

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
REGULAR PLANNING COMMISSION MEETING OF JUNE 9, 2015

Regular Planning Commission meeting of June 9, 2015, held at Woodhaven City Hall, 21869 West Road, Woodhaven, Michigan. The meeting was called to order at 7:00 p.m. by Mr. Alan Fike, Vice Chairman.

PRESENT: Mr. Alan Fike, Ms. Shirley Stuba, Mr. Jeff Willer, Ms. Kate Odette, Ms. Karen Keating, Mr. Tim Neighbors

ABSENT: Mr. James Robbins, Mr. Preston Abadie (both excused)

ALSO PRESENT: Mr. John Enos, City Planner, Mr. J.P. Cacciaglia, DDA & Economic Development Director, Ms. Angie Shurkus, Deputy Clerk

Moved by Mr. Fike, seconded by Ms. Stuba, to excuse Mr. Robbins and Mr. Abadie from tonight's meeting. MOTION CARRIED.

Moved by Mr. Fike, seconded by Mr. Willer, to approve the Planning Commission Agenda with the following addition: 5. Site Plan Application Review, B. Site Plan Application SP 15-04; World of Beer, (Civil & Environmental Consultants, West Road Outlot Parcel #4. MOTION CARRIED.

Moved by Ms. Stuba, seconded by Ms. Keating, to approve the Planning Commission meeting Minutes of May 12, 2015. MOTION CARRIED.

Moved by Ms. Stuba, seconded by Mr. Willer, to approve the Special Planning Commission meeting Minutes of May 28, 2015. MOTION CARRIED.

Moved by Mr. Fike, seconded by Ms. Keating, to approve the Special Planning Commission meeting Minutes of June 3, 2015. MOTION CARRIED.

SIGN APPLICATION REVIEW:

Moved by Mr. Fike, seconded by Ms. Keating, to schedule a public hearing for Sign Review Application SR-EMC 15-01; Woodhaven Free Will Baptist Church, (AAA Sign Co.), 26191 Allen Road, for July 14, 2015. MOTION CARRIED.

SITE PLAN APPLICATION REVIEW:

Moved by Mr. Fike, seconded by Mr. Willer, to **approve** Site Plan Application SP 15-03; Speedway, (CESO, Inc.), 19900 West Road, with the following stipulations:

1. Variances to the Zoning Ordinance that may not be approved by the Planning Commission:
 - a. North setback deficient by 3.8 feet.
 - b. East setback deficient by 7.7 feet.
 - c. Two (2) parking bays and a maneuvering lane in front of the south side of the building.
 - d. The 5 foot wide planting area along West Road is deficient.
 - e. The light pole setback for the northern light poles is deficient.
 - d. The freestanding sign setback is deficient by 10 feet.
2. Resolution of issues on the Hennessey letter dated June 1, 2015. Including determination of Storm water management.

3. Review and approval by the Woodhaven Fire Department.
4. Review of driveway placement/construction by Hennessey and Wayne County.
5. Reduce the height of periphery light poles to 16 feet.
6. Dumpster requirements:
 - a. Require construction detail.
 - b. Door material to be durable such as TREX.
 - c. The enclosure is over utilities per Hennessey and must be moved or managed.
 - d. As the enclosure is visible from Allen Road, the doors must be closed except when being serviced.
7. Ice – Propane – Seasonal Items – will be the content of the H11 Outdoor Merchandising Area and it will be completely obscured.
8. Submit a cash landscape escrow in amount of \$4,334.00.
9. Wall signs are approved as proposed. Signage on the fuel pumps is not allowed.
10. Stripping on the canopy shall be the same on the east side as on the north, south and west sides.
11. The decorative fence on 8879-LP shall be consistent with that on the Woodhaven Village Site and extend to the West Road entrance.

MOTION CARRIED.

Moved by Mr. Fike, seconded by Ms. Odette, to **approve** Site Plan Application SP 15-04; World of Beer, (Civil & Environmental Consultants), West Road Outlot Parcel #4, with the following stipulations:

1. Although parking is deficient per the Zoning Ordinance, we agree that the information provided by WOB Corporate office is sufficient in allowing the proposed 54 spaces.
2. The applicant will time deliveries away from peak periods. They will also move the proposed loading zone to the south to improve circulation.
3. Turning radii for delivery, emergency, and refuse trucks will operate safely.
4. Site access and circulation has been approved by the City Engineer and Fire Department. In addition, the Fire Department has approved the site plan with the addition of one more hydrant.
5. Landscaping plans will be revised to include the following:
 - a. The plan and plant schedules must coincide.
 - b. Landscaping must be irrigated.
 - c. Provide additional shrubs along the eastern side of the dumpster and around the dumpster.
 - d. Planting will be installed in the lawn area east of the patio.
 - e. The plantings will meet DPS specifications.
 - f. In lieu of a knee wall, a 4 foot high tight vegetation barrier is required along the entire south side of the parking lot to obscure headlights. (18” – 24” shrubs shown with partial coverage.
 - g. A cash landscape escrow in the amount of \$5,330. will be submitted to the City.
 - h. An additional tree along the western side of the driveway will be provided.
 - i. Will provide additional plantings that don’t conflict with proposed/existing watermain.
6. The dumpster enclosure materials should be consistent with the primary building. Two bollards will be added inside the doors per code. The gate material shall be a durable material such as TREX.
7. As the dumpster opening is visible, the doors must be closed except when being serviced.
8. The freestanding sign is not permitted. The proposed wall signage will meet Ordinance requirements for size and design.
9. Lighting will meet Zoning Ordinance photometric requirements including any patio lighting.
10. The 20 foot light pole to the west of the drive entrance will be 16 feet.
11. Building materials will be a maximum of 10% stucco around the whole building.
12. Wood planking is not an approved material. However, more durable materials with wood

- appearance will be permitted.
13. Parking islands will be reduced from 20 feet to 16 feet.
 14. All concerns noted on the Hennessey Engineering letter of June 1, 2015 will be resolved. It is the hope that underground detention will not be required.

MOTION CARRIED.

PUBLIC HEARING:

None.

UNFINISHED BUSINESS:

A. Master Plan Implementation.-Woodhaven Commercial Design Standards.

Moved by Mr. Fike, seconded by Ms. Odette, to schedule a public hearing for a proposed ordinance change to Division 8, Site Plan Requirements, Sec. 110-741(d)(11) Site Plan Review, for July 14, 2015.

MOTION CARRIED.

PLANNING CONSULTANT'S REPORT:

None.

NEW BUSINESS:

A. Zoning Board of Appeals Feedback

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Fike, seconded by Ms. Stuba, the meeting be adjourned at 7:57 p.m. MOTION CARRIED.

Mr. Alan Fike, Acting Chairman

Ms. Angie Shurkus, Deputy Clerk