

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, February 28, 2024 – 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/81035343197>

Dial 1-305-224-1968

Webinar ID: 810 3534 3197

International numbers available: <https://us06web.zoom.us/j/81035343197>

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the special meeting of January 24, 2024

CORRESPONDENCE / ANNOUNCEMENTS:

PUBLIC HEARING¹:

ITEM # 1: Case 23-075: Cobblestone Creek Phase III Revision – Public Hearing

TITLE: A request by applicant David Straub of M/I Homes of Michigan, LLC to amend the Cobblestone Creek Planned Residential Development (PRD) project, to complete the project with a total of 35 (22.7%) of 154 detached single-family home sites having side-entry oriented garages. This will require a general revision to a previously approved PRD, which requires special land use review and a preliminary and final revision to the PRD plan and agreement. This requires a public hearing under Section 6.221(A) and Article 12, Chapter 6 of the Van Buren Township Zoning Ordinance.

LOCATION: The site is zoned R-1A (Single Family Residential District) and is located on the south side of Huron River Drive, east of Hoeft Road. The area affected by this request is approximately 24 acres of property located on Shagbark Lane, Old Oak Trail, Farmbrook Lane, Laurelwood Drive, and Burlwood Lane southeast of Cobblestone Circle, containing parcel ID numbers 83 114 01 0023-000 through 83 114 01 0092-000 and 83 114 01 0103-000.

ACTION ITEMS: A. Open public hearing.

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

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1: Case 23-075: Cobblestone Creek Phase III Revision – Special Land Use Review

TITLE: A request by applicant David Straub of M/I Homes of Michigan, LLC to amend the Cobblestone Creek Planned Residential Development (PRD) project, to complete the project with a total of 35 (22.7%) of 154 detached single-family home sites having side-entry oriented garages. This will require a general revision to a previously approved Planned Residential Development (PRD), which requires special land use review.

LOCATION: The site is zoned R-1A (Single Family Residential District) and is located on the south side of Huron River Drive, east of Hoeft Road, containing parcel ID numbers 83 114 01 0023-000 through 83 114 01 0092-000 and 83 114 01 0103-000.

- 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 23-075: Cobblestone Creek Phase III Revision – Preliminary Amended PRD Plan Review

TITLE: A request by applicant David Straub of M/I Homes of Michigan, LLC to amend the Cobblestone Creek Planned Residential Development (PRD) project, to complete the project with a total of 35 (22.7%) of 154 detached single-family home sites having side-entry oriented garages. This will require a general revision to a previously approved Planned Residential Development (PRD), which requires a preliminary and final revision to the PRD plan and agreement.

LOCATION: The site is zoned R-1A (Single Family Residential District) and is located on the south side of Huron River Drive, east of Hoeft Road, containing parcel ID numbers 83 114 01 0023-000 through 83 114 01 0092-000 and 83 114 01 0103-000.

- 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 on approval of preliminary PRD Plan and Agreement.

ITEM # 3: Case 24-003 – Phantom Fireworks (Lakewood Site)- Temporary Land Use

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

LOCATION: 2095 Rawsonville Road. This site is located in the Lakewood Shopping Plaza parking lot on the east side of Rawsonville Road and on the south side of the I-94 South Service Drive.

INFO: This activity is proposed from June 21 to July 4, 2024.

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: Case 24-011 – 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 a revised Single-Family architectural elevation.

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 # 5: Case 23-046. Woodland Meadows RNG Expansion Project – Preliminary Site Plan

Title: A request by Kyle Robbins of Ameresco on behalf of Waste Management of Michigan, Inc. to construct a methane gas recovery plant. The applicant seeks to construct a facility will receive landfill gas from the landfill which will be processed into high-Btu renewable natural gas and delivered to the Detroit-Edison Gas (DTE) remote metering station for injection into a natural gas pipeline. The facility and accessory site improvements will include a 12,652 square foot compressor building, a 2,754 square foot electrical building, compressors, tanks, process vessels, flares, process coolers, and wastewater treatment.

Location: The site is a 5.41-acre lease parcel on the west side of Hannan Road north of Ecorse Road. The parcel includes portions of parcels with parcel ID 83 003 99 0003 702 (39670 Ecorse Road) and 83 004 99 0012 000 (6724 Hannan Road). The site is zoned C-1 – General Business District.

Action Items:

- A. Presentation by the Township staff.
- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Public Comment.

E. Planning Commission considers approval of preliminary site plan.

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT:

¹ In an effort to encourage public participation in the planning process, remarks from members of the public who are not associated with the applicant or appearing at the request of the Township to provide specific information, shall be limited to five minutes each. A second opportunity shall be afforded these individuals after all members of the public wishing to speak for the first time on the matter have had an opportunity to do so and the second set of remarks shall be limited to three minutes.