

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION TENTATIVE AGENDA
Wednesday, March 8th, 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 this link to join the webinar: <https://us06web.zoom.us/j/83612085545>

Or One tap mobile :

US: +13052241968,,83612085545# or +13092053325,,83612085545#

Or Telephone:

US: +1 305 224 1968

Webinar ID: 836 1208 5545

International numbers available: <https://us06web.zoom.us/j/83612085545>

See the Van Buren Charter Township website for additional information regarding how to participate in a Zoom public meeting.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

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

CORRESPONDENCE / ANNOUNCEMENTS:

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1: Extension Request: Case 20-012 – Final Site Plan Approval for Jiffy Lube Minor Vehicle Service

TITLE: A request by Jiffy Lube International, Inc. for an extension of an approval of a previously approved final site plan construct a 3,064 square foot minor vehicle service building along with related site improvements. Approval was granted on May 12, 2021.

LOCATION: The site is located on the south side of Tyler Road east of Belleville Road at 44475 Tyler Road (parcel ID number 83 058 99 0006 712). The property is zoned C-2 – Extensive Highway Business District and also in the Belleville Road Overlay District (BROD).

ACTION ITEMS:

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

ITEM # 2: Case 23-007 – Phantom Fireworks (Lakewood Shopping Center)- Temporary Land Use

TITLE: The Applicant, Phantom Fireworks, is requesting a temporary land use permit to conduct a temporary outdoor fireworks tent sale.

LOCATION: 2095 Rawsonville Road. This site is located in the Lakewood Shopping Plaza parking lot on the east side of Rawsonville Road and on the south side of the I-94 South Service Drive.

INFO: This activity is proposed from June 22 to July 4, 2023.

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 Temporary Land Use

ITEM # 3: Cobblestone Creek Villas Revision – Final PRD Review

TITLE: A request by applicant Infinity Acquisitions, LLC on behalf of owner C.A. Kime, Inc. for final approval to revise a phase of attached condominium housing units within the 117.06-acre Cobblestone Creek Planned Residential Development (PRD) titled Cobblestone Creek Villas. The request is subject to (1) final condominium site plan and (2) approval of the final PRD plan and modifications, including a PRD agreement, by the Township Planning Commission and Board of Trustees per Sections 6.104 and 6.219 of the Van Buren Township Zoning Ordinance.

LOCATION: The site is zoned R-1A (Single Family Residential District) and is located on the south side of Huron River Drive, east of Hoeft Road. The area subject to this request includes 6.88 acres located on Chinkapin Drive and Pinewood Lane between 13687 Pinewood Lane (parcel ID number V-125-83 114 02 0067 000) and 13957 Chinkapin Drive (parcel ID number V-125-83 114 02 0028 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 of final PRD to Township Board of Trustees.

ITEM # 4: Cobblestone Creek Villas Revision – Final Condominium Site Plan Review

TITLE: A request by applicant Infinity Acquisitions, LLC on behalf of owner C.A. Kime, Inc. for final approval to revise a phase of attached condominium housing units within the 117.06-acre Cobblestone Creek Planned Residential Development (PRD) titled Cobblestone Creek Villas. The request is subject to (1) final condominium site plan and (2) approval of the final PRD plan and modifications, including a PRD agreement, by the Township Planning Commission and Board of Trustees per Sections 6.104 and 6.219 of the Van Buren Township Zoning Ordinance.

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

ITEM # 5: Discussion – Zoning Ordinance Text Amendments and Committee Assignments

Staff will discuss proposed initiatives on Zoning Ordinance text amendments regarding electric vehicles and agricultural tourism. Staff and Planning Commissioners will discuss Committee assignments and meeting times for further discussion of these ordinances.

- ACTION ITEMS:**
- A. Presentation by the Township staff.
 - B. Planning Commission discussion.
 - C. Public Comment.
 - D. Planning Commission will confirm Committee assignments and discuss meeting dates.

ITEM # 6: Election of Officers

TITLE: The Planning Commission will hold a new election of officers based on the recent vacancy of the Planning Commission Chair, per Article III, Section 1 of the adopted Planning Commission Rules of Procedure.

- ACTION ITEMS:**
- A. Presentation by the Township staff.
 - B. Planning Commission discussion.
 - C. Planning Commission will elect officers, with positions to be assumed at next regular meeting.

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT: