

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, August 10<sup>th</sup>, 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: Aug 10, 2022 05:30 PM Eastern Time (US and Canada)  
Topic: 8/10/2022 Van Buren Township Planning Commission Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/81244472522>

Or One tap mobile : US: +16469313860,,81244472522# or +19294362866,,81244472522#

Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 646 931 3860  
or +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799 or +1 669 444 9171 or +1 669 900 6833 or  
+1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053 or +1 564 217 2000

Webinar ID: 812 4447 2522

**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 27<sup>th</sup>, 2022.

**CORRESPONDENCE:**

**PUBLIC HEARING:**

**ITEM # 1 CASE 22-012 – CHAHAL SEMI TRUCK REPAIR FACILITY SPECIAL LAND USE**

**DESCRIPTION:** Joe Davenport on behalf of owner Sukhdev Singh has applied to construct an 8,320 square foot truck and trailer repair building with truck well and site improvements. The property is zoned M-2 – General Industrial District. Truck repair as a principal use requires a special land use approval under Section 3.104 of the Van Buren Township Zoning Ordinance, which identifies Truck Repair and Maintenance Facility, Minor and Major as special land uses in the M-2 zoning district. A public hearing is required for special land uses under Article 12, Chapter 3 of the Zoning Ordinance.

**LOCATION:** 6100 Schooner Drive (parcel ID number V-125- 83 017 99 0014 714), located south of Michigan Avenue extending between Schooner Drive (west) and Schooner Drive (east).

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

**OLD BUSINESS:**

**NEW BUSINESS:**

**ITEM # 1                      CASE 22-012 – CHAHAL SEMI TRUCK REPAIR FACILITY SPECIAL LAND USE**

DESCRIPTION:                      Joe Davenport on behalf of owner Sukhdev Singh has applied to construct an 8,320 square foot truck and trailer repair building with truck well and site improvements. The property is zoned M-2 – General Industrial District. Truck repair as a principal use requires a special land use approval under Section 3.104 of the Van Buren Township Zoning Ordinance, which identifies Truck Repair and Maintenance Facility, Minor and Major as special land uses in the M-2 zoning district.

LOCATION:                              6100 Schooner Drive (parcel ID number V-125- 83 017 99 0014 714), located south of Michigan Avenue extending between Schooner Drive (west) and Schooner Drive (east).

- ACTION ITEMS:
- A. Presentation from Township Staff
  - B. Presentation from the applicant
  - C. Planning Commission discussion
  - D. Public comment
  - E. Planning Commission considers recommendation on special land use approval to Township Board of Trustees

**ITEM # 2                      CASE 22-012 – CHAHAL SEMI TRUCK REPAIR FACILITY PRELIMINARY SITE PLAN**

DESCRIPTION:                      Joe Davenport on behalf of owner Sukhdev Singh has applied to construct an 8,320 square foot truck and trailer repair building with truck well and site improvements. The property is zoned M-2 – General Industrial District.

LOCATION:                              6100 Schooner Drive (parcel ID number V-125- 83 017 99 0014 714), located south of Michigan Avenue extending between Schooner Drive (west) and Schooner Drive (east).

- ACTION ITEMS:
- A. Presentation from Township Staff
  - B. Presentation from the applicant
  - C. Planning Commission discussion
  - D. Public comment
  - E. Planning Commission considers preliminary site plan approval

**ITEM # 3                      ZONING ORDINANCE DISCUSSION: SIDE ENTRY GARAGE AND BUILDING SEPARATION REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS**

TITLE: The Planning Commission is requested to discuss zoning requirements for minimum percentage of side entry garages and building separation in residential developments.

ACTION ITEMS: A. Presentation from Staff  
B. Planning Commission discussion  
C. Public Comment  
D. Planning Commission considers continuation of research and discussion

**ITEM # 5 DISCUSSION. CASE 22-008 / VAN BUREN TOWNSHIP COMMUNITY CENTER ADDITION: POND DESIGN UPDATE**

TITLE: Staff will provide updated information regarding the proposed design of the expanded Van Buren Township stormwater detention basin located at 46425 Tyler Road (parcel ID number 83 061 99 0006 000).

**GENERAL DISCUSSION AND UPDATES**

**ADJOURNMENT:**