

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
November 10, 2021
MINUTES**

Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.

Acting Chairperson Kelley called the meeting to order at 7:40 p.m.

ROLL CALL:

Present: Jahr, Cullin, Atchinson, Barr, Budd and Kelley.

Excused: None.

Staff: Director Power and Secretary Harman.

Planning Representatives: McKenna Associates, Vidya Krishnan and Adam Cook.

Applicant(s) in Attendance: None.

Audience: Six (6).

APPROVAL OF AGENDA:

Motion Atchinson, Cullin second to approve the agenda of November 10, 2021 as presented.

Roll Call:

Yeas: Budd, Barr, Atchinson, Cullin, Jahr and Kelley.

Nays: None.

Absent: None.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Jahr second to approve the regular meeting minutes of October 27, 2021 as presented.

Roll Call:

Yeas: Atchinson, Barr, Budd, Cullin, Jahr and Kelley.

Nays: None.

Absent: None.

Motion Carried.

NEW BUSINESS:

ITEM #1: WORK SESSION: SUMPTER ROAD CORRIDOR PLAN.

THE PLANNING COMMISSION AND MASTER PLAN CONSULTANT, MCKENNA ASSOCIATES WILL PRESENT A VISION STATEMENT, DRAFT RECOMMENDATIONS FOR FUTURE LAND USE AND A DRAFT REGULATING PLAN FOR THE SUMPTER ROAD CORRIDOR FROM BEMIS ROAD TO THE CITY OF BELLEVILLE LIMITS.

Motion Cullin, Barr second to open the work session.

Roll Call:

Yeas: Budd, Barr, Atchinson, Cullin, Jahr and Kelley.

Nays: None.

Absent: None.

Motion Carried.

Director Power gave a brief overview of the Sumpter Road Corridor Plan. Information from the public input session at Fire Station 1 was presented at the 9-8-21 Planning Commission meeting and a Subcommittee was established of Commissioners Atchinson, Barr and Jahr. The Subcommittee helped to guide the process and involved representatives from both Sumpter Township and the City of Belleville. Since the September meeting, ideas for future land use have been revised and tailored to meet the future use and needs of the district. Director Power deferred to Adam Cook of McKenna Associates for his Sumpter Road Corridor Plan presentation.

Adam Cook of McKenna Associates presented his Sumpter Road Corridor Plan PowerPoint presentation. Mr. Cook discussed the following: the Sumpter Corridor Vision Statement, proposed Future Land Use Map amendments (displayed in PowerPoint presentation), proposed regulating plan and associated building types and an introduction to proposed zoning plan and corridor land uses.

The Vision Statement: The Sumpter Road Corridor is a southern gateway to Belleville and the economic centers of Van Buren Township. It also serves as a transition to the rural, southern portion of the Township. The community's vision for the Corridor is embodied in the following principles:

- The existing semi-rural character of the Corridor will be preserved and protected into the future;
- The Corridor will accommodate a mix of land uses that are appropriate for its existing character and location within the township;
- New buildings along the Corridor will be traditional in appearance, appropriately scaled and adaptable to evolving future circumstances;
- Sumpter Road and nearby local streets will be safe, serene and attractive places for all who use them – including pedestrians, cyclists and motorists.

Proposed Regulating Plan and Associated Building Types: The regulating plan allows for four (4) different types of lots which allow for different types of buildings. The four (4) different types of lots are: anchor lots, landlocked lots, primary lots (deep) and primary lots (shallow). The building types are: cottage retail building, liner building, mixed use building, retail building, artisan/studio/craft/culinary building, barn building, kiln house building, maker space building, workshop building, accessory dwelling unit and detached garage (accessory).

The proposed allowable building types for each lot type are as follows:

Anchor Lots

- **Primary Layer (toward front):** Liner Building, Mixed Use Building, Retail Building and Cottage Retail Building.
- **Secondary (toward rear):** Artisan/Studio/Craft/Culinary Building, Barn, Kiln House and Workshop.

Primary Lots (shallow)

- **Primary Layer (toward front):** Liner Building, Mixed Use Building, Retail Building, Cottage Retail Building, Single Family Residential (if access exists to a residential side street) and Maker Space.
- **Secondary Layer (toward rear):** Accessory Dwelling Unit (if access exists to a residential side street) and Detached Garage/Shed.

Primary Lots (deep)

- **Primary Layer (toward front):** Cottage Retail Building, Single Family Residential, Accessory Dwelling Unit and Detached Garage/Shed (accessory).
- **Secondary Layer (toward rear):** Artisan/Studio/Craft/Culinary, Barn, Kiln House, Workshop, Detached Garage/Shed (accessory) and Accessory Dwelling Unit.

Landlocked Lots

- Cottage Retail Building, Single Family Residential, Accessory Dwelling Unit, Detached Garage/Shed (accessory), Artisan/Studio/Craft/Culinary, Barn, Kiln House and Workshop.

Mr. Cook discussed and displayed two Sumpter Rural Settlement developments for the southwest and southeast corners of Sumpter and Hull Roads. The Hamlet development with agricultural preservation and a Planned Residential Development with greenways to preserve open space. Each of the development plans have 1 unit per acre gross density, the Hamlet development mirrors the neighboring Chaney Street subdivision.

Commissioners had the following questions and comments:

- What are the anchor lot sizes? Would like to make sure that parking is in the rear for the Liner Building. Mr. Cook confirmed that the lots have about 500 feet of frontage.
- Are we looking at continuing cross access easements with a boulevard? The Zoning Ordinance does have recommendations for the minimum distance for cross access and drives. Director Power also informed that for landlocked parcels, there will eventually be a street extension.

Commissioners thanked Director Power, Adam Cook of McKenna Associates and the Subcommittee members for a doing great job and all of their hard work.

Chief Robinson of the City of Belleville commented that when mixing residential, agricultural and commercial zoning districts, the Commission may want to look putting certain things in place to prevent medical marijuana. Van Buren Township currently opts out and may wish to seek a legal opinion to prevent sales in the business district. Director Power stated right now there are solid mechanisms in place restricting caregivers to residential uses and zoning districts. As we make a mixed use zoning district, we want to make sure that those uses are still linked to only residential

building types or uses of property as defined in the permitted uses table in the Zoning Ordinance. Director Power also referenced a concern surrounding barns being used as standalone storage sites. Commissioner inquired if those types of issues could be addressed in the zoning plan draft? Director Power confirmed, yes.

Director Power informed that the next steps are to bring a full draft of the document for review with the Zoning Ordinance and Overlay District being a separate effort at a later date. Commissioners discussed whether the review would be with the full Planning Commission or the Subcommittee and agreed to defer to the Subcommittee prior to bringing to the Planning Commission. Commissioners also inquired if there will be another community engagement? Director Power informed that he has a list of all residents who attended the meetings and the public input session, he will make sure that the information is available. There will also be another public hearing for the full draft review.

Motion Atchinson, Jahr second to close the work session.

Roll Call:

Yeas: Barr, Budd, Atchinson, Cullin, Jahr and Kelley.

Nays: None.

Absent: None.

Motion Carried.

GENERAL DISCUSSION:

Director Power informed that there will not be a Planning Commission meeting the day before Thanksgiving. The next Planning Commission meeting will be held on Wednesday, December 8, 2021.

ADJOURNMENT:

Motion Budd, Atchinson second to adjourn the meeting at 9:23 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary