

At 7:08 p.m. the Regular meeting was called to order by Chair Piotrowski on Tuesday, August 28, 2018 in the City Council Chambers of the Municipal Building, 27400 Southfield Road, Lathrup Village, Michigan.

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

Excused: Bruce Copus and Charito Hulleza

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

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

All present joined in the Pledge of Allegiance.

PC-51-18 CALL TO ORDER AND ROLL CALL

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

Motion carried.

PC-52-18 APPROVAL OF AGENDA

Motion by Commissioner Miller, seconded by Commissioner Kantor to approve the Agenda.

Motion carried.

PC-53-18 MINUTES OF REGULAR MEETING ON JUNE 26, 2018

Motion by Commissioner Hammond, seconded by Commissioner Hammond to approve the minutes of the Regular Meeting of June 26, 2018.

Motion carried.

PC-54-18 AUDIENCE PARTICIPATION

There was no audience participation.

PC-55-18 PUBLIC HEARING FOR SPECIAL LAND USE REQUEST 26727 & 26751 Southfield Road

Jill Bahm, Giffels Webster gave an overview and answered specific questions from Planning Commissioners.

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

Public Hearing was opened by Chair Piotrowski.

Diane Weems, 18150 Ramsgate said what's the maximum amount of fuel stored? How long will it take to complete the project? Store hours? Will there be restrooms? Concerned about the type of trees that will be near the gas station. Property value concerns and commercial vehicles- how large will they be?

Clarence Ray- 18161 Ramsgate – road is busy now and by adding the gas station will make it more challenging to maneuver Southfield Rd.

Alex Green, IV – 26711 Southfield Rd. – is there a necessity for another gas station on Southfield Rd? Currently, there are gas stations on Southfield Rd. Concerned about the possibility of more trash in the area. Public alley, ditch doesn't drain properly, parking concerns.

Delene Adams - 18130 Ramsgate concerned about trash, traffic, and flooding issues.

Public Hearing closed by Chair Piotrowski.

Summary of concerns from Residents:

Traffic, water pressure in the area, hours of operation, the goods that are intended to be sold in the convenience store, why the location, what happens to the tanks if the gas station were to close, size of commercial vehicles that will be served, will trash be removed from the sight, will the sight be maintained in very good condition, how to insure the property south of the gas station will not be negatively impacted by parking, blocking varmints from crawling underneath the wall, landscaping material chosen from a health and longevity standpoint, roots in the alley, access to the public utilities.

Property value concerns are challenging to predict. New investment in this area is likely to help property values. Allowing buildings to deteriorate, sit idle and vacant have a negative impact on property values. Planning Commission will discuss ways to strengthen property value of the investment here and do it's best to make sure the property is kept up over time.

Chair Piotrowski said the City is always looking for opportunities to improve the commercial corridor.

Tarek Gayer, applicant said due to the safety measures there are rules in place that will prevent them from neglect. If the gas station were to close, they have to remove the tank or fill with concrete within one year of closing. Convenience store prices will be comparable to other stores. Hours of operation be 7:00 a.m.-11:00 p.m.

To address the traffic concerns, the applicant will have a traffic study done. This location was chosen because there is not a gas station for southbound traffic. Once the permit is received, it'll take 4-6 months to complete the project. Regarding public utilities, provisions will be put in place where easements are preserved and access for all utilities will continue in the future.

Site Plan (highlights):

Jill Bahm gave an overview of the site plan highlights: The alley is not open for travel but it's still public right of way. Applicant has been to City Council to discuss the idea of utilizing the alley. City Council said they would like the Planning Commission to weigh in on this as well.

Motion by Commissioner Hammond, seconded by Commissioner Miller to table the Special Land Use Request.

Motion carried.

PC-56-18 **NEW BUSINESS**

- a. Site Plan Review, 26727 & 26751 Southfield Road

Motion by Commissioner Hammond, seconded by Commissioner Miller to table the Site Plan Review.

Motion carried.

PC-57-18 **GENERAL COMMUNICATION & CORRESPONDENCE**

- a. Planner's Update
Michigan Association of Planning Conference will be September 20-22 in Grand Rapids
- b. Legal Update
Scott Baker explained special land use conditions, it gives City Council the ability to monitor businesses
- c. Liaison Update
None
- d. Staff Update
Sheryl Mitchell, City Administrator reported Ken Marten has resigned and thanked him for his years of service. Celebrating the 65th Anniversary of Lathrup Village September 7, 8, 9, all are invited. Residents were acknowledged/thanked for participating in the public hearing process and were invited back to attend future meetings.

PC-58-18 **ADJOURNMENT**

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

Motion carried.

The meeting adjourned at 9:03 p.m.

Submitted by Yvette Talley

Recording Secretary