

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
REGULAR PLANNING COMMISSION MEETING OF NOVEMBER 12, 2019

Regular Planning Commission meeting of November 12, 2019, 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: Mr. James Robbins, Mr. Jeff Willer, Mr. Ed Fraczek, Ms. Dana Carson, Mr. Alan Fike, Ms. Karen Keating, Mr. Preston Abadie

ABSENT: Ms. Kate Odette, Mr. Jeff Harris (all excused)

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

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

Moved by Mr. Robbins, seconded by Mr. Fraczek, to approve the Planning Commission meeting minutes of October 8, 2019. MOTION CARRIED.

SIGN APPLICATION REVIEW:

None.

APPLICATION REVIEW:

Moved by Mr. Abadie, seconded by Ms. Carson, to approve Site Plan Application SP19-03; Woodhaven Park Promenade, (Woolpert Inc.), West Road, Meijer Outlot –South End, Proposed Mixed Use Development, with the following stipulations:

1. Provide the following as required by section 110-504 of this Zoning Ordinance:
 - a. A copy of the approved development agreement as recorded with the county register of deeds describing terms and conditions of approval and the rights and obligations of each party.
 - b. A separately delineated specification of all deviations.
 - c. Reasons and mechanisms to be utilized for the protection of the public health, safety and welfare in lieu of the regulations from which deviations are sought.
2. Fulfill outstanding requirements as required for conceptual PUD site plans as discussed in section 110-502:
 - a. Existing zoning of surrounding properties.
 - b. Development phases.
3. Provide frequency and timing of deliveries to ensure on-site parking and maneuverability are not impacted.
4. Verify planting quantities on plant list coincide with the landscape plan.
5. Depict screening of parking areas as necessary.
6. Provide additional plantings along West Road, in between commercial buildings, and on three sides of the four dumpster enclosures.

7. A landscape cash escrow in the amount of \$29,132.00 will be established prior to permits being issued.
8. Label retaining walls and provide detail including materials.
9. Provide illustrations of the four dumpster enclosures, and include four bollards each, a durable gate material such as TREX, and show exterior material consistent with that of buildings A through D.
10. Light pole height shall not exceed 16' along the property lines and 20' for interior light poles.
11. Reduce illumination levels in accordance with Section 110-742.
12. Demonstrate the location, detail and illumination levels of all proposed wall-mounted lighting as well.
13. Signage shall be submitted for approval separately. Awnings on building A, B, and C shall not contain any signage or images.
14. EFIS content on building E shall not exceed 10%.

MOTION CARRIED.

PUBLIC HEARING:

None.

UNFINISHED BUSINESS:

None.

PLANNING CONSULTANT'S REPORT:

None.

NEW BUSINESS:

A. Capital Improvement Plan.

Discussion held.

B. Zoning Board of Appeals Feedback.

None.

PUBLIC COMMENTS:

None.

Moved by Ms. Carson, seconded by Mr. Fike, the meeting be adjourned at 7:35 p.m. MOTION CARRIED.

Mr. James Robbins, Chairman

Ms. Angie Shurkus, Deputy Clerk