

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, May 10<sup>th</sup>, 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:

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Webinar ID: 823 5180 0002

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

**MINUTES:** Approval of minutes from the regular meeting of April 26, 2023.

**CORRESPONDENCE / ANNOUNCEMENTS:**

**PUBLIC HEARING:**

**OLD BUSINESS:**

**ITEM # 1:** Discussion – Residential Zoning Ordinance Text Amendment

**INFO:** The Planning Commission will be requested to continue consideration of a Zoning Ordinance Text Amendment to allow building height to be limited to the more restrictive of the following standards in zoning districts containing single family residential dwellings, including sections 3.106, 3.107 and 3.109 of the Van Buren Township Zoning Ordinance:

- 35 feet, as amended from the current limit of 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
- C. Planning Commission considers recommendation to schedule a public hearing for the proposed zoning ordinance text amendments.

**NEW BUSINESS:**

**ITEM # 1 Case 23-020- Van Buren Charter Township Accessory Gasoline Filling Station**

**TITLE:** The applicant, Van Buren Charter Township, seeks preliminary and final site plan approval to construct an accessory filling station to their existing water tower site on Tyler Road. The site is located at the southeast corner of Tyler and Quirk Road and is a 41.58-acre parcel. The proposal also includes adding an accessory above ground fuel tank, pump station, improvements to the traffic circulation and parking, as well as lighting and landscaping. The site is zoned M-1 – Light Industrial District.

**LOCATION:** 46805 Tyler Road (Tax Parcel ID Number 83 062 99 0001 701). This site is located on the south side of Tyler Road, between Quirk Road and Beck 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 # 2 Case 23-025 – French Landing Park Boardwalk / Dock Improvements**

**TITLE:** Applicant Van Buren Charter Township seeks site plan approval to remove an existing elevated boardwalk and dock structure and replace it with a new boardwalk and dock structure. The structure will be approximately 202 feet in length, will extend approximately 23.5 feet from the shore, and will have a total combined area of approximately 2,691 square feet. The proposed improvements require site plan review by the Van Buren Township Planning Commission per Section 3.120(C)(2)(b)(i) of the Van Buren Township Zoning Ordinance.

**LOCATION:** 12090-12100 Haggerty Road (Tax Parcel ID Numbers 83 094 01 0216 000 and 83 095 01 0221 300). This site is located on the west side of Haggerty Road, between Alden Road and South I-94 Service Drive.

**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

**GENERAL DISCUSSION AND UPDATES**

**ADJOURNMENT:**