-COMMERCIAL LAND USES IN THE C, LOCAL BUSINESS DISTRICT WITH RESPECT TO MAXIMUM BUILDING SIZE, AND CLARIFY RESTRICTIONS ON DWELLINGS IN NON-RESIDENTIAL ZONING DISTRICT**

**Boynton motion, Kelley second to open the public hearing**

**ROLL CALL:**

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

**Nays: None**

**Absent: None**

**Motion Carried**

**Public Comment:** Resident, 9405 Madison Drive, expressed concerns that amending Section 3.105 of the Zoning Ordinance C, Local Business District, for clarification is done to benefit one parcel in the Township. The resident cited that the issue of size restrictions for parcels zoned C, Local Business District was raised before and during the January 8, 2020 meeting. The resident cited that the statement of purpose of the C, Local Business District is intended to permit retail business and service uses that are needed to serve nearby residential areas. The resident referenced eight (8) parcels under the subject zoning, three (3) of which are not developed, and described that only one parcel would benefit from the proposed amendment. The resident expressed that the size limitation is not an overlooked item nor should it be a conflict that needs clarification in the Zoning Ordinance. The resident expressed that these sections were available to the drafters of the full Zoning Ordinance when it was adopted in 2017 and amended in 2019. The size limits applied regardless of the type of use. The resident implored the Planning Commission members to



visit Westridge Estates of Canton before making a recommendation to the Township Board.

**Boynton motion, Atchinson second to close the public hearing**

**ROLL CALL:**

**Yeas: Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd, Thompson**

**Nays: None**

**Absent: None**

**Motion Carried**

**NEW BUSINESS:**

**ITEM #1: CASE 19-038 – CAMPING WORLD SPECIAL LAND USE APPROVAL.**

**TITLE: THE APPLICANT, DERRICK MATTER / CAMPING WORLD IS SEEKING A SPECIAL LAND USE PERMIT TO DEMOLISH THE EAST WING OF THEIR EXISTING BUILDING AND CREATE NEW R.V. PARKING AND STORAGE ON THE SITE.**

**LOCATION: The site is located at 43646 North Interstate Service Drive (tax parcel number 83 060 01 0001 001), on the north side I- 94 North Service Drive, between Dewitt and Morton Taylor Roads.**

Paul TulikangasTulikangas of Nowak & Fraus Engineers stated they gave their overview of the project at the beginning of the meeting, but both he and Derek Matter were in attendance to answer any questions any one may have.

Vidya Krishnan of McKenna Associates presented her special land Use Review letter dated 6.18.2020 recommending the Planning Commission recommend special land use approval to the Township Board, subject to the following conditions:

1. Submission of a floor plan to verify provision of a permanent, enclosed office for records and supervision.
2. That all of the conditions of the site plan approval are met.

Commissioners requested applicant to address if there would be office space in the building. Mr. Matter replied yes there would be. Commissioners asked if the area in the front of the building would be used for new inventory only, because currently there is new and used RV's. Mr. Matter responded that the front would be used for new RV's only.

No comments from the Public.

**Motion Kelley, Atchinson second to recommend the Township Board grant special land use approval to the applicant, Camping World, to demolish the east wing of their existing building and create new R.V. parking and storage on their site, located at 43646 North Interstate Service**

**Drive parcel ID number 83-060-01-0001-001, on the north side I-94 North Service Dr. between DeWitt and Morton Taylor Rds., subject to the recommendations in the McKenna Associates review letter dated 6-18-2020.**

- 1. Submission of a floor plan to verify provision of a permanent, enclosed office for records and supervision.**
- 2. That all of the conditions of the site plan approval are met.**

**Roll Call:**

**Yeas: Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd, Thompson,**

**Nays: None.**

**Absent: None.**

**Motion Carried. (letters attached)**

**ITEM #2: CASE 19-038 CAMPING WORLD PRELIMINARY SITE PLAN APPROVAL**

**TITLE: THE APPLICANT, DERRICK MATTER / CAMPING WORLD IS SEEKING PRELIMINARY SITE PLAN APPROVAL TO DEMOLISH THE EAST WING OF THEIR EXISTING BUILDING AND CREATE NEW R.V. PARKING AND STORAGE ON THE SITE.**

**LOCATION: The site is located at 43646 North Interstate Service Drive (tax parcel number 83 060 01 0001 001), on the north side I- 94 North Service Drive, between Dewitt and Morton Taylor Roads.**

No additional comments given by the applicant or their engineer.

Director Power stated he had no additional detailed overview, and clarified that new vehicle location was also covered in site plan review.

Vidya Krishnan of McKenna Associates presented her Site Plan Review #3 letter dated June 18, 2020, recommending preliminary approval of the site plan, subject to the following conditions:

1. Review and approval of circulation plan proposed for emergency access by the Fire Department and Township Engineer.
2. Installation of concrete curbing around all paved/parking areas, unless the applicant demonstrates through engineering that the alternative design substantially improves the water quality of the site.
3. Submission of planter details and a colored rendering of the proposed landscape island with pavers and amenities.
4. Review and approval of proposed storm water detention system by the Township Engineer and Wayne County.
5. Consideration of façade enhancements including change of colors, addition of bands, cornice etc., to improve the building's appearance.
6. Provision of fencing compliant with Section 7.205 (B) of the Zoning Ordinance.
7. Submission of area, height, lighting and other details for existing and proposed on-site signage.
8. Details on screening fabric around propane tank.

9. Special land use approval by Township Board of Trustees.

Paul Kammer with Fishbeck Engineers gave his overview of the preliminary site plan for Camping World referencing the review letter dated April 13, 2020. He mentioned that even though a revised site plan was presented May 29, 2020, the changes didn't impact the Engineering Feasibility, and that he and Direct Power were comfortable with leaving the April 13, 2020 engineering letter's recommendations to address each preliminary site plans submitted March 31, 2020 and May 29, 2020. Mr. Kammer recommended the Planning Commission grant Camping World preliminary site plan approval for engineering feasibility, subject to the comments in the letter and in accordance with Van Buren Township's Engineering Standards manual. Mr. Kammer reiterated that approval from Wayne County must be obtained prior to the final site plan approval.

Paul Tulikangas responded that they were able to reach someone at Wayne County and track down the review that was issued in February. He stated that there were a few minor changes that will be able to be able to be addressed prior to final site plan.

Commissioners asked how the water quality would be improved or not because of the curbing. Mr. Kammer responded the current or existing layout has the water draining interior, from the edges into the catch basins in the parking lot. The curb and gutters should not impact the water quality, it is more to protect the landscaping, however the areas being discussed are more for the RV parking, not public. Ms. Krishnan also stated the curb and gutter requirements are to protect landscaping and give areas a more finished appearance. Also, in winter, with snow, to designate where pavement ends. The curb and gutter requirements have never been waived, the only option in the ordinance for waiver is if the water quality is substantially improved, and since the township engineer stated it doesn't improve the water quality, it doesn't meet the requirements under the ordinance to be waived. Director Power commented that curb and gutter is generally designed to convey water quickly off a site. Water quality comes into play when you have bio retention where water can filter thru a designed landscape basin.

Commissioners asked if applicant was interested in pursuing a water quality enhancement report. Mr. Tulikangas responded that the reason they originally discussed forgoing the perimeter 6" curbing was because of additional cost, and maintaining grading and the drainage flow.

Commissioners asked Applicant if they had any comments on the open questions in the review letter from McKenna regarding sod enhancement, façade, or fencing. Mr. Tulikangas stated that the façade enhancement was not in the current proposal for site plan approval. The commission state these improvements were not necessarily engineering questions and could be left in the preliminary letter and be answered before final. Mr. Tulikangas did state that there was some gray area in the ordinance regarding a chain link fence, but they would be willing to do a decorative fence if that was the requirement. Mr. Matter stated they would not be opposed to providing an ornamental fence in the front yard. As far as the façade, he would discuss with the architect a solution that would satisfy the Commission and not go over budget. Commission

suggested discussing with staff inexpensive ways, like color to improve the façade. Ms. Krishnan said they would be happy to work with the applicant to suggest a way to improve the façade and keep the cost down.

No comments from the audience.

**Motion Kelley, Boynton support to grant preliminary site plan approval to Camping World for the site located at 43646 North Interstate Service Drive based on the analysis and subject to the conditions detailed McKenna letter dated June 18,2020, the Fishbeck letter dated April 13, 2020 and the Van Buren Township Fire Dept letter dated February 5, 2020.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried. (letters attached)**

**ITEM #3: ZONING ORDINANCE AMENDMENTS: C, LOCAL BUSINESS DISTRICT AMENDMENTS**

**DESCRIPTION: PROPOSED AMENDMENT TO ADD CLARIFICATIONS IN ORDER TO DISTINGUISH COMMERCIAL AND RESIDENTIAL/NON-COMMERCIAL LAND USES IN THE C, LOCAL BUSINESS DISTRICT WITH RESPECT TO MAXIMUM BUILDING SIZE, AND CLARIFY RESTRICTIONS ON DWELLINGS IN NON-RESIDENTIAL ZONING DISTRICTS**

Director Power gave an overview of the multiple discussions at various planning commission meetings on this amendment. Director Power reiterated there are few references to building size in the ordinance as well as dwellings in the non-residential zoning district, therefore the need for clarification and formalization with text amendments.

Vidya Krishnan of McKenna Associates commented that when a zoning district is formulated, a statement of intent or purposes, in the case of the C district, a local business district, it is intended to facilitate the businesses that serve a local area, but over time those uses change, and new uses are discovered. At the time C was written, senior housing was not a category or use by itself. Senior housing, assisted living, and memory care are relatively new as planning goes. The amendment that is being proposed, while on the surface might appear that it was intended to address a specific project, that was not the intent. The amendment is intended to address a clarification that was brought to light when a project came about. This clarification is needed to be made whether the specific project is there on the horizon or not.

No additional comments or questions from the commission or audience.

**Motion Atchinson, Kelley second to recommend to the board the proposed amendment to add clarifications in order to distinguish commercial and residential/non-commercial land use in the C, local business district with respect to maximum building size and to clarify restrictions**

**on dwellings in non-residential zones.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**ITEM #4: CASE 20-015 – TEMPORARY LAND USE APPROVAL**

**TITLE: THE APPLICANT, ATCHINSON FORD, IS REQUESTING A RENEWAL OF THEIR TEMPORARY LAND USE PERMIT TO PARK LEASE TURN IN VEHICLES AND NEW VEHICLE INVENTORY.**

**LOCATION: The property is located at 8705 Belleville Road, Van Buren Township, MI 48111 which is on the east side of Belleville Road, north of Tyler Road.**

**Commissioner Atchinson requested the commission to recuse her from this item, due to her relationship with the applicant.**

**Motion Boynton, Kelley second to grant Commissioner Atchinson permission to be recused from item #4.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion carried.**

Craig Atchinson of Atchinson Ford, thanked the commission for being on the agenda, It is business as usual and stated there are some improvements being done to the lot, they are in the process of getting bids to replace the fencing.

Director Best presented the staff review letter dated June 17, 2020 and the approval letter from the Fire Marshall dated April 23, 2018, recommending approval of the application subject to the following six (6) conditions:

1. The applicant shall maintain setbacks which are consistent with the landscape buffering standards in the Township Zoning Ordinance. These are as follows.
  - a. Front (East side adjacent to Belleville Rd) 10' from property boundary.
  - b. Side (North side adjacent to Belleville Manor) 20' from property boundary
  - c. Side (South side adjacent to Armstrong's Funland) 10' from property boundary.
  - d. Rear (East side adjacent to Belleville Manor Park) 20' from property boundary.
2. Vehicles parked immediately adjacent to Belleville Rd. shall be parked with the front end facing away from Belleville Road and adjacent properties to avoid headlight glare.

3. The site shall be maintained in a clean manner and trash will be disposed of properly.
4. The hours of operation for the temporary vehicle parking area shall mirror the hours of operation for the Atchinson Ford Dealership.
5. That any exterior lighting or signs be reviewed and approved by the Director of planning and Economic Development for consistency with Zoning Ordinance, prior to their installation.
6. That the temporary land use permit is valid for a period of one year ending June 26, 2021.

No questions or comments from the commission.

**Motion Boynton, Jahr second to approve the applicant, Atchinson Ford, the renewal of their temporary land use permit to park lease turn in vehicles and new vehicle inventory. Located at 8705 Belleville Road, Van Buren Township, east side of Belleville Rd, north side of Tyler Road.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion carried.**

**Item #5 ADAPTIVE OUTDOOR RETAIL AND DINING-RELAXATION OF CERTAIN REGULATIONS**

Director Power presented the unique situation some businesses are in as they struggle to reopen due to the pandemic shutdown caused by Covid-19. Director Power stated that many communities are trying to be flexible with regard to moving retail and dining space outdoors, and to the extent we can in Van Buren Township, do the same thing. In normal times, if a business wanted to bring outdoor dining or retail, we would find suitable zoning district, and bring that use to the Planning Commission for review. Director Power requested that the commission recommend to the township board to temporarily relax the commission review requirements for a temporary land use permit for outdoor dining and retail thru October 31,2020, and allow an administrative review instead.

Director Best added that because of Covid 19, many businesses, especially restaurants are hurting at the 50% capacity restriction, and would like to give them an additional option for revenue, quickly, while still maintaining all of the outdoor rules. The Planning Commission would be updated on all applicants and its designed to be temporary, all permits would expire on October 31,2020.

Commissioners commented that they want to do all they can to help these businesses.

Commissioners recommended that the Township be proactive and reach out to the businesses that this could affect, if possible, due to the short season for outdoor activities.

Director Best responded that the DDA and Director Power have started reaching out to Businesses, along with the Chamber.

Commissioners asked if the relaxation would be for all temporary land use permits, or how are

They designated.

Director Power responded it would be for outdoor dining and retail land uses proposed by Businesses that need to make whole their typical occupancy by moving their activities outdoors.

**Motion Boynton, Atchinson second to recommend the Township Board temporarily relax the requirements of the Planning Commission review for temporary land use, specifically for businesses to use outdoor dining and retail space due to Covid-19, thru October 31,2020.**

**Motion Boynton, Atchinson second to amend the following verbiage to the above Motion- In turn, the township Planning and Economic Director will review site plans and applications for these adaptive temporary outdoor dining and retail operations with input as necessary from the Department of Public Safety, DDA, and Department of Public Services.**

**Roll Call:**

**Yeas: Franzoi, Jahr, Boynton, Kelly, Atchinson, Budd, and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion carried.**

**GENERAL DISCUSSION**

Director Power stated the meetings thru July will continue to be done remotely.

Director Best responded to comment on the chat from an attendee asking who is responsible for taking care of the property on the former Harbor Club/ Harbor Hills Golf Course.

Director Best stated the township has contacted the Habitat Company who owns Harbor Club. They are aware of the requirements for cutting grass within 150' feet of structures on their property, however if they are not operating a golf course and they have the intent that parcel be vacant, they are separate parcels, the grass can stay high. The habitat company has come to the Township with other uses for the property besides the golf course, they are trying to use the property in a way that will benefit both their residents and the rest of the community. Once they have something concrete, they will bring it to the Planning Commission. They are aware they have to cut the grass 150' from the structures on their parcel.

**ADJOURNMENT:**

**Motion Boynton, Jahr second to adjourn at 9:35 p.m. Motion Carried.**

Respectfully submitted,

Tammy Dohring

Recording Secretary



# APPLICANT INFORMATION

Applicant Upland Homes Inc Phone 313-319-6754  
 Address 1188 Autumnview Dr Fax \_\_\_\_\_  
 City, State Rochester, MI Zip 48307  
 E-mail kuntzman99@comcast.net Cell Phone Number 313-319-6754  
 Property Owner same Phone 313-319-6754  
 (if different than applicant)  
 Address \_\_\_\_\_ Fax \_\_\_\_\_  
 City, State \_\_\_\_\_ Zip \_\_\_\_\_  
 Billing Contact Same Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Fax \_\_\_\_\_  
 City, State \_\_\_\_\_ Zip \_\_\_\_\_

# SITE/ PROJECT INFORMATION

Name of Project Country Walk Subdivision  
 Parcel Id No. V125-83- Project Address \_\_\_\_\_  
 Attach Legal Description of Property  
 Property Location: On the \_\_\_\_\_ Side of \_\_\_\_\_ Road; Between \_\_\_\_\_ Road  
 and \_\_\_\_\_ Road. Size of Lot Width \_\_\_\_\_ Depth \_\_\_\_\_  
 Acreage of Site \_\_\_\_\_ Total Acres of Site to Review \_\_\_\_\_ Current Zoning of Site \_\_\_\_\_  
 Project Description: PLAN 1685 Elevation  
Approval Lot#18 is Elevation  
C side entry  
 Is a re-zoning of this parcel being requested? \_\_\_\_\_ YES (if yes complete next line) NO  
 Current Zoning of Site \_\_\_\_\_ Requested Zoning \_\_\_\_\_

# 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

Philip Kuntzman - UPLAND HOMES, INC

Print Property Owners Name

Signature of Property Owner

July 1, 2020  
 Date

STATE OF MICHIGAN  
 COUNTY OF WAYNE

# Memo

**TO: Van Buren Township Planning Commission**

**FROM: Dan Power – Director of Planning and Economic Development**

**RE: SPR 20-016 Site Plan Amendment for Upland Homes regarding New Architectural Elevations in Country Walk Subdivision**

**DATE: July 1, 2020**

---

The applicant, Upland Homes, is requesting architectural approval for two additional home elevation styles titled “1815” and “1546” with façade elevation variations for single-family residential dwellings in the Country Walk development. The development has a Planned Residential Development (PRD) agreement that was approved in 2002 and amended in 2005 but has since expired. Before it expired, several homes were completed in Country Walk. In July of 2015, a Memorandum of Understanding (MOU) was executed between Van Buren Township, the Country Walk Three Homeowners Association, and Blue Country Walk, LLC which outlined the responsibilities of the parties with respect to the completion of the development and required compliance with that PRD which had expired.

The proposed plans are subject to the PRD agreement, MOU, and the standards of the Zoning Ordinance, specifically section 5.115 which addresses architectural details in PRDs.

The following is staff’s review of the architectural plan based on the conditions in the MOU and PRD agreement. I offer the following comments:

## **Comments**

### **1. Site Plan**

The setbacks, as described in the approved site plan for the Country Walk development, depict a front and rear setback of 25’ and a required side yard setback of 10’. The lot sizes in the development vary in width from 75’ to 61’ and in depth from 120’ to 125’.

The applicant has submitted dimensions for proposed house plans. Plan #1815 is 40’0” wide X 54’0” deep, and plan #1546 is roughly 40’ wide X 50’ deep. Both of these will fit on all lots with the required setbacks.

### **2. Floor Area**

The PRD agreement requires that the square footage of homes for the 536 units in the subdivision will average at least 1,750 square feet. According to the plan provided the square footage of the proposed elevation will be 1,664 square feet, based on the total floor area of the dwelling being 2,160 square feet and the garage, which cannot be included in the total floor area calculation, being 496 square feet. Due to the PRD agreement requiring the average, not minimum, square footage to be 1,750 square feet, floor areas of less than 1,750 square feet may be approved. The majority of elevations in the development are over 1,750 square feet, so staff does not believe that allowing the home plans with areas of 1,664 square feet and 1,546 square feet will lead to violations of the PRD, if closely monitored in relation to the other homes within the PRD. Staff will evaluate what is existing in the development and ensure that the entire development maintains this requirement.

### **3. Façade Elevations**

The Zoning Ordinance and the PRD agreement have specific requirements to ensure that the Township's "Substantially Different" architectural design standard is met. Section j(ix) of the PRD agreement specifically requires that the "Substantially Different" requirement be met by varying the following (2) criteria:

- Roof pitch by varying three or more vertical units in twelve from one another (i.e. 6/12, 9/12, 12/12, etc.)
- Location of major design features relative to main mass by varying the location of at least two major design features that include, but are not limited to dormers, gables, garages (i.e. front-entry versus side-entry), and porches.

The Zoning Ordinance requires that this substantially different requirement be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the property across the street. Staff has reviewed the proposed elevations in relation to all other previously approved elevations by this builder in the development (see Exhibit A attached to this packet) and I offer the following:

#### Roof Pitch

The design of these elevations' roof pitches should be compared to those of the other previously approved elevations. The "1546" unit includes pitches ranging from 5/12 – 12/12 on the front. On the "1815" elevation type, a 6/12 pitch is present on the side and 12/12 pitches are present on the front. Roof pitch alone may not distinguish the proposed elevation types from one another. Therefore, the location of major design feature criteria may have to be used in place of the roof pitch requirement.

#### Location of Major Design Features

The applicant has shown in the past that they understand the substantially different requirement and can meet it through the prior submission of 44 different combinations of home style and elevation. With the previously submitted elevations and the new elevation, the applicant has demonstrated that they can meet this requirement. The

applicant proposes a single elevation type for the "1815" model and five (5) variations of the "1546" elevation type, each of which also has a side-facing garage option. The new elevations will add to the diversity of the models available. Staff will still review each individual application for a building permit to ensure that this requirement has been met. A table of observations from the proposed models is shown below:

	Roof style	Roof pitch	# of windows (front)	Door relation to mass	Design feature and relation to mass	Materials observations
<b>1546 (A)</b>	Gable	Not specified	1	Center	Gable / rake over garage	Horizontal siding over windows / doors
<b>1546 (B)</b>	Gable	Not specified	2	Center	Gable / rake over window+door and dormer over garage	Horizontal siding over windows / doors
<b>1546 (C)</b>	Reverse Gable	Not specified	3	Center	3-angle bay window with gable/rake	
<b>1546 (D)</b>	Gable	Not specified	1	Center	Nested gable over window/door	Shake siding over window/door
<b>1546 (E)</b>	Reverse Gable	Not specified	1	Center	Nested gable over window/door	Horizontal siding over garage
<b>1815</b>	Hip	12/12 front, 6/12-12/12 side	5	Center	Two sets of gables / rakes over window sections	Mostly brick

#### 4. **Building Materials**

Section i(1) of the PRD agreement requires that all 416 detached units feature brick to the belt on the front and side elevations and requires that on specific lots brick will be required on the rear elevation as well. The proposed elevation meets this requirement with the significant application of brick on all sides.

#### 5. **Side-Entry Garages**

The PRD agreement requires that at least 30% of the single-family detached units have side-entry garages and specifically indicates which lots are required to have side entry garages. The language in the PRD Amendment states:

"6.1.11. Side entry garages are required on at least 30% of single-family detached units. The following 125 single-family detached units will have side-entry garages: 1-4, 15, 16, 34, 36, 47-49, 58-60, 66-68, 70, 75, 76, 82, 86, 92, 93, 96-110, 115, 117, 120, 121, 128, 130, 135-137, 149-51, 153, 159, 164, 165, 171, 173, 177, 178, 185-87, 192-95, 198, 200, 204, 213, 218, 225-228, 235, 237, 240, 244, 247-250, 253, 254, 260, 261, 266, 274, 286-88, 294, 295, 297, 303, 305, 308, 311-13, 317-21, 323, 324, 326, 327, 330, 363, 368, 369, 381, 390, 398, 400, 406, 407, 411, 413-16."

The proposed elevations all includes a side-entry garage, so it can contribute to the requirement of 30% of detached units in the PRD having side-entry garages.

### **Recommendation**

Staff recommends that the Planning Commission approve the site plan amendment to the Country Walk development for the addition of the proposed elevations, Plans #1815 and #1546, to be built by Upland Homes based on the following condition:

1. Township Planning Staff shall review each application for a new single-family home in the Country Walk development in order to determine that the new home meets the required setbacks and that the elevation meets the Township's "Substantially Different" architectural design standards set forth in the PRD agreement.

Thank you for your consideration.

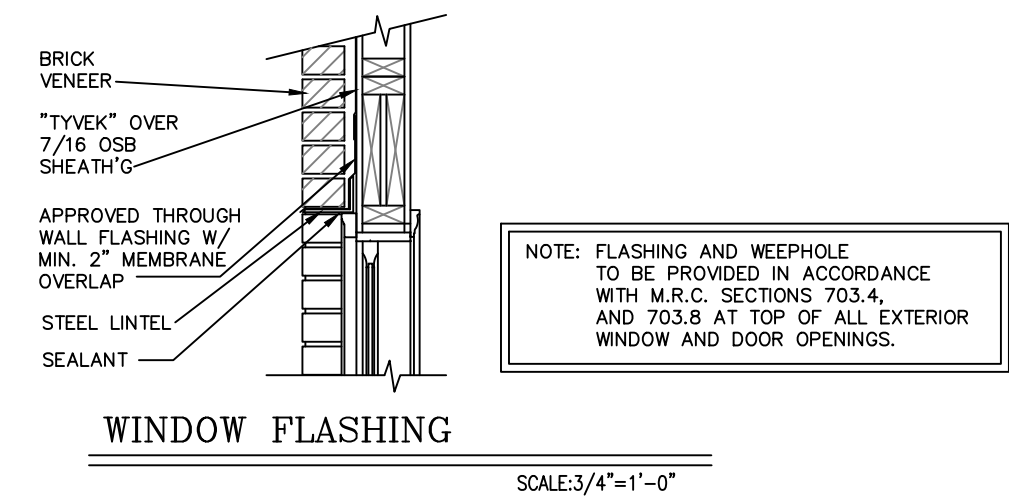
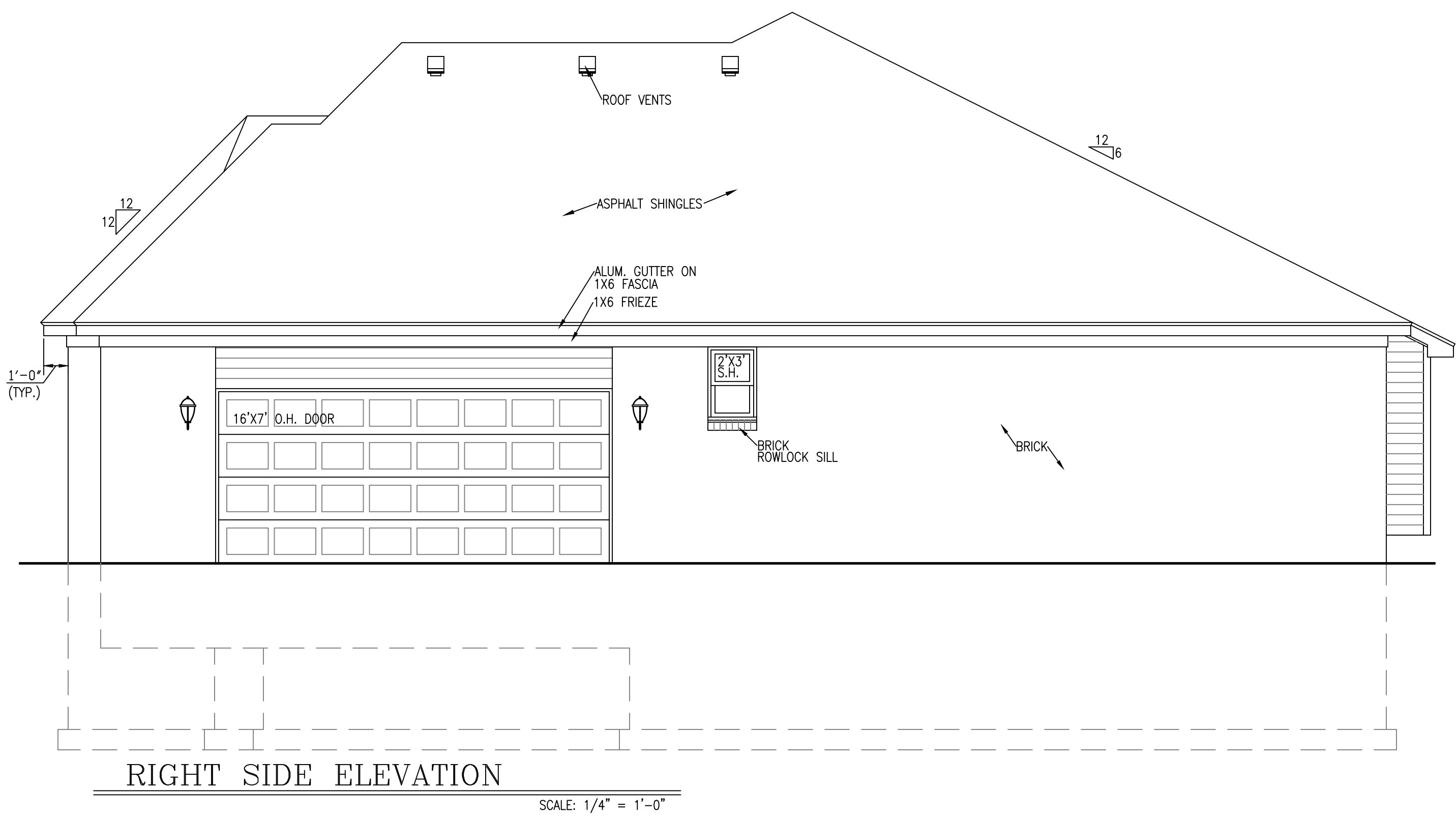
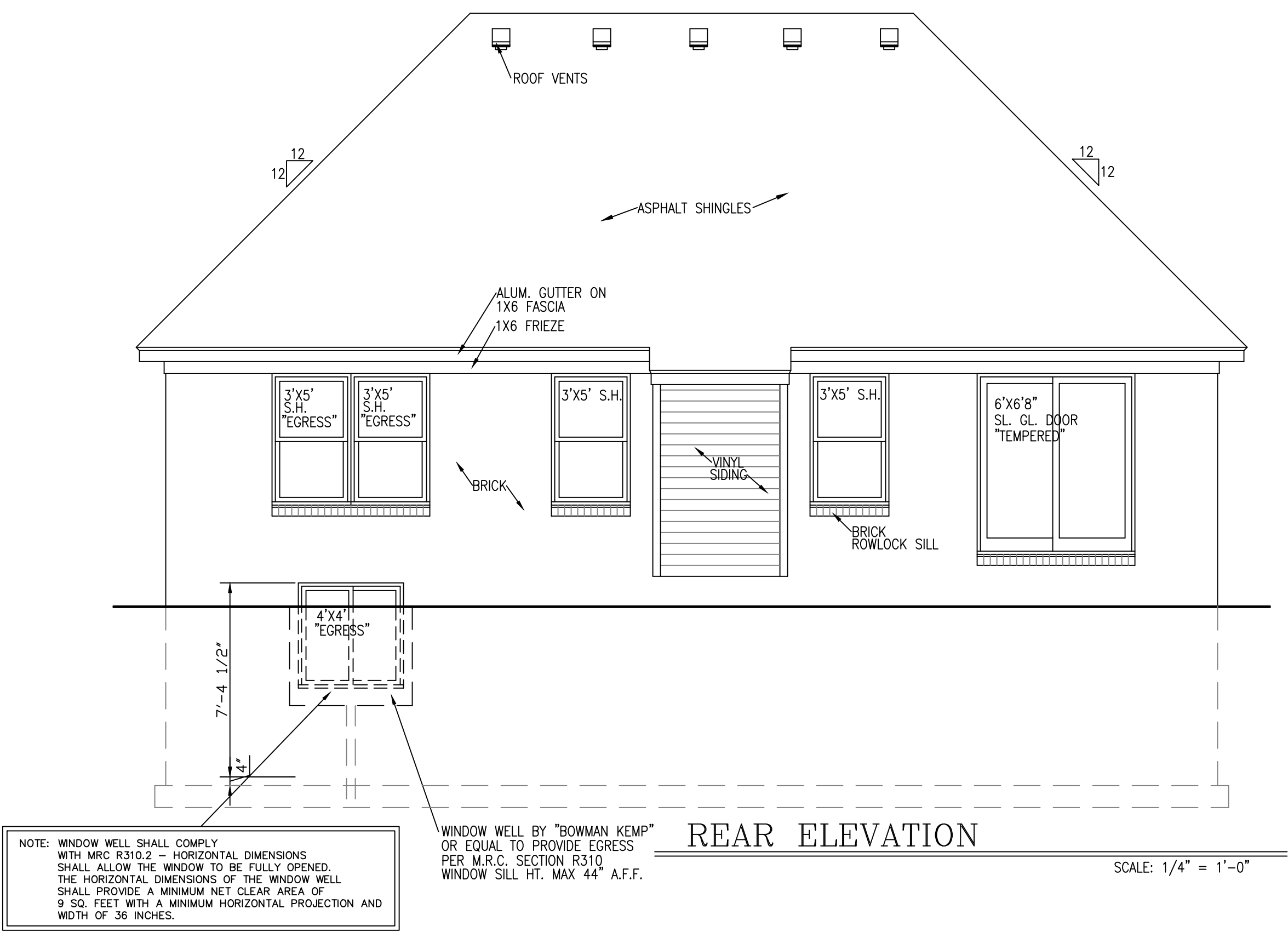
Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Power".

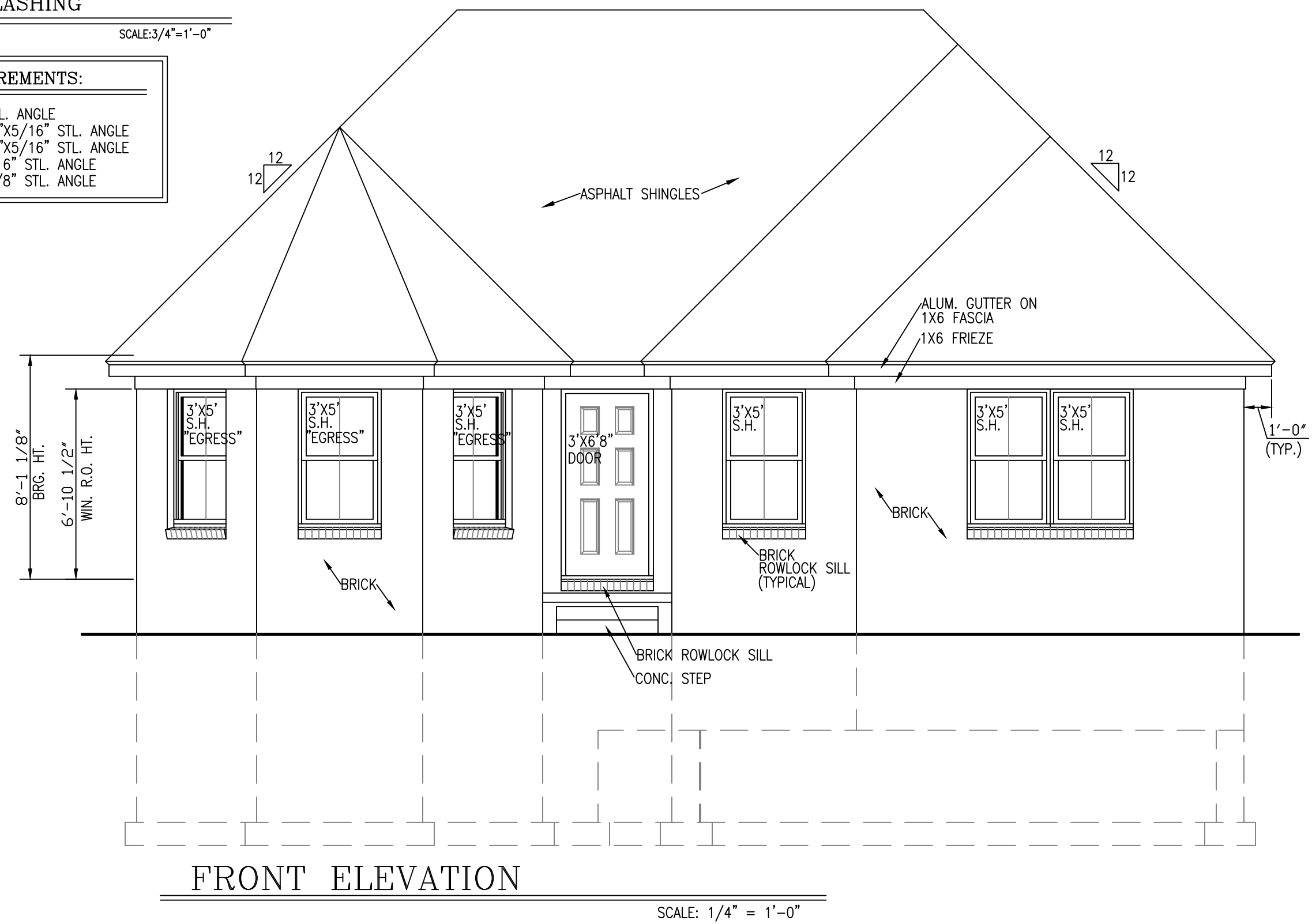
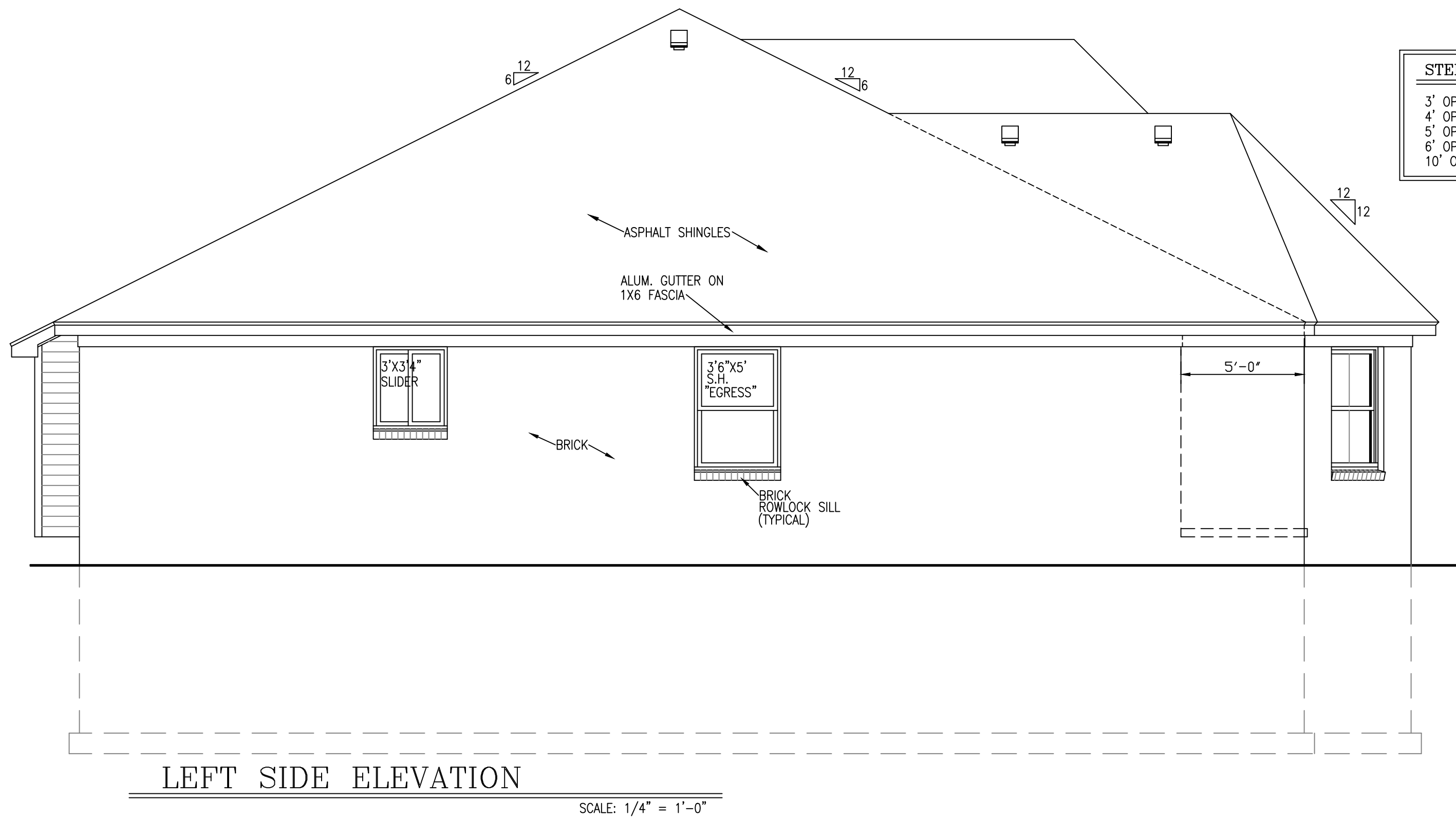
Dan Power, AICP  
Planning and Economic Development Director  
Public Services Department  
Charter Township of Van Buren

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant – McKenna Associates  
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township

Country Walk 1815- Combined Plans



STEEL LINTEL REQUIREMENTS:	
3' OPENING	- 3"x3"x1/4" STL. ANGLE
4' OPENING	- 3 1/2"x3 1/2"x5/16" STL. ANGLE
5' OPENING	- 3 1/2"x3 1/2"x5/16" STL. ANGLE
6' OPENING	- 5"x3 1/2"x5/16" STL. ANGLE
10' OPENING	- 6"x3 1/2"x3/8" STL. ANGLE



30488 MUNGER DR.  
MAYFIELD, KY 40154  
(734)427-0050



©  
COPYRIGHT  
AND IS NOT TO  
BE COPIED WITHOUT  
WRITTEN PERMISSION.

Upland Homes

REVISION:

DATE:  
6/16/2020

JOB# 200602  
SHT. NO.

3  
OF 3

Country Walk  
Lot #18









5/12



10/12

ELEVATION - A

8/12



5/12

ELEVATION - B

6/12



12/12

ELEVATION - C

12/12



6/12

ELEVATION - D

12/12



6/12

ELEVATION - E

5/12



ELEVATION - A

10/12

8/12



ELEVATION - B

5/12

12/12



ELEVATION - C

6/12

12/12

12/12



ELEVATION - D

6/12

12/12



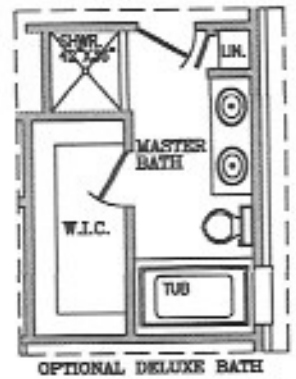
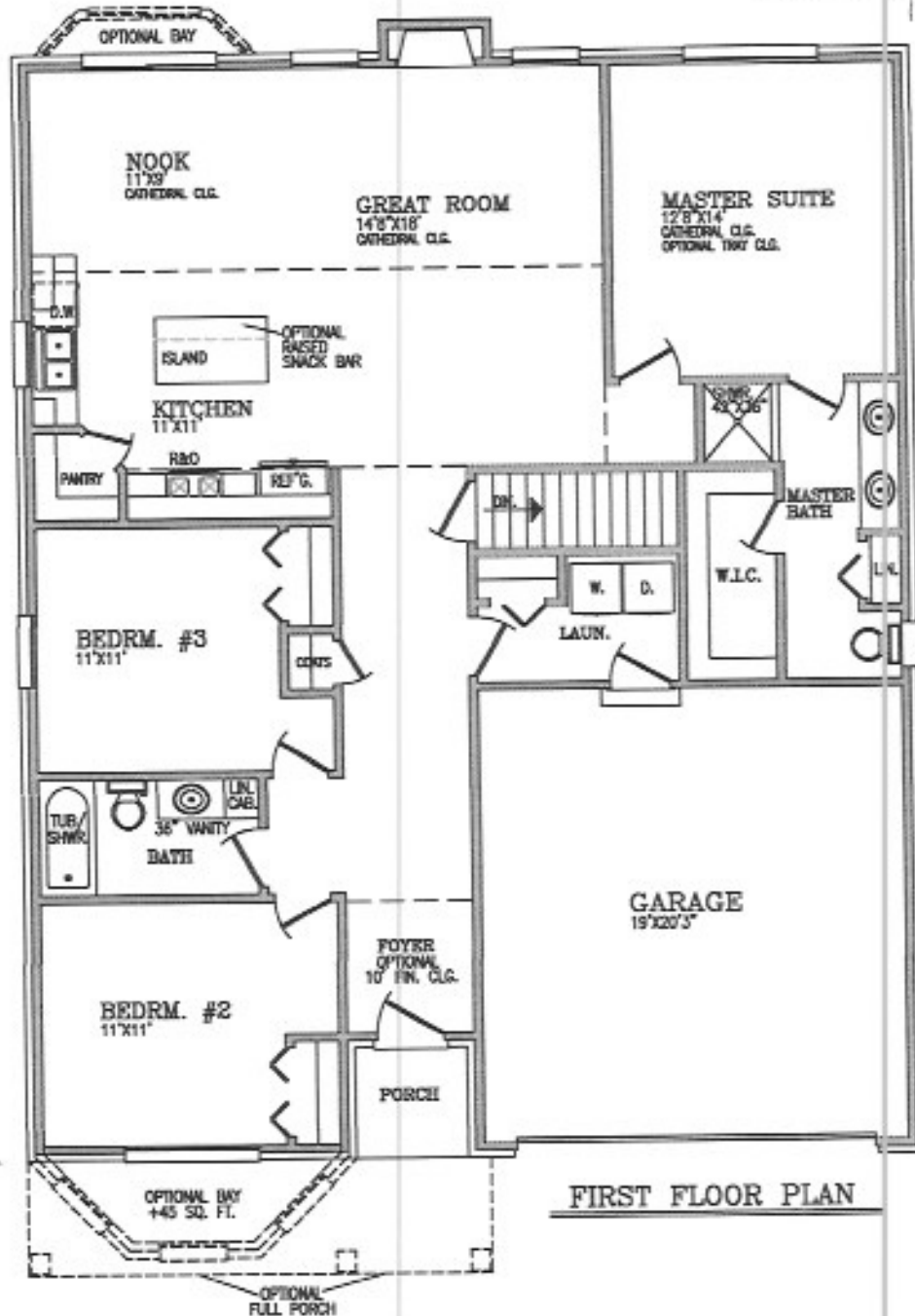
ELEVATION - E

6/12

12/12

40'-0"

3 Bedroom Ranch  
1,546 Sq. Ft.



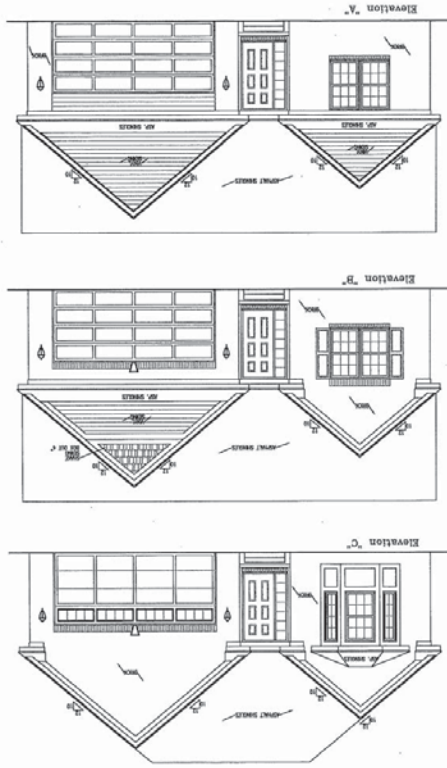
FIRST FLOOR PLAN

49'-0"

52'-8"

4'-4"

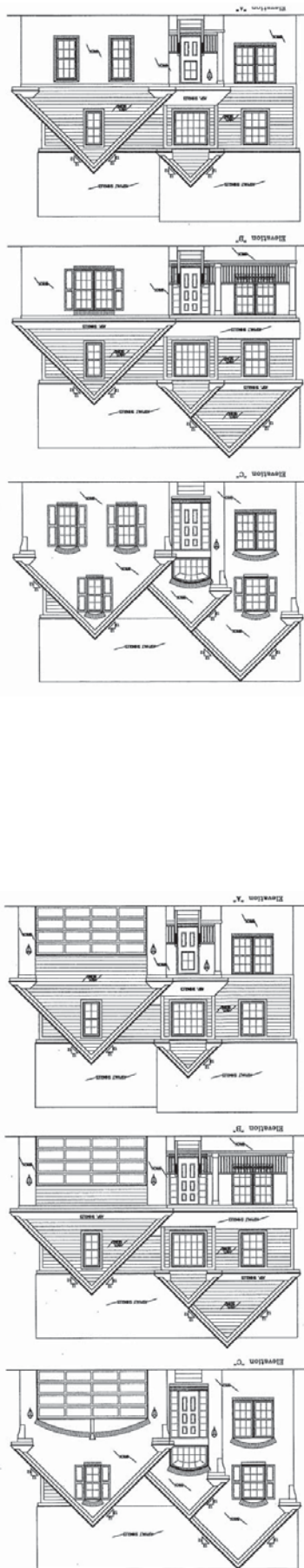
**Exhibit A -  
Approved Upland Home Elevations in Country Walk PRD - Cases 17-031 and 19-015**



**Exhibit A -  
Past Approved Upland Home Elevations in Country Walk PRD - Cases 17-031 and 19-015**



Exhibit A - it Approved Upland Home Elevations in Country Walk PRD - Cases 17-031 and 19-C



FINAL  
DATE 10/31/17  
BY: [Signature]

Plan#: 2407 (Colonial) - Side Entry  
40'-8" Wide X 51'-8" Deep

Architectural Elevations For:  
Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754  
Planning Commission Applicant:  
Country Walk Subdivision  
Van Buren Charter Township

FINAL  
DATE 10/31/17  
BY: [Signature]

Plan#: 2407 (Colonial) - Front Entry  
40'-8" Wide X 51'-8" Deep

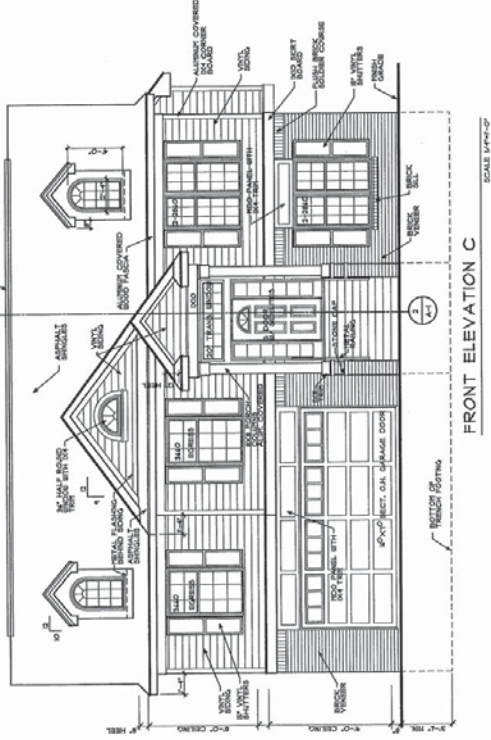
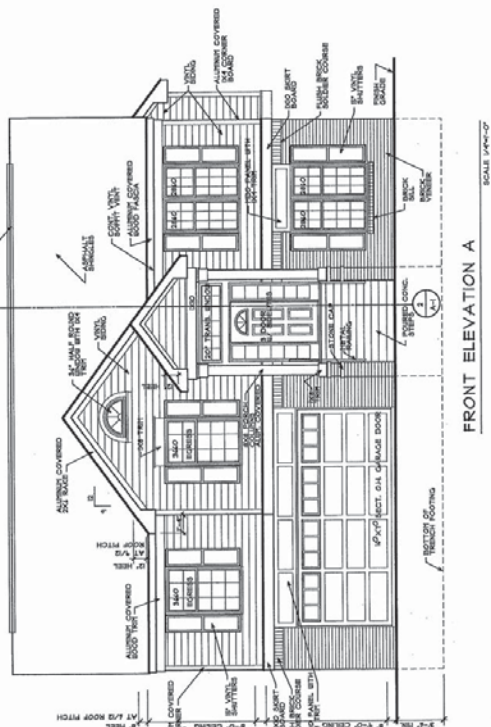
Architectural Elevations For:  
Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754  
Planning Commission Applicant:  
Country Walk Subdivision  
Van Buren Charter Township

RECEIVED  
OCT 11 2017  
BY: [Signature]



Exhibit A - Approved Upland Home Elevations in Country Walk PRD - Cases 17-031 and 19-031 and 19-031 and 19-031

Exhibit A -



Plan#: 1483 (Bi-Level) - Front Entry  
40'-8" Wide X 37'-4" Deep

Architectural Elevations For:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Attn: Philip Kuntzman  
(313) 319-6754

Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

FINAL  
DATE 10/31/17  
BY: [Signature]

RECEIVED  
OCT 11 2017  
BY: [Signature]

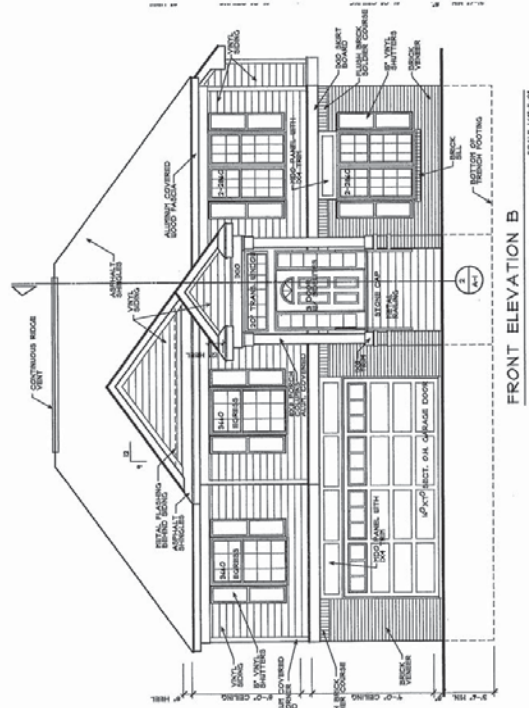
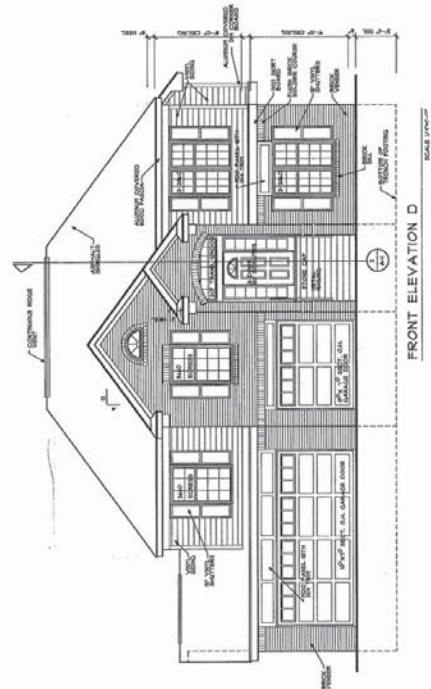
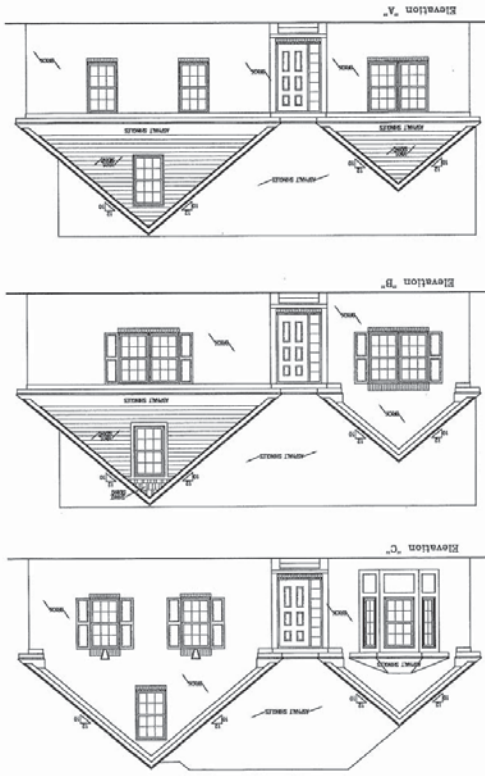


Exhibit A -

Approved Upland Home Elevations in Country Walk PRD - Cases 17-031 and 19-C it Approved Upland Home Elevations in Country Walk PRD - Cases 17-031 and 19-C



Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Attn: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

Plan#: 1706 (Ranch) - Side Entry  
43'-8" Wide X 54'-4" Deep

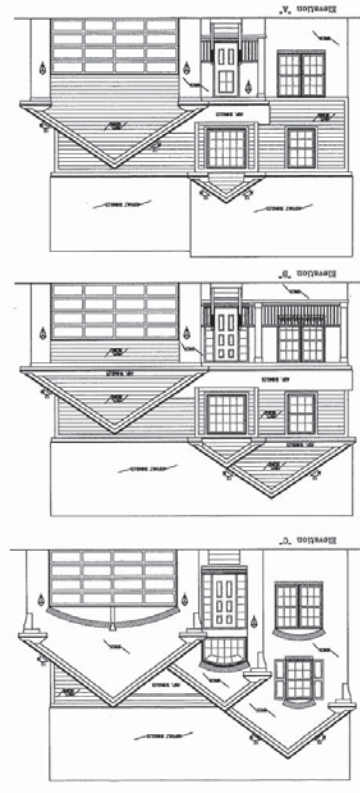
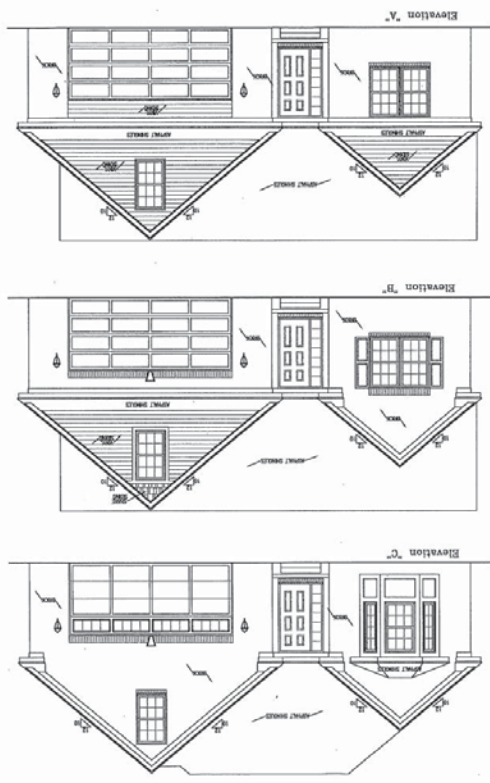
RECEIVED

OCT 11 2017

BY:

FINAL  
DATE 10/31/17  
BY: [Signature]

Exhibit A - it Approved Upland Home Elevations in Country Walk PRD - Cases 17-031 and 19-C



Plan#: 1706 (Ranch) - Front Entry  
43'-8" Wide X 54'-4" Deep

Country Walk Subdivision  
Van Buren Charter Township  
Planning Commission Applicant:  
Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Attn: Philip Kuntzman  
(313) 319-6754  
Architectural Elevations For:

RECEIVED  
OCT 11 2017  
BY: \_\_\_\_\_  
DATE: 10/31/17  
FINAL  
Power & Co.

Plan#: 2159 (Colonial) - Front Entry  
40'-8" Wide X 51'-8" Deep

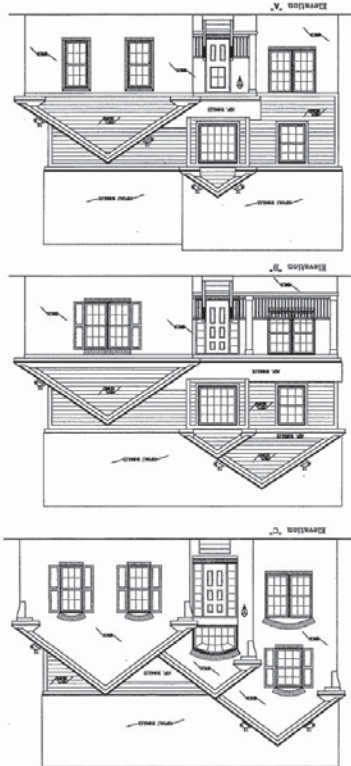
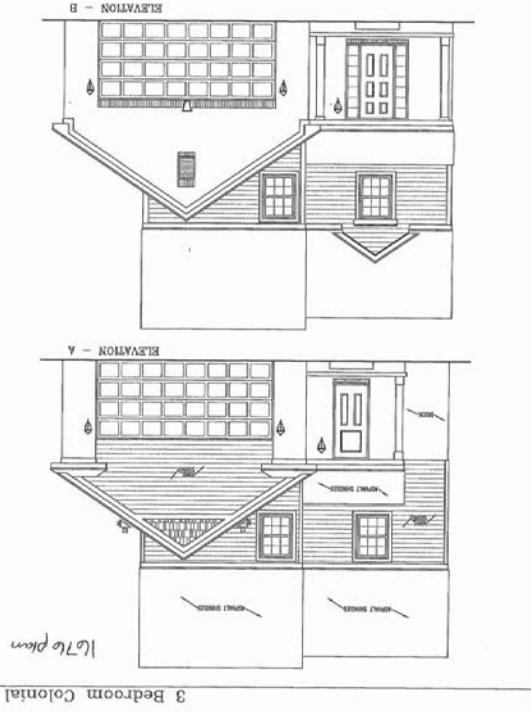
Country Walk Subdivision  
Van Buren Charter Township  
Planning Commission Applicant:  
Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Attn: Philip Kuntzman  
(313) 319-6754  
Architectural Elevations For:

RECEIVED  
OCT 11 2017  
BY: \_\_\_\_\_  
DATE: 10/31/17  
FINAL  
Power & Co.



Exhibit A - it Approved Upland Home Elevations in Country Walk PRD - Cases 17-031 and 19-C

Exhibit A -



FINAL  
DATE 5-2-15  
BY: [Signature]

Plan#: 1676 (Colonial) - Front Entry  
35'-4" Wide X 50'-8" Deep

Architectural Elevations For:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Attn: Philip Kuntzman  
(313) 319-6754

Planning Commission Applicant:

Country Walk Subdivision  
Van Buren Charter Township

FINAL  
DATE 10/21/17  
BY: [Signature]

Plan#: 2159 (Colonial) - Side Entry  
40'-8" Wide X 51'-8" Deep

Architectural Elevations For:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Attn: Philip Kuntzman  
(313) 319-6754

Planning Commission Applicant:

Country Walk Subdivision  
Van Buren Charter Township

RECEIVED  
OCT 11 2017  
BY: [Signature]

Exhibit A -

Approved Upland Home Elevations in Country Walk PRD - Cases 17-031 and 19-031 it Approved Upland Home Elevations in Country Walk PRD - Cases 17-031 and 19-031

3 Bedroom Colonial

1676 plan

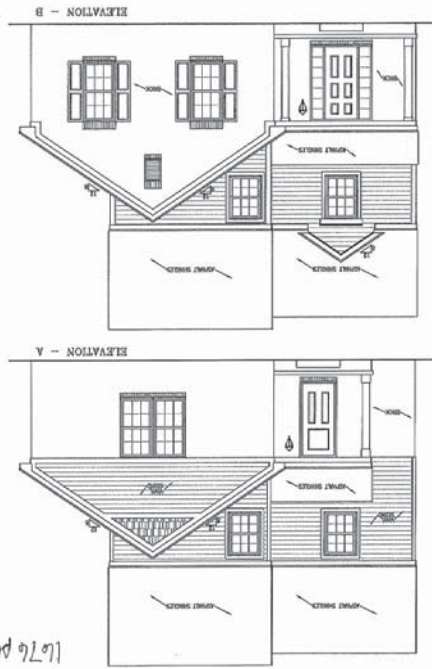
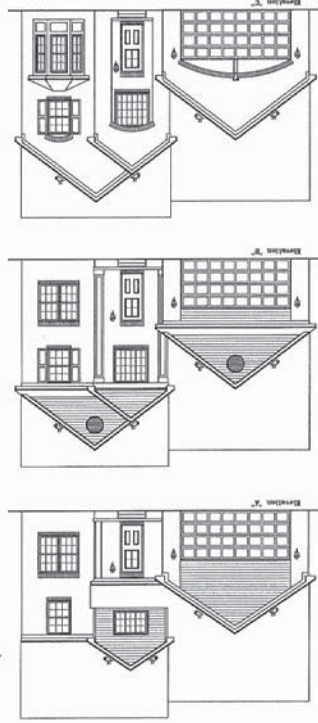


Exhibit A -

Approved Upland Home Elevations in Country Walk PRD - Cases 17-031 and 19-031 it Approved Upland Home Elevations in Country Walk PRD - Cases 17-031 and 19-031

2122 plan



Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Attn: Phillip Kuntzman  
(313) 319-6754

Architectural Elevations For:

**Plan#: 1676 (Colonial) - Side Entry**  
**35'-4" Wide X 50'-8" Deep**

FINAL  
DATE 5-2-19  
BY: [Signature]

Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Attn: Phillip Kuntzman  
(313) 319-6754

Architectural Elevations For:

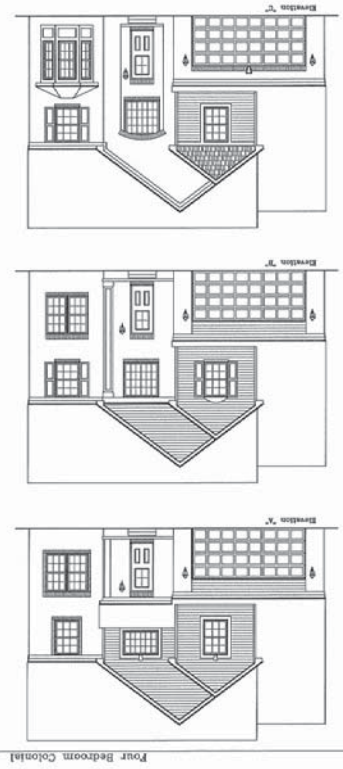
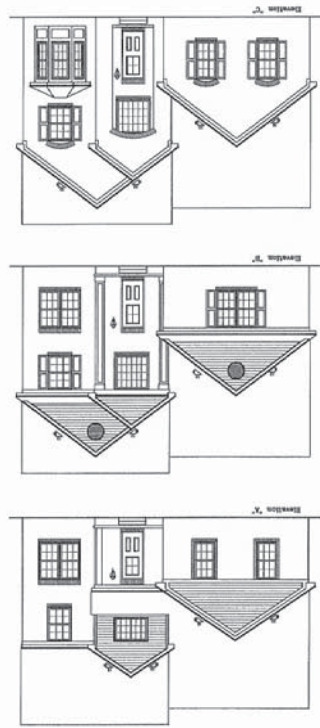
**Plan#: 2122 (Colonial) - Front Entry**  
**42'-0" Wide X 43'-4" Deep**

FINAL  
DATE 5-2-19  
BY: [Signature]

Exhibit A - it Approved Upland Home Elevations in Country Walk PRD - Cases 17-031 and 19-031 and 19-031 and 19-031

Exhibit A -

2122 plan



Plan#: 2122 (Colonial) - Side Entry

42'-0" Wide X 43'-4" Deep

Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Attn: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

FINAL  
DATE 5-2-19  
BY: [Signature]

Plan#: 2320 (Colonial) - Front Entry

42'-0" Wide X 43'-4" Deep

Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Attn: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

FINAL  
DATE 5-2-19  
BY: [Signature]

**Exhibit A -  
Approved Upland Home Elevations in Country Walk PRD - Cases 17-031 and 19-0**



Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Attn: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

**Plan#: 2320 (Colonial) - Side Entry  
42'-0" Wide X 43'-4" Deep**

FINAL  
DATE  
BY: 5-2-19



## MEMO

---

TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: RM District and related Zoning Ordinance Amendments for new 6-7 unit per acre density  
DATE: July 1, 2020

---

The Van Buren Township Planning Commission will be asked to consider zoning ordinance amendments which allow for a new categorization of detached single-family residential structures to be permitted in the RM-Multiple Family zoning district. This is a high-density category of detached single-family residential housing, relative to that typically enabled by single-family residential zoning districts. This land use concept is illustrated below:

The Township's Principal Planner has provided a letter describing this topic in greater detail, along with a draft set of zoning ordinance text amendments for consideration.

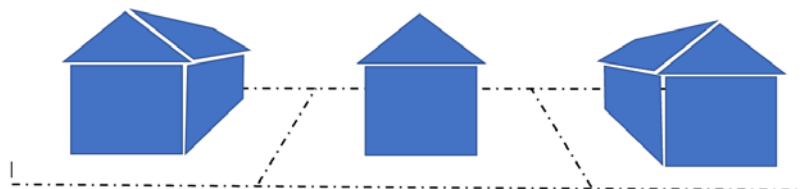
This discussion is driven in part by a development project proposed at 41620 East Huron River Drive, for which conceptual plans are included in this packet.

The proposed land use type is also supported by the residential densities stated in the adopted Van Buren

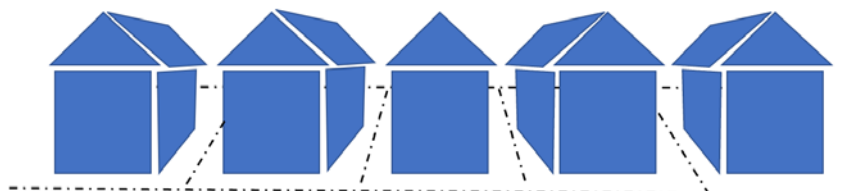
Township South Side Master Plan and in the in-progress community-wide Master Plan. Its dimensions also speak to a density that is missing within our current zoning regulations. The Planning Commission also authorized a Master Plan amendment in 2019 that allowed for a specific property to be designated as Multiple Family Residential future land use with a density of 6-7 units per acre. Based on the identified gap in the current zoning and the basis in past planning efforts, it is now appropriate to consider an appropriate and feasible zoning mechanism to allow this type of land use at this density.

While this type of use may be considered a specific and limited portion of a Planned Residential Development (PRD), where increased density may apply in exchange for broader project benefits. However, a set of zoning ordinance amendments which address permitted land uses and dimensions within the RM – Multiple Family – zoning district would more broadly and robustly address this use type. We are therefore bringing forward two options for a set of zoning ordinance

**Conventional detached** single family residential (**existing** condition)



**Higher-density detached** single family residential (**proposed** condition for consideration)



text amendments for the Planning Commission's consideration. We specifically ask for the Planning Commission to consider allowing single-family detached dwellings at a density of 6-7 units per acre as a permitted land use by right in the RM, Multiple Dwelling Residential District and to contemplate dimensional requirements for these detached single-family dwellings.

Based on the outcome of this discussion, the Planning Commission should weigh the two options for future consideration.

I look forward to this discussion.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Power".

Dan Power, AICP  
Planning and Economic Development Director  
Public Services Department  
Charter Township of Van Buren

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant –  
McKenna Associates  
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township





**MCKENNA**

June 30, 2020

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

**Subject: RM (Multiple Family) District Amendment**

Dear Commissioners:

In early 2019, the Township received a request from Mr. Scott Jones to rezone a 13.6 acre parcel located at 41620 E. Huron River Drive from R-1C to RM zoning designation. The applicant has plans to construct single family detached condominiums on the property and is seeking the rezoning to be able to construct these homes at a higher density than is allowed under the R1-C zoning district. For reference the R1-C zoning district allows for the construction of single family homes at ~5 dwelling units per acre. The applicant is looking for a density of 6-7 dwelling units per acre.

After significant consideration, the Township amended the Master Plan to change the zoning on the subject site from R-1C to RM with limitations. This would achieve allowing the required density for the development and protect against any other potential uses allowed in the RM district which may not fit in this area (i.e. apartment complexes, etc.).

Subsequent to the Master Plan Amendment, the next step is to amend the Zoning Ordinance is to add single family detached dwellings as a permitted use in the RM district, with density limitations. This change would not just benefit the applicant, but would also make some homes in the Township legal conforming structures. Additionally, it is common in other communities Zoning Ordinances to allow single family residential in a multiple family district. This would be a benefit regardless of the applicant's request.

**Analysis**

The Master Plan amendment allowed for 6-7 dwelling units per acre which translates to lot sizes ranging from 7,260 square feet to 6,223 square feet. The Zoning ordinance currently allows for detached single family dwellings in lot sizes varying from 20,000 square feet to 8,400 square feet. Mr. Jones's proposed concept plan for the site translates to the higher end of density i.e., smaller lot size of 6,300 square feet. An analysis of Section 4.102 Schedule of Regulations shows a rough sliding scale rule, and identifies the next level of lot size logically would be at the lower end of density, at 7,200 feet.

**Options**

The attached amendment suggests 2 options for lot size and setbacks based on the density provision approved under the Master Plan.

Option A - Low Range Density (6.05 du/acre) – 7,200 square feet lot size/60' lot width/min. side yard 10 feet  
Option B - High Range Density (6.91 du/acre) – 6,300 square feet lot size/45' lot width/min. side yard 5 feet

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

○ 248.596.0920  
F 248.596.0930  
**MCKA.COM**

**Communities for real life.**



### **Other Ordinance Sections**

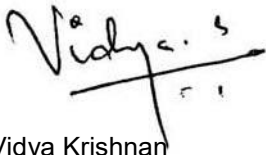
Section 5.114 includes standards for all single family residential dwelling, attached and detached. These pertain to connection with public utilities, complying with building codes and setting forth architectural requirements. We propose no changes to this section and recommend keeping it in place and applicable to any newly created detached single family lot size. Section 5.115 which sets forth standards and requirements for single family detached dwellings in subdivisions and site condominiums shall also remain unchanged and applicable in its current form.

### **Recommendation**

The text amendment is before the Planning Commission for preliminary discussion and feedback with regard to determining the appropriate lot size and setbacks. We will be present at the meeting to answer any questions and provide any additional information the Planning Commission requires.

Respectfully,

**McKENNA**



Vidya Krishnan  
Principal Planner

c: Matt Best, Van Buren Township Director of Public Services  
Dan Power, Director of Planning and Economic Development





**CHARTER TOWNSHIP OF VAN BUREN COUNTY**  
**OF WAYNE, STATE OF MICHIGAN**  
**ORDINANCE NO. xx-xx-20**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE 5-2-17(2) AS AMENDED OF THE CHARTER TOWNSHIP OF VAN BUREN TO AMEND THE LANGUAGE OF RM, MULTIPLE FAMILY RESIDENTIAL DISTRICT TO ADD DETACHED SINGLE-FAMILY RESIDENTIAL DWELLING AT A SPECIFIED DENSITY AS A PRINCIPAL PERMITTED USE.

THE CHARTER TOWNSHIP OF VAN BUREN ORDAINS:

**SECTION 1- ORDINANCE AMENDMENT**

Pursuant to this Ordinance, the following sections of the Charter Township of Van Buren Zoning Ordinance shall be amended in accordance with the below text upon the effective date of this Amendment:

**Section 3.104 Permitted Uses by District; Table 1: Table of Permitted Land Uses and Special Land Uses by District**

**Key:**      ■ Principal Permitted Use      ● Special Land Use

USE	R-1A, R-2A, R-1B, and	RM	RMH	AG	C	C-1	C-2	FS	OT	M-1	M-T	M-2	AP	M-U	DEVELOPMENT STANDARD
<b>RESIDENTIAL USES</b>															
Accessory Caretaker Dwelling					●	●	●	●	●	●	●	●	●	●	<a href="#">Error! Reference source not found.</a>
Apartment Houses		●												●	<a href="#">Error! Reference source not found.</a>
Multiple Family High Rise Dwelling		●													<a href="#">Error! Reference source not found.</a>
Single-Family Attached Dwelling		■												■	<a href="#">Error! Reference source not found.</a>
Single-Family Detached Dwelling	■	■		■										■	<a href="#">Error! Reference source not found.</a>
Single-Family Farm Dwelling Related to Agricultural Operations				■											
Mobile Home Parks			■												<a href="#">Error! Reference source not found.</a>
Mobile Home Subdivisions			■												<a href="#">Error! Reference source not found.</a>
Planned Residential Developments	●			●										●	
Two-Family Dwelling		■												■	

### Section 3.107 RM, Multiple Dwelling Residential District

(A) STATEMENT OF PURPOSE
<p>The Multiple Dwelling Residential District is designed to permit an intensive residential use of land, including attached dwelling units on a single parcel. Multiple Dwelling areas shall be located near major thoroughfares for good accessibility and may be located between single-family residential areas and other non-residential uses. It is intended that various sizes of residential accommodations, of ownership and rental, shall be provided to meet the need of the community.</p>

(B) PERMITTED USES	(C) SPECIAL LAND USES
<ul style="list-style-type: none"> <li>• Dwelling, Single-Family Residential Attached</li> <li>• Dwelling, Single-Family Residential Detached</li> <li>• Dwellings, Two-Family</li> <li>• Swimming Pools, Private</li> <li>• Clubhouse, Private</li> <li>• Hospitals and nursing homes</li> <li>• School (Primary or Secondary)</li> <li>• School (College or University, Public or Non-Profit)</li> <li>• Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations, but not including storage yards, when necessary to serve the immediate vicinity.</li> <li>• Adult foster care, family home</li> <li>• Family day care home.</li> <li>• Accessory structures and uses customarily incidental to the above permitted uses</li> </ul>	<ul style="list-style-type: none"> <li>• Dwelling, Multiple Family High Rise</li> <li>• Adult foster care, small group</li> <li>• Adult foster care, large group.</li> <li>• Day Care, Group Home</li> <li>• Apartment Houses</li> <li>• Religious Institutions</li> <li>• Child care center</li> <li>• Adult day care center</li> <li>• Wireless Communication Facilities</li> </ul>

The above list is a summary of uses permitted by right or special land use approval in the district. Refer to [Error! Reference source not found.](#) (including footnotes) for standards and requirements applicable to permitted and special land uses. In case of a conflict between the above list and the uses listed in [Error! Reference source not found.](#) (including footnotes), then [Error! Reference source not found.](#) shall prevail. Refer to [Error! Reference source not found.](#) for definitions of uses and refer to [Error! Reference source not found.](#) for development standards for specific uses.

(D) REQUIRED CONDITIONS OF THE RM, MULTIPLE-FAMILY RESIDENTIAL DISTRICT
<ul style="list-style-type: none"> <li>• Community garages are permitted, provided they serve the principal residential building, and they contain space for no more than two (2) passenger vehicles for each dwelling unit in the principal building on the lot.</li> <li>• Maintenance and management buildings are permitted, provided they serve multiple dwellings.</li> <li>• Accessory buildings and uses must be located on the same lot as the main use and shall not involving any business, profession, trade or occupation.</li> </ul>

(E)	(F) DIMENSION REGULATIONS				
Lot and Dimensional Standards	RM	Single-Family, Attached <a href="#">Error! Reference source not found.</a>	Single-Family Detached	Apartments <a href="#">Error! Reference source not found.</a>	Multi-Family High Rise <a href="#">Error! Reference source not found.</a>
Min. Lot Area (sq. ft.)	10 acres <a href="#">Error! Reference source not found.</a>	4,200 (up to 1 bedroom) <a href="#">Error! Reference source not found.</a> 5,000 (2 bedroom) <a href="#">Error! Reference source not found.</a> 6,200 (3+ bedrooms) <a href="#">Error! Reference source not found.</a>	Option A – 7,200 Option B – 6, 300	2,800 (up to 1 bedroom) <a href="#">Error! Reference source not found.</a> 3,500 (2 bedroom) <a href="#">Error! Reference source not found.</a> 4,800 (3+ bedrooms) <a href="#">Error! Reference source not found.</a>	<a href="#">Error! Reference source not found.</a>
Min. Lot Width (ft.)	400	<a href="#">Error! Reference source not found.</a>	Option A -60'/Option B -45'	<a href="#">Error! Reference source not found.</a>	<a href="#">Error! Reference source not found.</a>

Min. Lot Depth (ft.)	--	<a href="#">Error! Reference source not found.</a>		<a href="#">Error! Reference source not found.</a>	<a href="#">Error! Reference source not found.</a>
Max. Lot Coverage (%)	30	--	30	--	15
Min. Floor Area/Unit (ft.)	--	500 (efficiency) <a href="#">Error! Reference source not found.</a> 700 (1 bedroom) <a href="#">Error! Reference source not found.</a> 900 (2 bedroom) <a href="#">Error! Reference source not found.</a> 1,100 (3+ bedrooms) <a href="#">Error! Reference source not found.</a>	Option A – 1,250 Option B – 1,000	500 (efficiency) <a href="#">Error! Reference source not found.</a> 700 (1 bedroom) <a href="#">Error! Reference source not found.</a> 900 (2 bedroom) <a href="#">Error! Reference source not found.</a> 1,100 (3+ bedrooms) <a href="#">Error! Reference source not found.</a>	500 (efficiency) <a href="#">Error! Reference source not found.</a> 700 (1 bedroom) <a href="#">Error! Reference source not found.</a> 900 (2 bedroom) <a href="#">Error! Reference source not found.</a> 1,100 (3+ bedrooms) <a href="#">Error! Reference source not found.</a>
Max. Building Height (ft.)	30	--	30	--	150
Max. Bldg. Height (stories)	2.5	--	2	--	15
Min. Front Yard Setback	35	<a href="#">Error! Reference source not found.</a>	30	<a href="#">Error! Reference source not found.</a>	75 <a href="#">Error! Reference source not found.</a> , <a href="#">Error! Reference source not found.</a>
Min. Side Yard (one) Setback	20 <a href="#">Error! Reference source not found.</a>	<a href="#">Error! Reference source not found.</a>	Option A -10'/Option B-5'	<a href="#">Error! Reference source not found.</a>	50 <a href="#">Error! Reference source not found.</a> , <a href="#">Error! Reference source not found.</a>
Min. Side Yard (total of 2) Setback	40 <a href="#">Error! Reference source not found.</a>	<a href="#">Error! Reference source not found.</a>	Option A – 20'/Option B-10'	<a href="#">Error! Reference source not found.</a>	110 <a href="#">Error! Reference source not found.</a> , <a href="#">Error! Reference source not found.</a>
Min. Rear Yard Setback	35	<a href="#">Error! Reference source not found.</a>	35	<a href="#">Error! Reference source not found.</a>	50 <a href="#">Error! Reference source not found.</a> , <a href="#">Error! Reference source not found.</a>
Footnotes: Refer to <a href="#">0</a> wherever a footnote is referenced in parentheses after one of the design regulations.					

## Section 4.102 Schedule of Regulations

Unless otherwise provided in this Ordinance, area, height and placement regulations under this Ordinance shall be in accordance with the Schedule of Regulations in [Table 1](#) and footnotes thereto, which schedule and footnotes hereby made a part of this [0](#).

**Table 1. Schedule of Regulations**

Schedule of Regulations											
Zoning District	Lot Area, Lot Coverage, and Dwelling/Business Unit Standards					Minimum Yard Setbacks				Maximum Building Height	
	Minimum Lot Area (sq. ft.)	Minimum Floor Area Per Dwelling Unit (sq. ft.)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Maximum Lot Coverage (%)	Front (ft.)	Side (ft.)	Total of 2 Sides (ft.)	Rear (ft.)	Feet	Stories
AG, Agricultural and Estates	43,560	2,000 <a href="#">Error! Reference</a>	150	<a href="#">Error! Reference</a>	15	50	10	25	35	30	2



[illegible]

							<a href="#">Reference source not found.</a>				
C-2, Extensive Highway Business	--	--	--	--	--	35 <a href="#">Error! Reference source not found.</a>	25 <a href="#">Error! Reference source not found.</a>	50	20	40	4
FS, Freeway Service	--	--	--	--	--	75 <a href="#">Error! Reference source not found.</a>	75 <a href="#">Error! Reference source not found.</a>	150	75	30	3
OT, Office Technology	--	--	--	--	--	<a href="#">Error! Reference source not found.</a> , <a href="#">Error! Reference source not found.</a> , <a href="#">Error! Reference source not found.</a> , <a href="#">Error! Reference source not found.</a>	<a href="#">Error! Reference source not found.</a> , <a href="#">Error! Reference source not found.</a> , <a href="#">Error! Reference source not found.</a> , <a href="#">Error! Reference source not found.</a>	40 <a href="#">Error! Reference source not found.</a>	30 <a href="#">Error! Reference source not found.</a> , <a href="#">Error! Reference source not found.</a>	45	3 <a href="#">Error! Reference source not found.</a>
M-1, Light Industrial	--	--	--	--	35	50 <a href="#">Error! Reference source not found.</a>	40 <a href="#">Error! Reference source not found.</a>	80	40	30 <a href="#">Error! Reference source not found.</a>	2.5 <a href="#">Error! Reference source not found.</a>
M-2, General Industrial	--	--	--	--	35	60 <a href="#">Error! Reference source not found.</a>	50 <a href="#">Error! Reference source not found.</a>	100	50	40 <a href="#">Error! Reference source not found.</a>	4 <a href="#">Error! Reference source not found.</a>
MT, Industrial Transportation	--	<a href="#">Error! Reference source not found.</a>	--	--	35	50 <a href="#">Error! Reference source not found.</a>	50 <a href="#">Error! Reference source not found.</a>	100	50	35	3
AP, Airport	250 acres	--	--	--	--	100 <a href="#">Error! Reference source not found.</a>	50 <a href="#">Error! Reference source not found.</a>	100	100	--	--

## SECTION 2 - SEVERABILITY

Should any provision or part of this Ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of the balance of this Ordinance, which shall remain in full force and effect.

## SECTION 3 - REPEALER

Charter Township of Van Buren  
Zoning Ordinance Amendment xx-xx-20

All other provisions of the Zoning Ordinance, or Ordinances or parts of Ordinances, in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

#### **SECTION 4- SAVINGS CLAUSE**

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court or any rights acquired or any liability incurred, or any cause or causes of action acquired or existing, under the Zoning Ordinance, or any act or Ordinance hereby repealed as cited in Section 3 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

#### **SECTION 5 - EFFECTIVE DATE**

The provisions of this Ordinance are hereby ordered to take effect seven (7) days after publication of the notice of adoption in a newspaper of general circulation within the Township. This Ordinance shall be immediately recorded by the Township Clerk in the Township Ordinance Book as soon as it is adopted, which record shall be authenticated by the signatures of the Supervisor and Clerk and shall be published in a newspaper of general circulation in the Township within fifteen (15) days of passage. A copy of this Ordinance may be purchased or inspected at the Clerk's Office, 46425 Tyler Road, Van Buren Township, MI 48111 during normal business hours.

#### **SECTION 6 - ADOPTION**

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Van Buren at a meeting duly called and held on the --- day of -----, 2020, and ordered to be given publication in the manner prescribed by law.

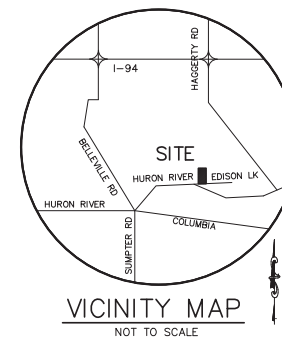
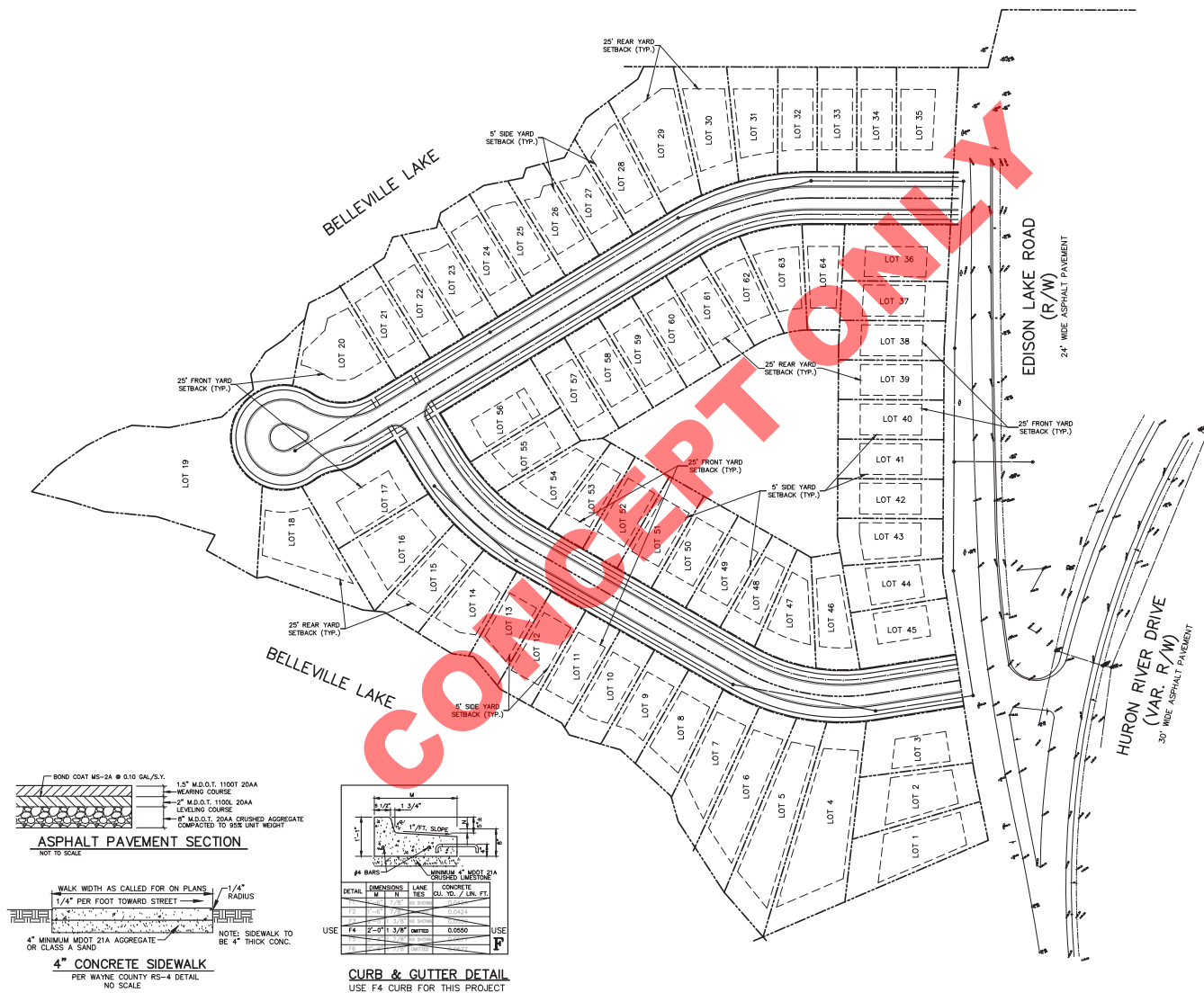
I hereby approve the foregoing Ordinance,

Leon Wright, Clerk

Kevin McNamara, Supervisor

Adopted:  
Published:  
Effective:

## Exhibit A. Project Concept



**HARDY**  
CIVIL DESIGN SERVICES LLC  
4996 MOORE ST. WAYNE, MI 48184  
(734) 756-2196  
E-mail: khardy1964@hotmail.com

SITE PLAN

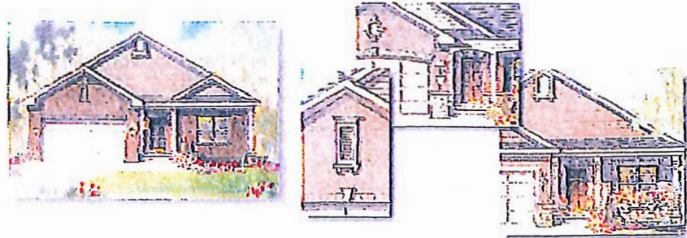
**BELLEVILLE CONDO SUB.  
VAN BUREN TOWNSHIP  
WAYNE COUNTY, MI**

SHEET No.	JOB No.	DRAWING No.	DATE	REVISIONS
1 of 2	2019-13	A- K.B. HARDY DRAWN BY: CHECKED BY:	02-19-20	REV.

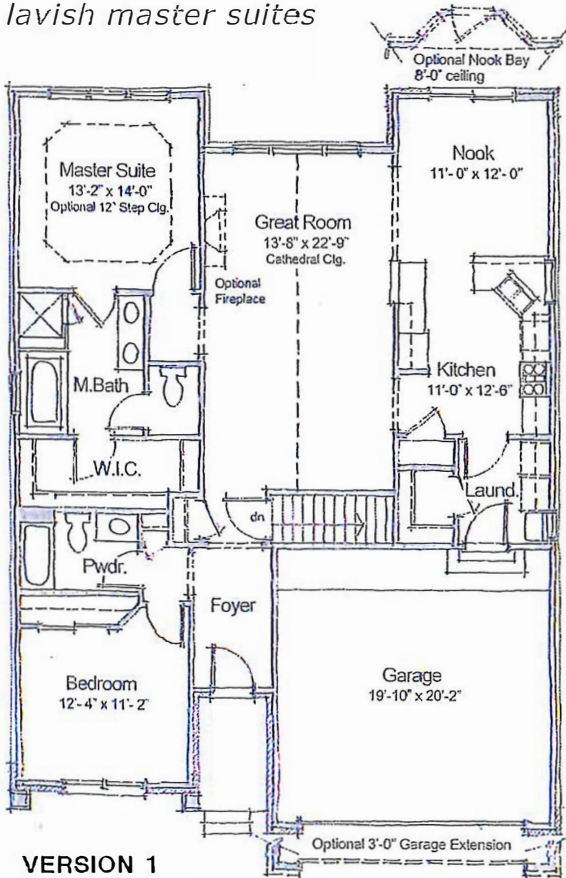


Exhibit A. Project Concept

downsize and upgrade ....

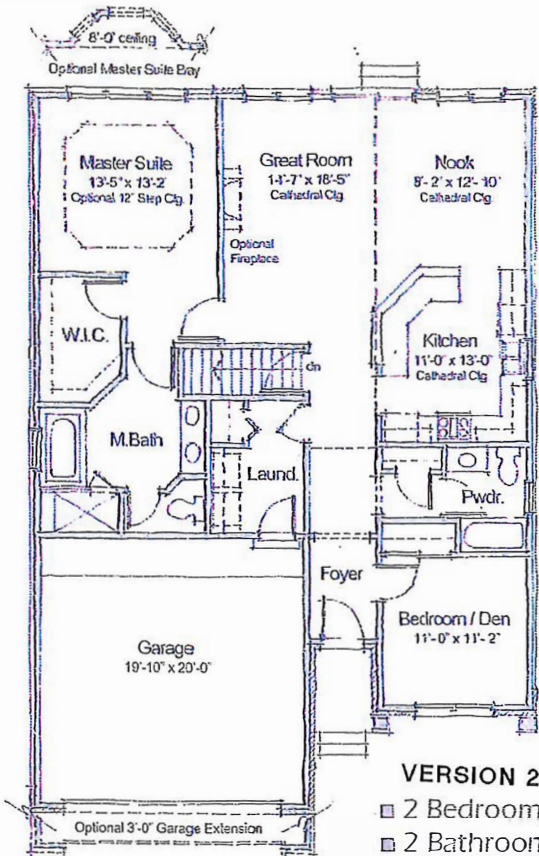


- Detached new construction condominium units
- Choose from five ranch style open home plans ranging in size from 1,488 to 2,010 square feet with attached 2 car garage and full basement
- Exterior features such as brick facades and Hardie fiber cement siding for lasting beauty and low maintenance
- Interior features like granite countertops and lavish master suites



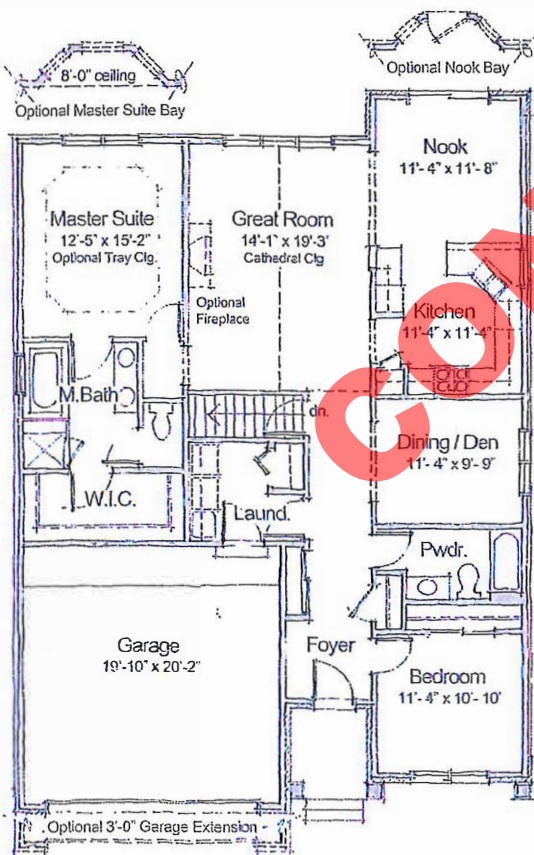
VERSION 1

- 2 Bedroom
- 2 Bathroom
- 1603 SF



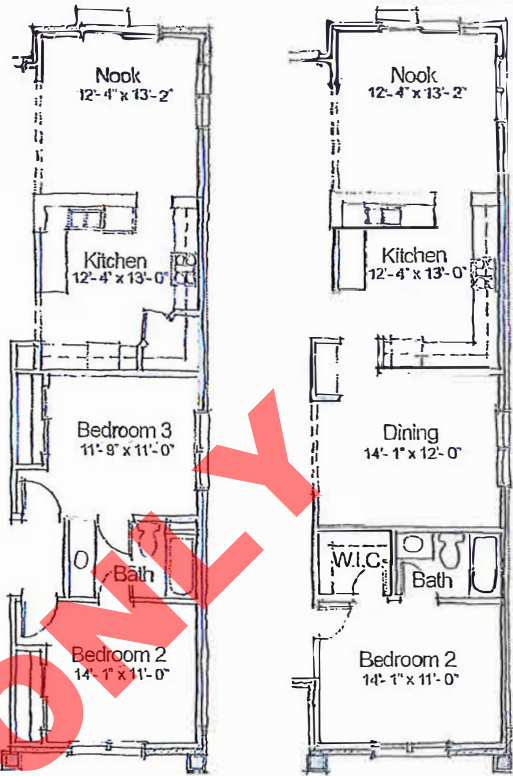
VERSION 2

- 2 Bedroom
- 2 Bathroom
- 1488 SF



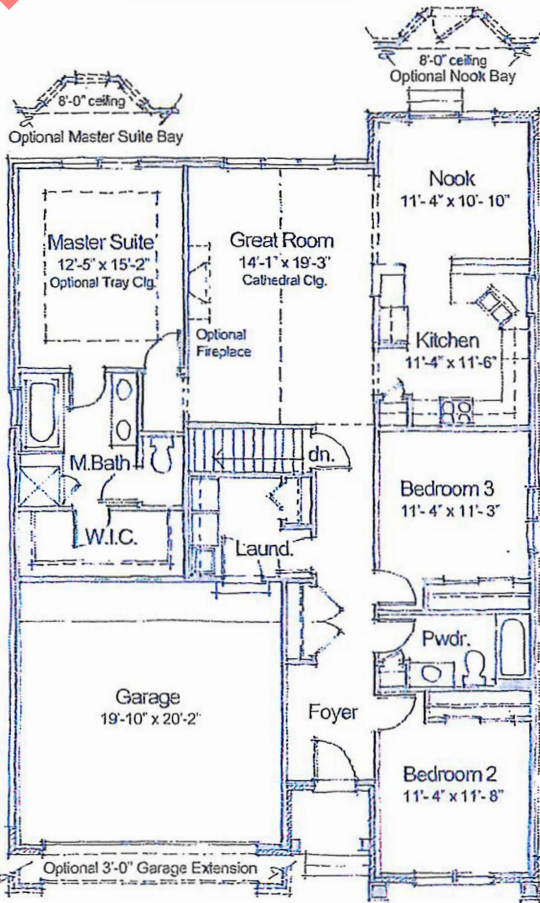
VERSION 3

- 2 Bedroom
- 2 Bathroom
- 1650 SF



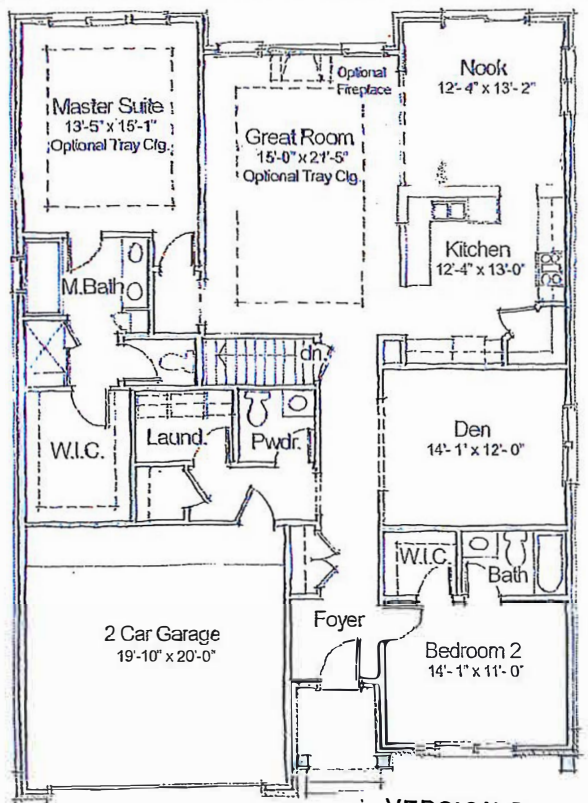
BEDROOM #3

DINING ROOM



VERSION 4

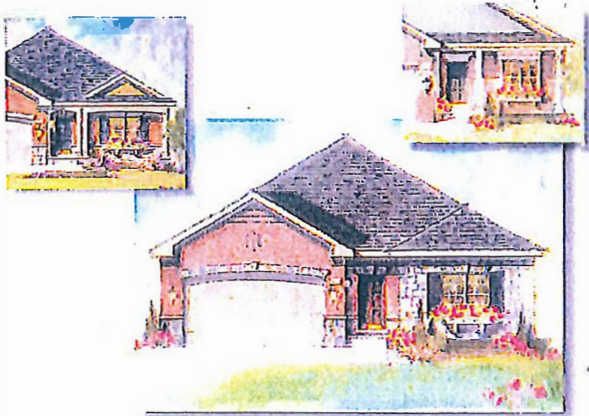
- 3 Bedroom
- 2 Bathroom
- 1725 SF



VERSION 5

- 3 Bedroom
- 2 1/2 Bathroom
- 2010 SF

- Exclusive access to a 2,900 square foot clubhouse with exercise room, billiards room, game room, reading nook and a large multipurpose room with kitchenette
- Conveniently located to shopping, restaurants, entertainment and recreation
- Energy saving features to minimize utility payments







## MEMO

---

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Review of Van Buren Township 2020 Master Plan Update
DATE:	July 1, 2020

---

The Van Buren Township Planning Commission is requested to discuss a full draft of the 2020 Master Plan and consider forwarding a recommendation to the Township Board to release the full draft plan for 63-day review. This draft plan document results from nearly three years of efforts, meetings and plan revisions. Public engagement workshops were held regarding this plan on October 2 and 3, 2019. Since that time, a complete draft of the plan has been drafted and refined in coordination with the Master Plan Steering Committee and Township staff.

To aid with understanding the Future Land Use map associated with this plan, I encourage the Planning Commission to click the link below (when viewing this digitally) to visit an interactive Draft Van Buren Township 2020 Future Land Use Map:

<https://arcg.is/TjnmW>

Our Master Plan consultants will describe the draft document in greater detail on July 8<sup>th</sup>, and I look forward to this discussion.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power'.

Dan Power, AICP  
Planning and Economic Development Director  
Public Services Department  
Charter Township of Van Buren

CC: Adam Cook – McKenna Associates  
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township  
Elizabeth Renaud – Public Services Department Executive Assistant, Van Buren Charter Township  
Vidya Krishnan – Van Buren Township Principal Planner / Planning Consultant, McKenna Associates

# 2020 Master Plan

**VAN BUREN CHARTER TOWNSHIP, MICHIGAN**

July 8, 2020



**MCKENNA**

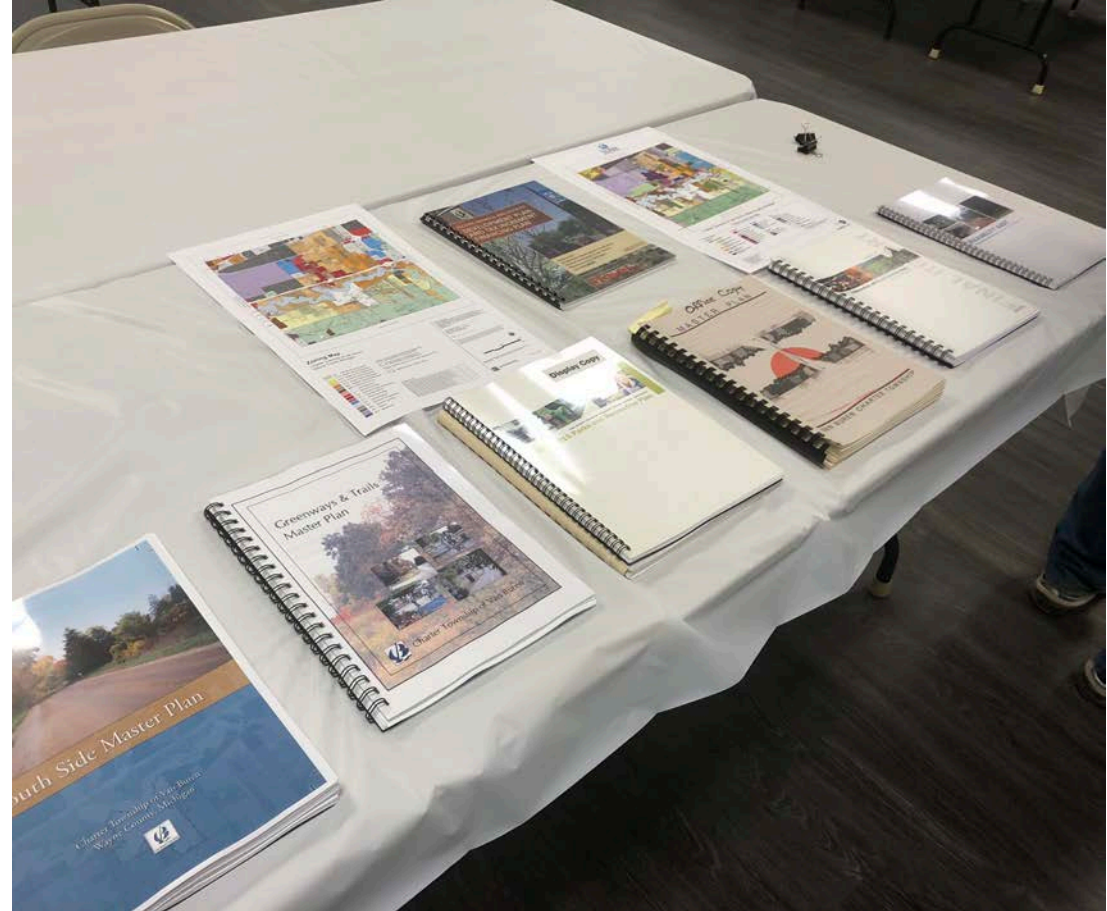


# Draft 2020 Master Plan Walk-Through: Summary



# VBT Planning History

- 1989 Master Plan with two stand-alone amendments (1999, 2001)
  - Ecorse/Haggerty Corridor Plan (2000)
  - Greenways & Trails Master Plan (2004)
  - South Side Master Plan (2007)
  - Belleville Road District Plan (2010)
- (Pages 1-2, 5-7)



# 2020 Master Plan Rationale

- 2020 Master Plan is a coordinating document – not intended to replace existing companion plans
- First book in a series – as subarea/corridor plans are revised in future, they will be brought into same format
- In case of contradictions, guidance of 2020 Master Plan will take precedence

(Page 2)





# How to Use the Master Plan

- General statement of goals and policies
- Aid in daily decision-making
- Foundation for Zoning Ordinance
- Synchronize public improvements + private development
- Educational and inspirational tool
- Achieve standard of excellence
- Communicate vision across multiple generations of residents and officials

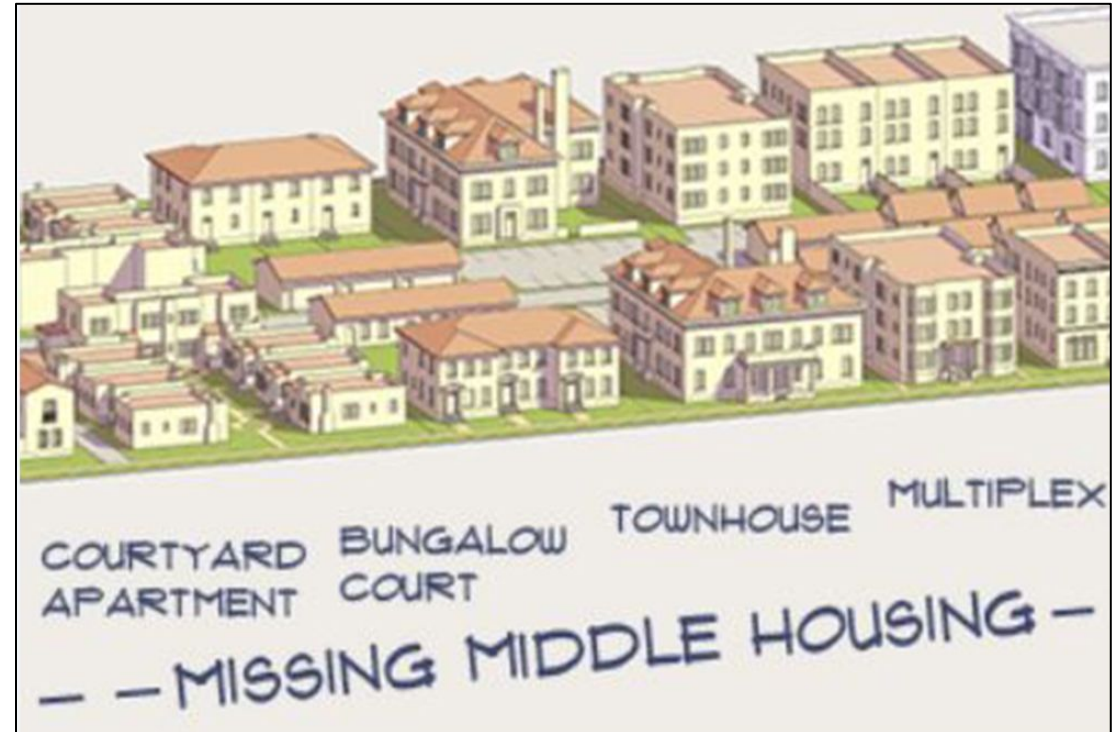
(Page 3)



“It is the future generations who determine whether the creation of the present generation will be carried forward or destroyed.” –Edmund Bacon (1910-2005)

# “Missing Middle” and Transect Zones

- Master Plan introduces readers to underrepresented housing types in VBT that could be accommodated in future zoning updates (Pages 8-11)
- Master Plan introduces Transect Zones as a concept – and correlates them with FLU Categories (Pages 12-13)
- Allows Master Plan to spell out vision in a qualitative (context) AND quantitative (standards) manner





# Draft 2020 Master Plan Walk-Through: Regional Context



# VBT Form-Shaping Elements

- Early settlements (Rawsonville, Denton, Belleville)
- Natural amenities (Belleville Lake, Metropark)
- Willow Run Airport
- Willow Run Expressway/I-94
- Influence of Form-Shaping Elements on recent land development patterns

(Pages 20-28)





# Draft 2020 Master Plan Walk-Through: Existing Land Use



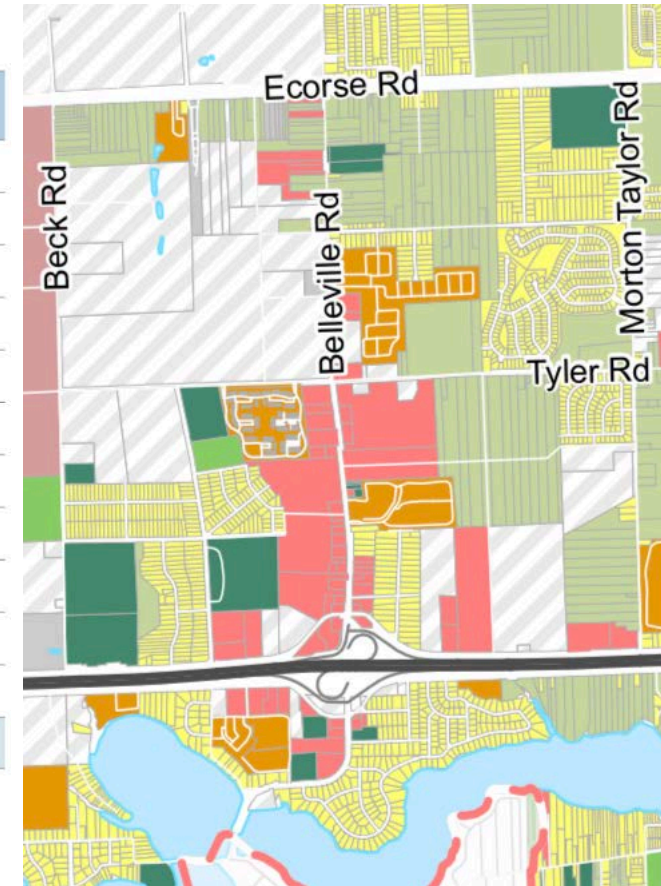
# VBT Existing Land Use

**Table 2: Land Use/Land Cover**

2019 Land Use	2019 (acres)	Percent of Total Area
Agriculture/Rural Settlement*	6793	32%
Vacant and/or Undeveloped	2934	14%
Low-Medium Density Single-Family Residential	2885	14%
Industrial	2288	11%
Airport	1880	9%
Public Right-of-Way, Transportation	1684	8%
Park, recreation, and open space	909	4%
Multiple-Family Residential	869	4%
Civic and Institutional	437	2%
Commercial	432	2%
Office/Research	239	1%
<b>TOTAL</b>	<b>21349</b>	<b>100%</b>

Source: Field and Aerial Photo surveys by McKenna Associates, 2019.

\* Rural Settlement refers to areas of single-family homes generally on one-acre or larger lots.



(Pages 32-33)



# Draft 2020 Master Plan Walk-Through: Goals and Objectives



# Master Plan Vision Statement

- *Van Buren Charter Township will continue to be a premier community in Southeastern Michigan, for those who live, work, play, learn, and visit here.*
- *We will respect the unique history that has graced our Township with a wealth of natural and human-made features, and preserve them for generations to come.*
- *We will cultivate a strong and diverse local economy, with the resiliency to adapt to changing conditions.*
- *We will provide an exceptional quality of life for community members by adhering to standards of excellence for a vibrant and pleasing natural and built environment.*
- *By holding to this Vision, we will strengthen the civic bonds of community in our Township, inspiring the generations to come to keep close watch over our special place.*

(Page 38)

# Master Plan Goals and Objectives

- 1989 Master Plan: **9** Goal Areas, **107** separate Objectives
- 2020 Master Plan: **7** Goal Areas, **48** separate Objectives
- Goals & Objectives streamlined and simplified; informed by public input
- Goals & Objectives must be easy-to-reference...and memorable!
- Goal Areas:
  - Residential, Mixed-Use, Commercial/Office/Industrial
  - Rural Character, Open Space/Natural Resources/Environmental
  - Mobility
  - Parks, Recreation, and Community Facilities

(Pages 39-46)





# Draft 2020 Master Plan Walk-Through: Future Land Use and Zoning Plan





# VBT Future Land Use

- Single-Family Residential: 29%
- Ag/Rural Settlement: 17%
- Industrial: 10%
- Mixed-Use & Office: 9%
- Airport: 9%
- All Others: 26%
  - *Nearly 46% of VBT's developable acreage is planned for Agriculture, Rural Settlement, or Single-Family Residential.*

(Page 65)

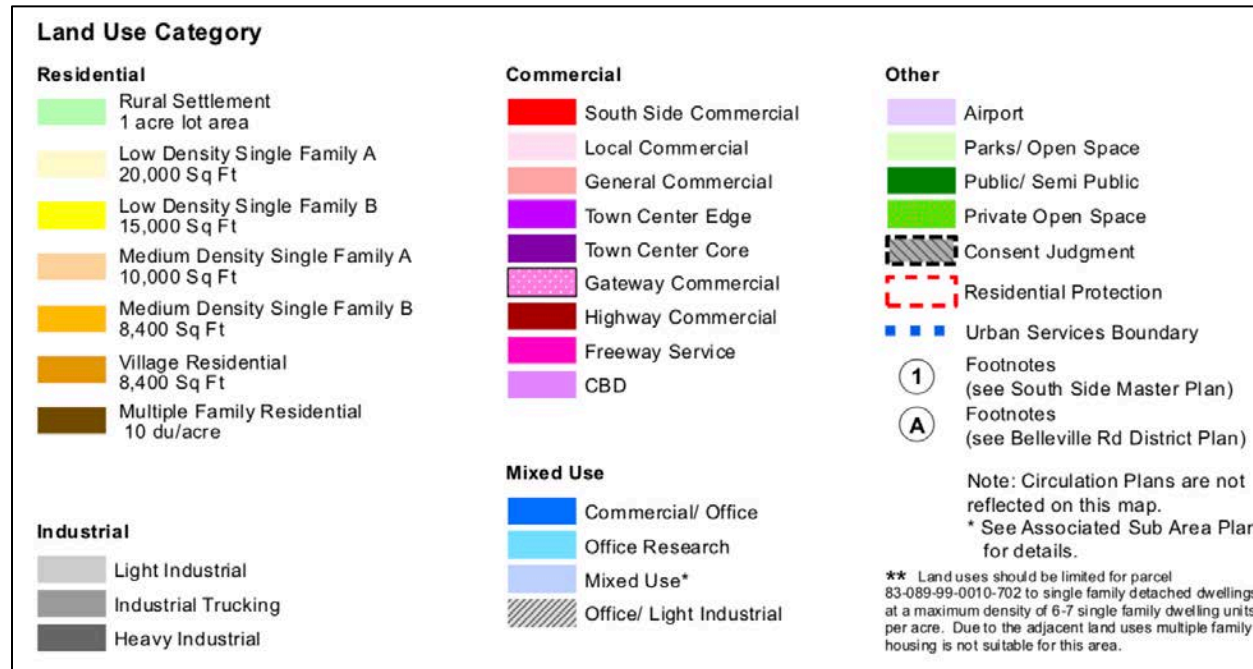
Table 3: Future Land Use

FLU Category	Acres	Percent of Total
Low Density S.F. A	2,108	10%
Low Density S.F. B	438	2%
Medium Density S.F. A	2,796	13%
Medium Density S.F. B	723	3%
Village Residential	258	1%
<b>Single Family Sub-Total</b>	<b>6,323</b>	<b>29%</b>
Agriculture/Rural Settlement	3,672	17%
Light Industrial	1,327	6%
Industrial / Trucking	166	1%
Heavy Industrial	718	3%
<b>Industrial Sub-Total</b>	<b>2,211</b>	<b>10%</b>
Town Center Core	177	1%
Town Center Edge	212	1%
Mixed Use	506	2%
Office / Research	505	2%
Office / Light Industrial	618	3%
<b>Mixed Use Sub-Total</b>	<b>2,017</b>	<b>9%</b>
Airport	1,880	9%
Parks / Open Space	1,095	5%
Local Commercial	62	<1%
General Commercial	81	<1%
Gateway Commercial	154	1%
<b>Commercial Sub-Total</b>	<b>297</b>	<b>1%*</b>
Multiple Family Residential	688	3%
Public / Semi-Public	259	1%
Private Open Space	1,254	6%
Consent Judgment	447	2%
Public Right-of-Way	1,307	6%
<b>Grand Total</b>	<b>21,450</b>	<b>100% *</b>

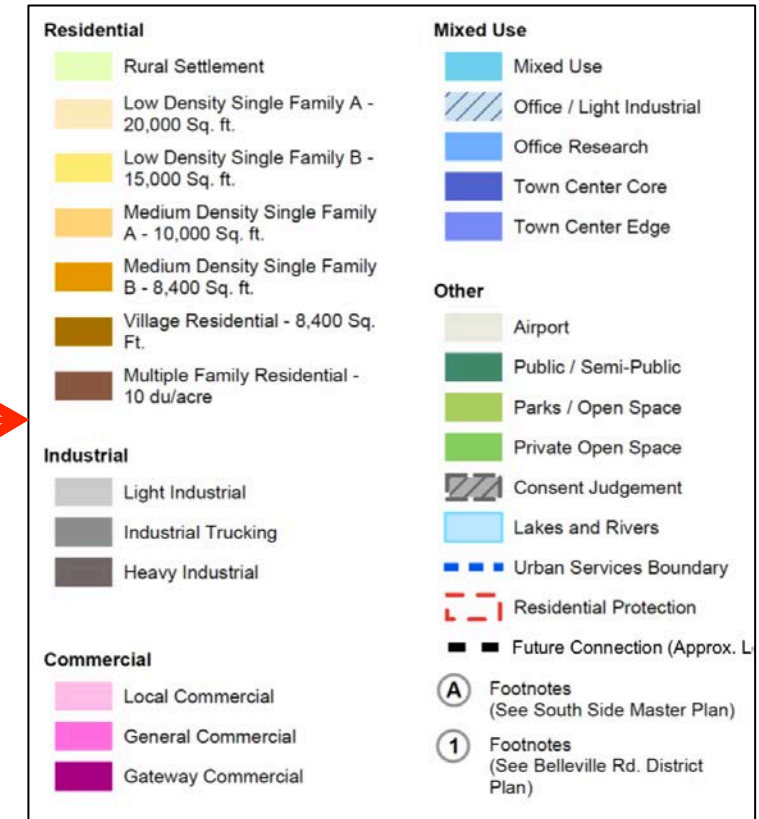
\* Numbers may not add up due to rounding.



# VBT Future Land Use Categories



**Present:** 29 Categories, several “orphans”, duplicates  
(Pages 51-64)

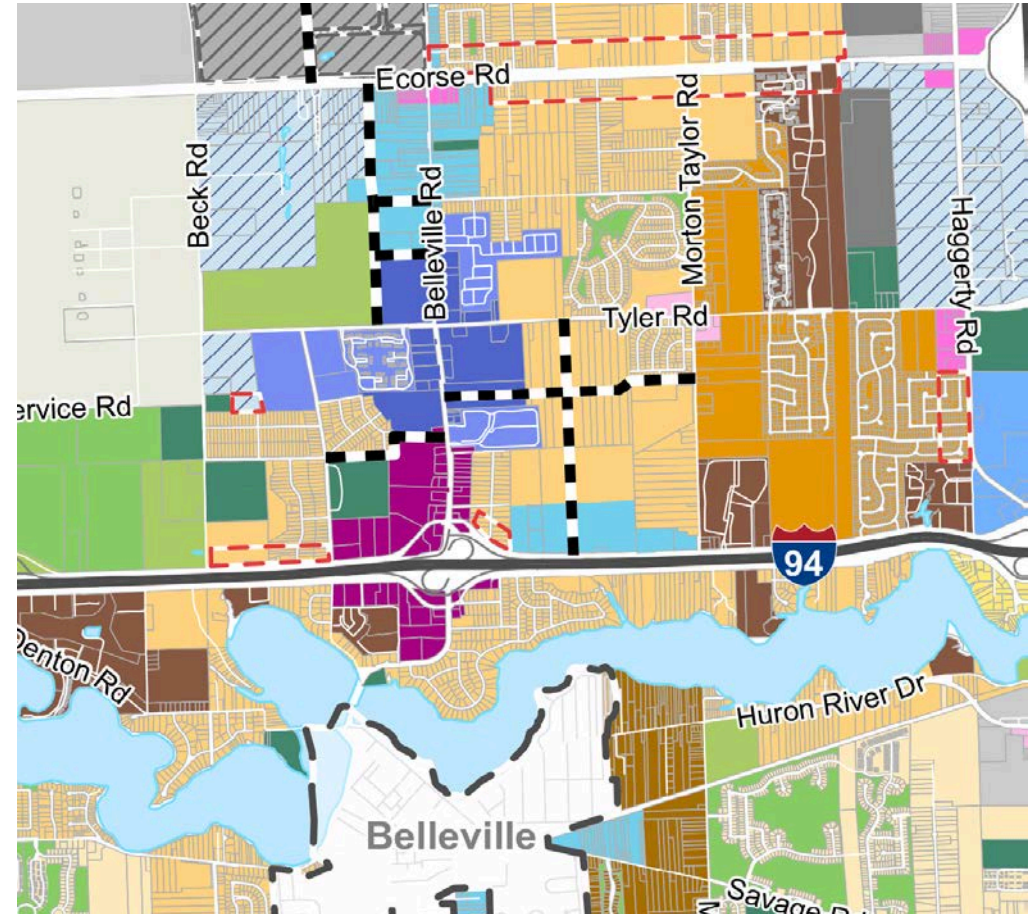


**2020:** 24 Categories,  
reorganized and streamlined

# VBT FLU Map: What's New?

- Single-use Commercial areas consolidated
- Eastern “greenbelt” extended northward along Hannan Rd. boundary
- Expanded Office/Research near WCCC Campus
- Mixed Use areas:
  - Town Center (Belleville/Tyler)
  - Rawsonville/I-94 Gateway area
  - Ecorse Road/Grace Lake
  - Sumpter Road south of Belleville

(Pages 48-51)

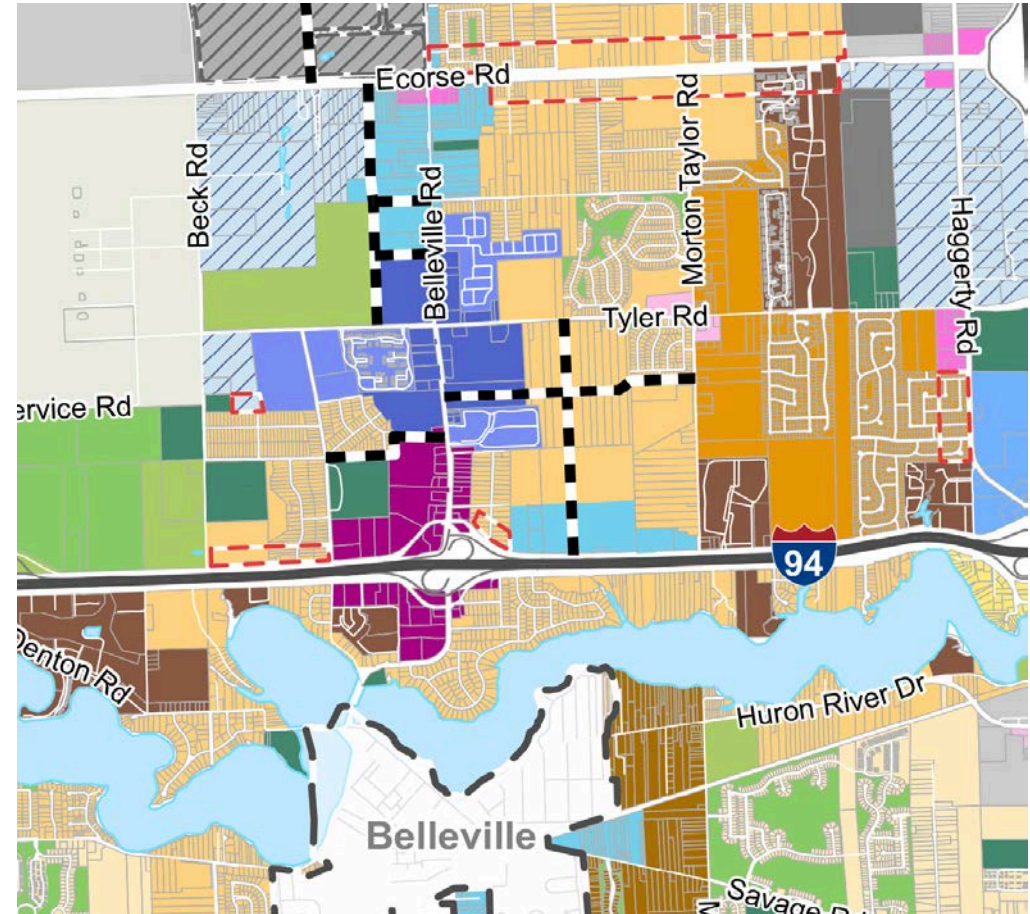




# VBT FLU Map: What Hasn't Changed?

- Single-Family Residential
- South Side Master Plan FLU intent remains as-is
- No new Multiple-Family Residential areas
- No new Industrial areas
  - Existing waste disposal sites designated as Private Open Space to reflect their ultimate state when capacity is reached

(Pages 48-51)














































# VBT Zoning Plan

- Achieves a nearly one-to-one correspondence between FLU Categories and Zoning Districts
- Maps the intent of each FLU Category clearly onto existing Zoning Districts...
- ...But identifies recommended District creation, revisions, and/or elimination where necessary
- Creates clear, legally enforceable basis for future rezoning decisions

(Pages 66-70)

**Table 4: Future Land Use and Zoning Map Correlation**

Future Land Use Designation	Corresponding Zoning District(s)	Zoning District Revisions (see notes on page 68)
 Rural Settlement	 AG	District Revisions – See <b>Note 1</b>
 Low Density Single Family A	 R-1A	District Revisions – See <b>Note 2</b>
 Low Density Single Family B	 R-2A	District Revisions or Elimination – See <b>Notes 2 and 4</b>
 Medium Density Single Family A	 R-1B	District Revisions – See <b>Note 2</b>
 Medium Density Single Family B	 R-1C	District Revisions – See <b>Note 2</b>
 Village Residential	N/A	New District – See <b>Note 5</b>
 Multiple Family Residential	 RM  RMH	District Revisions – See <b>Note 6</b>
 Local Commercial	 C	N/A
 General Commercial	 C-1	District Revisions – See <b>Note 7</b>
 Gateway Commercial	 C-2  BROD	District Revisions or Elimination – See <b>Note 8</b>
 Mixed Use	 M-U  BROD	District Revisions – See <b>Note 9</b>
 Town Center Core	 M-U  BROD	District Revisions – See <b>Note 9</b>
 Town Center Edge	 M-U  BROD	District Revisions – See <b>Note 9</b>
 Office Research (Office Technology)	 O-T	N/A
 Office/Light Industrial	 O-T  M-1	New District – See <b>Note 10</b>
 Light Industrial	 M-1	N/A
 Industrial Trucking (Industrial Transportation)	 M-T	N/A
 Heavy Industrial	 M-2	N/A
 Airport	 AP	N/A



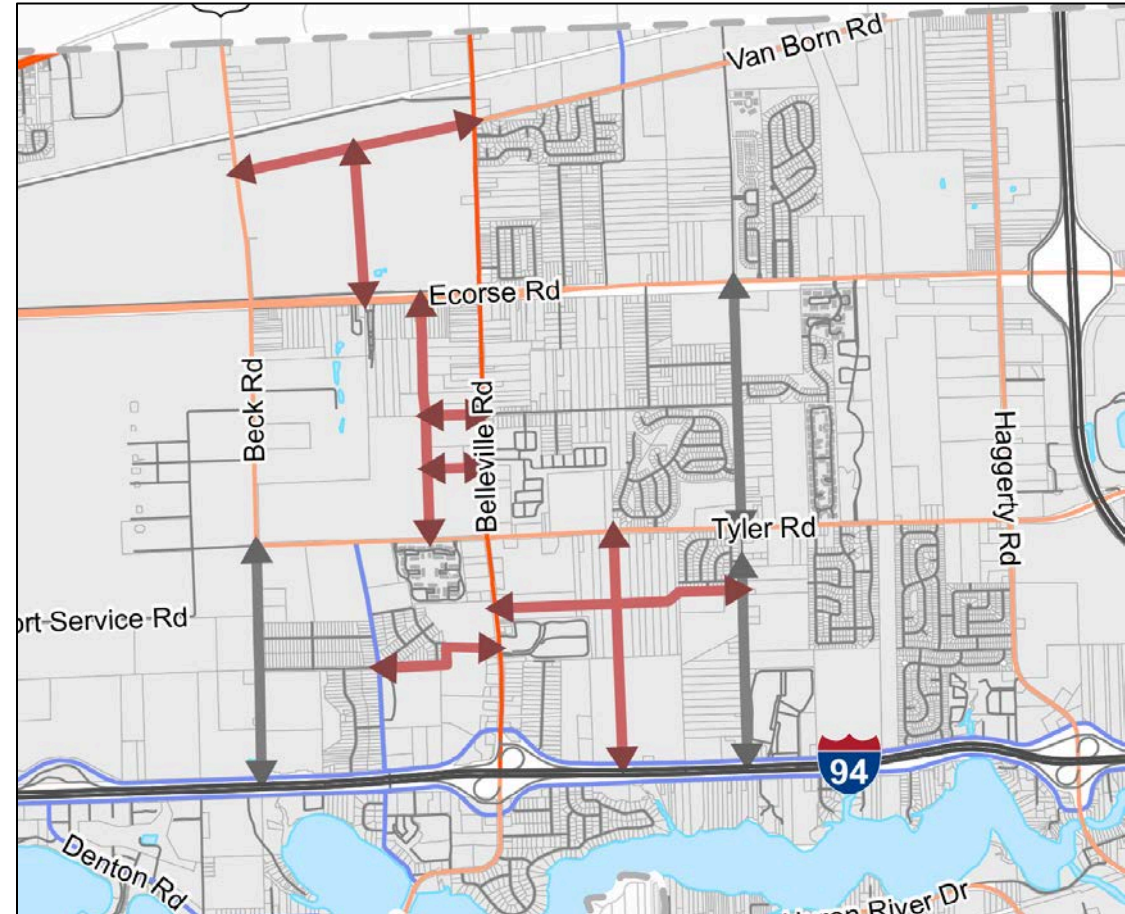
# Draft 2020 Master Plan Walk-Through: Mobility Plan



# Circulation Plan

- South Side issues: Class II Bike Lanes, Unpaved roads, Hull Road extension removed
- Central VBT Connector Roads:
  - East-West routes
  - North-South routes
- “Critical Connections” between minor residential streets and through routes
- Targeted paving of roadway segments

(Pages 75-78)

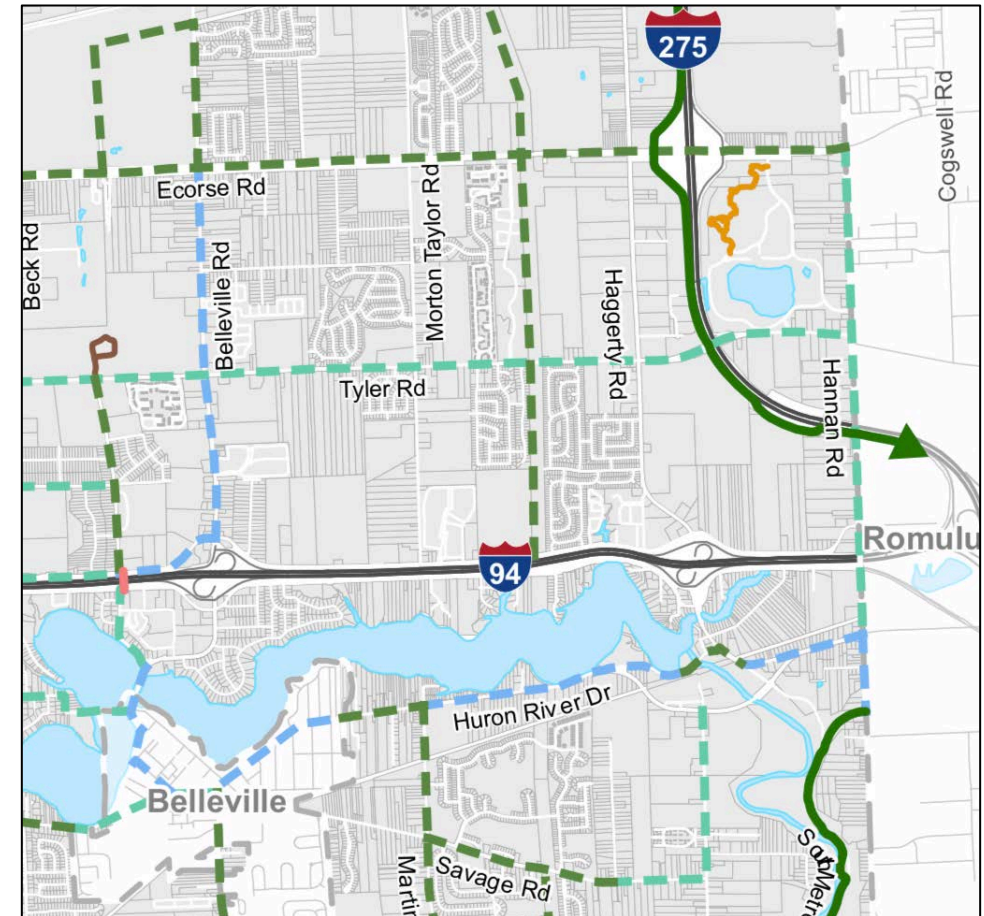




# Non-Motorized Plan

- Updated inventory of all facilities
- Inventory of all public transportation services in VBT
- Recommendations for improving local, regional transit service
- Future role of Connected and Autonomous Vehicles (CAVs) and Transportation Network Companies (TNCs) in lieu of traditional public transit

(Pages 80-85)





# Draft 2020 Master Plan Walk-Through: Implementation Plan



# Implementation Plan: Example

Partnerships	
Van Buren Township Local Government	
TB	Van Buren Township (VBT) Board
CM	Other Commission and Community Members
TS	Township Staff
DDA	VBT Downtown Development Authority
PC	VBT Planning Commission
PRC	VBT Parks and Recreation Commission
Van Buren Township Stakeholder Groups	
BO	Business Owners
DEV	Local Property Developers
HO	Homeowners
RC	Religious and Cultural Institutions
County, Regional, and State Partners	
BV	City of Belleville
HC	Healthcare Providers
MDOT	Michigan Department of Transportation
SEMCOG	Southeast Michigan Council of Governments
SM	State of Michigan Government
WC	Wayne County Government
WCDPS	Wayne County Department of Public Services

## Goal: Rural Character

To ensure the preservation of the Township's rural character, particularly in the southern portion of the Township, and the preservation of the semi-rural character of the eastern portion of the Township.

	Objectives and Strategies	Priority	Timeframe	Partnerships	Funding Sources
1	The established Urban Services Boundary for public water and sanitary sewer shall remain in place.	A	Ongoing	TB, TS, PC	N/A
2	Encourage the preservation of large and significant open spaces through voluntary dedications, development approval extractions, and establishing special funding sources for acquisition, and seeking grants for acquisition.	C	5+ years	TB, TS, PC, HO	Public
3	Consider developing innovative programs, including Purchase of Development Rights and Transfer of Development Rights, to retain active agriculture and open spaces in the Township.	B	3–5 years	TB, TS, PC	Public
4	Create linear open spaces and open space linkages where natural or agricultural open spaces cannot be preserved in their entirety to preserve a portion of the feature and maximize its function and value.	B	3–5 years	TB, TS, PC, DEV, HO	Public Private
5	Apply the relevant land use objectives previously stated with respect to Residential, Commercial, Office, and Industrial uses on the southern and extreme eastern sides of the Township.	A	1–3 years	TS, PC	N/A

(Pages 87-96)



# Draft 2020 Master Plan Walk-Through: Background Summary



# Community Profile – Data Sources

- Demographics updated to reflect 2018 ACS, US Census
- ACS data are no substitute for Decennial Census data; recommend updating once 2020 Census data are released

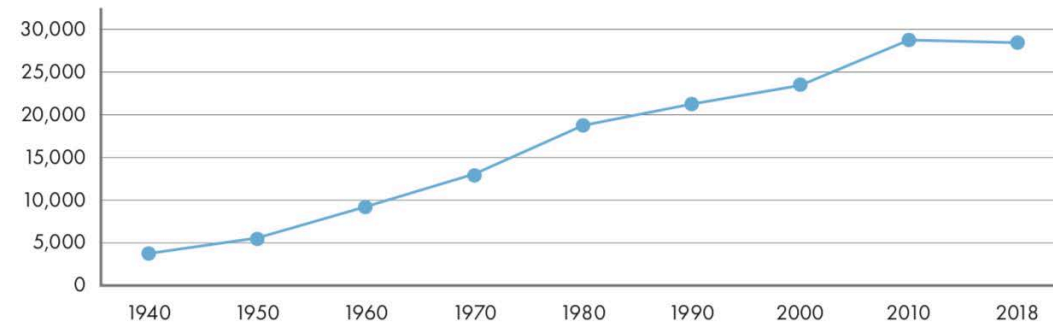
(Pages 98-101)

**Table 5: Total Population of Van Buren Township (1940–2018)**

Year	Population	Numerical Change	Percent Change
1940	4,525	--	--
1950	5,105	580	▲ 12.82%
1960	9,509	4,404	▲ 86.27%
1970	13,162	3,653	▲ 38.42%
1980	18,940	5,778	▲ 43.90 %
1990	21,003	2,063	▲ 10.89%
2000	23,559	2,556	▲ 12.17%
2010	28,821	5,085	▲ 21.58%
2018*	28,328	-493	▼ -1.7%

Source: US Census; \*2014-2018 ACS Estimates

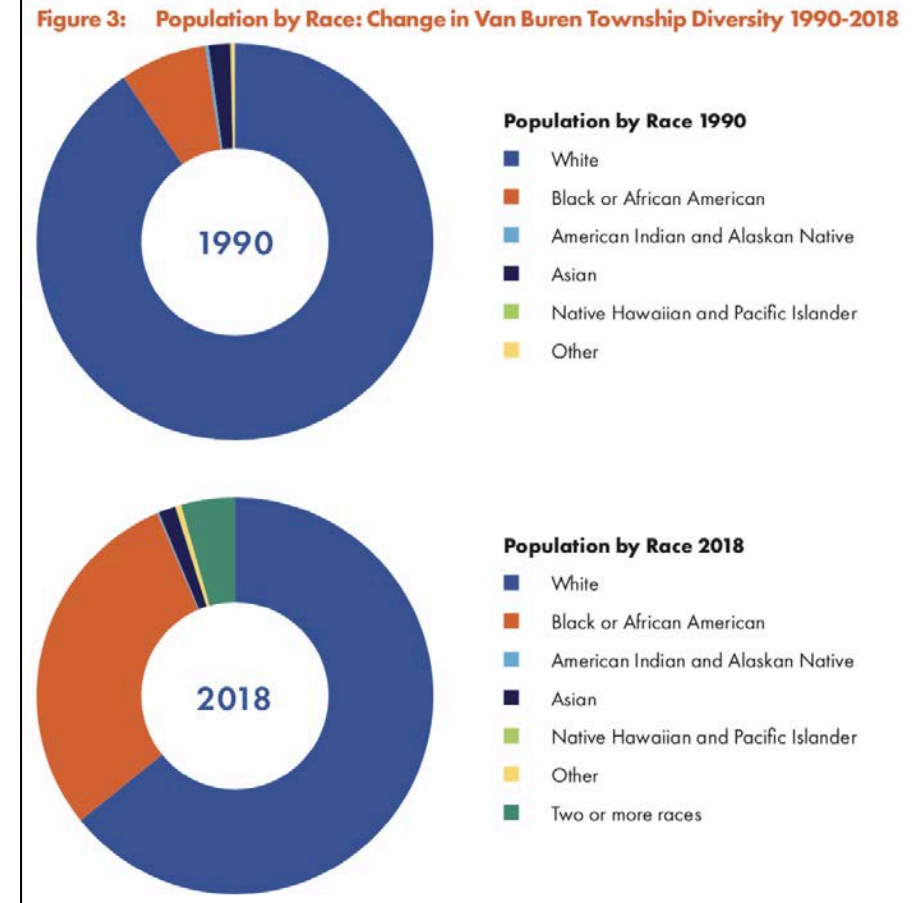
**Figure 1:  
Total Population of  
Van Buren Township  
(1940–2018)**



# Community Profile – Summary

- Stable, increasingly diverse population
- Prepare for increases in both school-age children and Seniors
- 50% of VBT families have <10 years' tenure
- High demand by renters – some single-family houses classified as “vacant” are likely being rented
- Vacant multiple-family units suggest shifting preferences by renters – not a lack of demand

(Pages 114-115)





# Public Input - Online Survey



- Two rounds of the online survey were conducted: Summer 2018 and Summer 2019
- Direct outreach to renter population in 2019
- 1,313 total responses; 67% homeowners, 21% renters, 9% Belleville residents.

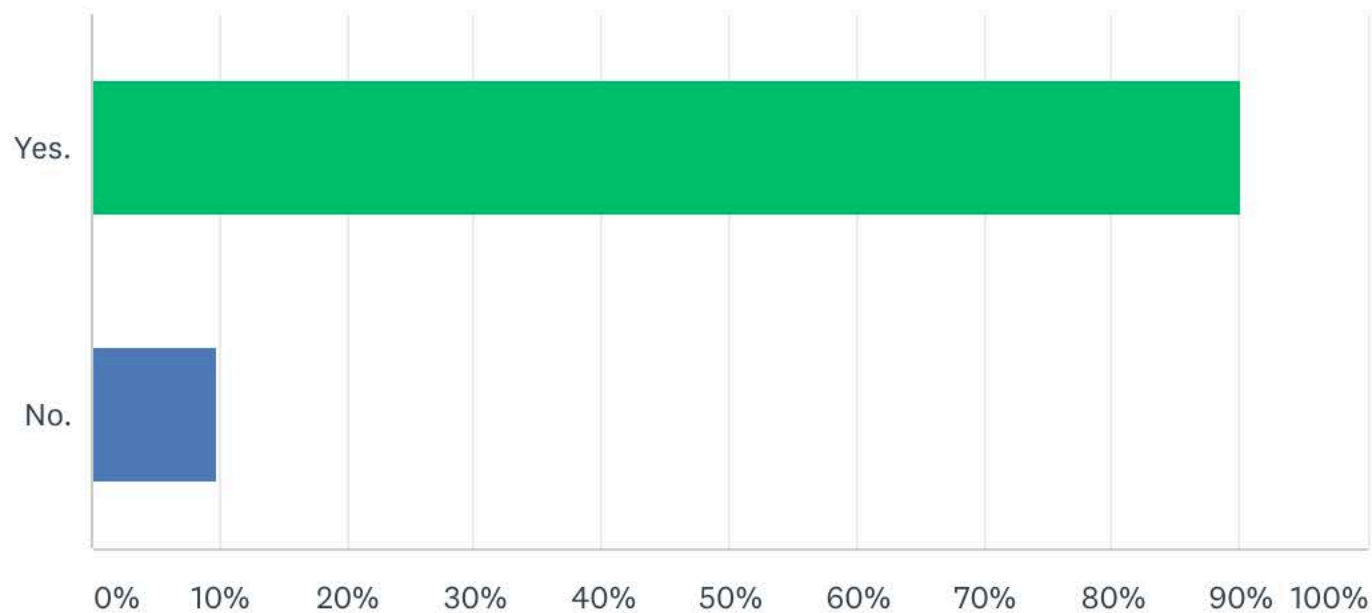
(Pages 116-121)



# Public Input - Online Survey

If you live in Van Buren Township, do you expect to continue doing so in the future?

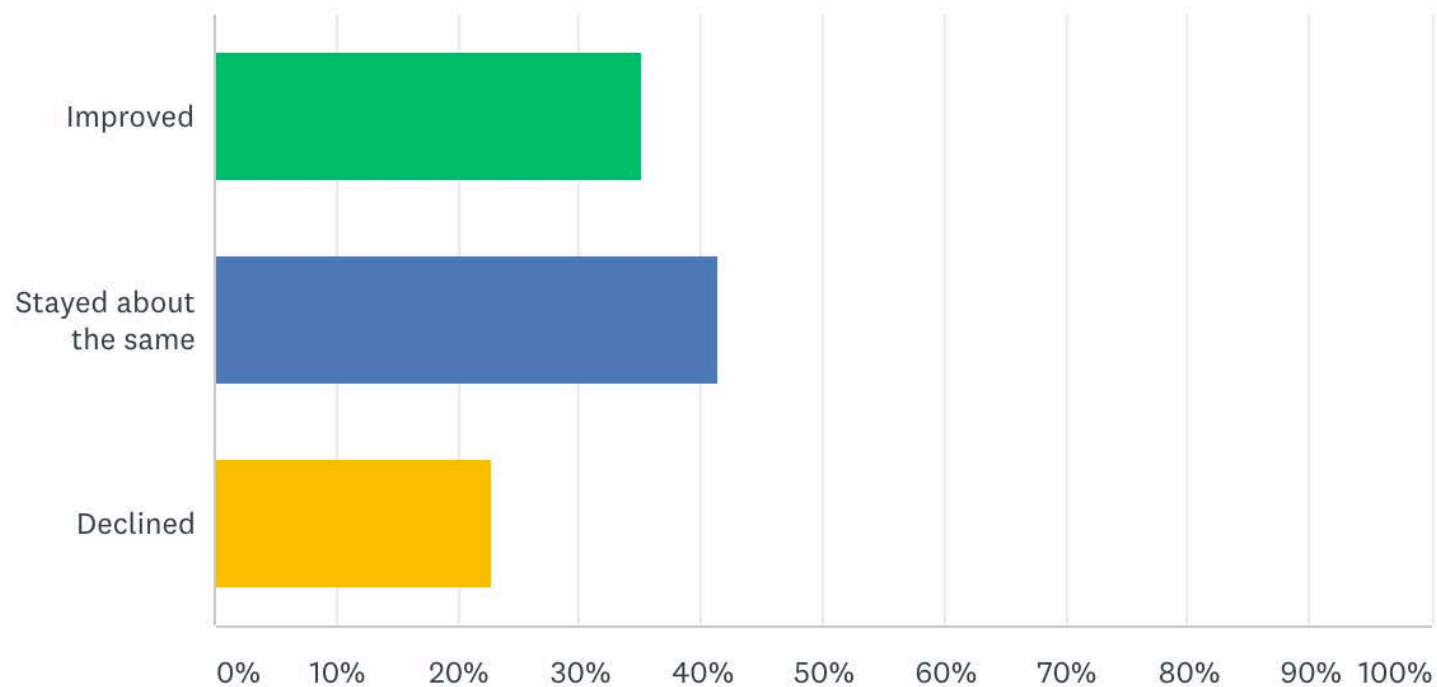
Answered: 1,225   Skipped: 84



# Public Input - Online Survey

Over the past five years, do you believe Van Buren Township quality of life has improved, stayed about the same, or declined? Why?

Answered: 939 Skipped: 370

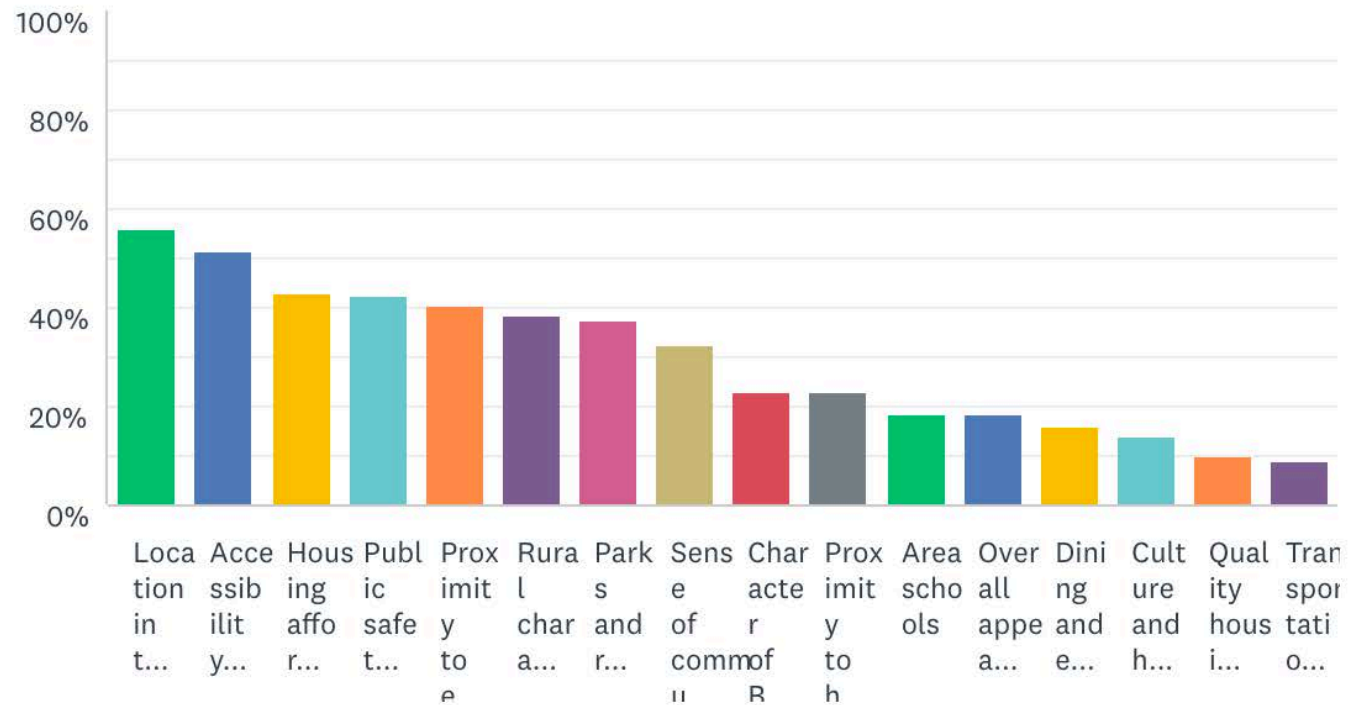


# Public Input - Online Survey

What are the most positive aspects of living in Van Buren Township?

What are the most positive aspects of living in Van Buren Township? (check all that apply)

Answered: 951 Skipped: 358



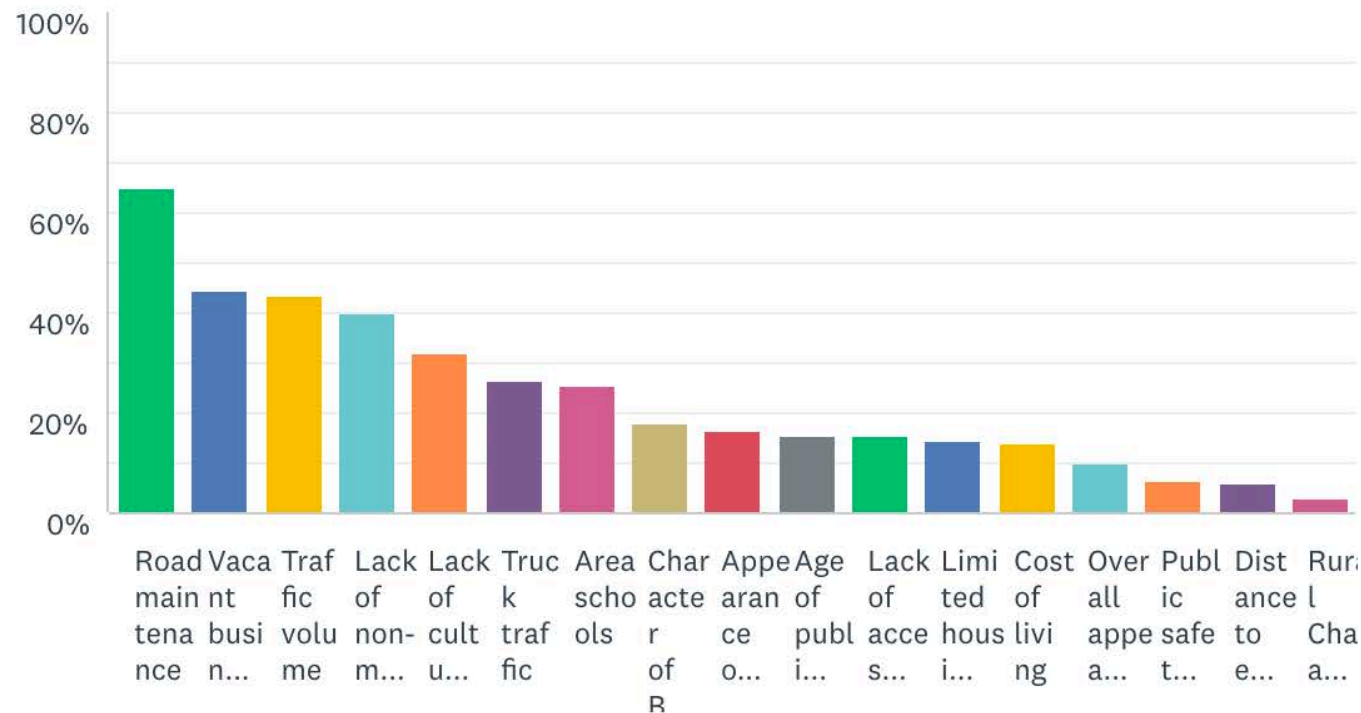
# Public Input - Online Survey

ANSWER CHOICES ▼	RESPONSES ▼	
▼ Location in the greater Detroit region	56.15%	534
▼ Accessibility to/on Belleville Lake	51.63%	491
▼ Housing affordability	42.80%	407
▼ Public safety (police and fire)	42.69%	406
▼ Proximity to employment	40.69%	387
▼ Rural character	38.38%	365
▼ Parks and recreation options	37.43%	356
▼ Sense of community	32.49%	309

# Public Input - Online Survey

Do you consider any of the following to be a negative aspect of living in Van Buren Township? (check all that apply)

Answered: 951 Skipped: 358





# Public Input - Online Survey



ANSWER CHOICES ▼	RESPONSES ▼	
▼ Road maintenance	64.77%	616
▼ Vacant businesses and storefronts	44.37%	422
▼ Traffic volume	43.32%	412
▼ Lack of non-motorized transportation (bike paths, sidewalks, etc.)	40.17%	382
▼ Lack of cultural events / entertainment options	31.86%	303
▼ Truck traffic	26.50%	252
▼ Area schools	25.45%	242

# Public Input - Online Survey

## 2018 Word Cloud

Stop<sub>Rid</sub> Schools<sub>Look</sub> Buren<sub>Beck</sub>  
Community<sub>Access</sub> Road<sub>Movie</sub>  
Park<sub>Public</sub> Belleville<sub>Issues</sub>  
Township<sub>Neighborhood</sub> Rural<sub>Waste</sub>  
Businesses Service Drive

## 2019 Word Cloud

people<sub>drive</sub> Van Buren's need apartment complex roads  
Please lake<sub>Belleville</sub> clean



# Public Workshop – October 2, 2019

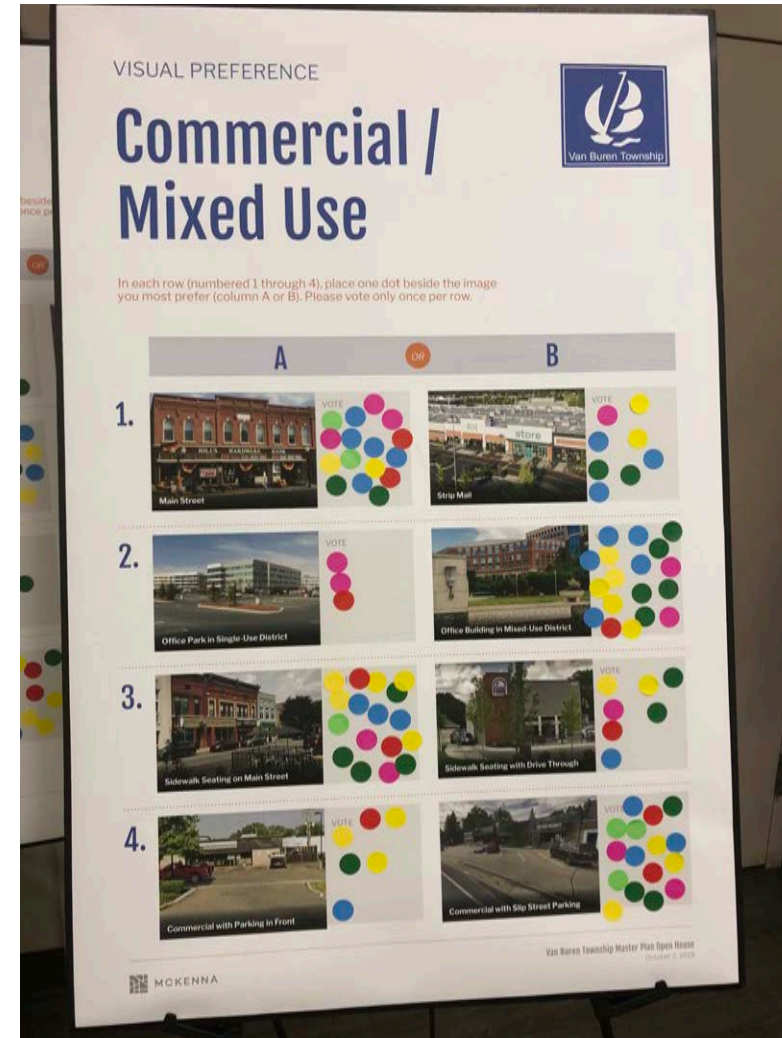
- ~50 Participants
  - Vision Exercise
  - Visual Preference Exercise
  - SWOT Analysis
  - Coins Exercise
  - Mental Mapping
  - Kitchen Table Map
- (Pages 123-131)



# Visual Preference – October 2, 2019

- Housing results evenly distributed across various formats
- Commercial results skewed in favor of traditional building dimensions, massing
- Aesthetic and “complete streets” treatments dominated preferences on Transportation board

(Pages 125-126)

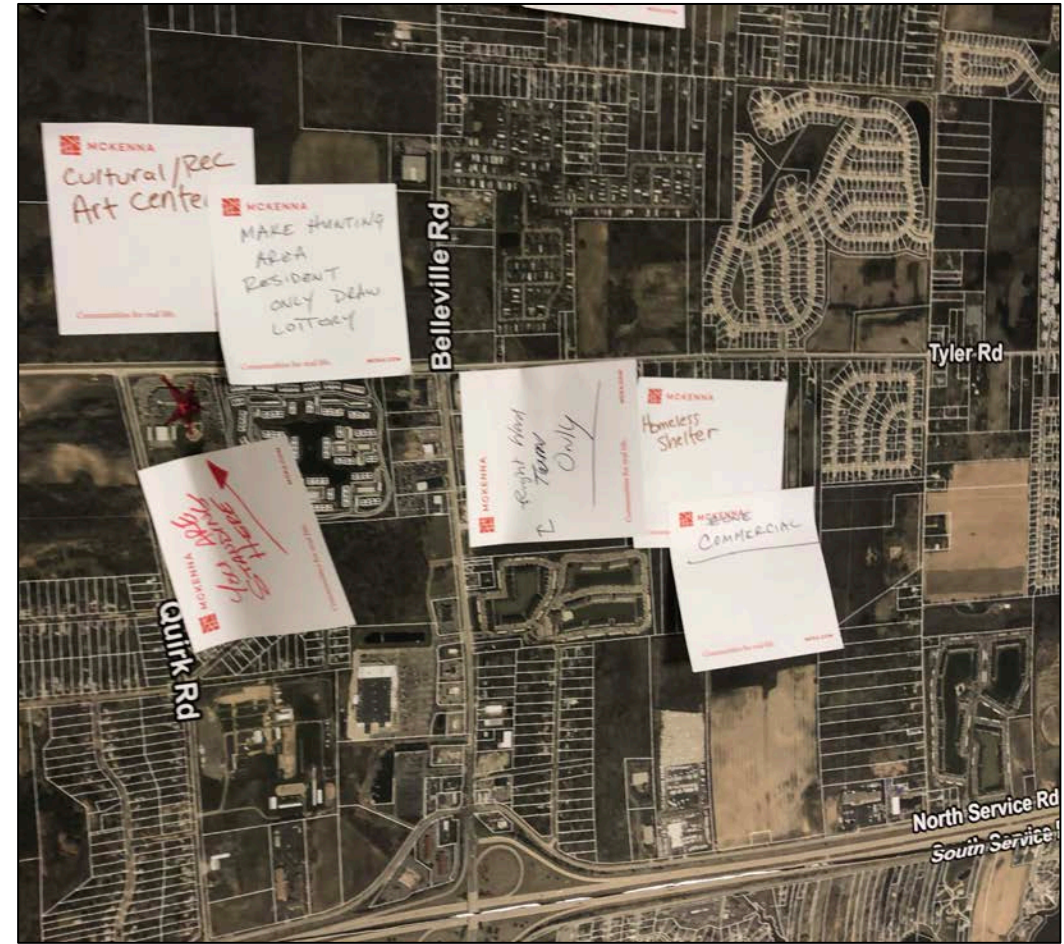




# Major Input Themes— October 2, 2019

- Road Quality (not a big surprise!)
- Van Buren Park: Make it special; major opportunity to redevelop Kmart site as a gateway
- Sumpter Rd. south of Hull: To develop (if so, what character?) or not to develop.

(Pages 129-130)

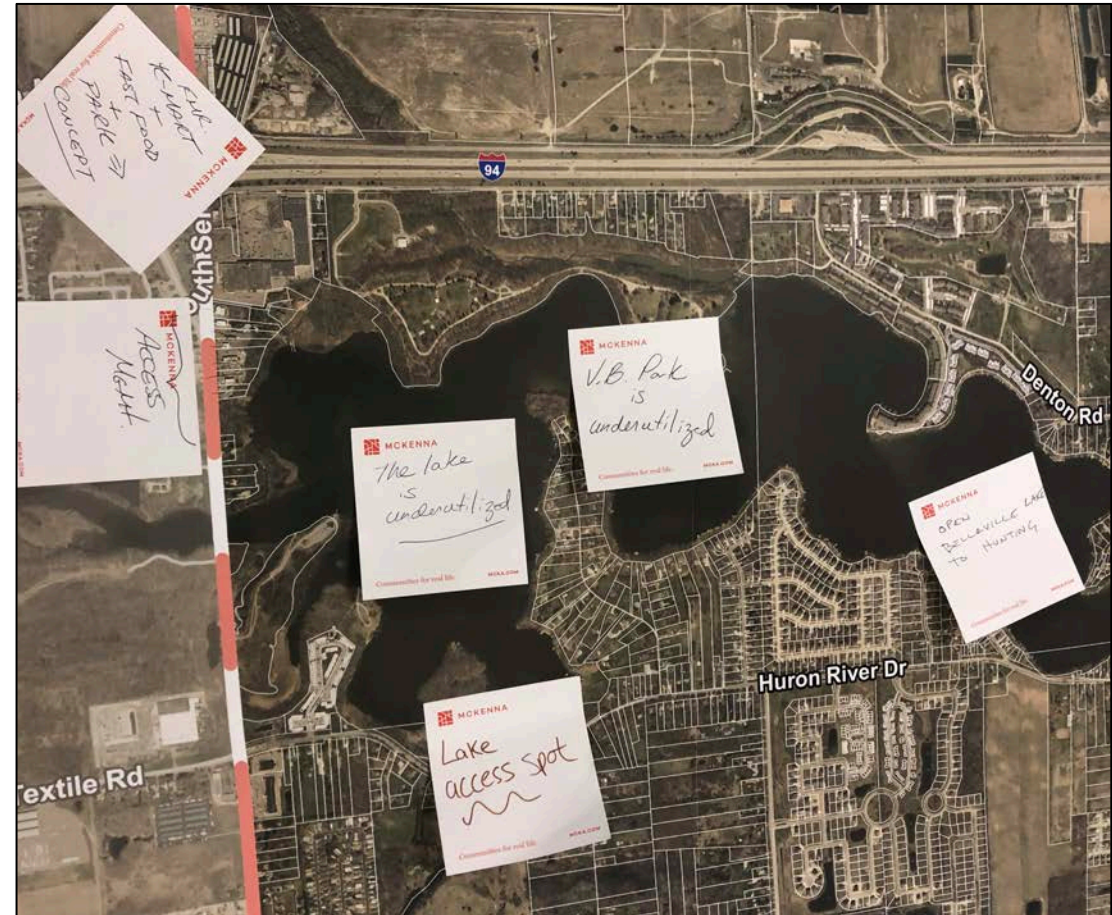




# Major Input Themes— October 2, 2019

- Belleville Road from Tyler to Ecorse: Future character? Road design?
- Vision for Ford Property across from VBT Hall
- Revisit South Side zoning to better align desire for preservation of agricultural character with existing natural and built features

(Pages 129-130)



# Mental Maps– October 2, 2019





# Draft 2020 Master Plan Walk-Through: Questions and Discussion

