

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, November 8, 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/84221029825>

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Webinar ID: 842 2102 9825

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

**MINUTES:** Approval of minutes from the regular meeting of October 25, 2023

**CORRESPONDENCE / ANNOUNCEMENTS:**

**PUBLIC HEARING:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**ITEM # 1:** Case 19-037. Hampton Manor Senior Housing Project – Site Plan Amendment.

**Title:** A request by the Applicant, Van Buren Investors Land Holdings LLC, for an amendment to the site plan and architectural plans for a proposed senior housing facility called Hampton Manor with assisted living and memory care units. .

**Location:** The property is located on the south side of Tyler Road, between Morton Taylor and Haggerty Road and is zoned C (Local Business) District, at 43345 Tyler Road (parcel ID number 83 054 99 0012 701). The parcel is 7.11 acres in size.

**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 amended site and architectural plans.

**ITEM # 2: Discussion Topic – Conceptual Land Use by Arbor Farms Development LLC**

**TITLE:** The Applicant, Arbor Farms Development, LLC, seeks preliminary review comments on a conceptual land use plan for the construction of 57 RM – Detached Single Family Residential Dwelling Units in the second phase of the Hickory Woods residential development.

**LOCATION:** The site contains approximately 13.1 acres of property north of the Hickory Woods Phase I attached multi-family development on the north side of Tyler Road between Morton Taylor Road and Haggerty Road.

**ACTION ITEMS:**

- A. Presentation by the applicant.
- B. Public comment
- C. Planning Commission discussion.

**ITEM # 3: Administrative Update: 49345 South Interstate 94 Service Drive Remodel**

**TITLE:** The Applicants, Eric and Cory Nemeth of 11:11 Ventures, have applied seeking administrative review of the redevelopment of the former Diamondback Saloon site. Staff will provide an update regarding the status of this review.

**LOCATION:** The roughly 4.9-acre site is located at 49345 South Interstate 94 Service Drive (parcel ID number 83 078 99 0003 003). The site is zoned C-1 – General Business District.

**ACTION ITEMS:**

- A. Presentation by Staff.
- B. Planning Commission discussion.

**GENERAL DISCUSSION AND UPDATES**

**ADJOURNMENT:**