

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, July 27th, 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: Jul 21, 2022 05:30 PM Eastern Time (US and Canada)

Topic: July 27, 2022 Van Buren Township Planning Commission Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89541735180>

Or One tap mobile :

US: +13017158592,,89541735180# or +13126266799,,89541735180#

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 +1 646 931 3860 or +1 929 436 2866 or +1 253 215 8782 or

+1 346 248 7799 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833

Webinar ID: 895 4173 5180

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 July 13th, 2022.

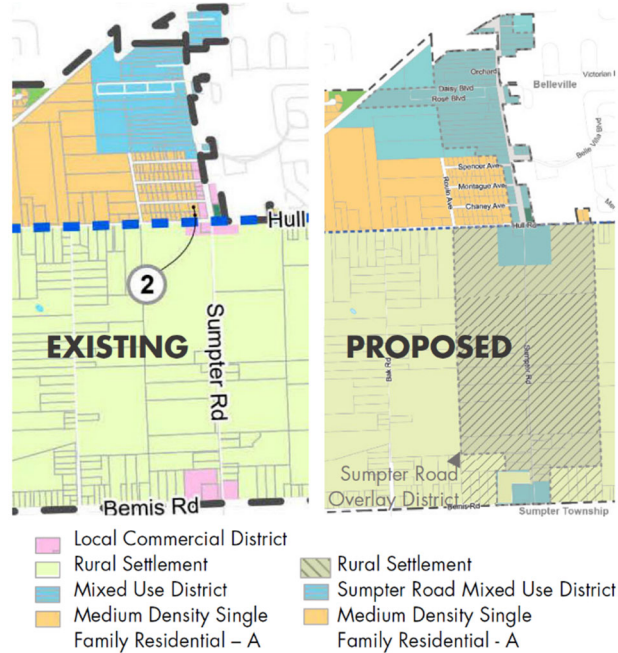
CORRESPONDENCE:

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. The Plan includes proposed future land use recommendations, including changes to the future land use designations of certain properties in this area, and the creation of a proposed Sumpter Road Mixed Use District.

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ACTION ITEMS:

- A. Presentation from Staff
- B. Planning Commission discussion
- C. Public Comment
- D. Planning Commission considers resolution to Township Board for adoption of Sumpter Road Corridor Plan.

ITEM # 2

SUMPTER ROAD CORRIDOR ZONING ORDINANCE TEXT AMENDMENTS

DESCRIPTION:

Proposed amendments and additions to the Van Buren Township Zoning Ordinance to initiate a proposed Sumpter Road Mixed Use (SRMU) Zoning District and Sumpter Road Overlay District (SROD):

1. Article 2, Section 2.102. Definitions, Specific Terms.
2. Article 3 – Zoning Districts and Permitted Uses: Section 3.104 (Permitted Uses by District), Section 3.105 (Footnotes to the Table of Permitted Uses and Special Land Uses by District), Section 3.119 (Belleville Road Mixed Use District) and Section 3.121 (Sumpter Road Mixed Use District).
3. Article 4, Section 4.102. Schedule of Regulations.
4. Article 6, Chapter 4. Supplemental zoning district standards, Sumpter Road Overlay District.

ACTION ITEMS:

- A. Presentation from Staff
- B. Planning Commission discussion
- C. Public Comment
- D. Planning Commission recommendation to Township Board for consideration of adoption of zoning ordinance amendments.

ITEM # 3

LANDSCAPING PLAN MODIFICATION – 10010 BELLEVILLE ROAD (MENARD’S)

