

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, March 22nd, 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/85465515482>

Or One tap mobile :

US: +16469313860,,85465515482# or +19294362866,,85465515482#

Or Telephone:

US: +1 646 931 3860

Webinar ID: 854 6551 5482

International numbers available: <https://us06web.zoom.us/j/85465515482>

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

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the regular meeting of February 22, 2023.

CORRESPONDENCE / ANNOUNCEMENTS:

PUBLIC HEARING:

ITEM # 1: **Case 22-058:** 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**. The parcel is located on the east side of Haggerty Road between Riggs Road and Savage Road. **This request has been canceled by the applicant and the public hearing has been canceled.**

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1: **Case 23-008 – Chips All Gone (Belleville Square) – Temporary Land Use**

TITLE: The Applicant, Peter Burgard, is requesting a temporary land use permit to conduct a temporary windshield glass repair land use.

LOCATION: 10972 Belleville Road (parcel ID number 83 064 99 0003 707). This site is located in the Belleville Square Shopping Plaza parking lot on the west side of Belleville Road between the North Interstate 94 Service Drive and Westlake Circle.

INFO: This activity is proposed from March, 2023 to November, 2023.

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 Temporary Land Use

ITEM # 2: Case 23-009 – Ricardo, Inc. Temporary Land Use

TITLE: **The Applicant, Ricardo, Inc., is Requesting Temporary Land Use Approval to operate a Mobile Refueling Station at 4000 Ricardo Drive, Van Buren Township, MI 48111.**

LOCATION: Parcel number V-125-83-047-99-0007-702 (40000 Ricardo Drive). This property is located on Ricardo Drive which is on the east side of Haggerty Road, north of Tyler Road.

INFO: Ricardo Inc. requests a temporary fueling station for hydrogen fueled vehicles. This activity is proposed from March, 2023 through May, 2023.

ACTION ITEMS:

- A. Presentation from Applicant
- B. Presentation from Staff
- C. Planning Commission discussion
- D. Planning Commission considers approval of the Temporary Land Use

ITEM # 3: Case 22-011 TNT Fireworks (Wal Mart Site)– Temporary Land Use

TITLE: The Applicant, TNT Fireworks, is requesting a temporary land use permit to conduct a temporary outdoor fireworks tent sale.

LOCATION: 10562 Belleville Road. This site is located in the Wal Mart parking lot, which is on the west side of Belleville Road, south of Tyler Road.

INFO: This activity is proposed from June 22, 2023 to July 5, 2023.

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 Temporary Land Use

ITEM # 4: Discussion – Residential Zoning Ordinance Text Amendment

INFO: The Planning Commission will be requested to begin consideration of a Zoning Ordinance Text Amendment to allow building height to be limited to the more restrictive of the following standards under Section 3.106(D) of the Van Buren Township Zoning Ordinance:

- 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

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT: