



VAN BUREN

CHARTER TOWNSHIP

Kevin McNamara | Supervisor · **Sharry A. Budd** | Treasurer · **Leon Wright** | Clerk
Reggie Miller | Trustee · **Kevin Martin** | Trustee · **Sherry Frazier** | Trustee · **Donald Boynton Jr.** | Trustee

January 11, 2022

Van Buren Township Board of Trustees
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

Subject: Planning Commission Annual Report for 2021

In accordance with P.A. 33 of 2008, as amended, MCL 125.3801 et seq, Michigan Planning Enabling Act, please find the attached annual report regarding the Planning Commission activities for 2021. Following acceptance by the Planning Commission, the report will be forwarded to the Van Buren Township Board of Trustees. The report is summarized as follows:

Public Hearings: The Planning Commission held four (4) public hearings.

Preliminary Site Plan Approvals: The Planning Commission granted six (6) preliminary site plan approvals.

Final Site Plan Approvals: The Planning Commission granted five (5) final site plan approvals.

Combined Preliminary / Final Site Plan Approvals: The Planning Commission granted four (4) combined preliminary / final site plan approvals.

Special Land Use: The Planning Commission recommended two (2) special land use approvals to the Township Board.

Site Plan Amendments: The Planning Commission granted two (2) site plan amendments.

Temporary Land Use Approvals: The Planning Commission granted five (5) temporary land use permits.

Rezoning Recommendations: The Planning Commission made one (1) rezoning recommendation to the Township Board.

Zoning Text Amendment Recommendations: The Planning Commission made two (2) zoning ordinance text amendment recommendations to the Township Board.



VAN BUREN CHARTER TOWNSHIP

Kevin McNamara | Supervisor · **Sharry A. Budd** | Treasurer · **Leon Wright** | Clerk
Reggie Miller | Trustee · **Kevin Martin** | Trustee · **Sherry Frazier** | Trustee · **Donald Boynton Jr.** | Trustee

Master Plan Amendment: The Planning Commission held four (4) workshops, public input events and work sessions regarding the Sumpter Road Corridor Plan, an area-specific amendment to the 2020 Van Buren Township Master Plan.

Tree Removal Permits: The Planning Commission granted one (1) tree removal permit.

Other Activities and Approvals:

- The Planning Commission heard comments regarding three (3) projects that required administrative site plan review by the Township Planning and Economic Development Director.
- The Planning Commission granted two (2) extensions to previous preliminary or final site plan reviews.
- The Planning Commission made one (1) recommendation for approval of permits for agricultural irrigation ponds.
- The Planning Commission preliminarily reviewed one (1) request for a dimensional variance.

Significant Activities: The Van Buren Township Planning Commission continued to facilitate quality, planned growth throughout the Township in 2021. The Planning Commission completed eighteen (18) virtual meetings in 2021 and contributed significantly to a successful open air public workshop at the Township's Fire Station #1.

Significant construction progress has been made at several major project sites which were approved by the Planning Commission in 2018-2021, including completion of two of the three buildings in the 1.6 million square foot Ashley Crossroads North distribution center near Ecorse and Haggerty Road, construction in new phases of the Victoria Estates / Townsend Park and Cobblestone Creek subdivisions, and beginning of redevelopment of a 53-acre data center site at 9000 Haggerty Road. The Planning Commission also made significant progress on a future land use plan for the Sumpter Road Corridor, which will provide future direction for zoning and design standards along Sumpter Road and on adjacent lands.

The tabulated list of 2021 Planning Commission activities is included on the page following this cover report.

For additional reference, the Board of Trustees may also refer to an interactive map showing the locations of development projects in various stages of review or construction:

[Interactive VBT Development Map](#)