

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
August 9, 2023
MINUTES**

Chairperson Cullin called the meeting to order at 5:30 p.m.

ROLL CALL:

Present: Budd, Grant, Creal, Pahl, Jahr and Cullin.

Excused: Atchinson.

Staff: Director Power and Secretary Harman.

Planning Representatives: None.

Applicant(s) in Attendance: Case 23-043 – Temporary Land Use Request for Menards (Hot Dog Stand): Shekita Long and Lamar Middlebrooks.

Audience: Six (6).

APPROVAL OF AGENDA:

Motion Budd, Grant second to approve the agenda of August 9, 2023 as presented. **Motion Carried.**

APPROVAL OF MINUTES:

Motion Jahr, Budd second to approve the regular meeting minutes of June 28, 2023 as presented. **Motion Carried.**

CORRESPONDENCE/ANNOUNCEMENTS:

ITEM #1: INTRODUCTION OF NEW PLANNING COMMISSION MEMBER, PETER CREAL.

Director Power introduced Peter Creal to Commission members and the audience. Mr. Creal has a computer science background and has experience serving on the Environmental Commission in previous years.

NEW BUSINESS:

ITEM #1: CASE 23-043 – SHEKITA LONG – TEMPORARY LAND USE REQUEST FOR MENARDS (HOT DOG STAND).

DESCRIPTION: 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.

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.

Director Power presented his staff review letter dated 7-21-23. Applicant, Shekita Long is requesting temporary land use approval to sell hot dogs outside of the Menards store located at 10010 Belleville Road. The proposed use is to start immediately and continue to operate for up

to one (1) year. Per the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval. The hot dog stand is proposed to be oriented facing south toward the exit door of the Menards store. The space will include a hot dog cart, two (2) igloo coolers, one (1) 10' x 10' tent, two (2) tables, two (2) chairs, one (1) propane tank, two (2) large totes and a trash can. Applicant, Shekita Long and co-applicant Lamar Middlebrooks have obtained certifications for Food Protection Management. Based on the findings in his review, Director Power recommends that the request by Shekita Long for a temporary hot dog stand at 10010 Belleville Road shall be approved, subject to the following conditions and any additional or revised conditions stated by the Planning Commission:

- The applicant must verify that Wayne County Health Department licensure is not also required.
- All references to the facility's location on issued licenses must correctly identify the site as being in Van Buren Township, Michigan.
- A Peddler's License must also be obtained from the Van Buren Public Safety Department, for a time period that matches the time period imposed by any conditional temporary land use approval by the Planning Commission.
- The proposed use is subject to review and approval by the Van Buren Township Fire Marshal.
- The hot dog stand shall be removed by no later than August 10, 2024.

Applicant, Shekita Long gave a brief presentation informing that she has received Wayne County approval, the address has been corrected on the license to show Van Buren Township and the Fire Department inspection passed, granting approval. The business is woman and veteran owned, when the hot dog stand was previously operated it received positive feedback and they would like to continue serving the community.

Commissioners had the following questions and comments:

- Commissioner inquired if the applicant has any other hot dog carts, if they have plans for seating and if there will be any road signs. Shekita Long informed this is the only hot dog cart, the contract they have with Menards ends on 10-31-23 and they are not sure if they will renew. There are no plans for outdoor seating, the cart is set up as a "grab and go" and there will not be any road signs as they are only serving Menards customers and employees.
- Commissioner inquired if the cart was inside the building, would it still be coming to the Planning Commission? Director Power informed no, it would be handled administratively as a new business special inspection.
- Commissioner commented the hot dog cart seems like an adjunct to Menards and is in favor of granting the temporary land use.
- Commissioner inquired if Menards put in their own hot dog cart, would they have to go through this process as well and commented as long as it is within the confines of the building, they shouldn't have to do this process, as it's much like a contractor to Menards. Director Power commented that it's something to consider.
- Commissioners are ok with the one (1) year timeframe.

- Commissioner commented, the applicant mentioned the contract with Menards is till October 31st, is that this year? The applicant confirmed the contract ends 10-31-23 and they would have to apply for a new contract with Menards after that date.

No comments from the audience or remote viewers.

Motion Jahr, Grant second to grant the applicant, Shekita Long, temporary land use approval to implement a temporary hot dog stand for a period not to exceed one (1) year outside the entry of the Menards store, located at 10010 Belleville Road (parcel number 83-061-99-0005-726), located on the west side of Belleville Road between Westlake Circle and Tyler Road, based on the analysis and subject to the conditions in the staff review letter dated 8-4-23.

Roll Call:

Yeas: Pahle, Creal, Grant, Budd, Jahr and Cullin.

Nays: None.

Excused: Atchinson.

Motion Carried. (Letter Attached)

ITEM #2: ADMINISTRATIVE PROJECT DEVELOPMENT 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 FORM THE VAN BUREN TOWNSHIP BOARD OF ZONING APPEALS (BZA), OBTAINED 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 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 WALMART.

Director Power gave the presentation by providing a broad overview of several projects that are reviewed administratively. Projects at the Willow Run Airport are governed by the Wayne County Airport Authority (WCAA), a higher level of government reviews their site plans and Township staff performs an administrative review. The following projects are also administratively reviewed: single family home sites, permitted use changes or re-occupancy with minor site changes and remodeling or reconstruction of an existing building or use, as long as it does not increase the floor area by more than 25% or 1,000 square feet. Director power provided brief updates on the following projects:

- **49910 Tyler Road** – Kalitta Charters recently added 777 flight simulator and training building by using existing office space and adding an addition.
- **8001 Haggerty Road** – DTE Energy completely renovated their entire interior space to accommodate a relocated Merchant Services Center.
- **11511 Belleville Road** – Mikes Kitchen obtained a new variance in 2022 to add restrooms, storage spaces and a patio. The building permit application is currently under review.
- **49345 S. Interstate 94 Service Drive** – Remodeling of an existing an event facility, bar and food service use (Diamondback Saloon). The use is not changing, the facility will still have a bar, some food and line dancing. The event facility is to host smaller concerts, shows and have rental availability for showers and weddings. There are only minor changes to the exterior including additional landscaping.
- **45520 Tyler Road** – Previously the Belleville Exchange is being remodeled and converted into a new dental office, Purpose Dental.
- **10562 Belleville Road** – Walmart is undergoing interior renovations and installing off-street parking spaces in a designated deferred parking area for pickup order fulfillment.

Commissioners had the following questions and comments:

- Commissioner commented that Camping World is finally moving forward. Director Power commented that he has a special inspection scheduled with the Building Official and Fire Marshal.
- Commissioner commented that he met with Our Next Energy (ONE), they plan to have their prototype building up and running by December.
- Commissioner inquired if the Diamondback event facility is going to be a public venue? Commissioner had heard it may be by appointment only. Director Power informed that they have not made a formal distinction, he will follow-up and provide feedback.

No questions or comments from the audience.

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 SQUARE FEET BETWEEN TWO LICENSED GROUP DAY CARE HOME USES.

Director Power gave the presentation. There has been a significant interest in family daycare uses in Van Buren Township. The Township has received several recent inquiries by existing proprietors of family day care home facilities accommodating 1-6 children, to increase their capacity to become group day care homes which can accommodate 7-12 children. Group day care homes require special land use approval and an associated site plan be reviewed by the Planning Commission, as well as a procedural requirement of a public hearing. Group day care homes are also required to meet certain dimensional requirements, including minimum separation distance of 1,500 feet from other group child care providers. At the May 24, 2023 Planning Commission meeting, staff and the Planning Consultant were asked to proceed with researching the specific regulations regarding the 1,500-foot separation distance between group child care home providers. The Planning Consultant has completed a preliminary review and provided a first draft of a potential Zoning Ordinance amendment for the Planning Commissions consideration. Director Power opened the meeting for discussion and feedback.

Commissioners had the following questions and comments:

- Commissioner has concerns with parking, if the homes are right next to each other, they would be too close and it could cause a traffic problem.
- Commissioner commented this change basically allows for them to be next to each other, side by side or in a string of houses. The Planning Commission needs to be able to evaluate each of them to determine if its viable.
- Commissioner commented the way the change is proposed, it would allow them to be within 1,500 feet of each other and the Commission may impose additional measures to mitigate any impacts. Commissioner thinks wording should be the Planning Commission may relax the 1,500-foot minimum separation if after reviewing the traffic impact and other considerations, not to just allow it by right, then it grants the Commission the power to review them.
- Commissioner inquired if the State of Michigan changed the law to allow for up to 12 children and if there is a staffing requirement? Director Power confirmed, yes. There are two different uses, family day care homes that accommodate 1-6 children and group day care homes that accommodate 7-12 children and after operating for a certain number of years they are allowed up to 7 in family day care homes and 14 in group day care homes. There is a staffing ratio requirement and parking spaces are required for employees. Commissioner commented that from a parking standpoint there are more drop off and pickup than actual parking.
- Commissioner commented maybe consider a lowering the 1,500 feet to a lower more acceptable number, if there is one.
- Commissioner inquired where the 1,500 feet requirement came from at the State level. Director Power informed that he does not know. Commissioner is willing to look at dropping the number down.
- Commissioner inquired if the 1,500-foot separation distance is measure by vehicular distance or by how the crow flies. Director Power will confirm and bring information back to the Commission.

- Commissioners agree with allowing flexibility with the separation and want to have the ability to put the additional measures on the business requirements, giving the Planning Commission the power to police the use.
- Commissioner inquired how many times in recent memory are there two (2) homes within the 1,500 feet? Director Power informed this is the only time it has come up with the resident in attendance.
- Commissioner thinks we should also take into consideration, residences that back up to each other, that might be within the separation distance.
- Commissioner commented to add the distance to be measured by the road for clarification. Director Power will confirm the measurement method for the next meeting.
- Commissioner inquired if we know the benchmark in other municipalities? Director Power informed in Canton Township there was a case with an applicant with less than 1,500 feet and they went through a similar exercise. Canton's ordinance did not have the 1,500-foot requirement, it was measured by the Zoning and Enabling Act.

Resident and licensed daycare provider for 14-15 years in Van Buren Township commented there is a desperate need for more childcare centers. She already has someone in her subdivision, their backyards are close but they are not located on the same street.

Director Power will make revisions to the draft ordinance to bring back to a future meeting.

ITEM #4: DISCUSSION ON INDUSTRIAL AND OFFICE FUTURE LAND USE, ZONING AND DEVELOPMENT.

DESCRIPTION: THE PLANNING COMMISSION WILL DISCUSS THE SCOPE OF A STUDY OF INDUSTRIAL AND OFFICE FUTURE LAND USE, ZONING AND DEVELOPMENTAL TRENDS.

Director Power gave the presentation. Commissioners were requested to consider efforts to research industrial and office future land use, zoning, and potential development. The request is driven by observations of development trends that increasingly highlight Van Buren Township as a center for manufacturing. This brings interest by emerging manufacturing businesses, including those in the automotive industry to locate within the Township. The variety of technologies and processes used in these businesses challenge the conventional "light" and "heavy" zoning categorization of assembly, fabrication, manufacturing, compounding, processing, packaging or treatment activities. This trend prompts a study of the geographic sorting of light, heavy and transportation/trucking-focused industrial land uses in the Township and may also compliment some key office and industrial outcomes of the Township's adopted 2020 Master Plan including the creation of a new blended light industrial/office zoning district and the phasing out of trucking and transportation-focused industrial zoning. Director Power inquired if the Planning Commission is interested in staff taking a more in depth look at potential automotive light industrial uses.

Commissioners had the following questions and comments:

- Commissioner is concerned when talking about the chip manufacturing, that it would fall under automotive and be under M-2 zoning. Director Power informed that is a potential problem that he is looking into.
- Commissioner commented that the ordinance does make specific reference to different types of automotive uses and calls out the auto industry. There may be other industries in our area that we would want to bring in. The ordinance may be causing these other industries not to look into our manufacturing areas. Commissioner agrees it's a good idea to look into this.
- Commission commented that electric motors don't take a lot of heavy manufacturing. Fellow Commissioner commented that it is not as intensive of a land use, we need to look into the intensity of the manufacturing use.
- Commissioner inquired what does our ordinance do if its an automotive use? Director Power informed the ordinance makes a distinction between light and heavy processing. The heavy manufacturing and processing district definition is essentially what everything automotive falls under.
- Commissioner commented that business and technology evolve future land use and agrees this is worth looking into. Maybe there is some language that is consistent with both future and current land uses.

Commissioners agreed they are interested in staff taking a more in depth look at potential automotive light industrial uses. Director Power will bring more information back to a future meeting.

ITEM #5: DISCUSSION ON POTENTIAL JOINT MEETING BETWEEN THE CITY OF BELLEVILLE AND VAN BUREN TOWNSHIP.

TITLE: 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.

Director Power gave the presentation. Commissioner Atchinson had recommended at a previous meeting the idea of having a joint Planning Commission meeting with the City of Belleville. Director Power liked the idea, thought it would be good to have a joint meeting. The City of Belleville Planning Commission meets the 2nd Thursday of each month. Director Power can approach them and come up with ideas.

Commissioners agreed the joint meeting is a great idea and presented the following questions and comments:

- Commissioner commented there is a lot of value in having all members in the same room, and knowing who their counterparts are. In regard to the agenda items, Commissioner knows the City of Belleville is working on getting solar chargers. This would be a good item to look at together. Another potential agenda item could be the City of Belleville to tell us about their big projects and what issues they are facing.

- Commissioner inquired if anyone has ever recommended to have one (1) Commissioner of each Planning Commission sit in on each other's meeting each month? Rosemary K. Oztzman commented that the City of Belleville Planning Commissioners would love to have a meeting. Their meetings have been cancelled for the past three (3) months and the members would like to meet. Commissioner commented maybe have a representative in attendance each month.
- Commissioner commented there was a meeting several years ago that had all three (3) communities, City of Belleville, Sumpter Township and Van Buren Township.

Director Power will connect with the City of Belleville and Sumpter Township and discuss feedback with the Chairperson of each Commission.

GENERAL DISCUSSION AND UPDATES:

Commissioner commented with the remodel at Meijer they have cut down the number of handicapped parking spaces by the doors. Director Power informed that he has not completed the final zoning inspection and Fishbeck Associates have not completed their final inspection. Director Power will look into the parking space concern and provide feedback.

Commissioner inquired if Director Power has heard anything on Jiffy Lube? Director Power has not and will check on the dates of their last extension.

ADJOURNMENT:

Motion Creal, Grant second to adjourn the meeting at 7:05 p.m. Motion Carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'CHH', followed by a horizontal line.

Christina Harman
Recording Secretary



MEMO

TO: Township Planning Commission

FROM: Dan Power – Director of Planning and Economic Development

RE: Review of Temporary Land Use Request #23-043 – Shekita Long (Hot Dog Stand)

DATE: August 4, 2023

PROJECT REVIEW

Shekita Long is requesting a Temporary Land Use permit to sell hot dogs outside of the Menards store at 10010 Belleville Road. The use is proposed to begin on August 10, 2023 and to continue for up to one (1) year. Per the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval. The hot dog stand is proposed to be oriented to face south toward the exit door of the Menards Store. The space includes equipment for preparing and serving hot dogs, pre-cooked sausages, condiments, chips, beverages, and seasonal items such as cider and donuts in the Fall. The space will include a hot dog cart, two (2) igloo coolers, one (1) 10' x 10' tent, two (2) tables, two (2) chairs, one (1) propane tank, two (2) large totes, and a trash can. The applicant and co-applicant Lamar Middlebrooks have obtained certifications for Food Protection Management.

To assist with the review of their request, the applicant has provided a completed application form, a narrative description of the use, a map of the use within the overall Menards site (from the lease agreement), a detailed drawing of the event setup space including setbacks and labels, specifications for the Heritage brand Hot Dog Cart, their current lease agreement with Menards, a photograph of the set up hot dog stand and surrounding area, insurance documentation and Health inspection documentation from the Oakland County Health Department.

Based on the current application and the requirements of the Zoning Ordinance for temporary use approval, the following comments are pertinent to the Planning Commission.

1. **Adequacy of parking and access** – The proposed hot dog stand is intended to capture pass-by traffic from patrons and employees of the Menards Store. The site currently has 421 off-street parking spaces, which has been demonstrated to be more than sufficient. The site also has an adequate number of handicapped reserved spaces. The table and auxiliary equipment used for hot dog and other food sales will be adequately served by, and will have no negative impact on, the site's parking. The hot dog sales and service area and all auxiliary equipment will be located outside of designated parking areas.
2. **Adequate drainage** - The site is in an existing parking lot that already has storm water drainage. The hot dog stand will not affect the amount of impervious surface or water that would be diverted into the storm system.

3. **Compatibility with surrounding land uses** - The proposed use is a limited volume of food sales adjacent to an existing large retail store. Food service often occurs inside of or adjacent to retail stores in other locations throughout the State. Therefore, the uses are compatible. The site is zoned C-2 – Extensive Highway Business District.
4. **Size, height, and type of construction of proposed buildings and structures in relation to surrounding site** - The table and equipment used for hot dog sales are disassembled and stored each night after use. The equipment includes tables and retractable umbrella and canopies. This limited equipment is compatible with the nearby Menards Store. The food service area is under a canopy on a section of concrete walkway adjacent to the Menards Store which is roughly 18.6 feet wide. According to the drawing provided by the applicant, the stand and surrounding equipment will maintain a 10' setback from the driving aisle, a 15' setback from the path of travel from patrons of the Menards Store existing the building, and a 5' setback from a portion of the building to the north.
5. **Sufficient setbacks from road rights-of-way and lot lines** - The entire area including all food sales and auxiliary equipment is proposed to be located within the 18.6-foot wide concrete walkway adjacent to the Menards Store, which is significantly outside of the required 35-foot front, 25-foot side, and 20-foot rear yard setbacks.
6. **Adequate utilities** – The proposed hot dog cart is a self-contained unit with hot and cold water. The unit has a tank for waste water which is disposed of off-site. The applicant has supplied a full manual for the hot dog cart to the Township, which is not included in this packet. The unit has electrical connections for towing, but does not rely on electrical power for regular usage. A propane tank is included.
7. **Trash disposal and site clean-up** – The applicant will be responsible for all trash disposal and site clean-up in relation to their agreement with Menards.
8. **Sanitary facilities** - Due to the short nature of the customer shopping, no sanitary facilities will be provided. The employees / applicants are authorized to use the restroom facilities of Menards.
9. **Hours of operation** – The applicant has been authorized to operate during the normal business hours of the Menards Store, from 6:00 a.m. to 10:00 p.m.
10. **Outdoor light and signs** - No exterior lights are proposed. A small sandwich board ~~time~~ ^{sign} is proposed to be placed on the table.
11. **Other licenses and permits required** – The applicant has obtained a license from the Oakland County Health Department for their operation. The applicant must verify that Wayne County Health Department licensure is not also required. All references to the facility's location on issued licenses must correctly identify the site as being in Van Buren Township, Michigan. A Peddler's License must also be obtained from the Van Buren

Township Public Safety Department, for a time period that matches the time period imposed by any conditional temporary land use approval by the Planning Commission.

12. **Potential noise, odor, dust, and glare** - The proposed temporary use is not anticipated to significantly increase noise or odor on the site and is anticipated to have no dust or glare impacts.
13. **Fire lanes, fire protection, and security** – The hot dog stand was previously installed at the Menards store from an undetermined time until August 1, 2023. During that time, the Van Buren Township Fire Inspector performed an inspection of the stand and the surrounding equipment on July 25, 2023. This inspection was approved. The Van Buren Fire Marshall is being requested to review this complete application for adequacy of fire lanes, fire protection, and security. The hot dog sales and service area and all auxiliary equipment will be located outside of designated fire lanes. Pending any necessary remaining review by the Fire Department, certain setbacks may apply to the hot dog sales and service area's propane tank and other equipment from the Menards Store. The proposed use is subject to review and approval by the Van Buren Township Fire Marshal.
14. **Off-site impacts of traffic volumes** - The roads in the immediate vicinity are major Township roads, and this temporary use will not impact their flow or travel volumes.
15. **Necessity of performance bond to ensure prompt removal** - The applicant will be responsible for ensuring the site is returned to its pre-sale condition and there is no need to secure a performance bond. The applicant has provided documentation of liability insurance.
16. **Other concerns which may impact the public health, safety, or general welfare** - There are no additional specific concerns on impacts to public health, safety, or general welfare. However, as with any temporary land use application, the Planning Commission may wish to discuss the impact and duration of the requested temporary land use. The uniqueness of this request should be considered. It is an outdoor sales activity in close proximity to the store to which it is accessory, which is designed to capture pass-by foot traffic. In this regard, the use is comparable to food service providers at large national retailers that tend to locate just inside the walls of those retailers' buildings. It is not similar to a food service provider located distantly into the front yard of a parking lot or adjacent to primary road frontage that could visibly attract customers away from other food service establishments. In these regards, the hot dog stand is reasonably limited and accessory to the retail store to justify being installed for up to one (1) year. The hot dog stand shall be removed by no later than August 10, 2024.

Recommendation

The Planning Commission may review this application for consistency with Section 7.120 of the Van Buren Township Zoning Ordinance. They may approve, postpone a decision on, or deny the application. Based on my findings on this request, I recommend that the request by Shekita Long

for a temporary hot dog stand at 10010 Belleville Road shall be approved, subject to the following conditions and any additional or revised conditions stated by the Planning Commission:

- The applicant must verify that Wayne County Health Department licensure is not also required.
- All references to the facility's location on issued licenses must correctly identify the site as being in Van Buren Township, Michigan.
- A Peddler's License must also be obtained from the Van Buren Township Public Safety Department, for a time period that matches the time period imposed by any conditional temporary land use approval by the Planning Commission.
- The proposed use is subject to review and approval by the Van Buren Township Fire Marshal.
- The hot dog stand shall be removed by no later than August 10, 2024.

Thank you for allowing me to review and comment on this request.

Sincerely,



Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren

CC: Ron Akers, AICP – Municipal Services Director, Van Buren Charter Township
Vidya Krishnan – Van Buren Charter Township Planning Consultant / McKenna Associates
Senior Principal Planner
Merrie Coburn – Van Buren Charter Township DDA Director
Andrew Lenaghan and Edward Smith – Van Buren Charter Township Fire Department