

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
REGULAR PLANNING COMMISSION MEETING OF JANUARY 12, 2016

Regular Planning Commission meeting of January 12, 2016, 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: Mr. Alan Fike, Ms. Shirley Stuba, Mr. Jeff Willer, Mr. Preston Abadie, Mr. James Robbins, Ms. Kate Odette, Ms. Karen Keating, Mr. Bryan Castle

ABSENT: Mr. Tim Neighbors (excused)

ALSO PRESENT: Mr. Rod Arroyo, Clearzoning, Inc., Mr. J.P. Cacciaglia, DDA & Economic Development Director, Ms. Angie Shurkus, Deputy Clerk

Moved by Ms. Stuba, 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 8, 2015. MOTION CARRIED.

SIGN APPLICATION REVIEW:

Moved by Mr. Willer, seconded by Abadie, to schedule a Public Hearing for Sign Review Application SR-EMC 16-01; Al Sendy Inc. DBA FS Signs, (Family Gentle Dentist), 22319 King Road, for February 9, 2016. MOTION CARRIED.

SITE PLAN APPLICATION REVIEW:

None.

PUBLIC HEARING:

A PUBLIC HEARING WAS HELD FOR SITE PLAN APPLICATION SP 15-07/SPECIAL USE PERMIT APPLICATION SU 15-02; KAMSAM INVESTMENTS, LLC, (A & M CONSULTANTS), 18700 WEST ROAD, OIL LUBE CENTER.

No public comments were offered.

Moved by Mr. Abadie, seconded by Mr. Fike, to close the Public Hearing on Site Plan Application SP 15-07/Special Use Permit Application SU 15-02; Kamsam Investments, LLC, (A & M Consultants), 18700 West Road, Oil Lube Center. MOTION CARRIED.

Moved by Mr. Abadie, seconded by Mr. Willer, to recommend City Council approve Site Plan Application SP 15-07/Special Use Permit Application SU 15-02; Kamsam Investments, LLC, (A & M Consultants), 18700 West Road, Oil Lube Center, with the following stipulations:

1. While the proposed use is not consistent with the Master Plans Satellite Retail/Office designation, it is consistent with the current surrounding uses and is considered an appropriate use.
2. The conditions of Special Use detailed in Sec. 110-353(6) shall apply.

3. The dumpster doors shall be closed except when being serviced.
4. Landscaping plant list on SP-2 shall be revised to include only approved species.
5. A cash landscape escrow in the amount of \$1,279.50 will be established.
6. No outside display or storage of any material is permitted.
7. All signage must be approved by the Planning Commission.
8. Site Plan approval is contingent on Hennessey Engineers and Wayne County approval of the storm water management system.

MOTION CARRIED.

UNFINISHED BUSINESS:

A. Master Plan Implementation-Woodhaven Commercial Design Standards.

Discussion held. Will develop a plan for the best approach to finalize design standards.

B. Proposed ordinance change to Article III, Districts, Division 13, CBD Central Business District, Sec. 110-490, Landscape and screening requirements, and Article V, Supplementary Regulations, Division 3, Parking Regulations, Sec. 110-603(7)(9), Off-street parking space layout standards, construction and maintenance.

Postponed pending planner review with City Administrator.

PLANNING CONSULTANT'S REPORT:

Mr. Arroyo, City Planner, stated he would like to review the City's sign ordinance to make sure all is in compliance with a recent court ruling.

NEW BUSINESS:

A. Zoning Board of Appeals Feedback.

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Abadie, seconded by Mr. Fike, the meeting be adjourned at 8:09 p.m. MOTION CARRIED.

Mr. James Robbins, Chairman

Ms. Angie Shurkus, Deputy Clerk