

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, May 11, 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/82028773039>

Telephone: 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: 820 2877 3039

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 April 27, 2022.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM # 1: **Case 22-003: ASHLEY CROSSROADS DISTRIBUTION CENTER NORTH, LLC - REZONING PETITION**

TITLE: A request by Crossroads Distribution Center North, LLC to rezone the following properties as described on the following page:

Address	PARCEL ID	Ex Zoning	Proposed Zoning	
			Rezone to M-1	Acres
Vacant Haggerty	83-008-99-0013-000	R-1B	Entire Parcel	0.91
Vacant Haggerty	83-008-99-0012-700	R-1B	Entire Parcel	0.91
6720 Haggerty	83-008-99-0011-000	R-1B	Entire Parcel	0.91
6670 Haggerty	83-008-99-0008-000	R-1B	Entire Parcel	1.81
6656 Haggerty	83-008-99-0007-000	R-1B	Entire Parcel	0.90
6598 Haggerty	83-008-99-0006-701	R-1B	Entire Parcel	1.85
5982 Haggerty	83-005-01-0020-300	R-1B	Entire Parcel	4.90
5910 Haggerty	83-005-01-0019-002	R-1B	Entire Parcel	3.62
41649 Van Born	83-005-01-0006-000	R-1B	Entire Parcel	0.57
41811 Van Born	83-005-99-0004-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.65
41861 Van Born	83-005-99-0005-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.70
41941 Van Born	83-005-99-0006-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	2.45
42033 Van Born	83-005-99-0007-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.27
42055 Van Born	83-005-99-0008-000	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	1.49
Vacant Van Born	83-005-99-0009-701	R-1B & M-T	* Remaining Parcel north of existing M-T Zoning Line	2.55
42333 Van Born	83-005-99-0009-002	R-1B	Entire Parcel	1.58
			TOTAL AREA TO BE REZONED =	29.07
* The Existing M-T boundary is an E/W line that is approximately 565 feet south of & parallel to the North Line of Section 2				

LOCATION: Parcels as noted between Ecorse Road and Van Born Road west of Haggerty Road.

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

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1 Case 22-003: ASHLEY CROSSROADS DISTRIBUTION CENTER NORTH, LLC - REZONING PETITION

TITLE: A request by Crossroads Distribution Center North, LLC to rezone the following properties as described under public hearing Item #1.

LOCATION: Parcels as noted between Ecorse Road and Van Born Road west of Haggerty Road.

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 CASE 21-040 – DTE SUBSTATION PRELIMINARY SITE PLAN APPROVAL

