

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

Regular Planning Commission meeting of July 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. Tim Neighbors (arrived at 7:09 p.m.), Mr. James Robbins, Ms. Kate Odette, Mr. Bryan Castle, Ms. Shirley Stuba, Ms. Karen Keating, Mr. Jeff Willer, Mr. Alan Fike

ABSENT: Mr. Preston Abadie (excused)

ALSO PRESENT: Mr. Rod Arroyo, Giffels Webster, Mr. Joe Tangari, Giffels Webster, Ms. Angie Shurkus, Deputy Clerk

Moved by Mr. Willer, seconded by Ms. Odette, 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 June 14, 2016. MOTION CARRIED.

SIGN APPLICATION REVIEW:

None.

SITE PLAN APPLICATION REVIEW:

None.

PUBLIC HEARING:

A PUBLIC HEARING WAS HELD ON A PROPOSED ORDINANCE AMENDMENT FOR CHAPTER 110, ZONING, ARTICLE IV, SCHEDULE OF USE REGULATIONS, SEC. 110-511; LIMITING HEIGHT, BULK, DENSITY AND AREA BY LAND USE, ADD NEW SEC. 110-516 DISSIMILAR STANDARDS FOR RESIDENTIAL STRUCTURES. ARTICLE V, SUPPLEMENTARY REGULATIONS, DIVISION 8, SITE PLAN REQUIREMENTS, SEC. 110-741(D)(11).ADOPT AND APPROVE COMMERCIAL DESIGN STANDARDS. DIVISION 3, PARKING REGULATIONS, SEC. 110-603 (8) OBSCURING DEVICES, SEC. 110-603 (10) PARKING LOT LANDSCAPING.

No public comments were received.

Moved by Mr. Willer, seconded by Ms. Odette, to close the Public Hearing on a proposed ordinance amendments for Chapter 110, Zoning, Article IV, Schedule of Use Regulations, Sec. 110-511; Limiting height, bulk, density and area by land use, add new Sec. 110-516 Dissimilar Standards for Residential Structures. Article V, Supplementary Regulations, Division 8, Site Plan Requirements, Sec. 110-741(d)(11). Adopt and Approve Commercial Design Standards. Division 3, Parking Regulations, Sec. 110-603 (8) Obscuring Devices, Sec. 110-603 (10) Parking Lot Landscaping. MOTION CARRIED.

Moved by Mr. Fike, seconded by Ms. Keating, to recommend City Council approve a proposed ordinance amendment to Chapter 110 Zoning, Article IV, Schedule of Use Regulations, Sec. 110-511; Limiting height, bulk, density and area by land use. MOTION CARRIED.

Moved by Ms. Keating, seconded by Mr. Fike, to recommend City Council approve a proposed ordinance amendment to Chapter 110 Zoning, Article IV, Schedule of Use Regulations, Sec. 110-516; Dissimilar Standards for Residential Structures.

AYES: Robbins, Fike, Stuba, Willer, Castle, Keating, Neighbors
NAYS: Odette
ABSENT: Abadie
MOTION CARRIED.

Moved by Mr. Robbins, seconded by Mr. Fike, to recommend City Council adopt and approve Commercial Design Standards in accordance with an amendment to Chapter 110, Zoning, Article V, Supplementary Regulations, Division 8, Site Plan Requirements, Sec. 110-741. MOTION CARRIED.

Moved by Mr. Willer, seconded by Ms. Keating, to recommend City Council approve a proposed ordinance amendment to Chapter 110 Zoning, Article V, Supplementary Regulations, Division 8, Site Plan Requirements, Sec. 110-741(d)(11). MOTION CARRIED.

Moved by Mr. Fike, seconded by Ms. Stuba, to recommend City Council approve a proposed ordinance amendment to Chapter 110 Zoning, Article V, Supplementary Regulations, Division 3, Parking Regulations, Sec. 110-603(8) Obscuring Devices.

AYES: Robbins, Fike, Stuba, Willer, Castle, Keating, Neighbors
NAYS: Odette
ABSENT: Abadie
MOTION CARRIED.

Moved by Mr. Fike, seconded by Mr. Robbins, to recommend City Council approve a proposed ordinance amendment to Chapter 110 Zoning, Article V, Supplementary Regulations, Division 3, Parking Regulations, Sec. 110-603(10) Parking Lot Landscaping. MOTION CARRIED.

UNFINISHED BUSINESS:

A. Electric Charging Station Draft Ordinance.

Discussion held. Will formalize as new ordinance and discuss at next meeting.

B. Height and EMC concerns with Howey and Family Gentle Dentist signs.

Discussion held. Signs are not compliant with EMC standards – will send Ordinance Officer out to advise of violations.

PLANNING CONSULTANT'S REPORT:

The move to new offices is going well.

NEW BUSINESS:

A. Zoning Board of Appeals Feedback.

Variances were given to Best Western on their signage.

PUBLIC COMMENTS:

None.

Moved by Mr. Willer, seconded by Mr. Fike, the meeting be adjourned at 7:35 p.m. MOTION CARRIED.

Mr. James Robbins, Chairman

Ms. Angie Shurkus, Deputy Clerk