

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, December 14<sup>th</sup>, 2022 – 5:30 PM  
Van Buren Township Hall  
46425 Tyler Road**

Per guidance provided by the Wayne County Local Public Health Department for meetings of governmental bodies held under public act 228 of 2020, effective January 1, 2022, the following Zoom link is provided to enable remote participation in a meeting of the public body by the general public:

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/88120121681>

Or One tap mobile :

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Dial(for higher quality, dial a number based on your current location):

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Webinar ID: 881 2012 1681

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See the Van Buren Charter Township website for additional information regarding how to participate in a Zoom public meeting.

**CALL TO ORDER:**

**ROLL CALL:**

**ELECTION OF OFFICERS:**

- **Item #1: Chairperson**
- **Item #2: Vice-Chairperson**
- **Item #3: Secretary**
- **Item #4: Primary Liaison to Board of Zoning Appeals (BZA)**
- **Item #5: Secondary Liaison to Board of Zoning Appeals (BZA)**

**APPROVAL OF AGENDA:**

**MINUTES:** Approval of minutes from the regular meeting of November 9, 2022.

**CORRESPONDENCE:**

**PUBLIC HEARING:**

**ITEM # 1: ZONING ORDINANCE TEXT AMENDMENTS – RESIDENTIAL ZONING REGULATIONS**

**TITLE:** Proposed amendments that will modify the requirement for at least thirty percent (30%) of all structures within a proposed residential plat or site

condominium project to have the garage door oriented other than to the front of the lot (i.e., oriented to the side or rear of the lot), and will allow modifications to restrictions on minimum separation distance between buildings in Planned Residential Developments (PRDs). The amendments will include updates to Sections 5.115(B) (Dwelling, Single-Family Residential (All Site Condominiums and Subdivisions)), 6.203(A) (Planned Residential Developments – Modifications, Modifications Permitted) and 6.207(B)-6.207(C) (Planned Residential Developments – Design, Building Setbacks and Building Separation).

ACTION ITEMS: A. Open public hearing.  
B. Public comment.  
C. Close public hearing.

**ITEM # 2: 5M VAN BUREN LLC / INTEGRITY COMPONENT AND DESIGN – SPECIAL LAND USE REVIEW**

TITLE: A request by Rand Construction Engineering, Inc. on behalf of owner 5M Van Buren LLC to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies . Outdoor storage of building equipment and supplies is a Special Land Use in the M-1 (Light Industrial) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

LOCATION: The project is proposed to be located at the 21.3-acre site located at 5925 Beck Road (parcel ID number 83 014 99 0001 703), on the east side of Beck Road south of Michigan Avenue. The parcel is zoned M-1 – Light Industrial.

ACTION ITEMS: A. Open public hearing.  
B. Public comment.  
C. Close public hearing.

**ITEM # 3: NIGHT HAWK PROPERTIES / ZIPPY AUTO WASH – SPECIAL LAND USE REVIEW**

TITLE: A request by David Brewer of Vanston / O’Brien Inc. on behalf of owner Night Hawk Properties to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site. Automatic automobile wash establishments are a Special Land Use in the C-2 – Extensive Highway Business District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

LOCATION: The project is proposed to be located at 11650 Belleville Road (parcel ID number 83 081 99 0004 709), which is zoned C-2 – Extensive Highway Business District. The property is located on the west side of Belleville Road between Venetian Avenue and Sunrise Lane.

ACTION ITEMS: A. Open public hearing.  
B. Public comment.  
C. Close public hearing.

**OLD BUSINESS:**

**ITEM # 1: CHRIS GARNER / SB – INVEST L.P. (BROOKWOOD) – SPECIAL LAND USE REVIEW**

**TITLE:** A request by Chris Garner on behalf of owner SB – Invest L.P. to construct an independent multi-family residential senior housing development with 132 dwelling units with a combined gross floor area of approximately 154,110 square feet. Senior housing developments are a Special Land Use in the RM (Multiple Dwelling Residential) District. The project is proposed to be titled “Brookwood”.

**LOCATION:** The project is proposed to be located on the north side of Tyler Road, between Morton Taylor and Haggerty Roads on a 44.4-acre site. The site has tax parcel ID # 83 043 99 0015 000 and is zoned RM – Multiple Dwelling Residential District.

**ACTION ITEMS:**

- A. Presentation by the Township staff.
- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Public Comment.
- E. Planning Commission considers recommendation for special land use approval to Township Board of Trustees.

**ITEM #2: CHRIS GARNER / SB – INVEST L.P. (BROOKWOOD) – PRELIMINARY SITE PLAN REVIEW**

**TITLE:** A request by Chris Garner on behalf of owner SB – Invest L.P. to construct an independent multi-family residential senior housing development with 132 dwelling units with a combined gross floor area of approximately 154,110 square feet. The project is proposed to be titled “Brookwood”.

**LOCATION:** The project is proposed to be located on the north side of Tyler Road, between Morton Taylor and Haggerty Roads on a 44.4-acre site. The site has tax parcel ID # 83 043 99 0015 000 and is zoned RM – Multiple Dwelling Residential District.

**ACTION ITEMS:**

- A. Presentation by the Township staff.
- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Public Comment.
- E. Planning Commission considers preliminary site plan approval.

**NEW BUSINESS:**

**ITEM # 1: ZONING ORDINANCE TEXT AMENDMENTS – RESIDENTIAL ZONING REGULATIONS**

**TITLE:** Proposed amendments that will modify the requirement for at least thirty percent (30%) of all structures within a proposed residential plat or site condominium project to have the garage door oriented other than to the front of the lot (i.e., oriented to the side or rear of the lot), and will allow modifications to

restrictions on minimum separation distance between buildings in Planned Residential Developments (PRDs). The amendments will include updates to Sections 5.115(B) (Dwelling, Single-Family Residential (All Site Condominiums and Subdivisions)), 6.203(A) (Planned Residential Developments – Modifications, Modifications Permitted) and 6.207(B)-6.207(C) (Planned Residential Developments – Design, Building Setbacks and Building Separation).

- ACTION ITEMS:
- A. Presentation by the Township staff.
  - B. Presentation by the applicant.
  - C. Planning Commission discussion.
  - D. Public Comment.
  - E. Planning Commission recommends further future discussion or recommends adoption of the proposed amendments by the Township Board of Trustees.

**ITEM # 2: 5M VAN BUREN LLC / INTEGRITY COMPONENT AND DESIGN – SPECIAL LAND USE REVIEW**

TITLE: A request by Rand Construction Engineering, Inc. on behalf of owner 5M Van Buren LLC to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies. Outdoor storage of building equipment and supplies is a Special Land Use in the M-1 (Light Industrial) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

LOCATION: The project is proposed to be located at the 21.3-acre site located at 5925 Beck Road (parcel ID number 83 014 99 0001 703), on the east side of Beck Road south of Michigan Avenue. The parcel is zoned M-1 – Light Industrial.

- ACTION ITEMS:
- A. Presentation by the Township staff.
  - B. Presentation by the applicant.
  - C. Planning Commission discussion.
  - D. Public Comment.
  - E. Planning Commission considers recommendation for special land use approval to Township Board of Trustees.

**ITEM # 3: 5M VAN BUREN LLC / INTEGRITY COMPONENT AND DESIGN – PRELIMINARY SITE PLAN REVIEW**

TITLE: A request by Rand Construction Engineering, Inc. on behalf of owner 5M Van Buren LLC to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies . Outdoor storage of building equipment and supplies is a Special Land Use in the M-1 (Light Industrial) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

LOCATION: The project is proposed to be located at the 21.3-acre site located at 5925 Beck Road (parcel ID number 83 014 99 0001 703), on the east side of Beck Road south

of Michigan Avenue. The parcel is zoned M-1 – Light Industrial.

- ACTION ITEMS:**
- A. Presentation by the Township staff.
  - B. Presentation by the applicant.
  - C. Planning Commission discussion.
  - D. Public Comment.
  - E. Planning Commission considers preliminary site plan approval.

**ITEM # 4: NIGHT HAWK PROPERTIES / ZIPPY AUTO WASH – SPECIAL LAND USE REVIEW**

**TITLE:** A request by David Brewer of Vanston / O’Brien Inc. on behalf of owner Night Hawk Properties to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site. Automatic automobile wash establishments are a Special Land Use in the C-2 – Extensive Highway Business District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

**LOCATION:** The project is proposed to be located at 11650 Belleville Road (parcel ID number 83 081 99 0004 709), which is zoned C-2 – Extensive Highway Business District. The property is located on the west side of Belleville Road between Venetian Avenue and Sunrise Lane.

- ACTION ITEMS:**
- A. Presentation by the Township staff.
  - B. Presentation by the applicant.
  - C. Planning Commission discussion.
  - D. Public Comment.
  - E. Planning Commission considers recommendation for special land use approval to Township Board of Trustees.

**ITEM # 5: NIGHT HAWK PROPERTIES / ZIPPY AUTO WASH – SPECIAL LAND USE REVIEW**

**TITLE:** A request by David Brewer of Vanston / O’Brien Inc. on behalf of owner Night Hawk Properties to construct a 4,900 square foot automatic car wash and related site improvements on a 1.65-acre site. Automatic automobile wash establishments are a Special Land Use in the C-2 – Extensive Highway Business District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

**LOCATION:** The project is proposed to be located at 11650 Belleville Road (parcel ID number 83 081 99 0004 709), which is zoned C-2 – Extensive Highway Business District. The property is located on the west side of Belleville Road between Venetian Avenue and Sunrise Lane.

- ACTION ITEMS:**
- A. Presentation by the Township staff.
  - B. Presentation by the applicant.
  - C. Planning Commission discussion.
  - D. Public Comment.
  - E. Planning Commission considers preliminary site plan approval.

**ITEM # 6: TYLER EDWARDS / MENARD'S, INC. - PRELIMINARY VARIANCE DISCUSSION**

**TITLE:** Tyler Edwards on behalf of Menard's, Inc. seeks a dimensional variance to install an addition to the existing accessory drive-thru canopy, which is attached to the principal building, to within fifteen (15) feet of the side lot line, contrary to the requirements of Section 3.112(E) of the Van Buren Township Zoning Ordinance which requires a 25' side yard setback.

**LOCATION:** The project is proposed to be located at 10010 Belleville Road, located on the west side of Belleville Road between Westlake Circle and Tyler Road on a 24.0-acre site. The site has tax parcel ID # 83 061 99 0005 726 and is zoned C-2 – Extensive Highway Business District.

**ACTION ITEMS:**

- A. Presentation by the Township staff.
- B. Presentation by the applicant.
- C. Planning Commission discussion.

**ITEM # 7: 2022 Planning Commission Annual Report**

**ACTION ITEMS:**

- A. Overview by the Township Staff.
- B. Planning Commission discussion.
- C. Planning Commission considers approval of the annual report.

**ITEM # 8: 2023 Planning Commission Meeting Schedule**

**ACTION ITEMS:**

- A. Overview by the Township Staff.
- B. Planning Commission discussion.
- C. Planning Commission considers approval of the meeting schedule.

**GENERAL DISCUSSION AND UPDATES**

- Augusta Township Distribution of Master Plan

**ADJOURNMENT:**