

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, September 23, 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.

- Join by weblink: <https://zoom.us/j/91254334019>
- Or dial in by phone: +13126266799,,91254334019# or +19294362866,,91254334019#
- Webinar ID: 912 5433 4019

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 September 9, 2020.

**CORRESPONDENCE:**

**PUBLIC HEARING:**

**ITEM #1: RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AMENDMENTS.**

Proposed amendments that would allow and create regulations for 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. The amendments will include updates to Sections 2.102 – Definitions, 3.104 – Permitted Uses by District, 3.107 – RM, Multiple Dwelling Residential District, and 4.102 – Schedule of Regulations.

**ACTION ITEMS:**

- A. Planning Commission Opens Public Hearing
- B. Public Comment
- C. Planning Commission closes Public Hearing

**OLD BUSINESS:**

**ITEM #1:                      RECOMMENDATION: RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AMENDMENTS.**

Proposed amendments that would allow and create regulations for 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. The amendments will include updates to Sections 2.102 – Definitions, 3.104 – Permitted Uses by District, 3.107 – RM, Multiple Dwelling Residential District, and 4.102 – Schedule of Regulations.

- ACTION ITEMS:**
- A. Presentation from Staff
  - B. Planning Commission discussion
  - C. Planning Commission considers recommendation to the Township Board

**NEW BUSINESS:**

**GENERAL DISCUSSION:**

**ADJOURNMENT:**

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM  
September 9, 2020  
MINUTES - DRAFT**

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 7:31 p.m.

**ROLL CALL:**

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

**Excused:** None.

**Staff:** Director Power, Director Best and Secretary Harman.

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

**Applicant(s) in Attendance:** Beth Ernat of Clover Development and Allen Dresselhouse of Ashley Crossroads Distribution Center South LLC.

**Audience:** Nine (9).

**APPROVAL OF AGENDA:**

Motion Boynton, Jahr second to approve the agenda of September 9, 2020 as presented.

**Roll Call:**

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

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Boynton, Kelley second to approve the regular meeting minutes of August 26, 2020 as presented.

**Roll Call:**

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

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**PUBLIC HEARING:**

**ITEM #1: 19-040 – CLOVER DEVELOPMENT – PUBLIC HEARING FOR PROPOSED SENIOR HOUSING FACILITY.**

**TITLE: THE APPLICANT, CLOVER COMMUNITIES OF VAN BUREN LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY WITH 128 INDEPENDENT SENIOR HOUSING UNITS.**

**LOCATION:** THE PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN TYLER ROAD AND ECORSE ROAD AND IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS) DISTRICT. THE PARCEL IS +/- 17.7 ACRES IN AREA INCLUDING +/- 15.8 ACRE DEVELOPMENT SITE AND A +/- 1.9 ACRE OUT PARCEL.

**Motion Boynton, Atchinson second to open the public hearing.**

**Roll Call:**

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

**Nays:** None.

**Absent:** None.

**Motion Carried.**

No comments from the audience.

**Motion Budd, Franzoi second to close the public hearing.**

**Roll Call:**

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

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**OLD BUSINESS:**

**ITEM #1:** 19-040 – CLOVER COMMUNITIES SPECIAL LAND USE REVIEW.

**TITLE:** THE APPLICANT, CLOVER COMMUNITIES OF VAN BUREN LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY WITH 128 INDEPENDENT SENIOR HOUSING UNITS.

**LOCATION:** THE PROPERTY, 8470 BELLEVILLE ROAD ([M 83-036-99-0002-702), IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER AND ROBSON ROADS AND IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS) DISTRICT. THE PARCEL IS +/- 17.7 ACRES IN AREA INCLUDING A +/- 1.9 ACRE OUT PARCEL.

Beth Ernat of Clover Communities gave the presentation providing a PowerPoint display. Clover Communities is requesting special land use approval to construct a 128 unit independent living senior housing facility for ages 55 and older. The BZA approved a variance for the accessory garage structure to exceed the allowable coverage and there will be 40 garages with individual bays. The facility will have 122 parking spaces, bicycle racks, sidewalk connections on Belleville Road and common open space area. The applicant is in the process of updating the unit sizes on the site plan, which will increase the building footprint by 44 feet. The exterior will be brick, concrete fiber siding and board and batten. Ms. Ernat displayed the building elevations, color samples of the red brown brick and flat shutters with raised panels in brown and an aerial view of the location. The name of the facility is Belleville Garden Senior Apartments.

Vidya Krishnan of McKenna Associates inquired if it is 44 square feet or 44 feet that will be added to the building. Ms. Ernat stated that the building will need to be enlarged by 44 linear feet and that she is currently working with the architect on the change. Vidya Krishnan of McKenna Associates informed the applicant that changing the actual building footprint changes the whole review, State law requires it to be very accurate.

Director Power informed that in the zoning ordinance there is an 850 square foot minimum for the units. Some modifications will need to be made to meet this requirement based on the applicant's comments. The Planning Commission's options are to see if there is a creative solution for the applicant to keep the same building footprint and if not, to address special land use at a later date with revised plans to see what the revised building footprint is.

Director Best inquired where the 44 linear foot change will be. Ms. Ernat stated it would not be a 44 foot line, it could be 8 feet north, 18 feet south, etc. Some of the units can be made smaller to make up the difference, however some units are already smaller than what is required by the ordinance. The building calculations will need to be double checked and resubmitted.

Vidya Krishnan informed the Commission that preliminary site plan cannot be granted when moving exterior walls and changing the building footprint. The architect will need to revise the plans for resubmittal and the staff will need to re-notice the public hearing.

Commissioners agreed to table the discussion and postpone action on both special land use and preliminary site plan approval to allow the applicant to make adjustments to the site plan.

**Motion Boynton, Atchinson second to postpone any action or discussion of the Clover Communities special land use and preliminary site plan requests to allow the applicant to make adjustments to the site plan.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**ITEM #2: 19-040 – CLOVER COMMUNITIES PRELIMINARY SITE PLAN REVIEW.**

**TITLE: THE APPLICANT, CLOVER COMMUNITIES OF VAN BUREN LLC, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY WITH 128 INDEPENDENT SENIOR HOUSING UNITS.**

**LOCATION: THE PROPERTY, 8470 BELLEVILLE ROAD ([M 83-036-99-0002-702), IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER AND ROBSON ROADS AND IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS) DISTRICT. THE PARCEL IS +/- 17.7 ACRES IN AREA INCLUDING A +/- 1.9 ACRE OUT PARCEL.**

No additional comments from the applicant.

**Motion Boynton, Atchinson second to postpone any action or discussion of the Clover Communities special land use and preliminary site plan requests to allow the applicant to make adjustments to the site plan.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**ITEM #3: RM, MUTIPLE DWELLING RESIDENTIAL DISTRICT.**

**TITLE: PROPOSED AMENDMENTS THAT WOULD ALLOW SINGLE-FAMILY DETACHED DWELLINGS AT A DENSITY OF 6-7 UNITS PER ACRE AS A PERMITTED 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.**

Vidya Krishnan of McKenna Associates gave the presentation. The proposed amendments are to include detached single family dwellings in the RM District, in which there will be two definitions: **RM Single Family Edge Dwelling:** An RM single family building containing not more than one (1) dwelling unit designed for residential use of one (1) family only, located along a property line abutting a major thoroughfare or property zoned AG, R-1A, R-2A, R-1B or R-1 and provided the requirements of Section 5.114 are met.

**RM Single Family Interior Dwelling:** An RM single family building containing not more than one (1) dwelling unit designed for residential use of one (1) family only, located on the interior of a parcel developed for single family use, abutting an interior street in a development or abutting a property zoned RM-1 or RM-2 and provided the requirements of Section 5.114 are met.

The Edge dwelling lots have a minimum lot area of 7,200 square feet, while the Interior dwelling lots have a minimum lot area of 6,300 square feet. The look of the larger lots on the edges and smaller lots in the interior creates a community look for the neighborhood. The smaller interior lots will have rear yard access through alleyways and garages can be attached or detached. The ordinance amendment corrects a lot of existing non-conformities.

Director Power informed the Commission and the audience that all concerns brought up in previous meetings have been addressed and the public hearing is set for September 23, 2020.

Commissioners commended Vidya Krishnan on an excellent presentation, they like the concept of the less dense edge lots and higher density interior lots. Commissioners would like to see the Lakeshore District (BLA and BLB) added to the edge dwelling definition, expressed concern with the interior dwelling side yard setbacks being too tight and asked for clarification on footnotes Z and AA. Footnote Z requires any vehicular access to the accessory structure to be from the rear via an alleyway for interior dwellings. Footnote AA indicates that accessory structures may be attached or detached for interior dwellings.

Director Power agreed the Commission had good suggestions and informed the Commission they might want to consider if they are potential changes to be made prior to the public hearing.

Commissioners agreed to include BLA and BLB in the definitions for RM Single Family Edge Dwellings and have the side yard setback for interior lots as 5 feet or more, combined not less than 15 feet.

**NEW BUSINESS:**

**ITEM #1: 20-006 – ASHLEY CROSSROADS SOUTH TRAILER PARKING/STORAGE.**

**TITLE: THE APPLICANT, ASHLEY CROSSROADS DISTRIBUTION CENTER SOUTH LLC, PROPOSES TO CONSTRUCT A TRAILER PARKING LOT WHICH IS ACCESSORY TO AN ADJACENT PRINCIPAL LIGHT INDUSTRIAL USE WHICH HAS FRONTAGE ON ECORSE ROAD.**

**LOCATION: THE SITE, PARCEL NUMBER 83-041-99-0001-002, IS WITHIN A 4.9 ACRES LOCATED BETWEEN 41775 AND 41873 ECORSE ROAD, AND IS ZONED M-1, LIGHT INDUSTRIAL. THE SITE IS LOCATED ALONG ECORSE ROAD BETWEEN KIRKRIDGE STREET AND HAGGERTY ROAD.**

Allen Dresselhouse of Ashley Crossroads Distribution Center South LLC, gave the presentation. The applicant is requesting to construct a trailer parking lot with eighty-six (86) additional spaces. The vacancy rate at the location is near zero, being 100 percent occupied and the additional parking spaces are needed for more staging room.

Vidya Krishnan of McKenna Associates presented her site plan review letter dated 8-25-20, recommending the Planning Commission approve the preliminary site plan for Ashley Crossroads South Trailer Parking, subject to the following conditions:

1. Approval of proposed stormwater detention calculations by Township Engineer and Wayne County.
2. Revisions to the photometric plan to comply with illumination levels and inclusion of light pole detail.

Paul Kammer of Fishbeck Associates presented his site plan review letter dated 8-28-20, recommending Planning Commission grant the Crossroads South Trailer Staging Project preliminary site plan approval for engineering feasibility, subject to the comments referenced in his review letter and in accordance with Wayne County SESC standards. Fire Marshal McNally recommends site plan approval.

Commissioners expressed concern of allowing the applicant to build a parking lot with landscaping on property that they do not own. Director Power informed the Commission that there is a lease agreement in place that clarifies what the applicant is allowed to do with the property. The applicant can bring a copy of the lease agreement back to final site plan review for verification.

No Comments from the audience.

**Motion Jahr, Kelley second to grant preliminary site plan approval to Ashley Crossroads Distribution Center South LLC to construct a trailer parking lot which is accessory to an adjacent principal light industrial use which has frontage on Ecorse road, located between 41775 and 41873 Ecorse road, and is zoned M-1, light industrial, subject to the conditions and recommendations in the McKenna review letter dated 8-25-20, Fishbeck Associates review letter dated 8-28-20 and Fire Marshal McNally's recommendation.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried. (Letters Attached)**

**GENERAL DISCUSSION:**

The next Planning Commission meeting will be held on September 23, 2020.

**ADJOURNMENT:**

**Motion Boynton, Kelley second to adjourn the meeting at 9:04 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary





## 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: September 17, 2020

The Van Buren Township Planning Commission is requested to hold a public hearing, hear comments on, and continue considering Zoning Ordinance amendments. The proposed amendments would allow and create regulations for 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. The amendments will include updates to Sections 2.102 – Definitions, 3.104 – Permitted Uses by District, 3.107 – RM, Multiple Dwelling Residential District, and 4.102 – Schedule of Regulations. Over the course of three meetings, the Planning Commission and staff have drafted this final set of Zoning Ordinance amendments. The amendments include the following components:

- The **RM zoning district** will encompass the higher-density single family detached residential dwelling land use that is under consideration.

- **“Edge” and “Interior”**

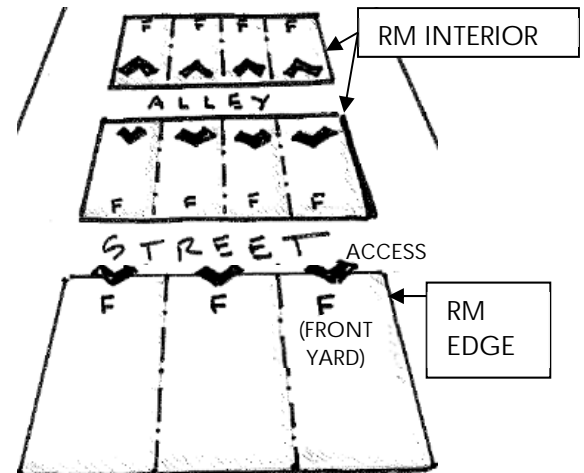
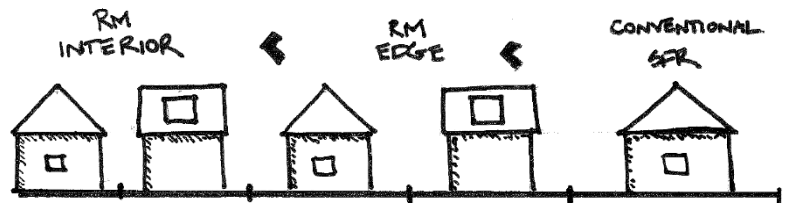
**placement. “Edge” type RM**

Single-Family Detached Residential Dwellings – those adjacent to zoning districts other than RM, Belleville Lake shoreline districts, or major thoroughfares – are to be built with wider and larger lots, higher minimum side yard setbacks, and higher minimum dwelling floor areas than “Interior” type RM Single-Family Detached Residential Dwellings in the interior of an RM-zoned project.

- **Single-family residential standards.** All RM Single-Family Detached Residential Dwellings must meet the single-family residential dwelling standards of Section 5.114.

- **Architectural variety.** All RM Single-Family Detached Residential Dwellings must be architecturally substantially different from any neighboring structure.

- **Rear access for Interior units.** Access is gained to garages of “Interior” type RM Single-Family



Detached Residential Dwellings through a rear alleyway.

A public hearing will be held to receive input on the amendments at the Planning Commission's regular meeting on September 23<sup>rd</sup>. The Planning Commission will continue evaluating these amendments during this meeting. The Planning Commission may consider whether there is a consensus on the amendments as they are written or with revisions. The Planning Commission may also recommend a final draft set of amendments to the Township Board of Trustees for adoption. If these Zoning Ordinance amendments are ultimately adopted, design details and engineering feasibility would be reviewed extensively as part of the site plan review process for any project that includes RM Single-Family Detached Residential Dwellings.

I look forward to continuing discussions and refinement of the proposed Zoning Ordinance amendments. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power", with a stylized, cursive script.

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

**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 DWELLINGS AT SPECIFIED DENSITIES 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 2.102. Definitions**

**DWELLING, RM SINGLE FAMILY *EDGE* DWELLING:** An RM single family building containing not more than one (1) dwelling unit designed for residential use of one (1) family only, located along a property line abutting a major thoroughfare, shoreline districts, or property zoned other than RM, and provided the requirements of Section 5.114 are met.

**DWELLING, RM SINGLE FAMILY *INTERIOR* DWELLING:** An RM single family building containing not more than one (1) dwelling unit designed for residential use of one (1) family only, located on the interior of a parcel developed for single family use, abutting an interior street in a development or abutting a property zoned RM, and provided the requirements of Section 5.114 are met.

**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 <i>Error!</i>	C-1	C-2	FS	OT <i>Error!</i>	M-1	M-T	M-2	AP <i>Error!</i>	M-U
Accessory Caretaker Dwelling				○	○	○	○	○	○	○	○	○	
Apartment Houses		○											○
Multiple Family High Rise Dwelling		○											
Single-Family Attached Dwelling		■											■
Single-Family Detached Dwelling	■		■										■
Single Family Detached Dwelling in RM		■											
Single-Family Farm Dwelling Related to Agricultural Operations			■										
Mobile Home Parks		■											
Mobile Home Subdivisions		■											
Planned Residential Developments	○		○										○
Two-Family Dwelling		■											■

### Section 3.107 RM, Multiple Dwelling Residential District

(A) STATEMENT OF PURPOSE	
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.	
(B) PERMITTED USES	(C) SPECIAL LAND USES
<ul style="list-style-type: none"> <li>• Dwelling, Single-Family Residential Attached</li> <li>• Dwelling, RM Single-Family Residential – Edge and Interior</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 [Section 3.104](#) (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 [Section 3.104](#) (including footnotes), then [Section 3.104](#) shall prevail. Refer to [Article 2](#) for definitions of uses and refer to [Article 5](#) 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 (G)	Single-Family Detached in RM District	Apartments (G)	Multi-Family High Rise (G)
Min. Lot Area (sq. ft.)	10 acres (Q)	4,200 (up to 1 bedroom) (A) 5,000 (2 bedroom) (A) 6,200 (3+ bedrooms) (A)	Edge– 7,200 Interior – 6, 300	2,800 (up to 1 bedroom) (A) 3,500 (2 bedroom) (A) 4,800 (3+ bedrooms) (A)	(J)
Min. Lot Width (ft.)	400	(H)	Edge -60'/Interior-45'	(H)	(H)
Min. Lot Depth (ft.)	--	(H)	(C)	(H)	(H)
Max. Lot Coverage (%)	30	--	30	--	15
Min. Floor Area/Unit (ft.)	--	500 (efficiency) (B) 700 (1 bedroom) (B) 900 (2 bedroom) (B) 1,100 (3+ bedrooms) (B), (E)	Edge – 1,250 (Y) Interior – 1,000 (Y), (Z), (AA)	500 (efficiency) (B) 700 (1 bedroom) (B) 900 (2 bedroom) (B) 1,100 (3+ bedrooms) (B), (E)	500 (efficiency) (B) 700 (1 bedroom) (B) 900 (2 bedroom) (B) 1,100 (3+ bedrooms) (B), (E)
Max. Building Height (ft.)	30	--	30	--	150
Max. Bldg. Height (stories)	2.5	--	2	--	15
Min. Front Yard Setback	35	(I)	30	(I)	75 (K), (L)

Min. Side Yard (one) Setback	20 (F)	(I)	Edge -10'/Interior-5'	(I)	50 (K), (L)
Min. Side Yard (total of 2) Setback	40 (F)	(I)	Edge - 20'/Interior-15'	(I)	110 (K), (L)
Min. Rear Yard Setback	35	(I)	Edge - 35'/Interior-25'	(I)	50 (K), (L)
Footnotes: Refer to <a href="#">Section 4.102</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 2](#) and footnotes thereto, which schedule and footnotes hereby made a part of this [Section 4.102](#).

**Table 2. 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
<b>AG, Agricultural and Estates</b>	43,560	2,000 (B)	150	(C)	15	50	10	25	35	30	2
<b>R-1A, Single-Family Residential</b>	20,000	1,800 (B)	100	(C)	15	30	10	25	35	30	2
<b>R-2A, Single-Family Residential</b>	15,000	1,800 (B)	90	(C)	20	30	10	25	35	30	2
<b>R-1B, Single-Family Residential</b>	10,000	1,500 (B)	80	125	30	30	10	25	35	30	2
<b>R-1C, Single-Family Residential</b>	8,400	1,250 (B)	70	120	30	30	10	25	35	30	2
<b>RM, Multiple Family Residential</b>	10 acres (Q)	See below	400	--	30	35	20 (F)	40 (F)	35	30	2.5
<b>RM Detached Single-Family Residential, Edge Dwelling</b>	7,200	1,250	60'	(C)	30	30	10'	20'	35	30	2 (Y)
<b>RM Detached Single-Family Residential, Interior Dwelling</b>	6,300	1,000	45'	(C)	30	30	5	15	25	30	2 (Y), (Z), (AA)
<b>RM Attached Single-Family:</b>											
Efficiency Units	4,200 (A)	500 (B)	(H)	(H)	--	(I)	(I)	(I)	(I)	30	2.5
One Bedroom Units (G)	4,200 (A)	700 (B)	(H)	(H)	--	(I)	(I)	(I)	(I)	30	2.5
Two Bedroom Units (G)	5,000 (A)	900 (B)	(H)	(H)	--	(I)	(I)	(I)	(I)	30	2.5
Three or More Bedroom Units (G)	6,200 (A)	1,100 (B), (E)	(H)	(H)	--	(I)	(I)	(I)	(I)	30	2.5
<b>RM Apartments:</b>											
Efficiency Units	2,800 (A)	500 (B)	(H)	(H)	--	(I)	(I)	(I)	(I)	30	2.5
One Bedroom Units (G)	2,800 (A)	700 (B)	(H)	(H)	--	(I)	(I)	(I)	(I)	30	2.5
Two Bedroom Units (G)	3,500 (A)	900 (B)	(H)	(H)	--	(I)	(I)	(I)	(I)	30	2.5
Three or More Bedroom Units (G)	4,800 (A)	1,100 (B), (E)	(H)	(H)	--	(I)	(I)	(I)	(I)	30	2.5
<b>RM Multiple-Family High Rise:</b>											
Efficiency Units	(I)	500 (B)	(H)	(H)	15	75 (K),(L)	50 (K),(L)	150 (K),(L)	50 (K),(L)	150	15
One Bedroom Units (G)	(I)	700 (B)	(H)	(H)	15	75 (K),(L)	50 (K),(L)	150 (K),(L)	50 (K),(L)	150	15
Two Bedroom Units (G)	(I)	900 (B)	(H)	(H)	15	75 (K),(L)	50 (K),(L)	150 (K),(L)	50 (K),(L)	150	15
Three or More Bedroom Units (G)	(I)	1,100 (B), (E)	(H)	(H)	15	75 (K),(L)	50 (K),(L)	150 (K),(L)	50 (K),(L)	150	15
<b>RMH, Mobile Home Park</b>	5,550	720	55	--	50	35 (R)	25 (R)	50 (R)	35 (R)	30	2
<b>C, Local Business</b>	--	--	--	--	--	75 (N)	15 (M),(P)	15 (M)	25	40	4
<b>C-1, General Business</b>	--	--	--	--	--	75 (N)	15 (M),(P)	15 (M)	25	40	4
<b>C-2, Extensive Highway</b>	--	--	--	--	--	35 (N)	25 (P)	50	20	40	4

<b>Business</b>											
<b>FS, Freeway Service</b>	--	--	--	--	--	75 <u>(N)</u>	75 <u>(P)</u>	150	75	30	3
<b>OT, Office Technology</b>	--	--	--	--	--	<u>(D),(T),(U)</u>	20 <u>(D),(P),(V)</u>	40 <u>(D)</u>	30 <u>(D),(V)</u>	45	3 <u>(W)</u>
<b>M-1, Light Industrial</b>	--	--	--	--	35	50 <u>(O)</u>	40 <u>(P)</u>	80	40	30 <u>(S)</u>	2.5 <u>(S)</u>
<b>M-2, General Industrial</b>	--	--	--	--	35	60 <u>(O)</u>	50 <u>(P)</u>	100	50	40 <u>(S)</u>	4 <u>(S)</u>
<b>MT, Industrial Transportation</b>	--	<u>(B)</u>	--	--	35	50 <u>(O)</u>	50 <u>(P)</u>	100	50	35	3
<b>AP, Airport</b>	250 acres	--	--	--	--	100 <u>(O)</u>	50 <u>(P)</u>	100	100	--	--

(Y) All RM Single-Family Detached Residential Dwelling structures must be architecturally substantially different from any neighboring structure, based on the use of the “neighboring structure” and “substantially different” definitions in Section 5.115(B)(6) of the Zoning Ordinance.

(Z) All RM Single-Family Detached Residential Interior Dwellings must provide access to any garage or other vehicular access accessory structure, from the rear via an alleyway. The alleyway must provide a common access to all interior dwellings in a row and connect to abutting streets to create a circulation network.

(AA) For RM Single-Family Detached Residential Interior Dwellings, accessory structures may be attached or detached.

## 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

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:

Director Power presented his staff review letter dated 7-1-20, noting that in his letter it also referenced plan #1815, however the request is only for the #1546 ranch home model. Director Power displayed drawings of the plan #1546 home model with five (5) different elevations showing the front entry and side entry garage options. Staff recommends the Planning Commission approve the site plan amendment to the Country Walk development for the addition of the proposed plan #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.

Commissioner inquired whether the homes will be located within the Country Walk Three Homeowners Association or the Country Walk Four Homeowners Association. The homes will be located in Country Walk Four Homeowners Association, Director Power will make a correction in his staff review letter.

**Motion Boynton, Kelley second to approve Upland Homes request for an amendment to the approved Country Walk site plan for revised single-family architectural elevations, located in the Country Walk subdivision on the east side of Martinsville Road, north of Savage Road, subject to the recommendation in Director Power's staff review letter dated 7-1-20 along with the Country Walk Four Homeowners Association correction to the staff review letter.**

**Roll Call:**

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

**Nays: None.**

**Absent: Franzoi.**

**Motion Carried. (Letter attached)**

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

Director Power presented his staff memo dated 7-1-20, the Planning Commission is being 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. Specifically 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 Family zoning district and to contemplate dimensional requirements for these detached single-family dwellings. Director Power displayed a concept drawing for 41620 E. Huron River Drive for higher density detached single family dwellings, the example was provided by applicant, Scott Jones, as part of a rezoning request.

Vidya Krishnan of McKenna Associates presented her staff review letter dated 6-30-20. In early 2019, the Township received a request from applicant, Scott Jones, to rezone a 13.6 acre parcel located at 41620 E. Huron River Drive from R-1C to RM zoning designation. Mr. Jones plans to construct single-family detached condominiums on the property and sought the rezoning to be able to construct these homes at a higher density than is allowed under the R-1C district. 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 to 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 by adding single family detached dwellings as a permitted use in the RM district with density limitations. The change will not just benefit the applicant, but would also make some homes in the Township legal conforming structures. The amendment suggests 2 options for lot size and setbacks based on the density provision provided 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.

The Commission is being asked to consider the lot size and setback options A and B and whether to keep the section 5.114 standards in place and applicable to any newly created detached single-family lots. The 5.114 standards pertain to connection with public utilities, complying with building codes and setting forth architectural requirements.

Commissioners inquired if the single-family detached condos would be similar to those of Cherry Hill Village in Canton, along with the 5.114 standards would the section also include development done under site condo rules, regarding 41620 E. Huron River Drive is the ground suitable to house all of these lots at this time and clarification on RM zoning with limitations. Vidya Krishnan of McKenna Associates informed the Commission that the development would be similar to Cherry Hill Village but slightly smaller, she will look into further comparisons for staff to bring back to the Commission. Yes, development done under site condo rules would be included. As for the ground suitability at 41620 E. Huron River Drive, this will be addressed early in the design process during preliminary site plan review. The limitation is for single-family detached dwellings, these would not be allowed to become an apartment complex. Commissioners liked the concept of having limitations that will not allow high rise buildings or multi-family dwellings, the inclusion of the 5.114 and 5.115 standards and agree they would like to see some comparisons to evaluate and give a recommendation.

Applicant, Scott Jones, gave clarification on his project. At this time he has 37 people interested. The single-family dwellings will be a 2-story concept and per his engineer, basements are not feasible on the property. The homes will be similar to what you see in downtown Belleville. Mr. Jones has applied for rezoning plus conditions and has provided a list of what those conditions would be.

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

Director Power gave a brief Master Plan update. The 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. The draft plan results from nearly three years of efforts, meetings and plan reviews. Public engagement workshops were held regarding this plan on October 2<sup>nd</sup> and October 3<sup>rd</sup> of 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.

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM  
August 12, 2020  
MINUTES - DRAFT**

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 7:30 p.m.

**ROLL CALL:**

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

**Excused:** None.

**Staff:** Director Power, Director Best and Secretary Harman.

**Planning Representatives:** McKenna Associate, Vidya Krishnan.

**Applicant(s) in Attendance:** None.

**Audience:** Five (5).

**APPROVAL OF AGENDA:**

Motion Boynton, Kelley second to approve the agenda of August 12, 2020 as presented.

**Roll Call:**

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

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Boynton, Franzoi second to approve the regular meeting minutes of July 22, 2020 as presented.

**Roll Call:**

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

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**OLD BUSINESS:**

**ITEM #1: RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AMENDMENTS.**

**TITLE: PROPOSED AMENDMENTS WOULD ALLOW FOR 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.**

Director Power gave a brief overview of the detached single-family dwellings in the RM Zoning District and displayed the Future Land Use map. The Planning Commission is asked to continue considering 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 that have higher density than single-family residential and lower density than multiple family residential at 6-7 units per acre. There are 112 acres of undeveloped property in the RM District excluding the utility corridor and Harbour Club Golf Course, the undeveloped properties are either zoned or planned RM. Director Power discussed comparison projects for development, the Belleville Lake Condo project on Liberty Street and Cherry Hill Village in Canton Township. Cherry Hill Village units range from 4-12 units per acre and the Belleville Lake Condo project is approximately 6.7 units per acre. Other considerations include are the Belleville Lake Shoreline Ordinance impacts and the application of BLB district rights and restrictions under RM zoning. The Planning Commission is being asked to identify preferences, consider whether to accept the use, set the density, discuss related zoning ordinance adjustments and set a public hearing date.

Vidya Krishnan of McKenna Associates presented her RM (Multiple Family) District Amendment letter dated 8-5-20. The Planning Commission at the 7-22-20 meeting had directed her to provide details from a comparable development (Cherry Hill Village), located in Canton Township. Cherry Hill Village, a very large pedestrian friendly development is 338 acres with 11 tracts of land. The density varies with the Village core area having a density of 12-units per acre and the Village edge area having 4-5 units per acre. The architecture is strictly regulated with specific design regulations for smaller lots and smaller lots all have access mandated off a rear alleyway. The front setback is reduced and units have porches. The Cherry Hill Village area is designated as an overlay district with specific standards set forth in the Zoning Ordinance. Mrs. Krishnan's review letter displays photographs of the different units and identifies the varying lot sizes.

Commissioners discussed the following questions and comments:

- Inquired if staff had reached out to a real estate agent to see how many days homes are typically on the market in Cherry Hill Village. The homes in Cherry Hill Village homes range from \$320,000-\$500,000, nothing lasts long on the market as the development is close to schools and the downtown area.
- Commissioner likes the look of the Cherry Hill Village homes with the garage in the back.
- Inquired if there could be a breakdown of the lot sizes, possibly having some 6-unit and some 7-unit lots. Staff informed that they generally stick to a consistent 1 set standard.
- Is Cherry Hill Village is a PRD? Yes, Cherry Hill Village is a PRD and is based on the Master Plan. It is also an overlay district that is part of the zoning ordinance.
- Why is the Harbour Club Golf Course excluded from the RM District acreage that could be developed? Director Power stated that it currently has a use assignment but can be included in that acreage.
- Commissioner dislikes the look of Cherry Hill Village, likes brick to the belt all the way around, likes the wider lots (6-units/acre) or a possible combination of lot sizes.
- Commissioners agreed they like the larger lots or a mixture of lot sizes and the garage in the back.
- Commissioner inquired what the criteria was to put in the ordinance to allow the larger lots. Asked staff for a list of items to earn the higher density.

- Why not make developments a PRD? A PRD is predominantly single-family detached and a lengthy process. Possibly use tools of the PRD.
- Commissioner would like to see some 7-unit per acre and 6-unit per acre, possibly a way to work with developers on criteria, no backyards facing the road and see market trends on the size of houses.
- The Township is missing middle sized housing types, concerned that adding to the RM District may lose sight of the goal to acquire middle sized housing types. Why not consider making the changes to R1-B District? Commissioner expressed concern of the change and possibility of it affecting the rest of the ordinance. Director Power advised the Master Plan sets the parameters for density. The RM District was a logical place to include multi-family residential dwellings. Vidya Krishnan informed that staff looked at single-family residential and looked at possible points of conflict throughout the ordinance. The change to the RM District corrects a lot of existing non-conforming structures within the Township.
- Commissioners expressed the importance of side yard setbacks and dislike of narrow side yards, the need to think seriously about what other structures will be allowed in those districts. Including a unit depth to width ratio, architectural standards, taking a look at accessory structures in general and including some of the aspects of a PRD.

Director Best informed the Commission that the selection of the RM District was to have a different type of product and cleanup non-conforming structures at the same time. The 116 acres vacant in the RM District, the parcels are smaller in size so a traditional style apartment complex would fit but would be tight, this provides another option for development. The amendment is not specific to one development, it is for the Township as a whole.

Commissioners asked staff to do more research before setting a public hearing, more attention to details are needed before moving forward. Director Power will set up a working meeting right away. Staff will bring information back to a Planning Commission meeting in September.

#### **GENERAL DISCUSSION:**

Director Power informed that the next Planning Commission meeting is August 26, 2020 and the agenda will go out next week.

#### **ADJOURNMENT:**

**Motion Boynton, Jahr second to adjourn the meeting at 8:40 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

**Motion Boynton, Atchinson second to postpone any action or discussion of the Clover Communities special land use and preliminary site plan requests to allow the applicant to make adjustments to the site plan.**

**Roll Call:**

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

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**ITEM #3: RM, MUTIPLE DWELLING RESIDENTIAL DISTRICT.**

**TITLE: PROPOSED AMENDMENTS THAT WOULD ALLOW SINGLE-FAMILY DETACHED DWELLINGS AT A DENSITY OF 6-7 UNITS PER ACRE AS A PERMITTED 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.**

Vidya Krishnan of McKenna Associates gave the presentation. The proposed amendments are to include detached single family dwellings in the RM District, in which there will be two definitions: **RM Single Family Edge Dwelling:** An RM single family building containing not more than one (1) dwelling unit designed for residential use of one (1) family only, located along a property line abutting a major thoroughfare or property zoned AG, R-1A, R-2A, R-1B or R-1 and provided the requirements of Section 5.114 are met.

**RM Single Family Interior Dwelling:** An RM single family building containing not more than one (1) dwelling unit designed for residential use of one (1) family only, located on the interior of a parcel developed for single family use, abutting an interior street in a development or abutting a property zoned RM-1 or RM-2 and provided the requirements of Section 5.114 are met.

The Edge dwelling lots have a minimum lot area of 7,200 square feet, while the Interior dwelling lots have a minimum lot area of 6,300 square feet. The look of the larger lots on the edges and smaller lots in the interior creates a community look for the neighborhood. The smaller interior lots will have rear yard access through alleyways and garages can be attached or detached. The ordinance amendment corrects a lot of existing non-conformities.

Director Power informed the Commission and the audience that all concerns brought up in previous meetings have been addressed and the public hearing is set for September 23, 2020.

Commissioners commended Vidya Krishnan on an excellent presentation, they like the concept of the less dense edge lots and higher density interior lots. Commissioners would like to see the Lakeshore District (BLA and BLB) added to the edge dwelling definition, expressed concern with the interior dwelling side yard setbacks being too tight and asked for clarification on footnotes Z and AA. Footnote Z requires any vehicular access to the accessory structure to be from the rear via an alleyway for interior dwellings. Footnote AA indicates that accessory structures may be attached or detached for interior dwellings.

Director Power agreed the Commission had good suggestions and informed the Commission they might want to consider if they are potential changes to be made prior to the public hearing.

Commissioners agreed to include BLA and BLB in the definitions for RM Single Family Edge Dwellings and have the side yard setback for interior lots as 5 feet or more, combined not less than 15 feet.

**NEW BUSINESS:**

**ITEM #1: 20-006 – ASHLEY CROSSROADS SOUTH TRAILER PARKING/STORAGE.**

**TITLE: THE APPLICANT, ASHLEY CROSSROADS DISTRIBUTION CENTER SOUTH LLC, PROPOSES TO CONSTRUCT A TRAILER PARKING LOT WHICH IS ACCESSORY TO AN ADJACENT PRINCIPAL LIGHT INDUSTRIAL USE WHICH HAS FRONTAGE ON ECORSE ROAD.**

**LOCATION: THE SITE, PARCEL NUMBER 83-041-99-0001-002, IS WITHIN A 4.9 ACRES LOCATED BETWEEN 41775 AND 41873 ECORSE ROAD, AND IS ZONED M-1, LIGHT INDUSTRIAL. THE SITE IS LOCATED ALONG ECORSE ROAD BETWEEN KIRKBRIDGE STREET AND HAGGERTY ROAD.**

Allen Dresselhouse of Ashley Crossroads Distribution Center South LLC, gave the presentation. The applicant is requesting to construct a trailer parking lot with eighty-six (86) additional spaces. The vacancy rate at the location is near zero, being 100 percent occupied and the additional parking spaces are needed for more staging room.

Vidya Krishnan of McKenna Associates presented her site plan review letter dated 8-25-20, recommending the Planning Commission approve the preliminary site plan for Ashley Crossroads South Trailer Parking, subject to the following conditions:

1. Approval of proposed stormwater detention calculations by Township Engineer and Wayne County.
2. Revisions to the photometric plan to comply with illumination levels and inclusion of light pole detail.

Paul Kammer of Fishbeck Associates presented his site plan review letter dated 8-28-20, recommending Planning Commission grant the Crossroads South Trailer Staging Project preliminary site plan approval for engineering feasibility, subject to the comments referenced in his review letter and in accordance with Wayne County SESC standards. Fire Marshal McNally recommends site plan approval.

Commissioners expressed concern of allowing the applicant to build a parking lot with landscaping on property that they do not own. Director Power informed the Commission that there is a lease agreement in place that clarifies what the applicant is allowed to do with the property. The applicant can bring a copy of the lease agreement back to final site plan review for verification.