

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, October 26th, 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/89235315834>

Or One tap mobile :

US: +13092053325,,89235315834# or +13126266799,,89235315834#

Or Telephone:

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

US: +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 892 3531 5834

International numbers available: <https://us06web.zoom.us/j/89235315834>

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

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the regular meeting of September 28th, 2022.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM # 1 **Case 22-033: Crossroads Distribution Center North 6, LLC – Rezoning with Conditions Request**

TITLE: A request by Crossroads Distribution Center North 6, LLC, to rezone the parcel described as Parcel ID# 83 008 99 0002 706, otherwise known as the Ashley Crossroads North Building 6 site located at 42060 Ecorse Road, from **M-T – Industrial Transportation to M-2 – General Industrial with conditions**. The parcel is 46.15 acres in area.

LOCATION: The parcel is located on the west side of Haggerty Road on the north side of Ecorse Road.

ACTION ITEMS: A. Open Public Hearing
 B. Public Comment
 C. Close Public Hearing

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1 **Case 22-033: Crossroads Distribution Center North 6, LLC – Rezoning with Conditions Request**

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LOCATION: The parcel is located on the west side of Haggerty Road on the north side of Ecorse Road.

- ACTION ITEMS:** A. Presentation by the Township staff and consultant.
B. Presentation by the applicant.
C. Public comment.
D. Planning Commission discussion.
E. Planning Commission considers recommendation on rezoning with conditions to the Township Board of Trustees.



ITEM #2: **CASE 22-041 – Lawrence Duty / 42482 North Cumberland Drive – Country Walk Phase III Site Plan Amendment**

TITLE: **The Applicant, Lawrence Duty, is requesting an amendment to the approved Country Walk Phase III Site Plan to allow one (1) new model architectural elevation to be built in the subdivision.**

LOCATION: The Country Walk Phase III 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 Township Staff.
B. Presentation by the applicant.
C. Planning Commission discussion.
D. Planning Commission considers approval of the site plan amendment



ITEM # 3 **Zoning Ordinance Discussion: Side entry garage and building separation requirements for residential developments**

TITLE: The Planning Commission is requested to discuss zoning requirements for minimum percentage of side entry garages and building separation in residential developments.

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

C. Public Comment

D. Planning Commission considers continuation of research and discussion or scheduling of public hearing

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT: