

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, June 8th, 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:

When: Jun 8, 2022 05:30 PM Eastern Time (US and Canada)
Topic: 6/8/2022 Van Buren Township Planning Commission Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83982684324>

Or One tap mobile :

US: +13017158592,,83982684324# or +13126266799,,83982684324#

Or Telephone:

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

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: 839 8268 4324

International numbers available: <https://us06web.zoom.us/j/83982684324>

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 May 25, 2022.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM # 1: COBBLESTONE CREEK PHASE IV REVISION – PUBLIC HEARING

TITLE: A request by applicant Infinity Acquisitions, LLC on behalf of owner C.A. Kime, Inc. for preliminary approval to amend a phase of attached condominium housing units within the 117.06-acre Cobblestone Creek Planned Residential Development (PRD) titled Cobblestone Creek Villas. Cobblestone Creek Villas is currently approved to include 104 attached housing units in 26 buildings. The proposed PRD as amended will include 96 units (including 44 units already constructed and 52 units proposed) in 25 buildings (including 12 two-story buildings already constructed and 13 single-story buildings proposed). A public

hearing for the request is required as required for a special land use, as the request is to be reviewed as a special land use per Sections 6.221(A), 6.119, and Article 12, Chapter 6 of the Van Buren Township Zoning Ordinance. The site is zoned R-1A (Single Family Residential District).

LOCATION: The site is located on the south side of Huron River Drive, east of Hoeft Road. The area subject to this request includes 6.88 acres located on Chinkapin Drive and Pinewood Lane between 13687 Pinewood Lane (parcel ID number V-125-83 114 02 0067 000) and 13957 Chinkapin Drive (parcel ID number V-125-83 114 02 0028 000).

ACTION ITEMS:

- A. Open public hearing.
- B. Public comment.
- C. Close public hearing.

OLD BUSINESS:

NEW BUSINESS:

ITEM #1: COBBLESTONE CREEK PHASE VILLAS REVISION– SPECIAL LAND USE REVIEW

TITLE: A request by applicant Infinity Acquisitions, LLC on behalf of owner C.A. Kime, Inc. for preliminary approval to amend a phase of attached condominium housing units within the 117.06-acre Cobblestone Creek Planned Residential Development (PRD) titled Cobblestone Creek Villas. The request is to be reviewed as a special land use per Sections 6.221(A), 6.119, and Article 12, Chapter 6 of the Van Buren Township Zoning Ordinance.

LOCATION: The site is located on the south side of Huron River Drive, east of Hoeft Road. The area subject to this request includes 6.88 acres located on Chinkapin Drive and Pinewood Lane between 13687 Pinewood Lane (parcel ID number V-125-83 114 02 0067 000) and 13957 Chinkapin Drive (parcel ID number V-125-83 114 02 0028 000).

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: COBBLESTONE CREEK VILLAS REVISION – PRELIMINARY PLAN REVIEW

TITLE: A request by applicant Infinity Acquisitions, LLC on behalf of owner C.A. Kime, Inc. for preliminary approval to amend a phase of attached condominium housing units within the 117.06-acre Cobblestone Creek Planned Residential Development (PRD) titled Cobblestone Creek Villas. The request is subject to preliminary and final condominium site plan recommendations to the Township Planning Commission and Board of Trustees per Sections 6.104 and 6.119 of the Van Buren Township Zoning Ordinance.

LOCATION: The site is zoned R-1A (Single Family Residential District) and is located on the south side of Huron River Drive, east of Hoeft Road. The area subject to this request includes 6.88 acres located on Chinkapin Drive and Pinewood Lane between 13687 Pinewood Lane (parcel ID number V-125-83 114 02 0067 000) and 13957 Chinkapin Drive (parcel ID number V-125-83 114 02 0028 000).

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 of preliminary condominium site plan to Township Board of Trustees.

ITEM # 3 EXTENSION REQUEST: CASE 20-005 – PRELIMINARY SITE PLAN REQUEST FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE THRU

TITLE: A request by NC Designers on behalf of owner IS Real Estate LLC / Belleville Oil Company, Inc. for an extension of a preliminary site plan to demolish buildings on an existing gasoline station site and to construct a new convenience store with retail and food service, including a drive-thru lane and one (1) drive-thru window, gasoline pumps, and related site improvements. Approval was granted on May 12, 2021.

LOCATION: The +/- 1.06-acre site, zoned C-1 – General Business District, is located at 11250 Haggerty road (tax parcel number 83 051 99 0003 002), at the northwest corner of the intersection of the I- 94 north service drive and Haggerty Road.

ACTION ITEMS: A. Presentation by Township Staff.
B. Planning Commission discussion.
C. Planning Commission considers extension of preliminary site plan approval.

ITEM # 4 DISCUSSION: GASOLINE FILLING AND GASOLINE SERVICE STATION ZONING ORDINANCE TEXT AMENDMENT

TITLE: Proposed amendments to Article 3 (Zoning Districts and Permitted Uses) regarding the categorization of gasoline filling service stations.

ACTION ITEMS: A. Presentation by the Township Staff and Consultants.
B. Public comment.
C. Planning Commission discussion.
D. Planning Commission recommendation to schedule public hearing or to continue discussion at a later meeting.

ITEM # 5: DISCUSSION: SUMPTER ROAD MIXED USE ZONING DISTRICT (SRMU) AND SUMPTER ROAD OVERLAY DISTRICT (SROD)

Discussion to be held regarding and discussion of proposed text amendments to the Van Buren Township Zoning Ordinance to consider the addition of Section 3.121 (Sumpter Road Mixed Use District) and Article 6, Chapter 4 (Supplemental

Zoning District Standards – Sumpter Road Overlay District), and related amendments.

ACTION ITEMS:

- A. Presentation from Staff
- B. Planning Commission discussion
- C. Planning Commission recommendation to continue discussion at a future meeting.

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT: