

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, February 8th, 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 this link to join the webinar: <https://us06web.zoom.us/j/87518269406>

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US: +16469313860,,87518269406# or +19294362866,,87518269406#

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US: +1 646 931 3860

Webinar ID: 875 1826 9406

International numbers available: <https://us06web.zoom.us/j/87518269406>

See the Van Buren Charter Township website for additional information regarding how to participate in a Zoom public meeting.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the regular meeting of January 11, 2023.

CORRESPONDENCE / ANNOUNCEMENTS:

PUBLIC HEARING:

OLD BUSINESS:

ITEM # 1: Case 22-059. Belleville Yacht Club – Marina Preliminary Site Plan Review and Comment

TITLE: Belleville Yacht Club requests to construct a marina as defined under Section 3.120(B)(15) of the Van Buren Township Zoning Ordinance, including two (2) dock structures, each containing a single dock stem with four (4) connecting docks. The site is zoned Belleville Lake Shoreline District B - Non-Single Family Residential (BLB). Marinas are a use that require special approval in the BLB district. The Planning Commission is requested to consider a revised preliminary site plan associated with a request for site plan and special approval for the marina use, and to provide comments on a special exception request to the Board of Zoning Appeals (BZA) for the marina's dock structures to extend to a length not to exceed 120', contrary to Section 3.120(D)(5) of the Zoning Ordinance.

LOCATION: The project is proposed to be located in Township Lake Property adjacent to 831 East Huron River Drive (parcel ID number 83 088 99 0005 000), on the north side of East Huron River Drive between Loza Lane and Evelyn Court.

ACTION ITEMS: A. Presentation by the Township staff.
B. Presentation by the applicant.
C. Planning Commission discussion.
D. Public Comment.
E. Planning Commission provides comments for consideration by the Board of Zoning Appeals (BZA).

NEW BUSINESS:

ITEM # 1 Case 21-040 – DTE Morton Substation Final Site Plan Approval

The applicants, Christopher Becker and Matthew Wolfe, on behalf of DTE Electric, seeks site plan review for the construction of a 120 – 13.2 kV, 80 MVA nine circuit substation and related site improvements.

LOCATION: 42061 Ecorse Road, tax parcel 83 041 99 0004 001, On the South side of Ecorse Road between Haggerty Road and Kirkridge Park Drive.

ACTION ITEMS: A. Presentation by the Township staff.
B. Presentation by the applicant.
C. Planning Commission discussion.
D. Public Comment
E. Planning Commission considers action on final site plan.

ITEM # 2 Case 22-012 – Chahal Semi Truck Repair Facility Final Site Plan

DESCRIPTION: Joe Davenport on behalf of owner Sukhdev Singh has applied to construct an 8,320 square foot truck and trailer repair building with truck well and site improvements. The property is zoned M-2 – General Industrial District.

LOCATION: 6100 Schooner Drive (parcel ID number V-125- 83 017 99 0014 714), located south of Michigan Avenue extending between Schooner Drive (west) and Schooner Drive (east).

ACTION ITEMS: A. Presentation from Township Staff
B. Presentation from the applicant
C. Planning Commission discussion
D. Public comment
E. Planning Commission considers final site plan approval

ITEM # 3: Extension Request: Case 17-026 – Final Site Plan Approval for Metro Park Party Store Gas Station And Fuel Pumps

TITLE: A request by Timothy Shammass and Andy Shina on behalf of owner Side Park, Inc. for an extension of approval of a previously approved final site plan to add a

gasoline filling station to an existing shopping center. Approval was granted on April 14, 2021.

LOCATION: The site is located at 41001 East Huron River Drive (parcel ID number 83 095 01 0231 010), located at the southwest corner of Haggerty Road and E. Huron River Drive.

ACTION ITEMS: A. Presentation by Township Staff.
B. Planning Commission discussion.
C. Planning Commission considers extension of final site plan approval.

ITEM # 4: Extension Request: Case 20-012 – Final Site Plan Approval for Jiffy Lube Minor Vehicle Service

TITLE: A request by Jiffy Lube International, Inc. for an extension of approval of a previously approved final site plan construct a 3,064 square foot minor vehicle service building along with related site improvements. Approval was granted on May 12, 2021.

LOCATION: The site is located on the south side of Tyler Road east of Belleville Road at 44475 Tyler Road (parcel ID number 83 058 99 0006 712). The property is zoned C-2 – Extensive Highway Business District and also in the Belleville Road Overlay District (BROD).

ACTION ITEMS: A. Presentation by Township Staff.
B. Planning Commission discussion.
C. Planning Commission considers extension of final site plan approval.

ITEM # 5: Discussion on Rules of Procedure

TITLE: The Planning Commission is requested to consider revisions to their Rules of Procedure to include the Pledge of Allegiance at the beginning of each meeting and to adjust the placement of the annual election of officers within the agenda of the first regular business meeting of December each year.

ACTION ITEMS: A. Presentation by the Township staff.
B. Planning Commission discussion.
C. Planning Commission considers a motion to adopt changes to Rules of Procedure, subject to a vote of a two-thirds (2/3) vote of the entire membership of the Planning Commission, subject to approval of the Township Board and adherence to the enabling act(s).

ITEM # 6: Discussion on Election of Officers

TITLE: The Planning Commission is requested to consider scheduling a new election of officers based on the recent vacancy of the Planning Commission Chair, per Article III, Section 1 of the adopted Planning Commission Rules of Procedure.

ACTION ITEMS: A. Presentation by the Township staff.
B. Planning Commission discussion.

- C. Planning Commission considers placement of Election of Officers on next Regular Meeting agenda.

GENERAL DISCUSSION AND UPDATES

ITEM # 1: Forthcoming Zoning Ordinance Amendment Discussions

ADJOURNMENT: