

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
May 25, 2022
MINUTES**

Chairperson Kelley called the meeting to order at 5:31 p.m.

ROLL CALL:

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

Excused: Budd.

Staff: Director Power and Secretary Harman.

Planning Representatives: McKenna Associates, Vidya Krishnan and Adam Cook (remote).

Applicant(s) in Attendance: Dennis Schultz for Ashley Capital.

Audience: Four (4).

APPROVAL OF AGENDA:

Motion Cullin, Jahr second to approve the agenda of May 25, 2022 as presented. **Motion Carried.**

APPROVAL OF MINUTES:

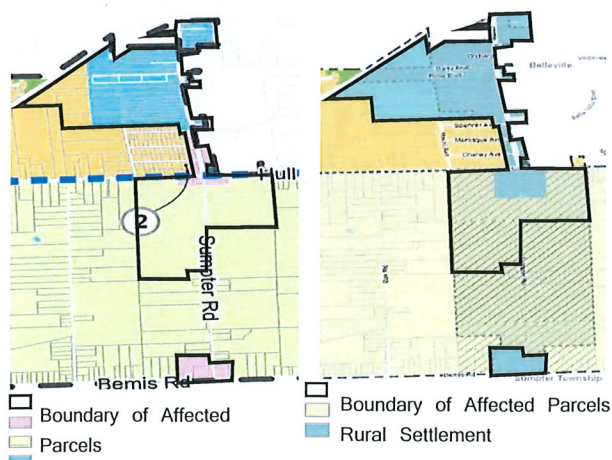
Motion Jahr, Cullin second to approve the regular meeting minutes of May 11, 2022 as presented.

Motion Carried.

PUBLIC HEARING:

ITEM #1: SUMPTER ROAD CORRIDOR PLAN PUBLIC HEARING.

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. CONSISTENT WITH THE PROVISIONS OF MICHIGAN PUBLIC ACT 33 OF 2008, AS AMENDED (THE MICHIGAN PLANNING ENABLING ACT), THE CHARTER TOWNSHIP OF VAN BUREN WILL HOLD A PUBLIC HEARING AND HEAR COMMENTS REGARDING THIS DRAFT MASTER PLAN AMENDMENT. THE PLAN INCLUDES AN AMENDMENT TO THE TOWNSHIP'S FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF PROPERTY AS SHOWN IN THE IMAGE TO THE RIGHT, TO SUMPTER ROAD MIXED USE DISTRICT.



Motion Atchinson, Cullin second to open the public hearing. Motion Carried.

Director Power gave a brief presentation and provided background of the Sumpter Road Corridor Plan. A lot of public comment has been received in the last year and half and Director Power wanted to make sure the Commission had the opportunity to hear from the residents present at the public hearing.

Resident who lives on a residential zoned lot adjacent to a C (commercial business) zoned lot with a non-conforming use, has been happy for the past several years with the current zoning in place. The resident is concerned with the mixed-use district zoning that allows for C-1, C-2 and light industrial zoning, feels it risks protection to her property and may cause additional traffic, noise and light. The Sumpter Road Corridor Plan is supposed to keep the land south of Hull Road rural. Resident feels the mixed-use zoning district does not retain a rural atmosphere and mixed-use zoning does not belong on shallow frontage lots that are adjacent to residential lots.

Land owner on the east side of Sumpter Road, south of Hull Road has concern with the goal to retain roadside drainage. The current drainage barely exists, being clogged and is virtually gone on the east side. The area is not prime farm land, there are only 2 farmers (not local) and the crops are corn and beans. The truck farming is gone. Property owner would like to see minimal public services in the area, a farmer had baled hay and tools stolen and no one lives there to monitor the area. Also expressed concern with having farming on main roads, traffic on Sumpter Road between Bemis and Hull Roads is very fast, farming equipment cannot be on main roads. Resident inquired about the cross hatch for the east side of Sumpter Road? Director Power informed that it would allow for some potential developments and he will provide the land owner with a copy of the Sumpter Road Corridor Plan after the meeting.

No comments from remote viewers.

Motion Cullin, Jahr second to close the public hearing. Motion Carried.

ITEM #2: 22-022 – ASHLEY CROSSROADS DISTRIBUTION CENTER NORTH, LLC – REZONING REQUEST.

A REQUEST BY CROSSROADS DISTRIBUTION CENTER NORTH, LLC TO REZONE THE FOLLOWING PROPERTY FROM R-1B (SINGLE FAMILY RESIDENTIAL) TO M-1 (LIGHT INDUSTRIAL).

6690 HAGGERTY ROAD (PARCEL ID NUMBER 83-008-99-0009-000). THE SITE IS LOCATED ON THE WEST SIDE OF HAGGERTY ROAD, SOUTH OF VAN BORN AND NORTH OF ECORSE ROAD.

Motion Jahr, Cullin second to open the public hearing. Motion Carried.

Director Power informed that there will be a report during the New Business item for Ashley Crossroads Distribution Center North, LLC. The public hearing is to receive public comments.

No comments from the audience or remote viewers.

Motion Jahr, Cullin second to close the public hearing. Motion Carried.

NEW BUSINESS:

ITEM #1: 22-022 – ASHLEY CROSSROADS DISTRIBUTION CENTER NORTH, LLC – REZONING REQUEST.

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Director Power deferred to Principal Planner Vidya Krishnan of McKenna Associates for presentation of her review.

Vidya Krishnan of McKenna Associates presented her review letter dated 5-13-22. The rezoning request is in tandem with a previous application for the rezoning of multiple parcels in the same area. The parcel's immediately to the north and south are already rezoned to M-1. There is currently no plan to use the parcel, the rezoning request for consistent zoning and Ashley Crossroads Distribution Center North, LLC owns all of the vacant parcels in that area. The application to rezone the subject site from R-1B to M-1 meets all standards of Section 12.504(A) through (L) of the Zoning Ordinance. Therefore, McKenna Associates recommends the Planning Commission recommend approval of the requested amendment to the Zoning Map to rezone the subject property from R-1B to M-1 designation to the Township Board of Trustees.

Dennis Schultz of Crossroads Distribution Center North, LLC is looking forward to wrapping up the rezoning and moving forward. Mr. Schultz was available to answer any questions.

No questions or comments from the Commission, audience or remote viewers.

Motion Jahr, Barr second to recommend approval to Township Board of Trustees for the requested amendment to the zoning ordinance made by the applicant, Crossroads Distribution Center North, LLC to rezone the property located at 6690 Haggerty Road, parcel number 83-008-99-0009-000 from R-1B (single family residential) to M-1 (light industrial), based on the analysis and subject to the conditions in the McKenna Associates review letter dated 5-13-22 and Director Power's staff review letter dated 5-20-22.

Roll Call:

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

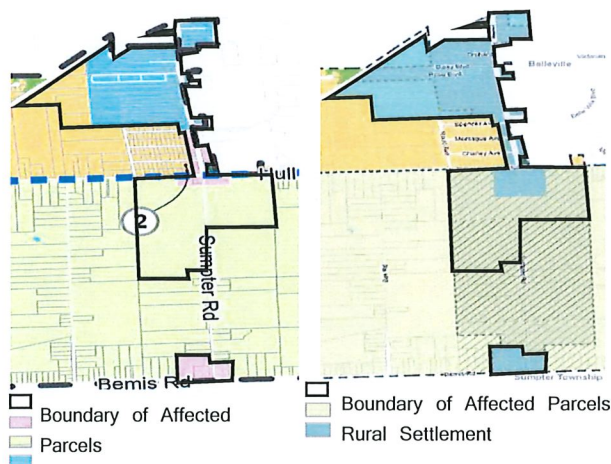
Nays: None.

Excused: Budd.

Motion Carried. (Letters Attached)

ITEM #2: DISCUSSION: SUMPTER ROAD CORRIDOR PLAN.

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. CONSISTENT WITH THE PROVISIONS OF MICHIGAN PUBLIC ACT 33 OF 2008, AS AMENDED (THE MICHIGAN PLANNING ENABLING ACT), THE CHARTER TOWNSHIP OF VAN BUREN WILL HOLD A PUBLIC HEARING AND HEAR COMMENTS REGARDING THIS DRAFT MASTER PLAN AMENDMENT. THE PLAN INCLUDES AN AMENDMENT TO THE TOWNSHIP'S FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF PROPERTY AS SHOWN IN THE IMAGE TO THE RIGHT, TO SUMPTER ROAD MIXED USE DISTRICT.



Director Power gave the presentation, thanking the Commission, Township Board, neighboring communities and residents for their feedback. The Sumpter Road Corridor Plan has gone through the 42-day review period and the public hearing was the next step in the review process. A lot of good feedback has been received, he is reviewing the feedback and addressing minor changes with Vidya Krishnan and Adam Cook of McKenna Associates. Director Power would like the Commission to hold off on any final recommendation until a later date. Director Power discussed the following minor changes that are in process:

- Minor formatting issues (font size).
- Designating lot frontage, primary lots.
- Updating the renderings for clarity, especially the shallow frontage lots.
- Having the "Workshop" building type be a special land use.
- Showing dashed lines for future potential road extensions instead of straight lines.
- Identifying dashed lines versus straight lines on the map.
- Clarify hatched lines on map, they are design guidelines for residential growth.
- Clarify landlocked lots, maybe designating them as secondary lots.
- Clarification on deep frontage lots, what happens when they are split, need to further define.

Director Power encourages further discussion and will bring back changes for further discussion at a later meeting.

Commissioners had the following questions and comments:

- Commissioner Jahr thanked the members of the public for attending the meeting and for providing written comments. The comments provided a detailed description of their concerns. Commissioner is respectful of the rural qualities of the area. Residents comments are very important when reviewing the details of the ordinance over the next several weeks, considering what types of uses are permitted and not permitted, it is critical to get that right. The Commission will be looking very closely at those items. The vision for the corridor is good, on the right track, now the Commission will review the details of the text amendment.
- Commissioner Cullin discussed the tremendous amount of traffic along the Sumpter Road corridor and wants to make sure that we have some sort of direction moving forward. Being careful as to what happens with the corridor, the handling of traffic, the way it looks and taking into account the concerns of the existing residents. The traffic already can cause a lot of problems, want to minimize that especially along Sumpter Road.
- Commissioner Kelley thanked the residents again for their comments. The Commission has the original draft, will work on the review of text and wording and will not take action on this item at this time. Staff and the Commission will continue to work on addressing public comments and concerns as they are received.

No questions or comments from the audience or remote viewers.

ITEM #3: DISCUSSION: SUMPTER ROAD MIXED USE ZONING DISTRICT (SRMU) AND SUMPTER ROAD OVERLAY DISTRICT (SROD).

FOLLOWING A WORK SESSION BY THE PLANNING COMMISSION AT THEIR REGULAR MEETING ON MARCH 23RD, THIS MEETING WILL INCLUDE AN UPDATE REGARDING THE DISCUSSION OF PROPOSED TEXT AMENDMENTS TO THE VAN BUREN TOWNSHIP ZONING ORDINANCE TO CONSIDER THE ADDITION OF SECTION 3.121 (SUMPTER ROAD MIXED USE DISTRICT) AND ARTICLE 6, CHAPTER 4 (SUPPLEMENTAL ZONING DISTRICT STANDARDS – SUMPTER ROAD OVERLAY DISTRICT) AND RELATED AMENDMENTS.

Director Power gave a brief presentation. The Planning Commission first reviewed a version of the Sumpter Road Mixed Use text amendment at their 3-23-22 meeting and had a more involved discussion at the 4-13-22 meeting. Director Power received a number of comments from Commissioners and summarized what has been done since the last discussion:

- A drive-thru is still not listed by right, special land use or as a permitted use.
- Table has a comment that was added, at the discretion of the Planning Commission additional unlisted uses may be listed and may be subject to special land use approval at the discretion of the Planning Director. The comment allows room for modification.
- The addition of a new definition for Artisanal/Cottage manufacturing, speaks to small scale manufacturing such as blacksmithing.

- There was a question as to the City of Belleville adjacent zoning districts, Director Power displayed a table with the use types that has been added.
- 10-foot side yard setback requirement with allowance for the Planning Commission to make modification, for with certain building types.
- Received a lot of feedback about the adjacency of higher intensity uses next to existing residential. Added language includes protections that restrict anything labeled as an industrial use being located within 200 feet of an existing dwelling unless a modification is justified and approved by the Planning Commission. Similarly, within 100 feet of an existing dwelling for the C (Commercial Business) Districts.
- Greenbelt adjacency requirements will be clarified.
- Line added for walk up window at restaurants added.

Director Power intends to send out (one) 1 more email with the latest draft in the next couple days and asked Commissioners to provide feedback. No recommendations at this time, Commissioners are to continue to look at the plan and the amendments.

Commissioner was glad to see that greenbelt and zoning adjacency language was added in, screening language may also need to be considered. Commissioner inquired that if there was a conflict with a table in the ordinance, will there be a clause? Vidya Krishnan confirmed there will be a severability clause at the end of the ordinance. Mrs. Krishnan also informed that some of the changes made were to build in flexibility.

No comments from the audience or remote viewers.

GENERAL DISCUSSION:

Director Power informed that there will be a meeting on June 8th, with the public hearing for Cobblestone Creek Villas, Infinity Homes.

Director Power provided a brief update on the shipping containers located in the Meijer parking lot. There are preparing for two (2) phases of work, interior renovation to the store in phase 1 and a pharmacy drive-thru addition and renovation to the gas station in phase 2. The Commission will have special land use and site plan reviews prior to phase 2.

Resident is happy seeing all the work on the Sumpter Road Corridor Plan and would like to see work in the future on a Rawsonville Road Corridor Plan. Also, if the Lakewood Shopping Plaza were to redevelop in the coming years, some parameters should be set as to what can be developed there.

ADJOURNMENT:

Motion Jahr, Cullin second to adjourn the meeting at 6:33 p.m. Motion Carried.

Respectfully submitted,



Christina Harman
Recording Secretary



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Case 22-022: Ashley Capital / Crossroads Distribution Center
North Phase II Rezoning of 6690 Haggerty Road
DATE: May 20, 2022

The Planning Commission will review the request by applicant Crossroads Distribution Center North, LLC to rezone the property located at 6690 Haggerty Road (PARCEL ID NUMBER 83 008 99 0009 000) from R-1B (Single Family Residential) to M-1 (Light Industrial). The 1.81-acre site is located on the West side of Haggerty Rd, South of Van Born Rd and North of Ecorse Rd.

For your reference, this packet includes a completed rezoning application, a report from the Township's Planning Consultant dated May 13, 2022, and a copy of the public hearing notice for this rezoning request.

I look forward to assisting with this review. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power'.

Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren

CC: Dennis Schultz and Kyle Morton – Crossroads Distribution Center North, LLC



May 13, 2022

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

Subject: VBT-22-022-RZ Ashley Crossroads North, LLC./Rezoning Review; Application not dated, recd. By Township on 5/4/2022.

Dear Commissioners:

We have reviewed the application by Ashley Crossroads North, LLC. ("applicant") to rezone a parcel totaling 1.83 acres within the area illustrated below, from R-1B, Single Family Residential to M-1, Light Industrial. This rezoning is in tandem with a previous application for rezoning for multiple parcels in same area. The subject site is located on the east side of Haggerty Road just north of Ecorse Road.

Our comments on and analysis of this request are as follows.



Figure 1: Subject Site
Source: Google



EXISTING CONDITIONS

The table below summarizes the existing land use, zoning, and future land use designations of and around the subject site, according to the Master Plan and Zoning Ordinance. Figure 2 illustrates the current zoning of the area immediately surrounding the subject site (red). Figure 3 illustrates the proposed rezoning of the subject site (red) and surrounding parcels, which were proposed in a previous rezoning application for this general area and is expected to be approved.

	Existing Land Use	Current Zoning	Future Land Use
Subject Site	Residential	R-1B, Single Family Residential	Light Industrial
North	Residential	R-1B, Single Family Residential*	Light Industrial
South	Vacant	R-1B, Single Family Residential*	Light Industrial
East	Industrial	M-1, Light Industrial	Light Industrial
West	Vacant / Industrial	M-T, Industrial Transportation	Light Industrial

*Adjacent parcels to the north and south are proposed to be rezoned to from R-1B to M-1, Light Industrial per the previous application for rezoning in this area. The subject parcel being rezoned currently will effectively complete this the transition to M-1 for this set of contiguous lots.

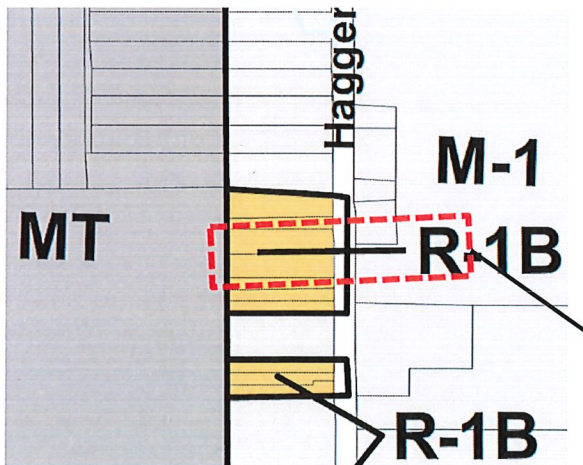


Figure 2: Current Zoning
Source: Charter Township of Van Buren

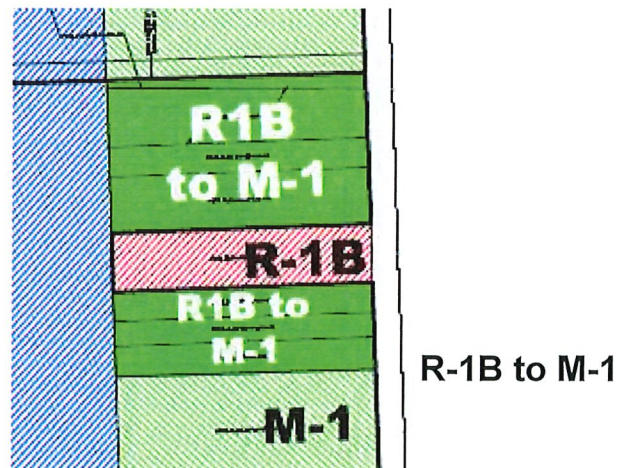


Figure 3: Proposed Rezoning
Source: Ashley Crossroads



REZONING STANDARDS

At this time, the application to rezone the subject sites from R-1B to M-1 meets all standards of Section 12.504(A) through (L) of the Zoning Ordinance.

The proposed rezoning is consistent with the goals, policies, and objectives of the Master Plan and its subsequent amendments in addition to the light industrial designation envisioned in the Master Plan for the site and surrounding properties. Further, the proposal is consistent with the intent of the Zoning Ordinance and the existing pattern of development in the area.

We anticipate the existing roadway capable of handling any traffic generated from the site. The applicant recently stated at the Planning Commission meeting that they are actively working with Wayne County for improvements to Haggerty road. If necessary, additional improvements can be required at the time of site plan approval and we are not aware of any constraints in the provision of public services to serve this site.

Van Buren Township is experiencing demand for additional industrial development and expansion of existing industrial land uses. The proposed light industrial use will serve the existing and proposed industrial use to the north, south, and west, and will not cause any exclusionary zoning or an otherwise isolated or incompatible zone. There are no significant concerns regarding the site's geological, hydrological, or other environmental features for this parcel.

The uses permitted by right and special land uses in the proposed M-1 zoning district are likely to be more consistent than developing it under the current R-1B zoning designation. If rezoned, the site will be required to be developed in conformance to required standards for the M-1 districts. Given the possible options, we believe the M-1 designation is the most appropriate to form a contiguous zone; similarly, amending the existing R-1B district to allow for outdoor storage which is an industrial based use would be inappropriate. The proposed M-1 zoning of the site will be compatible with the uses currently existing (and proposed to exist) around it. Compliance with any zoning ordinance standards requiring greenbelts, buffering and landscaping will help screen the outdoor storage from the neighboring properties.

RECOMMENDATION

Therefore, we recommend that the Planning Commission recommend approval of the requested amendment to the Zoning Map to rezone the subject property from R-1B to M-1 designation to the Township Board of Trustees.

Respectfully Submitted,

McKENNA

Vidya Krishnan
Senior Principal Planner

Gage Belko
Assistant Planner