

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, April 12th, 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/82436942634>

Or One tap mobile :

US: +13017158592,,82436942634# or +13052241968,,82436942634#

Or Telephone: US: +1 301 715 8592

Webinar ID: 824 3694 2634

International numbers available: <https://us06web.zoom.us/j/82436942634>

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 March 22, 2023.

CORRESPONDENCE / ANNOUNCEMENTS / GENERAL PUBLIC COMMENTS:

PUBLIC HEARING:

OLD BUSINESS:

ITEM # 1: Case 23-008 – Chips All Gone (Belleville Square) – Temporary Land Use

TITLE: The Applicant, Peter Burgard, is requesting a temporary land use permit to conduct a temporary windshield glass repair land use.

LOCATION: 10972 Belleville Road (parcel ID number 83 064 99 0003 707). This site is located in the Belleville Square Shopping Plaza parking lot on the west side of Belleville Road between the North Interstate 94 Service Drive and Westlake Circle.

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

NEW BUSINESS:

ITEM # 1 Case 20-005 – Amended Preliminary Site Plan Request for Mobil Gas Station Redevelopment and Drive Thru

TITLE: A request by Stonefield Engineering and Design on behalf of owner I.S. Real Estate LLC / Belleville Oil Company, Inc. for an amended preliminary site plan to demolish buildings on an existing gasoline station site and to construct a new convenience store with retail and food service, including a drive-thru lane and one (1) drive-thru window, gasoline pumps, and related site improvements.

LOCATION: The +/- 1.06-acre site, zoned C-1 – General Business District, is located at 11250 Haggerty road (tax parcel number 83 051 99 0003 002), at the northwest corner of the intersection of the I- 94 north service drive and Haggerty Road.

- ACTION ITEMS:**
- A. Presentation by the Township Staff and Consultants
 - B. Presentation by the applicant
 - C. Planning Commission Discussion
 - D. Public Comment
 - E. Planning Commission considers approval.

ITEM # 2: Case 19-038 – Amended Camping World Preliminary and Final Site Plan Review

TITLE: The Applicant, Camping World, is seeking amended preliminary and final site plan approval to demolish the east wing of their existing building and create new R.V. parking and storage on the site.

LOCATION: The site is located at 43646 North Interstate Service Drive (tax parcel number 83 060 01 0001 001), on the north side I- 94 North Service Drive, between Dewitt and Morton Taylor Roads.

- ACTION ITEMS:**
- A. Presentation by the applicant.
 - B. Presentation by the Township Staff and Consultants.
 - C. Planning Commission discussion.
 - D. Planning Commission considers approval of the amended preliminary and final site plan

ITEM # 3: Discussion – Residential Zoning Ordinance Text Amendment

INFO: The Planning Commission will be requested to begin consideration of a Zoning Ordinance Text Amendment to allow building height to be limited to the more restrictive of the following standards under Section 3.106(D) of the Van Buren Township Zoning Ordinance:

- 30 feet in height
- 2.5 stories, as amended from the current limit of 2 stories.

ACTION ITEMS: A. Presentation from Staff
 B. Planning Commission discussion

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT: