

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, June 28th, 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/83994471555>

+13126266799,,83994471555# US (Chicago)

Or Telephone: Dial: +1 312 626 6799 US (Chicago)

Webinar ID: 839 9447 1555

International numbers available: <https://us06web.zoom.us/u/kPeUrm0eh>

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the regular meeting of June 14, 2023

CORRESPONDENCE / ANNOUNCEMENTS:

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1: Case 22-058: Cameron Smyth –16355 Haggerty Road – Rezoning Request

TITLE: A request by owner Cameron Smyth to rezone 16355 Haggerty Road (described as Parcel ID# V-125-83-142-99-0001-000), from R-1B – Single Family Residential District to AG – Agricultural and Estates.

LOCATION: The parcel is located on the east side of Haggerty Road between Riggs Road and Savage Road.

ACTION ITEMS:

- A. Presentation by the Township staff and consultant.
- B. Presentation by the applicant.
- C. Public comment.
- D. Planning Commission discussion.

- E. Planning Commission considers recommendation on rezoning to the Township Board of Trustees.

ITEM #2: Chris Garner / SB – Invest L.P. (Brookwood) – Final Site Plan Review

TITLE: A request by Chris Garner on behalf of owner SB – Invest L.P. to construct an independent multi-family residential senior housing development with 132 dwelling units with a combined gross floor area of approximately 154,110 square feet along with a clubhouse and other site improvements. The project is proposed to be titled “Brookwood”.

LOCATION: The project is proposed to be located on the north side of Tyler Road, between Morton Taylor and Haggerty Roads on a 44.4-acre site. The site has tax parcel ID # 83 043 99 0015 000 and is zoned RM – Multiple Dwelling Residential District.

- 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 site plan approval.

ITEM # 3: Zoning Ordinance Text Amendments – Detached Single Family Residential Dwelling Height Regulations

TITLE: Proposed amendments that will modify the maximum allowable height for detached single family dwellings to allow all detached single-family dwellings to be 2.5 stories in height or 35 feet in height. The amendments will include updates to Sections 3.106 (R-1A, R-2A, R-1B, and R-1C, Single Family Residential Districts), 3.107 (RM, Multiple Dwelling Residential District), 3.109 (AG, Agricultural and Estate District), and 4.102 (Schedule of Regulations).

- ACTION ITEMS:**
- A. Presentation by the Township staff.
 - B. Planning Commission discussion.
 - C. Public Comment.
 - D. Planning Commission considers recommendation on zoning ordinance text amendment to Van Buren Township Board of Trustees.

GENERAL DISCUSSION AND UPDATES

- Updates – Ordinance Committee discussions

ADJOURNMENT: