

CITY OF WOODHAVEN  
COUNTY OF WAYNE, STATE OF MICHIGAN  
REGULAR PLANNING COMMISSION MEETING OF APRIL 14, 2015

Regular Planning Commission meeting of April 14, 2015, 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, Ms. Shirley Stuba, Mr. Jeff Willer, Mr. Tim Neighbors, Mr. Joe Camilli

ABSENT: Ms. Kate Odette, 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. Willer, seconded by Ms. Keating, to excuse Mr. Abadie and Ms. Odette from tonight's meeting. MOTION CARRIED.

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

Moved by Mr. Robbins, seconded by Ms. Stuba, to approve the Planning Commission meeting Minutes of March 10, 2015. MOTION CARRIED.

Moved by Mr. Robbins, seconded by Mr. Camilli, to approve the Special Planning Commission meeting Minutes of March 19, 2015. MOTION CARRIED.

**SIGN APPLICATION REVIEW:**

Moved by Mr. Robbins, seconded by Mr. Fike, to **approve** Sign Review Application SR 15-01; Allied Signs, Inc. (Taco Bell), 22670 Allen Road, Wall Signs, with the following stipulation:

1. The "Swoosh" graphic shown on drawing IN04311B illustrated on the north elevation will be eliminated.

MOTION CARRIED.

Moved by Ms. Stuba, seconded by Mr. Fike, to **approve** Sign Review Application SR 15-03; Metro Detroit Signs, (Rainbow Auto Wash), 21777 Allen Road, Wall Sign. MOTION CARRIED.

Moved by Ms. Keating, seconded by Ms. Stuba, to **approve** Sign Review Application SR 15-04; Universal Sign, Inc. (Gordon Food Service), 21860 Allen Road, Pylon and Wall Sign, with the following stipulations:

1. Pylon sign is denied, as the proposed 196.6 sq. ft. exceeds the maximum allowance of 150 sq. ft. per Sec. 110-714(d)(2).
2. The two proposed wall signs are approved. They will replace the existing signs on the east side near the entrance door, and the sign on the southeast corner over the door. The signs on the northeast side and the south side will be removed and not replaced.

MOTION CARRIED.

Moved by Mr. Willer, seconded by Mr. Camilli, to **deny** Sign Review Application SR 15-05; Allied Signs, Inc. (Village of Woodhaven), 19800 West Road, Pylon Signs, does not meet City Ordinance. MOTION CARRIED.

Moved by Ms. Stuba, seconded by Mr. Willer, to **approve** Sign Review Application SR 15-07; AAA Sign. Co, (Parsona Salon and Spa), 22140 West Road, Wall Sign. MOTION CARRIED.

**SITE PLAN APPLICATION REVIEW:** None.

**PUBLIC HEARING:** None.

**UNFINISHED BUSINESS:**

A. Master Plan Implementation.

Discussion held. Will make revisions and discuss at the next meeting.

**PLANNING CONSULTANT'S REPORT:**

Office Depot is proposing to significantly reduce the size of their building by half to approximately 15,000 sq. ft. The remaining 16,000 sq. ft. will be leased to another entity in the future.

**NEW BUSINESS:**

A. R 05-01 Rezoning Property.

Moved by Mr. Robbins, seconded by Mr. Camilli, to revise the zoning map to indicate the correct zoning of the following three parcels: 26675 Allen Road-59-074-01-0012-000, 26705 Allen Road-59-074-01-0013-000, 26739 Allen Road-59-074-01-0014-000, as R2 Single Family. The zoning map was previously inadvertently changed for these parcels from R2 to B3. Property owners have been notified of the correction. The "as amended to" date on the map will reflect this correction as of April, 2015. MOTION CARRIED.

B. City of Riverview-Notice of Intent to update Master Plan.

A letter was sent out by Mr. Robbins, Planning Commission Chairman, to review the Riverview Master Plan when it is available.

C. Zoning Board of Appeals Feedback

None.

**PUBLIC COMMENTS:** None.

Moved by Ms. Stuba, seconded by Mr. Fike, the meeting be adjourned at 7:50 p.m. MOTION CARRIED.

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Mr. James Robbins, Chairman

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Ms. Angie Shurkus, Deputy Clerk