

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
REGULAR PLANNING COMMISSION MEETING OF OCTOBER 11, 2016

Regular Planning Commission meeting of October 11, 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. Karen Keating, Mr. James Robbins, Mr. Preston Abadie,
Ms. Kate Odette, Mr. Tim Neighbors

ABSENT: Mr. Bryan Castle, Mr. Jeff Willer (both excused)

ALSO PRESENT: Mr. Joe Tangari, City Planner, Ms. Angie Shurkus, Deputy Clerk

Moved by Mr. Abadie, seconded by Ms. Odette, to approve the Planning Commission Agenda as submitted. **MOTION CARRIED.**

Moved by Mr. Robbins, seconded by Ms. Keating, to approve the Planning Commission meeting Minutes of September 13, 2016. **MOTION CARRIED.**

SIGN APPLICATION REVIEW:

None.

SITE PLAN APPLICATION REVIEW:

None.

PUBLIC HEARING:

A PUBLIC HEARING WAS HELD FOR SPECIAL USE PERMIT APPLICATION SU 16-02/SITE PLAN APPLICATION SP 16-03; LOAY ALI ALFASIH, (GHASSAN KHALAF), 21015 ALLEN ROAD, USED CAR DEALERSHIP.

No public comments were received.

Moved by Mr. Abadie, seconded by Mr. Fike, to close the Public Hearing for Special Use Permit Application SU 16-02/Site Plan Application SP 16-03;Loay Ali Alfasih, (Ghassan Khalaf), 21015 Allen Road, Used Car Dealership. **MOTION CARRIED.**

Moved by Mr. Abadie, seconded by Ms. Keating, to recommend City Council approve Special Use Permit Application SU 16-02; Loay Ali Alfasih, (Ghassan Khalaf), 21015 Allen Road, Used Car Dealership.

AYES: Robbins, Abadie, Keating, Fike, Neighbors

NAYS: Odette

ABSENT: Castle, Willer

MOTION CARRIED.

Moved by Mr. Abadie, seconded by Mr. Fike, to approve Site Plan Application SP 16-03; Loay Ali Alfasih, (Ghassan Khalaf), 21015 Allen Road, Used Car Dealership, with the following stipulations:

1. A cash landscape escrow in the amount of \$3,640.00 shall be established.
2. All parking spaces which are labeled as to the designated usage on print A-01 stamped and dated September 23, 2016, shall be striped on the pavement. Parking designation will consist of spaces for three (3) employees, five (5) customers, and twenty (20) vehicles for sale, for a total of twenty-eight (28) spaces.
3. All five (5) customer parking spaces will be identified with signs, as note on A-01.
4. No vehicle shall be parked in any exterior area on the site other than the 28 designated vehicle parking spaces as shown on print A-01.
5. Three of the display vehicles may be parked within the building during working hours only for the purposes noted on print A-03. This requirement will be posted in the manager's office.
6. Any wall signage proposed in the future will require city approval. Note that awning signage is considered wall signage.
7. The existing non-compliant freestanding sign may be reskinned only with no change in dimensions.
8. Comply with all of the notes detailed on print A-01.
9. Comply with the comments listed on the Hennessey letter dated September 2, 2016.
10. Special Use Permit approval and continued applicability shall be contingent on compliance with the following:
 - a. The above stipulations.
 - b. Division 5 Special Use Permit Ordinance Sec.110-654 (d).
 - c. Division 8 B-3 Special Use Ordinance Sec. 110-353(3).

MOTION CARRIED.

UNFINISHED BUSINESS:

A. Electric Charging Station Draft Ordinance.

Moved by Mr. Abadie, seconded by Mr. Fike, to schedule a public hearing, on a proposed ordinance, Article V, Supplementary Regulations, Division 2, Sec. 110-579(13) Electric Vehicle Charging Station, for November 9, 2016. **MOTION CARRIED.**

C. Zoning Ordinance Study Session Planning.

Discussion held. City Attorney to format ordinances for review.

D. Speedway Signs.

Discussion held. Ordinance officer to investigate unapproved signs on pumps.

PLANNING CONSULTANT'S REPORT:

None.

NEW BUSINESS:

A. Zoning Board of Appeals Feedback.

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Abadie, seconded by Ms. Keating, the meeting be adjourned at 7:41 p.m. MOTION CARRIED.

Mr. James Robbins, Chairman

Ms. Angie Shurkus, Deputy Clerk