

CITY OF WOODHAVEN  
COUNTY OF WAYNE, STATE OF MICHIGAN  
REGULAR PLANNING COMMISSION MEETING OF MARCH 10, 2015

Regular Planning Commission meeting of March 10, 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, Ms. Kate Odette, Mr. Preston Abadie

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. Abadie, 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 February 10, 2015. MOTION CARRIED.

**SIGN APPLICATION REVIEW:**

Moved by Ms. Stuba, seconded by Ms. Keating, to approve Sign Review Application SR 15-02; LaVanway Sign Co. (Zeal Credit Union), 22000 Allen Road. MOTION CARRIED.

**SITE PLAN APPLICATION REVIEW:**

Moved by Mr. Abadie, seconded by Mr. Willer, to **approve** Site Plan Application SP 14-07;Kamsam Investments, (Proposed Lube Center), 18700 West Road, with the following stipulations:

1. The Master Plan designates the subject site for Satellite Retail/Office. That future land use category intends for this area to develop with office uses, local business uses, or a mix of both. It is currently zoned B-3 General Business. While the proposed quick lube oil change use is not specifically in accord with the Master Plan, it is requested as a special use within the existing B-3 zoning district.
2. A cash escrow in the amount of \$1,318.00 will be established. A note that vegetation will be irrigated must be added to the Landscaping notes on print SP-3.
3. The (9) provided parking spaces vs. (14) required is approved as customers will await service while in their cars.
4. Planning Commission approval is contingent on City Council, Hennessey Engineers, and Wayne County approval of the proposed engineered Bioswale storm water management plan.
5. Other concerns in the Hennessey Letter dated March 3, 2015 must be resolved.
6. Special Use standards under Sec. 110-353(6) will apply.

MOTION CARRIED.

Moved by Mr. Robbins, seconded by Mr. Abadie, to recommend City Council **not approve**, Special Use Permit Application SU 14-02;Kamam Investments, (Proposed Lube Center), 18700 West Road, in view of Zoning Ordinance Sec. 110-603(8), which “preclude(s) drainage of water onto adjacent property”. The

proposed site plan will continue the current condition of allowing parking lot stormwater to run off into an offsite swale. A public hearing was held on January 13, 2015, with no public comments received.  
MOTION CARRIED.

**PUBLIC HEARING:**

None.

**UNFINISHED BUSINESS:**

A. Master Plan Implementation.

Review and will discuss at the next meeting revisions made to the Woodhaven Commercial Design Standard Guidelines.

**PLANNING CONSULTANT'S REPORT:**

The city is working on a Pedestrian Overpass Grant. The Recreation Master Plan is due for update – any comments or ideas can be emailed to John Enos. A special meeting will be held on Thursday, March 19, for the proposed Shell/Hardee's project.

**NEW BUSINESS:**

A. Zoning Board of Appeals Feedback

None.

**PUBLIC COMMENTS:**

None.

Moved by Mr. Camilli, seconded by Mr. Abadie, the meeting be adjourned at 7:56 p.m. MOTION CARRIED.

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Mr. James Robbins, Chairman

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Ms. Angie Shurkus, Deputy Clerk