

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
REGULAR PLANNING COMMISSION MEETING OF NOVEMBER 11, 2014

Regular Planning Commission meeting of November 11, 2014, 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, Ms. Shirley Stuba, Mr. James Robbins,
Mr. Vito Weeda, Mr. Jeff Willer

ABSENT: Mr. Preston Abadie, Mr. Tim Neighbors, Mr. Joe Camilli (all excused)

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

Moved by Mr. Robbins, seconded by Mr. Weeda, to excuse Mr. Abadie, Mr. Camilli, and Mr. Neighbors, from tonight's meeting. MOTION CARRIED.

Moved by Mr. Fike, seconded by Mr. Willer, 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 October 14, 2014. MOTION CARRIED.

SIGN APPLICATION REVIEW:

Moved by Mr. Robbins, seconded by Mr. Fike, to **approve** Sign Review Application SR 14-06; Miracle Signs, (Smokes N Tobacco), 22130 West Road, wall sign, with the following stipulation:

1. Sign must be reduced to 24 sq. ft.

MOTION CARRIED.

SITE PLAN APPLICATION REVIEW:

None.

PUBLIC HEARING:

A PUBLIC HEARING WAS HELD FOR A PROPOSED ORDINANCE CHANGE TO CHAPTER 110 ZONING, ARTICLE V, SUPPLEMENTARY REGULATIONS, DIVISION 6, PERFORMANCE STANDARDS, SEC. 110-682 SMOKE, (NEW SECTIONS) SEC. 110-688 ODORS, SEC. 110-689 WASTE DISPOSAL, SEC. 110-690 ELECTRICAL DISTURBANCE, ELECTROMAGNETIC, OR RADIO FREQUENCY INTERFERENCES, SEC.110-691 HAZARDOUS SUBSTANCES.

No public comments were offered.

Moved by Ms. Stuba, seconded by Mr. Willer, to the close the public hearing on a proposed ordinance change to Chapter 110 Zoning, Article V, Supplementary Regulations, Division 6, Performance Standards, Sec. 110-682 Smoke, (New Sections) Sec. 110-688 Odors, Sec. 110-689 Waste Disposal, Sec. 110-690 Electrical

Disturbance, electromagnetic, or Radio Frequency Interferences, Sec.110-691 Hazardous Substances. MOTION CARRIED.

Moved by Mr. Fike, seconded by Ms. Keating, to recommend City Council approve a proposed ordinance change to Chapter 110 Zoning, Article V, Supplementary Regulations, Division 6, Performance Standards, Sec. 110-682 Smoke, (New Sections) Sec. 110-688 Odors, Sec. 110-689 Waste Disposal, Sec. 110-690 Electrical Disturbance, electromagnetic, or Radio Frequency Interferences, Sec.110-691 Hazardous Substances. MOTION CARRIED.

A PUBLIC HEARING FOR A PROPOSED ORDINANCE CHANGE TO CHAPTER 110 ZONING, ARTICLE IV, SCHEDULE OF USE REGULATIONS, SEC. 110-516 SINGLE FAMILY, TWO FAMILY AND MULTIPLE-FAMILY RESIDENTIAL STRUCTURE COMPATIBILITY DETERMINATION.

No public comments were offered.

Moved by Ms. Stuba, seconded by Mr. Willer, to the close the public hearing on a proposed ordinance change to Chapter 110 Zoning, Article IV, Schedule of Use Regulations, Sec. 110-516 Single Family, Two Family and Multiple-Family Residential Structure Compatibility Determination. MOTION CARRIED.

Moved by Mr. Willer, seconded by Ms. Keating, to recommend City Council approve a proposed ordinance change to Chapter 110 Zoning, Article IV, Schedule of Use Regulations, Sec. 110-516 Single Family, Two Family and Multiple-Family Residential Structure Compatibility Determination. MOTION CARRIED.

UNFINISHED BUSINESS:

A. Master Plan Implementation.

Discussion held. Will review and discuss at the next meeting.

PLANNING CONSULTANT'S REPORT:

Massage Envy is moving along. Underground stormwater work is being done at the old K-mart property. Arkon Jonna is still anticipating redeveloping the Meijer mound property – could see site plan in the next couple of months. The new owners of the Shell Gas Station are looking at a complete demo and redeveloping the property to improve the corner at Hall and West.

NEW BUSINESS:

A. Zoning Board of Appeals Feedback

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Robbins, seconded by Ms. Stuba, the meeting be adjourned at 7:42 p.m. MOTION CARRIED.

Mr. James Robbins, Chairman

Ms. Angie Shurkus, Deputy Clerk