

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, September 28th, 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/86837728903>

Or One tap mobile :

US: +13126266799,,86837728903# or +16469313860,,86837728903#

Or Telephone:

Dial: US: +1 312 626 6799

Webinar ID: 868 3772 8903

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 14th, 2022.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM # 1 Case 22-043: EHM PROPERTIES REZONING PETITION FOR 1166 SUMPTER ROAD

TITLE: A request by applicants William Ellis and Jim Mitte on behalf of owner EHM Properties to rezone the following property as described below:

1166 Sumpter Road (parcel ID number V-125-83-112-02-0029-005). 0.26 acres.
To be rezoned from C – Local Business District to SRMU – Sumpter Road Mixed Use District.

LOCATION: The parcel is located on the west side of Sumpter Road between Chaney Street and Montague Street.

ACTION ITEMS:

- A. Open Public Hearing
- B. Public Comment
- C. Close Public Hearing

OLD BUSINESS:

NEW BUSINESS:

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LOCATION: The parcel is located on the west side of Sumpter Road between Chaney Street and Montague Street.

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

ITEM # 2 EXTENSION REQUEST: CASE 21-019 – PRELIMINARY SITE PLAN REQUEST FOR BURGER KING RESTAURANT REDEVELOPMENT AND DRIVE THRU LANE ADDITION

TITLE: A request by Inter Plan, LLC, on behalf of owner Brauvin Net Investments, LLC for an extension of a preliminary site plan to construct a secondary drive-thru lane along with landscaping and architectural improvements associated with the remodel of a Burger King restaurant. Approval was granted on October 13, 2021.

LOCATION: 11550 Belleville Road, tax parcel 83-081-99-0004-002. On the west side of Belleville Road between South Interstate 94 Service Drive and Venetian Avenue. The site is zoned C-2 – Extensive Highway Business District

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

GENERAL DISCUSSION AND UPDATES

ITEM # 1 Staff will provide an update on development and on various Zoning Ordinance text amendment efforts.

ADJOURNMENT: