

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, April 26th, 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/81814707566>

Or One tap mobile :

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Or Telephone: US: +1 646 931 3860

Webinar ID: 818 1470 7566

International numbers available: <https://us06web.zoom.us/j/81814707566>

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the regular meeting of April 12, 2023.

CORRESPONDENCE / ANNOUNCEMENTS:

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1 Case 23-017- Phantom Fireworks (Menards Site)– Temporary Land Use

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

LOCATION: 10010 Belleville Road. This site is located in the Menards parking lot, which is on the west side of Belleville Road, south of Tyler Road.

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 # 2

Case 22-060 – W & W Real Property, Inc. – 44168 Van Born Road

TITLE: Applicant S. E Graham Associates, Inc. on behalf of prospective owner William Newman; W & W Real Property, Inc., has applied seeking approval of a proposed Multi-Phase development with a building inclusive of a roughly 15,766 SF Engineering R&D Office area and roughly 40,157 SF Manufacturing area in the first phase of construction along with associated parking and underground utility / stormwater infrastructure, and a future expansion including a roughly 78,845 SF Manufacturing building.

LOCATION: Parcel number v-125- 83 009 99 0005 000; Address: 44168 Van Born Road. The proposed development is located on the north side of Van Born Road, just east of Sheldon Road. The site is zoned M-2 – General Industrial District.

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 Site Plan

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT: