

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, September 13, 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/85186172192>

+16469313860,,85186172192# US

+19294362866,,85186172192# US (New York)

Or Telephone: Dial: +1 646 931 3860 US

Webinar ID: 851 8617 2192

International numbers available: <https://us06web.zoom.us/j/85186172192>

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the regular meeting of August 23, 2023

CORRESPONDENCE / ANNOUNCEMENTS:

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

ITEM #1: CASE 22-041 – Lawrence Duty / 42482 North Cumberland Drive – Country Walk Phase III Site Plan Amendment – Additional Modification

TITLE: The Applicant, Lawrence Duty, is requesting a revision to an amendment to the approved Country Walk Phase III Site Plan to allow one (1) new model architectural elevation to be built in the subdivision.

LOCATION: The Country Walk Phase III Subdivision is the subject of the request. The development is located on the east side of Martinsville Road, north of Savage Road.

ACTION ITEMS: A. Presentation by the Township Staff.

- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Planning Commission considers approval of the revised site plan amendment

ITEM #2: Case 23-035 – Gilbert Homes Walden Woods – Site Plan Amendment

TITLE: The Applicant, Gilbert Homes, is Requesting an amendment To The Approved Walden Woods Subdivision Site Plan for revised Single-Family Architectural Elevations.

LOCATION: The unfinished Walden Woods Subdivision is the subject of the request. The Development is located on the west side of Morton Taylor Road, north of Tyler Road.

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

ITEM #3: Case 23-040 – Gilbert Homes Belle Pointe Estates – Site Plan Amendment

TITLE: The Applicant, Gilbert Homes, is Requesting an amendment To The Approved Belle Pointe Estates Subdivision Site Plan for revised Single-Family Architectural Elevations.

LOCATION: The unfinished Belle Pointe Estates Subdivision is the subject of the request. The Development is located on the east side of Belleville Road, north of Ecorse Road.

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

Item # 4: Zoning Ordinance Amendment Discussion – Fences.

Description: Staff will request the Planning Commission to consider a clarifying text amendment to the Van Buren Township Zoning Ordinance to remove references to a required permit for fence installation under Section 7.205(A)(1) of the Van Buren Township Zoning Ordinance (fences).

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

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT: