

At 7:00 p.m. the Regular meeting was called to order by Chair Piotrowski on Tuesday, January 22, 2019 in the City Council Chambers of the Municipal Building, 27400 Southfield Road, Lathrup Village, Michigan.

Commissioners Present: Mark Piotrowski, Chair
 Karen Miller, Vice Chair
 Bruce Kantor, City Council Liaison
 Keith Brown, Secretary
 Bruce Copus, Resident
 Jason Hammond, Resident

Excused: Charito Hulleza

Staff Present: Dr. Sheryl L. Mitchell, City Administrator, Yvette Talley, City Clerk

Also Present: Scott Baker, City Attorney and Jill Bahm and Matthew Wojciechowski of Giffels Webster

All present joined in the Pledge of Allegiance.

PC-01-19 CALL TO ORDER AND ROLL CALL

Roll call was taken. Motion by Commissioner Copus, seconded by Commissioner Hammond to excuse Commissioner Charito Hulleza from this meeting.

Motion carried.

PC-02-19 APPROVAL OF AGENDA

Motion by Commissioner Copus, seconded by Commissioner Hammond to amend the Agenda to add item 9b relevant to lighting requirement questions regarding businesses.

Motion carried.

PC-03-19 MINUTES OF STUDY SESSION ON NOVEMBER 27, 2018

Motion by Commissioner Kantor, seconded by Commissioner Hammond to approve the minutes of the Regular Meeting of November 27, 2018.

Motion carried.

PC-04-19 MINUTES OF REGULAR MEETING ON NOVEMBER 27, 2018

Motion by Commissioner Hammond, seconded by Commissioner Copus to approve the minutes of the Study Session Meeting of November 27, 2018 with corrections.

Motion carried.

PC-05-19 AUDIENCE PARTICIPATION

There was no audience participation.

PC-06-19 PUBLIC HEARING

None

PC-07-19 ACTION ITEMS

Motion carried.

PC -08-19 OLD BUSINESS and TABLED ITEMS

- a. Site Plan Review- 26727 & 26751 Southfield Road (tabled)

Motion by Commissioner Copus, seconded by Commissioner Kantor to remove this item from the table.

Motion carried.

Matthew Wojciehowski gave an overview and answered specific questions and answered specific questions from the Planning Commissioners.

Jill Bahm gave an overview and answered specific questions from the Planning Commissioners.

Tarek Gayar, applicant gave an overview and answered specific questions from the Planning Commissioners.

Recommended Conditions

-The owners and operators of the gas station will comply with all requirements of the State of Michigan, including regular inspections underground storage tanks and removal of all such tanks and equipment should the operation cease.

-All operations of the proposed facility shall be conducted during the city's permitted hours of 7 a.m. to 11 p.m. This include store operation and tank refueling. Waste removal shall adhere to the city's ordinances.

-The site will be maintained and be free from rubbish on a daily basis.

-No outside storage of any goods or materials is permitted.

-A license to utilize the public alley is required from City Council. The public alley shall remain accessible for utility maintenance.

-Store windows shall be kept clear from the storage of materials. Window signs shall be limited to no more than ten percent of the total glass area on each side of the building per the Sign Ordinance.

-No televisions or speakers are permitted at the fueling station, other than two-way emergency speakers that are required by the State of Michigan.

-Site plan shall indicate correct truck modeling and be consistent with the letter submitted by the applicant. Truck traffic plan shall be updated to show the site accommodations WB-40 and WB-50.

-All sidewalks around the site shall meet the standards of the city engineer.

-Widening of Coral Gables shall meet the standards of the city engineer and RCOC.

-Screenwall shall meet the standards of the building code. Note that the screening shall be obscuring (not nonobscuring as the plan indicates). Typically, the wall sections will be 12 ft. long but may be different sizes if existing trees are impacted. The construction plans shall indicate proper construction and address drainage.

-The landscape plan shall be updated for consistency to reflect plantings (arborvitae by the dumpster)

-All lightning shall be directed within the site; no lightning shall cross the property line. No lighting is permitted on west-facing elevation of the canopy.

-The elevations for the canopy shall be provided and include notes for materials and lighting.

-The parking space indicated for barrier-free access also notes that space is van-accessible and shall be noted as such on the site plan.

-A sign on the building and a sign on the north elevation of the canopy maybe approved by the Building Official, provided any signs meet the requirements of the sign ordinance and the canopy sign does not project above the canopy or interfere with the traffic under the canopy.

Motion by Commissioner Hammond, seconded by Commissioner Kantor to recommend approval of the Site Plan Review pending the above mention updates.

Commissioners Copus and Miller voted No.

Motion carried.

b. Special Land Use – 26727 & 26751 Southfield Road (tabled)

Motion by Commissioner Kantor, seconded by Commissioner Copus to remove this item from the table.

Motion carried.

Motion by Commissioner Hammond, seconded by Commissioner Kantor to recommend approval of the Special Land Use for 26727 & 26751 Southfield Road to City Council pending the above mention updates.

Commissioners Copus and Miller voted No.

Motion carried.

NEW BUSINESS

PC-09-19

a. Conceptual Site Plan Review – 28601 Southfield Road

Thomas Teknos (Jagged Ford Holdings, LLC) gave an overview and answered specific questions.

Scott Baker, City Attorney gave an overview.

b. Approval of 2019 Meeting Dates

Discussion by board members of the dates of availability.

Motion by Commissioner Copus, seconded by Commissioner Kantor to approve the 2019 meeting dates.

Motion carried.

c. Election of Officers (Chairperson, Vice Chairperson, Secretary)

Motion by Commissioner Copus, seconded by Commissioner Brown to nominated Mark Piotrowski as Chairperson for 2019.

Motion carried.

Motion by Commissioner Copus, seconded by Commissioner Hammond to nominate Karen Miller as Vice-Chairperson for 2019.

Motion carried.

Motion by Commissioner Copus, seconded by Commissioner Hammond to nominate Keith Brown as Secretary for 2019.

Motion carried.

PC-10-19 OTHER MATTERS FOR DISCUSSION

a. Zoning Ordinance Amendments for 2019-(Village Center District Standards)

Jill Bahm gave an overview and answered specific questions.

-Village Center district standards

-Residential district standards

- Non-residential district standards
- Site standards
- Development and Administrative review standards
- b. Business inquiries regarding lighting

Commissioner Hammond gave an overview of Eddie smoke’s restaurant- he would like to place lights on his sign.

PC-11-19 **GENERAL COMMUNICATION & CORRESPONDENCE**

a. Planner’s Update

Matthew Wojciechowski gave an overview of the zoning ordinance amendments health checkup – 2018. Revise bylaws in reference to quorum since there are additional members now quorum is 4.

b. Legal Update

None

c. DDA Update

Dr. Sheryl Mitchell said there will be town hall meeting Saturday, January 26th 9:00 a.m. – 11:00 a.m. to discuss medical/recreational marijuana. There is a questionnaire available on the website regarding medical/recreational marijuana. There was an offer extended to Susan Stec for Manager, Community & Economic Development. Her starting date is February 4, 2019.

d. Staff Update

Dr. Sheryl Mitchell asked the Commissioners that have expiring terms if they were interested in being reappointed, complete an application and return it to the Clerk. The application is on the website.

PC-12-19 **ADJOURNMENT**

Motion by Commissioner Copus, seconded by Commissioner Kantor to adjourn this meeting.

Motion carried.

The meeting adjourned at 9:45 p.m.

Submitted by Yvette Talley

Recording Secretary