

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, May 25, 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/86760035783>

Or One tap mobile :

US: +13126266799,,86760035783# or +19294362866,,86760035783#

Or Telephone:

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

US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 867 6003 5783

International numbers available: <https://us06web.zoom.us/j/86760035783>

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 11, 2022.

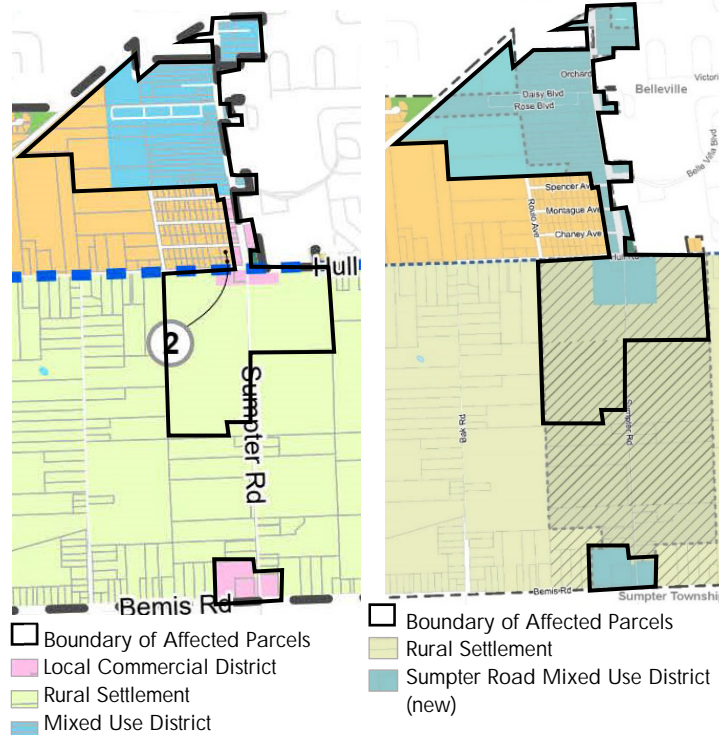
CORRESPONDENCE:

PUBLIC HEARING:

ITEM # 1: SUMPTER ROAD CORRIDOR PLAN PUBLIC HEARING

DESCRIPTION: The Charter Township of Van Buren has completed a draft amendment to its 2020 Master Plan to address a sub area located along and near Sumpter Road between Bemis Road and Industrial Park Drive. Consistent with the provisions of Michigan Public Act 33 of 2008, as amended (the Michigan Planning Enabling Act), the Charter Township of Van Buren will hold a public hearing and hear comments regarding this draft Master Plan

Amendment. The Plan includes an amendment to the Township’s Future Land Use Map to change the future land use designation of property as shown in the image to the right, to Sumpter Road Mixed Use District.



- ACTION ITEMS:**
- A. Planning Commission Opens Public Hearing
 - B. Public Comment
 - C. Planning Commission closes Public Hearing

ITEM # 2: CASE 22-022: ASHLEY CROSSROADS DISTRIBUTION CENTER NORTH, LLC – REZONING REQUEST

TITLE: A request by Crossroads Distribution Center North, LLC to rezone the following property from R-1B (Single Family Residential) to M-1 (Light Industrial).

LOCATION: 6690 Haggerty Road (PARCEL ID NUMBER 83 008 99 0009 000). The site is located on the West side of Haggerty Rd, South of Van Born Rd and North of Ecorse Rd.

- ACTION ITEMS:**
- A. Planning Commission Opens Public Hearing
 - B. Public Comment
 - C. Planning Commission closes Public Hearing

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1: CASE 22-022: ASHLEY CROSSROADS DISTRIBUTION CENTER NORTH, LLC – REZONING REQUEST

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LOCATION: 6690 Haggerty Road (PARCEL ID NUMBER 83 008 99 0009 000). The site is located on the West side of Haggerty Rd, South of Van Born Rd and North of Ecorse Rd.

- 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 to Township Board to adopt rezoning.

ITEM # 2: DISCUSSION: SUMPTER ROAD CORRIDOR PLAN

DESCRIPTION: The Charter Township of Van Buren has completed a draft amendment to its 2020 Master Plan to address a sub area located along and near Sumpter Road between Bemis Road and Industrial Park Drive. The Plan includes an amendment to the Township’s Future Land Use Map to change the future land use designation of property as shown in the image to the right, to Sumpter Road Mixed Use District.

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

ITEM # 3: DISCUSSION: SUMPTER ROAD MIXED USE ZONING DISTRICT (SRMU) AND SUMPTER ROAD OVERLAY DISTRICT (SROD)

Following a work session by the Planning Commission at their regular meeting on March 23rd, this meeting will include an update 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: