

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, September 8, 2021 – 7:30 PM
REMOTE MEETING – REVISED AGENDA**

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; this Van Buren Township's Planning Commission meeting will be conducted virtually as permissible under Public Acts of 2020 Act No. 254 and Declaration of a Health Emergency in Wayne County. To participate in the meeting electronically, the public may follow the instructions below.

Join by weblink: <https://zoom.us/j/99940679722>

- Or dial in by phone: 1 929 436 2866
- Webinar ID: 999 4067 9722

For instructions on [how to join a Zoom meeting, make a public comment, ADA information, and virtual meeting compliance from the State please click here.](#)

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of July 14, 2021.

CORRESPONDENCE

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

ITEM #1: CASE 21-004 - JSB BUILDERS LLC

TITLE: SAM PATEL, ON BEHALF OF JSB BUILDERS, LLC HAS APPLIED TO CONSTRUCT A 16,280 SQUARE FOOT MULTI-TENANT LIGHT INDUSTRIAL BUILDING WITH TRUCK WELL AND RELATED SITE IMPROVEMENTS.

LOCATION: THE SITE, LOCATED **TO THE SOUTH OF** 6032 SCHOONER DRIVE, HAS A TAX PARCEL IDENTIFICATION NUMBER: V- **83 018 99 0003 708** IS ZONED M-1 (LIGHT INDUSTRIAL DISTRICT) WITH A TOTAL AREA OF 4.478 ACRES. THE SITE IS LOCATED ON THE WEST SIDE OF SCHOONER DRIVE WHICH IS LOCATED ON THE SOUTH SIDE OF MICHIGAN AVE BETWEEN BECK AND DENTON ROADS.

ACTION ITEMS:

- A. Presentation by the Township Staff and Consultants.
- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Planning Commission considers approval of the preliminary site plan

ITEM #2: DISCUSSION: SUMPTER ROAD CORRIDOR PLAN

TITLE: THE PLANNING COMMISSION AND MASTER PLAN CONSULTANT MCKENNA ASSOCIATES WILL REVIEW A SUMMARY OF PUBLIC INPUT FROM THE JULY 28, 2021 SUMPTER ROAD CORRIDOR WORKSHOP. THE PLANNING COMMISSION WILL ALSO BE REQUESTED TO BEGIN CONSIDERING POSSIBLE CHANGES TO THE FUTURE LAND USE PLAN IN KEY SECTIONS OF THE SUMPTER ROAD CORRIDOR STUDY AREA.

- ACTION ITEMS:**
- A. Presentation by the Township Staff and Consultants.
 - B. Public Comment.
 - C. Planning Commission discussion.
 - D. Planning Commission provides direction on future land use plan amendments in key sections.

GENERAL DISCUSSION AND UPDATES

- **Upcoming Ordinance Discussions**
- **Other**

ADJOURNMENT