

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2018

Regular Planning Commission meeting of September 11, 2018, held at Woodhaven City Hall, 21869 West Road, Woodhaven, Michigan. The meeting was called to order at 7:00 p.m. by Mr. James Robbins, Chairman.

PRESENT: Ms. Kate Odette, Mr. James Robbins, Mr. Ed Fraczek, Mr. Jeff Willer, Ms. Dana Carson, Ms. Karen Keating, Mr. Alan Fike

ABSENT: Mr. Preston Abadie, Mr. Jeff Harris (excused)

ALSO PRESENT: Ms. Laura Kreps, City Planner, Ms. Angie Shurkus, Deputy Clerk, Mr. J.P. Cacciaglia, DDA Director

Moved by Mr. Willer, seconded by Ms. Carson, to approve the Planning Commission Agenda as submitted. MOTION CARRIED.

Moved by Mr. Robbins, seconded by Mr. Willer, to approve the Planning Commission meeting minutes of August 14, 2018. MOTION CARRIED.

Moved by Mr. Fraczek, seconded by Ms. Carson, to approve the Planning Commission Special meeting minutes of August 29, 2018. MOTION CARRIED.

SIGN APPLICATION REVIEW:

None.

APPLICATION REVIEW:

Moved by Ms. Keating, seconded by Ms. Carson, to table Site Plan Application SP 18-04/Special Use Application SU 18-03; Michigan Fuels, (N.C. Designers & Contracting), Westwood Dr. between I-75 and Allen Road, Gas Station and Restaurant, pending revised plans. MOTION CARRIED.

Moved by Mr. Fike, seconded by Ms. Carson, to table Site Plan Application SP 18-02; Michael Berry, (Ziad El-Baba Engineering), 22181 West Road and 22201 West Road, Car Wash and Retail, pending revised plans. MOTION CARRIED.

PUBLIC HEARING:

A PUBLIC HEARING WAS HELD FOR SPECIAL USE PERMIT APPLICATION SU 18-02; MICHAEL BERRY, (ZIAD EL-BABA ENGINEERING), 22181 WEST ROAD AND 22201 WEST ROAD, CAR WASH AND RETAIL PLAZA.

The public hearing was opened.

Mr. Paul Huzzy owner of car washes stated the winter months are very difficult in dealing with the cold temperatures and definitely need stacking.

Moved by Mr. Willer, seconded by Ms. Carson, to close the public hearing on Special Use Permit Application SU 18-02; Michael Berry, (Ziad El-Baba Engineering), 22181 West Road and 22201 West Road, Car Wash and Retail Plaza. MOTION CARRIED.

Discussion was held by the Board.

Moved by Mr. Robbins, seconded by Mr. Fike, to recommend City Council not approve Special Use Permit Application SU 18-02; Michael Berry (Ziad El-Baba Engineering), 22181 West Road and 22201 West Road, Car Wash and Retail, due to conflicts with Zoning Ordinance Sec. 110-323(8), and it is not a permitted use in B2, Also, it is not consistent with the Master Plan and does not meet Special Use requirements.

AYES: Robbins, Fike, Odette, Fraczek, Carson
NAYS: Willer, Keating
ABSENT: Abadie, Harris
MOTION CARRIED.

UNFINISHED BUSINESS:

None.

PLANNING CONSULTANT'S REPORT:

None.

NEW BUSINESS:

A. Capital Improvement Plan.

Continuing to work on requests from Department Heads for their input on improvements.

B. Zoning Board of Appeals Feedback.

Fed-Ex is moving into Walmart and applied for signage, the ZBA denied there request, they are already over on signage.

PUBLIC COMMENTS: None.

Moved by Ms. Carson, seconded by Ms. Odette, the meeting be adjourned at 8:22 p.m. MOTION CARRIED.

Mr. James Robbins, Chairman

Ms. Angie Shurkus, Deputy Clerk