

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
REGULAR PLANNING COMMISSION MEETING OF APRIL 8, 2014

Regular Planning Commission meeting of April 8, 2014, 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. Karen Keating, Mr. Alan Fike, Mr. James Robbins, Mr. Joe Camilli, Mr. Preston Abadie, Ms. Shirley Stuba, Mr. Tim Neighbors, Mr. Jeff Willer, Mr. Vito Weeda

ALSO PRESENT: Ms. Angie Shurkus, Deputy Clerk, Mr. Ralph Pasola, Carlisle Wortman Associates, Mr. J.P. Cacciaglia, DDA & Economic Development Director

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

Moved by Mr. Robbins, seconded by Mr. Fike, to approve the Planning Commission meeting minutes of March 11, 2014. MOTION CARRIED.

SIGN APPLICATION REVIEW:

Moved by Mr. Abadie, seconded by Mr. Weeda, to approve Sign Application SR 14-03; Archer Sign, Co. (Lane Bryant), 19195 West Road, Wall Sign, with the following stipulation:

1. Sign "B" not approved.

MOTION CARRIED.

SITE PLAN APPLICATION REVIEW:

Moved by Mr. Camilli, seconded by Mr. Abadie, to postpone, Site Plan Application SP 14-03; BP Fuel, (Architectural Intelligence LLC), 25025 Van Horn Road, pending revised plans. MOTION CARRIED.

PUBLIC HEARING:

None.

UNFINISHED BUSINESS:

Moved by Mr. Weeda, seconded by Ms. Keating, to approve additional modifications to Site Plan Application SP 13-17; Bagger Dave's Burger Tavern, (Krieger Klatt Architects), 20980 West Road, that was approved on June 11, 2013, and amended on March 11, 2014. This modification on prints dated March 31, 2014 change the exterior wall crown material from fiber cement to EFIS, which will not exceed 10% of the façade. Stipulations to the original site plan, stated below, remain in effect:

1. Fifteen parking spaces in excess of code (87 vs. 67) are approved based on similar store experience.

2. Light fixtures must be 5' from the property line.
3. Signage must be approved by the Planning Commission.
4. The Dumpster enclosure must have bollards to ensure that the dumpsters are at least 5' from the building.
5. The enclosure M-16 gates must contain a durable material (e.g. TREX or Cedar) and not "slats".
6. A 3' brick knee wall or obscuring berm is required along the West Road parking area to block parked vehicle head lights.
7. Utility facilities on the rear of the building must be obscured.
8. A cash landscape escrow to be determined by the city planner will be established with the city.
9. Hennessey Engineering comments in the letter dated June 3, 2013 must be resolved.
10. Approval of the Planning Commission does not infer approval by other city departments.

MOTION CARRIED.

Moved by Mr. Fike, seconded by Mr. Abadie, to approve Sign Review SP 13-23; Metro Detroit Signs, (Bagger Dave's), 20980 West Road, wall sign modifications on prints revised on March 27, 2014 for the east and north elevations, and print dated February 10, 2014 for the south elevation. Dimensions are the same as originally approved on October 8, 2013. The addition of the proposed red LED stripe lighting on all four elevations with the capability to adjust light output is approved. MOTION CARRIED.

C. Twin Oaks Church Addition.

Discussion held. Mr. Enos to provide status.

B. Master Plan Implementation.

Mr. Enos to review draft of traffic circulation ordinance amendment.

PLANNING CONSULTANT'S REPORT:

None.

NEW BUSINESS:

A. Zoning Board of Appeals Feedback.

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Camilli, seconded by Mr. Abadie, the meeting be adjourned at 7:55 p.m. MOTION CARRIED.

Mr. James Robbins, Chairman

Ms. Angie Shurkus, Deputy Clerk