

At 7:02 p.m. the Regular meeting was called to order by Chair Piotrowski on Tuesday, February 26, 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
 Charito Hulleza, Resident

Staff Present: Susie Stec, Manager, Community & Economic Development
 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-13-19 APPROVAL OF AGENDA

Motion by Commissioner Hammond, seconded by Commissioner Kantor to amend the Agenda to add item 7a. Special Land Use under new business.

Motion carried.

PC-14-19 MINUTES OF STUDY SESSION ON JANUARY 22, 2019

Motion by Commissioner Copus, seconded by Commissioner Hulleza to approve the minutes of the Regular Meeting of January 22, 2018 with corrections.

Motion carried.

PC-15-19 PUBLIC COMMENT

None

PC-16-19 PUBLIC HEARING

Matthew Wojciechowski gave an overview and answered specific questions from the Planning Commission.

- a. Special Land Use – 28601 Southfield Rd. (Jagged Fork)

Chair Piotrowski opened the public hearing. There were no public comments.

Chair Piotrowski closed the public hearing.

PC-17-19 **NEW BUSINESS**

a. Site Plan Review and Special Land Use Review– 28601 Southfield Rd. (Jagged Fork)

Thomas Teknos – owner gave an overview and answered specific questions from the Planning Commission.

Motion by Commissioner Copus, seconded by Commissioner Hammond to recommend approval of the site plan without a patio, if a patio is desired in the future, then they would require another site plan review and an amended site plan.

Motion carried.

Motion by Commissioner Kantor, seconded by Commissioner Hammond to recommend approval special land use with conditions stipulated in the February 18, 2019 Giffels Webster memo plus the addition of the liquor license required to stay in the City for five years and trash cleaned on a daily basis.

Motion carried.

b. Conceptual Site Plan Discussion – Panera Bread Drive-Through

Sam Surnow, President of Surnow Company gave an overview and answered specific questions from the Planning Commission.

Panera Bread is a long standing tenant who have inquired to add a drive-through. Currently, drive-throughs are not permitted in the Village Center.

Study Session will be scheduled to further discuss this matter.

c. Zoning Discussion – Drive –Thru Uses

Further discussion of zoning amendments for drive-throughs.

PC-18-19 **OLD BUSINESS**

a. 2019 Zoning Ordinance Amendments

Jill Bahm gave an overview of the memo dated February 19, 2019 relevant to the Zoning Ordinance Amendment tracking will be updated for monthly meeting agenda packets.

PC-18-19 **OTHER MATTERS FOR DISCUSSION**

None

PC-19-19 **PLANNER’S UPDATE**

Jill Bahm will have site plan review training in Frankenmuth.

PC-20-19 LEGAL UPDATE

None

PC-21-19 DDA UPDATE

Susie Stec introduced herself as the new Manager, Community & Economic Development. She is planning a business roundtable for April 3rd - 4:00 p.m.-6:0 p.m. in the meeting place room.

PC-22-19 STAFF UPDATE

None

PC-23-19 ADJOURNMENT

Motion by Commissioner Miller, seconded by Commissioner Hulleza to adjourn this meeting.

Motion carried.

The meeting adjourned at 8:45 p.m.

Submitted by Yvette Talley

Recording Secretary