

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM  
December 8, 2021  
MINUTES**

**Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.**

Acting Chairperson Kelley called the meeting to order at 7:34 p.m.

**ROLL CALL:**

**Present:** Atchinson, Barr, Budd, Cullin, Jahr and Kelley.

**Excused:** None.

**Staff:** Director Power, Director Best and Secretary Harman.

**Planning Representatives:** Fishbeck Associate, Paul Kammer.

**Applicant(s) in Attendance:** Chris Blurton, Wendy Baker and Andrea of Inter Plan, LLC and Abbas Hamid, Amine Beydoun and Sam Beydoun for the Conceptual Commercial Land Use discussion.

**Audience:** Nine (9).

**ELECTION OF OFFICERS:**

**Commissioner Budd nominated Bryon Kelley as Chairperson, Cullin seconded. Kelley accepted the nomination. Motion Budd, Cullin second to close the nominations for Chairperson.**

**Roll Call:**

**Yeas:** Jahr, Cullin, Atchinson, Barr, Budd and Kelley.

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**Commissioner Cullin nominated Jeff Jahr as Vice Chairperson, Budd seconded. Jahr accepted the nomination. Motion Budd, Cullin second to close the nominations for Vice Chairperson.**

**Roll Call:**

**Yeas:** Barr, Budd, Atchinson, Cullin, Jahr and Kelley.

**Nays:** None.

**Absent:** None.

**Motion Carried.**

**Commissioner Jahr nominated Medina Atchinson as Secretary, Budd seconded. Atchinson accepted the nomination. Motion Budd, Cullin second to close the nominations for Secretary.**

**Roll Call:**

**Yeas:** Jahr, Cullin, Atchinson, Barr, Budd and Kelley.

**Nays:** None.

**Absent:** None.

**Motion Carried.**

Commissioner Atchinson nominated Jeff Jahr as the liaison member to the BZA, Budd seconded. Jahr accepted the nomination. Motion Budd, Cullin second to the close the nominations for the liaison member to the BZA.

**Roll Call:**

**Yeas: Cullin, Atchinson, Barr, Budd, Jahr and Kelley.**

**Nays: None.**

**Absent: None.**

**Motion Carried.**

Commissioner Budd nominated Brian Cullin as an alternate liaison to the BZA, Cullin respectfully declined. Commissioner Cullin nominated Medina Atchinson as an alternate liaison to the BZA, Jahr seconded. Atchinson accepted the nomination. Motion Budd, Cullin second to close the nominations for an alternate liaison member to the BZA.

**Roll Call:**

**Yeas: Barr, Budd, Atchinson, Cullin, Jahr and Kelley.**

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**APPROVAL OF AGENDA:**

Motion Cullin, Jahr second to approve the amended agenda of December 8, 2021 with the correction of final site plan review to New Business Item #1 and the correction of the location of New Business Item #2.

**Roll Call:**

**Yeas: Atchinson, Barr, Budd, Cullin, Jahr and Kelley.**

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Budd, Cullin second to approve the regular meeting minutes of November 10, 2021 as presented.

**Roll Call:**

**Yeas: Jahr, Cullin, Atchinson, Barr, Budd and Kelley.**

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**NEW BUSINESS:**

**ITEM #1: 21-019 – BURGER KING DRIVE-THRU FINAL SITE PLAN.**

**THE APPLICANT, INTER PLAN, LLC ON BEHALF OF OWNER BRAUVIN NET INVESTMENTS, LLC SEEKS FINAL SITE PLAN APPROVAL TO CONSTRUCT A SECONDARY DRIVE-THRU LANE ALONG WITH LANDSCAPING AND ARCHITECTURAL IMPROVEMENTS ASSOCIATED WITH THE REMODEL OF A BURGER KING RESTAURANT.**

**11550 BELLEVILLE ROAD, TAX PARCEL 83-081-99-0004-002. ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN THE SOUTH I-94 SERVICE DRIVE AND VENETIAN AVENUE.**

Director Power gave a brief presentation. The applicant has already addressed most of the planning and engineering comments from preliminary site plan review. Director Power will present the McKenna Associates final site plan review letter on behalf of Vidya Krishnan. Director Power deferred to the applicant for their presentation.

Chris Blurton of Inter Plan, LLC gave a presentation. The applicant has made quite a few changes to the site plan. The only outstanding conditions are the removal of the 2<sup>nd</sup> RV parking space and cleaning out the existing underground stormwater system. The applicant has no objections to the conditions and will make all changes that are required. Wendy Baker of Inter Plan, LLC informed that she has been in contact with Director Power, the drive-thru signage can be handled as an administrative item that planning staff will review and that the sign elevation details have been corrected.

Director Power displayed the site plan and presented the McKenna Associates final site plan review letter dated 11-21-21. Most of the conditions of preliminary site plan approval have been met at this time. Therefore, McKenna Associates recommends that the Planning Commission grant final site plan approval for Burger King located at 11550 Belleville Road, subject to:

1. Elimination of the RV space on the southeast corner of the site.
2. Administrative approval of sign dimensions prior to installation.

Paul Kammer of Fishbeck Associates presented his final site plan review letter dated 12-2-21 with the following comments:

1. The applicant must indicate on the plans that the existing storm system will be cleaned and brought back to working order as designed.
2. The applicant must call out for the storm system to be cleaned and repaired as necessary to ensure it is working properly as originally intended. If repair is needed, it should be done prior to the paving for the lot.
3. The SESC plan provided must be in accordance with the Township Engineering Standards Manual, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirement and in accordance with Wayne County SESC standards. The applicant must determine if a Wayne County SESC permit is required. If no permit is required, SESC measures are still

required to be placed for any construction that contains earth disturbance. The applicant must follow all Township and Wayne County requirements.

Fishbeck Associates recommends the Planning Commission grant the Burger King lot reconstruction engineering and final site plan approval, subject to the comments in the review letter and in accordance with the Township's Engineering Standards manual.

Director Power presented the Fire Department review letter dated 4-27-21 recommending approval.

No comments from the Commission or the audience.

**Motion Atchinson, Jahr second to grant the applicant Inter Plan, LLC on behalf of Brauin Net Investments, LLC final site plan approval at the site located at 11550 Belleville Road, tax parcel number 83-081-99-0004-002 based on the analysis and subject to the conditions detailed in the McKenna Associates review letter dated 11-21-21, Fishbeck Associates review letter dated 12-2-21, Van Buren Fire Department review letter dated 4-27-21 and planning staff report dated 12-1-21.**

**Roll Call:**

**Yeas: Barr, Budd, Atchinson, Cullin, Jahr and Kelley.**

**Nays: None.**

**Absent: None.**

**Motion Carried. (Letters Attached)**

**ITEM #2: DISCUSSION TOPIC – CONCEPTUAL COMMERCIAL LAND USE BY ABBAS HAMID.**

**THE APPLICANT, ABBAS HAMID, WOULD LIKE TO DISCUSS A CONCEPTUAL SET OF COMMERCIAL LAND USES.**

**THE SITE CONTAINS TAX 83-094-01-0212-007 (11605 HAGGERTY ROAD), 83-094-01-0212-009, 83-094-01-0212-004 (11635 HAGGERTY ROAD) AND 83-094-01-0213-004 (11775 HAGGERTY ROAD). THE SITE IS LOCATED AT THE NORTHWEST CORNER OF HAGGERTY ROAD AND SOUTH INTERSTATE 94 SERVICE DRIVE.**

Director Power gave a brief presentation. The applicant seeks to introduce a land use concept for four (4) parcels with a total area of roughly 2.49 acres at the northwest intersection of Haggerty Road and South I-94 Service Drive. The combined site contains the vacant former Lakeview Motel. This is only a discussion topic as the applicant has not made a formal application other than for a conceptual plan review by staff. The Planning Commission is invited to hear the applicant's description of their land use concept and provide questions and feedback for the applicant to consider as they decide whether to make a formal application for any amendments to the Township's adopted Future Land Use map or zoning ordinance.

Applicant Abbas Hamid gave the presentation. Mr. Hamid would like to combine the four (4) parcels and demolish the existing motel in order to build a fueling station with an EV charging

facility and a restaurant. Mr. Hamid also displayed color renderings of the concept. Mr. Hamid was present to receive comments and answer questions.

Resident agrees that the area is better served as a commercial use versus a residential use.

Commissioners had the following questions and comments:

- Commissioner inquired if any of the neighboring property owners were informed of this meeting? No, they would be informed prior to a public hearing.
- Commissioners are familiar with the property and the neighboring residential area, interested in seeing what the neighbor's thoughts are on development.
- Commissioners want to see public feedback.
- The EV charging facility and restaurant might work well in the location, Commissioner inquired what the concept is for EV charging and how many stations. The applicant informed that the EV charging facility is still under study and he should know in the next year or so what the concept will be and how many stations. The applicant believes this is a good location being right off of the highway.
- Commissioner would like to see a little higher class building with softer colors and more brick. Right now, the parcels aren't serviced by anything, wondered how many cuts would be needed to access Haggerty Road. The applicant informed that he would have a traffic study done.
- Commissioner is concerned with the train tracks and the location being right off of the highway. The applicant informed that he would have a traffic study and the engineering plans would address any requirements.
- Commissioner agrees with less metal on the building and more brick and does not believe that a gas station is that appealing for the area.
- There are three (3) parcels that have to be merged and also rezoned, would the applicant start with the rezone? Director Power informed that the Planning Commission would see a request for a future land use map amendment prior to rezoning.
- Amine Beydoun informed that his father has owned the property since 1995, it was a big investment and any development will be state of the art. He would like a commercial use, whether a gas station or something else, it will be top notch. Mr. Beydoun thanked the Commission members and audience for their questions and comments.
- Commissioner inquired that the applicant had mentioned whether a gas station or something else, what other options or ideas is the applicant considering? The applicant has not thought about any other plans than a gas station and a restaurant at this time.
- Director Power asked Mr. Beydoun if he recently acquired the last parcel. Mr. Beydoun confirmed yes, the motel parcel was recently acquired.

**ITEM #3: ADAPTIVE OUTDOOR RETAIL AND DINING – RELAXATION OF CERTAIN REGULATIONS – 2022 EXTENSION.**

Director Power asked the Planning Commission to discuss and consider forwarding a new recommendation to temporarily relax the requirement of the Planning Commission review for

temporary land uses, specifically for businesses to use outdoor dining and retail space due to Covid-19, through December 31, 2022.

Commissioners had the following questions and comments:

- How many administrative approvals were granted and can the measure be used right now today or only when the state mandates? Director Power informed that have been 2 approvals. Most local restaurants have moved more towards curbside pickup. If there is a need, the Planning Commission can do a temporary land use approval.
- Commissioner inquired if Director Power was seeking a motion to recommend continuing the administrative review of outdoor dining and retail? Yes.
- Commissioners discussed making a motion or waiting to receive more information on the draft ordinance. Director Power informed that he can bring the item back to the Planning Commission in January.
- Commissioner inquired how far the Commission is from seeing the draft ordinance? Director Power informed that the draft is written, he will bring the draft to the Commission for review.
- Commissioner commented that it doesn't seem like a relaxation applies at this time and would like more information.
- Commissioners agreed to table the discussion to a future meeting.

**Motion Jahr, Cullin second to table the Adaptive Outdoor Dining and Retail discussion until a future meeting.**

**Roll Call:**

**Yeas: Budd, Barr, Atchinson, Cullin, Jahr and Kelley.**

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**ITEM #4: 2021 PLANNING COMMISSION ANNUAL REPORT.**

Director Power presented the 2021 Planning Commission Annual Report and highlighted the Commissions work for the year. There were 4 public hearings, 6 preliminary site plan approvals, 5 final site plan approvals, 4 combined preliminary and final site plan approvals, 2 special land use approvals, 2 site plan amendments, 5 temporary land use approvals, 1 rezoning recommendation, 2 zoning text amendments, 1 tree removal permit and the Sumpter Road Corridor Plan. Commissioners were pleased with the report.

Resident inquired about the status of the Clover Development. Director Power informed that Clover Development is waiting on the Wayne County review.

Commissioners thanked Director Power and staff for all their hard work.

**Motion Jahr, Budd second to approve the 2021 Planning Commission Annual Report and to send to the Township Board of Trustees.**

**Roll Call:**

**Yeas: Cullin, Atchinson, Barr, Budd, Jahr and Kelley.**

**Nays: None.**

**Absent: None.**

**Motion Carried. (Report Attached)**

**ITEM #5: 2022 PLANNING COMMISSION MEETING SCHEDULE.**

Director Power presented the 2022 Planning Commission meeting schedule. Meetings are scheduled for the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays of the month at 7:30 p.m., except for the months of November and December which are the 2<sup>nd</sup> Wednesday only due to the holidays.

**Motion Jahr, Atchinson second to approve the 2022 Planning Commission meeting schedule.**

**Roll Call:**

**Yeas: Budd, Barr, Atchinson, Cullin, Jahr and Kelley.**

**Nays: None.**

**Absent: None.**

**Motion Carried. (Meeting Schedule Attached)**

**GENERAL DISCUSSION:**

Director Power and the Planning Commission wished everyone safe and happy holidays.

**ADJOURNMENT:**

**Motion Cullin, Atchinson second to adjourn the meeting at 9:00 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary