

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM  
January 13, 2021  
MINUTES**

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

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

**ROLL CALL:**

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

**Excused:** Atchinson and Cullin.

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

**Planning Representatives:** None.

**Applicant(s) in Attendance:** Kevin Walsh and James Harless of the Yankee Air Museum.

**Audience:** Four (4).

**APPROVAL OF AGENDA:**

Motion Jahr, Franzoi second to approve the agenda of January 13, 2021 as presented.

**Roll Call:**

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

**Nays:** None.

**Absent:** Atchinson and Cullin.

**Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Jahr, Budd second to approve the regular meeting minutes of December 9, 2020 as presented.

**Roll Call:**

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

**Nays:** None.

**Absent:** Atchinson and Cullin.

**Motion Carried.**

**NEW BUSINESS:**

**ITEM #1: 20-022 – YANKEE AIR MUSEUM HANGARS SITE PLAN UPDATE.**

**STAFF WILL PROVIDE AN UPDATE ON AN ADMINISTRATIVELY APPROVED COMPLEX INCLUDING TWO (2) 15,000-SQ. FT. AIRCRAFT HANGARS AND A 12,000-SQ. FT. OFFICE AND SHOP SECTION ALONG WITH RELATED SITE IMPROVEMENTS.**

**48075 TYLER ROAD. THE PROPERTY IS LOCATED AT THE END OF TYLER ROAD WEST OF BECK ROAD IN WILLOW RUN AIRPORT OF VAN BUREN TOWNSHIP.**

Director Power provided an update to the Yankee Air Museum Hangars site plan. The Wayne County Airport Authority (WCAA) is the governing authority for airport projects. In 2017, there was a comprehensive zoning update to form a partnership in collaboration with WCAA. The Township reviews the basics of permitted uses within the zoning district and provides a preliminary zoning review. Director Power completed an administrative review of the project and administrative zoning approval has been granted with the minimal conditions, the permit for the foundation has been issued and the site plan is ready to go.

Kevin Walsh and James Harless of the Yankee Air Museum gave the presentation. The Yankee Air Museum was founded in 1981, originally located at the north end of the airport until the fire in 2004. The two (2) 15,000 sq. ft. hangars are to preserve and maintain flying aircraft only, the existing Museum will remain located on D Street. The larger hangers were needed due to the size of the aircraft and the current hangar only being available for use until October of 2021, as hangar 1 is slated for closure. Since 2004 the flying aircraft have been moved around extensively, Yankee Air Museum is excited to be establishing a permanent home for the aircraft. The foundation permit and design have been approved. The site has to be raised about 3 feet prior to construction with foundation construction to begin around January 25<sup>th</sup>, building construction around the 1<sup>st</sup> of March and hoping to complete construction mid to late summer. Mr. Walsh and Mr. Harless thanked the Township for their support on this project.

Kevin Walsh announced that a retired Blue Angel F-18 Hornet arrived today at the Yankee Air Museum and will be ready for display on Saturday. The Blue Angel flew in the 2017 Thunder Over Michigan Air Show as Blue Angel #1 and was retired as #4 in 2020. The Yankee Air Museum is thankful to be the recipient.

**ITEM #2: ADAPTIVE OUTDOOR RETAIL AND DINING – RELAXATION OF CERTAIN REGULATIONS – 2021 EXTENSION**

Director Power gave the presentation. Last July, following a recommendation from the Planning Commission, the Township Board of Trustees, adopted a resolution to maximize seating and retail space outdoors while limits on indoor occupancy remained in place due to restrictions on business's capacity under Covid-19. The Planning Commission was asked to discuss and consider a new recommendation to temporarily relax the requirement of Planning Commission review for temporary land uses, specifically for businesses to use outdoor dining and retail space due to Covid-19, through December 31, 2021. The Township Planning and Economic Development 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. Modifications were made to the resolution to tighten the language on fire code provisions and language was added to clarify the relaxation is for businesses with a physical presence in the Township.

No comments from the Commission or the audience.

**Motion Kelley, Jahr second to recommend to the Township Board of Trustees, the relaxation of the review process as further detailed in the 1-8-21 staff memo provided, specifically for businesses to use outdoor dining and retail space due to the Covid-19 pandemic through December 31, 2021.**

**Roll Call:**

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

**Nays: None.**

**Absent: Atchinson and Cullin.**

**Motion Carried. (Letter Attached)**

**GENERAL DISCUSSION:**

**ITEM #1: 2020 PLANNING COMMISSION ANNUAL REPORT AND DEVELOPMENT MAP.**

Director Power provided and update to the 2020 Planning Commission Annual Report and Development Map by displaying the Active Development Map which is a new link that will be available on the Township website. The Active Development map shows all projects that are currently active including: pre-review (preliminary), pre-review (final), pre-construction, under construction and recently completed. Links to report materials, meeting minutes and plans are available when you click a point on the map for each project.

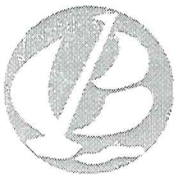
Commissioners were impressed with the map, liked the ability to look at the packets and see where the projects are at and inquired if the map has been shared with the BZA. Director Power informed the Commission that the map will be made public and shared with the BZA.

**ADJOURNMENT:**

**Motion Kelley, Jahr second to adjourn the meeting at 8:02 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



**VAN BUREN**  
CHARTER TOWNSHIP

## Memo

**TO: Van Buren Charter Township Planning Commission**  
**RE: Adaptive Outdoor Retail and Dining - Relaxation of Certain Regulations - extended for 2021**  
**DATE: January 8, 2021**

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In July 2020, following a recommendation from the Planning Commission, the Township Board of Trustees, adopted a resolution to maximize seating and retail space outdoors while limits on indoor occupancy remain in place due to restrictions on business's capacity under COVID-19. Under normal circumstances, the Van Buren Township Planning Commission reviews temporary land use applications for sales or dining events at commercial sites, such as outdoor tent sales, that extend beyond two weeks. These applications also typically require the submittal of an administrative fee.

I am asking the Planning Commission to discuss and consider forwarding a *new* recommendation to temporarily relax the requirement of Planning Commission review for temporary land uses, specifically for businesses to use outdoor dining and retail space due to COVID-19, through December 31, 2021. The Planning Commission may pass a simple motion to do so. In turn, the Township Planning and Economic Development 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.

If the Planning Commission concurs, I will ask the Township Board of Trustees for action on this matter at their regular meeting on January 19, 2021. Thank you for your consideration.

Thank you,

Dan Power, AICP – Director of Planning and Economic Development, Van Buren Charter Township