

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, February 9, 2022 – 7:30 PM
MEETING –AGENDA (REVISED)
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/87805730152>

Or One tap mobile :

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Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 878 0573 0152

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 January 12, 2022.

CORRESPONDENCE:

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

ITEM #1: DISCUSSION: OUTDOOR DINING ZONING ORDINANCE TEXT AMENDMENT

Proposed amendments to Article 2 (Definitions) and Article 5 (Development Standards for Specific Uses) to provide increased clarity and flexibility regarding outdoor dining and retail land uses.

ACTION ITEMS:

- A. Presentation from Staff
- B. Planning Commission discussion
- C. Public comment

D. Planning Commission provides recommendation regarding proceeding with ordinance development

ITEM #2: DISCUSSION: DWELLING AREA ZONING ORDINANCE TEXT AMENDMENT

Proposed amendments to Article 4 (Schedule of Regulations) to reduce minimum floor area requirements in certain residential zoning districts.

- ACTION ITEMS:**
- A. Presentation from Staff
 - B. Planning Commission discussion
 - C. Public comment
 - D. Planning Commission provides recommendation regarding proceeding with ordinance development

ITEM #3: DISCUSSION: GASOLINE FILLING AND GASOLINE SERVICE STATION ZONING ORDINANCE TEXT AMENDMENT

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

- ACTION ITEMS:**
- A. Presentation from Staff
 - B. Planning Commission discussion
 - C. Public comment
 - D. Planning Commission provides recommendation regarding proceeding with ordinance development

ITEM #4: FULL DRAFT SUMPTER ROAD CORRIDOR PLAN RECOMMENDATION

TITLE: The Planning Commission and Master Plan consultant Mckenna Associates will present a full draft of the corridor plan for the Sumpter Road Corridor from Bemis Road to the city limits of the City of Belleville. The Plan will be recommended for consideration by the board of trustees to release for a 42-day review by neighboring jurisdictions.

- ACTION ITEMS:**
- A. Presentation by the Township Staff and Consultants.
 - B. Public comment.
 - C. Planning Commission discussion.
 - D. Planning Commission recommendation to the Board of Trustees for plan distribution.

GENERAL DISCUSSION AND UPDATES

ITEM #1 New Planning Commissioner introduction

ITEM #2 Pending Planning Commission project updates

ADJOURNMENT: