

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

Regular Planning Commission meeting of October 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, Ms. Shirley Stuba, Mr. Preston Abadie, Mr. James Robbins, Mr. Tim Neighbors, Mr. Joe Camilli, Mr. Vito Weeda

ABSENT: Mr. Jeff Willer (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. Weeda, to excuse Mr. Willer from tonight's meeting.
MOTION CARRIED.

Moved by Mr. Robbins, seconded by Mr. Weeda, to approve the Planning Commission Agenda with the following changes, move item 7. A. to 6. A. Public Hearing and add the Rezoning of (3) properties to item 6. B. Public Hearing. MOTION CARRIED.

Moved by Mr. Robbins, seconded by Mr. Abadie, to approve the Planning Commission meeting minutes of September 9, 2014. MOTION CARRIED.

SIGN APPLICATION REVIEW:

Moved by Mr. Robbins, seconded by Mr. Fike, to **postpone** Sign Review Application SR 14-06; Miracle Signs, (Smokes N Tobacco), 22130 West Road, pending the presence of the applicant. MOTION CARRIED.

Moved by Mr. Camilli, seconded by Ms. Stuba, to **approve** Sign Review Application SR 14-07; Metro Detroit Signs, Inc. (Massage Envy), 18768 West Road, dated 10-13-14. MOTION CARRIED.

Moved by Mr. Weeda, seconded by Mr. Abadie, to **postpone** Sign Review-EMC Application SR-EMC 14-01; Postema Signs & Graphics, (Gerber Collision & Glass), 23965 Allen Road, until applicant decides what he would like to do. MOTION CARRIED.

Moved by Mr. Camilli, seconded by Ms. Keating, to **approve** Sign Review Application SR 14-08; Sign Fabricators, (Planet Fitness), 19001 West Road, with the following stipulations:

1. The primary wall sign is approved as proposed.
2. The secondary wall sign at 70 sq. ft. is approved as submitted on illustration dated 10-14-14.
3. The pylon sign reface is approved as recommended.

MOTION CARRIED.

SITE PLAN APPLICATION REVIEW:

Moved by Mr. Abadie, seconded by Ms. Keating, to **approve** Site Plan Application SP 14-06; Nowak & Fraus, (White Castle), 20090 West Road, with the following stipulations:

1. Modify rear (north) parking setback from 6.7' to meet the 10' requirement.
2. Parking spaces provided, which are (10) less than required, are approved based on applicant supplied evidence of their other restaurant's actual parking demands.
3. Deliveries will be made during non-peak hours as noted on SP-1.*
4. The West Road knee wall setback from the sidewalk will be moved north as much as possible without encroaching into the storm sewer easement.
5. A cash landscape escrow in the amount of \$5,108.50 will be established by the applicant.
6. The (2) menu board sign areas must be reduced to 20 sq. ft. (vs. 30.24 sq. ft. requested) or a ZBA variance be obtained.
7. The size of the one secondary wall sign will be reduced to 28.5 sq. ft.
8. The patio surface to be stamped concrete. Note on SP-1.
9. The dumpster enclosure doors must be closed except when being serviced.*
10. Address the Hennessey Engineering concerns letter dated October 3, 2014.

*Applicant will advise the restaurant manager regarding these two operating conditions. **MOTION CARRIED.**

PUBLIC HEARING:

A PUBLIC HEARING FOR A PROPOSED ZONING CHANGES AND AMENDMENTS TO CHAPTER 110 ZONING, ARTICLE III, DISTRICTS, DIVISION 1, GENERALLY, SEC. 110-142 DISTRICTS ESTABLISHED, DIVISION 12, P-1 VEHICULAR PARKING DISTRICTS SEC. 110-471 THRU SEC. 110-478, ARTICLE V, SUPPLEMENTARY REGULATIONS, DIVISION 3, PARKING REGULATIONS, SEC. 110-603, OFF-STREET PARKING SPACE LAYOUT STANDARDS, CONSTRUCTION AND MAINTENANCE. DIVISION 7, SIGNS, SEC. 110-713 REQUIREMENTS RELATIVE TO HEIGHT, AREA AND TYPE.

No public comments were offered.

Moved by Mr. Abadie, seconded by Ms. Keating, to the close the public hearing on a proposed Zoning Changes and Amendments to Chapter 110 Zoning, Article III, Districts, Division 1, Generally, Sec. 110-142 Districts established, Division 12, P-1 Vehicular Parking Districts Sec. 110-471 thru Sec. 110-478, Article V, Supplementary Regulations, Division 3, Parking Regulations, Sec. 110-603, Off-street parking space layout standards, construction and maintenance. Division 7, Signs, Sec. 110-713 requirements relative to height, area and type. **MOTION CARRIED.**

Moved by Mr. Abadie, seconded by Mr. Camilli, to recommend City Council approve a proposed Zoning Changes and Amendments to Chapter 110 Zoning, Article III, Districts, Division 1, Generally, Sec. 110-142 Districts established, Division 12, P-1 Vehicular Parking Districts Sec. 110-471 thru Sec. 110-478, Article V, Supplementary Regulations, Division 3, Parking Regulations, Sec. 110-603, Off-street parking space layout standards, construction and maintenance. Division 7, Signs, Sec. 110-713 requirements relative to height, area and type. **MOTION CARRIED.**

A PUBLIC HEARING WAS HELD ON THE REZONING OF (3) PROPERTIES, PARCEL #82-59-063-01-0002-001 FROM P-1, VEHICULAR PARKING DISTRICT TO RM MULTIPLE FAMILY, PARCEL # 82-59-046-99-0004-703 FROM P-1 VEHICULAR PARKING DISTRICT TO B-2 COMMUNITY BUSINESS, PARCEL #82-059-046-99-0004-704 FROM P-1 VEHICULAR PARKING DISTRICT TO B-2 COMMUNITY BUSINESS.

No public comments were offered.

Moved by Mr. Abadie, seconded by Ms. Stuba, to close the public hearing on the rezoning of (3) properties, parcel #82-59-063-01-0002-001 from P-1, vehicular parking district to RM multiple family, parcel #82-59-046-99-0004-703 from P-1 vehicular parking district to B-2 community business, parcel #82-059-046-99-0004-704 from P-1 vehicular parking district to B-2 community business. MOTION CARRIED.

Moved by Mr. Camilli, seconded by Mr. Weeda, to recommend City Council approve the rezoning of (3) properties, parcel #82-59-063-01-0002-001 from P-1, vehicular parking district to RM multiple family, parcel #82-59-046-99-0004-703 from P-1 vehicular parking district to B-2 community business, parcel #82-059-046-99-0004-704 from P-1 vehicular parking district to B-2 community business. MOTION CARRIED.

UNFINISHED BUSINESS:

Moved by Mr. Robbins, seconded by Mr. Abadie, to adopt the City of Woodhaven Planning Commission By-Laws. MOTION CARRIED.

Moved by Mr. Abadie, seconded by Mr. Camilli, to schedule a public hearing on a proposed Zoning Amendments to Chapter 110 Zoning, Article V, Supplementary Regulations, Division 6, Performance Standards, Sec. 110-682 Smoke, (New Sections) Sec. 110-688 Odors, Sec. 110-689 Waste Disposal, Sec. 110-690 Electrical Disturbance, electromagnetic, or Radio Frequency Interferences, Sec.110-691 Hazardous Substances, for November 11, 2014. MOTION CARRIED.

Moved by Mr. Abadie, seconded by Mr. Weeda, to schedule a public hearing on a proposed zoning amendment to Chapter 110 Zoning, Article IV, Schedule of Use Regulations, Sec. 110-516 Single Family, Two Family and Multiple-Family Residential Structure Compatibility Determination, for November 11, 2014. MOTION CARRIED.

PLANNING CONSULTANT'S REPORT:

All projects are moving along.

NEW BUSINESS:

A. Zoning Board of Appeals Feedback

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Abadie, seconded by Mr. Camilli, the meeting be adjourned at 8:17 p.m. MOTION CARRIED.

Mr. James Robbins, Chairman

Mr. Alan Fike, Secretary