

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
REGULAR PLANNING COMMISSION MEETING OF JANUARY 14, 2014

Regular Planning Commission meeting of January 14, 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

ABSENT: Mr. Vito Weeda (excused)

ALSO PRESENT: Mr. John Enos, Director of Building, Planning & Development, Mr. J.P. Cacciaglia, DDA & Economic Development Director

Moved by Mr. Robbins, seconded by Mr. Abadie, to excuse Mr. Weeda, from tonight's meeting.
MOTION CARRIED.

Moved by Mr. Camilli, seconded by Ms. Keating, 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 December 10, 2013.

AYES: Robbins, Fike, Keating, Camilli, Willer, Abadie, Stuba

NAYS: None

ABSTAIN: Neighbors

ABSENT: Weeda

MOTION CARRIED.

SIGN APPLICATION REVIEW:

None.

SITE PLAN APPLICATION REVIEW:

Moved by Mr. Willer, seconded by Mr. Abadie, to approve Site Plan Application SP 14-01; Mannik Smith Group, (Marathon Pipe Line), 24400 Allen Road, New Building, with the following stipulations:

1. Wall signage will meet city code.
2. Access lanes into the site and around the office building will be the same material as the 30 parking spaces.

MOTION CARRIED.

PUBLIC HEARING:

A PUBLIC HEARING WAS HELD FOR A PROPOSED ORDINANCE AMENDMENT TO ARTICLE V. SUPPLEMENTARY REGULATIONS, DIVISION 7, SIGNS, SECTION 110-714, FOOTNOTES TO TABLE OF SECTION 110-713, (D) B-2, B-3, IRO AND I-1 SIGNS, (3) WALL SIGNS, (E) CBD SIGNS, (3) WALL SIGNS, (F) I-2 SIGNS, (3) WALL SIGNS.

No public comments were received.

Moved by Ms. Stuba, seconded by Mr. Camilli, to close the public hearing on a proposed ordinance amendment to Article V. Supplementary Regulations, Division 7, Signs, Section 110-714, Footnotes to table of section 110-713, (d) B-2, B-3, IRO and I-1 signs, (3) Wall signs, (e) CBD signs, (3) Wall signs, (f) I-2 signs, (3) Wall Signs. MOTION CARRIED.

Moved by Mr. Abadie, seconded by Mr. Willer, to recommend City Council approve a proposed ordinance amendment to Article V. Supplementary Regulations, Division 7, Signs, Section 110-714, Footnotes to table of section 110-713, (d) B-2, B-3, IRO and I-1 signs, (3) Wall signs, (e) CBD signs, (3) Wall signs, (f) I-2 signs, (3) Wall Signs. MOTION CARRIED.

A PUBLIC HEARING WAS HELD FOR A PROPOSED ORDINANCE AMENDMENT TO ARTICLE V. SUPPLEMENTARY REGULATIONS, DIVISION 3, PARKING REGULATIONS, SECTION 110-603, OFF-STREET PARKING SPACE LAYOUT STANDARDS, CONSTRUCTION AND MAINTENANCE, ADDING (13) AND (14), AND DIVISION 8, SITE PLAN REQUIREMENTS, SECTION 110-741, SITE PLAN REVIEW, (C)(10) AND ADDING (15).

No public comments were received.

Moved by Ms. Stuba, seconded by Ms. Keating, to close the public hearing on a proposed ordinance amendment to Article V, Supplementary Regulations, Division 3, Parking Regulations, Section 110-603, Off-Street Parking Space Layout Standards, Construction and Maintenance, adding (13) and (14), and Division 8, Site Plan Requirements, Section 110-741, Site Plan Review, (c)(10) and adding (15). MOTION CARRIED.

Moved by Mr. Abadie, seconded by Mr. Camilli, to recommend City Council approve a proposed ordinance amendment to Article V. Supplementary Regulations, Division 3, Parking Regulations, Section 110-603, Off-Street Parking Space Layout Standards, Construction and Maintenance, adding (13) and (14), and Division 8, Site Plan Requirements, Section 110-741, Site Plan Review, (c)(10) and adding (15). MOTION CARRIED.

UNFINISHED BUSINESS:

A. Amendment to Special Use Permit Application SU 12-05; Shell Gas Station-Adib Nehme, 21860 West Road, requesting to allow more vehicles to be parked overnight.

Discussion held. Applicant will be asked to be at the February Planning Commission Meeting to discuss the Special Use.

B. Master Plan Implementation.

The work plan was reviewed. Mr. Robbins and Mr. Enos will continue working on the Master Plan Implementation.

PLANNING CONSULTANT'S REPORT:

None.

NEW BUSINESS:

A. Zoning Board of Appeals Feedback.

A meeting is scheduled for January 15th, 2014.

B. Driveway Replacement – ZBA Variance.

Mr. Enos will check with the attorney.

PUBLIC COMMENTS:

None.

Moved by Mr. Camilli, seconded by Mr. Abadie, the meeting be adjourned at 7:43 p.m. MOTION CARRIED.

Mr. James Robbins, Chairman

Mr. Alan Fike, Secretary