

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, August 9, 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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Or Telephone: Dial: + 1 646 931 3860 US

Webinar ID: 845 6710 2590

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 28, 2023

**CORRESPONDENCE / ANNOUNCEMENTS:**

**Item # 1:** Introduction of new Planning Commissioner Peter Creal

**PUBLIC HEARING:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**ITEM # 1**                    **Case 23-043 – Shekita Long – Temporary Land Use Request for Menards (Hot Dog Stand)**

**TITLE:**                    A request by Shekita Long to implement a temporary hot dog stand for a period not exceeding one (1) year outside of the entry of the Menards Store.

**LOCATION:**                The site is located at 10010 Belleville Road (parcel number 83 061 99 0005 726), on the west side of Belleville Road between Westlake Circle and Tyler Road.

**ACTION ITEMS:**            A. Presentation by the Township Staff  
                                  B. Presentation by the applicant  
                                  C. Planning Commission Discussion

- D. Public Comment
- E. Planning Commission considers temporary land use approval.

**Item # 2: Administrative Development Project Reviews**

**Description:** Staff will provide updates on several administratively reviewed projects which are described below:

- **Case 22-018 - 49910 Tyler Road Extension.** Minor demolition and construction of a new 5,290 square foot office addition to an existing hangar and office building.
- **Case 22-023 – 8001 Haggerty Road.** Completion of renovations to roughly 50,165 square feet of interior space at their facility in order to accommodate a relocated Merchant Services Center for DTE Electric.
- **Case 22-038 – 11511 Belleville Road.** Construction of a small storage area and restroom addition to an existing restaurant (Mike’s Kitchen). This case also required a variance from the Van Buren Township Board of Zoning Appeals, obtained in October 2022.
- **Case 23-004 - 49345 S Interstate 94 Service Drive.** Remodeling of an existing 17,870 square foot event facility, bar and food service use (formerly the Diamondback Saloon) and conversion to a different event facility, bar and food service use by applicant 11:11 Ventures on behalf of owner Eric Nemeth.
- **Case 23-012 – 45520 Tyler Road.** Remodeling of a roughly 2,600 square foot retail / resale tenant space (Belleville Exchange) and conversion to a dental office at the site by applicant Orow Construction on behalf of tenant Purpose Dental.
- **Case 23-015 – 10562 Belleville Road.** Remodeling of a roughly 191,446 square foot retail store including the installation of offstreet parking spaces in a designated deferred parking area and other minor parking, landscaping and striping improvements by Singleton Construction on behalf of Wal Mart.

**Action Items:** A. Presentation from Staff  
B. Planning Commission discussion and questions

**Item # 3: Zoning Ordinance Amendment Discussion – Child Care Uses.**

**Description:** The Planning Commission will review a proposed zoning ordinance text amendment to modify the requirement under Section 5.111 of the Van Buren Township Zoning Ordinance that requires a minimum separation distance of 1,500 feet between two licensed group day care home uses.

**Action Items:** A. Presentation from Staff  
B. Planning Commission discussion  
C. Public comment

**Item # 4: Discussion on Industrial and Office Future Land Use, Zoning and Development**

**Description:** The Planning Commission will discuss scope of a study of Industrial and Office future land use, zoning, and development trends.

**Action Items:** A. Presentation from Staff

B. Planning Commission discussion

**Item # 5:**                   **Discussion on potential joint meeting between the City of Belleville and Van Buren Township.**

**Description:**           The Planning Commission will be requested to provide staff direction to explore meeting options for a joint planning meeting involving representatives from the City of Belleville and Van Buren Township.

**Action Items:**         A. Presentation from Staff  
                              B. Planning Commission discussion

**GENERAL DISCUSSION AND UPDATES**

**ADJOURNMENT:**