

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, August 24<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:**

Topic: August 24, 2022 Van Buren Township Planning Commission Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/87275941687>

Or One tap mobile :

US: +16469313860,,87275941687# or +19294362866,,87275941687#

Webinar ID: 872 7594 1687

**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 August 10<sup>th</sup>, 2022.

**CORRESPONDENCE:**

**PUBLIC HEARING:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**ITEM # 1 Case 21-021- General Development Company, LLC – Final Site Plan**

**TITLE:** The request is for truck sales and repair by Kenworth / CSM Companies, Inc. Applicant General Development Company, LLC on behalf of owner Belleville North Marsh Ventures, LLC and Livonia Property LLC seeks to construct a +/- 62,750 sq. ft. building with related site improvements for outdoor vehicle sales and vehicle showroom uses with accessory vehicle repair and service. The site is zoned C-2 (Extensive Highway Business District).

**LOCATION:** The +/- 20.01-acre site is located at 44660 North Interstate 94 Service Drive (parcel ID 83 060 99 0001 701), on the north side I- 94 North Service Drive, between Dewitt and Morton Taylor Roads.

- ACTION ITEMS:
- A. Presentation by the Township staff.
  - B. Presentation by the applicant.
  - C. Public comment.
  - D. Planning Commission discussion.
  - E. Planning Commission considers final site plan approval.

**ITEM #2: Case 22-044 – Zippy Auto Wash - Review and comment on proposed variance in association with site plan**

TITLE: The applicant, David Brewer of Vanston/O’Brien, Inc. on behalf of owner Night Hawk Properties, LLC, is requesting review and comment on a requested variance for relief from minimum glass requirements on a front building façade per Sec. 6.309.C.3.c of the Van Buren Township Zoning Ordinance, in association with a preliminary site plan and special land use permit application for a car wash in the Belleville Road Overlay District (BROD).

LOCATION: 11650 Belleville Road (parcel ID number 83 081 99 0004 709). The property is located on the west side of Belleville Road between Sunrise Road and Venetian Road. The property is zoned C-2 – Extensive Highway Business District.

- ACTION ITEMS:
- A. Presentation by Township staff.
  - B. Planning Commission discussion.

**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 or scheduling of public hearing

**ITEM # 4 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:**