

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, January 11th, 2023 – 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/83121208839>

Or One tap mobile :

US: +13126266799,,83121208839# or +16469313860,,83121208839#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 931 3860 or +1 929 436 2866 or +1 301 715 8592 or +1 305 224
1968 or +1 309 205 3325 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473
4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359
4580 or +1 253 205 0468 or +1 253 215 8782

Webinar ID: 831 2120 8839

International numbers available: <https://us06web.zoom.us/j/83121208839>

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 December 14, 2022.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM # 1: Case 22-053. Crossroads Distribution Center North, LLC - Rezoning

TITLE: A request by Crossroads Distribution Center North, LLC on behalf of owner Frankel-Nodlehs (Stuart Frankel Development Company), to rezone the parcel described as Parcel ID# 83 006 99 0004 000, from R-1B – Single Family Residential District to M-1 – Light Industrial.

LOCATION: The site is parcel ID #83 006 99 0004 000, which is located on the west side of Haggerty Road on the south side of Van Born Road.

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

ITEM # 2: Case 22-048. Nicole’s Little Friends – Group Day Care Home – Special Land Use Review

TITLE: A request by Nicole and Robert Burke to begin a Day Care, Group Home use as defined per Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance. The parcel is zoned R-1B – Single Family Residential. Day Care, Group Home is a Special Land Use in the R-1B (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 project is proposed to be located at 45921 Chatsworth Drive (parcel ID number 83 061 01 0231 000).

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

ITEM # 3: Case 22-059. Belleville Yacht Club – Marina Special Approval

TITLE: A request by Belleville Yacht Club for site plan review and special approval to construct a marina as defined under Section 3.120(B)(15) of the Van Buren Township Zoning Ordinance, including two (2) dock structures, each containing a single dock stem with ~~up to five (5)~~ **four (4)** connecting docks. The site is zoned Belleville Lake Shoreline District B - Non-Single Family Residential (BLB) and the adjacent upland parcel is zoned R-1C – Single Family Residential. Marinas are a use that require special approval in the BLB district, and the use requires a public hearing. This hearing is being held in accordance with Section 3.120(F)(3) (Belleville Lake Shoreline Districts - Belleville Lake Shoreline District Approval Process) of the Zoning Ordinance.

LOCATION: The project is proposed to be located in Township Lake Property adjacent to 831 East Huron River Drive (parcel ID number 83 088 99 0005 000), on the north side of East Huron River Drive between Loza Lane and Evelyn Court.

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

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1: Case 22-053. Crossroads Distribution Center North, LLC - Rezoning

TITLE: A request by Crossroads Distribution Center North, LLC on behalf of owner Frankel-Nodlehs (Stuart Frankel Development Company), to rezone the parcel described as Parcel ID# 83 006 99 0004 000, from R-1B – Single Family Residential District to M-1 – Light Industrial.

LOCATION: The site is parcel ID #83 006 99 0004 000, which is located on the west side of Haggerty Road on the south side of Van Born Road.

ACTION ITEMS:

- A. Presentation by the Township staff.
- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Public Comment.
- E. Planning Commission recommends adoption of the proposed rezoning by the Township Board of Trustees.

ITEM # 2: Case 22-048. Nicole’s Little Friends – Group Day Care Home – Special Land Use Review

TITLE: A request by Nicole and Robert Burke to begin a Day Care, Group Home use as defined per Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance. The parcel is zoned R-1B – Single Family Residential. Day Care, Group Home is a Special Land Use in the R-1B (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 project is proposed to be located at 45921 Chatsworth Drive (parcel ID number 83 061 01 0231 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 recommendation for special land use approval to Township Board of Trustees.

ITEM # 3: Case 22-048. Nicole’s Little Friends – Group Day Care Home – Preliminary and Final Site Plan Review

TITLE: A request by Nicole and Robert Burke to begin a Day Care, Group Home use as defined per Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance. The parcel is zoned R-1B – Single Family Residential. Day Care, Group Home is a Special Land Use in the R-1B (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 project is proposed to be located at 45921 Chatsworth Drive (parcel ID number 83 061 01 0231 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 preliminary and final site plan.

ITEM # 4: Case 22-059. Belleville Yacht Club – Marina Special Approval

TITLE: A request by Belleville Yacht Club for site plan review and special approval to construct a marina as defined under Section 3.120(B)(15) of the Van Buren Township Zoning Ordinance, including two (2) dock structures, each containing a single dock stem with ~~up to five (5)~~ **four (4)** connecting docks. The site is zoned Belleville Lake Shoreline District B - Non-Single Family Residential (BLB) and the adjacent upland parcel is zoned R-1C – Single Family Residential. Marinas are a use that require special approval in the BLB district, and the use requires a public hearing. This hearing is being held in accordance with Section 3.120(F)(3) (Belleville Lake Shoreline Districts - Belleville Lake Shoreline District Approval Process) of the Zoning Ordinance.

LOCATION: The project is proposed to be located in Township Lake Property adjacent to 831 East Huron River Drive (parcel ID number 83 088 99 0005 000), on the north side of East Huron River Drive between Loza Lane and Evelyn Court.

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 approval to Township Board of Trustees.

ITEM # 5: Case 22-059. Belleville Yacht Club – Marina Preliminary and Final Site Plan Approval

TITLE: A request by Belleville Yacht Club for site plan review and special approval to construct a marina as defined under Section 3.120(B)(15) of the Van Buren Township Zoning Ordinance, including two (2) dock structures, each containing a single dock stem with ~~up to five (5)~~ **four (4)** connecting docks. The site is zoned Belleville Lake Shoreline District B - Non-Single Family Residential (BLB) and the adjacent upland parcel is zoned R-1C – Single Family Residential. Marinas are a use that require special approval in the BLB district, and the use requires a public hearing. This hearing is being held in accordance with Section 3.120(F)(3) (Belleville Lake Shoreline Districts - Belleville Lake Shoreline District Approval Process) of the Zoning Ordinance.

LOCATION: The project is proposed to be located in Township Lake Property adjacent to 831 East Huron River Drive (parcel ID number 83 088 99 0005 000), on the north side of East Huron River Drive between Loza Lane and Evelyn Court.

- 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 # 6: 2022 Planning Commission Annual Report

- ACTION ITEMS:
- A. Overview by the Township Staff.
 - B. Planning Commission discussion.
 - C. Planning Commission considers approval of the annual report.

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT: