

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, January 10, 2024 – 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:

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/85047952064>

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Webinar ID: 850 4795 2064

International numbers available: <https://us06web.zoom.us/j/85047952064>

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

Approval of minutes from the special meeting of December 6, 2023

Approval of minutes from the regular meeting of December 13, 2023

CORRESPONDENCE / ANNOUNCEMENTS:

PUBLIC HEARING:

ITEM # 1:

Case 23-069. Kimberly Younglas – Group Day Care Home – Special Land Use Review

TITLE:

A request by Kimberly Younglas to change an existing Day Care, Family Home to a Day Care, Group Home as defined in Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance. The parcel is zoned R-1A – Single Family Residential. Day Care, Group Home is a Special Land Use in the R-1A (Single Family Residential) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

LOCATION:

The located at 13657 Country Walk Boulevard (parcel ID # 83 101 03 0041 000), on Country Walk Boulevard between Camden Road and Colonial Road.

- ACTION ITEMS:
- A. Open public hearing.
 - B. Public comment.
 - C. Close public hearing.

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1: Case 23-069. Kimberly Younglas – Group Day Care Home – Special Land Use Review

TITLE: A request by Kimberly Younglas to change an existing Day Care, Family Home to a Day Care, Group Home as defined in Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance. The parcel is zoned R-1A – Single Family Residential. Day Care, Group Home is a Special Land Use in the R-1A (Single Family Residential) District.

LOCATION: The located at 13657 Country Walk Boulevard (parcel ID # 83 101 03 0041 000), on Country Walk Boulevard between Camden Road and Colonial Road.

- ACTION ITEMS:**
- A. Presentation by the Township staff.
 - B. Presentation by the applicant.
 - C. Planning Commission discussion.
 - D. Public Comment.
 - E. Planning Commission considers recommendation for special land use approval to Township Board of Trustees.

ITEM # 2: Case 23-069. Kimberly Younglas – Group Day Care Home – Preliminary and Final Site Plan Review

TITLE: A request by Kimberly Younglas to change an existing Day Care, Family Home to a Day Care, Group Home as defined in Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance. The parcel is zoned R-1A – Single Family Residential. Day Care, Group Home is a Special Land Use in the R-1A (Single Family Residential) District. The special land use requires approval of a preliminary and final site plan.

LOCATION: The located at 13657 Country Walk Boulevard (parcel ID # 83 101 03 0041 000), on Country Walk Boulevard between Camden Road and Colonial Road.

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

ITEM # 3: Case 23-031. Crossroads Distribution Center North 11, LLC – Final Site Plan

Title: A request by Crossroads Distribution Center North 11, LLC to construct a

Distribution Center. This Distribution Center consists of one (1) building with a ground area of approximately 630,417 square feet of space and affiliated site improvements, along with grading and earthwork on property surrounding the building site. The total affected area will be approximately 175.0 acres. The property is zoned M-T – Industrial Transportation District.

Location: The distribution center and auxiliary improvements will be constructed on the south side of Van Born Road, west of Haggerty Road, at 6110 Haggerty Road (parcel ID number 83-005-01-0006-000).

Action Items:

- A. Presentation by the Township staff.
- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Public Comment.
- E. Planning Commission considers approval of final site plan.

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT: