

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, June 14<sup>th</sup>, 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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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

**MINUTES:** Approval of minutes from the regular meeting of May 24, 2023

**CORRESPONDENCE / ANNOUNCEMENTS:**

**PUBLIC HEARING:**

**ITEM # 1:** Case 23-023. Donyeal Sizemore – Group Day Care Home – Special Land Use Review

**TITLE:** A request by Donyeal Sizemore to change an existing Day Care, Family Home to a Day Care, Group Home use as defined per Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance. The parcel is zoned R-1A – Single Family Residential. Day Care, Group Home is a Special Land Use in the R-1A (Single Family Residential) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 (Special Land Use Review) of the Zoning Ordinance.

**LOCATION:** The project is proposed to be located at 42127 Salem Court (parcel ID number 83 101 04 0071 000).

**ACTION ITEMS:**

- A. Open public hearing.
- B. Public comment.
- C. Close public hearing.

**ITEM # 2: 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. Open Public Hearing  
B. Public Comment  
C. Close Public Hearing

**ITEM # 3 Case 23-021: Robert Sloan Van Born Road Property – Rezoning Request**

**TITLE:** A request by Mark Drane on behalf of owner Robert Sloan to rezone the parcel described as Parcel ID # V-125-83-009-99-0002-000 from M-1 – Light Industrial to M-2 – General Industrial. The parcel is 24.48 acres in area.

**LOCATION:** The parcel is located on the north side of Van Born Road east of Sheldon Road.

**ACTION ITEMS:** A. Open Public Hearing  
B. Public Comment  
C. Close Public Hearing

**ITEM # 4: 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. Open public hearing.  
B. Public comment.  
C. Close public hearing.

**OLD BUSINESS:**

**ITEM # 1: Case 22-059. Belleville Yacht Club – Marina Special Approval Recommendation**

**TITLE:** A request by Belleville Yacht Club for site plan review and special approval to construct a marina as defined under Section 3.120(B)(15) of the Van Buren Township Zoning Ordinance, including two (2) dock structures with lengths of 85.3’, each containing a single dock stem with three (3) connecting docks. The site is zoned Belleville Lake Shoreline District B - Non-Single Family Residential (BLB) and the adjacent upland parcel is zoned R-1C – Single Family Residential.

Marinas are a use that require special approval in the BLB district. A public hearing regarding this use was held in accordance with Section 3.120(F)(3) (Belleville Lake Shoreline Districts - Belleville Lake Shoreline District Approval Process) of the Zoning Ordinance on January 11, 2023.

**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 considers recommendation for special approval to Township Board of Trustees.

**ITEM # 2: Case 22-059. Belleville Yacht Club – Marina Site Plan**

**TITLE:** A request by Belleville Yacht Club for site plan review and special approval to construct a marina as defined under Section 3.120(B)(15) of the Van Buren Township Zoning Ordinance, including two (2) dock structures with lengths of 85.3', each containing a single dock stem with three (3) connecting docks. The site is zoned Belleville Lake Shoreline District B - Non-Single Family Residential (BLB) and the adjacent upland parcel is zoned R-1C – Single Family Residential.

**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 considers site plan approval. 


**NEW BUSINESS:**

**ITEM # 1: Case 23-023. Donyeal Sizemore – Group Day Care Home – Special Land Use Review**

**TITLE:** A request by Donyeal Sizemore to change an existing Day Care, Family Home to a Day Care, Group Home use as defined per Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance. The parcel is zoned R-1A – Single Family Residential. Day Care, Group Home is a Special Land Use in the R-1A (Single Family Residential) District, which requires a recommendation for special land use approval and preliminary and final site plan approval.

**LOCATION:** The project is proposed to be located at 42127 Salem Court (parcel ID number 83 101 04 0071 000).

- ACTION ITEMS:
- A. Presentation by the Township staff.
  - B. Presentation by the applicant.
  - C. Planning Commission discussion.
  - D. Public Comment.
  - E. Planning Commission considers recommendation for special land use approval to Township Board of Trustees.

**ITEM # 2:** **Case 23-023. Donyeal Sizemore – Group Day Care Home – Preliminary and Final Site Plan Review** 

**TITLE:** A request by Donyeal Sizemore to change an existing Day Care, Family Home to a Day Care, Group Home use as defined in Section 2.102(A)(60)(b) of the Van Buren Township Zoning Ordinance. The parcel is zoned R-1A – Single Family Residential. Day Care, Group Home is a Special Land Use in the R-1A (Single Family Residential) District, which requires a recommendation for special land use approval and preliminary and final site plan approval.

**LOCATION:** The project is proposed to be located at 42127 Salem Court (parcel ID number 83 101 04 0071 000). The property is located on Salem Court between Camden Road and Milton 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 preliminary and final site plan approval.

**ITEM # 3** **Case 23-021: Robert Sloan Van Born Road Property – Rezoning Request**

**TITLE:** A request by Mark Drane on behalf of owner Robert Sloan to rezone the parcel described as Parcel ID # V-125-83-009-99-0002-000 from M-1 – Light Industrial to M-2 – General Industrial. The parcel is 24.48 acres in area.

**LOCATION:** The parcel is located on the north side of Van Born Road east of Sheldon 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 # 4:** **Case 23-026: Subaru Research and Development, Inc. – Landscaping Modification**

**TITLE:** Applicant Subaru Research and Development, Inc. seeks a modification from Sec. 10.105(c) of the Van Buren Township Zoning Ordinance to allow approximately 1.1 acres of the original landscaping plan for the Subaru Research and Development project (Case 18-021), located at 50255 Michigan Avenue (tax

parcel ID 83 998 01 9802 027) to be converted from turf grass to native plantings that will use little or no irrigation. The Planning Commission may grant modifications to a landscaping plan under Section 10.106 of the Van Buren Township Zoning Ordinance.

**ACTION ITEMS:**

- A. Presentation by the Township staff.
- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Planning Commission moves to allow the requested modification to the Landscaping Plan

**GENERAL DISCUSSION AND UPDATES**

**ADJOURNMENT:**