

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, December 13, 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/87467554673>

Or One tap mobile :

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Or Telephone: Dial: +305 224 1968 US

Webinar ID: 874 6755 4673

International numbers available: <https://us06web.zoom.us/u/ki6ogI0ZM>

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the regular meeting of November 8, 2023

Approval of minutes from the special meeting of November 28, 2023

CORRESPONDENCE / ANNOUNCEMENTS:

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1: Extension Request: Case 20-037 – Preliminary Site Plan Approval for 5M Van Buren, LLC / Integrity Component and Design

TITLE: A request by Allen Scott on behalf of owner 5M Van Buren, LLC for an extension of approval of a previously approved preliminary site plan to construct a roof and floor truss manufacturing facility which includes a 68,228 square foot building, an outdoor storage area for building equipment and supplies. Preliminary approval was granted on December 14, 2022.

LOCATION: The site is located at the 21.3-acre site located at 5925 Beck Road (parcel ID number 83 014 99 0001 703), on the east side of Beck Road south of Michigan Avenue. The parcel is zoned M-1 – Light Industrial District.

ACTION ITEMS:

- A. Presentation by Township Staff.
- B. Planning Commission discussion.
- C. Planning Commission considers extension of preliminary site plan approval.

ITEM # 2: Case 23-044 – DTE Garage Addition Preliminary and Final Site Plan Approval

TITLE: The applicant, Alysha D’Agnolo of Tetra Tech, on behalf of owner DTE Energy, has applied seeking to construct an approximately 1,900 square foot building addition containing three vehicle repair bays for housing additional vehicles in queue for repair. Modifications and updates will be made to the adjacent truck shelter and warehouse to accommodate this addition.

LOCATION: Parcel number v-125-83-046-99-0011-704; Address: 8001 Hagerty Road. The development is located on the east side of Hagerty Road, just south of Ecorse Road.

ACTION ITEMS:

- A. Presentation from Township Staff
- B. Presentation from the applicant
- C. Planning Commission discussion
- D. Public comment
- E. Planning Commission considers approval of the Preliminary and Final Site Plan

ITEM # 3: Case 23-063 – M/I Homes of Michigan, LLC – Site Plan Amendment

TITLE: The Applicant, David Straub of M/I Homes of Michigan LLC, is requesting an amendment to the approved Cobblestone Creek Woodlands Site Plan for the inclusion of five (5) new Single-Family Architectural models and elevations into the approved project plans.

LOCATION: The unfinished Cobblestone Creek Woodlands subdivision is the subject of the request. The Development is located on the east side of Hoeft Road, east of the Cobblestone Ridge development, on the south of West Huron River Drive.

ACTION ITEMS:

- A. Presentation by the Township Staff.
- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Planning Commission considers approval of the site plan amendment.

ITEM # 4: Case 22-010 - Zippy Belleville Real Estate, LLC / Zippy Auto Wash – Final Site Plan Review

TITLE: A request by David Brewer of Vanston / O’Brien Inc. on behalf of owner Zippy Belleville Real Estate, LLC to construct a 4,900 square foot automatic car wash

and related site improvements on a 1.65-acre site.

LOCATION: The project is proposed to be located at 11600 Belleville Road (parcel ID number 83 081 99 0004 711), which is zoned C-2 – Extensive Highway Business District. The property is located on the west side of Belleville Road between Venetian Avenue and Sunrise Lane.

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 site plan approval.

ITEM # 5: 2023 Planning Commission Annual Activity and Public Participation Report

ACTION ITEMS:

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

ITEM # 6: 2024 Planning Commission Meeting Schedule

ACTION ITEMS:

- A. Overview by the Township Staff.
- B. Planning Commission discussion.
- C. Planning Commission considers approval of the meeting schedule.

ITEM # 7: Election of 2024 Officers

ACTION ITEMS:

- A. Elect Chairperson
- B. Elect Vice-Chairperson
- C. Elect Secretary
- D. Primary Liaison to Board of Zoning Appeals (BZA)
- E. Secondary Liaison to Board of Zoning Appeals (BZA)

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT: